



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

August 14, 2018

SUBJECT:	A request for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, a concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements
PROPERTY OWNER:	City of Alachua
APPLICANT/AGENT:	Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.
LOCATION:	15400 Peggy Road
PARCEL ID NUMBER:	03870-000-000
FLUM DESIGNATION:	Recreation
ZONING:	Governmental Facilities (GF)
OVERLAY:	N/A
ACREAGE:	±105.68 acres
PROJECT AREA:	±17.83 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the August 14, 2018, Staff Report to the Planning & Zoning Board.</i>

SUMMARY

This application is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the City of Alachua, property owner, for the construction of an amphitheater with stage and canopy structure, two (2) multipurpose fields, concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements.

The subject property is ±105.68 acres in area; the project area consists of a ±17.83 acres. The subject property is located east of the Hal Brady Recreation Center, north of CR 2054, east of Interstate 75, and south and east of Clover Ranch Estates. The Phase 2A project area is primarily located to the south of the Legacy Park Multipurpose Center, which was completed in June 2017. Access to the subject property will be provided by the existing connection to County Road 2054. Additional parking would be provided south of the existing main drive to the multipurpose center, and to the north of the proposed amphitheater, multipurpose fields, and concessions / restroom building.

The proposed development will convey stormwater to two existing stormwater management facilities (one of which is proposed to be expanded) and to a third new facility to be constructed as part of the proposed development.

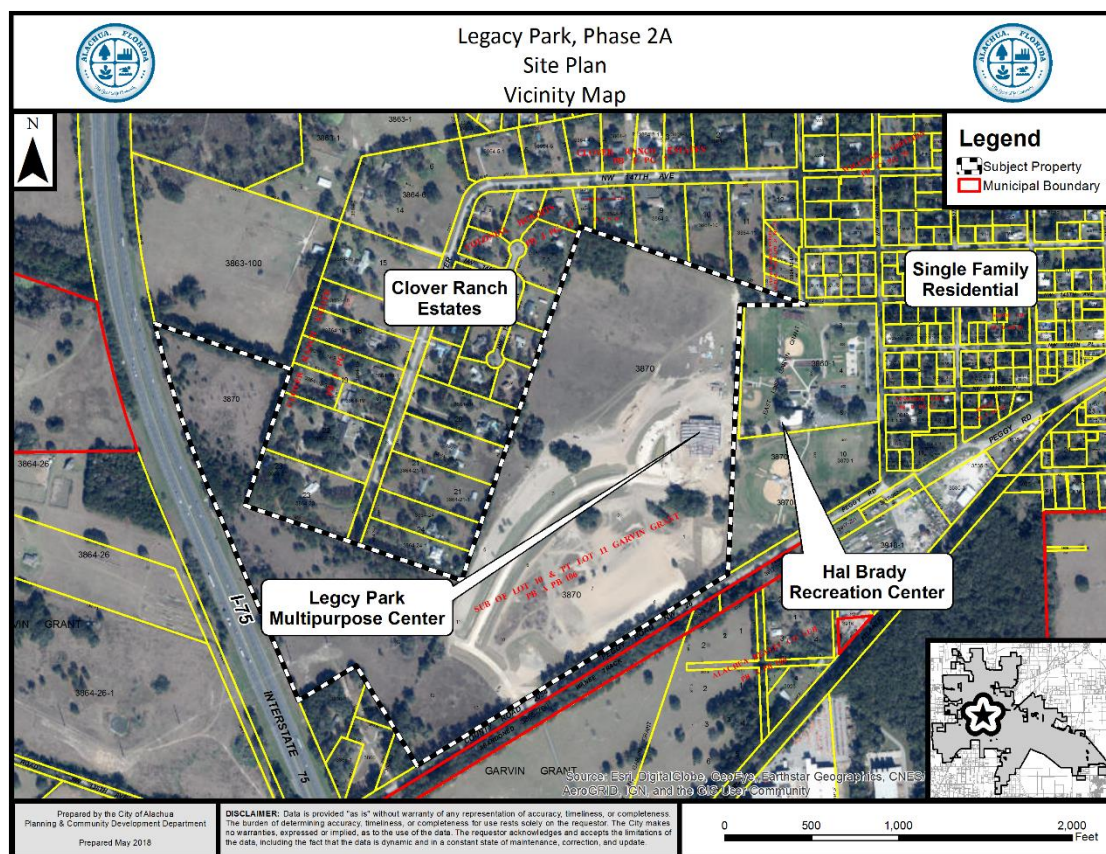
SURROUNDING USES

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.)

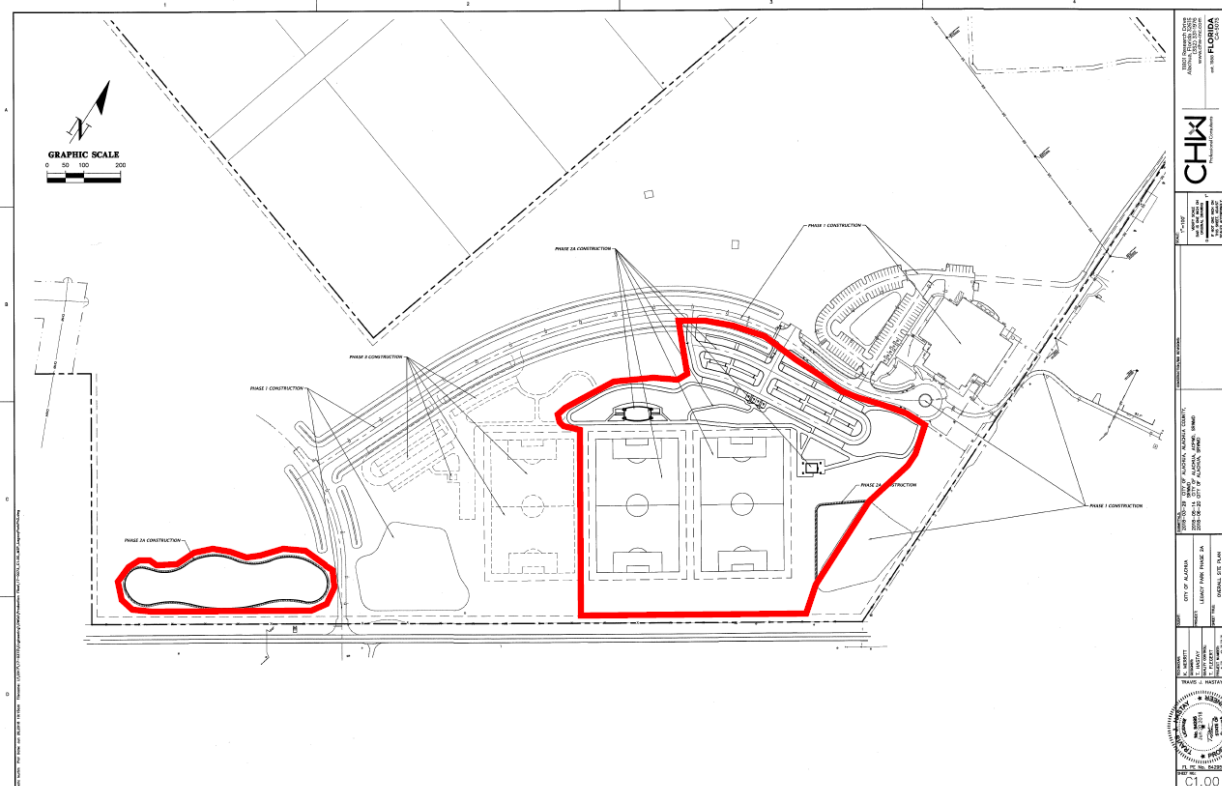
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Legacy Park Multipurpose Center; Clover Ranch Estates	Recreation; Moderate Density Residential	Government Facilities (GF); Residential Single Family – 3 (RSF-3)
South	County Road 2054 (a.k.a Peggy Road); Vacant Lands	Agriculture	Agriculture (A)
East	Hal Brady Recreation Center	Recreation	Governmental Facilities (GF)
West	Vacant Lands; Interstate 75	Recreation	Government Facilities (GF)

Map 1. Vicinity Map



Map 2. Legacy Park Phase 2A Project Area (New Site Features Only)



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on March 23, 2018, at the Legacy Park Multipurpose Center, located on the subject property at 15400 Peggy Road. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by eight (8) members of the public. A summary of the discussion which occurred at the Neighborhood 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 1.7: Recreation: The City of Alachua shall designate a Recreation land use category for all publicly or privately owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category.

Policy 1.7.a: City-owned recreation facilities: The City of Alachua shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource based recreation activities to residents inside and outside of the City limits.

Evaluation and Findings of Consistency with Goal 1, Objective 1.7, and Policy 1.7.a: The subject property has a Recreation FLUM Designation, which permits uses such as city-owned recreational facilities, including regional facilities servicing residents of the City and surrounding areas.

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.

Evaluation and Findings of Consistency with Objective 2.4 and Policy 2.4.a: The Site Plan includes a Landscape Plan that demonstrates the proposed development will comply with all applicable landscaping standards required by the City's Comprehensive Plan and Land Development Regulations. A significant area of the project area (approximately 92.1%) consists of landscaped and open areas, which exceeds the minimum 30% area required by Policy 2.4.a.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following the proposed development, the site will provide approximately 16.43 acres of open space within the project area, exceeding 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: An environmental conditions and site suitability analysis is provided in this report, and indicates that the development is not expected to adversely affect natural features.

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

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water 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: An analysis of the development's impact to public facilities is provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

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 will not adversely affect the level of service for transportation facilities.

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

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

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

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.g: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

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 will 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: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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 will 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: The proposed development will convey stormwater to existing and proposed on-site stormwater management facilities designed and constructed to meet the requirements of the City's Land Development Regulations. The applicant has submitted an application to the Suwannee River Water Management District (SRWMD) for the proposed stormwater system modifications. 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: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

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 will 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 subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The proposed use of the subject property as a public park will result in large areas of open space with limited impacts upon the natural environment.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

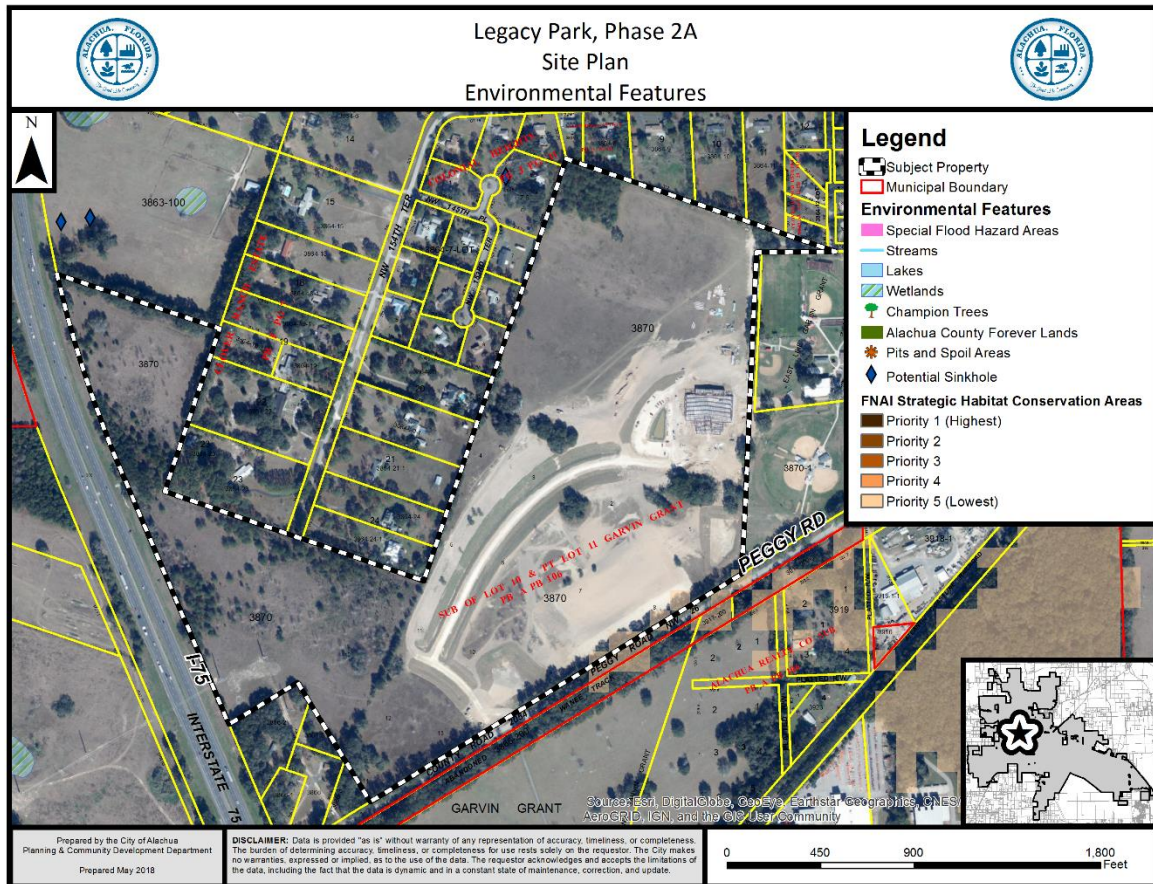
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 3. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer does not indicate any lands classified as potentially having habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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 eight (8) soil types found on the subject property:

Arredondo Fine Sand (5% – 8% 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 and local roads and moderate limitations for small commercial buildings.

Bivens Sand (5% – 8% slopes)

Hydrologic Soil Group: D

This soil type is a sloping, poorly drained soil on short breaking slopes and along hillsides in the uplands. Permeability is moderate to moderately rapid in the surface and subsurface layers. This soil type has severe limitations for most urban uses, including dwellings, local roads, and small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Millhopper Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately 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.

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

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

Lochloosa Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: C

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

Norfolk Loamy Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

Norfolk Loamy Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface and subsurface layers. This soil type poses moderate limitations as sites for small commercial buildings because of the slope.

Evaluation: Most of the soil types located on the subject property pose no significant limitations or only slight limitations for development. The areas on-site containing soil types which do pose greater limitations for development are minimal on-site, and are largely located outside of the project area. Given the preceding, there are no significant issues related to soil suitability.

Flood Potential

Panel 12001C0120D 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 X (areas determined to be outside of the 500-year floodplain.)

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

Karst-Sensitive Features

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

Evaluation: The majority of the subject property, and all of the project area, is designated as within a Medium-High Aquifer Recharge Area as identified on the Suwannee River Water

Management District (SRWMD) High Aquifer Recharge (HARC) Map. A portion of the western part of the subject property, outside of the project area, is designated as within a High Aquifer Recharge Area as identified on the SRWMD HARC Map. Best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The subject property is zoned Governmental Facilities (GF.) The site plan proposes an amphitheater with stage and canopy structure, two (2) multipurpose fields, a concessions / restroom building, and associated parking, drainage, paving, grading, and infrastructure improvements. There are two (2) principal uses proposed by this site plan: public park and amphitheater. Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that public parks and amphitheaters are both permitted uses in the GF zoning district.

(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 which apply to the "public park" use type. There are Use-Specific Standards established in Section 4.3.4(F)(2) for arenas and stadiums, which are part of the same use type as an amphitheater. However, there are no Use-Specific Standards set forth in Section 4.3.4(F)(2) which are applicable to amphitheaters.

(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*. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan. Additionally, an analysis of the applicability of Section 6.6.3, *Residential Protection Standards*, is provided below.

(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*

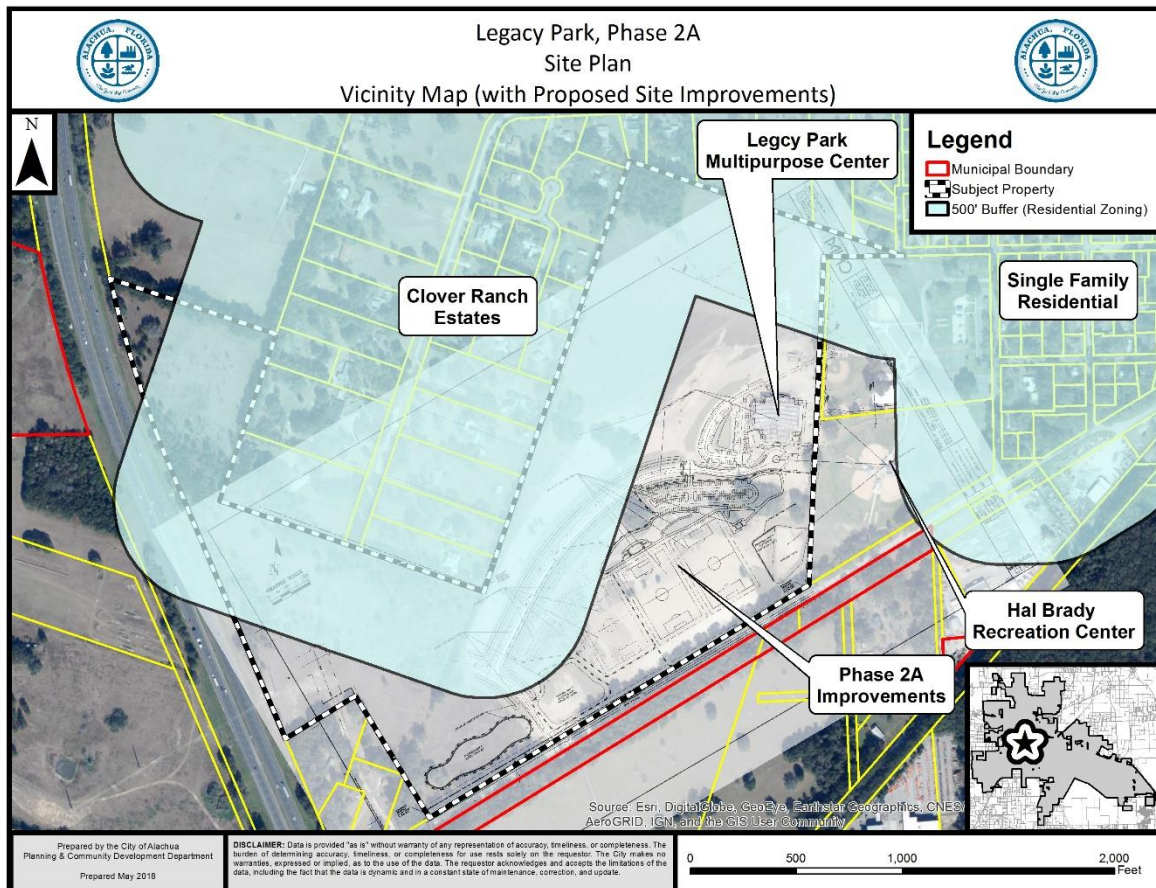
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

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

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. The applicant has provided an analysis and response to each of the standards set forth in Section 6.6.3 of the LDRs.

Map 4. Vicinity Map with Proposed Site Improvements & 500 Foot Buffer from Residential Zoning Districts



6.6.3 Residential protection standards.

- (A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Evaluation & Findings: The applicant has indicated that typical facility operations will be comparable to those which presently occur at Legacy Park and the Hal Brady Recreation Center, and would typically conclude by 9 PM.

- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Evaluation & Findings: The development proposed by the Phase 2A site plan places the proposed facilities in the location furthest from existing nearby residential areas. The proposed amphitheater, fields, and concessions / restroom building are not located within 500 feet of any residentially zoned lands (see Map 4). The existing tree line along CR 2054 (Peggy Road) will remain, serving as a buffer between proposed site improvements and the areas to the south.

- (3) *Placement of trash receptacles.* Placement of trash receptacles.

Evaluation & Findings: Trash receptacles are not proposed for Phase 2A. This phase will use the receptacles provided in Phase 1.

- (4) *Loading and delivery area.* Location of loading and delivery areas.

Evaluation & Findings: There are no loading / delivery areas associated with Phase 2A.

- (5) *Lighting.* Lighting location, intensity, and hours of illumination.

Evaluation & Findings: The applicant has submitted details of all proposed parking lot, sidewalk, building, and sports field lighting which demonstrate that the development proposed by Phase 2A would comply with the applicable criteria set forth in Section 6.4, Exterior Lighting Standards, of the City's LDRs. Proposed field lighting will not be within 500 feet of any residentially zoned lands. The photometric plans submitted with application materials indicate the field lighting will be designed to direct light to fall primarily within the field areas. In addition, detail of the proposed light fixtures that has been submitted with the application materials show that the proposed luminaires will use shielding to reduce glare in areas outside of the fields.

- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Evaluation & Findings: No vending machines, telephones or other similar outdoor services and activities are proposed by this site plan.

- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

Evaluation & Findings: The proposed amphitheater, fields, and concessions / restroom building are not located within 500 feet of any residentially zoned lands (see Map 4). The existing tree line along CR 2054 (Peggy Road) will remain, serving as a buffer between proposed site improvements and the areas to the south. It may be appropriate for additional landscaping to be provided in future phases of development between Legacy Park site features and residential areas to the north, when development is proposed proximate (i.e., within 500 feet of) these residential areas.

- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Evaluation & Findings: The proposed amphitheater structure would be the tallest structure proposed by this site plan. The architectural plans indicate the proposed amphitheater would be approximately 27 feet tall. The applicant has indicated that the proposed amphitheater would be approximately 25 feet below the average elevation of adjacent residential properties. Therefore, the visibility of the structure from residential areas should be minimal.

- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

Evaluation & Findings: The proposed development would have no effect upon natural lighting and solar access to nearby residential lands.

- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Evaluation & Findings: The proposed development is not expected to cause any obtrusive odors or fumes, given the nature of the proposed use.

- (11) *Paving and parking areas.* Paving to control dust.

Evaluation & Findings: All parking proposed within Phase 2A will be paved.

- (12) *Placement or configuration of site design.* Placement or configuration of site design.

Evaluation & Findings: As noted, the proposed amphitheater, fields, and concessions / restroom building are not located within 500 feet of any residentially zoned lands (see Map 4). Proposed development features have been sited in locations which would cause minimal impact to existing nearby development. The existing tree line along CR 2054 (Peggy Road) will remain, serving as a buffer between proposed site improvements and the areas to the south. Proposed field lighting will not be within 500 feet of any residentially zoned lands. The photometric plans submitted with application materials indicate the field lighting will be designed to direct light to fall primarily within the field areas. In addition, detail of the proposed light fixtures that has been submitted with the application materials show that the proposed luminaires will use shielding to reduce glare in areas outside of the fields.

- (B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Evaluation & Findings: No structures proposed by this site plan would be within 100 feet of a residential zoning district or adjacent to residential uses.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
CR 2054 West	CR 2054 (from SR 235 to West City Limits)	4/D	County Maintained Collector (Urban)	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 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

Land Use ¹	AADT ²	AM Peak Hour ²	PM Peak Hour ²
Soccer Complex (ITE Code 488)	143 (71, 72)	2 (1, 1)	33 (16, 17)

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 71.33 trips per field x 2 fields (50% entering/50% exiting); AM Peak Hour – 0.99 trips per field x 2 fields (53% entering/47% exiting); PM Peak Hour – 16.43 trips per field x 2 fields (48% entering/52% exiting.)

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

Traffic System Category	CR 2054 West ¹
Average Annual Daily Trips	
Maximum Service Volume ²	15,120
Existing Traffic ³	1,774
Reserved Trips ⁴	1,338
Available Capacity ⁴	12,008
Increase/Decrease in Daily Trips Generated by Development	143
Residual Capacity After Development's Impacts⁵	11,865

¹ 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.

² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.

⁴ Source: City of Alachua July 2018 Development Monitoring Report.

⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Traffic System Category	CR 2054 West ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,359
Existing Traffic ³	169
Reserved Trips ⁴	133
Available Capacity ⁴	1,057
Increase/Decrease in PM Peak Hour Trips Generated by Development	33
Residual Capacity After Development's Impacts⁵	1,024

¹ 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.

² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.

⁴ Source: City of Alachua July 2018 Development Monitoring Report.

⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	36,867
Available Capacity	1,027,133
Projected Potable Water Demand from Application ³	510
Residual Capacity	1,026,623
Percentage of Permitted Design Capacity Utilized	55.36%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua July 2018 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is 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 ¹	687,000
Reserved Capacity ²	32,839
Available Capacity	780,161
Projected Sanitary Sewer Demand from Application ³	510
Residual Capacity	779,651
Percentage of Permitted Design Capacity Utilized	48.02%
Sources: ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua July 2018 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,152	7,145.24
Reserved Capacity ²	4,633.55	845.62
Demand Generated by Application ³	21.92	4.0
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
1 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).		
2 City of Alachua July 2018 Development Monitoring Report.		
3 Estimated rate of 0.17 pounds per hour (based upon Comprehensive Plan demand rate per capita); 15 players per team x 2 hours per game x 2 teams per field x 2 fields		
4 New River Solid Waste Facility, April 2018.		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is 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
LEGACY PARK – PHASE 2A
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant acknowledges and agrees that the development shall meet the requirements of the Florida Fire Prevention Code.
2. The applicant agrees it shall obtain all applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 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 – 3 as stated herein.

**EXHIBIT “B”
TO
LEGACY PARK – PHASE 2A
SITE PLAN
STAFF REPORT**

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

July 24, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

All of our comments and questions have been addressed except we strongly recommend using a standard size pipe. A standard size would be less expensive, easier to connect to in the future, and less costly for repairs and maintenance. We also recommend that the backflow preventer be the same size as the water meter to reduce pressure losses.

Sincerely,

Caitlyn Drane, P.E.
Project Manager

Legacy Park Phase 2A - 7/18/18 Plans / Materials

From : Justin Tabor <jtabor@cityofalachua.com>

Thu, Jul 19, 2018 01:45 PM

Subject : Legacy Park Phase 2A - 7/18/18 Plans / Materials

To : Travis Hastay <travish@chw-inc.com>

Cc : Kathy Winburn <kwinburn@cityofalachua.com>, William DaRoza
<wi_daroza@cityofalachua.org>

Travis,

I've reviewed the plans for Legacy Park submitted yesterday, and there are a couple things to note to be corrected when submitting copies for the PZB Meeting (these copies will be needed July 31 - number of copies and format requirements can be found [here](#)). I expect to receive a response from EDA on Monday in reference to their confirmation that comments have been addressed, or any outstanding items. I'll forward their response upon receipt.

Please address the following for the next submittal:

- The field lighting Project Summary, Illumination Summary, and Equipment Layout on the CD were dated 13-Jun-18. The date of the document you had emailed over yesterday, which has additional information to address the requirements of the LDRs, is dated 12-Jul-18. Please make sure the latest version is submitted on the next CD.
- Please combine all plan sheets to a single PDF file. Also, there were 2 PDF files on the CD with older plan sets. Please make sure we get the final version of the plans.

Thanks.

Sincerely,

Justin Tabor, AICP

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

City Hall Hours of Operation

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

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

July 16, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. The proposed basin, SMF-4, shown in the plans appears larger than the basin outline utilized by the geotechnical report by GSE, dated March 2018. Ensure that the difference in size from what is actually proposed and what was given to GSE does not affect the number of borings required. (i.e. Ensure that the number of borings meets SRWMD Section 3.4.1 "There shall be at least one boring per acre of the retention or detention pond. Boring should be spread out within the proposed area in order to obtain a reliable sampling." Per City of Alachua 6.9.3(7)(a), "Detention and retention systems shall be designed in conformance with the SRWMD's Surface Water Management Permitting Manual, as amended" and therefore, SRWMD criteria applies.)
2. *Per previous comment 1: Provide the average ground elevation utilized for determining the seasonal high-water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.* Specify the elevation that is used to calculate the seasonal high-water table elevation (SHWT) and the groundwater table elevation (GWT). The Stormwater Management System Report specifies how many feet below land surface the SHWT and the GWT are but does not list the elevation that the average ground elevation is at.

NFPA Required Fire Flow

1. From June 20, 2018 response letter:

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.

- **A fire flow test has been requested for the existing on-site hydrant. Updated flow information and calculations will be submitted upon receipt of test results.**

Fire flow test results to be submitted. City of Alachua Public Services to make a determination on needed and provided fire flow if the fire flow test shows that the required fire flow is greater than the provided fire flow at the site.

Sheet C1.00

1. Add labels to plan sheet so that the plan sheet explains what is constructed in each phase.
 - a. Label the existing and proposed stormwater basins.
 - b. Label the existing and proposed structures.
 - c. Label the roadway with appropriate name.
2. Add phase boundary/reference lines for clarity of what is to be constructed in each phase.
3. What are the two squares in the northwestern portion of the plan? Add labels as appropriate.

Sheet C1.10

1. Adjust tree barricade for the 138" live oak to limits of canopy to the greatest extent possible to protect the tree during construction.

Sheet C2.10

1. Per previous comment 5: The slopes of the parking spaces have been regraded but the regrading has created low spots in the corners adjacent to the sidewalks where water could become trapped. Bird baths could occur in these areas. Review the grading to eliminate the potential for trapping water.
2. Per previous comment 7: It is understood that the pipe has been oversized. We still recommend selecting a standard pipe size for cost savings as 3" PVC is not a standard pipe size.
3. Add spot grades in the asphalt in front of the handicap parking spaces to demonstrate the slope of the asphalt.
4. Provide valves at the water service to the concession stand to provide the ability to isolate the concession stand.
5. Per previous comment 5: Cutting in a tee is an acceptable alternative as the water line can be isolated. Revise the fittings to match what is proposed. The

plans show a gate valve, water meter, and backflow preventer. Add a label for the gate valve and call out the the backflow preventer and the size of the backflow preventer. Show the temporary blow-off assembly.

Sheet C2.16

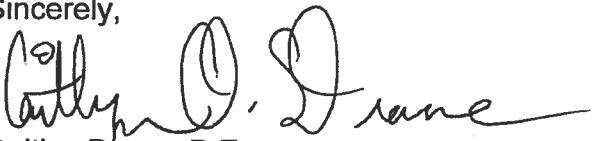
1. Ensure that the basin will not be short circuited by inlet S-46 and discharge S-49.

Sheet C2.30/C2.31/C2.32

1. Per previous comment 1: Provide radii and northing and eastings to the basin for constructability purposes. The response indicates labels have been added but there are not labels on the sheet.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Manager



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 10, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Review of Revised Application & Materials, Dated June 26, 2018: Legacy Park Phase 2A – Site Plan

Dear Mr. Hastay:

On June 26, 2018, the City of Alachua received your revised application and materials for the Legacy Park Phase 2A 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 June 6, 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 Wednesday, July 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:

4. Section 6.4, Exterior Lighting Standards

- c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.

Remaining Issues: Field lighting design referenced in the applicant's response letter was not provided. Design must be submitted for review and must address the requirements of Section 6.4.8.

- d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.

Remaining Issues: The references to "30-6.12" (photometric narrative) and "30-6.12(D)(1)(b)" (fixture schedule notes) were not removed from the plans.

- e. If any wall mounted lights are proposed on the concessions building, please identify the lighting and provide detail.

Remaining Issues: Provide detail of wall mounted light fixtures, such as a cut sheet, which demonstrates the wall-mounted fixtures comply with Section 6.4.4(A) (requires fully shielded luminaires, such as shoebox or can-style fixtures).

5. **Section 6.6, Residential Protection Standards**

- a. Please address the standards as set forth in Section 6.6.3(A), particularly subsections (1) (hours of operation), (2) (activities that may generate adverse impacts), (5) (lighting), (7) (landscaping) and (12) (placement/configuration of site).

Remaining Issues:

- (i) Throughout the applicant's review of the project's consistency with Section 6.6.3(A), responses should further address and elaborate upon the location of Phase 2A site improvements relative to existing nearby residential areas, particularly how site design addresses compatibility between nearby residential areas and proposed development.
- (ii) Response to 6.6.3(A)(2) should address the elevations of the Phase 2A site improvements relative to nearby residential areas as well as how the placement and configuration of the amphitheater structure and other Phase 2A site improvements would minimize potential impacts to nearby residential areas.
- (iii) Applicant must clarify the meaning of a "neighborhood-level" amphitheater. It is Staff's understanding the amphitheater is configured to allow for multiple types of events.
- (iv) Response to 6.6.3(A)(5) states, "if illuminated, onsite multipurpose fields will be lit at an intensity and time similar to the park's existing baseball fields, terminate around 9 pm, and be consistent with all applicable LDR lighting standards."
 - (a) The applicant elsewhere in application materials indicates that the fields will be lighted, therefore, the response to 6.6.3(A)(5) should correctly acknowledge that the fields will be lighted.
 - (b) The applicant must elaborate upon the "applicable LDR lighting standards" for field lighting, particularly Section 6.4.8.

9. **Outstanding Completeness Review Comments**

- a. **Site Plan Attachment #3: Fire Department Access and Water Supply.**
Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.

Remaining Issues: Provide updated test results once testing has been completed. (**NOTE:** Test results are subject to review and approval by Public Services and Alachua County Fire Rescue.)

10. **Public Services / Fire Rescue / Engineering Review Comments**

- a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.

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 Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.

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

- c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

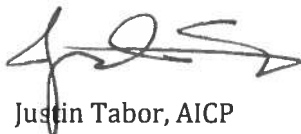
Comment: As stated during the DRT Meeting, review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

Additional Comments: 6/26/18 Revised Application & Materials

1. Applicant's response letter states the proposed parking spaces will be paved, however, the plans depict stabilized grass parking (except for handicap spaces). Please clarify and correct the plans if needed.
2. Sheet LS-1: Table 6.2-3 establishes the number of tree credits given for each preserved tree based upon the size of the tree (measured in DBH). For trees 1 – 26, the credit allocated for each tree is inconsistent with the credit given by Table 6.2-3. Please correct tree credit calculations to be consistent with the credit for preserved trees as set forth in Table 6.2-3, and revise landscape plans as needed.
3. Sheet C1.00: Should "Phase 3 Construction" be labelled as "Phase 2B construction"?
4. Sheet C1.10 references landscape plans for detail of removable bollards. Detail not provided in landscape plans.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

cc: 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)*
Mike DaRoza, Communications & Executive Project Manager *(by electronic mail)*
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 travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Legacy Park Phase 2A – Site Plan

Dear Mr. Hastay:

The application referenced above was reviewed at our June 6, 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 Thursday, June 14, 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 item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

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

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Sheet C0.00 states a total of 150 unpaved parking spaces are proposed, and 4 accessible parking spaces are proposed for Phase 2A.
 - i. Please clarify total number of parking spaces. Sheet C0.00 states "150 unpaved parking spaces", but this number appears to include the 4 accessible (and thus, paved) parking spaces.
 - ii. Per Table 6.1-5, 5 accessible spaces are required for parking lots with 101 – 150 total spaces, and 6 accessible spaces are required for parking lots with 151 – 200 total spaces. Therefore, 1 or 2 additional accessible spaces, depending upon the total count of parking spaces, are required.

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

- a. Sheet LS-3 depicts a number of trees (1-3, 7, 10, 14, 16, 24, 25, 27, 35) which may be within the right-of-way of CR 2054 and are shown for credit within the tree credit table. Trees used for credit must be located on the subject property. Revise tree credit calculations and landscaping calculations accordingly.

- b. Sheet LS-3 depicts an existing 10" live oak within the area of the west field. Please confirm whether any regulated, heritage, or champion trees are to be removed, and if so, provide mitigation in accordance with Section 6.2.1.
 - c. Grading, Drainage and Utility Plan sheets (C2.00 – C2.16) do not show all existing trees (for example, there are existing trees in the northern area of east field, as shown on Sheet LS-2). Please ensure plan sheets show all existing trees, including those to be removed and those to be preserved.
 - d. Please ensure all existing / natural trees, both to be removed and to be preserved, are clearly visible on landscape plan sheets.
 - e. Parking lot perimeter landscaping is required along the south perimeter of the parking lot, from east of accessible spaces to the sidewalk connecting the parking lot area to the concession stand, and around the perimeter of each end of the parking lot. Provide continuous row of shrubs and revise parking lot perimeter length and calculations on Sheet LS-1.
 - f. Parking lot perimeter canopy tree calculations state 33 canopy trees are required and provided. It appears that approximately only 23 trees are provided.
 - g. Parking lot perimeter understory tree calculations state 17 canopy trees are required and provided. It appears that approximately only 12 trees are provided.
 - h. Eight (8) understory trees are required per acre for site landscaping requirement. Calculations note 143 trees are required, but only 18 are proposed. Note there are no provisions to credit 'existing dense vegetation' to meet tree requirements.
 - i. If any waste receptacles are proposed, identify location and screening in accordance with Section 6.2.3(D).
3. Section 6.3, Fencing Standards
 - a. Please confirm if a fence is proposed along CR 2054. If so, note the requirements of Section 6.3.4, particularly 6.3.4(A)(4).
4. Section 6.4, Exterior Lighting Standards
 - a. Maximum footcandles within a parking lot (5 footcandles) per Section 6.4.4(C)(2) is exceeded under all PL3T fixtures. Statistics table notes maximum footcandles is 7.2.
 - b. Uniformity ratio (maximum to minimum) per Section 6.4.4(E) is 10:1. Statistics table notes max/min ratio of 14.4:1.
 - c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.
 - d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.
 - e. If any wall mounted lights are proposed on the concessions building, please identify the lighting and provide detail.
 - f. Are any pedestrian level lights proposed along sidewalks? Some lights are provided along sidewalks of the Phase 1 area.
5. Section 6.6, Residential Protection Standards
 - a. Please address the standards as set forth in Section 6.6.3(A), particularly subsections (1) (hours of operation), (2) (activities that may generate adverse impacts), (5) (lighting), (7) (landscaping) and (12) (placement/configuration of site).
6. Concurrency Impact Analysis
 - a. SR 235 from 235/241 intersection to US 441 and CR 235 are identified in the Concurrency Impact Analysis as affected roadway segments. These roadway segments are not within ½ mile of the project, and as such, are not affected roadway segments.

- b. Footnote 2 to Table 4 provides a narrative as to how solid waste generation is estimated, however, this figure represents the same demand generated by an individual for a residential unit for an entire day per the Comprehensive Plan standard (0.73 tons per person per year) and is likely an overestimation of solid waste generation.
 - c. In Table 5b, please clarify the existing acreage of Legacy Park Phase 1 and the acreage which would be added by Phase 2B. Also further clarify there are no recreation impacts, but rather enhancements to available acreage.
7. Comprehensive Plan Consistency Analysis
- a. Revise response to Objective 1.1., Transportation Element, and Policies 1.1.d, 2.1.a, and 4.1.c, CFNGAR Element, to reflect updates to the Concurrency Impact Analysis.
8. Miscellaneous / General Comments
- a. ADA accessible viewing area should be provided along an ADA compliant sidewalk for the amphitheater viewing area.
 - b. Sheet C1.10: Riprap shown SE of bathroom/concessions building but no other stormwater detail shown on this sheet.
 - c. Sheet C1.10: Please address how the sidewalk along the north side of the access drive into the site (south of the existing paved parking lot) will connect to this phase and to future phases.
9. Outstanding Completeness Review Comments
- a. **Site Plan Attachment #3:** Fire Department Access and Water Supply.
Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.
Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.
10. Public Services / Fire Rescue / Engineering Review Comments
- a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.
 - b. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.
 - c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from Caitlyn Drane, of EDA Engineers – Surveyors – Planners, Inc., dated June 4, 2018

cc: 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)
Mike DaRoza, Communications & Executive Project Manager (by electronic mail)
Project File

June 4, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. Provide description and details of geotechnical parameters utilized. There does not appear to be any borings in the location of Basin SMF-4. Provide borings as required by SRWMD. Provide the average ground elevation utilized for determining the seasonal high water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.
2. Provide assurance that the combined post-development discharge rate and volume for post-development watersheds 2B and 2A do not exceed pre-development discharge rate and volume for watershed 2 (Peggy Road West) discharge. Ensure that the existing culvert will not be negatively impacted and provides sufficient capacity for the proposed stormwater runoff.
3. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road West discharge rates and volumes.
4. Provide assurance that the combined post-development discharge rate and volume for post-development watershed 3A and 3C do not exceed the pre-development discharge rate and volume for pre-development watershed 3 (Peggy Road East).
5. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road East discharge rates and volumes.
6. Provide pipe sizing calculations to demonstrate adequate pipe capacity.

NFPA Required Fire Flow

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.
2. The Needed Fire Flow Calculations need to be signed and sealed.

Meter Sizing Calculations

1. Meter sizing calculations need to be signed and sealed.
2. The *City of Alachua Requirements for Design & Construction Manual* requires the water meter sizing to be per AWWA meter sizing calculations. The method cited on your calculations says AWWA Manual M22 – Sizing Water Service Lines and Meters (2nd Edition) but looks more like a combination of 64E and the old E.R.C. method GRU used to utilize. The AWWA method sizes water meters utilizing fixture counts. Provide revised water meter calculations.

Sheet C0.00

1. Add a Master site plan showing how Phase 2A connects to Phase 1 for site layout clarification.

Sheet C0.10

1. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires "New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.*"

Sheet C1.10

1. Add radii, dimensions, northing and eastings to sidewalk for constructability. For example, add radii to the curved sidewalk from the handicapped parking to the main sidewalk.
2. Add dimensions to the sidewalk ramps. Call out the type of ramp per the appropriate FDOT Index.
3. Why is the tree clouded? Remove cloud from proposed plans.

4. The northings and eastings are in odd locations on the amphitheater. They do not call out a specific corner of the building. Review the locations to make them usable for laying out the site.
5. Why does the sidewalk transition (going west across the sheet) from 11-ft in front of the ADA spaces to 7-ft then to 10-ft in front of the live oak tree?

Sheet C2.10

1. Review the grades of the handicap spaces. There is a spot that appears to be greater than 2%.
2. Review the cross slope of the proposed sidewalks. There are areas that exceed 2%. (ex. Portions of the sidewalk have cross slopes of 5.86% and 7.57%)
3. Is the intent to have a 6" step up sidewalk? Review the grading as there is an area near the handicap spaces that is less than 6". (i.e. 118.31 spot in asphalt and 118.40 spot on sidewalk)
4. Add additional spot grades to the proposed handicap ramps. Show that the sidewalk ramps meet ADA requirements.
5. Review and revise the grades in the proposed pervious parking spaces. There appears to be areas that the slope is between 8% to 14%. These are not ideal slopes in parking spaces as car doors will close. Parking space slopes should be less than 8%.
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7. 3" PVC is not a standard pipe size for potable water services. We recommend reviewing the pipe size and providing a standard size for cost savings.
8. Ensure that there is not a conflict at the storm and potable water crossing. Provide a water crossing detail.
9. Call out fittings for the water service. Why are bends not shown or labeled?
10. Determine and label the typical slope to the fields.

Sheet C2.11

1. Revise spot grades that show a "??" with real spot grades.

2. Provide the existing spot grades that the proposed sidewalk will tie into to ensure the slopes meet ADA requirements.
3. Add a backflow preventer after the water meter.
4. Add gate valves to the water service to allow for the ability to isolate the proposed service during and after construction.
5. Is the water main existing? Revise the fittings selected to connect to the existing main. We recommend calling out a 6" tapping tee with valve and a 3" tapped plug.
6. Why are you saving a dead 54" live oak?
7. Review plans for callout overlap to make plans more legible.
8. Ensure that there are not conflicts at the storm and potable water crossings.
9. Ensure that there is not a conflict at the potable water service and sewer lateral crossing.
10. Review grades within proposed parking spaces to ensure that the grades do not exceed 8%.
11. How are you providing fire protection? Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels.
12. Note: Electric design was not reviewed as part of this review.

Sheet C2.12

1. Provide a detail for the 3" blow off.
2. Provide valves to be able to isolate the hose bib.
3. Provide additional spot grades to the sidewalk near the amphitheater to ensure ADA compliance.

Sheet C2.16

1. Ensure that the basin construction will not damage the existing underground electric lines.
2. Label the proposed concrete dissipater within the existing swale.

Sheet C2.20


1. Revise the Handicap Parking & Ramp Detail to match the proposed conditions.

Sheet C2.30/C2.31/C2.32

1. Provide radii and northing and eastings to the basin for constructability purposes.
2. The riprap details show sumps but the basin details do not. Are sumps proposed?
3. Label the maintenance path around the basin.
4. Label the weir dimensions for the discharge structure, S-52, on the S-52 Type 'C' Outfall Detail.
5. Label existing storm structures shown on basin sheets.
6. Add the vertical dimension to the orifice window on the modified discharge structure, S-32.
7. Add the vertical dimension to the orifice window on the modified discharge structure, S-24.
8. Add the vertical dimension to the orifice window on the discharge structure, S-49.
9. Will the proposed basins be undercut as recommended in the Geotechnical Report? If yes, provide undercut details.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlyn Drane".

Caitlyn Drane, P.E.
Project Engineer

Project Name: Legacy Park Phase 2A Site Plan

Meeting Date: June 6, 2018 (Applicant DRT)

Project Name: Legacy Park Phase 2A Site Plan

Meeting Date: June 6, 2018 (Applicant DRT)

Meeting Date: June 6, 2018 (Applicant DRT)

Name

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Legacy Park, Phase 2A

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: City of Alachua

AGENT: Travis Hastay, PE, Causseaux, Hewett, & Walpole, Inc.

DRT MEETING DATE: June 6, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Recreation

ZONING: Governmental Facilities (GF)

OVERLAY: N/A

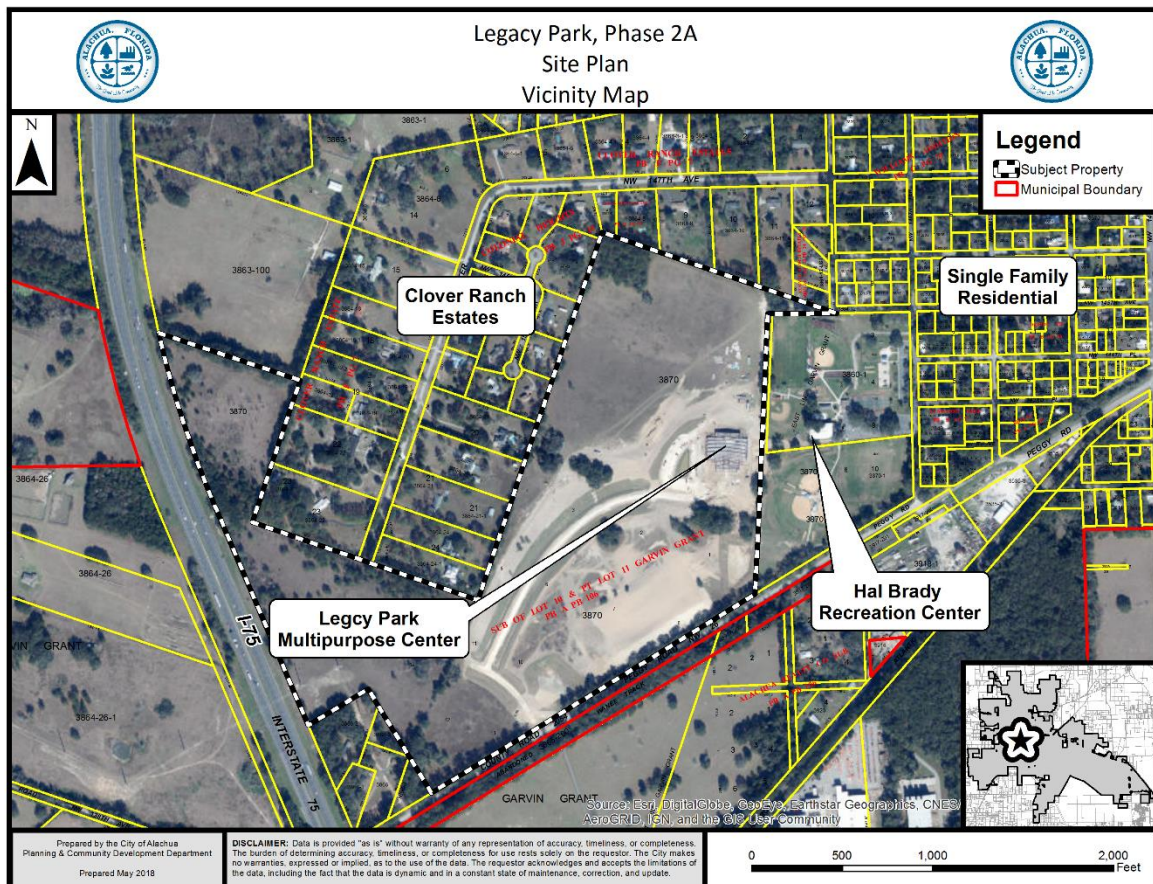
ACREAGE: ±105.68 acres

PROJECT AREA: ±17.83 acres

PARCEL: 03870-000-000

PROJECT SUMMARY: A request a Site Plan for the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, 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 **4:00 PM on Thursday, June 14, 2018.**



Deficiencies to be Addressed

1. Section 6.1, Off-Street Parking and Loading Standards

- a. Sheet C0.00 states a total of 150 unpaved parking spaces are proposed, and 4 accessible parking spaces are proposed for Phase 2A.
 - i. Please clarify total number of parking spaces. Sheet C0.00 states “150 unpaved parking spaces”, but this number appears to include the 4 accessible (and thus, paved) parking spaces.
 - ii. Per Table 6.1-5, 5 accessible spaces are required for parking lots with 101 – 150 total spaces, and 6 accessible spaces are required for parking lots with 151 – 200 total spaces. Therefore, 1 or 2 additional accessible spaces, depending upon the total count of parking spaces, are required.

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

- a. Sheet LS-3 depicts a number of trees (1-3, 7, 10, 14, 16, 24, 25, 27, 35) which may be within the right-of-way of CR 2054 and are shown for credit within the tree credit table. Trees used for credit must be located on the subject property. Revise tree credit calculations and landscaping calculations accordingly.
- b. Sheet LS-3 depicts an existing 10” live oak within the area of the west field. Please confirm whether any regulated, heritage, or champion trees are to be removed, and if so, provide mitigation in accordance with Section 6.2.1.
- c. Grading, Drainage and Utility Plan sheets (C2.00 – C2.16) do not show all existing trees (for example, there are existing trees in the northern area of east field, as shown on Sheet LS-2). Please ensure plan sheets show all existing trees, including those to be removed and those to be preserved.
- d. Please ensure all existing / natural trees, both to be removed and to be preserved, are clearly visible on landscape plan sheets.
- e. Parking lot perimeter landscaping is required along the south perimeter of the parking lot, from east of accessible spaces to the sidewalk connecting the parking lot area to the concession stand, and around the perimeter of each end of the parking lot. Provide continuous row of shrubs and revise parking lot perimeter length and calculations on Sheet LS-1.
- f. Parking lot perimeter canopy tree calculations state 33 canopy trees are required and provided. It appears that approximately only 23 trees are provided.
- g. Parking lot perimeter understory tree calculations state 17 canopy trees are required and provided. It appears that approximately only 12 trees are provided.
- h. Eight (8) understory trees are required per acre for site landscaping requirement. Calculations note 143 trees are required, but only 18 are proposed. Note there are no provisions to credit ‘existing dense vegetation’ to meet tree requirements.
- i. If any waste receptacles are proposed, identify location and screening in accordance with Section 6.2.3(D).

3. Section 6.3, Fencing Standards

- a. Please confirm if a fence is proposed along CR 2054. If so, note the requirements of Section 6.3.4, particularly 6.3.4(A)(4).

4. Section 6.4, Exterior Lighting Standards
 - a. Maximum footcandles within a parking lot (5 footcandles) per Section 6.4.4(C)(2) is exceeded under all PL3T fixtures. Statistics table notes maximum footcandles is 7.2.
 - b. Uniformity ratio (maximum to minimum) per Section 6.4.4(E) is 10:1. Statistics table notes max/min ratio of 14.4:1.
 - c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.
 - d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.
 - e. If any wall mounted lights are proposed on the concessions building, please identify the lighting and provide detail.
 - f. Are any pedestrian level lights proposed along sidewalks? Some lights are provided along sidewalks of the Phase 1 area.
5. Section 6.6, Residential Protection Standards
 - a. Please address the standards as set forth in Section 6.6.3(A), particularly subsections (1) (hours of operation), (2) (activities that may generate adverse impacts), (5) (lighting), (7) (landscaping) and (12) (placement/configuration of site).
6. Concurrency Impact Analysis
 - a. SR 235 from 235/241 intersection to US 441 and CR 235 are identified in the Concurrency Impact Analysis as affected roadway segments. These roadway segments are not within ½ mile of the project, and as such, are not affected roadway segments.
 - b. Footnote 2 to Table 4 provides a narrative as to how solid waste generation is estimated, however, this figure represents the same demand generated by an individual for a residential unit for an entire day per the Comprehensive Plan standard (0.73 tons per person per year) and is likely an overestimation of solid waste generation.
 - c. In Table 5b, please clarify the existing acreage of Legacy Park Phase 1 and the acreage which would be added by Phase 2B. Also further clarify there are no recreation impacts, but rather enhancements to available acreage.
7. Comprehensive Plan Consistency Analysis
 - a. Revise response to Objective 1.1., Transportation Element, and Policies 1.1.d, 2.1.a, and 4.1.c, CFNGAR Element, to reflect updates to the Concurrency Impact Analysis.
8. Miscellaneous / General Comments
 - a. ADA accessible viewing area should be provided along an ADA compliant sidewalk for the amphitheater viewing area.
 - b. Sheet C1.10: Riprap shown SE of bathroom/concessions building but no other stormwater detail shown on this sheet.
 - c. Sheet C1.10: Please address how the sidewalk along the north side of the access drive into the site (south of the existing paved parking lot) will connect to this phase and to future phases.

9. Outstanding Completeness Review Comments

a. **Site Plan Attachment #3:** Fire Department Access and Water Supply.

Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.

Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.

10. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.

b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.

c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

June 4, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. Provide description and details of geotechnical parameters utilized. There does not appear to be any borings in the location of Basin SMF-4. Provide borings as required by SRWMD. Provide the average ground elevation utilized for determining the seasonal high water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.
2. Provide assurance that the combined post-development discharge rate and volume for post-development watersheds 2B and 2A do not exceed pre-development discharge rate and volume for watershed 2 (Peggy Road West) discharge. Ensure that the existing culvert will not be negatively impacted and provides sufficient capacity for the proposed stormwater runoff.
3. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road West discharge rates and volumes.
4. Provide assurance that the combined post-development discharge rate and volume for post-development watershed 3A and 3C do not exceed the pre-development discharge rate and volume for pre-development watershed 3 (Peggy Road East).
5. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road East discharge rates and volumes.
6. Provide pipe sizing calculations to demonstrate adequate pipe capacity.

NFPA Required Fire Flow

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.
2. The Needed Fire Flow Calculations need to be signed and sealed.

Meter Sizing Calculations

1. Meter sizing calculations need to be signed and sealed.
2. The *City of Alachua Requirements for Design & Construction* Manual requires the water meter sizing to be per AWWA meter sizing calculations. The method cited on your calculations says AWWA Manual M22 – Sizing Water Service Lines and Meters (2nd Edition) but looks more like a combination of 64E and the old E.R.C. method GRU used to utilize. The AWWA method sizes water meters utilizing fixture counts. Provide revised water meter calculations.

Sheet C0.00

1. Add a Master site plan showing how Phase 2A connects to Phase 1 for site layout clarification.

Sheet C0.10

1. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires “New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside* of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.”

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1. Review the grades of the handicap spaces. There is a spot that appears to be greater than 2%.
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8. Add the vertical dimension to the orifice window on the discharge structure, S-49.
9. Will the proposed basins be undercut as recommended in the Geotechnical Report? If yes, provide undercut details.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Engineer

Development Review Team (DRT) Meeting

Meeting Date: June 5, 2018 (Staff DRT)

Name

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Legacy Park, Phase 2A

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: City of Alachua

AGENT: Travis Hastay, PE, Causseaux, Hewett, & Walpole, Inc.

DRT MEETING DATE: June 5, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Recreation

ZONING: Governmental Facilities (GF)

OVERLAY: N/A

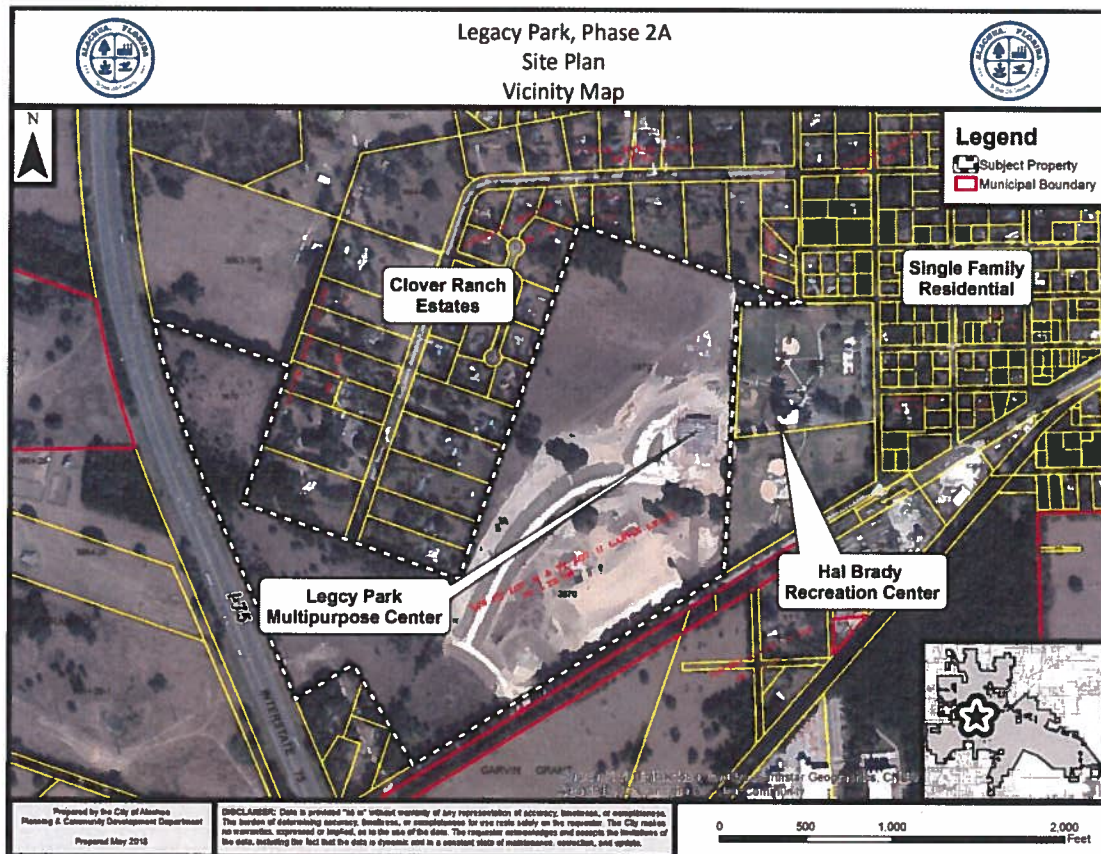
ACREAGE: ±105.68 acres

PROJECT AREA: ±17.83 acres

PARCEL: 03870-000-000

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 - ii. Per Table 6.1-5, 5 accessible spaces are required for parking lots with 101 – 150 total spaces, and 6 accessible spaces are required for parking lots with 151 – 200 total spaces. Therefore, 1 or 2 additional accessible spaces, depending upon the total count of parking spaces, are required.

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- a. Sheet LS-3 depicts a number of trees (1-3, 7, 10, 14, 16, 24, 25, 27, 35) which may be within the right-of-way of CR 2054 and are shown for credit within the tree credit table. Trees used for credit must be located on the subject property. Revise tree credit calculations and landscaping calculations accordingly.
- b. Sheet LS-3 depicts an existing 10" live oak within the area of the west field. Please confirm whether any regulated, heritage, or champion trees are to be removed, and if so, provide mitigation in accordance with Section 6.2.1.
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- a. Please confirm if a fence is proposed along CR 2054. If so, note the requirements of Section 6.3.4, particularly 6.3.4(A)(4).

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- a. Maximum footcandles within a parking lot (5 footcandles) per Section 6.4.4(C)(2) is exceeded under all PL3T fixtures. Statistics table notes maximum footcandles is 7.2.
- b. Uniformity ratio (maximum to minimum) per Section 6.4.4(E) is 10:1. Statistics table notes max/min ratio of 14.4:1.
- c. Is lighting proposed for the fields? If so, please provide materials to demonstrate compliance with Section 6.4.8.
- d. There are references on Sheet E-1 in the narrative and statistics table to the provisions of 30-6.12. Exterior Lighting Standards are set forth in Section 6.4 of the Land Development Regulations.
- e. If any wall mounted lights are proposed on the concessions building, please identify the lighting and provide detail.
- f. Are any pedestrian level lights proposed along sidewalks? Some lights are provided along sidewalks of the Phase 1 area.

5. Section 6.6, Residential Protection Standards

- a. Please address the standards as set forth in Section 6.6.3(A), particularly subsections (1), (2), (5), (6), (7) and (12).

6. Concurrency Impact Analysis

- a. SR 235 from 235/241 intersection to US 441 and CR 235 are identified in the Concurrency Impact Analysis as affected roadway segments. These roadway segments are not within ½ mile of the project, and as such, are not affected roadway segments.
- b. Footnote 2 to Table 4 provides a narrative as to how solid waste generation is estimated, however, this figure represents the same demand generated by an individual for a residential unit for an entire day per the Comprehensive Plan standard (0.73 tons per person per year) and is likely an overestimation of solid waste generation.
- c. Please clarify in the Table 5b the existing acreage of Legacy Park and the acreage to be added. Also further clarify there are no recreation impacts, but rather enhancements to available acreage.

7. Comprehensive Plan Consistency Analysis

- a. Revise response to Objective 1.1., Transportation Element, and Policies 1.1.d, 2.1.a, and 4.1.c, CFNGAR Element, to reflect updates to the Concurrency Impact Analysis.

8. Miscellaneous / General Comments

- a. ADA accessible viewing area should be provided along an ADA compliant sidewalk for the amphitheater viewing area.
- b. Sheet C1.10: Riprap shown SE of bathroom/concessions building but no other stormwater detail shown.
- c. Sheet C1.10: Please address how the sidewalk along the north side of the access drive into the site (south of the existing paved parking lot) will connect to this phase and to future phases.

9. Outstanding Completeness Review Comments

a. **Site Plan Attachment #3:** Fire Department Access and Water Supply.

Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.

Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.

10. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director.

b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated June 4, 2018.

c. Review by Alachua County Fire Rescue is pending receipt of available water system flow. Comments will be provided upon receipt of such documentation and review by Alachua County Fire Rescue Staff.

June 4, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Legacy Park Phase 2A

Dear Mr. Tabor,

Thank you for the opportunity to review the Legacy Park Phase 2A Site Plan. Please find my comments below:

Comments:

Stormwater Management System Report

1. Provide description and details of geotechnical parameters utilized. There does not appear to be any borings in the location of Basin SMF-4. Provide borings as required by SRWMD. Provide the average ground elevation utilized for determining the seasonal high water table (SHWT) elevation and groundwater table elevation utilized in the ICPR model.
2. Provide assurance that the combined post-development discharge rate and volume for post-development watersheds 2B and 2A do not exceed pre-development discharge rate and volume for watershed 2 (Peggy Road West) discharge. Ensure that the existing culvert will not be negatively impacted and provides sufficient capacity for the proposed stormwater runoff.
3. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road West discharge rates and volumes.
4. Provide assurance that the combined post-development discharge rate and volume for post-development watershed 3A and 3C do not exceed the pre-development discharge rate and volume for pre-development watershed 3 (Peggy Road East).
5. In the ICPR model, provide the Pre-Development node, inputs, and results for Peggy Road East discharge rates and volumes.
6. Provide pipe sizing calculations to demonstrate adequate pipe capacity.

NFPA Required Fire Flow

1. The minimum required fire flow to be provided according to your calculation is greater than the available fire flow per the fire hydrant test. Coordinate with Public Services to determine compliance with fire protection.
2. The Needed Fire Flow Calculations need to be signed and sealed.

Meter Sizing Calculations

1. Meter sizing calculations need to be signed and sealed.
2. The *City of Alachua Requirements for Design & Construction* Manual requires the water meter sizing to be per AWWA meter sizing calculations. The method cited on your calculations says AWWA Manual M22 – Sizing Water Service Lines and Meters (2nd Edition) but looks more like a combination of 64E and the old E.R.C. method GRU used to utilize. The AWWA method sizes water meters utilizing fixture counts. Provide revised water meter calculations.

Sheet C0.00

1. Add a Master site plan showing how Phase 2A connects to Phase 1 for site layout clarification.

Sheet C0.10

1. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires "New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside* of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C."

Sheet C1.10

1. Add radii, dimensions, northing and eastings to sidewalk for constructability. For example, add radii to the curved sidewalk from the handicapped parking to the main sidewalk.
2. Add dimensions to the sidewalk ramps. Call out the type of ramp per the appropriate FDOT Index.
3. Why is the tree clouded? Remove cloud from proposed plans.

4. The northings and eastings are in odd locations on the amphitheater. They do not call out a specific corner of the building. Review the locations to make them usable for laying out the site.
5. Why does the sidewalk transition (going west across the sheet) from 11-ft in front of the ADA spaces to 7-ft then to 10-ft in front of the live oak tree?

Sheet C2.10

1. Review the grades of the handicap spaces. There is a spot that appears to be greater than 2%.
2. Review the cross slope of the proposed sidewalks. There are areas that exceed 2%. (ex. Portions of the sidewalk have cross slopes of 5.86% and 7.57%)
3. Is the intent to have a 6" step up sidewalk? Review the grading as there is an area near the handicap spaces that is less than 6". (i.e. 118.31 spot in asphalt and 118.40 spot on sidewalk)
4. Add additional spot grades to the proposed handicap ramps. Show that the sidewalk ramps meet ADA requirements.
5. Review and revise the grades in the proposed pervious parking spaces. There appears to be areas that the slope is between 8% to 14%. These are not ideal slopes in parking spaces as car doors will close. Parking space slopes should be less than 8%.
6. Is the intent to have inverted crown within the drive aisle? Provide additional spot grades detailing the proposed grading.
7. 3" PVC is not a standard pipe size for potable water services. We recommend reviewing the pipe size and providing a standard size for cost savings.
8. Ensure that there is not a conflict at the storm and potable water crossing. Provide a water crossing detail.
9. Call out fittings for the water service. Why are bends not shown or labeled?
10. Determine and label the typical slope to the fields.

Sheet C2.11

1. Revise spot grades that show a "??" with real spot grades.

2. Provide the existing spot grades that the proposed sidewalk will tie into to ensure the slopes meet ADA requirements.
3. Add a backflow preventer after the water meter.
4. Add gate valves to the water service to allow for the ability to isolate the proposed service during and after construction.
5. Is the water main existing? Revise the fittings selected to connect to the existing main. We recommend calling out a 6" tapping tee with valve and a 3" tapped plug.
6. Why are you saving a dead 54" live oak?
7. Review plans for callout overlap to make plans more legible.
8. Ensure that there are not conflicts at the storm and potable water crossings.
9. Ensure that there is not a conflict at the potable water service and sewer lateral crossing.
10. Review grades within proposed parking spaces to ensure that the grades do not exceed 8%.
11. How are you providing fire protection? Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels.
12. Note: Electric design was not reviewed as part of this review.

Sheet C2.12

1. Provide a detail for the 3" blow off.
2. Provide valves to be able to isolate the hose bib.
3. Provide additional spot grades to the sidewalk near the amphitheater to ensure ADA compliance.

Sheet C2.16

1. Ensure that the basin construction will not damage the existing underground electric lines.
2. Label the proposed concrete dissipater within the existing swale.

Sheet C2.20

1. Revise the Handicap Parking & Ramp Detail to match the proposed conditions.

Sheet C2.30/C2.31/C2.32

1. Provide radii and northing and eastings to the basin for constructability purposes.
2. The riprap details show sumps but the basin details do not. Are sumps proposed?
3. Label the maintenance path around the basin.
4. Label the weir dimensions for the discharge structure, S-52, on the S-52 Type 'C' Outfall Detail.
5. Label existing storm structures shown on basin sheets.
6. Add the vertical dimension to the orifice window on the modified discharge structure, S-32.
7. Add the vertical dimension to the orifice window on the modified discharge structure, S-24.
8. Add the vertical dimension to the orifice window on the discharge structure, S-49.
9. Will the proposed basins be undercut as recommended in the Geotechnical Report? If yes, provide undercut details.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlyn Drane".

Caitlyn Drane, P.E.
Project Engineer



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 23, 2018

VIA HAND DELIVERY

Mr. Sergio Reyes, P.E.
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Legacy Park Phase 2A Site Plan

Dear Mr. Reyes:

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the Legacy Park Phase 2A Site Plan, which proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements, consisting of a ±17.83 acre project area, at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

Please provide comments by **5:00 PM on Monday, June 4, 2018**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Conditional Application Acceptance: Legacy Park Phase 2A Site Plan Application

Dear Mr. Hastay:

On May 14, 2018, the City of Alachua received your revised application and materials for the Legacy Park Phase 2A Site Plan, which proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements, consisting of a ±17.83 acre project area, at 15400 Peggy Road (Tax Parcel Number 03870-000-000). The revised application and materials were submitted to address completeness review comments provided in a letter dated April 4, 2018.

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. Please provide materials addressing the comments below by **5:00 PM on Thursday, May 24, 2018**. Digital submission of the materials to the project planner is acceptable.

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

Please address the following:

2. Site Plan Application & Authorized Agent Affidavit:

- a. Section A., #4., Site Plan Application: Existing use of property stated as "Municipal Vacant". Subject property is partially developed.
- b. Correct ZIP code for location address is "32615" (applicable to both application and affidavit).

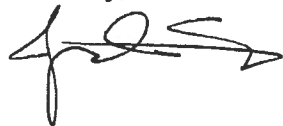
Action Needed to Address Deficiency: Materials received on May 14, 2018 were not revised to address the preceding comments.

3. **Site Plan Attachment #1:** Site Plan including but not limited to:
 - n. Structures and major features – fully dimensioned – including... *parking spaces...*
Action Needed to Address Deficiency: Please clarify whether spaces will be designated or otherwise delineated within grassed areas.
5. **Site Plan Attachment #3:** Fire Department Access and Water Supply.

Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.
Action Needed to Address Deficiency: Provide updated test results once the testing has been completed.
6. **Site Plan Attachment #4:** Concurrency Impact Analysis.
 - i. For transportation and solid waste, the analysis submitted with application materials utilizes the acreage for the overall subject property (105.78 acres). Analysis must be based upon the Phase 2A project area. Revise accordingly.
 - ii. For potable water and sanitary sewer, please provide a more detailed narrative describing the basis of the presumed average of 4 persons per acre. Also review ITE code 488, "soccer complex", which may more closely associate to proposed uses.
 - iii. Potable water calculations vary from those provided for meter sizing calculations. Potable water demand as calculated for meter sizing also pertinent to sanitary sewer demand.
Action Needed to Address Deficiency: Materials received on May 14, 2018 were not revised to address the preceding comments. The analysis submitted is dated March 29, 2018 and still calculates impacts based upon the total property acreage rather than the project area for Phase 2A.
9. **Miscellaneous Issues**
 - b. The project is referred to as "Phase 2", "Phase II", and "Phase 2A" in various places throughout application materials and plans. Please ensure all references to the project throughout application materials and plans are consistent.
Action Needed to Address Deficiency: Numerous references remain throughout application materials to "Phase 2" or "Phase II" (e.g., Site Plan Application, Authorized Agent Affidavit, Stormwater Report).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised 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*)
Mike DaRoza, Communications & Executive Project Manager (*by electronic mail*)
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 9, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Response to Fee Waiver Request: Legacy Park Phase 2A Site Plan Application

Dear Mr. Hastay:

The City of Alachua is in receipt of your request for the waiver of the Site Plan application fee for the Legacy Park Phase 2A Site Plan Application. The application proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$250.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver for the Site Plan application fee for the referenced project has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$250.00. This amount should be remitted with your application submittal.

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

Sincerely,

Traci L. Gresham
City Manager/LDR Administrator

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: April 4, 2018

To: Traci L. Gresham
City Manager

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP
Principal Planner *JT*

Re: Fee Waiver Request: Legacy Park Phase 2A Site Plan Application

The Planning & Community Development Department has received a request from CHW, Inc., (attached) for the waiver of the Site Plan application fee for the Legacy Park Phase 2A Site Plan Application. The application proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

The schedule of fees for Planning Department applications are established by Resolution 16-13. The application fee for a Site Plan as established in Resolution 16-13 is \$2,300.00.

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$250.00.

Based upon the preceding information, the Planning Department requests that, with the exception of costs associated with published and mailed notification (\$200.00), the LDR Administrator waive the Site Plan application fee for the aforementioned application in accordance with the provisions of Resolution 13 01. Should the LDR Administrator grant the request, a draft response letter has been prepared and is attached to this memorandum for signature.

Attachments: Fee Waiver Request Letter from Travis Hastay, P.E., CHW, Inc., dated March 28, 2018
Draft Response Letter, Fee Waiver Request for Legacy Park Phase 2A Site Plan Application

c: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner

March 28, 2018



Justin Tabor, AICP
Planning Director
City of Alachua
Post Office Box 9
Alachua, FL 32616

Dear Justin:

I am writing to request a waiver from the site plan fees associated with the City of Alachua Legacy Park Phase 2 Project in accordance with Resolution 16-13.

It is the intent of the City of Alachua to submit a site plan for the construction of an amphitheater building with restrooms and a concession area, associated paved parking and 2 multi-purpose fields. The Project Site consists of approximately 106.3 acres and is located at 15400 Peggy Road, Alachua, FL 32616.

It is understood that the City of Alachua will be responsible for any and all advertising and mailing fees associated with the application for site plan.

Sincerely,
CHW

Travis Hastay, P.E.
Project Manager

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 4, 2018

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Legacy Park Phase 2A Site Plan Application

Dear Mr. Hastay:

On March 29, 2018, the City of Alachua received your application for the Legacy Park Phase 2A Site Plan, which proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

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 that the following information is needed.

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

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

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

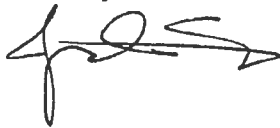
1. **Application Fee:** The applicant's request for a fee waiver will be reviewed, and response provided under separate cover.
2. **Site Plan Application & Authorized Agent Affidavit:**
 - a. Section A., #4., Site Plan Application: Existing use of property stated as "Municipal Vacant". Subject property is partially developed.
 - b. Correct ZIP code for location address is "32615" (applicable to both application and affidavit).

3. **Site Plan Attachment #1:** Site Plan including but not limited to:
 - i. Area and dimensions of site.
Action Needed to Address Deficiency: Provide project area (i.e., the area comprising Phase 2A).
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
Action Needed to Address Deficiency: Depict point(s) of connection to electric system and proposed electric service for bathroom/concessions building, amphitheater structure, and any other other site improvements.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.
Action Needed to Address Deficiency: Section 6.2.2(D)(1)(b) provides site landscaping requirements for public and institutional uses. Please address site landscaping requirements for Phase 2A.
 - n. Structures and major features – fully dimensioned – including... *parking spaces*...
Action Needed to Address Deficiency: Please clarify the minimum width of parking spaces, and whether spaces will be designated or otherwise delineated within grassed areas.
4. Site Plan Attachment #2.b.: Stormwater management plan – including proposed finished floor elevation of each building site.
Action Needed to Address Deficiency: Provide minimum finished floor elevation of proposed amphitheater structure and bathroom/concessions building.
3. **Site Plan Attachment #3:** Fire Department Access and Water Supply.
 Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.
Action Needed to Address Deficiency: Hydrant flow report submitted with application materials was performed in February 2016. Current data / analysis may be required. Coordinate with water purveyor (City of Alachua Public Services) to determine acceptability of previous flow test and acceptable data / analysis methods if current data is required.
5. **Site Plan Attachment #4:** Concurrency Impact Analysis.
Action Needed to Address Deficiency:
 - i. For transportation and solid waste, the analysis submitted with application materials utilizes the acreage for the overall subject property (105.78 acres). Analysis must be based upon the Phase 2A project area. Revise accordingly.
 - ii. For potable water and sanitary sewer, please provide a more detailed narrative describing the basis of the presumed average of 4 persons per acre. Also review ITE code 488, “soccer complex”, which may more closely associate to proposed uses.
 - iii. Potable water calculations vary from those provided for meter sizing calculations. Potable water demand as calculated for meter sizing also pertinent to sanitary sewer demand.
4. **Site Plan Attachment #11:** Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
Action Needed to Address Deficiency: Upon receipt of SRWMD’s response to permit modification application, please provide a copy of the approved permit modification.

5. **Site Plan Attachment #12:** Access Management Permit from Alachua County Public Works.
Action Needed to Address Deficiency: Provide access management permit or documentation evidencing that a permit application has been submitted to Alachua County Public Works. If Alachua County Public Works determines no further permitting is required, provide documentation which documenting such determination.
6. **Miscellaneous Issues**
 - a. Civil plans reference architectural plans for detail on amphitheater structure and bathroom/concession building, but no architectural plans have been submitted.
 - b. The project is referred to as "Phase 2", "Phase II", and "Phase 2A" in various places throughout application materials and plans. Please ensure all references to the project throughout application materials and plans are consistent.
 - c. Sheet Index on Sheet C0.00 references the following sheets which are not included within plan sets: A.3.2; A.4 – A.7; P1.0; and FP1.0.
 - d. For future submittals, please ensure plans are either individually rolled or individually folded.
 - e. For future submittals, please use binder clips to secure each application packet.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised 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*)
Mike DaRoza, Communications & Executive Project Manager (*by electronic mail*)
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: April 4, 2018

To: Traci L. Gresham
City Manager

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP
Principal Planner *JE*

Re: Fee Waiver Request: Legacy Park Phase 2A Site Plan Application

The Planning & Community Development Department has received a request from CHW, Inc., (attached) for the waiver of the Site Plan application fee for the Legacy Park Phase 2A Site Plan Application. The application proposes the construction of an amphitheater, stage and canopy structure, two (2) multipurpose fields, restrooms and concession stand building, and associated parking, drainage, paving, grading, and infrastructure improvements at 15400 Peggy Road (Tax Parcel Number 03870-000-000).

The schedule of fees for Planning Department applications are established by Resolution 16-13. The application fee for a Site Plan as established in Resolution 16-13 is \$2,300.00.

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$250.00.

Based upon the preceding information, the Planning Department requests that, with the exception of costs associated with published and mailed notification (\$200.00), the LDR Administrator waive the Site Plan application fee for the aforementioned application in accordance with the provisions of Resolution 13 01. Should the LDR Administrator grant the request, a draft response letter has been prepared and is attached to this memorandum for signature.

Attachments: Fee Waiver Request Letter from Travis Hastay, P.E., CHW, Inc., dated March 28, 2018
Draft Response Letter, Fee Waiver Request for Legacy Park Phase 2A Site Plan Application

c: Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

March 28, 2018



Justin Tabor, AICP
Planning Director
City of Alachua
Post Office Box 9
Alachua, FL 32616

Dear Justin:

I am writing to request a waiver from the site plan fees associated with the City of Alachua Legacy Park Phase 2 Project in accordance with Resolution 16-13.

It is the intent of the City of Alachua to submit a site plan for the construction of an amphitheater building with restrooms and a concession area, associated paved parking and 2 multi-purpose fields. The Project Site consists of approximately 106.3 acres and is located at 15400 Peggy Road, Alachua, FL 32616.

It is understood that the City of Alachua will be responsible for any and all advertising and mailing fees associated with the application for site plan.

Sincerely,
CHW

A handwritten signature in black ink, appearing to read "Travis Hastay".

Travis Hastay, P.E.
Project Manager

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March 29, 2018

City of Alachua
PO Box 9
Alachua, FL 32616

RE: Legacy Park Phase II
Alachua, Florida

Dear Staff:

Please find the following items enclosed for review and approval of the above referenced project:

- Site Plan Application;
- Authorized Agent Affidavit;
- Labels for property owners within 400 feet of project site;
- Address Labels for Advertisement
- Concurrency Impact Analysis;
- Analysis of Consistency with the City of Alachua Comprehensive Plan;
- Fire Department Access and Water Supply Calculations
- Neighborhood Meeting Advertisement;
- Neighborhood Meeting Notice;
- Neighborhood Meeting Sign-in Sheet;
- Neighborhood Meeting Summary;
- Neighborhood Meeting Presentation;
- Legal Description;
- Property Appraiser Information for Tax Parcel;
- Special Warranty Deed;
- Proof of Tax Payment;
- Stormwater Report;
- Photometric Cut Sheets;
- Fee Waiver Request;
- Signed and Sealed Plans; and
- CD of all PDFs

The ± 105-acre site is generally located just East of I-75 and West of NW 146th Terrace on Alachua County Tax Parcel 03870-000-000. The project intent is to construct Phase 2A of the proposed Legacy Park. Phase 2A consists of the construction of an amphitheater building with restrooms and a concession area, associated paved parking, and 2 multi-purpose fields, plus the associated stormwater and utilities.

We are coordinating with Alachua County Public Works on the Right-of-Way Permit and with Suwannee River Water Management District on an Environmental Resource Permit.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at travish@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Travis Hastay, P.E.
Project Engineer

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