



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 10, 2018

<b>SUBJECT:</b>	A request for the approval of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements
<b>APPLICANT/AGENT:</b>	Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.
<b>PROPERTY OWNER:</b>	Tom R. & Associates, LLC
<b>LOCATION:</b>	12000 Block of NW US Highway 441, east of NW 89 <sup>th</sup> Street
<b>PARCEL ID NUMBER:</b>	05962-002-000
<b>FLUM DESIGNATION:</b>	Commercial and Industrial
<b>ZONING:</b>	Commercial Intensive (CI) & Light & Warehouse Industrial (ILW)
<b>OVERLAY:</b>	N/A
<b>ACREAGE:</b>	±55.36 acres (overall site); ±13.23 (project area)
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the seven (7) conditions provided in Exhibit “A” of this Staff Report.
<b>RECOMMENDED MOTION:</b>	<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, subject to the seven (7) conditions provided in Exhibit “A” and located on page 21 of the July 10, 2018 Staff Report to the Planning &amp; Zoning Board.</i>

## SUMMARY

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for Tom R. & Associates, LLC, property owner, for consideration of a Site Plan to construct two (2) ±30,100 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements.

The overall subject property is ±55.36 acres in area; the project area consists of ±13.23 acres of the overall subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89<sup>th</sup> Street, and northwest of Phoenix Commercial Park. Access to the site would be provided by a new driveway connection (with a right in / right out configuration) to NW US Highway 441. Stormwater would be conveyed to two new stormwater management facilities proposed as a part of the development.

The development proposes two (2) ±30,100 square foot buildings. The applicant has indicated that one of these buildings (Building A) will be comprised of office uses. The second building (Building B) will be comprised of a mixture of uses. The applicant submitted an application for an Interpretation by the LDR Administrator for a determination of the proposed uses within Building B. The LDR Administrator responded to the interpretation request in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report). The interpretation determined the proposed uses within Building B, as presented by the applicant, to be comprised of two principal uses (Business Services Office and Sales Establishment) and one unidentified accessory use, classified by the interpretation for this project to be accessory assembly and production of retail goods as part of permitted retail sales.

Business Services Office and Sales Establishment uses are permitted within the Commercial Intensive (CI) zoning district, as set forth by Table 4.1-1 (attached as Exhibit “B” of this Staff Report)

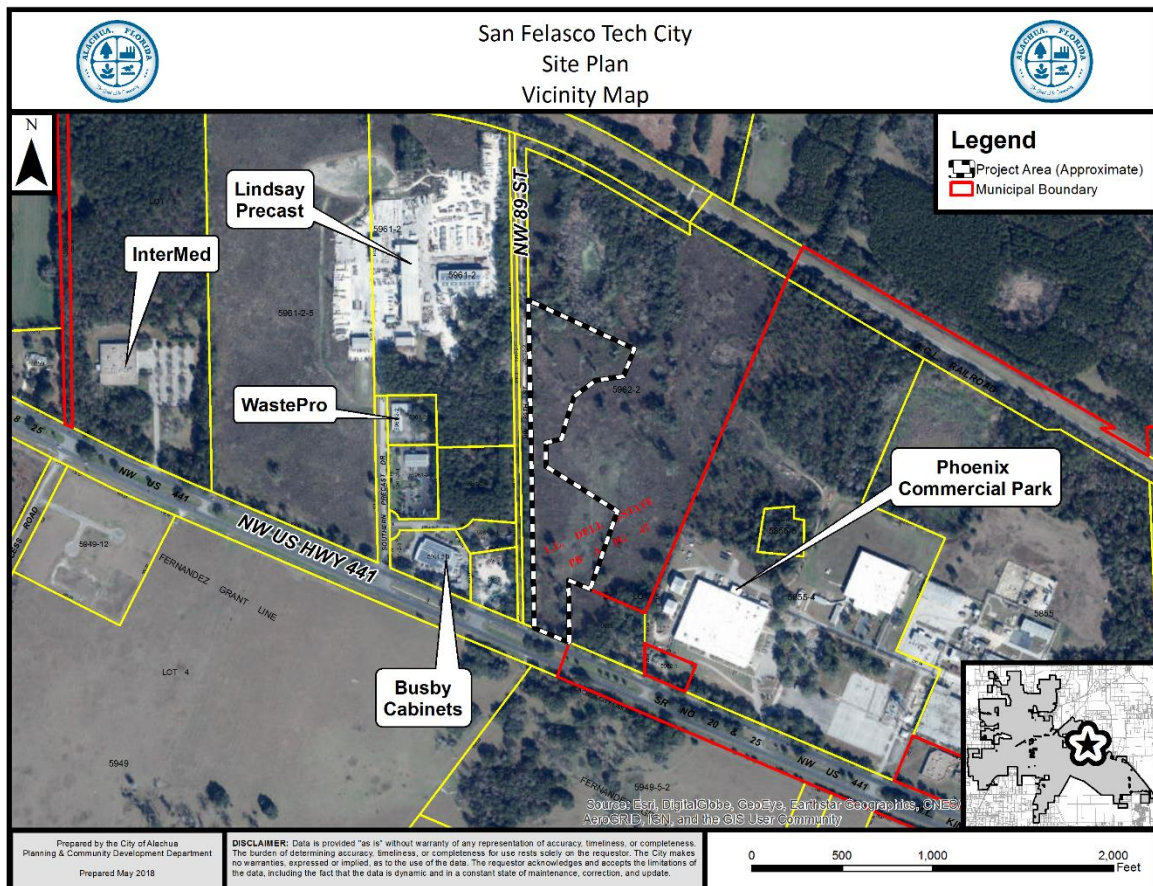
## SURROUNDING USES

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.)

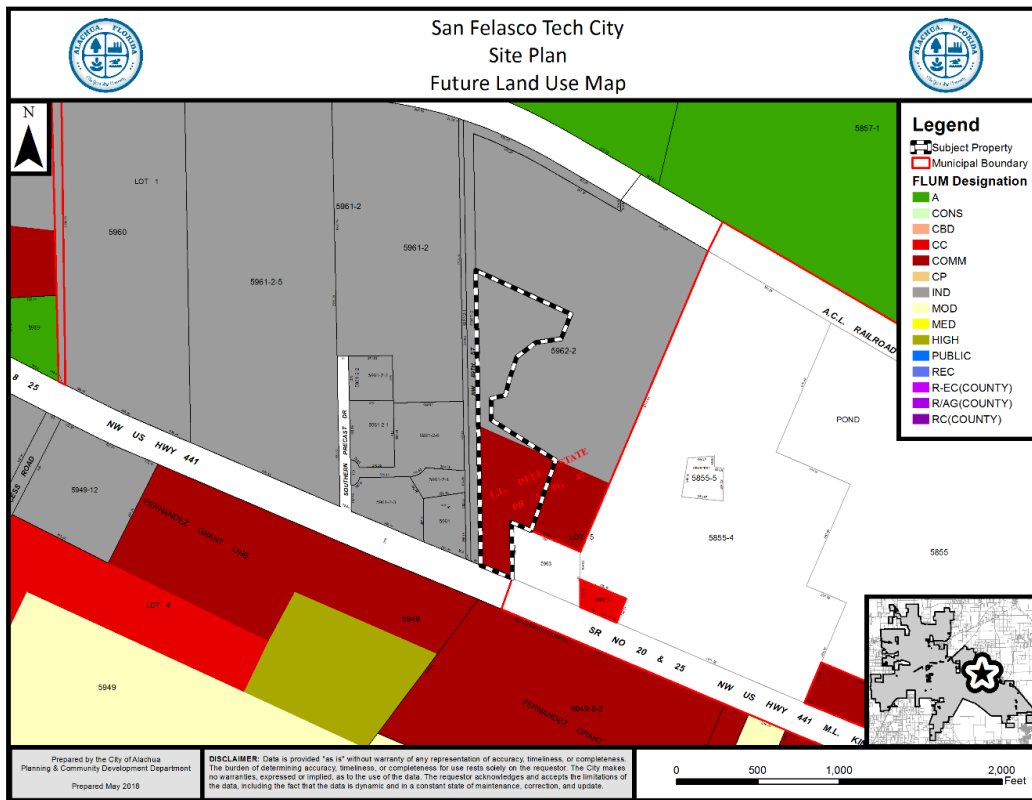
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Industrial	Light & Warehouse Industrial (ILW)
South	NW US Highway 441; Vacant Lands	Commercial; High Density Residential	Commercial Intensive (CI); Agriculture (A)
East	Vacant Lands	Commercial; Industrial	Commercial Intensive (CI); Light & Warehouse Industrial (ILW)
West	Lindsay Precast; Waste Pro; Busby Cabinets	Industrial	Light & Warehouse Industrial (ILW)

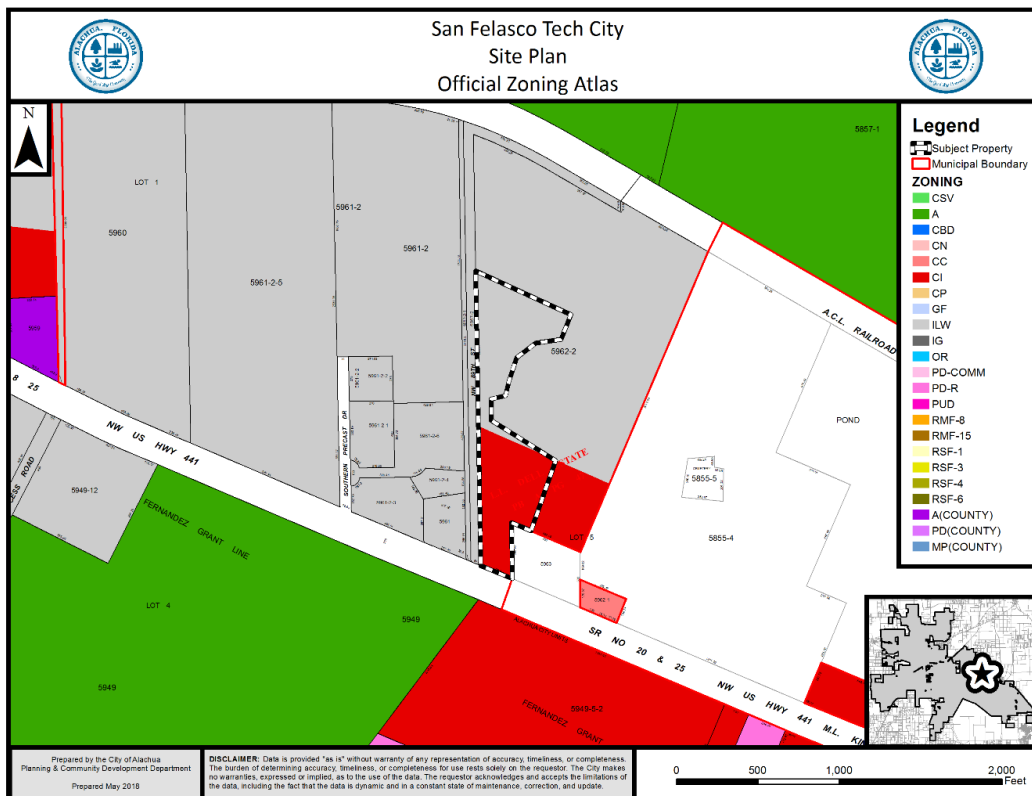
**Map 1. Vicinity Map**



## Map 2. Future Land Use Map



## Map 3. Official Zoning Atlas



## 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 April 19, 2018, at the Alachua Branch of the Alachua County Library District, and located 14913 NW 140<sup>th</sup> Street, Alachua, FL. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by four (4) persons. A summary of discussion which occurred at the meeting has been provided by the applicant and is included within the application materials.

## 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 of Alachua 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.

#### **Objective 1.3:** Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

**Policy 1.3.b:** Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;



6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

***Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy 1.3.b:*** The proposed buildings would be located within a portion of the subject property which has a Commercial FLUM Designation. The Commercial FLUM Designation permits retail sales and services, offices and business parks, and limited industrial services, which are the primarily the mixture of uses proposed by the applicant. The proposed uses also comply with the Interpretation by the LDR Administrator, as described in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report), which determined the proposed uses within Building B, as presented by the applicant, to be comprised of two principal uses (Business Services Office and Sales Establishment) and one unidentified accessory use, classified by the interpretation for this project to be accessory assembly and production of retail goods as part of permitted retail sales.

**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 specimen protected, heritage 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 30% of the development site. 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 of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b:*** The site plan includes a landscaping plan which demonstrates that the proposed development would comply with applicable landscaping and buffering standards required by the City’s Comprehensive Plan and Land Development Regulations.

**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 of Consistency with Objective 2.5 and Policy 2.5.a:*** The site plan indicates that following completion of the development, the subject property would exceed the minimum 10% open space requirement.

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations 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 of Consistency with Objective 5.1:*** The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, which provides an assessment of on-site environmental features. In addition, on-site environmental conditions and site suitability are reviewed within this Staff Report.

**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 and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a:*** Potable water and sanitary sewer facilities are proposed to be extended to serve the development. An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development would not adversely affect the level of service (LOS) standard of any monitored public facilities.

**Policy 9.1:** Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

***Evaluation and Findings of Consistency with Policy 9.1:*** The proposed development is located within the City's potable water and wastewater service areas. Potable water and sanitary sewer facilities are proposed to be extended to serve the development.

## **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 of Consistency with Objective 1.1:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development would 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.f:** The City shall establish bicycle parking facility standards based on type of use within developments.

**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 of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g:*** The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations, and with the minimum parking requirements for an unlisted accessory use, as set forth Section 4.4.2(D)(3) and Section 6.1.4(B)(3). The parking requirement for the unlisted accessory use was considered within the Interpretation by the LDR Administrator, as described in a letter dated June 18, 2018 (attached to and can be found within Exhibit "C" of this Staff Report).

Required landscaping materials and pedestrian crossings and connections would be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.



## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

### **Policy 1.1.d:**

The City hereby establishes the following level of service standards for sanitary sewer facilities:

#### **Levels of Service**

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

***Evaluation and Findings of Consistency with Policy 1.1.d:*** An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development would not adversely affect the level of service for sanitary sewer facilities.

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with 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 can be accessed 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 of Consistency with Policy 1.2.a:*** Sanitary sewer facilities are proposed to be extended to serve the development.

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

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

***Evaluation and Findings of Consistency with Objective 2.1.a:*** An analysis of the development's impacts to solid waste facilities is provided within this report. The development would not adversely affect the level of service for solid waste facilities.

**Objective 3.1:** Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

***Evaluation and Findings of Consistency with Objective 3.1:*** Stormwater would be conveyed to two new stormwater management facilities proposed as a part of the development. The applicant will be required to obtain an environmental resource permit from the Suwannee River Water Management District (SRWMD). Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

**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  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed 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 of Consistency with Policy 4.1.b:*** Potable water facilities are proposed to be extended to serve the development.

**Policy 4.1.c:** The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.

3. **System Capacity:** If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

***Evaluation and Findings of Consistency with Objective 4.1.c:*** An analysis of the development's impacts to potable water facilities is provided within this report. The development would not adversely affect the level of service for potable water facilities.

## **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 of Consistency with Policy 1.2.a and 1.3.e:*** The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, which provides an assessment of on-site environmental features. The Environmental Resource Assessment notes that gopher tortoise burrows are present on the property, and as such, the report indicates that a 100% burrow survey will be required prior to development of the site. Staff has proposed a condition which would require this survey to be performed prior to the development of the site. The proposed condition would further require the relocation of any protected species in accordance with State and Federal Law. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

## **ENVIRONMENTAL CONDITIONS ANALYSIS**

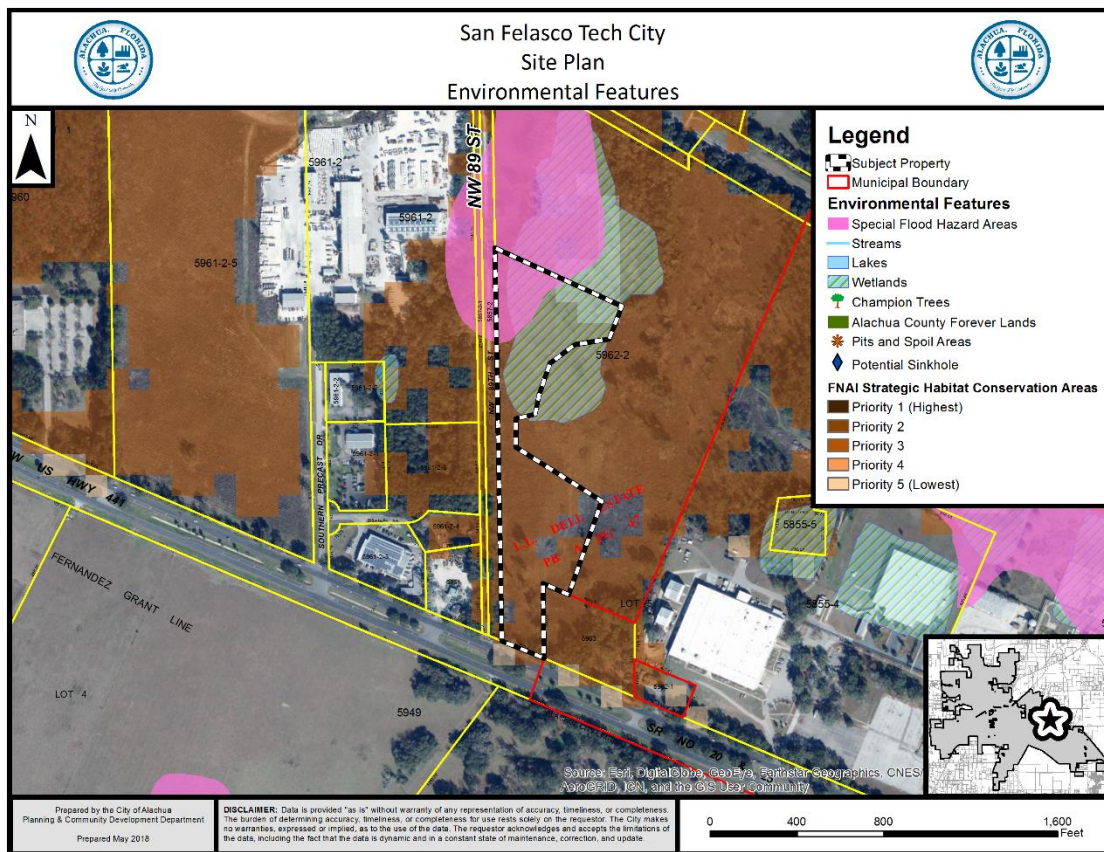
### **Wetlands**

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property. The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, which provides an assessment of on-site environmental features. The report indicates the presence of wetland areas on the

property. The boundary of the wetland was field delineated pursuant to Chapter 62-340, Florida Administrative Code.

**Evaluation:** Section 6.9.5 of the LDRs and Objective 1.10 of the Comprehensive Plan Conservation & Open Space Element (COSE) establish requirements for wetlands and wetland buffer areas. Wetland areas on the subject property have been field delineated in accordance with Chapter 62-340, Florida Administrative Code, which meets the requirements Policy 1.10.a of the COSE. In accordance with Policy 10.1.g, the development must maintain a 75 foot average, 50 foot minimum buffer around the wetland. The site plan depicts the boundary of these buffers. No development is proposed within either the average or minimum required wetland buffer. As such, the development would meet the requirements of Section 6.9.5 of the LDRs and Objective 1.10 of the COSE.

#### Map 4. Environmental Features



### 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.

### **Regulated Plant & Animal Species**

The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, which provides an assessment of on-site environmental features. The report indicates that two (2) potentially active gopher tortoise burrows were found during the survey of the property. The report notes that a 100% burrow survey will be required prior to development of the site.

**Evaluation:** As indicated as required by the Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated June 3, 2018, Staff has proposed a condition which would require a 100% burrow survey to be performed prior to the development of the site. The proposed condition would further require the relocation of any protected species in accordance with State and Federal Law.

### **Soil Survey**

Each soil type found on the subject property is identified below. 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 four (4) soil types found on the subject property:

*Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Millhopper Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.



*Monteocha Loamy Sand (0% – 2% slopes)*

Hydrologic Soil Group: D

This nearly level, poorly drained soil is in wet ponds and shallow depressional areas in the flatwoods. Permeability is rapid in the surface layer, moderately rapid to rapid in the subsurface layer, and upper part of the subsoil, and moderately slow to moderate in the lower part. This soil has severe limitations for urban uses. Ponding and thick sandy texture severely restrict the soil for this use. Water is on or near the surface during much of the time.

*Tavares Sand (0% - 5% slopes)*

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

**Evaluation:** The area of the property proposed for development is primarily located within an area identified as Fort Meade Fine Sand. A portion of Stormwater Management Facility #2 would be located within an area identified as Tavares Sand. These soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

## **Flood Potential**

Panels 0140D and 0145D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined) and in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Since all proposed development is located within the portion of the property 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. 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 known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no geologic features known to exist on the subject property which would indicate an increased potential for karst sensitivity.

## **Wellfield Protection Zones**

The City's Comprehensive Plan establishes wellfield protection standards in Objective 7.2 of the Future Land Use Element.

**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.

# **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 development proposes two (2) ±30,100 square foot buildings. The applicant has indicated that one of these buildings (Building A) will be comprised of office uses. The second building (Building B) will be

comprised of a mixture of uses. In accordance with the regulations set forth in Section 4.2.1(D) of the LDRs, the applicant submitted an application for an Interpretation by the LDR Administrator for a determination of the proposed uses within Building B. The LDR Administrator responded to the interpretation request in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report). The interpretation determined the proposed uses within Building B, as presented by the applicant, to be comprised of two principal uses (Business Services Office and Sales Establishment) and one unidentified accessory use, classified by the interpretation for this project to be accessory assembly and production of retail goods as part of permitted retail sales.

Based upon the findings of the aforementioned letter, the proposed uses are permitted within the zone district (CI) of the property.

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

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

**Evaluation & Findings:** There are no Use-Specific Standards for the two (2) principle uses proposed for the subject property (Business Services Offices and Sales Establishment).

**(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 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.

In accordance with the provisions set forth in Section 6.1.4(B)(3), the parking requirements for the area comprised of the unlisted accessory use (assembly production of retail goods as part of permitted retail sales) were considered within the Interpretation by the LDR Administrator, as described in a letter dated June 18, 2018 (attached to and can be found within Exhibit “C” of this Staff Report).

**(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 Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (106)	US 441 (from NW 126 <sup>th</sup> Ave. to SR 235)	4/D	Principle Arterial	Urban	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 ½ 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 3. Trip Generation<sup>1</sup>**

Land Use	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
General Office Building (ITE Code 710)	438 (219 / 219)	52 (45 / 7)	52 52 (8 / 43)
Shopping Center (ITE Code 820)	113 (56 / 57)	3 (2 / 1)	11 (5 / 6)
General Light Industrial (ITE Code 110)	60 (30 / 30)	8 (7 / 1)	8 (1 / 7)
<b>Total</b>	<b>611</b> <b>(306 / 306)</b>	<b>63</b> <b>(54 / 9)</b>	<b>71</b> <b>(14 / 56)</b>

1 Source: ITE Trip Generation, 9th Edition.  
2 Formulas: Code 710: AADT - 9.74 trips per 1,000 square feet x 45,000 square feet (50% entering/50% exiting); AM Peak Hour - 1.16 trips per 1,000 square feet x 45,000 square feet (86% entering/14% exiting); PM Peak Hour - 1.15 trips per 1,000 square feet x 45,000 square feet (16% entering/84% exiting); Code 820: AADT - 37.75 trips per 1,000 square feet x 3,000 square feet (50% entering/50% exiting); AM Peak Hour - 2.82 trips per 1,000 square feet x 3,000 square feet (62% entering/38% exiting); PM Peak Hour - 11.43 trips per 1,000 square feet x 3,000 square feet (48% entering/52% exiting); Code 110: AADT - 4.96 trips per 1,000 square feet x 12,000 square feet (50% entering/50% exiting); AM Peak Hour - 0.70 trips per 1,000 square feet x 12,000 square feet (88% entering/12% exiting); PM Peak Hour - 0.63 trips per 1,000 square feet x 12,000 square feet (13% entering/87% exiting).

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	US 441 Segment 3/4 <sup>1</sup>
Average Annual Daily Trips	
Maximum Service Volume <sup>2</sup>	45,700
Existing Traffic <sup>3</sup>	18,759
Reserved Trips <sup>4</sup>	1,589
Available Capacity <sup>4</sup>	25,532
Increase/Decrease in Daily Trips Generated by Development	611
<b>Residual Capacity After Development's Impacts<sup>5</sup></b>	<b>24,921</b>
<sup>1</sup> 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. <sup>2</sup> 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. <sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017. <sup>4</sup> Source: City of Alachua May 2018 Development Monitoring Report. <sup>5</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

Traffic System Category	US 441 Segment 3/4 <sup>1</sup>
PM Peak Hour Trips	
Maximum Service Volume <sup>2</sup>	4,110
Existing Traffic <sup>3</sup>	1,765
Reserved Trips <sup>4</sup>	230
Available Capacity <sup>4</sup>	2,115
Increase/Decrease in PM Peak Hour Trips Generated by Development	71
<b>Residual Capacity After Development's Impacts<sup>5</sup></b>	<b>2,044</b>
<sup>1</sup> 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. <sup>2</sup> 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. <sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017. <sup>4</sup> Source: City of Alachua May 2018 Development Monitoring Report. <sup>5</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

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



## Potable Water Impacts

**Table 5. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,236,000
Reserved Capacity <sup>2</sup>	52,485
Available Capacity	1,011,515
Projected Potable Water Demand from Application <sup>3</sup>	7,250
<b>Residual Capacity</b>	<b>1,004,265</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>56.34%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, March 2018. <sup>2</sup> City of Alachua May 2018 Development Monitoring Report. <sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 45,000 square feet; 10 gallons per day per 100 square feet x 3,000 square feet; 100 gallons per day per loading dock.	

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

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	687,000
Reserved Capacity <sup>2</sup>	48,457
Available Capacity	764,543
Projected Sanitary Sewer Demand from Application <sup>3</sup>	7,250
<b>Residual Capacity</b>	<b>757,293</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>49.51%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, March 2018. <sup>2</sup> City of Alachua May 2018 Development Monitoring Report. <sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 45,000 square feet; 10 gallons per day per 100 square feet x 3,000 square feet; 100 gallons per day per loading dock.	

**Evaluation:** The subject property is located outside of the wastewater service area, and will continue to use a septic system for wastewater. As such, the development would have no impact upon sanitary sewer facilities.

## **Solid Waste Impacts**

**Table 7. Solid Waste Impacts**

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development <sup>1</sup>	39,744	7,253.28
Reserved Capacity <sup>2</sup>	6,621	1,208
Demand Generated by Application <sup>3</sup>	720	131.4
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources:		
<sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).		
<sup>2</sup> City of Alachua May 2018 Development Monitoring Report.		
<sup>3</sup> Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
<sup>4</sup> New River Solid Waste Facility, April 2018.		

**Evaluation:** The impacts to the solid waste system that would be generated by the development would not adversely affect the Level of Service (LOS) for solid waste facilities; therefore, the impacts that would be generated by the development are 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**  
**SAN FELASCO TECH CITY**  
**SITE PLAN**  
**STAFF REPORT**

**CONDITIONS:**

1. The applicant acknowledges and agrees that all potable water and sanitary sewer infrastructure line extensions necessary to serve the development, including but not limited to the water and wastewater extensions shown in this Site Plan and on the plans for off-site infrastructure extensions, prepared by EDA Engineers – Surveyors – Planners, Inc., shall be constructed, inspected, and deemed by the Public Services Department to have been constructed in accordance with the plans for such extensions prior to scheduling a final inspection for any building permit(s) associated with the development.
2. The applicant agrees it shall perform a 100% gopher tortoise burrow survey prior to the development of the site, in accordance with the findings of the Environmental Resource Assessment performed by Ecosystem Research Corporation, dated June 3, 2018. Any protected species found on the subject property shall be relocated in accordance with State and Federal Law.
3. The applicant agrees it shall provide, in a form acceptable to the City, the Public Utilities Easements as depicted on the Site Plan. Such Public Utilities Easements shall be approved by the City prior to being recorded in the Public Records of Alachua County and prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recording of such Public Utilities Easements.
4. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 17, 2018 and found in Exhibit “C” – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board. The applicant shall obtain a confirmation from the Public Services Department that all comments have been addressed prior to applying for a building permit.
5. The applicant agrees it shall address all comments provided by A.J. “Jay” Brown, P.E., JBrown Professional Group, as provided in a letter dated, dated June 28, 2018 and found in Exhibit “C” – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board. A confirmation that all comments have been addressed shall be obtained prior to applying for a building permit.
6. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
7. The applicant agrees that Conditions 1 – 6 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 7 as stated herein.

**EXHIBIT “B”**  
**TO**  
**SAN FELASCO TECH CITY**  
**SITE PLAN**  
**STAFF REPORT**

**TABLE 4.1-1, TABLE OF ALLOWED USES**

Table 4.1-1. Table of Allowed Uses

P = Permitted use      S = Special exception permit      A = Allowed in the PD districts      Blank cell = Prohibited																									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)		
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC	
			1	3	4	6	5	P	8	15															
RESIDENTIAL USES																									
	Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P				A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P												A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																	4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P					A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P					A	A	A		4.3.1(A)(3)



Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P				A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A	4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A	4.3.1(A)(3)
Mobile home park								P															4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P						A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S				A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S										A		
Roominghouse					S	S	S			P	P												
PUBLIC AND INSTITUTIONAL USES																							

	Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)	
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)	
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)	
Senior center						S	P	P	P	P		P	P	P					P			A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P			A	A		4.3.2(A)
	Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A		
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)	
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A				
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)	
	Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	A	A	A	A			
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)	

Vocational school					S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																							
Government maintenance, storage, and distribution facility												S	S	P		P	P	P	A			A	4.3.2(D)
Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office					S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																							
Blood collection facility														P	P	P	P		A			A	
Birth center										P	S	P	P	P	P				A		A	A	
Hospital	S						S	S				P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P				A		A	A	
Medical and dental lab												P		P	P	P	P		A			A	
Medical marijuana dispensing																							
Outpatient facility							S	S		S	P	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																							

Assisted living facility		S		S	S				P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A		A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A		A	4.3.2(F)(1)
Drug and alcohol treatment facility													P										
Nursing home		S							S	S	P		P	P						A		A	
Psychiatric treatment facility													P							A			
Religious institution, with seating capacity less than 300 in sanctuary or main activity area			P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	S	P	A	A	A	A
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities			P	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P	A	A	A	A
Parks and open areas																							
Arboretum			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P		P	A
Botanical garden			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P		P	A	A

Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P					P			P			A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P					P	P		P		A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	



Airplane landing strip		S											S		S		S	P	A	A		A	4.3.2(H)(1)	
Helicopter landing facilities		S							S	S			S	S	S	S	S	P	A			A	4.3.2(H)(2)	
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding		S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major			S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								

General use category	P																					
Medical marijuana cultivation																						
Non-medical marijuana cultivation																						
Animal husbandry																						
General use category	P																					
Horticulture																						
General use category	P																					
Agriculture support and services (directly related)																						
Agricultural processing	P																					4.3.3(A)(1), (2)
Agri-education	P																					4.3.3(A)(1)
Agri-entertainment	P																					4.3.3(A)(1)
Custom operator	P																					4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to	P																					4.3.3(A)(1), (3)

[illegible]

[illegible]

Animal shelter	S									S							A			4.3.3(C)(2)
Animal grooming	P									P	P	P			P		A			
Kennel, indoor	P					S	S		S	P		S	P	P			A		A	4.3.3(C)(3)
Kennel, outdoor	P									P		P		P	P		A			4.3.3(C)(4)
Veterinary clinic	P									P	P	P	P				A		A	4.3.3(C)(5)
BUSINESS																				
Eating establishments																				
Ice cream shop						S	S	S	P	P	P	P	P				A	A	A	
Restaurant, indoor seating only						S	S	S	P	P	P	P	P	P			A	A	A	A
Restaurant, with outdoor seating						S	S	S	P	P	P	S	P	S			A	A	A	A 4.3.4(A)(1)
Restaurant, with drive-through or drive-in service										P		P	S	S			A			A 4.3.4(A)(2)
Specialty eating establishment						S	S	S	P	P	P	P	P				A	A	A	A
Conference and training centers																				
Conference center	S					S	S			P	P	P	P	P		S	A		A	A 4.3.4(B)(1)

Rural agricultural corporate retreat	P																			4.3.4(B)(2)
Industrial services																				
Building, heating, plumbing, or electrical contractors													P	P	P		A			
Electric motor repair															P					4.3.4(C)(1)
Fuel oil distributor															P					
General industrial service										P	P	P	P	P	P				A	
Heavy equipment sales, rental, or repair												P			P					4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities										P	P	P							A	4.3.4(C)(3)
Machine shop												S			P					4.3.4(C)(1)
Repair of scientific or professional instruments										S		S	P	P	P		A		A	
Tool repair												S	P	P	P					4.3.4(C)(1)
Manufacturing and production																				



Asphalt/concrete batch plant																	S					4.3.4(D)(1)
Manufacturing, heavy <sup>1</sup>																	P					4.3.4(D)(1)
Manufacturing, light														P	P	P		A			A	
Medical marijuana processing																						
Medical radioisotope laboratory														P								
Non-medical marijuana processing																						
Offices																						
Business services										P	P	P	P	P	P			A		A	A	
Financial services										P	P	P	P	P	P			A		A	A	
Professional services									S	P	P	P	P	P	P			A		A	A	
Radio and television broadcasting studio												P	P	P	P	P	P	A			A	
Sales											P	P	P	P	P			A		A	A	
Parking, commercial																						
Parking lot											P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)

Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S				P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																								
Neighborhood recreation center			S	S	S			P	P		P					P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P														P			P					

Arena, amphitheater, auditorium, stadium	S										S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor	S												P				P	A		A	A	
Golf course, private	P	P	P	P	P	P	P	P	P					P	P				A	A	A	
Retail sales and services																						
Auction house	P												P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge										S	P	P	P					A		A		4.3.4(G)(1)
Convenience store								S	S		P	P	S	P	P	S		A	A	A		4.3.4(G)(2)
Department or discount store												P	P	P				A		A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P			A				4.3.4(G)(3)
Crematory	S													S		P	P				A	4.3.4(G)
Entertainment establishment												P	P	P	P			A				4.3.4(G)
Financial institution									S	S	P	P	P	P	P	P		A	A	A	A	4.3.4(G)(4)
Funeral home									S			P	P	P				A				4.3.4(G)

General media store											P	P	P	P					A	A	A		4.3.4(G)
Liquor store											S	P	P	P					A		A		4.3.4(G)
Laundromat													P	P					A				4.3.4(G)(5)
Non-medical marijuana dispensing																							
Pawn shop													P						A				4.3.4(G)(8)
Precious metals dealer													P						A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf												P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf												S		S					A				4.3.4(G)(7)
Self-service storage																							

All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				
Automobile service station with wash and detail															P					A				

Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn								S	S	S	S		S		P					A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant														P					
Parcel services													P	P	P	A			4.3.4(L)(1)
Truck or freight terminal														S	P				4.3.4(L)(1)
Warehouse (distribution)													P	P	P				4.3.4(L)(1)
Warehouse (storage)													P	P	P	A			4.3.4(L)(1)
Outdoor storage (as a principal use)														S	S				4.3.4(L)(2)
Waste-related services																			
Energy recovery plant	S																		
Hazardous waste collection sites															P				
Incinerator	S														S				
Landfill	S														S	S			
Landspreading of wastes	S														S				
Recycling dropoff center													S		S	A	A	A	4.3.4(M)(1)
Recycling and salvage center	S														P				4.3.4(M)(2)



Salvage and junkyard																		P						4.3.4(M)(3)
Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses																		S	P	P	P			
<sup>1</sup> This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																								

**EXHIBIT “C”  
TO  
SAN FELASCO TECH CITY  
SITE PLAN  
STAFF REPORT**

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

June 28, 2018

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

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings provided to us for the above referenced project. This review is the 4<sup>th</sup> engineering review for this project based on the resubmitted plans from **eda** dated 6-25-2018. There are still a few comments remaining from the 3<sup>rd</sup> review that should be addressed. For clarity, I am only providing the current comment for each of the 4 items below using the original comment numbering. We focused our review only on the previous comments provided.

**Sheet C2.00**

7. Due to the changes made at S-24, a revision should be made at S-23. The SE invert of S-23 should be revised as it is lower than it should be. Suggest revising it to 145.60 and changing the upstream pipe slope from S-19 to S-23 to 1.79%.
23. The front view of the S-21 detail calls out the 18" RCP invert to be 138.00. Per the revised structure schedule and piping design it appears it should be changed to 136.17. Also, S-16 is still not shown correctly. The MES should be shifted 10 ft. south to the point where the basin side slope meets the basin bottom. This will require an adjustment of the pipe length and slope between S-12 and S-16.

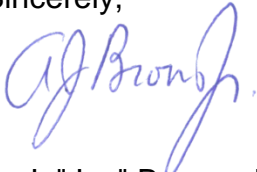
**Sheet C4.00**

19. Please verify if the intent in the water fitting schedule item # 2 is to have a 1" potable water meter. Previously it was labeled as an 8" meter and it feeds an 8" backflow preventer and an 8" water main. In water fitting item # 3 there should be a 6" x 2" threaded plug prior to the 2" brass nipple.
20. A fire hydrant assembly (fitting ID # 5) is called out at the 2" water service stub location south of Bldg. B. This should be revised. The callouts for the onsite water main saddles call out 8" a 2" DI saddles. These fittings are not made of ductile iron.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

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

Cc: Sergio Reyes, eda

June 25, 2018

Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142nd Terrace  
Alachua, Florida 32616

**RE: San Felasco Tech City – Development Plan Engineering Review**

Dear Justin:

The applicant's responses to the City Development Plan review comments issued on June 19, 2018 are as follows:

7. Section 6.8, Design Standards for Business Uses

- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.

**Remaining Issues:** The applicant has elected to use the offset alternative to façade massing as set forth in Section 6.8.2(A)(2)(b)(ii)b. (pilasters having a minimum depth of 1 foot, a minimum depth of 1 foot, an a minimum height of 80 percent of the façade's height). **(1)** Pilasters are less than 80 percent of the height of the façade; the height of pilasters on the south side of both buildings and on the east side of Building "A" and west side of Building "B" must be increased. **(2)** Offset alternatives are required to follow the same dimensional standards as offset requirements. **The distance between pilasters on the east side of Building "A" and the west side of Building "B" exceed 30 feet.**

**eda response:** The area between the buildings is a covered courtyard area and does not meet external building requirements. The architectural plans will remain as previously submitted, per a conversation with the City Manager on Friday 6/22.

See table at end of letter for responses to Jay Brown's remaining comments below.

**Sheet C2.00**

2. **RESPONSE:** Recommend (not required) adding a slot 6" below the top on the east side of S-23 to prevent the top from clogging up with debris.
6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.  
**RESPONSE:** Did not see the silt fence added at either S-16 or S-17.
7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.  
**RESPONSE:** S-22 has been corrected. With the redesign, the inverts at S-24 may need to be revised. The NW (145.08) is higher than the SW invert. Please revise as necessary.

15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.  
**RESPONSE:** Labeling has been provided, although the callouts still say "Type F" 6" curb. Not sure why that is being called out. The details do not match, and it is not Type F Curb & gutter.

19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.

**RESPONSE:** I do not agree that the revision provided addresses the severity of the backslope and potential erosion issue. Provide a minimum 2:1 side slope and provide stabilization requirements to stabilize the 2:1 side slope.

23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.

**RESPONSE:** The design of the outfall piping and structures from S-21 to S-20 still does not work. The S-20 invert is 0.28' higher than the north invert at S-21. The S-20 MES is drawn at elevation 141 although the invert is designed at 138.28. The erosion control rip-rap pad is drawn on a side slope of 4:1 which does not work. This outfall needs to be completely redesigned. Also, due to the revised Basin 2 elevation design the MES outfall of S-16 is now not shown correctly. It appears this now being designed as a sump. Additional elevation contours should be provided, and the sump called out to clarify the design intent. Also, the S-16 MES should be drawn parallel to the pipe not skewed.

#### **Sheet C2.10**

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.

**RESPONSE:** Ramp callouts were added, although CR-G callouts are not appropriate and perhaps the intent is for them to be Type CR-E.

#### **Sheet C2.20 (and new Sht. C2.30)**

4. **RESPONSE:** Silt fence was added but may need to be revised due to the revised outfall design required.

11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

**RESPONSE:** As commented previously, drawing these details more to scale and showing the actual piping outfall and grade profile on the detail would help solve the design issues. The control structure details are not to scale and could be improved but they are now accurate given the information provided.

**eda Response:**

#### **Sheet C4.00**

3. Show the primary electrical connection to the transformer.

**RESPONSE:** Comment remains.

10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.

**RESPONSE:** The schedule inverts still do not show this properly.

19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example, callout 3 should be 2. Review the schedule and corresponding number ID's.

**RESPONSE:** The schedule number callouts discrepancies have not been fixed. Items 2 & 3 pointing in the plan view do not correspond to the callouts in the schedule. The schedule also contains a 6" x 8" threaded plug in item 1, which does not exist. These fittings and schedule callouts need to be carefully reviewed and fixed.

20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.

**RESPONSE:** The callouts were added, but in many cases the sizes are missing. A bend for example is called 90 DI bend, but it should be called out as an 8" – 90 DI Bend. The callout for the fittings at the fire hydrant connections are called out as schedule item 5 in several places, which is incorrect.

**Sheet L-202 & L-203**

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets.

**RESPONSE:** They are still not shown correctly.

The applicant's responses to Public Services review comments issued on June 19, 2018 are as follows:

NO.	COMMENTS
<b>Sheet C2.00</b>	
2	A 6" slot has been added below the top of structure S-23 as suggested. Please see revised sheet C2.00.
6	Silt fence has been correctly added at S-16 and S-17. Please see sheet C2.00.
7	Inverts at S-22 have been revised. Please see sheet C2.00.
15	Curb callouts as "Type F" have been removed. Please see sheet C1.00.
19	Grading has been revised to create a 2:1 Side slope and stabilization has been added in the form of pegged sod. Please see sheet C2.00.
23	Outfall piping and structure from S-21 to S-20 has been revised. A sump has been added to provide adequate cover. The S-16 MES has been revised to show correct alignment with the pipe and discharge into the basin bottom and not a sump. Please see sheet C2.30.
<b>Sheet C2.10</b>	
3	Ramp callouts have been revised to Type CR-E. Please see sheet C1.00.
<b>Sheet C2.20 (and new Sht. C2.30)</b>	
4	Silt fencing has been revised. Please see sheets C2.20 and C2.30.
11	Noted.
<b>Sheet C4.00</b>	
3	We are still in the process of obtaining electrical design from Duke Energy and do not have any information available to show on the plans at this time.
10	The schedule has been revised to accurately portray the intended direction for wastewater flow. Please see sheet C4.00.
19	Water fitting schedule has been revised and corrected. Please see sheet C4.00.
20	Size and material is now found in the callouts. Please see sheet C4.00.
<b>Sheet L-202 and L-203</b>	
1	The basin 1 & 2 outfall control structures and piping have been updated on these sheets to reflect what is shown within civil plans.



June 19, 2018

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

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings provided to us for the above referenced project. This review is the 3<sup>rd</sup> engineering review for this project based on the resubmitted plans from **eda** dated 6-18-2018. There are still several comments remaining from the 2<sup>nd</sup> review that have not been satisfied properly. As a result, for clarity, I have provided all of the 2<sup>nd</sup> review comments and provided the 3<sup>rd</sup> review comments below. We focused our review only on the previous comments we provided. The comments are provided below using the original comment letter numbering.

**Sheet C1.00**

6. ~~The striped diverter triangles are not very effective. Consider making those~~  
~~curbed.~~ *Satisfied*
7. ~~Suggest adding a yield sign on the northbound approach to the traffic circle.~~  
*Satisfied*

**Sheet C2.00**

1. ~~A portion of the right turn lane is shown on Sht. C2.00. Where is the rest of~~  
~~turn lane shown and graded? This should be added.~~  
*Thank you for including F2.00. These plans will be reviewed by FDOT.*
2. ~~S-23 is still too close to the pavement. There is a drop of 2 ft. in~~  
~~approximately 3'. It should be shifted eastward.~~  
*Recommend (not required) adding a slot 6" below the top on the east side of S-23 to prevent the top from clogging up with debris*
6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.  
*Did not see the silt fence added at either S-16 or S-17.*
7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.  
*S-22 has been corrected. With the redesign, the inverts at S-24 may need to be revised. The NW (145.08) is higher than the SW invert. Please revise as necessary.*

8. ~~S-23 needs to be shifted east. Suggest adding silt fence upstream of S-23 for erosion control during construction. **Satisfied**~~
9. ~~This redesign was an improvement but S-18 is still only 9 ft. from the large Live Oak. The MES elevation at S-18 is lower than the receiving MES to the west. Suggest refining this area again. **Satisfied**~~
10. ~~Verify that a 24" RCP pipe size is required between S-22 & S-24. Reducing this pipe size may assist in correction of S-22. **Satisfied**~~
11. ~~The grading around the northwest end of the traffic circle may still have issues. Check 45' long segment with grade drop from 155.11 to 155.10. **Satisfied**~~
12. ~~More grading information is needed west of the traffic circle from the circle towards S-9. The proposed inverted crown section is still not defined by the grading. **Satisfied**~~
15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.  
*Labeling has been provided, although the callouts still say "Type F" 6" curb. Not sure why that is being called out. The details do not match, and it is not Type F Curb & gutter.*
19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.  
*I do not agree that the revision provided addresses the severity of the backslope and potential erosion issue. Provide a minimum 2:1 side slope and provide stabilization requirements to stabilize the 2:1 side slope.*
20. ~~The western 3 HC spaces have been regraded for accessibility. The eastern set still has inaccessible grading on the northernmost space. **Satisfied**~~
23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.  
*The design of the outfall piping and structures from S-21 to S-20 still does not work. The S-20 invert is 0.28' higher than the north invert at S-21. The S-20 MES is drawn at elevation 141 although the invert is designed at 138.28. The erosion control rip-rap pad is drawn on a side slope of 4:1 which does not work. This outfall needs to be completely redesigned. Also, due to the revised Basin 2 elevation design the MES outfall of S-16 is now not shown correctly. It appears this is now being designed as a sump. Additional elevation contours should be provided and the sump called out to clarify the design intent. Also the S-16 MES should be drawn parallel to the pipe not skewed.*

### **Sheet C2.10**

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.  
*Ramp callouts were added, although CR-G callouts are not appropriate and perhaps the intent is for them to be Type CR-E.*

### **Sheet C2.20 (and new Sht. C2.30)**

4. ~~Suggest adding silt fence north of S-22 and the basin side slope to protect the wetland and wetland buffer from siltation.~~

*Silt fence was added but may need to be revised due to the revised outfall design required.*

11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

*As commented previously, drawing these details more to scale and showing the actual piping outfall and grade profile on the detail would help solve the design issues. The control structure details are not to scale and could be improved but they are now accurate given the information provided.*

### **Sheet C4.00**

3. Show the primary electrical connection to the transformer.

*Comment remains*

5. ~~Call out the wastewater plug invert for the stub east of MH-8.~~ **Satisfied**

10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.

*The schedule inverts still do not show this properly.*

11. ~~A wastewater main callout is missing between MH-6 & MH-7.~~ **Satisfied**

14. ~~There is still very little, if any, cover over CO-8. I question the viability of this wastewater stub.~~ **Satisfied**

15. ~~Suggest CO # 9 could still be lowered more for flexibility of future connection.~~ **Satisfied**

19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example callout 3 should be 2. Review the schedule and corresponding number ID's.

*The schedule number callouts discrepancies have not been fixed. Items 2 & 3 pointing in the plan view do not correspond to the callouts in the schedule. The schedule also contains a 6" x 8" threaded plug in item 1, which does not exist. These fittings and schedule callouts need to be carefully reviewed and fixed.*

20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.

*The callouts were added, but in many cases the sizes are missing. A bend for example is called 90 DI bend, but it should be called out as an 8" - 90 DI Bend. The callout for the fittings at the fire hydrant connections are called out as schedule item 5 in several places, which is incorrect.*

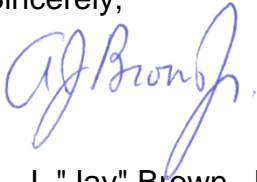
### **Sheet L-202 & L-203**

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets. *They are still not shown correctly.*

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person at our office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

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

Cc: Sergio Reyes, eda

June 18, 2018

Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142nd Terrace  
Alachua, Florida 32616

**RE: San Felasco Tech City – Site Plan Application  
DRT Comment Responses**

Dear Justin:

The applicant's responses to the Development Review Team (DRT) Meeting comments issued on June 4, 2018 are as follows:

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.

**Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).**

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.

**Remaining Issues: FNAI lands were not addressed in the revised response. See map below for area designated as priority lands by FNAI.**

RESPONSE: The response to Policy 1.3.d.9 has been revised and a copy of the Environmental Resource Assessment for the property is included with this submittal.

- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.

**Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).**

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(l).

- i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the “Retail Sales and Service” use category, and rather are established by the “Offices” use category as set forth by Section 4.2.5(E).

**Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).**

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.

**Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).**

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).

**Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).**

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.

**Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).**

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.

**Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).**

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

- b. “Solar Trees” are shown on the landscape plans.

- i. Structures may be considered a “ground mounted solar energy system”. Reference Table 4.4- 1, Section 4.4.4(K) and Article 10.

**Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) and the definition of “ground mounted solar energy system” at the time of any required permitting (i.e. building or electrical permit).**

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

- ii. Address compliance with the locational requirements of Section 4.4.4(E).

**Remaining Issues: Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) at the time of any required permitting (i.e. building or electrical permit).**

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

**Remaining Issues:** Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) at the time of any required permitting (i.e. building or electrical permit).

RESPONSE: Noted – the structure will comply with LDR provisions at the time of permitting.

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect to corrections in proposed use type(s).

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

RESPONSE: A revised letter for LDR Administrator Interpretation has been submitted for consideration.

4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- b. Perimeter Buffer Landscape Requirements:
  - i. Plans note a portion of the west perimeter buffer “along US 441, zoned ‘Agriculture’”. US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
  - ii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.

**Remaining Issues:** Response clarifies the area being referenced (for comment #4.b.ii.), however, the note for the landscaping provided to meet the perimeter buffering requirements state, “...there are sufficient trees and vegetation to fulfill the buffer requirement...” Per Section 6.2.1(D)(3)(e), “The perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line...” (note: the boundary of the project area may meet the definition of “parcel” and thus the “parcel boundary line” may be the limits of the project area.) In order to fulfill buffer perimeter requirement through the utilization of existing trees, the plans must show the location of existing trees and such trees must be located in an area consistent with Section 6.2.1(D)(3)(e). In addition, the plans must identify the species and size, calculate the credits, and note the application of tree credits to meet perimeter buffer requirement.

RESPONSE: Thank you for the clarifications. Revised plans consider the limits of the project area as the ‘parcel boundary’ for the purposes of landscape calculations. As such, existing trees and vegetation beyond the project area are no longer considered towards fulfilling perimeter landscape buffer requirements. Based on our discussion, a 7.5’ wide Type B landscape buffer is required along the project area’s eastern and northern edges due to the project area’s use as Office and its adjacency with the rest of the undeveloped portions of this parcel, which is considered Light Industrial. Since the rest of the parcel is vacant, only half of the buffer is required along these perimeters. Revised plans include a Type B perimeter landscape buffer along the project area’s eastern and northern perimeters at one canopy tree per 100 LF and one understory tree per 80 LF. The buffer follows the project area perimeter along the eastern perimeter. It follows the northern edge of the proposed retention pond along the northern perimeter in order to minimize impacts to the existing conservation area and buffer, which would be likely if the buffer followed the project area line.

7. Section 6.8, Design Standards for Business Uses

- b. Section 6.8.2(A)(2)(a) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset



requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building “B” (which faces a street) exceed 30 feet in length without an offset or alternative provided.

**Remaining Issues:** The applicant has elected to use the offset alternative to façade massing as set forth in Section 6.8.2(A)(2)(b)(ii)b. (pilasters having minimum depth of 1 foot, a minimum depth of 1 foot, and a minimum height of 80 percent of the façade’s height). (1) Pilasters are less than 80 percent of the height of the façade; the height of pilasters on the south side of both buildings and on the east side of Building “A” and west side of Building “B” must be increased. (2) Offset alternatives are required to follow the same dimensional standards as offset requirements. The distance between pilasters on the east side of Building “A” and the west side of Building “B” exceed 30 feet.

RESPONSE: See revised plan with adjusted Pilaster height and spacing.

- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

**Remaining Issues:** Provide the percentage of the area comprised of metal panels of each of the following facades, to demonstrate compliance with Section 6.8.2(A)(2)(d)(i): South Elevations, Building A; South Elevation, Building B; West Elevation, Building B.

RESPONSE: See revised elevations with notes showing percentage of metal panel coverage less than 50%.

10. Miscellaneous / General Comments

- c. C0.00: Correct reference to ILW zoning to “Light and Warehouse Industrial”)

**Remaining Issues:** Zoning referred to in Development Information as “Light and Industrial Warehouse” and in Legend as “Industrial Light Warehouse”.

RESPONSE: Legend has been corrected – see sheet C0.00

- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).

**Remaining Issues:** Plans (on Sheets C2.20 and C2.30) refer to the “~~existing~~ stormwater management system”.

RESPONSE: Plans have been corrected. See revised sheet C2.20 and C2.30.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.

**Comment:** Response to the revised application material provided by Public Services to be transmitted to applicant under separate cover.

- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

**Remaining Issues:** (In reference to the secondary emergency access): The proposed location is good. It shows 14.81’ stabilized surface, that is acceptable. It needs to also show that it has a clear width of 20’ with no obstructions.

RESPONSE: 20’ clear area is provided, see sheet C1.00.

- c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown

Professional Group, Inc., in a letter dated May 15, 2018.

**Comment: Response to the revised application materials provided by Outside Engineer to be transmitted to applicant under separate cover.**

RESPONSE: See responses below

**Additional Comments: 6/4/18 Revised Application & Materials**

1. Section 6.2.1(D)(6) states that no credit will be given for the preservation of trees on the nuisance tree list. The following trees (identified by tree number) are identified as nuisance trees on the nuisance tree list and are shown tree credits allocated for their preservation: 33, 36, 46.

RESPONSE: The 'Removed Regulated Trees and Trees to Remain that Provide Tree Credits' Chart on Sheet L.101 includes tree no.s 33, 36, and 46 to document their removal, but no tree credit nor tree mitigation is listed as required for these trees within this chart as they are Wild Cherries, which are on the nuisance tree list.

2. Project area revised on C0.00 from 12.4 acres to 13.23 acres, but landscape plans not revised to adjust for the increase in project area acreage.

RESPONSE: Landscape plans have been revised- see sheet L-201.

3. Revise Concurrency Impact Analysis and the types of use(s) utilized to calculate impacts if needed to address the final response to the LDR Administrator Interpretation.

RESPONSE: Concurrency analysis has been revised to match the latest LDR Administrator Interpretation Request.

4. Plans show a "future monument sign". The width of the sign does not appear to comply with Section 6.5.4(D)(1)(c). Also, not that signage requires a separate permit, and compliance with signage regulations is generally not performed as part of site plan review, except as provided in Section 6.5.4(C)(2)(b)(v).

RESPONSE: Sign has been called out as 'to be permitted separately'.

5. Sheet C0.00: Trip Generation:
  - a. Correct the "per 1000 SF" figures for each ITE Code to reflect the square footage shown in the first column.
  - b. Revise parking calculations for each ITE Code (total trips, project trips in and out, for AM, PM, and AADT trips) to reflect proposed square footage.
  - c. Revise Summary table to reflect the preceding corrections to calculations.

RESPONSE: Trip Generation tables have been revised and updated. Please see Trip Generation Calculations on sheet C0.00.

6. Sheet C0.00: Required parking for "retail" is 52 spaces [  $16,000 / 305 = 52.45$ , rounding to nearest whole number per Section 6.1.6(A)].

RESPONSE: Parking calculations have been revised. Please see parking calculation tables on sheet C0.00.

7. Sheet C0.00: The square footage of the "building" (sic – should be plural or "building area") calculation under Project Area Impervious Area Calculations is inconsistent with proposed building coverage in same table and with project description under Development Information. Please clarify.

RESPONSE: Labels have been adjusted as requested. FAR is based on gross floor area and building coverage is based on net area, so they are slightly different calculations.

8. Provide yield sign at the south connection of roundabout (for northbound traffic entering the roundabout).

RESPONSE: A yield sign has been added at the south connection of the roundabout. Please see sheet C1.00.

9. City of Gainesville detail added to Sheet C2.10 for brick paver detail. Is all information (including brick type, color, etc.) applicable to this project?

RESPONSE: All information is applicable- see revised detail on Sheet C2.10.

The applicant's responses to Public Services review comments issued on June 4, 2018 are as follows:

NO.	COMMENTS
1	
2	
3	
4	
5	Parking calculations and trip generation calculations have been revised. Please see sheet C0.00.
6	Please see revised parking calculations on sheet C0.00.
7	
8	Yield sign has been added at the south connection of the roundabout. See revised sheet C1.00.
9	

The applicant's responses to JBrown Professional Group, Inc.'s review comments issued on June 14, 2018 are as follows:

**Sheet C1.00**

6. The striped diverter triangles are not very effective. Consider making those curbed.

RESPONSE: Curbed diverter triangles are not feasible in this location due to the adjacent manholes and required turning radius for trucks.

7. Suggest adding a yield sign on the northbound approach to the traffic circle.

RESPONSE: A yield sign has been added to the northbound approach of the roundabout. Please see revised sheet C1.00.

**Sheet C2.00**

1. A portion of the right turn lane is shown on Sht. C2.00. Where is the rest of turn lane shown and graded? This should be added.

RESPONSE: The rest of the turn lane can be seen in the FDOT plans which have been included with this submittal.

2. S-23 is still too close to the pavement. There is a drop of 2 ft. in approximately 3'. It should be shifted eastward.

RESPONSE: S-23 has been shifted east. Please see revised sheet C2.00.

6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.

RESPONSE: Additional silt fencing has been added. Please see revised sheet C2.00.

7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.

RESPONSE: The upstream invert of the 24" RCP outfall pipe has been lowered to provide enough cover at the structure. Please see revised sheet C2.00.

8. S-23 needs to be shifted east. Suggest adding silt fence upstream of S-23 for erosion control during construction.

RESPONSE: Silt fencing has been added upstream of S-23. Please see revised sheet C2.00.

9. This redesign was an improvement but S-18 is still only 9 ft. from the large Live Oak. The MES elevation at S-18 is lower than the receiving MES to the west. Suggest refining this area again.

RESPONSE: The invert for S-18 has been revised in addition to the swale being regraded. Please see revised sheet C2.00.

10. Verify that a 24" RCP pipe size is required between S-22 & S-24. Reducing this pipe size may assist in correction of S-22.

RESPONSE: A 24" pipe is necessary. Invert has been revised to provide enough cover over the pipe at the structure. Please see revised sheet C2.00.

11. The grading around the northwest end of the traffic circle may still have issues. Check 45' long segment with grade drop from 155.11 to 155.10.

RESPONSE: Grading has been revised at the northwest end of the traffic circle. Please see revised sheet C2.00.

12. More grading information is needed west of the traffic circle from the circle towards S-9. The proposed inverted crown section is still not defined by the grading.

RESPONSE: Additional spot elevations have been added to the road between the traffic circle and S-9. Please see revised sheet C2.00.

15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.

RESPONSE: Call outs for curb type can be found on the Dimension Plan, sheet C1.00.

19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.

RESPONSE: Alternative extended curbing has been utilized in the corner of the parking lot where the retaining wall was proposed in order to flatten this area out some. Please see revised sheet C2.00.

20. The western 3 HC spaces have been regraded for accessibility. The eastern set still has inaccessible grading on the northernmost space.

RESPONSE: Grading around the ADA spaces on the eastern side of the parking lot has been revised to ensure accessibility. Please see revised sheet C2.00.

23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.

RESPONSE: Pipe size and grading has been revised. Please see sheet C2.30.

#### **Sheet C2.10**

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.

#### **Sheet C2.20 (and new Sht. C2.30)**

RESPONSE: Callouts for ramps are located on the Dimension Plan. Please see sheet C1.00.

4. Suggest adding silt fence north of S-22 and the basin side slope to protect the wetland and wetland buffer from siltation.

RESPONSE: Silt fencing has been added to protect the wetland and wetland buffer from siltation. Please see revised sheet C2.30.

11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

RESPONSE: Pipe inverts have been revised to ensure proper cover over the pipes at the structure. Please see revised sheets C2.20 and C2.30.

#### **Sheet C4.00**

3. Show the primary electrical connection to the transformer.

RESPONSE: Primary electrical design has not been obtained from Duke Energy and therefore cannot be shown at this time.

5. Call out the wastewater plug invert for the stub east of MH-8.

RESPONSE: A cleanout has been added at the wastewater plug east of MH-8. Please see CO-10 invert on revised sheet C4.00.

10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.

RESPONSE: This section of piping has been revised to indicate a westward flow from MH-12 to MH-11. Please see revised sheet C4.00.

11. A wastewater main callout is missing between MH-6 & MH-7.

RESPONSE: Callout for the wastewater main between MH-6 and MH-7 has been added. Please see sheet C4.00.

14. There is still very little, if any, cover over CO-8. I question the viability of this wastewater stub.

RESPONSE: This cleanout has been removed.

15. Suggest CO # 9 could still be lowered more for flexibility of future connection.

RESPONSE: CO-9 has been lowered. Please see revised sheet C4.00.

19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example callout 3 should be 2. Review the schedule and corresponding number ID's.

RESPONSE: Fitting schedule has been revised. Please see sheet C4.00.

20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.

RESPONSE: Water fitting callouts have been provided for the rest of the system. Please see sheet C4.00.

#### **Sheet L-202 & L-203**

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets.

RESPONSE: Outfall structures are now shown correctly. Please see revised sheets L-202 and L-203.



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 18, 2018

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

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

RE: LDR Administrator Interpretation/Use Determination Request  
Building B, San Felasco Tech City (located on a portion of Tax Parcel 05962-002-000)

Dear Mr. Sweger,

On June 14, 2018, the City of Alachua Planning & Community Development Department received your revised application and materials for an Interpretation of the Land Development Regulation (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. This LDR Administrator Interpretation application is associated with the San Felasco Tech City project (located on a portion of Tax Parcel 05962-002-000). The San Felasco Tech City project proposes two (2) buildings, each ±30,100 square feet in area. The application specifically requests an interpretation by the LDR Administrator concerning the uses proposed to locate within Building B of the project [i.e., *whether a part of the proposed use falls within a use classification, use category, or use type allowed in the zoning district – Commercial Intensive (CI)*], as set forth in Sections 2.4.19(A) and 4.2.1(D) of the City's LDRs.

To provide information about the uses proposed to locate within Building B, the applicant has submitted a letter, dated June 14, 2018, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc. This letter summarizes the nature and characteristics of the proposed uses, and evaluates the uses relative to the standards established in Section 4.2.1(D)(2).

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request [for an interpretation by the LDR Administrator] in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter serves as the interpretation by the LDR Administrator for the request.

The zoning of the subject property is Commercial Intensive (CI) and Light & Warehouse Industrial (ILW), however, the area where the proposed use would be located is zoned CI. The general purpose of the CI zoning district is described in Section 3.5.2(E) of the City's LDRs as follows:

*CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

Table 4.1-1 of the City's LDRs establishes the principal uses allowed within each zoning district. If a use is not specifically identified in Table 4.1-1, Section 4.2.1(D) establishes the procedure for considering the approval of the use. Section 4.2.1(D)(2) states, "In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use..." Section 4.2.1(D)(2) defines standards upon which the LDR Administrator's determination shall be based.

The findings of this interpretation consider and are based upon the information presented in the aforementioned letter, dated June 14, 2018, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc. As presented in the applicant's letter, a summary of the proposed uses, are:

- ❖ *Offices (±15,000 square feet)*: various office uses which generally would exist within office environments.
- ❖ *Retail (±3,000 square feet)*: customer display area, order placement / pick up, consultation, and similar activities.
- ❖ *Assembly of Retail Goods (±12,000 square feet)*: processing / printing on materials sold on-site and online, including assembly and packaging of products.

Based upon the narrative in the referenced letter, it has been determined that the most comparable principal use types established in Table 4.1-1 and as defined in Article 10 of the City's LDRs are as follows: Business Services Offices; Sales Establishment; and Light Manufacturing. Section 4.2.5 provides information about the characteristics of various business use categories and business use types. The applicable portions of Section 4.2.5 are below (*emphasis added* for those portions most applicable to this interpretation):

#### 4.2.5(E) *Offices.*

- (1) *Characteristics.* The office use category includes activities that are conducted in an office setting and that generally focus on business, professional, or financial services. Accessory uses may include cafeterias, parking or other amenities primarily for the use of employees in the firm or building.
- (2) *Examples.* Example use types include business services establishments; professional services establishments such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses or real estate agents; data processing; sales offices; public utility offices; and TV and radio studios.
- (3) *Exceptions.*
  - (a) Offices that are part of and located with a principal use in another use category are considered accessory to the establishment's primary activity. Headquarters offices, when in conjunction with or adjacent to a principal use in another use category, are considered part of the other use category.
  - (b) Contractors and others who perform services off site are included in the office category if equipment and materials are not stored outside and fabrication, services or similar work is not carried on at the site.
  - (c) Government offices are classified as government facilities.
  - (d) Medical and dental clinics, medical and dental labs, and blood-collection facilities are classified as health care facilities.

#### 4.2.5(I) Retail sales and service.

- (1) *Characteristics.* The retail sales and services use category is characterized by use types involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale and parking.
- (2) *Examples.* Example use types includes uses from the four following groups:
  - (a) *Sales.* Stores selling, leasing, or renting consumer, home and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries and food sales, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printer materials, and stationery and videos.
  - (b) *Personal service establishments.* Financial institutions, laundromats; laundry and dry cleaning dropoff establishments; photographic studios; mailing or packing service, photocopy and blueprint services; hair; tanning and personal care services; psychics and mediums; martial arts schools; dance or music classes; taxidermists; and mortuaries.
  - (c) *Entertainment.* Indoor continuous entertainment activities such as game arcades, pool halls, indoor firing ranges, cinemas, concert halls and theaters.
  - (d) *Repair.* Repair of TVs, bicycles, clocks, watches, shoes, guns, canvas products, appliances and office equipment; photo or laundry dropoff; tailor; locksmith; and upholsterer.
- (3) *Exceptions.*
  - (a) Laundry and dry cleaning plants are considered industrial services.
  - (b) Building trade contractors with on-site storage that sell primarily to contractors and do not have a retail orientation are classified as warehouse and freight movement.
  - (c) Repair and service of vehicles, motorcycles, and light and medium trucks is classified as vehicle sales and service.

#### 4.2.5(D) Manufacturing and production.

- (1) *Characteristics.* The manufacturing and production use category is characterized by firms involved in the manufacturing, processing, fabrication, packaging or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker's quarters.
- (b) *Light manufacturing.* Light manufacturing is the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration.



(2) *Examples.*

(b) *Light manufacturing.* Example use types of light manufacturing include production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; communications equipment, precision items and other electrical items; research, development, and testing facilities and laboratories; apparel production; sign making, *assembly of prefabricated parts*, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; *manufacture, processing, and packing* of food products, cosmetics, and manufacturing of components, jewelry, clothing, *trimming decorations and any similar item*.

(3) *Exceptions.*

(a) *Goods sold on site.* The manufacturing of goods to be sold primarily on site and to the general public is classified as retail sales and services

Use types are defined in Article 10 of the LDRs. The definition of each of the most comparable principal use types are provided below (*emphasis added* for those portions most applicable to this interpretation):

A "Business Services Office" is defined as: *Office, business services*, means *a room or group of rooms used for conducting the affairs of a general business establishment*, other than financial services and professional services. Examples of *business services office uses include offices for retail* and wholesale *establishments*.

A "sales establishment" is defined as: *Sales establishments, general*, means *commercial enterprises that provide goods* and/or services *directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Examples include stores selling*, leasing, or renting consumer, home, and business goods such as art, art supplies, bicycles, cameras, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, *gifts*, groceries and food sales, hardware, home improvements, *household products*, jewelry, pets, pet food, pharmaceuticals, plants, *printed material*, stationery and videos.

"Light Manufacturing" is defined as: *Manufacturing, light*, means the mechanical transformation of predominantly previously prepared materials into new products, *including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include*, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; *assembly of prefabricated parts*; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids and surgical instruments; *manufacture, processing, and packing of* food products, cosmetics; and manufacturing of components, jewelry, clothing, *trimming decorations and any similar item*.

Table 4.1-1 of the City's LDRs establishes the principal use types allowed within each zoning district. Table 4.1-1 identifies that "business services offices" and "sales establishments" are permitted uses in the CI zoning district; "light manufacturing" is not a permitted use in the CI zoning district.

In addition to the regulations established for principal use types in Section 4.1 and in Table 4.1-1, Section 4.4 establishes provisions for accessory uses. Section 4.4.1 states, "[t]his section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. The City's intent in adopting this section is to allow a broad range of accessory uses, so long as such uses are located on the same site as the principal use, and so long as they comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding properties."

Table 4.4-1 establishes permitted accessory uses within each zoning district. Section 4.4.2(B) establishes the general standards for accessory uses and structures and states that accessory uses and structures shall: directly serve the principal use or structure; be customarily accessory and clearly incidental and subordinate to principal use and structure; be subordinate in area, extent, and purpose to the principal use or structure; be owned or operated by the same person as the principal use or structure; be located on the same lot as the principal use or structure or on a contiguous lot; together with the principal use or structure, not violate the bulk, density, parking, landscaping or open space standards of these LDRs; not be constructed or established prior to the time the principal use or structure is constructed or established; and not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).

In addition to those accessory uses established in Table 4.4-1, Section 4.4.2(D)(3) sets forth the procedure for the evaluation of unidentified accessory uses, structures, and activities when an appropriate category is not defined in Table 4.4-1. Section 4.4.2(D)(3) states that such unidentified accessory uses shall be evaluated on a case-by-case basis and as an interpretation by the LDR Administrator, reviewed pursuant to Section 2.4.19. In making the interpretation, Section 4.4.2(D)(3) states the LDR Administrator shall apply the following standards:

- (a) *General standards.* The definition of the term "accessory use" (see Article 10, Definitions), and the general accessory use standards established in Subsection 4.4.2(B) of this section, General standards.
- (b) *Additional standards.* The additional regulations for specific accessory uses established in Subsection 4.4.4 of this section, Accessory uses and structures allowed.
- (c) *Purpose and intent of zone districts.* The purpose and intent of the zone district in which the accessory use is located.
- (d) *Potential adverse impacts.* Any potential adverse impacts the accessory use may have on other lands in the area, compared with other accessory uses permitted in the zone district.
- (e) *Compatibility.* The compatibility of the accessory use, including the structure in which it is housed, with other principal and accessory uses permitted in the zone district.

Based upon the general standards established in Section 4.4.2, the criteria for an interpretation by the LDR Administrator of an unidentified accessory use as established in Section 4.4.2(D)(3), and the information presented in the applicant's June 14, 2018 letter, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., the proposed assembly and production activity is found to: be consistent with the criteria set forth in Section 4.4.2(B) for accessory uses; meet the purpose and intent of the CI zoning district [Section 4.4.2(D)(3)(c)]; not cause any potential adverse impacts on other lands in the area compared with other accessory uses permitted in the CI zoning district [Section 4.4.2(D)(3)(d)]; and be compatible with the other principal and accessory uses permitted in the CI zoning district [Section 4.4.2(D)(3)(e)]. As such, the proposed assembly and production

activity may be classified as an accessory use to the principal uses of the building (as further described below).

Based upon the relevant provisions of the LDRs as discussed in this letter, the analysis of comparable principle uses and accessory uses to those proposed for Building B, as discussed in this letter and presented in the applicant's June 14, 2018 letter, from Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., it is hereby determined that the proposed uses within Building B shall be:

**Principal Uses: ±18,000 square feet of Total Building Area**

- ❖ *Business Services Office: (15,000 square feet)*
- ❖ *Sales Establishment: (±3,000 square feet)*

**Accessory Uses: ±12,000 square feet of Total Building Area**

- ❖ *Accessory Production of Retail Goods as Part of Permitted Retail Sales: (± 12,000 square feet)*

Section 6.1.4(B)(3) of the City's LDRs states, "[i]n the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator." Based upon this criteria, a parking standard must be established for the unidentified accessory use approved by this interpretation.

The parking requirement / characteristics most similar to the unidentified accessory use (accessory assembly and production of retail goods as part of permitted retail sales of goods) is "light manufacturing". The parking standard for "light manufacturing" is one space per 1,000 square feet of floor area (except for offices, laboratories, and supporting areas). Parking calculations for uses proposed within Building B shall be:

**Parking Calculations:**

- ❖ *Business Services Office: 15,000 square feet / 1 space per 330 square feet of floor area = 45 spaces*
- ❖ *Sales Establishment: 3,000 square feet / 1 space per 305 square feet of floor area = 10 spaces*
- ❖ *Accessory Assembly and Production of Retail Goods as Part of Permitted Retail Sales of Goods: 12,000 square feet / 1 space per 1,000 square feet = 12 spaces*
- ❖ *Total Parking for Building B = 67 spaces*

**This interpretation relies materially upon the information presented by the applicant. Should the area dedicated to each type of use increase or decrease, or should the type of uses be amended, the findings of this interpretation may be affected. Any variation from the type of uses proposed, or the area dedicated to each type of use, would require reconsideration by the LDR Administrator, and may require an additional application for Interpretation by the LDR Administrator. Further, any variation in the type use proposed, or the area dedicated to each type of use from that considered herein, may affect compliance with various provisions of the City's LDRs, which may also affect the Site Plan associated with the development (including, but not limited to parking, landscaping, and architectural design standards.)**

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

Sincerely,



Adam Boukari  
City Manager / LDR Administrator

- c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Justin Tabor, AICP, Principal Planner *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Mike DaRoza, Communications & Executive Project Manager *(by electronic mail)*  
Mitch Glaeser, Laser Investment Group, LLC *(by electronic mail)*  
File

June 14, 2018

Kathy Winburn, AICP  
Planning Director  
City of Alachua  
15100 N.W. 142nd Terrace  
Alachua, Florida 32616

**RE: Determination of Unlisted Use – San Felasco Tech City**

Ms. Winburn:

As discussed in our recent meeting on May 21<sup>st</sup>, we request a determination of an 'Unlisted Use' for a business located at the 12000 block of US Highway 441 within the City of Alachua. The proposed project, named San Felasco Tech City, proposes two 30,000 square foot non-residential buildings with associated site infrastructure improvements on approximately 12 acres. One of the proposed buildings (Building A) will house office uses and the second building (Building B) will house a mix of uses that all function under one single tenant's business. The applicant proposes to categorize these as an 'Unlisted Use' as defined in the City LDR and described in this letter.

Section 4.1.2 of the City of Alachua Land Development Regulations (LDR) establishes a Table of Allowable Uses that includes a description and category for many types of residential, institutional, industrial, service, retail, commercial, office, agricultural and governmental uses. However, the authors of the LDR realized that it would be impossible to include every potential land use and subsequently, Sec. 4.2.1(D) was included to address uses that are 'unlisted' in the Table of Allowable Uses.

Specifically, Sec. 4.2.1(D)(1) states:

**(1) Procedure for Approving Unlisted Uses**

*Where a particular Use Type is not specifically listed in Table 4.1-1, Table of Allowable Uses, the LDR Administrator may permit the Use Type upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met. The LDR Administrator shall give due consideration to the purpose and intent of these LDR's concerning the zone district(s) involved, the character of the uses specifically identified, and the character of the use(s) in question.*

Based on the description of the uses for proposed 'Building B' as provided by the developer and outlined in this letter, the proposed business uses are not specifically listed in the Table of Allowed Uses. This building will serve a tenant that combines retail, office, final preparation of retail merchandise and associated storage area. This combination of activities are somewhat unique when combined under one roof and create certain synergies and modification of impacts to public services/infrastructure that differ from typical retail center space. In addition, the mix of business functions are unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space. Upon review of Table 4.1-1, there is not a specific use type

that encompasses this unique / hybrid business model which combines multiple business functions at a larger scale, supporting the principal use.

The most comparable use category identified in Table 4.1-1 is 'Sales Establishment.' This use category is described as follows in Article 10 and Article 4 of the LDR's:

*Sales establishments, general, means commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Examples include stores selling, leasing, or renting consumer, home, and business goods such as art, art supplies, bicycles, cameras, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries and food sales, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery and videos.*

While this category is similar to the proposed uses, it does not specifically define the business activity as proposed. However, the proposed use does incorporate certain elements of the category. Also, it is important to note that the sales establishment use category is permitted by right in the underlying CI zoning at the project site. LDR Sec. 4.2.5 (D)(3) provides clarification that goods sold primarily on site and to the general public are classified as retail sales and services and therefore, are consistent with the underlying CI zoning.

As previously stated, the LDR Administrator may permit an Unlisted Use upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met and shall give due consideration to the purpose and intent of these LDR's concerning the zone district involved, the character of the uses specifically identified, and the character of the uses in question.

The following citation lists the standards included in Sec. 4.2.1(D)(2) (in italics) and the owner's response to each:

(2) *Standards for Approving Unlisted Uses*

*In order to determine the proposed use(s) has an impact that is similar in nature, function, and duration to the other Use Types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use, including but not limited to the following:*

(a) *The volume and type of sales, retail, wholesale, etc.; size and type of items sold and nature of inventory on the premises;*

**Response:** The business operation of the tenant in Building B will include a combination of activities that are unique when combined under one roof and will create certain synergies and modified impacts to public services/infrastructure that differ from typical retail center space. The mix of business functions are also unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space.

The type of items sold and the nature of inventory includes retail merchandise that is related to relatively small decorative items that can be displayed in a home or office setting. Storage of inventory would include a minority portion of the building area, which would be designed to support the tenant's business functions.

The user does not conduct any wholesale retail activity. All retail merchandise is sold either online or on-site. They expect approximately 90% of sales to be conducted online and the remaining 10% to be conducted on-site.

The user is projecting to generate 600-700 unique sales each day. Assuming that 10% of those sales will be conducted on-site, we'd estimate approximately 65 customers to frequent the location on a daily basis. Further, brand awareness is an important part of generating sales and thanks to a larger facility the user will be able to accommodate more interested visitors who are interested in learning more about the product before purchasing.

*(b) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing; and*

Response: Final assembly of retail products will occur indoors and all storage and assembly shall occur within the building and will not utilize dangerous, hazardous, toxic or explosive materials. All final processing and assembly will be done at this location. The nature of the processing and assembly can be considered "final touch" processing and assembly, which essentially involves printing of images on material and packaging for sale. It should be noted that printed material is listed under the definition of 'sales establishments, general' in Article 10 of the LDR's.

*(c) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-progress, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders); and*

Response: No outdoor storage is proposed as part of this project as all materials will be stored within the building. Storage area is predominantly for materials for final touch assembly and work in progress inventory – all product assembly and storage will occur indoors.

*(d) The type, size and nature of buildings and structures; and*

Response: The type and size of the building will constitute a combination of retail space, office area, final touch assembly (printing/packaging) along with storage space to complement the retail business. Due to this unique size and configuration, the use should not be considered purely office or retail in nature.

The building space will be used as mix of consumer-facing retail space (approximately 3,000 SF) at the front of the facility where interested visitors can come learn more about the company, the product, the different uses, the technical specifications of the product, etc. They can also place their orders with the assistance of the customer support team as well as pick up orders that they have placed online or in the facility previously. The final touch preparation and storage of retail merchandise will occur in another approx. 12,000 SF area of the building.

This building will also include office space where various departments (Web Development, Engineering, Customer Support, Marketing, Administration, etc.) are working, along with meeting space for discussions with third-party partners (approximately 15,000 SF).

*(e) The number and density of employees and customers per unit area of site in relation to business hours and employment shifts; and*

Response: Based on the building size and specifics of proposed use (including large assembly / storage areas and large percentage of online retail sales), the proposed use will generate a number of employees and customers that is lower than found in many retail or office uses in a comparable square footage.

Approximately 15,000 SF of the building is considered to be retail-type space. Of that 15,000 SF, approximately 3,000 SF is dedicated to 'Customer areas,' which will be utilized by customers to learn more about the company, the product, the different uses, the technical specifications of the product, etc. They can also place their orders with the assistance of the customer support team as well as pick up orders that they have placed online or in the facility previously. The remaining portion of the retail portion of the building (12,000 SF) will be utilized for the final touch assembly (printing and packaging) and storage of the retail merchandise.

The other half of the building (non-retail) will be office-type uses, which will be utilized for 'employee operations,' including office/meeting space (15,000 SF).

The company leasing Building B has approximately 55 employees who work typical business hours (8am-5pm). This building will yield approximately 545 SF per employee (55), which is a larger allocation of space per employee than many typical workplaces.

*(f) Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other Use Types; and*

Response: The proposed site provides suitable transportation amenities, including employee and customer parking to the front and side of the building and a loop driveway to allow truck deliveries to easily access the rear of the building. A loading dock is provided at the rear of the building and is easily accessible for box truck and UPS/FedEx deliveries during business hours.

Below is a summary of the modal split for customer / truck access to the site:

Deliveries / Pick-ups:

Material deliveries will include components for the final touch assembly. This delivery schedule will include approximately 3 semi truck deliveries per week.

UPS/FedEx deliveries will include customer order shipments that are sent out on a daily basis (averaging 500 shipped orders per day, or 2-3 truck pick-ups per day).

Customer visits will include approximately 65 per day for of the pickup of orders.

Employees:

It is anticipated that the use will include 55 employees working on a regular shift (8am-5pm).



As described above, this use generates fewer customer trips than a typical retail use and most trip generation is due to employees.

*(g) Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other Use Types; and*

Response: Based on the proposed use, which includes a combination of retail sales area, office and large area allocated for final touch assembly and storage of retail merchandise, the mix of uses will result in a reduced impact on parking demand as compared to the standard LDR calculation for retail (1 space per 305 SF).

As such, the applicant requests that the proposed 30,000 SF building proposed to be an 'Unlisted Use' (Building B), apply use specific parking requirements, as allowed in LDR 6.1.4(B)(3):

*Unlisted uses. In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator.*

*(h) The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes; and*

Response: The proposed use will not result in any type of nuisance being generated on the premises. All storage, final touch assembly, and sales activities will occur within the building. The proposed final assembly process does not generate any of the nuisances listed above.

*(i) Any special public utility requirements for serving the proposed Use Type, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required of recommended, and any significant power structures and communications towers or facilities; and*

Response: The project site and proposed use will be served by City of Alachua water and wastewater system without any additional treatment steps required. The proposed use will not require any significant power or communications towers or facilities.

*(j) The impact on adjacent lands created by the proposed Use Type, which should not be greater than that of other Use Types in the zone district.*

Response: The business in question will not create a greater impact than other uses found in the Commercial Intensive (CI) zoning district. This zoning district includes much more intense commercial activities that could create greater impacts, such as gas stations, automotive uses, restaurants with drive throughs, 'big box' large scale retail, etc. The proposed unlisted use will be less intensive in several ways, including the lack of outdoor activity, use of hazardous materials, etc.

Based on the building size and specifics of proposed use (including final assembly / retail merchandise storage areas and large percentage of online retail sales), the proposed use will generate a number of employees and customers that is lower than found in many uses permitted in the CI zoning district with a comparable square footage.

The type and size of the building will constitute a combination of retail space, office area, final touch assembly (printing/packaging) along with storage space to complement the retail business. Due to this unique size and configuration, the use should not be considered purely retail in nature.

The building space will be used as mix of consumer-facing retail space (approximately 3,000 SF) at the front of the facility where interested visitors can come learn more about the company, the product, the different uses, the technical specifications of the product, etc. They can also place their orders with the assistance of the customer support team as well as pick up orders that they have placed online or in the facility previously. The 'final touch' preparation and storage of retail merchandise will occur in another approx. 12,000 SF area of the building.

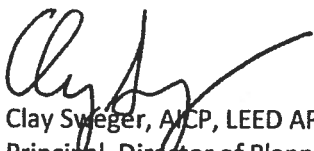
This building will also include office space where various departments (Web Development, Engineering, Customer Support, Marketing, Administration, etc.) are working, along with meeting space for discussions with third-party partners (approximately 15,000 SF).

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As presented in this letter, it is the owner's opinion that based on the facts presented, the proposed combination of uses in Building B should be classified as an Unlisted Use as it does not squarely fit into any specific use type within Table 4.1-1. Additionally, this business is consistent with the purpose and intent of the underlying CI zoning category as the nature of the uses are similar to other businesses that are permitted in this zoning district, including retail sales, final touch assembly of retail merchandise (printing and packaging) and storage of merchandise, as seen in within the city limits. Also, locating a new commercial development, including two 30,000 SF buildings, on the subject property will support the US 441 Commercial Corridor concept that is promoted in the City of Alachua Comprehensive Plan.

I greatly appreciate your consideration in this matter as the livelihood of a new business in the City of Alachua may hinge upon this determination. If you have any questions, please let me know.

Sincerely,



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

CC: Adam Boukari, Alachua City Manager



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

June 14, 2018

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

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings provided to us for the above referenced project. This review was the 2<sup>nd</sup> engineering review for this project based on the resubmitted plans from **eda** dated 6-10-2018. We focused our review on the original comments we provided and **eda**'s responses. Additional comments are provided below using the original comment letter numbering.

**Sheet C0.00**

All previous comments are satisfied.

**Sheet C0.20**

All previous comments are satisfied.

**Sheet C0.30**

All previous comments are satisfied.

**Sheet C1.00**

6. The striped diverter triangles are not very effective. Consider making those curbed.
  7. Suggest adding a yield sign on the northbound approach to the traffic circle.
- All other previous comments were satisfied.

**Sheet C2.00**

1. A portion of the right turn lane is shown on Sht. C2.00. Where is the rest of turn lane shown and graded? This should be added.
2. S-23 is still too close to the pavement. There is a drop of 2 ft. in approximately 3'. It should be shifted eastward.
6. The rip rap has been added for long term erosion control. Suggest adding silt fence to protect the basin bottom during construction.
7. S-22 still has design issues. The 24" RCP outfall pipe will not fit within the current design of the control structure and there is not cover over the pipe at the structure.

8. S-23 needs to be shifted east. Suggest adding silt fence upstream of S-23 for erosion control during construction.
9. This redesign was an improvement but S-18 is still only 9 ft. from the large Live Oak. The MES elevation at S-18 is lower than the receiving MES to the west. Suggest refining this area again.
10. Verify that a 24" RCP pipe size is required between S-22 & S-24. Reducing this pipe size may assist in correction of S-22.
11. The grading around the northwest end of the traffic circle may still have issues. Check 45' long segment with grade drop from 155.11 to 155.10.
12. More grading information is needed west of the traffic circle from the circle towards S-9. The proposed inverted crown section is still not defined by the grading.
15. Do not see labeling of the type of curbing proposed in the parking areas, and it is not shown as Type F per response.
19. The retaining wall originally proposed may have been a good idea. Currently with the grading design shown, there is 5.8 ft. of fall in only 9 ft., creating a 1.5:1 backslope. That is not an acceptable slope to stabilize. Define how the slope will be stabilized or redesign this area for more distance to tie to grade. Suggest a minimum of 2:1 is required to adequately stabilize.
20. The western 3 HC spaces have been regraded for accessibility. The eastern set still has inaccessible grading on the northernmost space.
23. S-20 can not be built per the grading and backslope shown. Suggest revising the MES location or the backslope grading.

All other previous comments were satisfied.

#### **Sheet C2.10**

3. Do not see the callouts on Sht. C2.00 as referenced in the comment response. Add ramp callouts to C2.00.

All other previous comments were satisfied.

#### **Sheet C2.20 (and new Sht. C2.30)**

4. Suggest adding silt fence north of S-22 and the basin side slope to protect the wetland and wetland buffer from siltation.
11. Both details of control structures S-21 and S-22 still have design issues. The 24" pipes are not shown correctly on the detail front views and they end up resulting in a design condition whereby there is not cover over the pipes at the connection to the control structure. Revise these designs to correct this issue. Revised basin slope grading, reducing the pipe size, or altering the pipe from round to elliptical pipe may help solve the problem. Recommend detailing these details using scaled drawings and these design issues will become evident.

All other previous comments were satisfied.

#### **Sheet C4.00**

3. Show the primary electrical connection to the transformer.
5. Call out the wastewater plug invert for the stub east of MH-8.
10. Please verify the intent is for wastewater to flow from MH-11 east to MH-12.
11. A wastewater main callout is missing between MH-6 & MH-7.

14. There is still very little, if any, cover over CO-8. I question the viability of this wastewater stub.
  15. Suggest CO # 9 could still be lowered more for flexibility of future connection.
  19. There is no such thing as an 8" x 2" DI Tee. This is usually done with an 8" x 2" saddle or an 8" x 4" DI tee with a 4" x 2" threaded plug. There are also other remaining discrepancies in the water fitting schedule. For example callout 3 should be 2. Review the schedule and corresponding number ID's.
  20. Why are water fitting callouts provided only at the tie-in location. Suggest callouts for the rest of the system should be provided as well.
- All other previous comments were satisfied.

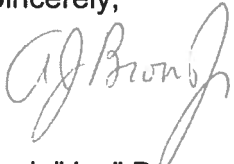
**Sheet L-202 & L-203**

1. The basin 1 & 2 outfall control structures and piping are still not shown correctly on these sheets.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person at our office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



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

Cc: Sergio Reyes, eda



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 11, 2018

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

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

RE: Review of Revised Application & Materials, Dated June 4, 2018: San Felasco Tech City – Site Plan

Dear Mr. Sweger:

On June 4, 2018, the City of Alachua received your revised application and materials for the San Felasco Tech City Site Plan. The revised application and materials were submitted to address the comments issued at the project's Development Review Team (DRT) Meeting, held on May 21, 2018.

The revised application and materials have 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, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Monday, June 18, 2018**. 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.

Please address the following:

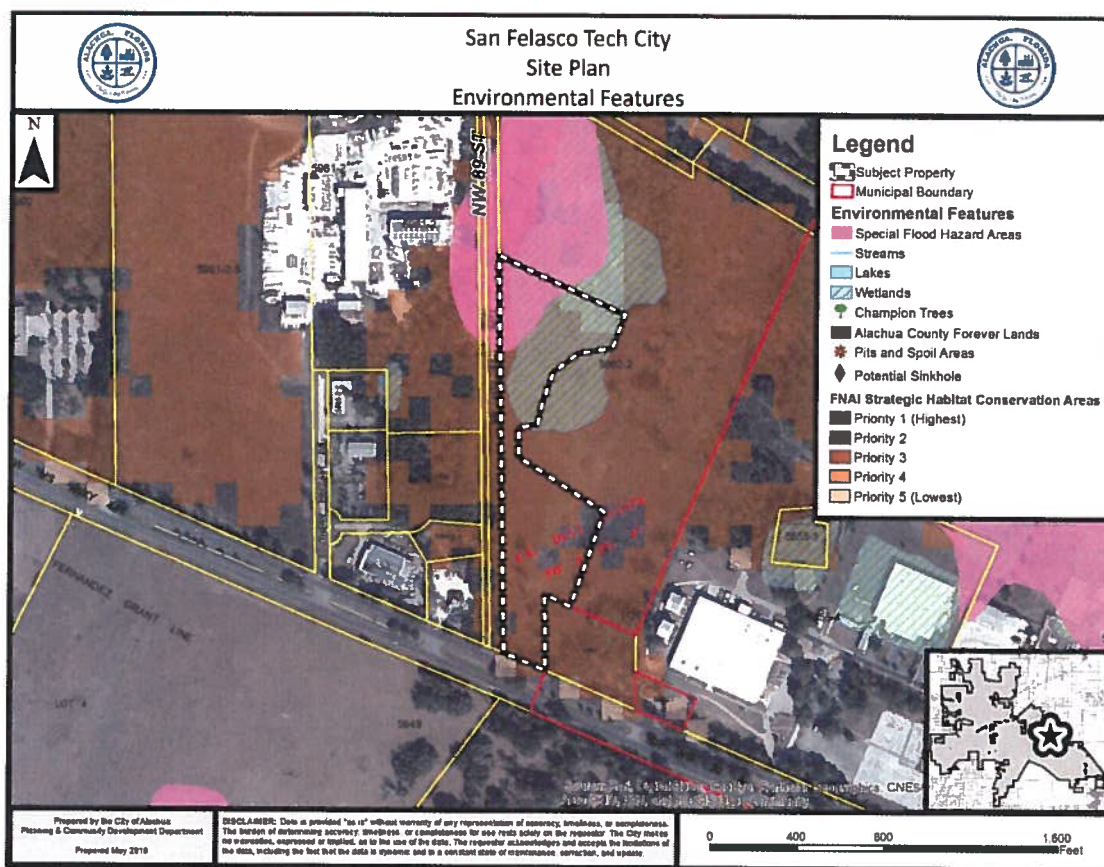
1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.

Remaining Issues: Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.

Remaining Issues: FNAI lands were not addressed in the revised response. See map below for area designated as priority lands by FNAI.



- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, “the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services...” Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

## 2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as “accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).  
 i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the “Retail Sales and Service” use category, and rather are established by the “Offices” use category as set forth by Section 4.2.5(E).

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).

- b. "Solar Trees" are shown on the landscape plans.
  - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.

**Remaining Issues:** Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(K) and the definition of "ground mounted solar energy system" at the time of any required permitting (i.e, building or electrical permit).

- ii. Address compliance with the locational requirements of Section 4.4.4(E).

**Remaining Issues:** Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(E) at the time of any required permitting (i.e, building or electrical permit).

Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

**Remaining Issues:** Please note that the structure is subject to compliance with any applicable LDR provisions, which may include, but is not limited to, Section 4.4.4(F) at the time of any required permitting (i.e, building or electrical permit).

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).

**Remaining Issues:** Satisfaction of this comment is pending the final response by the LDR Administrator to the interpretation request (use determination).



4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

b. Perimeter Buffer Landscape Requirements:

- ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
- iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.

**Remaining Issues:** Response clarifies the area being referenced (for comment #4.b.ii.), however, the note for the landscaping provided to meet the perimeter buffering requirements states, "...there are sufficient trees and vegetation to fulfill the buffer requirement..." Per Section 6.2.1(D)(3)(e), "The perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line..." (note: the boundary of the project area may meet the definition of "parcel" and thus the "parcel boundary line" may be the limits of the project area.) In order to fulfill buffer perimeter requirement through the utilization of existing trees, the plans must show the location of existing trees and such trees must be located in an area consistent with Section 6.2.1(D)(3)(e). In addition, the plans must identify the species and size, calculate the credits, and note the application of tree credits to meet perimeter buffer requirement.

7. Section 6.8, Design Standards for Business Uses

- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.

**Remaining Issues:** The applicant has elected to use the offset alternative to façade massing as set forth in Section 6.8.2(A)(2)(b)(ii)b. (pilasters having a minimum depth of 1 foot, a minimum depth of 1 foot, and a minimum height of 80 percent of the façade's height). (1) Pilasters are less than 80 percent of the height of the façade; the height of pilasters on the south side of both buildings and on the east side of Building "A" and west side of Building "B" must be increased. (2) Offset alternatives are required to follow the same dimensional standards as offset requirements. The distance between pilasters on the east side of Building "A" and the west side of Building "B" exceed 30 feet.

- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

**Remaining Issues:** Provide the percentage of the area comprised of metal panels of each of the following facades, to demonstrate compliance with Section 6.8.2(A)(2)(d)(i): South Elevation, Building A; South Elevation, Building B; West Elevation, Building B.

10. Miscellaneous / General Comments

- c. C0.00: Correct references to ILW zoning to "Light and Warehouse Industrial")

**Remaining Issues:** Zoning referred to in Development Information as "Light and Industrial Warehouse" and in Legend as "Industrial Light Warehouse".

- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).

**Remaining Issues:** Plans (on Sheets C2.20 and C2.30) refer to the “~~existing~~” stormwater management system”.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.

**Comment:** Response to the revised application materials provided by Public Services to be transmitted to applicant under separate cover.

- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

**Remaining Issues:** (*In reference to the secondary emergency access*): The proposed location is good. It shows 14.81' stabilized surface, that is acceptable. It needs to also show that it has a clear width of 20' with no obstructions.

- c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.

**Comment:** Response to the revised application materials provided by Outside Engineer to be transmitted to applicant under separate cover.

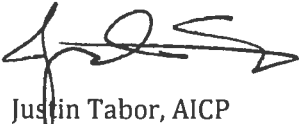
### **Additional Comments: 6/4/18 Revised Application & Materials**

1. Section 6.2.1(D)(6) states that no credit will be given for the preservation of trees on the nuisance tree list. The following trees (identified by tree number) are identified as nuisance trees on the nuisance tree list and are shown tree credits allocated for their preservation: 33, 36, 46.
2. Project area revised on C0.00 from 12.4 acres to 13.23 acres, but landscape plans not revised to adjust for the increase in project area acreage.
3. Revise Concurrency Impact Analysis and the types of use(s) utilized to calculate impacts if needed to address the final response to the LDR Administrator Interpretation.
4. Plans show a “future monument sign”. The width of the sign does not appear to comply with Section 6.5.4(D)(1)(c). Also note that signage requires a separate permit, and compliance with signage regulations is generally not performed as part of site plan review, except as provided in Section 6.5.4(C)(2)(b)(v).
5. Sheet C0:00: Trip Generation:
  - a. Correct the “per 1000 SF” figures for each ITE Code to reflect the square footage shown in the first column.
  - b. Revise parking calculations for each ITE Code (total trips, project trips in and out, for AM, PM, and AADT trips) to reflect proposed square footage.
  - c. Revise Summary table to reflect the preceding corrections to calculations.
6. Sheet C0:00: Required parking for “retail” is 52 spaces [ 16,000 / 305 = 52.45, rounding to nearest whole number per Section 6.1.6(A) ].
7. Sheet C0:00: The square footage of the “building” (sic – should be plural or “building area”) calculation under Project Area Impervious Area Calculations is inconsistent with proposed building coverage in same table and with project description under Development Information. Please clarify.

8. Provide yield sign at the south connection of roundabout (for northbound traffic entering the roundabout).
9. City of Gainesville detail added to Sheet C2.10 for brick paver detail. Is all information (including brick type, color, etc.) applicable to this project?

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 application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Mitch Glaeser, Laser Investment Group, LLC  
Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 6, 2018

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

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

RE: Completeness Review: San Felasco Tech City – LDR Administrator Interpretation – Use Determination

Dear Mr. Sweger:

On June 4, 2018, the City of Alachua received your application for an Interpretation by the LDR Administrator. This LDR Administrator Interpretation request is in association with the San Felasco Tech City project, specifically whether a part of the proposed use falls within a use classification, use category, or use type allowed in the zoning district (CI), as set forth in Section 2.4.19(A) of the City's Land Development Regulations (LDRs).

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 the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Tuesday, June 12, 2018**. The materials addressing these deficiencies may be submitted digitally to the project planner.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

1. **Agent Authorization.**

**Action Needed to Address Deficiency:** Agent Authorization Affidavit submitted for the Site Plan application references "Site Plan approval". Provide authorization from property owner to act on behalf for this request / application.

2. **Application Section C., Interpretation Requested**

**Action Needed to Address Deficiency:** The applicant has provided a letter, dated May 30, 2018, to support and provide information concerning the standards for approving unlisted uses as set forth in Section 4.2.1(D)(2). Additional, specific detail and narrative about the exact nature and function of the use is needed in order to evaluate the request. The comments below are provided to guide the applicant's response to each standard, given the response provided in the May 30 letter and the information requested by each standard. At a minimum, please specifically address the following:

(2) *Standards for approving unlisted uses.* In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in

a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use, including, but not limited to, the following:

- (a) The volume and type of sales, retail, wholesale, etc.; size and type of items sold and nature of inventory on the premises;
  - *Letter mentions "retail merchandise related to small decorative items" but does not specify the percentage of retail sales occurring online, on-site, wholesale, etc. Applicant should specify the percentage of business activity for each retail method.*
  - *What is the daily number of customers expected to frequent the location?*
- (b) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing;
  - *How much processing and assembly would be done at the location?*
  - *What is the nature of processing and assembly?*
  - *How are materials processed?*
  - *Clarification is needed in regards to assembly and processing of retail goods to clearly support how the use varies from the "light manufacturing" use type.*
  - *Note: There is an incomplete sentence at the end of the applicant's response to this standard.*
- (c) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders);
  - *No comments.*
- (d) The type, size and nature of buildings and structures;
  - *Response states the use "should not be considered purely retail in nature" but does not provide sufficient detail to support this statement.*
    - *What is the nature of accessory indoor storage to retail and other uses (i.e., area to be used for those uses)?*
    - *Are there office areas as part of the use? If so, what percentage of the use are comprised of office space?*
    - *How does the retail area function? Is it solely a location to pick up retail goods? Is there a display area / sales floor?*
  - *Response should confirm all accessory storage would occur indoors.*
- (e) The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;
  - *Additional information about the "specifics of the proposed use" should be provided.*
    - *What is the estimated unit area (i.e., square footage of the building) that would be used for employee operations (storage of materials, assembly and production) and for customer areas?*
    - *What is the nature of each area (would employees be working in offices, in open areas for processing and preparing products, etc.; where would customers place and receive orders – in a sales area with displays or another configuration?)*
- (f) Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other use types on the site;

- *What type of trip generation would the proposed use create? What percentage of traffic would be employee-generated, customer-generated, and deliveries?*
  - *What is the nature of deliveries? Are all deliveries made by standard UPS/FedEx box trucks, or would semi trucks be delivering and/or receiving goods?*
  - *Response states "existing site" but this is a proposed development.*
- (g) Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other use types;
- *Applicant suggests parking calculations be derived from the standard for the sales establishment ("retail area") and warehouse storage use types, however, the description of the proposed use discusses assembly and manufacturing of goods, which is more closely associated with the "light manufacturing" use type.*
  - *If office uses are part of the proposed use, a corresponding percentage of the building square footage should be used to calculate parking for*
- (h) The amount and nature of any nuisances generated on the premises, including, but not limited to, noise, smoke, odor, glare, vibration, radiation and fumes;
- *No comments.*
- (i) Any special public utility requirements for serving the proposed use type, including, but not limited to, water supply, waste water output, pretreatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
- *No comments.*
- (j) The impact on adjacent lands created by the proposed use type, which should not be greater than that of other use types in the zone district.
- *The applicant contends that the use is less intensive than other uses permitted in the CI zoning district, however, the response should further address how the use is comparable to those permitted in CI zoning, particularly as it relates to the manufacturing and assembly components of the proposed use.*

**3. Application Section C., Interpretation Requested**

**Action Needed to Address Deficiency:** The applicant's letter, dated May 30, 2018, with additional detail to support the requested interpretation, was not signed.

**4. Application Section D., Attachments**

**Action Needed to Address Deficiency:** Provide as an attachment to the Application for Interpretation by LDR Administrator: (1) a current aerial map of the property; (2) legal description with tax parcel number; (3) proof of ownership; and (4) proof of payment of taxes.

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 application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, Assistant City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File



May 30, 2018

Kathy Winburn, AICP  
Planning Director  
City of Alachua  
15100 N.W. 142nd Terrace  
Alachua, Florida 32616



**RE: Determination of Unlisted Use – San Felasco Tech City**

Ms. Winburn:

As discussed in our recent meeting on May 21<sup>st</sup>, we request a determination of an 'Unlisted Use' for a business located at the 12000 block of US Highway 441 within the City of Alachua. The proposed project, named San Felasco Tech City, proposes two 30,000 square foot non-residential buildings with associated site infrastructure improvements on approximately 12 acres. One of the proposed buildings (Building A) will house office uses and the second building (Building B) will house a mix of uses that all function under one single tenant(s). The applicant proposes to categorize these as an 'Unlisted Use' as defined in the City LDR and described in this letter.

Section 4.1.2 of the City of Alachua Land Development Regulations (LDR) establishes a Table of Allowable Uses that includes a description and category for many types of residential, institutional, industrial, service, retail, commercial, office, agricultural and governmental uses. However, the authors of the LDR realized that it would be impossible to include every potential land use and subsequently, Sec. 4.2.1(D) was included to address uses that are 'unlisted' in the Table of Allowable Uses.

Specifically, Sec. 4.2.1(D)(1) states:

**(1) Procedure for Approving Unlisted Uses**

*Where a particular Use Type is not specifically listed in Table 4.1-1, Table of Allowable Uses, the LDR Administrator may permit the Use Type upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met. The LDR Administrator shall give due consideration to the purpose and intent of these LDR's concerning the zone district(s) involved, the character of the uses specifically identified, and the character of the use(s) in question.*

Based on the description of the uses for proposed 'Building B' as provided by the developer and outlined in this letter, the proposed business uses are not specifically listed in the Table of Allowed Uses. This building will serve a tenant or tenants that combine retail, assembly of retail merchandise and associated storage area. This combination of activities are somewhat unique when combined under one roof and create certain synergies and modification of impacts to public services/infrastructure that differ from typical retail center space. In addition, the mix of business functions are unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space. Upon review of Table 4.1-1, there is not a specific use type

that encompasses this unique / hybrid business model which combines multiple business functions at a larger scale, supporting the principal use.

The most comparable use categories identified in Table 4.1-1 are 'Sales Establishment' and 'Manufacturing and production.' These use categories are described as follows in Article 10 and Article 4 of the LDR's:

*Sales establishments, general, means commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. Examples include stores selling, leasing, or renting consumer, home, and business goods such as art, art supplies, bicycles, cameras, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries and food sales, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery and videos.*

#### **4.2.5(D) Manufacturing and production.**

*(1) Characteristics. The manufacturing and production use category is characterized by firms involved in the manufacturing, processing, fabrication, packaging or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker's quarters.*

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*(b) Light manufacturing. Light manufacturing is the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration.*

While these categories are similar to the proposed uses, they do not specifically define the business activity as proposed. However, the proposed use does incorporate certain elements of both categories. Also, it is important to note that the sales establishment use category is permitted by right in the underlying CI zoning at the project site. The manufacturing and processing use category is not a permitted use in the CI zoning district. However, this assumes that the manufacturing element is the primary use for the business, not a support use associated with a retail establishment. Further, LDR Sec. 4.2.5 (D)(3) provides clarification that goods sold primarily on site and to the general public are classified as retail sales and services and therefore, are consistent with the underlying CI zoning.

As previously stated, the LDR Administrator may permit an Unlisted Use upon a finding that the standards of Section 4.2.1(D)(2), Standards for Approving Unlisted Uses, are met and shall give due consideration to the purpose and intent of these LDR's concerning the zone district involved, the character of the uses specifically identified, and the character of the uses in question.



The following citation lists the standards included in Sec. 4.2.1(D)(2) (in italics) and the owner's response to each:

*(2) Standards for Approving Unlisted Uses*

*In order to determine the proposed use(s) has an impact that is similar in nature, function, and duration to the other Use Types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use, including but not limited to the following:*

*(a) The volume and type of sales, retail, wholesale, etc.; size and type of items sold and nature of inventory on the premises;*

Response: The business operation of tenant(s) in Building B will include a combination of activities that are unique when combined under one roof and will create certain synergies and modified impacts to public services/infrastructure that differ from typical retail center space. The mix of business functions are also unique in that they are proposed at a relative large scale and will include tenant space that is larger than what is commonly found in a retail center 'storefront' space.

The type of items sold and the nature of inventory includes retail merchandise that is related to relatively small decorative items that can be displayed in a home or office setting. Storage of inventory would include up to 14,000 SF of the building area, which would be designed to support the tenant's business functions.

*(b) Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing; and*

Response: All manufacturing, storage and assembly shall occur within the building and will not utilize dangerous, hazardous, toxic or explosive materials. Processing and assembly of materials will occur indoors and

*(c) The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-progress, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders); and*

Response: No outdoor storage is proposed as part of this project as all materials will be stored within the building. Storage area is predominantly for materials for assembly and work in progress inventory – all product assembly and storage will occur indoors.

*(d) The type, size and nature of buildings and structures; and*

Response: The type and size of the building will constitute a combination of retail space, along with a larger amount of accessory storage space to complement the retail use. Due to this unique configuration, the use should not be considered purely retail in nature.

*(e) The number and density of employees and customers per unit area of site in relation to business hours and employment shifts; and*

Response: Based on the building size and specifics of proposed use (including large storage areas), the proposed use(s) will generate a number of employees and customers that is lower than found in many retail or office uses in a comparable square footage. The company leasing building B has approximately 40 employees who work typical business hours (8am-5pm). Customers visit the site to place orders and pickup assembled products when they are complete, so customer traffic/parking demands are lower than for a typical retail business.

(f) *Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other Use Types; and*

Response: The existing site provides suitable transportation amenities, including employee and customer parking to the front and side of the building and a loop driveway to allow truck deliveries to easily access the rear of the building. A loading dock is provided at the rear of the building and is easily accessible for box truck and UPS/FedEx deliveries during business hours. As described above, this use generates fewer customer trips than a typical retail use and most trip generation is due to employees.

(g) *Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other Use Types; and*

Response: Based on the proposed use, which includes a combination of retail sales area and large area allocated for assembly and storage of retail merchandise, the mix of uses will result in a reduced impact on parking demand as compared to the standard LDR calculation for retail (1 space per 305 SF).

As such, the applicant requests that the proposed 30,000 SF building proposed to be an 'Unlisted Use' (Building B), apply use specific parking requirements, as allowed in LDR 6.1.4(B)(3):

*Unlisted uses. In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator.*

By applying this provision, the applicant proposes that this building utilize the following parking calculations (the closest category per LDR Table 6.1-1) to determine required minimum parking:

- 16,000 SF (Retail Area):  $1/305 \text{ SF} = 52 \text{ Spaces}$
- 14,000 SF (Warehouse/Storage):  $1/6000 \text{ SF} = 3 \text{ Spaces}$
- Total Parking for Building: 55 Spaces

(h) *The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes; and*

Response: The proposed use will not result in any type of nuisance being generated on the premises. All storage, assembly, and sales activities will occur within the building. The proposed assembly process does not generate any of the nuisances listed above.

(i) *Any special public utility requirements for serving the proposed Use Type, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required of recommended, and any significant power structures and communications towers or facilities; and*

Response: The project site and proposed use will be served by City of Alachua water and wastewater system without any additional treatment steps required. The proposed use will not require any significant power or communications towers or facilities.

(j) *The impact on adjacent lands created by the proposed Use Type, which should not be greater than that of other Use Types in the zone district.*

Response: The business in question will not create a greater impact than other uses found in the Commercial Intensive (CI) zoning district. This zoning district includes much more intense commercial activities that could create greater impacts, such as gas stations, automotive uses, restaurants with drive throughs, 'big box' large scale retail, etc. The proposed unlisted use will be less intensive for in several ways, including the lack of outdoor activity, use of hazardous materials, etc.

In addition, the proposed unlisted use will include storage area at a size that is larger than most shopping center retail-type establishments, which is important to note because this use area generates less traffic and parking demands than many other commercial functions (which is the primary justification for the proposed reduced minimum parking requirements for this project).

As presented in this letter, it is the owner's opinion that based on the facts presented, the proposed combination of uses in Building B should be classified as an Unlisted Use as it does not squarely fit into any specific use type within Table 4.1-1. Additionally, this business is consistent with the purpose and intent of the underlying CI zoning category as the nature of the uses are similar to other businesses that are permitted in this zoning district, including retail sales, assembly of retail merchandise and storage of merchandise, as seen in within the city limits. Also, locating a new commercial development, including two 30,000 SF buildings, on the subject property will support the US 441 Commercial Corridor concept that is promoted in the City of Alachua Comprehensive Plan.

I greatly appreciate your consideration in this matter as the livelihood of a new business in the City of Alachua may hinge upon this determination. If you have any questions, please let me know.

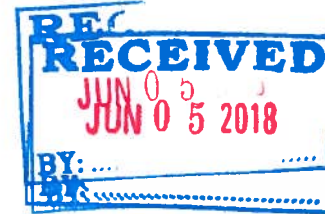
Sincerely,

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

CC: Adam Boukari, Alachua City Manager

June 4, 2018

Justin Tabor, AICP  
Principal Planner, City of Alachua  
15100 NW 142nd Terrace  
Alachua, Florida 32616



**RE: San Felasco Tech City – Site Plan Application  
DRT Comment Responses**

Dear Justin:

The applicant's responses to the Development Review Team (DRT) Meeting comments issued on May 21, 2018 are as follows:

1. **Comprehensive Plan Consistency**

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.

**RESPONSE:** See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the retail and storage/warehouse space.

- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.

**RESPONSE:** Flood plain Zone A areas have been added to the Policy 1.3.d.9. response.

- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.

**RESPONSE:** Industrial land use policies have been removed from the Comprehensive Plan Consistency Analysis.

- d. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.

**RESPONSE:** As many trees as possible have been preserved along the perimeter of the property and the development area. Trees 8 and 10 are unfortunately located in an area that proposed utilities will be entering the site and cannot be saved. Tree 32 is located at the heart of the project, close to the entrance driveway, roundabout, and the front of the buildings. Due to grading and other improvements, the tree would not survive construction activities, even if the building was relocated.

- e. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

**RESPONSE:** All improvements have been removed from within the wetland buffers. Please see revised sheet C2.30.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as “accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
- i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the “Retail Sales and Service” use category, and rather are established by the “Offices” use category as set forth by Section 4.2.5(E).

**RESPONSE:** See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the retail, office, and storage/warehouse space.

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.

**RESPONSE:** See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).

**RESPONSE:** See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.

**RESPONSE:** See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.

**RESPONSE:** See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.

- b. “Solar Trees” are shown on the landscape plans.
  - i. Structures may be considered a “ground mounted solar energy system”. Reference Table 4.4- 1, Section 4.4.4(K) and Article 10.

**RESPONSE:** Solar trees will not be connected to the grid or be installed to produce electricity. See revised plans referring to these structures as proposed art installations.

- ii. Address compliance with the locational requirements of Section 4.4.4(E).

**RESPONSE:** This code section will not apply for proposed art installation.

- iii. Provide manufacturer’s detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

**RESPONSE:** This code section will not apply for proposed art installation.

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet

in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'

**RESPONSE: Proposed crosswalks have been widened to 10' and will now make use of brick pavers. Please see revised sheet C2.00.**

- b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.

**RESPONSE: Parking calculations have been revised. Please see sheet C0.00.**

- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).

**RESPONSE: Parking calculations have been revised, please see sheet C0.00. See related application for LDR administrator interpretation of an unlisted use proposed for the site, explaining the relationship between the proposed retail and storage/warehouse space.**

- d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).

**RESPONSE: Please see revised sheet C1.00.**

- e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).

**RESPONSE: Please see revised sheet C1.00.**

- f. Per Table 6.1-5, six (6) accessible parking spaces are required.

**RESPONSE: There are now 6 ADA parking spaces provided. Please see revised sheet C1.00.**

- g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.

**RESPONSE: Sidewalks will be raised to replace wheel stops, see sheet C1.00 and C2.10. Handicap parking signs will have bollards. Please see handicap sign detail on sheet C2.10.**

4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.

**RESPONSE: Parking layout has been revised, see revised sheet C1.00.**

- b. Perimeter Buffer Landscape Requirements:

- i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.

**RESPONSE: The language for buffer requirements and fulfillment has been updated to be clearer.**

- ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.

**RESPONSE: There are two parcels adjacent and to the east of the project site. Parcel no. 05963-000-000 is an**

approximately 4-acre parcel zoned 'BH/Highway-Oriented Business' and is within Alachua County. This parcel fronts US 441 and is directly east of the project's proposed entry drive. Parcel no. 05855-004-000 is Phoenix Commercial Park and is also to the east and adjacent to the project site. This parcel is also in Alachua County. The above has been clarified within revised plans.

- iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.

**RESPONSE:** Buffers are required along all property boundaries. See revised notes on plans. For the eastern and northern buffers, existing trees and understory vegetation within the larger project site will fulfill buffer requirements. Notes have been added to preserve trees and vegetation outside of the project area and within the larger project site. Notes within the buffer fulfillment chart has been updated as such.

- c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.

**RESPONSE:** These calculations have been provided as requested.

5. Section 6.3, Fencing Standards

- a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.

**RESPONSE:** The site has been regraded so a retaining wall is no longer required. Please see revised sheet C2.00.

- b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).

**RESPONSE:** Screen wall has been removed and replaced with columns to meet massing requirements.

6. Section 6.4, Exterior Lighting Standards

- a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.

**RESPONSE:** All wall mount fixtures shall be fully shielded "full cut-off" type. See revised fixture selection for type WC.

- b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.

**RESPONSE:** Confirmed – see corrected fixture schedule.

- c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).

**RESPONSE:** See detail added to photometric sheet.

7. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.

- i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.

**RESPONSE:** See revised elevations with updated calculations.

- ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).

**RESPONSE:** See revised elevations with updated calculations.

- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.

**RESPONSE:** See updated plan with dimensions indicating the required offsets.

- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

**RESPONSE:** See revised elevations with typical materials noted.

- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

**RESPONSE:** All mechanical equipment is located on the roof behind the parapet.

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
  - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.

**RESPONSE:** An environmental resource report is included with this submittal.

- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
  - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.

**RESPONSE:** No development is proposed with the Flood Zones located on the project site.

- ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

**RESPONSE:** No development is proposed within the Flood Zones located on the project site.

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.



**RESPONSE:** Specialty retail is no longer listed as an ITE Code in the 10<sup>th</sup> edition of the manual.

- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

**RESPONSE:** See revised concurrency analysis, consistent with application for an “unlisted use”

10. Miscellaneous / General Comments

- a. Label “Future Boardwalk”, “Future Tower Feature” and “Pedestrian Flyover” as to be permitted separately. For the “Pedestrian Flyover”, also label as subject to FDOT permitting and approval.

**RESPONSE:** All references to future development have been removed.

- b. How does proposed future boardwalk connect to the sidewalk system?

**RESPONSE:** A boardwalk is not proposed at this time. Future phases of the project will be submitted for city review at the time they are proposed for construction.

- c. C0.00: Correct references to ILW zoning to “Light and Warehouse Industrial”

**RESPONSE:** Corrected. Please see revised sheet C0.00.

- d. C0.00: Label impervious area calculation tables as “project area” and “total site” or similar terminology.

**RESPONSE:** Please see revised sheet C0.00.

- e. C0.00: Add floor area ratio calculation to project area impervious area calculations

**RESPONSE:** Floor area ratio for project area has been added. Please see revised sheet C0.00.

- f. C1.00, Note #3: Revise reference to “GRU Electric Engineering Department” to “City of Alachua Public Services Department”

**RESPONSE:** Corrected. Please see revised sheet C1.00.

- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.

**RESPONSE:** Directional flow arrows have been added to indicate flow of stormwater runoff. Please see sheet C2.00.

- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.

**RESPONSE:** These references have been removed. Please see revised sheet C2.10.

- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).

**RESPONSE:** Maintenance entity is The Laser Investment Group, LLC. Please see revised sheet C2.20.

- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.

**RESPONSE:** The sentence has been completed and the neighborhood meeting package has been revised.

- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

**RESPONSE: Corrected. Please see revised sheet C2.20.**

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.

**RESPONSE: See below for responses**

- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

**RESPONSE: An additional emergency access connection has been provided from the project to NW 89<sup>th</sup> Street, a private road adjacent to the parcel.**

- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.

**RESPONSE: See below for responses**

The applicant's responses to Public Services review comments issued on May 17, 2018 are as follows:

NO.	COMMENTS
1	<u>General Note</u> ; sheet C0.10 Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water, and Wastewater</i> . Document is located on City website under Public Services. [Approved as Noted]  <b>RESPONSE: Please see note 14 on revised sheet C0.10.</b>
2	General Note: - sheet C4.10 Remove all references to GRU. [Approved as Noted]  <b>RESPONSE: All references to GRU have been removed. Please see revised sheet C4.10.</b>
3	General Note; - details Engineer to coordinate sheet C4.00 and C4.10. Details call out conflicting line sizes then noted on the drawing schedule. [Approved as Noted]  <b>RESPONSE: Conflicts have been resolved. Please see revised sheets C4.00 and C4.10.</b>
4	General Note: Note on drawings, City maintenance for utilities ends at the PUE. Note on drawings, Owner is responsible to maintain stormwater structures (i.e. basin, piping, inlets, etc.) Engineer to coordinate with FDOT as required for stormwater management. [Revise & Resubmit]  <b>RESPONSE: Please see notes 6 and 7 on sheet C1.00 and callout on sheet C4.00.</b>
5	Water; sheet C4.00 Project to address / incorporate the 8-inch water main extension. Water main shall extend to the property limits along US State Road 441. [Revise & Resubmit]  <b>RESPONSE: Please see revised sheet C4.00.</b>
6	Water; sheet C4.00  In reference to May 10th email with Engineer, Engineer has evaluated and confirmed the 1,000 gpm

	<p>capacity will be available at the site.  Engineer is responsible to provide a design that exceeds or achieves the fire flow requirement.  [Provide a Confirming Statement]</p> <p><b>RESPONSE:</b> The hydrant flow test conducted by Gator Fire Equipment on 4/24/18 yielded a flow rate of 1446.1 gpm at 20 psi. A pressure loss of 58.80 psi was calculated from the point of the test to the furthest fire hydrant using the first equation below. This pressure loss was then converted to a loss in flow velocity of 9.23 ft/s. This flow velocity was then used with the pipe cross sectional area to calculate the loss in flow rate using the second equation below. This yields a loss of 57.99 gpm over the length of the proposed pipe resulting in a flow rate of 1388.11 gpm at 20 psi available at the furthest fire hydrant.</p> $\Delta p = \frac{\mu * l * v^2 * \rho * SG}{2d}$ $Q = V A$
7	<p>Water; sheet C4.00</p> <p>Annotate on drawings : Contractor responsible to coordinate, as required, with City project regarding the future gravity sewer extension .  [Approved as Noted]</p> <p><b>RESPONSE:</b> Note has been added. See future gravity sanitary sewer extension call out on sheet C4.00.</p>
END OF COMMENTS	

The applicant's responses to JBrown Professional Group, Inc.'s review comments issued on May 15, 2018 are as follows:

#### Sheet C0.00

- There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.

**RESPONSE:** Clarification has been added to the titles of the tables. The first table is for the project area and the second table is for the overall parcel area. Please see revised sheet C0.00.

- Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".

**RESPONSE:** Tables have been revised. Please see revised sheet C0.00.

- With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?

**RESPONSE:** Specialty retail is no longer listed as a ITE Code in the 10<sup>th</sup> edition of the manual.

- The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

**RESPONSE:** Please see revised parking calculations on sheet C0.00. There are currently 158 spaces proposed.

#### Sheet C0.20

- Why is US 441 northbound right turn lane designated as future? What is being built with this project?

**RESPONSE:** The northbound right turn lane is now labeled as proposed improvements. Please see revised sheet

**C0.20.**

2. Stormwater Basin is called out twice inside Basin 2.

**RESPONSE:** Basin callout has been revised. Please see revised sheet C0.20.

3. Suggest labeling the wetland line.

**RESPONSE:** All wetland lines and buffers have been labeled. Please see revised sheet C0.20.

**Sheet C0.30**

1. The silt fence along the US 441R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

**RESPONSE:** Additional silt fence has been added. Please see revised sheet C0.30.

**Sheet C1.00**

1. The future right turn lane should include right turn striping arrows.

**RESPONSE:** Noted. Please see revised sheet C1.00.

2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

**RESPONSE:** Southbound left turn lane has been removed and driveway connection has been reconfigured to create a better and safer flow of traffic. Please see revised sheet C1.00.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.

**RESPONSE:** Ingress and egress lanes have been widened to 14' and Type F Curbing has been provided. Please see revised sheet C1.00.

4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.

**RESPONSE:** See prior response and P-3 curb inlet types are now being used in addition to the widening of the lanes as to avoid the suggested conditions. Please see revised sheet C1.00.

5. Label 12" white crosswalk striping.

**RESPONSE:** Crosswalks are now using brick pavers so the striping has been removed. Please see revised sheet C1.00.

6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.

**RESPONSE:** Directional striping and directional flow signs have been added to the roundabout. Please see revised sheet C1.00.

7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.

**RESPONSE:** R6-4A directional signs have been added. Please see revised sheet C1.00.

8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.

**RESPONSE:** That crosswalk has been removed. Please see revised sheet C1.00.

9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

**RESPONSE:** 6 accessible spaces are now provided. Please see revised sheet C1.00.

#### **Sheet C2.00**

1. There is no design grading provided for the right turn lane within the US 441 R/W.

**RESPONSE:** Design grading has been added. Please see revised sheet C2.00.

2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.

**RESPONSE:** Piping has been extended and mitered end sections are now further from the edge of pavement. Please see sheet C2.00.

3. There is a flat design grading section that may not work north of S-14 on the entry drive. Suggest revising grading in this area.

**RESPONSE:** Grading has been modified. Please see revised sheet C2.00.

4. Could S-14 be moved further south to pick up more of the entry drive runoff and convey it to Basin 1?

**RESPONSE:** S-14 and S- 25 have been relocated further south along the entry drive to collect more stormwater runoff. Please see revised sheet C2.00.

5. On the south side of the entry drive ingress lane, there is a low point created by the grading at elevation 152.90 that does not work. Revise grading in this area.

**RESPONSE:** Grading has been modified. Please see revised sheet C2.00.

6. S-17 is designed as a sump almost 2' below the Basin 1 bottom. If this is intended the sump should be designed in the basin bottom. Provide erosion control at this outfall.

**RESPONSE:** Erosion control has been added and S-17 has been designed to be in the basin bottom. Please see revised sheet C2.00 and Basin 1 Detail sheet C2.20.

7. S-22 does not work as designed at its current location. The weir will not work as designed. Also the top is set above the basin top. The 24" pipe will also have no cover. Redesign this outfall structure.

**RESPONSE:** S-22 location has been revised. Please see Basin 1 Detail sheet C2.20.

8. S-23 is designed 3.5' below the swale bottom. Correct this invert elevation and provide swale erosion control at this location. Erosion problems are quite likely at this location with the design proposed.

**RESPONSE:** Erosion control has been added to swale to prevent erosion. Please see revised sheet C2.00.

9. Consider altering the location or angle of the piping between S-22 and S-23 to get more clearance from the 39" Live Oak tree.

**RESPONSE: Piping has been altered. Please see revised sheet C2.00.**

10. The piping slope callout for S-22 to S-23 is incorrect and should be flattened. Verify that a 24" RCP pipe size is required.

**RESPONSE: Piping has been revised. Please see revised sheet C2.00.**

11. Check grading around traffic circle for problems.

**RESPONSE: Grading has been modified. Please see revised sheet C2.00.**

12. More grading information is needed west of the traffic circle from the circle towards S-9. Is this supposed to be an inverted crown section? There is not enough grading shown to define the design condition.

**RESPONSE: It is supposed to be an inverted crown. Additional spot elevations have been provided for further clarification. Please see revised sheet C2.00.**

13. Grade shown east of S-2 is 153.67 which will not work. Fix this grading.

**RESPONSE: Grading has been revised. Please see sheet C2.00.**

14. Grade between S-2 and S-3 is too flat at 0.10%. This is not enough slope to adequately drain. A minimum grade of 0.30% is typical with 0.50% more desirable.

**RESPONSE: Grading has been revised to have a slope of 0.50%. Please see sheet C2.00.**

15. Label the type of curbing proposed in the parking areas.

**RESPONSE: Type F curbing has been labeled. Please see revised sheet C2.00.**

16. Define the high point grades near the Bldg. A & Bldg. B loading docks.

**RESPONSE: High points have been labeled. Please see revised sheet C2.00.**

17. There is a grading low point (154.26) south of S-7 that does not work and needs to be fixed.

**RESPONSE: Grading has been revised. Please see sheet C2.00.**

18. Define and label the slope to grade (near S-11) in the northwest. It appears to be 4:1.

**RESPONSE: Slope grade has been labeled. Please see revised sheet C2.00.**

19. Define the length and start and stop of the retaining wall proposed near S-9.

**RESPONSE: Retaining wall has been removed. Please see revised sheet C2.00.**

20. Provide more spot grading around the handicap spaces and curb cut ramps to assure they are meeting the 2% maximum cross slope design criteria.

**RESPONSE: Additional spot elevations have been added for clarification. Please see revised sheet C2.00.**

21. Are auto vehicles allowed to drive within the brick hatched corridor between Bldgs. A & B? If so, should curbing be used to separate the building entries from the vehicular corridor?

**RESPONSE: No - vehicles are not allowed to drive in the area between the buildings. There are proposed bollards at each end of the corridor.**

22. Label the tie to natural grade contours on the east side of the site (east of S- 3). They do not appear to be tying to natural grade contours properly.

**RESPONSE: Labels and slopes have been added. Please see revised sheet C2.00.**

23. S-20, S-21, S-22, and S-23 have wrong information in the Structure Schedule and need to be revised.

**RESPONSE: Structure schedule has been corrected. Please see revised sheet C2.00.**

#### **Sheet C2.10**

1. It is unclear which asphalt pavement detail is to be used where. Please clarify and make sure both details are applicable.

**RESPONSE: Details have been labeled with location to be used, e.g. "within FDOT R/W and On-site pavement". Please see details on sheet C2.20.**

2. Provide brick pavement detail for the brick hatched area shown on the design drawings.

**RESPONSE: Brick pavement detail has been added. Please see detail on sheet C2.10.**

3. Where are the curb ramp details included on this sheet being used on the project?

**RESPONSE: Curb ramp call outs have been added. Please see revised sheet C2.00.**

4. Spec. note 9 indicates 5 testing locations. This seems low. Suggest utilizing a location per SF instead of a defined number or defining a higher number of locations.

**RESPONSE: Number of testing locations has been changed to 10. Please see revised note 9 on sheet C2.10.**

#### **Sheet C2.20**

1. May need to provide some fill along the south side of basin 2 to make sure the undeveloped area drains into the basin. Note the condition in Section A-A that shows the grade on the upper end of the basin and how runoff would be trapped south of the basin and not discharge to the basin.

**RESPONSE: Grading around the basin has been modified to ensure proper drainage. Please see revised sheet C2.30 for Basin 2 Details.**

2. Section A-A should be drawn perpendicular to the basin side slopes not at an angle across it.

**RESPONSE: Section A-A has been revised. Please see sheet C2.30.**

3. A basin section should be drawn for Basin 1 as well as Basin 2.

**RESPONSE: Basin 1 Detail sheet has been added. Please see sheet C2.20.**

4. The pipe between S-21 and S-22 can be moved to the east to avoid the outfall being placed within the wetland buffer. It would also be a shorter pipe run if moved.

**RESPONSE: Pipe and outfall structure has been relocated. Please see revised sheet C2.30.**

5. Is there a plan view anywhere of the pipe between S-12 and S-16?

**RESPONSE:** The pipe between S-12 and S-16 can be seen in plan on sheet C2.30.

6. Label basin bottom contour.

**RESPONSE:** Label has been added. Please see sheets C2.20 and C2.30.

7. Label slope of backslope tie to grade on basin north side.

**RESPONSE:** Slope labels have been added. Please see sheets C2.20 and C2.30.

8. Pipe slope is incorrect from S-22 to S-23.

**RESPONSE:** Pipe slope has been revised. Please see sheet C2.20.

9. S-20 invert is wrong in schedule.

**RESPONSE:** Schedule has been revised. Please see sheet C2.20.

10. Detail of S-21 is labeled as S-20.

**RESPONSE:** Label has been revised. Please see sheet C2.20.

11. Both details of control structures S-21 and S-22 have numerous issues. The weir heights are not correct. The outfall pipes are not shown properly in either profile view. The structure tops should be set below the basin top elevations and above the 100 year flood elevations. In both cases the tops are too high and will not provide any emergency overflow protection as designed. Each structure needs to be redesigned for proper placement, working of the weirs, and cover over the outfall pipes. Suggest verifying that 24" RCP pipes are needed for the outfalls.

**RESPONSE:** Structure details have been revised. Please see details on sheets C2.20 and C2.30.

12. In Maintenance Note # 1 who is the entity?

**RESPONSE:** Entity responsible for maintenance is The Laser Investment Group, LLC. Please see revised sheet C2.20.

13. Correct the certification to replace Holiday Inn Alachua with San Felasco Tech City.

**RESPONSE:** Certification has been corrected. Please see revised certification on sheet C2.20.

#### **Sheet C4.00**

1. Do not understand the future designation for the water main and wastewater main adjacent to US 441. How will the project system be installed if the existing system is a future system?

**RESPONSE:** A water extension line from the west side of the adjacent parcel is proposed with this project. The city of Alachua is in the process of designing a sewer line that will serve this project and adjacent parcels.

2. Label the type and size of the future water main and wastewater main being connected to.

**RESPONSE:** The proposed water extension line is a 8" water main. The sewer main will be a 8" gravity sewer line.

3. Show the primary electrical connection to the transformer.

**RESPONSE:** Electrical design has not been obtained from Duke Energy yet. We are in the process of coordinating with them.



4. Is natural gas being used? If show so gas connection location.

**RESPONSE: Natural gas is not being used.**

5. Call out the wastewater plug and invert for the stub east of MH-8.

**RESPONSE: Call out has been added. Please see revised sheet C4.00.**

6. Identify wastewater drops required in the wastewater structure schedule.

**RESPONSE: Please see revised waste water structure schedule on sheet C4.00.**

7. The water main and fire line appear to be too close to the 37" live oak near the entry road median opening. Suggest moving those lines further out into the roadway area.

**RESPONSE: Water main location has been revised. Please see sheet C4.00.**

8. Is a fire line and FDC required for Building B?

**RESPONSE: FDC has been added for Building B. Please see revised sheet C4.00.**

9. FF elevations callouts are labeled twice on each building.

**RESPONSE: Duplicate labels have been removed. Please see sheet C4.00.**

10. With no information on the "future" wastewater main the project is tying into, it is unclear of this system works as designed. WW appears to flow from MH- 11 east to MH-12, yet there is a big drop in MH-11 from east to north. Is this the correct design condition? How does wastewater leave MH-11 at 138.83, which is 13' deep?

**RESPONSE: Wastewater line has been revised. All inverts and slope have been adjusted. Please see sheet C4.00.**

11. Why are the wastewater lines at 1.0% throughout the project? Are there plans for these lines to be extended to future phases? Would it not make more sense to decrease the slope to 0.40% and provide more depth for sewer extensions to future phases?

**RESPONSE: Wastewater lines have been adjusted to 0.40% throughout the project. Please see revised sheet C4.00.**

12. Is a 5/8" irrigation meter big enough for this system?

**RESPONSE: No. A 1" irrigation meter with 1 1/2" backflow preventer has been indicated. Please see revised sheet C4.00.**

13. Should an 8" fire line be considered for at least some of the fire line main? These are long 6" dead end lines.

**RESPONSE: Fire line and water main have been consolidated. An 8" water main is now proposed. Please see revised sheet C4.00.**

14. The NE invert of MH-1 needs to be lowered. It does not work as designed due to cover.

**RESPONSE: Inverts have been revised. Please see sheet C4.00.**

15. CO # 9 does not work due to natural grade and needs to be redesigned.

**RESPONSE: CO-9 has been revised. Please see sheet C4.00.**

16. The top elevation of CO # 7 should be raised to around 155.50.

**RESPONSE: CO-7 has been revised. Please see sheet C4.00.**

17. Can the fire lines be moved closer to the water line & sidewalk to provide more clearance and room for the tree plantings in the tree islands?

**RESPONSE: Fire line has been consolidated with the water main and relocated. Please see revised sheet C4.00.**

18. There are no drops provided through the wastewater manholes. A general standard is to provide 0.10' of drop for flow through the manhole.

**RESPONSE: A 0.10' drop has been provided across all wastewater manholes. Please see revised sheet C4.00.**

19. There is no such thing as an 8" x 6" threaded plug in the water schedule. This should be an 8" x 6" DI Tee with mechanical restraint.

**RESPONSE: The plans have been revised accordingly. See sheet C4.00**

20. The water fitting callouts are missing the material types in many of the callouts.

**RESPONSE: Material types have been identified. Please see sheet C4.00.**

21. Call out "gate valve" in the water fitting schedule, not "valve".

**RESPONSE: Call out has been revised. Please see sheet C4.00.**

22. Prior to the irrigation meter a 6" 90 degree bend is not required. The 2" gate valve will be installed right after the 6" x 2" threaded plug.

**RESPONSE: Utility lines have been relocated. Please see revised utility layout on sheet C4.00.**

**Sheet L-202 & L-203**

1. The basin 1 & 2 outfall control structures and piping should be shown to avoid conflicts between landscape vegetation planted and the storm sewer outfalls.

**RESPONSE: The outfall structures for Basin 1 and 2 are shown on landscape plans, and trees have been moved to avoid conflicts.**



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 21, 2018

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

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

RE: Development Review Team (DRT) Summary for: San Felasco Tech City – Site Plan

Dear Mr. Sweger:

The application referenced above was reviewed at our May 21, 2018 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 4, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the construction plans may be approved.

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

1. Comprehensive Plan Consistency

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.
- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.
- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.
- d. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.
- e. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

2. Article 4, Use Regulations

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
  - i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the "Retail Sales and Service" use category, and rather are established by the "Offices" use category as set forth by Section 4.2.5(E).

- ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.
  - iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).
  - iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.
  - v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.
  - b. "Solar Trees" are shown on the landscape plans.
    - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.
    - ii. Address compliance with the locational requirements of Section 4.4.4(E).
    - iii. Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).
3. Section 6.1. Off-Street Parking and Loading Standards and other Traffic Circulation Comments
- a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'
  - b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.
  - c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).
  - d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
  - e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).
  - f. Per Table 6.1-5, six (6) accessible parking spaces are required.
  - g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.
4. Section 6.2. Tree Protection / Landscape / Xeriscape Standards
- a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.
  - b. Perimeter Buffer Landscape Requirements:
    - i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.
    - ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
    - iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.
  - c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.
5. Section 6.3. Fencing Standards
- a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.

- b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).

6. Section 6.4, Exterior Lighting Standards

- a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.
- b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.
- c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).

7. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.
  - i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.
  - ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).
- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.
- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).
- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
  - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.
- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
  - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.
  - ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.
- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

10. Miscellaneous / General Comments

- a. Label "Future Boardwalk", "Future Tower Feature" and "Pedestrian Flyover" as to be permitted separately. For the "Pedestrian Flyover", also label as subject to FDOT permitting and approval.
- b. How does proposed future boardwalk connect to the sidewalk system?
- c. C0.00: Correct references to ILW zoning to "Light and Warehouse Industrial)
- d. C0.00: Label impervious area calculation tables as "project area" and "total site" or similar terminology.
- e. C0.00: Add floor area ratio calculation to project area impervious area calculations
- f. C1.00, Note #3: Revise reference to "GRU Electric Engineering Department" to "City of Alachua Public Services Department"
- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.
- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.
- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).
- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.
- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

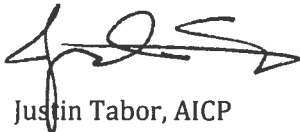
11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.

The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.

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 application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 17, 2018  
E-mail from Brian Green, Alachua County Fire Rescue, dated May 17, 2018  
Letter from A.J. "Jay" Brown, P.E., JBrown Professional Group, Inc., dated May 15, 2018

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Mitch Glaeser, Laser Investment Group, LLC  
Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** May 17<sup>th</sup>, 2018

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

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

**RE:** San Felasco Tech City Site Plans

Public Services have reviewed the San Felasco Tech City Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>General Note</u> ; sheet C0.10 Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i> . Document is located on City website under Public Services. [Approved as Noted]
2.	<u>General Note</u> ; – sheet C4.10 Remove all references to GRU. [Approved as Noted]
3.	<u>General Note</u> ; – details Engineer to coordinate sheet C4.00 and C4.10. Details call out conflicting line sizes then noted on the drawing schedule. [Approved as Noted]
4.	<u>General Note</u> ; Note on drawings, City maintenance for utilities ends at the PUE. Note on drawings, Owner is responsible to maintain stormwater structures (i.e. basin, piping, inlets, etc.) Engineer to coordinate with FDOT as required for stormwater management. [Revise & Resubmit]
5.	<u>Water</u> ; sheet C4.00 Project to address/incorporate the 8-inch water main extension. Water main shall extended to the property limits along US State Road 441. [Revise & Resubmit]

NO.	COMMENTS
6.	<u>Water</u> ; sheet C4.00 In reference to May 10th email with Engineer, Engineer has evaluated and confirmed the 1,000 gpm capacity will be available at the site. Engineer is responsible to provide a design that exceeds or achieves the fire flow requirement. <b>[Provide a Confirming Statement]</b>
7.	<u>Water</u> ; sheet C4.00 Annotate on drawings: Contractor responsible to coordinate, as required, with City project regarding the future gravity sewer extension. <b>[Approved as Noted]</b>
<b>END OF COMMENTS</b>	

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

cc: Justin Tabor – AICP Principal Planner  
 Harry Dillard – Lead Engineering Technician



Zimbra

ju\_tabor@cityofalachua.org

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**RE: San Felasco Tech City**

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**From :** Brian Green <bgreen@AlachuaCounty.US>

Thu, May 17, 2018 04:35 PM

**Subject :** RE: San Felasco Tech City

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

Justin,

A secondary emergency access is required for this site.

*Brian Green*

Alachua County Fire Rescue  
Life Safety / Investigative Branch  
Cell 352-494-3140  
Office 352-384-3103  
Fax 352-384-3157



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 15, 2018

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

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 4-30-2018. We generated quite a few comments and recommendations that are outlined below.

## **Sheet C0.00**

1. There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.
2. Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".
3. With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?
4. The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

## **Sheet C0.20**

1. Why is US 441 northbound right turn lane designated as future? What is being built with this project?
2. Stormwater Basin is called out twice inside Basin 2.
3. Suggest labeling the wetland line.

## **Sheet C0.30**

1. The silt fence along the US 441 R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

## **Sheet C1.00**

1. The future right turn lane should include right turn striping arrows.
2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could

dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.
4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.
5. Label 12" white crosswalk striping.
6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.
7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.
8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.
9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

#### **Sheet C2.00**

1. There is no design grading provided for the right turn lane within the US 441 R/W.
2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.
3. There is a flat design grading section that may not work north of S-14 on the entry drive. Suggest revising grading in this area.
4. Could S-14 be moved further south to pick up more of the entry drive runoff and convey it to Basin 1?
5. On the south side of the entry drive ingress lane, there is a low point created by the grading at elevation 152.90 that does not work. Revise grading in this area.
6. S-17 is designed as a sump almost 2' below the Basin 1 bottom. If this is intended the sump should be designed in the basin bottom. Provide erosion control at this outfall.
7. S-22 does not work as designed at its current location. The weir will not work as designed. Also the top is set above the basin top. The 24" pipe will also have no cover. Redesign this outfall structure.
8. S-23 is designed 3.5' below the swale bottom. Correct this invert elevation and provide swale erosion control at this location. Erosion problems are quite likely at this location with the design proposed.

9. Consider altering the location or angle of the piping between S-22 and S-23 to get more clearance from the 39" Live Oak tree.
10. The piping slope callout for S-22 to S-23 is incorrect and should be flattened. Verify that a 24" RCP pipe size is required.
11. Check grading around traffic circle for problems.
12. More grading information is needed west of the traffic circle from the circle towards S-9. Is this supposed to be an inverted crown section? There is not enough grading shown to define the design condition.
13. Grade shown east of S-2 is 153.67 which will not work. Fix this grading.
14. Grade between S-2 and S-3 is too flat at 0.10%. This is not enough slope to adequately drain. A minimum grade of 0.30% is typical with 0.50% more desirable.
15. Label the type of curbing proposed in the parking areas.
16. Define the high point grades near the Bldg. A & Bldg. B loading docks.
17. There is a grading low point (154.26) south of S-7 that does not work and needs to be fixed.
18. Define and label the slope to grade (near S-11) in the northwest. It appears to be 4:1.
19. Define the length and start and stop of the retaining wall proposed near S-9.
20. Provide more spot grading around the handicap spaces and curb cut ramps to assure they are meeting the 2% maximum cross slope design criteria.
21. Are auto vehicles allowed to drive within the brick hatched corridor between Bldgs. A & B? If so, should curbing be used to separate the building entries from the vehicular corridor?
22. Label the tie to natural grade contours on the east side of the site (east of S-3). They do not appear to be tying to natural grade contours properly.
23. S-20, S-21, S-22, and S-23 have wrong information in the Structure Schedule and need to be revised.

#### **Sheet C2.10**

1. It is unclear which asphalt pavement detail is to be used where. Please clarify and make sure both details are applicable.
2. Provide brick pavement detail for the brick hatched area shown on the design drawings.
3. Where are the curb ramp details included on this sheet being used on the project?
4. Spec. note 9 indicates 5 testing locations. This seems low. Suggest utilizing a location per SF instead of a defined number or defining a higher number of locations.

#### **Sheet C2.20**

1. May need to provide some fill along the south side of basin 2 to make sure the undeveloped area drains into the basin. Note the condition in Section A-A that shows the grade on the upper end of the basin and how runoff would be trapped south of the basin and not discharge to the basin.
2. Section A-A should be drawn perpendicular to the basin side slopes not at an angle across it.
3. A basin section should be drawn for Basin 1 as well as Basin 2.

4. The pipe between S-21 and S-22 can be moved to the east to avoid the outfall being placed within the wetland buffer. It would also be a shorter pipe run if moved.
5. Is there a plan view anywhere of the pipe between S-12 and S-16?
6. Label basin bottom contour.
7. Label slope of backslope tie to grade on basin north side.
8. Pipe slope is incorrect from S-22 to S-23.
9. S-20 invert is wrong in schedule.
10. Detail of S-21 is labeled as S-20.
11. Both details of control structures S-21 and S-22 have numerous issues. The weir heights are not correct. The outfall pipes are not shown properly in either profile view. The structure tops should be set below the basin top elevations and above the 100 year flood elevations. In both cases the tops are too high and will not provide any emergency overflow protection as designed. Each structure needs to be redesigned for proper placement, working of the weirs, and cover over the outfall pipes. Suggest verifying that 24" RCP pipes are needed for the outfalls.
12. In Maintenance Note # 1 who is the entity?
13. Correct the certification to replace Holiday Inn Alachua with San Felasco Tech City.

#### **Sheet C4.00**

1. Do not understand the future designation for the water main and wastewater main adjacent to US 441. How will the project system be installed if the existing system is a future system?
2. Label the type and size of the future water main and wastewater main being connected to.
3. Show the primary electrical connection to the transformer.
4. Is natural gas being used? If show so gas connection location.
5. Call out the wastewater plug and invert for the stub east of MH-8.
6. Identify wastewater drops required in the wastewater structure schedule.
7. The water main and fire line appear to be too close to the 37" live oak near the entry road median opening. Suggest moving those lines further out into the roadway area.
8. Is a fire line and FDC required for Building B?
9. FF elevations callouts are labeled twice on each building.
10. With no information on the "future" wastewater main the project is tying into, it is unclear if this system works as designed. WW appears to flow from MH-11 east to MH-12, yet there is a big drop in MH-11 from east to north. Is this the correct design condition? How does wastewater leave MH-11 at 138.83, which is 13' deep?
11. Why are the wastewater lines at 1.0% throughout the project? Are there plans for these lines to be extended to future phases? Would it not make more sense to decrease the slope to 0.40% and provide more depth for sewer extensions to future phases?
12. Is a 5/8" irrigation meter big enough for this system?
13. Should an 8" fire line be considered for at least some of the fire line main? These are long 6" dead end lines.

14. The NE invert of MH-1 needs to be lowered. It does not work as designed due to cover.
15. CO # 9 does not work due to natural grade and needs to be redesigned.
16. The top elevation of CO # 7 should be raised to around 155.50.
17. Can the fire lines be moved closer to the water line & sidewalk to provide more clearance and room for the tree plantings in the tree islands?
18. There are no drops provided through the wastewater manholes. A general standard is to provide 0.10' of drop for flow through the manhole.
19. There is no such thing as an 8" x 6" threaded plug in the water schedule. This should be an 8" x 6" DI Tee with mechanical restraint.
20. The water fitting callouts are missing the material types in many of the callouts.
21. Call out "gate valve" in the water fitting schedule, not "valve".
22. Prior to the irrigation meter a 6" 90 degree bend is not required. The 2" gate valve will be installed right after the 6" x 2" threaded plug.

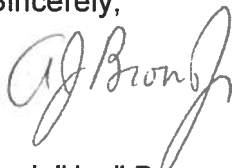
**Sheet L-202 & L-203**

1. The basin 1 & 2 outfall control structures and piping should be shown to avoid conflicts between landscape vegetation planted and the storm sewer outfalls.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



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

Cc: Sergio Reyes, eda

# City of Alachua

## Development Review Team (DRT) Meeting

**Project Name:** San Felsaco Tech City Site Plan

**Meeting Date:** May 21, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]



# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** San Felasco Tech City

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** Tom R. & Associates, LLC

**APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

**DRT MEETING DATE:** May 21, 2018

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Commercial; Industrial

**ZONING:** Commercial Intensive (CI) Light & Warehouse Industrial (ILW)

**OVERLAY:** N/A

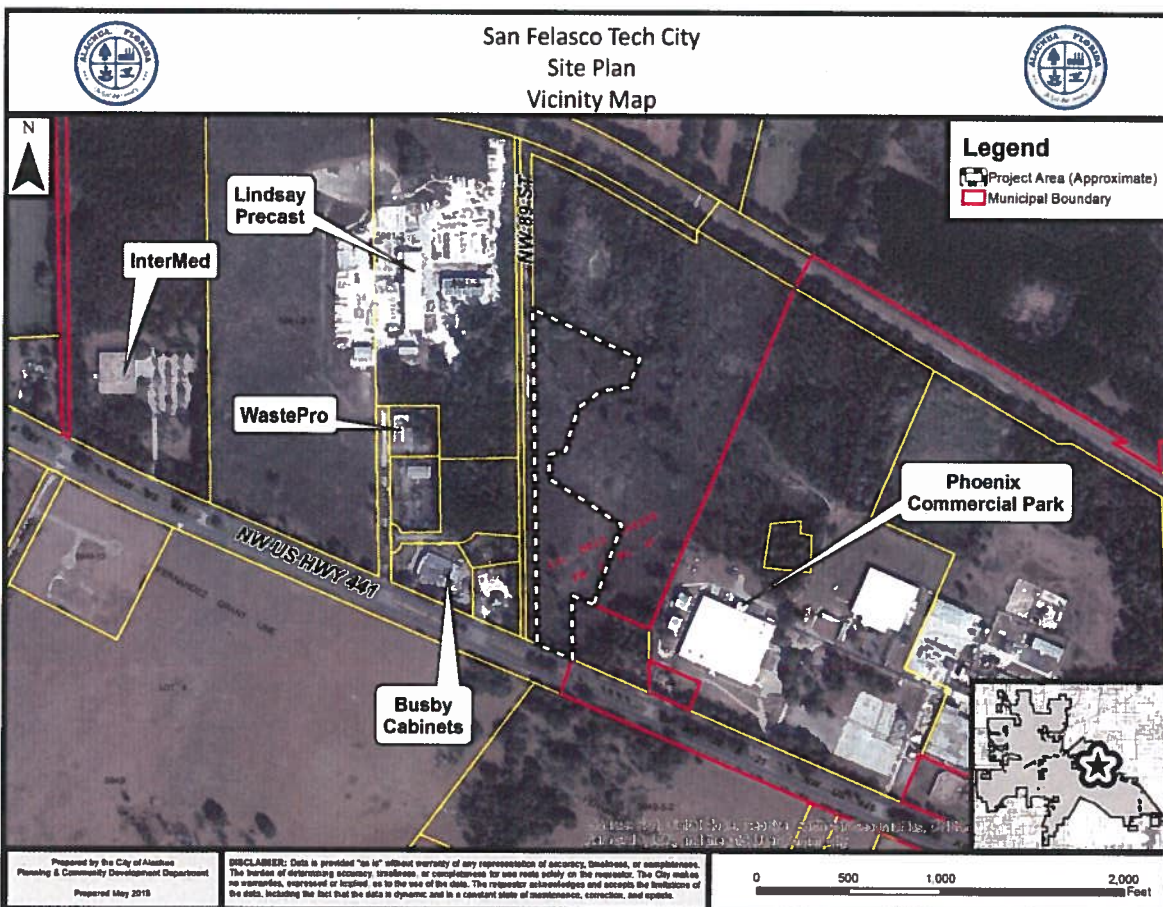
**ACREAGE:** ±55.36 acres

**PROJECT AREA:** ±12.4 acres

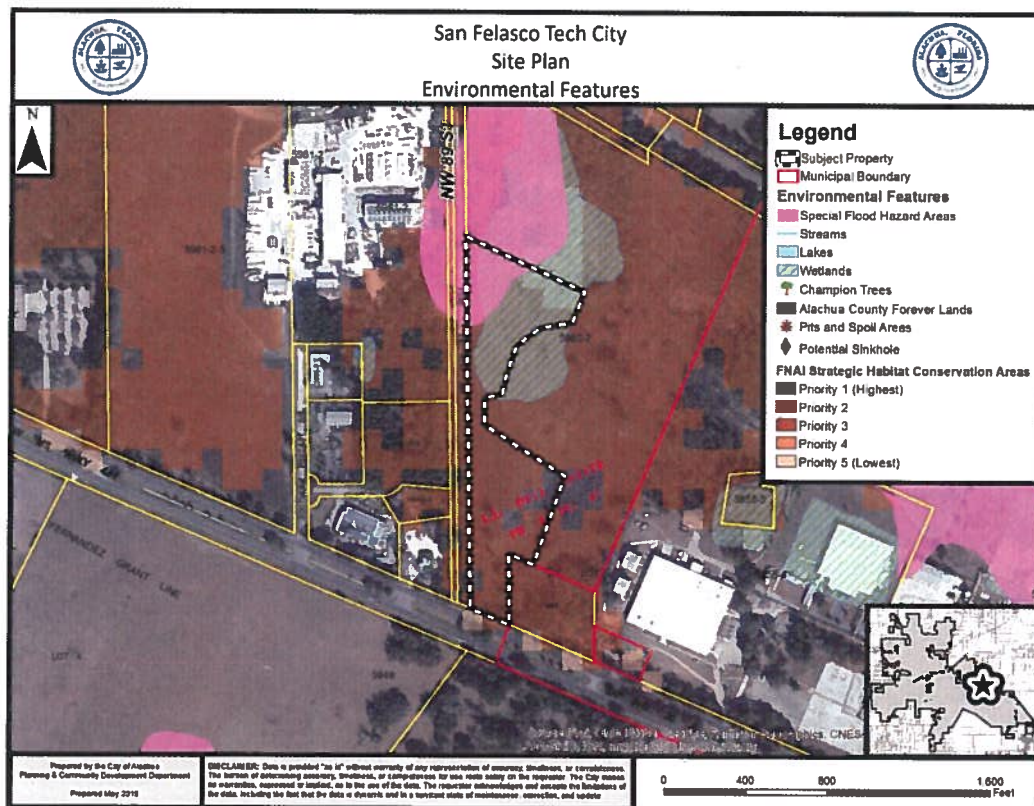
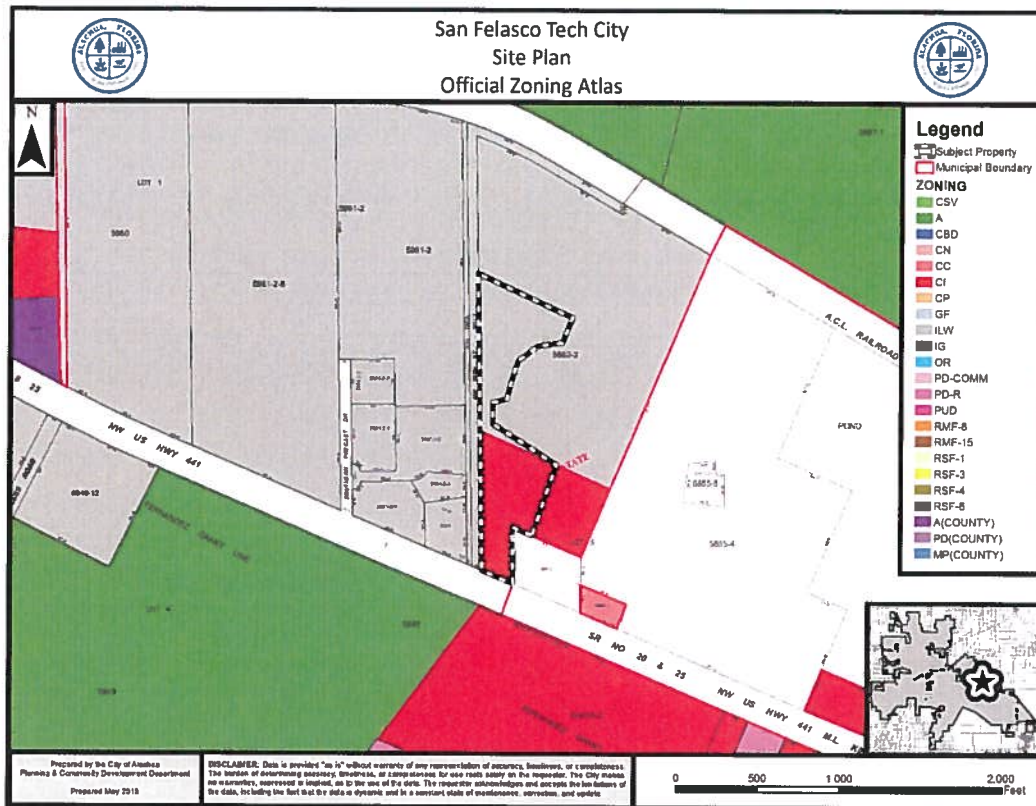
**PARCEL:** 05962-002-000

**PROJECT SUMMARY:** A request to construct a two (2) ±30,100 square foot buildings with a mix of proposes uses, with associated drainage, paving, grading and 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, June 4, 2018.**







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

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

### **1. Comprehensive Plan Consistency**

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.
- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.
- c. Comprehensive Plan Consistency Analysis states, in response to Objective 1.5, "'the proposed development at San Felasco Tech City will serve the intent of the Industrial future land use designation by providing office and commercial services..." Responses to Policies under Objective 1.5 are similar. The proposed buildings are located within an area with a Commercial FLUM Designation, and as such, Objective 1.5 is not applicable to the uses within the proposed buildings.
- d. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.
- e. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

### **2. Article 4, Use Regulations**

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
  - i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the "Retail Sales and Service" use category, and rather are established by the "Offices" use category as set forth by Section 4.2.5(E).
  - ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.
  - iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).
  - iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.
  - v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.
- b. "Solar Trees" are shown on the landscape plans.
  - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.
  - ii. Address compliance with the locational requirements of Section 4.4.4(E).
  - iii. Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments
  - a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'
  - b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.
  - c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).
  - d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
  - e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).
  - f. Per Table 6.1-5, six (6) accessible parking spaces are required.
  - g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.
4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
  - a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.
  - b. Perimeter Buffer Landscape Requirements:
    - i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.
    - ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
    - iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.
  - c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.
5. Section 6.3, Fencing Standards
  - a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.
  - b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).
6. Section 6.4, Exterior Lighting Standards
  - a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.
  - b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.
  - c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).

7. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.
  - i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.
  - ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).
- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.
- c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).
- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
  - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.
- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
  - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.
  - ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.
- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

10. Miscellaneous / General Comments

- a. Label "Future Boardwalk", "Future Tower Feature" and "Pedestrian Flyover" as to be permitted separately. For the "Pedestrian Flyover", also label as subject to FDOT permitting and approval.
- b. How does proposed future boardwalk connect to the sidewalk system?
- c. C0.00: Correct references to ILW zoning to "Light and Warehouse Industrial)
- d. C0.00: Label impervious area calculation tables as "project area" and "total site" or similar terminology.
- e. C0.00: Add floor area ratio calculation to project area impervious area calculations
- f. C1.00, Note #3: Revise reference to "GRU Electric Engineering Department" to "City of Alachua Public Services Department"
- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.
- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.
- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).
- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.
- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 17, 2018.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an email dated May 17, 2018.
- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** May 17<sup>th</sup>, 2018

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

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

RSV

**RE:** San Felasco Tech City Site Plans

Public Services have reviewed the San Felasco Tech City Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>General Note</u> ; sheet C0.10 Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i> . Document is located on City website under Public Services. [Approved as Noted]
2.	<u>General Note</u> ; – sheet C4.10 Remove all references to GRU. [Approved as Noted]
3.	<u>General Note</u> ; – details Engineer to coordinate sheet C4.00 and C4.10. Details call out conflicting line sizes then noted on the drawing schedule. [Approved as Noted]
4.	<u>General Note</u> ; Note on drawings, City maintenance for utilities ends at the PUE. Note on drawings, Owner is responsible to maintain stormwater structures (i.e. basin, piping, inlets, etc.) Engineer to coordinate with FDOT as required for stormwater management. [Revise & Resubmit]
5.	<u>Water</u> ; sheet C4.00 Project to address/incorporate the 8-inch water main extension. Water main shall extended to the property limits along US State Road 441. [Revise & Resubmit]

NO.	COMMENTS
6.	<p><u>Water</u>; sheet C4.00</p> <p>In reference to May 10th email with Engineer, Engineer has evaluated and confirmed the 1,000 gpm capacity will be available at the site.</p> <p>Engineer is responsible to provide a design that exceeds or achieves the fire flow requirement.</p> <p><b>[Provide a Confirming Statement]</b></p>
7.	<p><u>Water</u>; sheet C4.00</p> <p>Annotate on drawings: Contractor responsible to coordinate, as required, with City project regarding the future gravity sewer extension.</p> <p><b>[Approved as Noted]</b></p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner  
 Harry Dillard – Lead Engineering Technician

Zimbra

ju\_tabor@cityofalachua.org

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**RE: San Felasco Tech City**

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**From :** Brian Green <bgreen@AlachuaCounty.US>

Thu, May 17, 2018 04:35 PM

**Subject :** RE: San Felasco Tech City

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

Justin,

A secondary emergency access is required for this site.

*Brian Green*

Alachua County Fire Rescue  
Life Safety / Investigative Branch  
Cell 352-494-3140  
Office 352-384-3103  
Fax 352-384-3157





# JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 15, 2018

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

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 4-30-2018. We generated quite a few comments and recommendations that are outlined below.

## **Sheet C0.00**

1. There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.
2. Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".
3. With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?
4. The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

## **Sheet C0.20**

1. Why is US 441 northbound right turn lane designated as future? What is being built with this project?
2. Stormwater Basin is called out twice inside Basin 2.
3. Suggest labeling the wetland line.

## **Sheet C0.30**

1. The silt fence along the US 441 R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

## **Sheet C1.00**

1. The future right turn lane should include right turn striping arrows.
2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could

dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.
4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.
5. Label 12" white crosswalk striping.
6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.
7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.
8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.
9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

#### **Sheet C2.00**

1. There is no design grading provided for the right turn lane within the US 441 R/W.
2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.
3. There is a flat design grading section that may not work north of S-14 on the entry drive. Suggest revising grading in this area.
4. Could S-14 be moved further south to pick up more of the entry drive runoff and convey it to Basin 1?
5. On the south side of the entry drive ingress lane, there is a low point created by the grading at elevation 152.90 that does not work. Revise grading in this area.
6. S-17 is designed as a sump almost 2' below the Basin 1 bottom. If this is intended the sump should be designed in the basin bottom. Provide erosion control at this outfall.
7. S-22 does not work as designed at its current location. The weir will not work as designed. Also the top is set above the basin top. The 24" pipe will also have no cover. Redesign this outfall structure.
8. S-23 is designed 3.5' below the swale bottom. Correct this invert elevation and provide swale erosion control at this location. Erosion problems are quite likely at this location with the design proposed.

9. Consider altering the location or angle of the piping between S-22 and S-23 to get more clearance from the 39" Live Oak tree.
10. The piping slope callout for S-22 to S-23 is incorrect and should be flattened. Verify that a 24" RCP pipe size is required.
11. Check grading around traffic circle for problems.
12. More grading information is needed west of the traffic circle from the circle towards S-9. Is this supposed to be an inverted crown section? There is not enough grading shown to define the design condition.
13. Grade shown east of S-2 is 153.67 which will not work. Fix this grading.
14. Grade between S-2 and S-3 is too flat at 0.10%. This is not enough slope to adequately drain. A minimum grade of 0.30% is typical with 0.50% more desirable.
15. Label the type of curbing proposed in the parking areas.
16. Define the high point grades near the Bldg. A & Bldg. B loading docks.
17. There is a grading low point (154.26) south of S-7 that does not work and needs to be fixed.
18. Define and label the slope to grade (near S-11) in the northwest. It appears to be 4:1.
19. Define the length and start and stop of the retaining wall proposed near S-9.
20. Provide more spot grading around the handicap spaces and curb cut ramps to assure they are meeting the 2% maximum cross slope design criteria.
21. Are auto vehicles allowed to drive within the brick hatched corridor between Bldgs. A & B? If so, should curbing be used to separate the building entries from the vehicular corridor?
22. Label the tie to natural grade contours on the east side of the site (east of S-3). They do not appear to be tying to natural grade contours properly.
23. S-20, S-21, S-22, and S-23 have wrong information in the Structure Schedule and need to be revised.

#### **Sheet C2.10**

1. It is unclear which asphalt pavement detail is to be used where. Please clarify and make sure both details are applicable.
2. Provide brick pavement detail for the brick hatched area shown on the design drawings.
3. Where are the curb ramp details included on this sheet being used on the project?
4. Spec. note 9 indicates 5 testing locations. This seems low. Suggest utilizing a location per SF instead of a defined number or defining a higher number of locations.

#### **Sheet C2.20**

1. May need to provide some fill along the south side of basin 2 to make sure the undeveloped area drains into the basin. Note the condition in Section A-A that shows the grade on the upper end of the basin and how runoff would be trapped south of the basin and not discharge to the basin.
2. Section A-A should be drawn perpendicular to the basin side slopes not at an angle across it.
3. A basin section should be drawn for Basin 1 as well as Basin 2.

4. The pipe between S-21 and S-22 can be moved to the east to avoid the outfall being placed within the wetland buffer. It would also be a shorter pipe run if moved.
5. Is there a plan view anywhere of the pipe between S-12 and S-16?
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#### **Sheet C4.00**

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3. Show the primary electrical connection to the transformer.
4. Is natural gas being used? If show so gas connection location.
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10. With no information on the "future" wastewater main the project is tying into, it is unclear of this system works as designed. WW appears to flow from MH-11 east to MH-12, yet there is a big drop in MH-11 from east to north. Is this the correct design condition? How does wastewater leave MH-11 at 138.83, which is 13' deep?
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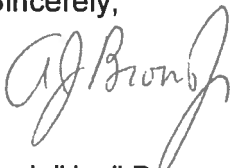
**Sheet L-202 & L-203**

1. The basin 1 & 2 outfall control structures and piping should be shown to avoid conflicts between landscape vegetation planted and the storm sewer outfalls.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



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

Cc: Sergio Reyes, eda

## Development Review Team (DRT) Meeting

**Meeting Date:** May 16, 2018 (Staff DRT)

Name	Email	Mailing Address	Phone
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[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** San Felasco Tech City

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** Tom R. & Associates, LLC

**APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

**DRT MEETING DATE:** May 16, 2018

**DRT MEETING TYPE:** Staff

**FLUM DESIGNATION:** Commercial; Industrial

**ZONING:** Commercial Intensive (CI) Light & Warehouse Industrial (ILW)

**OVERLAY:** N/A

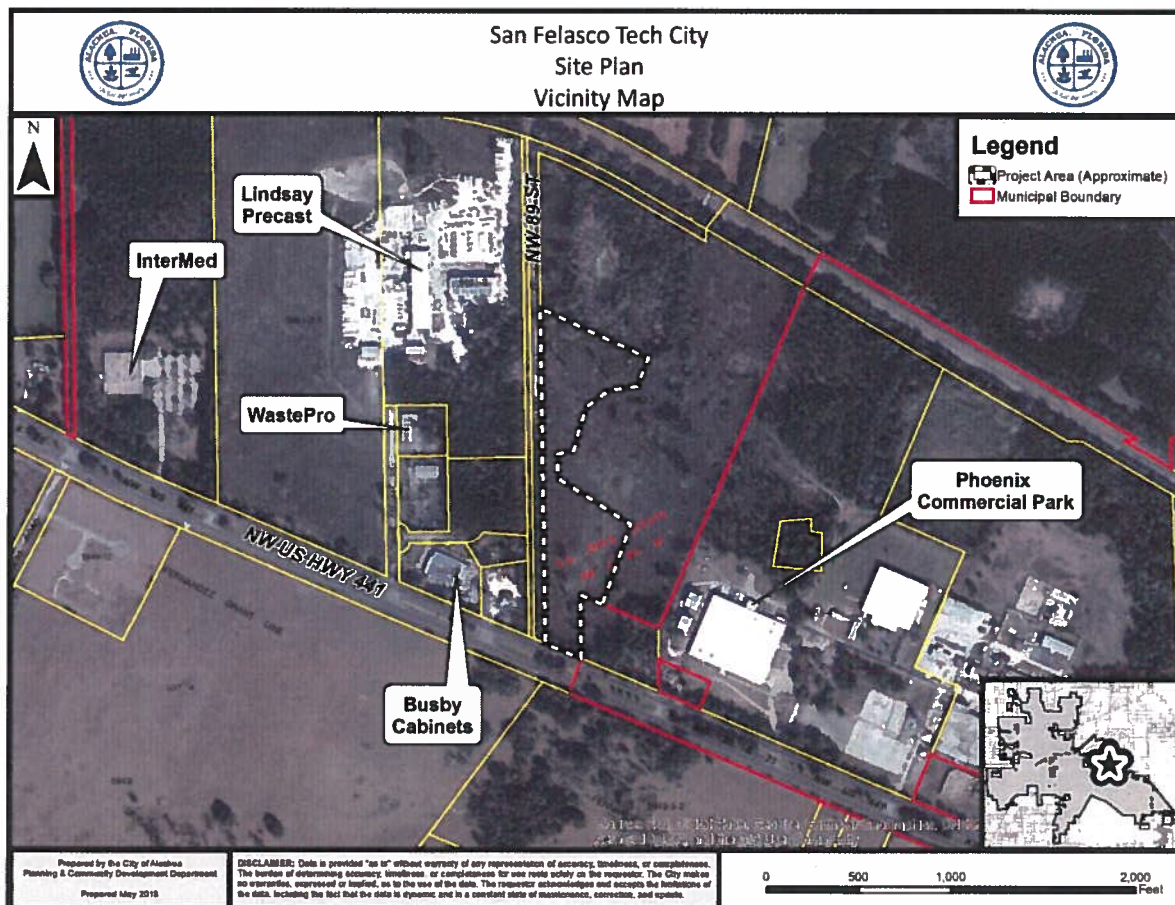
**ACREAGE:** ±55.36 acres

**PROJECT AREA:** ±12.4 acres

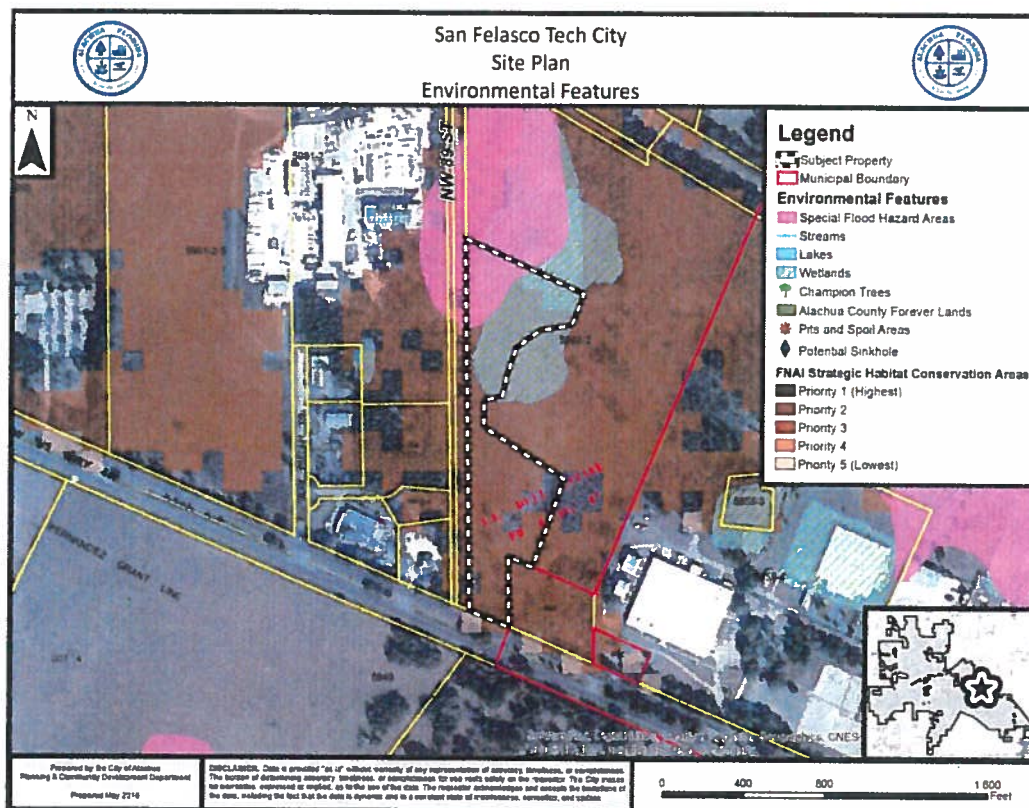
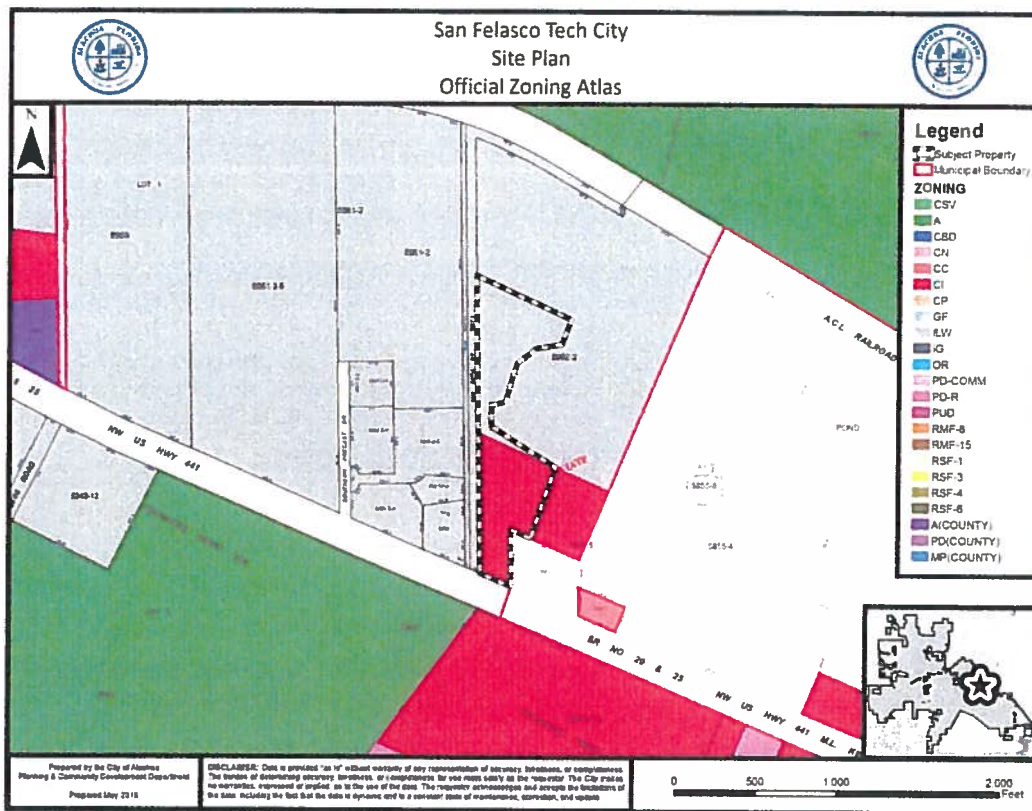
**PARCEL:** 05962-002-000

**PROJECT SUMMARY:** A request to construct a two (2) ±30,100 square foot buildings with a mix of proposes uses, with associated drainage, paving, grading and 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, June 4, 2018.**









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

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

### **1. Comprehensive Plan Consistency**

- a. The proposed buildings would be located within an area with a Commercial FLUM Designation. Policy 1.3.b identifies allowable uses on lands designed Commercial on the FLUM, and allows for "limited industrial services". Please further address the consistency of the proposed warehousing component, which would consist of 42% of the proposed floor area, with Policy 1.3.b.
- b. Response to Policy 1.3.d.9., FLUE, should address flood hazard areas (Zone A) on the property, as well as FNAI lands.
- c. Please address Policy 2.4.c of the FLUE, specifically as it pertains to tree #s 8, 10, and 32.
- d. C2.20: The outfall structure for SMF #2 is located within the 75' wetland buffer area per Policy 1.10.g of the COSE.

### **2. Article 4, Use Regulations**

- a. The applicant has indicated that the proposed warehousing uses are proposed as "accessory use to the retail and office uses, as allowed by [Section] 4.2.5(I).
  - i. Section 4.2.5(I) pertains to retail sales and service uses. Office uses are not included within the "Retail Sales and Service" use category, and rather are established by the "Offices" use category as set forth by Section 4.2.5(E).
  - ii. Section 4.2.5(I) does not identify warehousing as a permitted accessory use to retail sales and service uses.
  - iii. Section 4.4 establishes regulations for accessory uses. Section 4.4.4(B)(3) states that all accessory uses must be subordinate in area, extent, and purpose to the principal use. Any use proposed as an accessory use, must meet the criteria of Section 4.4.4(B)(3).
  - iv. All proposed uses must be consistent with the uses permitted in the CI zoning district as set forth in Article 4.
  - v. Note that Table 4.4-1 permits retail sales of goods as part of permitted industrial and warehouse uses within the CI zoning district, however, the principle industrial / warehouse use must also be permitted in CI.
- b. "Solar Trees" are shown on the landscape plans.
  - i. Structures may be considered a "ground mounted solar energy system". Reference Table 4.4-1, Section 4.4.4(K) and Article 10.
  - ii. Address compliance with the locational requirements of Section 4.4.4(E).
  - iii. Provide manufacturer's detail of proposed structures. Detail must depict the proposed structures for the project and height to demonstrate compliance with Section 4.4.4(F).

### **3. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments**

- a. Section 6.1.10(A) requires pedestrian crosswalks within parking lots with 100 or more spaces to be at least 10 feet in width and either raised above adjacent pavement, striped, or otherwise designated through the use of alternative materials. Please address for proposed crosswalks.'
- b. Per Table 6.1-1, parking requirement for office use types is 1 space per 330 square feet of floor area. Criteria of parking calculation on Sheet C0.00 lists 1 space per 350 square feet.
- c. Warehousing is not a permitted principle use in CI zoning. Revise parking calculations to reflect the corrections in proposed use type(s).
- d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
- e. Dimension the width of drive aisles to the south and east of buildings to demonstrate compliance with Table 6.1-3 (minimum 24' width).
- f. Per Table 6.1-5, six (6) accessible parking spaces are required.

- g. Will a curb be provided along the parking spaces contiguous to the sidewalk? If not, provide wheel stops.
4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- a. Section 6.2.2(D)(2)(iii) requires one tree island within parking lot interior at approximately 10 space intervals. Numerous locations throughout the parking lot, particularly for the parking spaces adjacent to proposed buildings, exceed 10 spaces.
  - b. Perimeter Buffer Landscape Requirements:
    - i. Plans note a portion of the west perimeter buffer "along other site areas but outside of project area". Intent of comment is unclear.
    - ii. Plans note a portion of the west perimeter buffer "along US 441, zoned 'Agriculture'". US 441 is to the south, and lands to the west are zoned ILW. Please clarify.
    - iii. Section 6.2.2(D)(3)(d) addresses the responsibility and timing of the installation of perimeter buffers. Please provide LDR citation which supports the statement that a perimeter buffer along the north and west parcel lines is not required.
  - c. Provide calculation of total number required and total number provided of parking lot interior landscaping (trees and shrubs) for each parking lot area.
5. Section 6.3, Fencing Standards
- a. Provide detail or cross section of retaining wall along SW parking lot area. Detail / cross section must demonstrate compliance with 6.3.2(E) and 6.3.3(B), as well as fall protection requirements of the FBC and other applicable codes.
  - b. The proposed 10 foot screen wall in front of the buildings exceeds maximum 6 foot wall height permitted in front yards per 6.3.3(B).
6. Section 6.4, Exterior Lighting Standards
- a. Provide detail of all wall mounted light fixtures demonstrating the fixtures will comply with Section 6.4.4(A), which requires wall-mounted lights to have fully shielded luminaires (such as shoebox or can-style fixtures) and to direct all light downward.
  - b. Please confirm if fixture "C" as shown on E-1 is fixture "A" in the Luminaire Schedule. If so, correct to use corresponding fixture labels.
  - c. Provide detail depicting installation of and location of cove lighting relative to building's features to demonstrate compliance with Section 6.4.4(B)(4).
7. Section 6.8, Design Standards for Business Uses
- a. Section 6.8.2(A)(2)(a) requires all facades facing a street (south elevation of both buildings) or publicly-accessible parking areas with 15% or more of the minimum required off-street parking (Building "B" west elevation and Building "A" east elevation) to incorporate 20% of the ground floor façade area.
    - i. Notate the height of the roof of each building on the architectural plans. Glazing calculations appear to not include all areas under the roof, wall, or parapet of the wall as required per Section 6.8.2(A)(2)(a)(i)b.
    - ii. Confirm calculation of glazing for the front building elevations, which appear to be less than 20%. Note screen wall features are not credited to glazing calculation, as the screen wall is not an exterior building surface (reference Article 10).
  - b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to provide a wall offset of at least 2 feet in depth (projection or recess) a minimum of every 30 feet, or to provide an alternative to the offset requirement as set forth in 6.8.2(A)(2)(b)(ii). Front facades of both buildings and west façade of Building "B" (which faces a street) exceed 30 feet in length without an offset or alternative provided.
  - c. Identify the materials used within each elevation to demonstrate compliance with the material design requirements as set forth in Section 6.8.2(A)(2)(c) and (d).

- d. Indicate the location of all mechanical equipment and required screening as per Section 6.8.2(A)(2)(3).

8. Section 6.9, Environmental Protection Standards

- a. GIS data analysis indicates a portion of the lands proposed to be developed may be within a wetland area. The Site Plan depicts a wetland boundary and buffers which significantly vary from GIS data.
  - i. Provide documentation which confirms the wetland boundary as shown on the Site Plan has been field verified by a professional in accordance with Chapter 62-340, F.A.C. to demonstrate the minimum required setbacks as set forth in Policy 1.10.
- b. A portion of SMF #2 is within an area designated as Flood Zone A. All development within areas of special flood hazard are subject to compliance with Section 6.9.4 (Note – recent amendments to floodplain management regulations have not been codified; reference Ordinance 18-05).
  - i. If development is proposed within Flood Zone A, Sections 6.9.4(E)(1)(b) and (c) require the applicant to establish the base flood elevation.
  - ii. If development is proposed within Flood Zone A, Section 6.9.4(E)(3)(a) requires the applicant to provide a floodway encroachment analysis that demonstrates the encroachment of the proposed development will not cause any increase in base flood elevations and to submit such analysis to FEMA as set forth in Section 6.9.4(E)(4).

9. Concurrency Impact Analysis

- a. Given the area proposed for retail, ITE Code 826 – Specialty Retail – may be more representative of trip generation.
- b. Revise calculations for transportation, water, wastewater generation as needed based upon changes in the use type as discussed above.

10. Miscellaneous / General Comments

- a. Label “Future Boardwalk”, “Future Tower Feature” and “Pedestrian Flyover” as to be permitted separately. For the “Pedestrian Flyover”, also label as subject to FDOT permitting and approval.
- b. How does proposed future boardwalk connect to the sidewalk system?
- c. C0.00: Correct references to ILW zoning to “Light and Warehouse Industrial)
- d. C0.00: Label impervious area calculation tables as “project area” and “total site” or similar terminology.
- e. C0.00: Add floor area ratio calculation to project area impervious area calculations
- f. C1.00, Note #3: Revise reference to “GRU Electric Engineering Department” to “City of Alachua Public Services Department”
- g. C2.00: Provide directional arrows indicating flow of stormwater runoff within impervious surface areas.
- h. C2.10: Reference to work within County ROW / inspections by County Inspector are not applicable to this project.
- i. C2.20, Maintenance Note 1: Please clarify the maintenance entity, as the site is presently undeveloped and there is not existing stormwater management system. Maintenance entity shall comply with Section 6.9.4(E)(2).
- j. In the Neighborhood Meeting minutes, please clarify the last sentence of the second paragraph.
- k. C2.20: Engineers Certification – Project is in City of Alachua, not Alachua County.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Comments from Alachua County Fire Rescue to be provided under separate cover.
- c. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated May 15, 2018.



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 15, 2018

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

Re: San Felasco Tech City - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 4-30-2018. We generated quite a few comments and recommendations that are outlined below.

## **Sheet C0.00**

1. There are 2 impervious area tables on the cover sheet. Please define via notes or titles the difference and purpose for the 2 tables.
2. Suggest identifying the periods in the Trip Generation Tables as "AM Pk. Hr.", "PM Pk. Hr." and Avg. Daily".
3. With only 10,000 SF of retail is the use of ITE Land Use 820 "Shopping Center" for Trip Generation the best choice? Would ITE Land Use 826 "Specialty Retail" be a better choice?
4. The Parking Calculations Table indicates 157 parking spaces provided. I count 161.

## **Sheet C0.20**

1. Why is US 441 northbound right turn lane designated as future? What is being built with this project?
2. Stormwater Basin is called out twice inside Basin 2.
3. Suggest labeling the wetland line.

## **Sheet C0.30**

1. The silt fence along the US 441R/W line does not encompass the Basin 1 outfall structure. Suggest adding some silt fence erosion control protection for the downstream MES within the US 441 R/W swale.

## **Sheet C1.00**

1. The future right turn lane should include right turn striping arrows.
2. Why is there a southbound left turn lane designed at the driveway connection? There is no availability for a left turning movement. This could

dangerously encourage a mistaken left turn movement into the US 441 westbound travel lanes.

3. Recommend widening the ingress and egress lanes beyond 12'. Lanes with curbing on both sides are very tight with only 12' of width. 14' is more comfortable with curbing on both sides.
4. On the southbound entry drive lane structures S-13, S-14, and S-15 are within the 12' drive aisle. As mentioned in comment 3 above the lane width is already tight and having the structures stick out into the lane width will cause some drivers to try and avoid the inlets. Offsetting those inlets west of the curb line could avoid this condition.
5. Label 12" white crosswalk striping.
6. The east and west sides of the traffic circle should be provided with diverter triangles to preclude bypassing the one way traffic and cutting through the circle to the exit.
7. Consider traffic circle signage (MUTCD W2-6) placed within the circle at key entry locations to identify the circle and traffic flow pattern.
8. Consider re-thinking the location of the southern traffic circle east-west crosswalk. This crosswalk is very long placing pedestrians within the vehicle travel ways for a long distance of 70' with no safety refuge. The crossing is also not perpendicular to the vehicle route of travel. Suggest moving it to the south to the end of the entry landscape median or eliminating it altogether.
9. The site provides 4 accessible parking spaces for 161 spaces. Per Handicap accessibility code requirements 6 accessible parking spaces are required to be provided.

#### **Sheet C2.00**

1. There is no design grading provided for the right turn lane within the US 441 R/W.
2. The mitered end sections and piping within US 441 crossing the entry drive may need to be lengthened in order to function properly. Suggest providing a storm sewer profile view of this pipe crossing under the driveway to identify slopes from edge of pavement, cover over pipe, etc.
3. There is a flat design grading section that may not work north of S-14 on the entry drive. Suggest revising grading in this area.
4. Could S-14 be moved further south to pick up more of the entry drive runoff and convey it to Basin 1?
5. On the south side of the entry drive ingress lane, there is a low point created by the grading at elevation 152.90 that does not work. Revise grading in this area.
6. S-17 is designed as a sump almost 2' below the Basin 1 bottom. If this is intended the sump should be designed in the basin bottom. Provide erosion control at this outfall.
7. S-22 does not work as designed at its current location. The weir will not work as designed. Also the top is set above the basin top. The 24" pipe will also have no cover. Redesign this outfall structure.
8. S-23 is designed 3.5' below the swale bottom. Correct this invert elevation and provide swale erosion control at this location. Erosion problems are quite likely at this location with the design proposed.

9. Consider altering the location or angle of the piping between S-22 and S-23 to get more clearance from the 39" Live Oak tree.
10. The piping slope callout for S-22 to S-23 is incorrect and should be flattened. Verify that a 24" RCP pipe size is required.
11. Check grading around traffic circle for problems.
12. More grading information is needed west of the traffic circle from the circle towards S-9. Is this supposed to be an inverted crown section? There is not enough grading shown to define the design condition.
13. Grade shown east of S-2 is 153.67 which will not work. Fix this grading.
14. Grade between S-2 and S-3 is too flat at 0.10%. This is not enough slope to adequately drain. A minimum grade of 0.30% is typical with 0.50% more desirable.
15. Label the type of curbing proposed in the parking areas.
16. Define the high point grades near the Bldg. A & Bldg. B loading docks.
17. There is a grading low point (154.26) south of S-7 that does not work and needs to be fixed.
18. Define and label the slope to grade (near S-11) in the northwest. It appears to be 4:1.
19. Define the length and start and stop of the retaining wall proposed near S-9.
20. Provide more spot grading around the handicap spaces and curb cut ramps to assure they are meeting the 2% maximum cross slope design criteria.
21. Are auto vehicles allowed to drive within the brick hatched corridor between Bldgs. A & B? If so, should curbing be used to separate the building entries from the vehicular corridor?
22. Label the tie to natural grade contours on the east side of the site (east of S-3). They do not appear to be tying to natural grade contours properly.
23. S-20, S-21, S-22, and S-23 have wrong information in the Structure Schedule and need to be revised.

#### **Sheet C2.10**

1. It is unclear which asphalt pavement detail is to be used where. Please clarify and make sure both details are applicable.
2. Provide brick pavement detail for the brick hatched area shown on the design drawings.
3. Where are the curb ramp details included on this sheet being used on the project?
4. Spec. note 9 indicates 5 testing locations. This seems low. Suggest utilizing a location per SF instead of a defined number or defining a higher number of locations.

#### **Sheet C2.20**

1. May need to provide some fill along the south side of basin 2 to make sure the undeveloped area drains into the basin. Note the condition in Section A-A that shows the grade on the upper end of the basin and how runoff would be trapped south of the basin and not discharge to the basin.
2. Section A-A should be drawn perpendicular to the basin side slopes not at an angle across it.
3. A basin section should be drawn for Basin 1 as well as Basin 2.

4. The pipe between S-21 and S-22 can be moved to the east to avoid the outfall being placed within the wetland buffer. It would also be a shorter pipe run if moved.
5. Is there a plan view anywhere of the pipe between S-12 and S-16?
6. Label basin bottom contour.
7. Label slope of backslope tie to grade on basin north side.
8. Pipe slope is incorrect from S-22 to S-23.
9. S-20 invert is wrong in schedule.
10. Detail of S-21 is labeled as S-20.
11. Both details of control structures S-21 and S-22 have numerous issues. The weir heights are not correct. The outfall pipes are not shown properly in either profile view. The structure tops should be set below the basin top elevations and above the 100 year flood elevations. In both cases the tops are too high and will not provide any emergency overflow protection as designed. Each structure needs to be redesigned for proper placement, working of the weirs, and cover over the outfall pipes. Suggest verifying that 24" RCP pipes are needed for the outfalls.
12. In Maintenance Note # 1 who is the entity?
13. Correct the certification to replace Holiday Inn Alachua with San Felasco Tech City.

#### **Sheet C4.00**

1. Do not understand the future designation for the water main and wastewater main adjacent to US 441. How will the project system be installed if the existing system is a future system?
2. Label the type and size of the future water main and wastewater main being connected to.
3. Show the primary electrical connection to the transformer.
4. Is natural gas being used? If show so gas connection location.
5. Call out the wastewater plug and invert for the stub east of MH-8.
6. Identify wastewater drops required in the wastewater structure schedule.
7. The water main and fire line appear to be too close to the 37" live oak near the entry road median opening. Suggest moving those lines further out into the roadway area.
8. Is a fire line and FDC required for Building B?
9. FF elevations callouts are labeled twice on each building.
10. With no information on the "future" wastewater main the project is tying into, it is unclear of this system works as designed. WW appears to flow from MH-11 east to MH-12, yet there is a big drop in MH-11 from east to north. Is this the correct design condition? How does wastewater leave MH-11 at 138.83, which is 13' deep?
11. Why are the wastewater lines at 1.0% throughout the project? Are there plans for these lines to be extended to future phases? Would it not make more sense to decrease the slope to 0.40% and provide more depth for sewer extensions to future phases?
12. Is a 5/8" irrigation meter big enough for this system?
13. Should an 8" fire line be considered for at least some of the fire line main? These are long 6" dead end lines.

14. The NE invert of MH-1 needs to be lowered. It does not work as designed due to cover.
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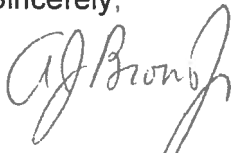
**Sheet L-202 & L-203**

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It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,



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

Cc: Sergio Reyes, eda



May 10, 2018

Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Development  
15100 NW 142nd Terrace  
Alachua, Florida 32616

**Re: San Felasco Tech City - Site Plan Application  
Completeness Review Response Letter**

Dear Mr. Tabor:

The applicant's responses to the DRT review comments issued on May 3, 2018 are below. Included in this package are the following items:

- 4 Sets of Revised Plans, 24x36
- 4 Sets of Application Documents
- 1 CD of electronic files

**DEFICIENCIES TO BE ADDRESSED:**

1. **Site Plan Attachment #3: Fire Department Access and Water Supply**  
**Action Needed to Address Deficiency:** (1) ISO / NFPA Needed Fire Flow Worksheets must be signed and sealed by a professional engineer registered in the State of Florida. (2) Applicant has not provided any materials to support the available water flow to the project. Coordinate with potable water purveyor – City of Alachua Public Services – to determine available flow.

**RESPONSE:** Signed and sealed fire flow worksheets have been provided with this submittal and the applicant has worked with Public Services to address water availability for the project. A fire flow test is also included in this submittal package.

2. **Site Plan Attachment #6: Mailing Labels**  
**Action Needed to Address Deficiency:** Mailing labels for those persons and organizations registered with the City to receive notice of development applications state "NEIGHBORHOOD WORKSHOP NOTICE" at the top of labels. These labels are to be used for the Planning & Zoning Board public hearing. Submit mailing labels with address information only (NOTE – only one (1) set of labels for those registered is needed).

**RESPONSE:** The Public Notice mailing labels have been revised.

3. **Site Plan Attachment #10: Proof of payment of taxes.**  
**Action Needed to Address Deficiency:** Submit documentation from the Alachua County Tax Collector's Office demonstrating taxes have been paid through 2017.

**RESPONSE:** This information is being provided again with this submittal.

4. **Site Plan Attachment #11: SRWMD Permitting.**  
**Action Needed to Address Deficiency:** Submit documentation which evidences the project has been submitted to SRWMD for review and permitting.

**RESPONSE:** This information is being provided again with this submittal.

5. **Site Plan Attachment #13:** FDOT Permitting.

**Action Needed to Address Deficiency:** Submit documentation which evidences the project has been submitted to FDOT for review and permitting of proposed connection to US 441.

**RESPONSE:** Proof of submittal to FDOT is provided with this submittal.

**Other Issues to be Addressed:**

6. **Proposed Use.**

**Action Needed to Address Deficiency:** The proposed use is described inconsistently within application materials. For example, the cover letter describes the use as a "mix of office and commercial uses", however, trip generation is based upon a mix of office, warehousing, and retail uses. In addition, the proposed "warehousing" use must be further defined. The project area is zoned Commercial Intensive (CI), which does not permit uses within the warehouse / freight movement use category (these uses are generally permitted in the industrial zoning districts). Please address.

**RESPONSE:** The cover letter has been revised to better describe the mix of uses proposed for the buildings. The proposed warehouse areas are intended as an accessory use to the retail and office spaces for *storage of goods, manufacture or repackaging of goods for on-site sale* (LDC Section 4.2.5(l)). No uses associated with freight movement are proposed for the site.

7. **Parking Calculations.**

**Action Needed to Address Deficiency:** (1) Parking calculations on Sheet C0.00 do not state the square footage used to determine number of required spaces for each area, nor are the number of required parking spaces demonstrated for each area. (2) State the use type being utilized to calculate parking (appears to be light manufacturing, which is not a permitted use in the CI zoning district, and is not consistent with the stated mix of uses). For parking standards with a variable parking requirement based on the activity associated with the use type (such as the variable parking standard for light manufacturing, which has a parking standard for office/labs and a different parking standard for all other areas), materials supporting the use of the building is required. Such materials may include but are not limited to preliminary floor plans.

**RESPONSE:** Calculations on the Cover Sheet, C0.00 have been revised to include SF. The buildings include office, retail, and accessory warehouse space and preliminary floor plans have been provided to demonstrate the mix of uses proposed.

8. **Countywide Wetland Protection.** Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at:  
<http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

**RESPONSE:** A self-certification form has been submitted to Alachua County EPD staff. A copy is included with this submittal.

9. **Application Submittals:** For future submittals, please ensure plans are either individually rolled or individually folded.

**RESPONSE:** Noted. Future submittals will be folded or rolled individually.



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 3, 2018

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

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

RE: Completeness Review and Conditional Application Acceptance:  
San Felasco Tech City – Site Plan Application

Dear Mr. Sweger:

On April 30, 2018, the City of Alachua received your application for the San Felasco Tech City Site Plan, which proposes the construction two (2) ±30,100 square foot nonresidential buildings, with a proposed mix of uses, consisting of a ±12.4 acre project area on a ±55.36 acre subject property (Tax Parcel Number 05962-002-000).

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 the application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Thursday, May 10, 2018**. The materials addressing these deficiencies may be submitted digitally to the project planner.

In accordance with Section 2.2.6(B) of the LDRs, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

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

1. **Site Plan Attachment #3: Fire Department Access and Water Supply**  
**Action Needed to Address Deficiency:** (1) ISO / NFPA Needed Fire Flow Worksheets must be signed and sealed by a professional engineer registered in the State of Florida. (2) Applicant has not provided any materials to support the available water flow to the project. Coordinate with potable water purveyor – City of Alachua Public Services – to determine available flow.
2. **Site Plan Attachment #6: Mailing Labels**  
**Action Needed to Address Deficiency:** Mailing labels for those persons and organizations registered with the City to receive notice of development applications state **"NEIGHBORHOOD WORKSHOP NOTICE"** at the top of labels. These labels are to be used for the Planning & Zoning Board public hearing. Submit mailing labels with address information only (NOTE – only one (1) set of labels for those registered is needed).

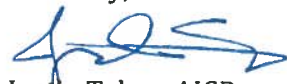
3. **Site Plan Attachment #10:** Proof of payment of taxes.  
**Action Needed to Address Deficiency:** Submit documentation from the Alachua County Tax Collector's Office demonstrating taxes have been paid through 2017.
4. **Site Plan Attachment #11:** SRWMD Permitting.  
**Action Needed to Address Deficiency:** Submit documentation which evidences the project has been submitted to SRWMD for review and permitting.
5. **Site Plan Attachment #13:** FDOT Permitting.  
**Action Needed to Address Deficiency:** Submit documentation which evidences the project has been submitted to FDOT for review and permitting of proposed connection to US 441.

### ***Other Issues to be Addressed***

6. **Proposed Use.**  
**Action Needed to Address Deficiency:** The proposed use is described inconsistently within application materials. For example, the cover letter describes the use as a "mix of office and commercial uses", however, trip generation is based upon a mix of office, warehousing, and retail uses. In addition, the proposed "warehousing" use must be further defined. The project area is zoned Commercial Intensive (CI), which does not permit uses within the warehouse / freight movement use category (these uses are generally permitted in the industrial zoning districts). Please address.
7. **Parking Calculations.**  
**Action Needed to Address Deficiency:** (1) Parking calculations on Sheet C0.00 do not state the square footage used to determine number of required spaces for each area, nor are the number of required parking spaces demonstrated for each area. (2) State the use type being utilized to calculate parking (appears to be light manufacturing, which is not a permitted use in the CI zoning district, and is not consistent with the stated mix of uses). For parking standards with a variable parking requirement based on the activity associated with the use type (such as the variable parking standard for light manufacturing, which has a parking standard for office/labs and a different parking standard for all other areas), materials supporting the use of the building is required. Such materials may include but are not limited to preliminary floor plans.
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9. **Application Submittals:** For future submittals, please ensure plans are either individually rolled or individually folded.

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 application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, Assistant City Manager (by electronic mail)  
 Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
 Adam Hall, AICP, Planner (by electronic mail)  
 Project File