



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

January 8, 2019

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|-----------------------------|--|
| SUBJECT: | A request to replat Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, into a total of two (2) lots (minor subdivision review) |
| APPLICANT/AGENT: | Aaron Hickman, P.S.M., CHW |
| PROPERTY OWNER: | Upland Properties of NCF, LLC |
| PARCEL ID NUMBER(S): | 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005 |
| FLUM DESIGNATION: | Industrial |
| ZONING: | Light & Warehouse Industrial (ILW) |
| OVERLAY: | N/A |
| ACREAGE: | ± 4.82 |
| PROJECT PLANNER: | Justin Tabor, AICP |
| RECOMMENDATION: | Staff recommends that the Planning & Zoning Board transmit the Replat of Lots 2 – 5 of Upland Industrial Park to the City Commission with a recommendation to approve. |
| 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 Replat of Lots 2 – 5 of Upland Industrial Park to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.</i> |

SUMMARY & BACKGROUND

This application is a request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for a request to replat Lots 2 through 5 of Upland Industrial Park.

The plat of Upland Industrial Park was recorded in 2008, and consists of a total of six (6) lots ranging in size from ± 1.00 acres to ± 1.50 acres, as well as a drainage area / common area, primarily comprised of a stormwater management facility (± 1.40 acres), and a private roadway (NW 101st Drive, which provides access to the six (6) lots. A $\pm 9,000$ square foot building was constructed on Lot 1 in 2010, and a $\pm 10,000$ square foot building was constructed on Lot 6 in 2015. In 2016, the Future Land Use Map (FLUM) Designation and zoning of Lots 1 and 6 were amended from Industrial to Commercial and Light & Warehouse Industrial (ILW) to Commercial and Commercial Intensive (CI), respectively.

Lots 2 through 5 comprise the remaining undeveloped portion of Upland Industrial Park. There are presently no improvements on the subject property. The property owner is seeking to replat the four (4) lots into a total of two (2) lots in order to develop each newly reconfigured lot with a new building. The proposed buildings would be $\pm 23,400$ square feet and $\pm 26,700$ square feet. A site plan application for the proposed buildings and associated site improvements has been reviewed concurrent with this final plat application. Should the City Commission approve the replat of Lots 2 through 5, the site plan application will be scheduled for a future Planning & Zoning Board meeting date.

Section 2.4.10(B)(1)(c) City's Land Development Regulations (LDRs) states that the relocation of lot lines of any lot or lots within an already approved subdivision requires subdivision review. Additionally, Section 2.4.10(F)(1)(b) requires review of a minor subdivision for any revisions to single lots within existing platted subdivisions. Sections 2.4.10(F)(2) and (3) of the LDRs establishes the procedures and requirements for a minor subdivision. An analysis of the application's compliance with the applicable standards of these sections has been provided within this report.

Figure 1. Plat of Upland Industrial Park

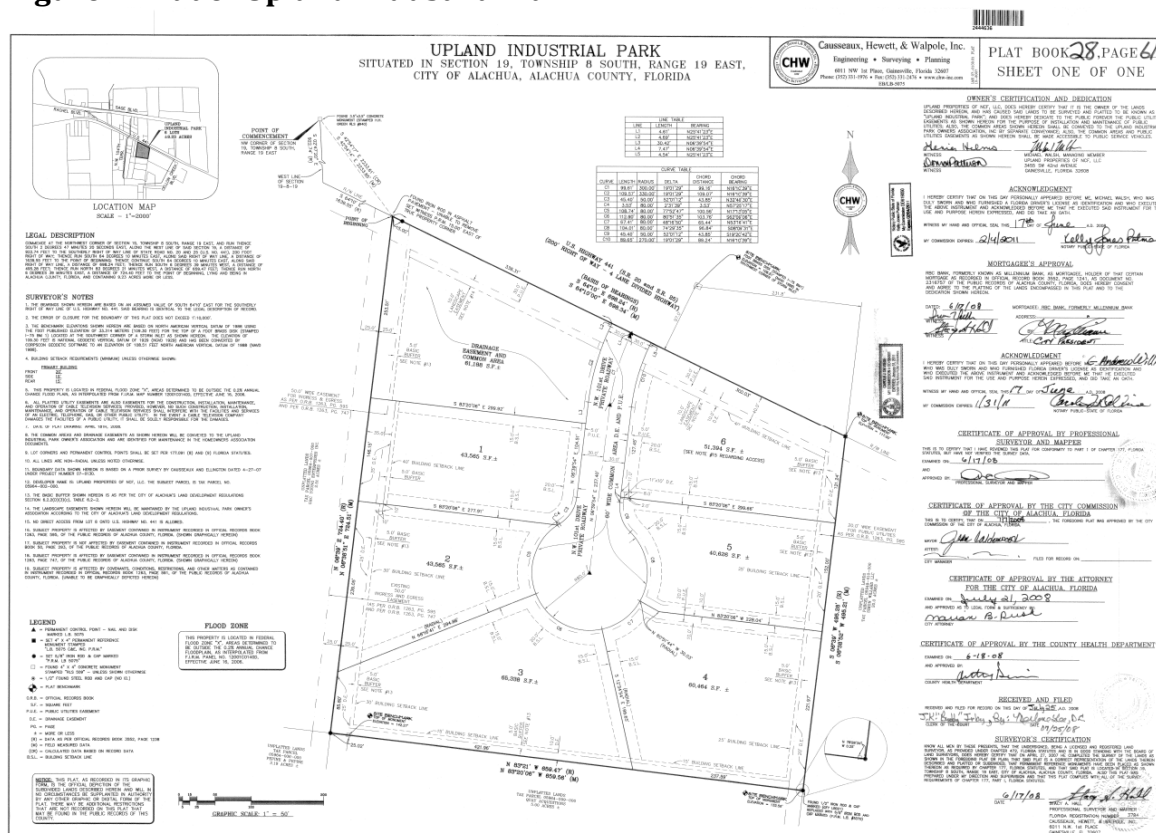
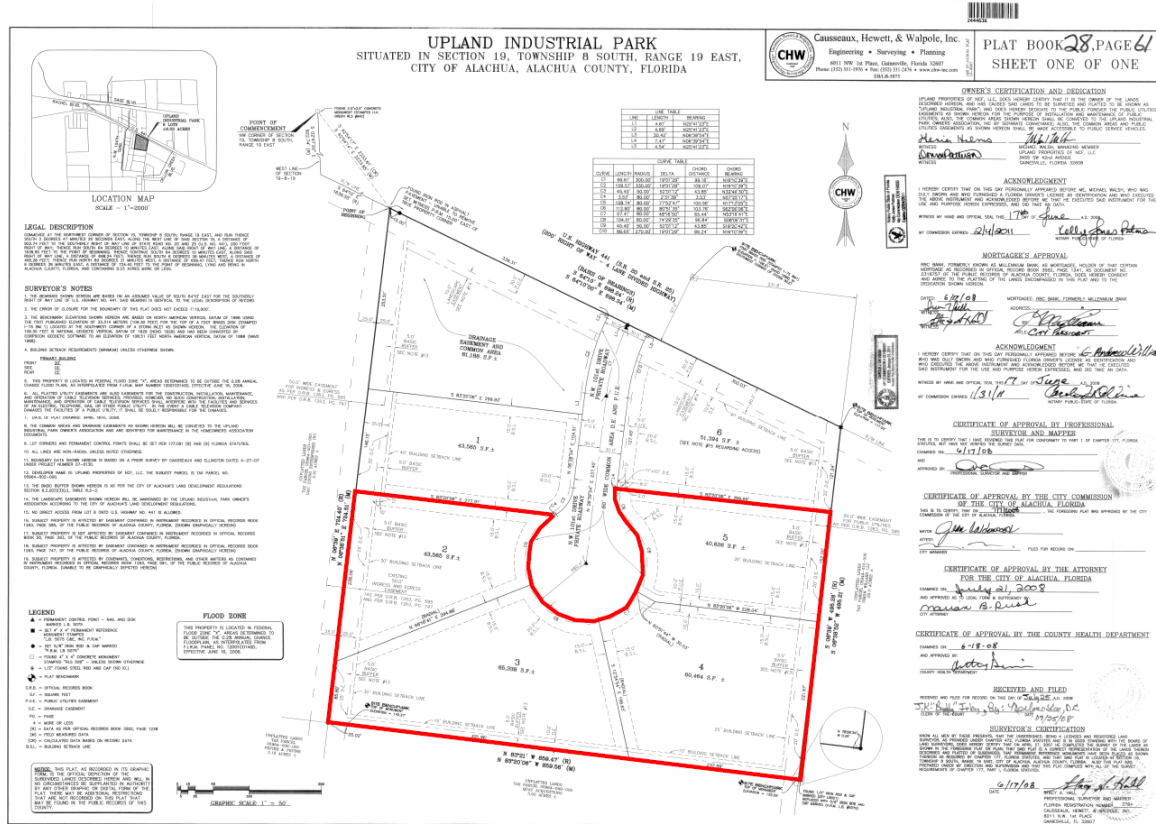


Figure 2. Plat of Upland Industrial Park, with Lots 2 – 5 Denoted

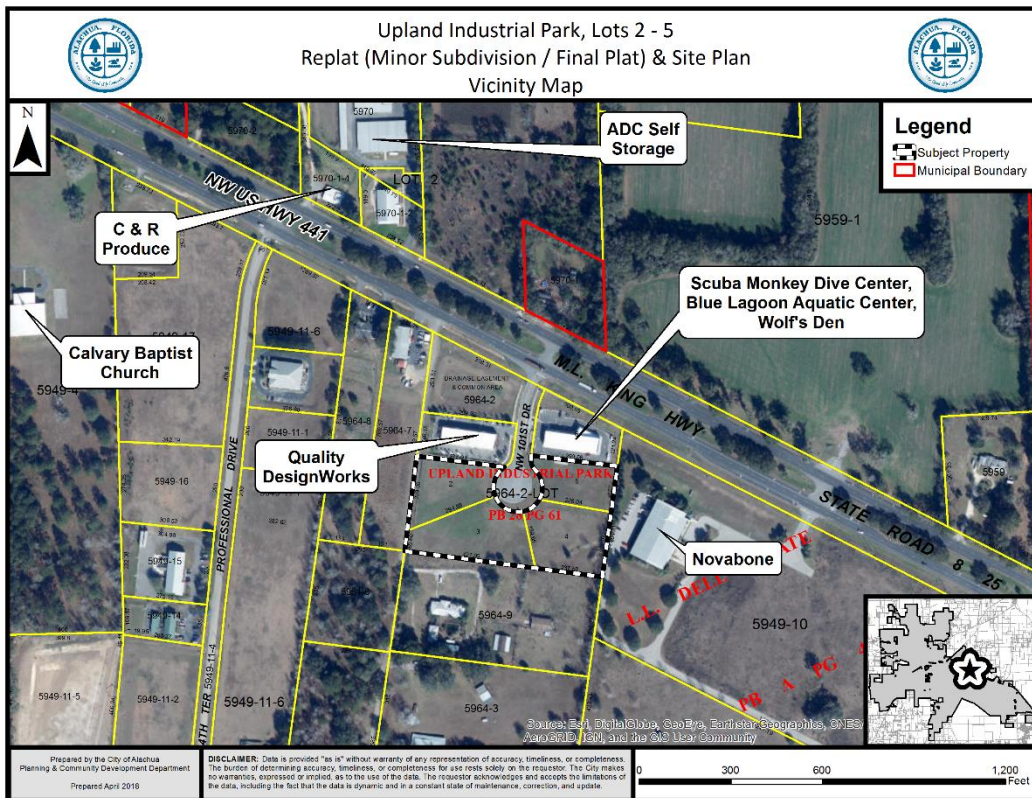


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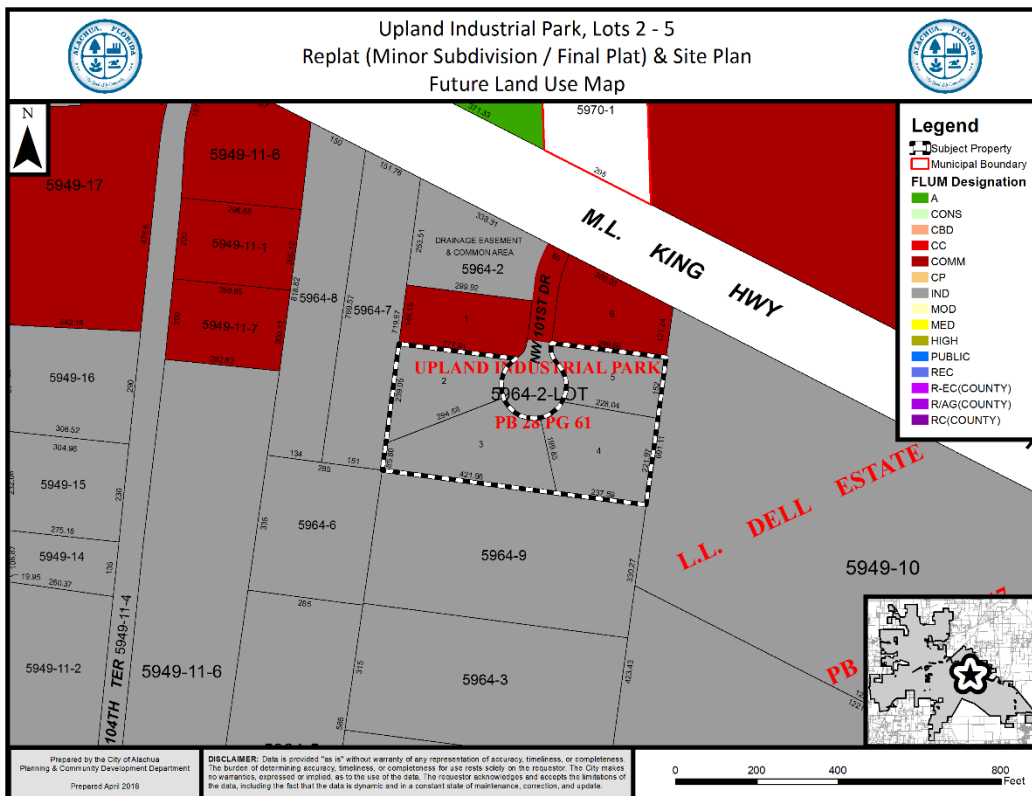
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject 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.)

| Direction | Existing Use(s) | FLUM Designation(s) | Zoning District(s) |
|-----------|---|---------------------|--------------------------------------|
| North | Lots 1 and 6, Upland Industrial Park; Quality Design Works; Florida HOSA; American Forestry Management; Scuba Monkey Dive Center / Blue Lagoon Aquatic Center; Wolf's Den | Commercial | Commercial Intensive (CI) |
| South | Quay Acquisitions | Industrial | Light and Warehouse Industrial (ILW) |
| East | NovaBone | Industrial | Light and Warehouse Industrial (ILW) |
| West | Vacant Industrial Lands | Industrial | Light and Warehouse Industrial (ILW) |

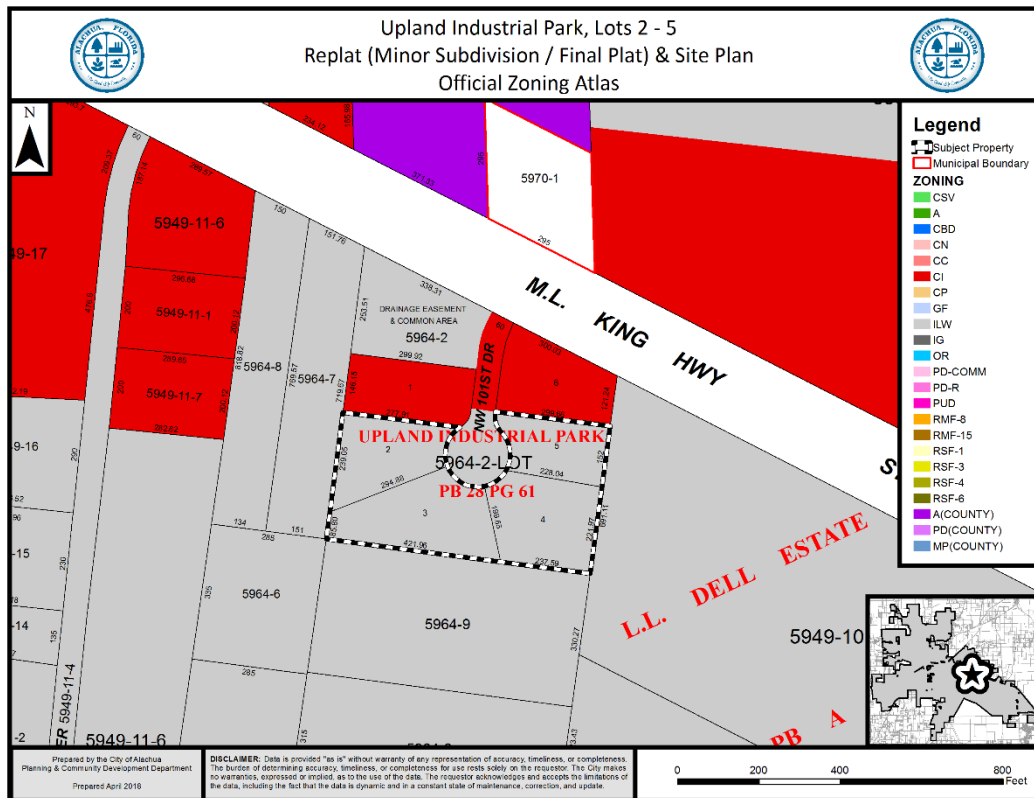
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. A neighborhood meeting was not held regarding the minor subdivision application. However, a neighborhood meeting is required for site plan applications. As such, a neighborhood meeting was held for companion site plan application. 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. Materials submitted by the applicant indicate that the meeting was unattended.

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 1.5: Industrial

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

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

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

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

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

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

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits a variety of uses. As proposed by the companion site plan application, the use of the property would primarily consist of multitenant uses.

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.

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. The proposed replat complies with the environmental protection standards as set forth in the City of Alachua Comprehensive Plan and Land Development Regulations.

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 anticipated impacts to public facilities is provided within this report. This analysis demonstrates that the anticipated development would not adversely affect the level of service (LOS) standard of any monitored public facilities.

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.

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report. The proposed replat complies with the environmental protections laid out in the City of Alachua Comprehensive Plan and Land Development Regulations.

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

Analysis of Consistency with Objective 5.2: The subject property is located within water and wastewater service areas. Water, wastewater, and electric utility infrastructure exists within and along the right-of-way of NW 101st Drive. No additional demand upon the potable water or wastewater system will be created as a result of this replat itself, however, a public facilities impact analysis is provided in this report based upon the type of development anticipated by the companion site plan application. This analysis indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for 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.

Analysis of Consistency with Objective 1.1: An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the anticipated development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

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 anticipated impacts to sanitary sewer facilities is provided within this report. The anticipated development would not adversely affect the level of service for sanitary sewer facilities.

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The subject property is located within the City's utility service area. Future development will be required to 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 |

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the anticipated development will not adversely affect the Level of Service (LOS) standards 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.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The proposed development would convey the development's stormwater runoff to an existing stormwater basin located to the north of the subject property. The stormwater basin was previously permitted and was designed as a master system to serve development within the Upland Industrial Park subdivision.

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 subject property is located within the City's utility service area. Future development will be required to connect to the City's potable water system.

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

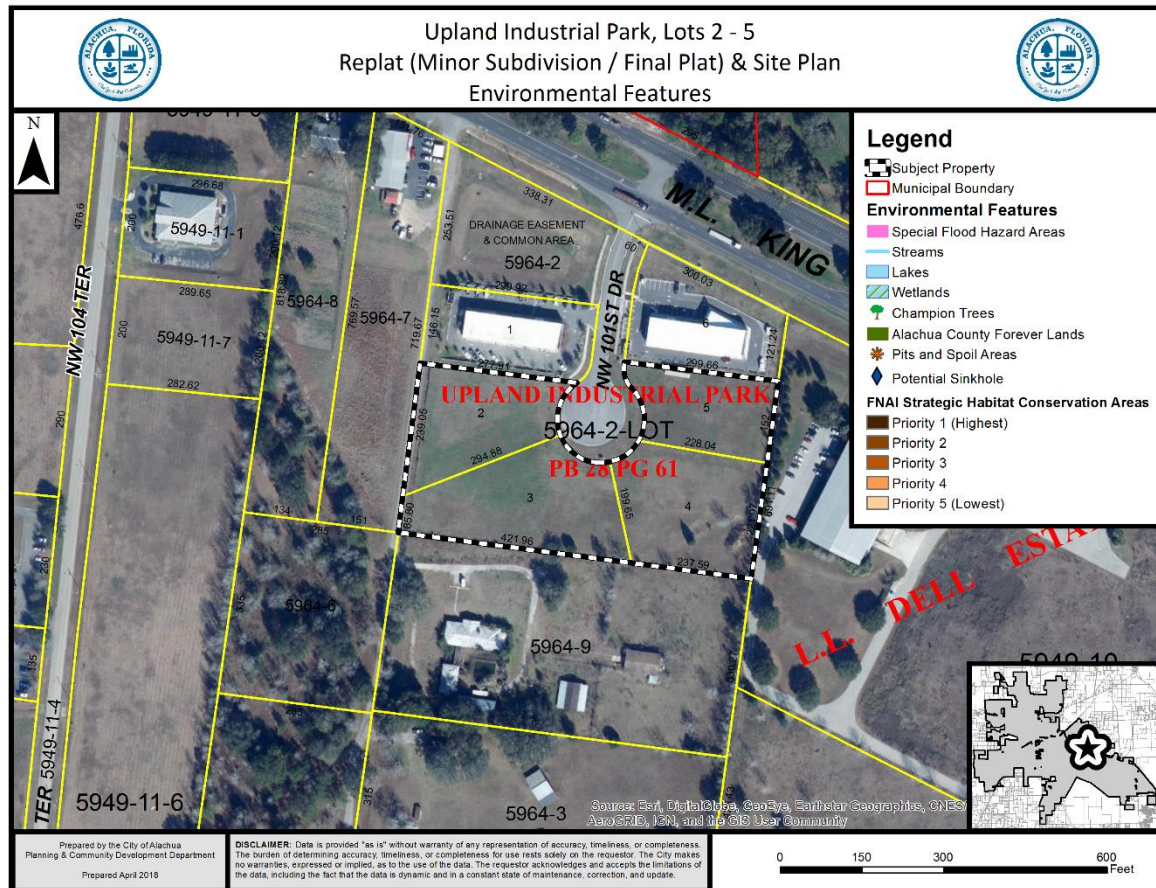
1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent 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 anticipated impacts to potable water facilities is provided within this report. The

anticipated development would not adversely affect the level of service for potable water facilities.

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Map 4. Environmental Features



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 have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found 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.

Kendrick 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 moderate limitations as sites for homes and small commercial buildings because of the slope.

Evaluation: There are no significant limitations for small commercial buildings, therefore there are no known issues related to the soils located on the subject property.

Flood Potential

Panel 0140D 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 contains areas classified as 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivisions must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) Minor subdivision standards. A minor subdivision shall be approved on a finding that the application complies the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards. In addition, the application has been reviewed for compliance with other applicable sections on the City's LDRs, including but not limited to Article 3, Zone Districts, and Article 5, Density, Intensity, and Dimensional Standards, and is found to be in compliance with the applicable provisions contained therein.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts anticipated to be generated for the subject property, based upon the type of development proposed by the companion site plan application.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. While a minor subdivision is a final development order, future development of the subject property will require approval of a site plan. Facility capacity will be re-evaluated and capacities reserved as part of the review of a site plan(s), and must be available to support the proposed development prior to the issuance of a final development order associated with the site plan application.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

| Segment Number ^{2, 3} | Segment Description | Lanes | Functional Classification | Area Type | Level of Service (LOS) |
|--------------------------------|--|-------|---------------------------|-----------|------------------------|
| 3/4 (106) | US Highway 441 (from NW 126 th Ave to SR 235) | 4D | Principle Arterial | Urban | D |

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation 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. 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. Potential Trip Generation

| Land Use ¹ | AADT (Enter/Exit) ² | AM Peak Hour (Enter/Exit) ² | PM Peak Hour (Enter/Exit) ² |
|--|--------------------------------|--|--|
| General Light Industrial (ITE Code 110) | 172 (86 / 86) | 32 (28 / 4) | 29 (5 / 24) |
| General Office Building (ITE Code 710) | 149 (74 / 75) | 22 (19 / 3) | 22 (3 / 19) |
| Total | 321 (160 / 161) | 54 (47 / 7) | 51 (8 / 43) |

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT – ITE Code 110: 4.96 trips per 1,000 square feet of floor area x 34,700 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet of floor area x 34,700 square feet (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1,000 square feet of floor area x 34,700 square feet (18% entering/82% exiting); ITE Code 710: 9.74 trips per 1,000 square feet of floor area x 15,300 square feet (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1,000 square feet of floor area x 15,300 square feet (88% entering/12% exiting); PM Peak Hour – 1.42 trips per 1,000 square feet of floor area x 15,300 square feet (18% entering/82% exiting);

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

| Traffic System Category | Segment 3/4 US Highway 441 (from NW 126 th Ave to SR 235) ¹ |
|---|---|
| Average Annual Daily Trips | |
| Maximum Service Volume ² | 45,700 |
| Existing Traffic ³ | 18,579 |
| Reserved Trips ⁴ | 1,425 |
| Available Capacity ⁴ | 25,696 |
| Increase in Daily Trips Generated by Development ⁵ | 321 |
| Residual Capacity⁶ | 25,375 |

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
⁴ Source: City of Alachua October 2018 Development Monitoring Report.
⁵ While the application is for a Final Development Order, a site plan will be required for future development. Concurrency will be reserved as part of the site plan Final Development Order.

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

| Traffic System Category | Segment 3/4 US Highway 441 (from NW 126 th Ave to SR 235) ¹ |
|---|---|
| PM Peak Trips | |
| Maximum Service Volume ² | 4,110 |
| Existing Traffic ³ | 1,765 |
| Reserved Trips ⁴ | 199 |
| Available Capacity ⁴ | 2,146 |
| Increase in PM Peak Hour Trips Generated by Development | 51 |
| Residual Capacity⁵ | 2,095 |
| ¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua October 2018 Development Monitoring Report. ⁵ While the application is for a Final Development Order, a site plan will be required for future development. Concurrency will be reserved as part of the site plan Final Development Order. | |

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of the roadway segment identified above. Concurrency and impacts to the transportation network will be reevaluated during Site Plan review.

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 | 47,917 |
| Available Capacity | 1,016,083 |
| Potential Demand Generated by Development ³ | 7,500 |
| Residual Capacity | 1,008,583 |
| Percentage of Permitted Design Capacity Utilized | 56.15% |
| Sources: ¹ City of Alachua Public Services Department, March 2018 ² City of Alachua October 2018 Development Monitoring Report ³ Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 square feet x 50,000 square feet | |

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of potable water facilities. Concurrency and impacts to the potable water system will be reevaluated during Site Plan review.

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 | 43,889 |
| Available Capacity | 769,111 |
| Potential Demand Generated by Development ³ | 7,500 |
| Residual Capacity | 761,611 |
| Percentage of Permitted Design Capacity Utilized | 49.23% |
| Sources: ⁴ City of Alachua Public Services Department, March 2018 ⁵ City of Alachua October 2018 Development Monitoring Report ⁶ Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 square feet x 50,000 square feet | |

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of wastewater facilities. Concurrency and impacts to the wastewater system will be reevaluated during Site Plan review.

Solid Waste Impacts

Table 7. Solid Waste Impacts

| System Category | Pounds Per Day | Tons Per Year |
|--|----------------|---------------|
| Existing Demand ¹ | 39,744 | 7,253.28 |
| Reserved Capacity ² | 4,371.79 | 797.85 |
| Potential Demand Generated by Development ³ | 602 | 110 |
| New River Solid Waste Facility Capacity ⁴ | 50 years | |
| Sources: <div><div>1</div><div>Bureau of Economic & Business Research, University of Florida, 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.)</div></div> <div><div>2</div><div>City of Alachua October 2018 Development Monitoring Report.</div></div> <div><div>3</div><div>Sincero & Sincero, Environmental Engineering: A Design Approach (Formula: 12 pounds per day per 1,000 square feet x 50,000 square feet).</div></div> <div><div>4</div><div>New River Solid Waste Facility. April 2018.</div></div> | | |

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of solid waste facilities. Concurrency and impacts to the solid waste system will be reevaluated during Site Plan review.

Recreation Impacts

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 Impacts

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
REPLAT OF LOTS 2 – 5 OF UPLAND INDUSTRIAL PARK
MINOR SUBDIVISION FINAL PLAT APPLICATION
STAFF REPORT

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 10, 2018

Also sent electronically to aaronh@chw-inc.com

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Replat of Upland Industrial Park Lots 2 – 5
(Minor Subdivision / Final Plat)

Dear Mr. Hickman:

The City of Alachua has reviewed the revised application materials for the above referenced application, submitted electronically on November 26, 2018, and finds that the materials address the Staff's review comments. As such, the application may now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and plans and a digital copy of all materials in PDF format on a CD *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **January 8, 2019** PZB meeting; therefore, the above referenced materials must be submitted to the City no later than **Wednesday, December 19, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Bryan Nazworth, Upland Properties of NCF, LLC *(by electronic mail)*
Project File

DELLSALTER

ATTORNEYS AT LAW

November 19, 2018

City of Alachua
c/o Marion Rush, City Attorney
Rush & Glassman
726 N.E. 1st Street
Alachua, FL 32601

In re: Proposed re-plat of Lots 2, 3, 4 and 5 of Upland Industrial Park, (the "Property") according to plat recorded in Plat Book 28, Page 61, Public Records of Alachua County, Florida, (the "Plat").

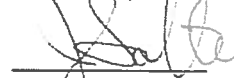
Dear Ladies and Gentlemen:

Pursuant to the requirements of the City of Alachua for the platting or re-platting of lands in the City of Alachua, Florida, and the recording of said plats or re-plats, this letter is written as a statement of the condition of the title of the Property as of the date of this opinion. I have examined the legal description for the proposed re-plat of Lots 2, 3, 4 and 5 in Upland Industrial Park and find it to be accurate and further find that title to the Property as of the date of this opinion is as follows:

1. Title to Lots 2, 3, 4 and 5 is vested in Upland Properties of NCF, LLC, a Florida limited liability company.
2. As to Lots 2 and 3, a Mortgage in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1578, Public Records of Alachua County, Florida.
3. As to Lots 2 and 3, a Collateral Assignment of Leases, Rents and Profits in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1595, Public Records of Alachua County, Florida.
4. As to Lots 2 and 3, a UCC Financing Statement in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1599, Public Records of Alachua County, Florida.
5. There are no liens or mortgages affecting Lots 4 and 5.

Sincerely yours,

Dell Salter, P.A.


James D. Salter

JDS/de

p 352 416-0090

3940 NW 16th Boulevard, Bldg. B | Gainesville, Florida 32605 | www.dellsalterlaw.com

Re: Upland

From : Justin Tabor <jtabor@cityofalachua.com>

Mon, Nov 26, 2018 08:13 AM

Subject : Re: Upland 2 attachments**To :** Aaron Hickman <AaronH@chw-inc.com>**Cc :** John Maxfield <JohnM@chw-inc.com>, kwinburn <kwinburn@cityofalachua.org>

Aaron,

Thanks for the quick response. The cross hatching and detail help to clarify the area of each easement.

I believe the updated title opinion is the only item needed to schedule the replat for a hearing. In my previous email to John, I mentioned scheduling the replat for a hearing before the City Commission at its 1/14 meeting. However, since this is a minor subdivision, the application must first be heard by Planning & Zoning Board. The January PZB Meeting is on Tuesday, 1/8. If we receive the title opinion by Tuesday, 12/11, and there are no issues presented by the information therein, we should be able to schedule the application for the January PZB meeting. We should also be able to schedule the replat for a hearing before the City Commission prior to the February PZB meeting, so ultimately the time frames for approval of the Site Plan is unchanged.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

City Hall Hours of Operation

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

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

From: "Aaron Hickman" <AaronH@chw-inc.com>**To:** "Justin Tabor" <jtabor@cityofalachua.org>, "John Maxfield" <JohnM@chw-inc.com>**Cc:** "kwinburn" <kwinburn@cityofalachua.org>**Sent:** Monday, November 19, 2018 4:25:20 PM**Subject:** RE: Upland

Good afternoon Justin,

Attached is the Updated PDF of the Plat. I've added some cross hatching to better define the Cross Access Easement. I also created a separate Easement detail for the PUE. That should clear this comment.

I put a remainder back in to the Attorney for the updated Title Opinion Letter. I will forward that as soon it I get it.

FYI: Tommy Bon is no longer employed at CHW. Please send all future emails regarding this project directly to me.

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping

t: (386) 518-5132 | c: (352) 538-7234

e: aaronh@chw-inc.comw: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8563 Argyle Business Loop, Ste. 3, Jacksonville, FL 32244

t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

From: Justin Tabor <jtabor@cityofalachua.org>

Sent: Monday, November 19, 2018 8:19 AM

To: John Maxfield <JohnM@chw-inc.com>

Cc: Thomas Bon <tommyb@chw-inc.com>; Kathy Winburn <kwinburn@cityofalachua.org>

Subject: Re: Upland

John,

We received the revised application and materials for the Upland site plan on Thursday, 11/15. I'm not sure where the date of 11/15 to resubmit for the 1/8 PZB was derived, but we will review the revised application and materials and let you know if there are any remaining comments to address in order for the application to be able to be scheduled for a public hearing.

As we've discussed previously, the City Commission must first approve the replat of Lots 2 - 5 before the PZB can consider the site plan. There were 2 comments sent by email to Tommy on 10/23 which need to be addressed in order for the replat to be scheduled for a public hearing. I haven't received a response to these comments. Given notice requirements, we are unable to schedule the replat for the 12/10 City Commission Meeting. Due to the holidays, the City Commission meets only once in December; the next meeting after the 12/10 meeting will be 1/14/19.

For convenience, the 2 remaining comments on the replat application are below. I have also attached the replat submitted on 10/18 with comments to further explain the second comment below:

- **Updated Title Opinion:** The response received on 10/18/18 states the updated title opinion letter has been requested and will be provided as soon as it is received. This must be received and deemed to meet the requirements of the City's LDRs and Chapter 177, F.S., before the item can be scheduled for a hearing.
- **Cross Access Easement:** It is unclear on the plat if the Cross Access Easement covers the area near the south end of the cul-de-sac (as shown on the proposed Site Plan). This should be clarified through call outs or other means that clearly indicate the Cross Access Easement extends over the area and connects to the Cross Access Easement extending east / west south of the cul-de-sac. There are also lines that depict the Cross Access Easement that cross, and could be clarified to reduce confusion between the Cross Access Easement and the PUE in the same area. See the attached drawing with notes.

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

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From: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Thursday, November 15, 2018 12:51:00 PM
Subject: Upland

Justin – we are working to resubmit Upland today but I just got a curve ball thrown at me by the architect. If we don't get this submitted to you until Monday morning, can you still get the staff report ready by 12/12 for a P&Z hearing on 1/8? Alternatively, can I submit everything today and submit a revision to the fire flow on Monday once we get things resolved with the architect? Let me know as soon as you can. Thanks.

JOHN MAXFIELD, PE | Senior Engineer
t: (352) 331-1976 ext 142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

RE: Upland

From : Aaron Hickman <AaronH@chw-inc.com>

Mon, Nov 19, 2018 04:25 PM

Subject : RE: Upland

 3 attachments

To : Justin Tabor <jtabor@cityofalachua.org>, John Maxfield <JohnM@chw-inc.com>

Cc : Kathy Winburn <kwinburn@cityofalachua.org>

Good afternoon Justin,

Attached is the Updated PDF of the Plat. I've added some cross hatching to better define the Cross Access Easement. I also created a separate Easement detail for the PUE. That should clear this comment.

I put a remainder back in to the Attorney for the updated Title Opinion Letter. I will forward that as soon as I get it.

FYI: Tommy Bon is no longer employed at CHW. Please send all future emails regarding this project directly to me.

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping

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From: Justin Tabor <jtabor@cityofalachua.org>

Sent: Monday, November 19, 2018 8:19 AM

To: John Maxfield <JohnM@chw-inc.com>

Cc: Thomas Bon <tommyb@chw-inc.com>; Kathy Winburn <kwinburn@cityofalachua.org>

Subject: Re: Upland

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As we've discussed previously, the City Commission must first approve the replat of Lots 2 - 5 before the PZB can consider the site plan. There were 2 comments sent by email to Tommy on 10/23 which need to be addressed in order for the replat to be scheduled for a public hearing. I haven't received a response to these comments. Given notice requirements, we are unable to schedule the replat for the 12/10 City Commission Meeting. Due to the holidays, the City Commission meets only once in December; the next meeting after the 12/10 meeting will be 1/14/19.

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- **Updated Title Opinion:** The response received on 10/18/18 states the updated title opinion letter has been requested and will be provided as soon as it is received. This must be received and deemed to meet

the requirements of the City's LDRs and Chapter 177, F.S., before the item can be scheduled for a hearing.

- **Cross Access Easement:** It is unclear on the plat if the Cross Access Easement covers the area near the south end of the cul-de-sac (as shown on the proposed Site Plan). This should be clarified through call outs or other means that clearly indicate the Cross Access Easement extends over the area and connects to the Cross Access Easement extending east / west south of the cul-de-sac. There are also lines that depict the Cross Access Easement that cross, and could be clarified to reduce confusion between the Cross Access Easement and the PUE in the same area. See the attached drawing with notes.

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

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From: "John Maxfield" <JohnM@chw-inc.com>

To: "Justin Tabor" <jtabor@cityofalachua.org>

Sent: Thursday, November 15, 2018 12:51:00 PM

Subject: Upland

Justin – we are working to resubmit Upland today but I just got a curve ball thrown at me by the architect. If we don't get this submitted to you until Monday morning, can you still get the staff report ready by 12/12 for a P&Z hearing on 1/8? Alternatively, can I submit everything today and submit a revision to the fire flow on Monday once we get things resolved with the architect? Let me know as soon as you can. Thanks.

JOHN MAXFIELD, PE | Senior Engineer

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17-0357 REPLAT-REV 3_11-19-18.pdf

1 MB

Revised Application & Materials, dated 10/18/18 - Upland Lots 2 - 5 Replat

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Revised Application & Materials, dated 10/18/18 - Upland Lots 2 - 5 Replat
To : Thomas Bon <tommyb@chw-inc.com>
Cc : John Maxfield <JohnM@chw-inc.com>, Kathy Winburn <kwinburn@cityofalachua.com>

Tue, Oct 23, 2018 03:25 PM

 1 attachment

Tommy,

I have reviewed revised application and materials for the replat of Lots 2 - 5 of Upland Industrial Park, submitted on and dated October 18, 2018. Upon review, most of the comments issued to you in a letter dated September 6, 2018 were addressed. There are a couple items, however, which must be addressed / clarified before the item can be scheduled for a public hearing / Planning & Zoning Board (PZB) Meeting. Due to notice requirements, the next PZB Meeting for which the item could be scheduled is the December 10 meeting. In order to be scheduled for the December 10 meeting, materials addressing the following must be received **no later than Thursday, November 8.**

Please address the following:

- **Updated Title Opinion:** The response received on 10/18/18 states the updated title opinion letter has been requested and will be provided as soon as it is received. This must be received and deemed to meet the requirements of the City's LDRs and Chapter 177, F.S., before the item can be scheduled for a hearing.
- **Cross Access Easement:** It is unclear on the plat if the Cross Access Easement covers the area near the south end of the cul-de-sac (as shown on the proposed Site Plan). This should be clarified through call outs or other means that clearly indicate the Cross Access Easement extends over this area and connects to the Cross Access Easement extending east / west south of the cul-de-sac. There are also lines that depict the Cross Access Easement that cross, and could be clarified to reduce confusion between the Cross Access Easement and the PUE in the same area. See the attached drawing with notes.

Please feel free to contact me if you have any questions.

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

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 **17-0357 REPLAT-REV 2 with Comments 10-23-18.pdf**
2 MB



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: September 13, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Upland Industrial Park (Lots 2-5) (Replat)

Public Services have reviewed the Upland Industrial Park (Lots 2- 5) Replat Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|-----------------|-------------|
| 1. | No Comments |
| END OF COMMENTS | |

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

cc: Justin Tabor – AICP Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 6, 2018

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

Tommy Bon, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Review of Revised Application & Materials, Dated August 16, 2018: Upland Industrial Park, Lots 2 – 5 Replat (Minor Subdivision / Final Plat)

Dear Mr. Bon:

On August 16, 2018, the City of Alachua received your revised application and materials for the Replat of Lots 2 -5 of Upland Industrial Park (a Minor Subdivision / Final Plat). The revised application and materials were submitted to address the comments issued at the project's Development Review Team (DRT) Meeting, held on April 23, 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 Thursday, September 20, 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:

3. **Concurrency Impact Analysis**

- a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

Remaining Issues: The applicant responded, "[e]ngineering to address in submittal". The Concurrency Impact Analysis is a requirement of a final plat / minor subdivision application, and must be included with the application materials for such applications. The applicant must submit revised Concurrency Impact Analysis with application materials (NOTE: An electronic copy of the revised Concurrency Impact Analysis was included with the Site Plan materials, however, copies of the Analysis must be provided with each application package).

4. Comprehensive Plan Consistency Analysis

- a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

Remaining Issues: The applicant responded, "[e]ngineering to address in submittal". The Comprehensive Plan Consistency Analysis is a requirement of a final plat / minor subdivision application, and must be included with the application materials for such applications. The applicant must submit revised Comprehensive Plan Consistency Analysis with application materials (NOTE: An electronic copy of the revised Comprehensive Plan Consistency Analysis was included with the Site Plan materials, however, copies of the Analysis must be provided with each application package)

- b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).

Remaining Issues: Comment was not addressed.

5. Miscellaneous / General Comments

- a. Cross access easement as depicted on the plat does not cover the area of ingress/egress connection to NW 101st Drive, nor does the cross access easement cover all area along the access drive between and located on the property line between Lots 2 and 3. Please address.

Remaining Issues: The applicant responded, "[p]er Engineering, all linework for cross access is good".

A cross access easement is needed from the proposed ingress/egress at the south end of the cul-de-sac (as depicted on the proposed Site Plan for Lots 2 – 5 of Upland Industrial Park) to the south end of the ingress/egress drive aisle between the building on Lots 2 -3 and the building on Lots 4 – 5. This drive aisle is located on the proposed lot line between proposed Lots 2 and 3 (or the recorded Lots 2-3 and 4-5), and serves to provide shared access to both proposed lots. Further, this drive aisle serves to provide as an ingress to the property for both proposed lots for service / delivery vehicles.

As such, a cross access easement is needed and shall be required for areas that are to provide joint access to the proposed lots.

7. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:

Final Plat Attachment #4, Comprehensive Plan Consistency Analysis

Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: **Policy 2.4.a, FLUE.**

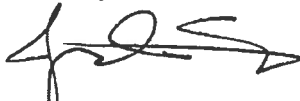
Remaining Issues: Comment was not addressed.

Additional Comments Based Upon 8/21/2018 Materials

1. Please review Submittal Requirements (accessible on City Web Site). All application materials are to be provided with each submittal. The following were not provided within 8/21/2018 materials: Concurrency Impact Analysis; Comprehensive Plan Consistency Analysis; legal description; copy of mailing labels; proof of payment of taxes.
2. The title opinion submitted is dated March 29, 2018. An updated and current title opinion will be required before the item is scheduled for a public hearing before the PZB.

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: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
John Maxfield, CHW, Inc. (*by electronic mail*)
Bryan Nazworth, Upland Properties of NCF, LLC (*by electronic mail*)
Project File

August 25, 2018



The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I – Platting (Florida Statutes)

I have reviewed the Plat of 'Upland Industrial Park Replat', dated: August 16, 2018, and find it to be in conformance with all Sections and Subsections of Florida Statutes Chapter 177, Part I – Platting.

Sincerely,



Robert W. Graver, FI PSM 4239
eda – engineers – surveyors – planners, inc.
Corporate Certificate of Authorization LB 2389

Upland Industrial Park, Lots 2 - 5 Replat & Site Plan

From : Justin Tabor <jtabor@cityofalachua.com>

Mon, Aug 13, 2018 03:10 PM

Subject : Upland Industrial Park, Lots 2 - 5 Replat & Site Plan

To : John Maxfield <JohnM@chw-inc.com>, Thomas Bon <tommyb@chw-inc.com>

John, Tommy,

On Thursday, 8/9, we received the revised application and materials for the Upland Industrial Park, Lots 2 - 5 Site Plan. It does not appear, however, that the revised application and materials for the companion replat were submitted.

Could you advise of the status of submitting the revised replat application? For the Site Plan to move forward to a public hearing, it is important that the replat be resubmitted, as it will need to go to the Planning & Zoning Board and City Commission prior to the Site Plan.

Please contact me if you have any questions.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: May 10th, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

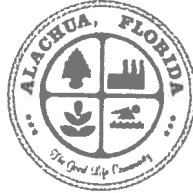
RE: Upland Industrial Park (Lots 2-5)
Minor Subdivision/Final Plat
Site Plans

Public Services have reviewed the Upland Industrial Park (Lots 2- 5), Minor Subdivision/Final Plat, Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS |
|-----------------|---|
| 1. | <p>General Note: Easements; - sheet C3.00</p> <p>Easement (PUE) on lot #5 to include existing pad mounted transformer. This transformer (<i>located northeast transformer on cul-de-sac</i>) does not fall within the 20-ft easement annotated for the potable water line.</p> <p>Underground primary between existing transformers to remain within PUE.</p> <p>Provide easement annotate drawings accordingly.</p> <p>[Approved as Noted]</p> |
| 2. | <p>General Note: Irrigation; sheet C3.00</p> <p>Provide an irrigation meter per lot.</p> <p>Relocate and provide irrigation meter near bank of meters.</p> <p>[Approved as Noted]</p> |
| END OF COMMENTS | |

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

cc: Justin Tabor – AICP Planner
Harry Dillard – Lead Engineering Technician



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 23, 2018

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

Tommy Bon, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Upland Industrial Park, Lots 2 – 5 Replat
(Minor Subdivision / Final Plat)

Dear Mr. Maxfield:

The application referenced above was reviewed at our April 23, 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, May 3, 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 City Commission. 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.

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

Minor Subdivision / Final Plat Review Comments

1. **Compliance with Chapter 177, Part I, Florida Statutes**
 - a. Please address the requirements of Chapter 177.091(7), F.S., as related to the northwest corner of Lot 2.
2. **Compliance with Land Development Regulations (LDRs)**
 - a. Graphically depict the 15' minimum side setback for Lot 3 along the north property line. Note the BSL on plat may be increased to be consistent with the width of the PUE.
3. **Concurrency Impact Analysis**
 - a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
4. **Comprehensive Plan Consistency Analysis**
 - a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

- b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
- c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

5. Miscellaneous / General Comments

- a. Cross access easement as depicted on the plat does not cover the area of ingress/egress connection to NW 101st Drive, nor does the cross access easement cover all area along the access drive between and located on the property line between Lots 2 and 3. Please address.
- b. For consistency with the record plat and with Surveyor's Note #10, please label the "5' Buffer" as shown along the east, south, and west perimeter of the subject property as "5' **Basic** Buffer", and reference Note #10 on the plat drawing where the buffer is called out.
- c. Please review Surveyor's Notes #16, #18, and #19 of the record plat to confirm the applicability of these notes to the subject property. These notes pertain to ingress/egress easement along west property line of Lot 2 and covenants, conditions, restrictions and other matters. If applicable, add the notes to Surveyor's Notes on the proposed Replat.
- d. Please correct the reference to the "City of Alachua" in the Certificate of Approval by the City Commission, immediately above the signature line.
- e. Please confirm the name of and address for the managing member in the owner's certification is correct.

6. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Comments from Alachua County Fire Rescue to be provided under separate cover.
- c. The applicant must address the comments provided by Robert W. Graver, PSM, of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 17, 2018.

7. Completeness Review Comments

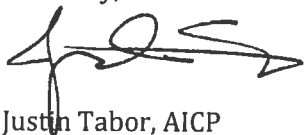
- a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:

Final Plat Attachment #4, Comprehensive Plan Consistency Analysis

Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: **Policy 2.4.a, FLUE.**

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 Robert W. Graver, PSM, of EDA Engineers – Surveyors – Planners, Inc., dated April 17, 2018

cc: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)
John Maxfield, CHW, Inc. (by electronic mail)
Project File



April 17, 2018

The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I –
Platting (Florida Statutes)

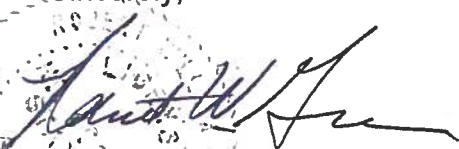
I have reviewed the Plat of 'Upland Industrial Park Replat', dated: April 5, 2018, for
conformity to Florida Statutes Chapter 177, Part I – Platting and find it to be in
conformance with all Sections and Subsections with the following exceptions:

- 1) A Permanent Reference Monument needs to be placed at the northwest corner
of Lot 2 (177.091 (7)).
- 2) The description of the abbreviations "R/W" and "NAVD88" need to be added to
the legend. (177.091 (29)).

Further:

- 1) In my opinion in both the Certificate of Approval by Professional Surveyor and
Mapper and the Surveyor's Certificate the reference to Chapter 177, Part I
should read "Chapter 177, Part I – **Platting**".
- 2) In the Certificate of Approval by the City Commission it is stated that the
foregoing Plat was approved by the City Commission of the **City of Alachua
County, Florida**. It is my opinion this should read "**the City of Alachua, Florida**".
- 3) Note 11 of the Surveyor's Notes refers to the maintenance of a Landscape
Easement which is not a part of this Plat.

Sincerely,



Robert W. Graver
eda – engineers – surveyors – planners, inc.
2404 N.W. 43rd Street
Gainesville, Florida 32606

Development Review Team (DRT) Meeting

Meeting Date: April 23, 2018 (Applicant DRT)

Name

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Upland Industrial Park, Lots 2 - 5

APPLICATION TYPES: (1) Minor Subdivision / Final Plat (replatting Lots 2 - 5)
(2) Site Plan

PROPERTY OWNER: Upland Properties of NCF, LLC

APPLICANTS/AGENTS: Tommy Bon, PSM, CHW, Inc. (Minor Subdivision / Final Plat);
John Maxfield, P.E., CHW, Inc. (Site Plan)

DRT MEETING DATE: April 23, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

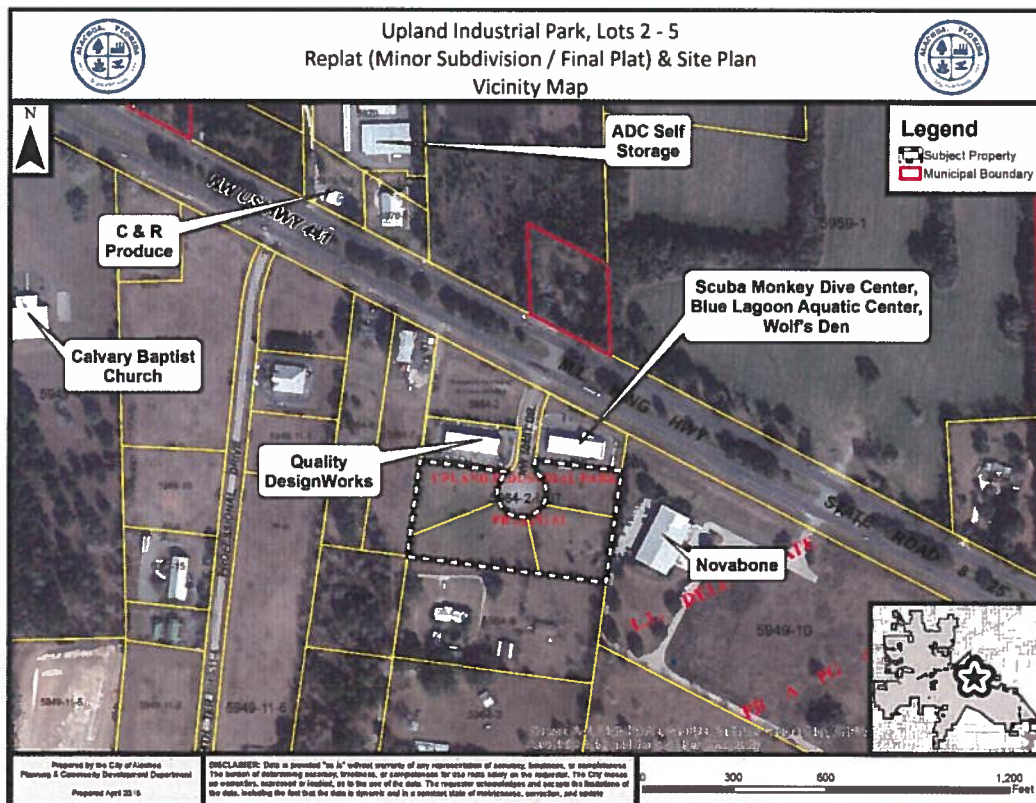
OVERLAY: N/A

ACREAGE: ±4.82 acres

PARCELS: Tax Parcels 05964-002-002 - 05964-002-005

PROJECT SUMMARY: (1) A request to reconfigure Lots 2 - 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, into a total of two (2) lots; (2) A request to construct a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Thursday, May 3, 2018**.



7. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:

Final Plat Attachment #4, Comprehensive Plan Consistency Analysis

Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: **Policy 2.4.a. FLUE.**

Site Plan Review Comments

8. Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)

- a. The applicant has utilized a parking standard of 1 space per 300 square feet of floor area for office space (30% of each building). Per Table 6.1-1, the parking standard for all office use types is 1 space per 330 square feet of floor area. Revise accordingly.
- b. "Light industrial" is not a use type established in Table 6.1-1. The intended use type may be "light manufacturing". Revise the use type identified on Sheet C0.00 to identify the correct use type.
- c. Identify location of and dimension minimum required off-street loading spaces in accordance with minimum standards per Section 6.1.5 (minimum 1 space for Lots 2 – 3, 2 spaces for Lots 4 – 5).
- d. The circulation pattern for waste collection restricts the ability of trucks to circulate around the building. Circulation pattern of the site must accommodate waste collection trucks. Provide AutoTurn simulation demonstrating an acceptable traffic flow for waste collection.
- e. "Do Not Enter" signs are called out on Sheets C1.01 and C1.02 at the drive aisle between the proposed lots, however, pavement markings indicate traffic is intended to be able to enter through drive aisle. Please address.
- f. For Lots 4 – 5, Sheet C0.00 notes a maximum of 54 parking spaces, however, the calculations above do not equal 54 spaces. Please correct.

9. Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Section 6.2.2(D)(1)(c) requires three canopy trees per acre on the primary or street facing side plus an additional four canopy trees for every 100 lineal feet of façade, planted in front of the façade. Calculations for site landscaping, primary side canopy trees, on Sheet LS-1 over-count the number of trees provided given the building façade requirements of the same section. Correct the number provided for site landscaping, primary side canopy trees, to account for those provided to meet building façade landscape requirement.
- b. Based upon the calculations provided on Sheet LS-1, 16 understory trees are required in front of the structures to meet site landscaping requirements. One additional understory tree is required in front of the structures to meet site landscaping requirements.
- c. Shrubs not provided within interior parking lot landscape islands. Per Section 6.2.2(D)(2)(a)(iii), shrubs shall be required at the minimum rate of ten shrubs per canopy or ornamental/understory tree. Revise accordingly.
- d. Based upon calculations on Sheet LS-1, parking lot perimeter landscaping requires 17 canopy trees. It appears some trees within interior landscape islands are being credited to meet parking lot perimeter buffer requirements, and that an additional 2 canopy trees are required along the parking lot perimeter to meet the minimum requirement per Section 6.2.2(D)(2)(b)(iv).
- e. Sheet IR-2 shows only one irrigation meter for the entire site. One irrigation meter shall be provided for Lots 2 – 3, and a second irrigation meter shall be provided for Lots 4 – 5.
- f. Section 6.2.3(B) requires sides of waste receptacle screens providing service to be gated, and for such gates to be constructed of a material consistent with screening material used on all

15. Comprehensive Plan Consistency Analysis

- a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
- b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
- c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

16. Miscellaneous / General Comments

- a. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). A hard copy has been attached, but can be completed at <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.
- b. Sheet C0.15: Section C-C labeled as "Typical Retaining Wall Section C-C". No retaining wall depicted for Typical Section C-C.
- c. Sheet C0.00: add floor area ratio to general notes.
- d. Sheet C0.00: Setbacks reflect information not applicable to Lots 2 – 5 (i.e., front setback from US 441; side setbacks along NW 101st Drive. In addition, the setbacks as stated are not consistent with those as per the recorded plat and the proposed replat. Revise accordingly.
- e. C0.00: Note 11 – Note should state that uses "shall be" consistent with the uses permitted in ILW zoning. "Proposed Possible Uses" is also not necessary, given the statement which proceeds this information.
- f. Sheets C0.00: the date of the boundary and topographic survey, as stated in General Note 4, is different than the date of the survey submitted with the plans.
- g. Sheet C0.10: General Note 14 – reference to "Alachua County Environmental Protection Department" should be changed to the "Landscape Architect for the Project".
- h. C1.00 – C1.02, C2.00 – C2.02: General Note 2 references Geotechnical Engineering Report by GSE Engineering and Consulting, Inc. This report has not been submitted with application materials.

17. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Comments from Alachua County Fire Rescue to be provided under separate cover.
- c. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 18, 2018.

April 18, 2018

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



Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan.
Please find my comments below:

Comments:

ISO Needed Fire Flow (NFF) Worksheet

1. For the proposed East Building, revise the Right Exposure to account for the existing building in Lot 6. From the plans, the proposed building appears to be approximately 85-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed East Building.
2. For the proposed West Building, revise the Left Exposure to account for the existing building in Lot 1. From the plans, the proposed building appears to be approximately 95-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed West Building.

Sheet C0.00

1. Add a total impervious area calculation to your development data table to show compliance with the existing SRWMD ERP permitted percentage of impervious area.
2. Add loading zone requirement to parking table. Include the calculation to demonstrate compliance.
3. The ADA criteria specified for number of required parking spaces is for the incorrect range of parking spaces. Update criteria specified to match the number of parking spaces provided on the plans.

2. Add proposed door locations to the buildings to determine accessibility compliance.
3. What is the second dashed line in from the west property line?

Sheets C1.01/ C1.02

1. Add proposed door locations to the buildings to determine accessibility compliance.
2. How are delivery trucks supposed to access the back of the buildings? Each of the driveways to the rear have "Do Not Enter" signs.
3. How will the garbage truck turn around? Verify garbage truck maneuverability to the dumpster.
4. On Sheet C1.02, should the "No Left Turn" sign be a "No Right Turn" sign?
5. Specify where the AC Units will be located.
6. What type of delivery trucks are anticipated? Have AutoTurn simulations been conducted to ensure that the trucks can maneuver behind the proposed buildings?
7. Add dimensions to the loading zones.
8. Add sufficient dimensional tie down information to make the site constructible. (i.e. Add northing and eastings at the building corners.)

Sheets C2.01/C2.02

1. Add door locations to show compliance with accessibility requirements. Ensure that grades adjacent to doors do not exceed 2%.
2. Due to the slope on the proposed driveway, we recommend inlets at the end of the driveway to collect stormwater runoff before it enters the cul-de-sac to prevent nuisance flooding within the cul-de-sac.
3. Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development.
4. Will the proposed building have downspouts? How will the water be collected?

detailed sheets was 1" = 20'. This sheet has a scale of 1"=30'.

2. 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. Per the submitted ISO Needed Fire Flow Calculations, 2,250 gpm are required and therefore, two (2) fire hydrants are required. Demonstrate that the buildings are within 1,000-ft of a second hydrant.
3. Submit NFPA Needed Fire Flow Calculations. Per COA DCR, Section 2.3.C.7.b. "Engineer shall provide signed and sealed fire flow demand calculations in accordance with NFPA and Florida Fire Prevention Code requirements."
4. Will the buildings require gas? Has coordination with communications occurred? Will sleeves be provided to prevent damaging the pavement at time of tenant occupancy?
5. Within the Potable Water Connection and Water Meter Details 1 & 2, correct and add the following:
 - a. Proposed tees are not tapped.
 - b. Add weather protection to the backflow preventers.
 - c. Add gate valves to the services to allow for the ability to isolate each service.
 - d. Call out the 2" tees and the 2" 90-degree bend.
 - e. Call out bend after the DDC backflow preventer if the intent is for the line to connect at an angle
6. For the water meters, add a note to call out the specified Utility Detail on Sheet C0.14.
7. Show the routes of the water services to the building to ensure that the water services meet all required clearances.
8. Add a note at the sanitary sewer cleanout at the right-of-way that it is the end of the City of Alachua Maintenance.
9. Add the proposed irrigation water meter and backflow preventer, shown on Sheet IR-2, to the utility plan. Specify the size of the irrigation water meter and backflow preventer.
10. Add potable water and sanitary sewer connection locations to the building.



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in [Chapter 77, Article II](#) of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a [Verification Request Form](#) or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

| | |
|---|--|
| PART 1. APPLICANT INFORMATION | |
| Owner Name: | Applicant/Agent Name: |
| Phone: | Company: |
| Email: | Phone: |
| | Email: |
| PART 2. PROPERTY INFORMATION | |
| Tax Parcel Numbers: | Address: |
| City: | Zip: |
| PART 3. SELF-CERTIFICATION | |
| <p>I, _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):</p> | |
| 1. | <input type="checkbox"/> There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification) |
| 2. | <input type="checkbox"/> There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information) |
| 3. | <input type="checkbox"/> There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information) |
| 4. | <input type="checkbox"/> There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects). |

Development Review Team (DRT) Meeting

Project Name: Upland Industrial Park Replat (Minor Subdivision / Final Plat) & Site Plan

Meeting Date: April 19, 2018 (Sfatt DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Upland Industrial Park, Lots 2 - 5

APPLICATION TYPES: (1) Minor Subdivision / Final Plat (replatting Lots 2 - 5)
(2) Site Plan

PROPERTY OWNER: Upland Properties of NCF, LLC

APPLICANTS/AGENTS: Tommy Bon, PSM, CHW, Inc. (Minor Subdivision / Final Plat);
John Maxfield, P.E., CHW, Inc. (Site Plan)

DRT MEETING DATE: April 19, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

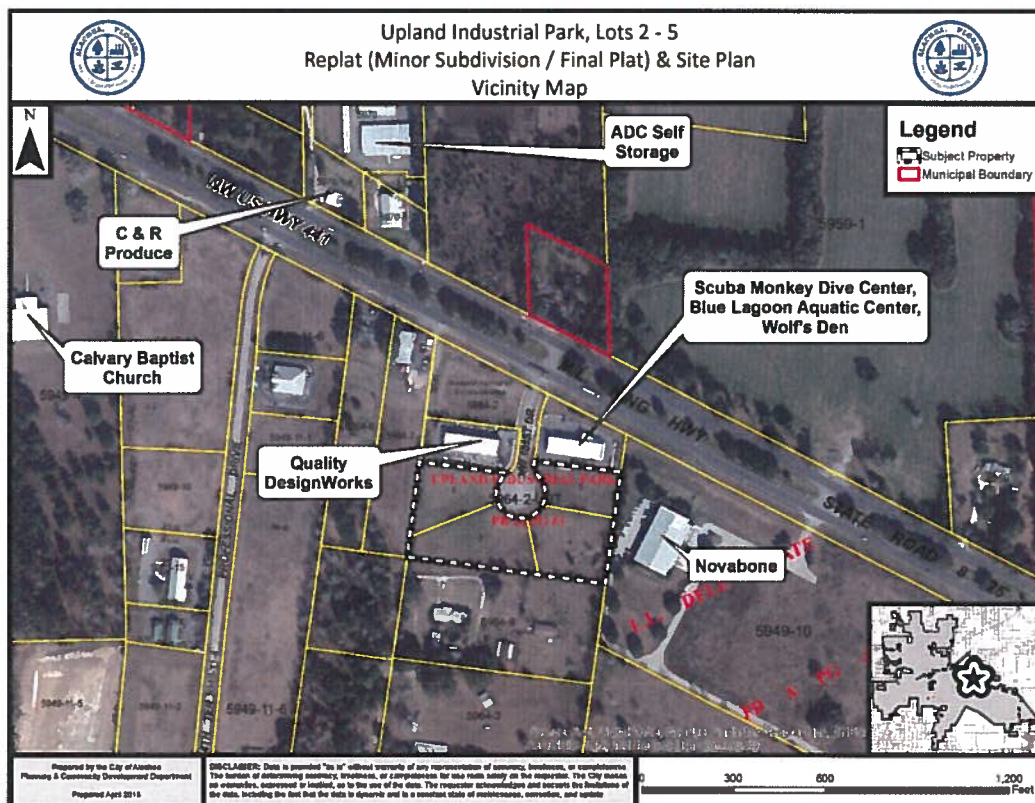
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April 18, 2018

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



Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan.
Please find my comments below:

Comments:

ISO Needed Fire Flow (NFF) Worksheet

1. For the proposed East Building, revise the Right Exposure to account for the existing building in Lot 6. From the plans, the proposed building appears to be approximately 85-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed East Building.
2. For the proposed West Building, revise the Left Exposure to account for the existing building in Lot 1. From the plans, the proposed building appears to be approximately 95-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed West Building.

Sheet C0.00

1. Add a total impervious area calculation to your development data table to show compliance with the existing SRWMD ERP permitted percentage of impervious area.
2. Add loading zone requirement to parking table. Include the calculation to demonstrate compliance.
3. The ADA criteria specified for number of required parking spaces is for the incorrect range of parking spaces. Update criteria specified to match the number of parking spaces provided on the plans.

2. Add proposed door locations to the buildings to determine accessibility compliance.
3. What is the second dashed line in from the west property line?

Sheets C1.01/ C1.02

1. Add proposed door locations to the buildings to determine accessibility compliance.
2. How are delivery trucks supposed to access the back of the buildings? Each of the driveways to the rear have "Do Not Enter" signs.
3. How will the garbage truck turn around? Verify garbage truck maneuverability to the dumpster.
4. On Sheet C1.02, should the "No Left Turn" sign be a "No Right Turn" sign?
5. Specify where the AC Units will be located.
6. What type of delivery trucks are anticipated? Have AutoTurn simulations been conducted to ensure that the trucks can maneuver behind the proposed buildings?
7. Add dimensions to the loading zones.
8. Add sufficient dimensional tie down information to make the site constructible. (i.e. Add northing and eastings at the building corners.)

Sheets C2.01/C2.02

1. Add door locations to show compliance with accessibility requirements. Ensure that grades adjacent to doors do not exceed 2%.
2. Due to the slope on the proposed driveway, we recommend inlets at the end of the driveway to collect stormwater runoff before it enters the cul-de-sac to prevent nuisance flooding within the cul-de-sac.
3. Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development.
4. Will the proposed building have downspouts? How will the water be collected?

detailed sheets was 1" = 20'. This sheet has a scale of 1"=30'.

2. 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. Per the submitted ISO Needed Fire Flow Calculations, 2,250 gpm are required and therefore, two (2) fire hydrants are required. Demonstrate that the buildings are within 1,000-ft of a second hydrant.
3. Submit NFPA Needed Fire Flow Calculations. Per COA DCR, Section 2.3.C.7.b. "Engineer shall provide signed and sealed fire flow demand calculations in accordance with NFPA and Florida Fire Prevention Code requirements."
4. Will the buildings require gas? Has coordination with communications occurred? Will sleeves be provided to prevent damaging the pavement at time of tenant occupancy?
5. Within the Potable Water Connection and Water Meter Details 1 & 2, correct and add the following:
 - a. Proposed tees are not tapped.
 - b. Add weather protection to the backflow preventers.
 - c. Add gate valves to the services to allow for the ability to isolate each service.
 - d. Call out the 2" tees and the 2" 90-degree bend.
 - e. Call out bend after the DDC backflow preventer if the intent is for the line to connect at an angle
6. For the water meters, add a note to call out the specified Utility Detail on Sheet C0.14.
7. Show the routes of the water services to the building to ensure that the water services meet all required clearances.
8. Add a note at the sanitary sewer cleanout at the right-of-way that it is the end of the City of Alachua Maintenance.
9. Add the proposed irrigation water meter and backflow preventer, shown on Sheet IR-2, to the utility plan. Specify the size of the irrigation water meter and backflow preventer.
10. Add potable water and sanitary sewer connection locations to the building.



April 17, 2018

The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I –
Platting (Florida Statutes)

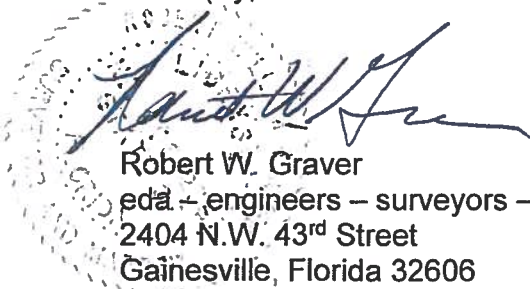
I have reviewed the Plat of 'Upland Industrial Park Replat', dated: April 5, 2018, for conformity to Florida Statutes Chapter 177, Part I – Platting and find it to be in conformance with all Sections and Subsections with the following exceptions:

- 1) A Permanent Reference Monument needs to be placed at the northwest corner of Lot 2 (177.091 (7)).
- 2) The description of the abbreviations "R/W" and "NAVD88" need to be added to the legend. (177.091 (29)).

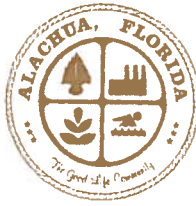
Further:

- 1) In my opinion in both the Certificate of Approval by Professional Surveyor and Mapper and the Surveyor's Certificate the reference to Chapter 177, Part I should read "Chapter 177, Part I – **Platting**".
- 2) In the Certificate of Approval by the City Commission it is stated that the foregoing Plat was approved by the City Commission of the **City of Alachua County**, Florida". It is my opinion this should read "**the City of Alachua**, Florida".
- 3) Note 11 of the Surveyor's Notes refers to the maintenance of a Landscape Easement which is not a part of this Plat.

Sincerely,



Robert W. Graver
eda – engineers – surveyors – planners, inc.
2404 N.W. 43rd Street
Gainesville, Florida 32606



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 11, 2018

VIA HAND DELIVERY

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

RE: Review of Upland Industrial Park, Lots 2 – 5 Minor Subdivision / Final Plat (Replat) & Site Plan

Dear Mr. Reyes:

The City of Alachua Planning & Community Development Department requests your firm conduct a **surveying review** of the referenced final plat (replat) and an **engineering review** of the referenced Site Plan. The Minor Subdivision / Final Plat application proposes to replat Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, reconfiguring the ±4.82 acre subject property into a total of two (2) lots. The Site Plan application proposes to construct a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements on the subject property.

Please provide comments by **5:00 PM on Wednesday, April 18, 2018**, so that your comments may be incorporated into the City's review of this application.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 9, 2018

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

Tommy R. Bon, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Conditional Application Acceptance: Replat of Lots 2 – 5, Upland Industrial Park
Minor Subdivision / Final Plat

Dear Mr. Bon:

On April 5, 2018, the City of Alachua received your application and materials for the Minor Subdivision / Final Plat for a proposed Replat of Upland Industrial Park Lots 2 – 5, which proposes to reconfigure the ±4.82 acre subject property (Tax Parcel Numbers 05964-002-002 – 05964-002-005) into a total of two (2) lots.

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 aforementioned application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Monday, April 16, 2018**. The materials addressing these deficiencies may be submitted digitally to the project planner.

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

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

1. Application Submittal Requirements:

Action to Address Deficiency: Provide a copy of all application materials in PDF format on a CD. Further information about submittal requirements may be accessed on the City's web site.

2. Subdivision Application, Section A.1., Project Name:

Action to Address Deficiency: Please clarify this application is to replat Lots 2 – 5 of Upland Industrial Park.

3. **Final Plat Attachment #3, Concurrency Impact Analysis:**

Actions to Address Deficiencies:

- a. Throughout the Concurrency Impact Analysis, the project is referenced as the "Upland Industrial Park Site Plan". Please revise to address the correct application type.
- b. The Concurrency Impact Analysis uses data from the August 2017 Development Monitoring Report. The most current report is dated March 2018. Please revise the report to use current data.
- c. Since this application is for a non-residential subdivision, concurrency is not reserved as part of the subdivision approval, but will be reserved as part of any site plan approval(s) for development on the property. Please ensure Concurrency Impact Analysis addresses this matter.

4. **Final Plat Attachment #4, Comprehensive Plan Consistency Analysis**

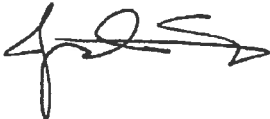
Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: Policy 1.5.b 1. – 4., 6. – 8., #11., FLUE; Policies 2.4.a – b, FLUE; Policy 2.5.a, FLUE; Policies 1.1.d, 4.1.b, & 4.1.c, CFNGAR.

5. **Final Plat Attachment #5, City of Alachua Public School Student Generation Form**

Action to Address Deficiency: The application is for a non-residential development, and as such, this form is not applicable.

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: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File