



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

April 16, 2019

SUBJECT:	A request for a Site Plan for three (3) ±42,466 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements
APPLICANT/AGENT:	Daniel Young, P.E., LEED AP, CHW
PROPERTY OWNERS:	Alachua Foundation Park Holding Company, LLC University of Florida Foundation, Inc.
LOCATION:	Northeast of the intersection of NW US Highway 441 and NW 119 th Terrace; Southeast of the intersection of CR 2054 (also known as Rachael Blvd.) and NW 119 th Terrace
PARCEL ID NUMBERS:	03191-010-001 and 03191-011-001
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±14.53 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019, Staff Report to the Planning & Zoning Board.</i>

SUMMARY

The proposed site plan is a request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for the construction of three (3) ±42,466 square foot buildings, with paving, grading, and drainage, and infrastructure improvements. Future tenants of the proposed buildings are anticipated to be businesses operating in the research and development field. Such uses primarily consist of laboratory and office space.

The southwestern portion of the subject property is presently developed with a ±42,466 square foot building and associated site improvements. The Site Plan for this portion of the subject property was approved by the Planning & Zoning Board (PZB) in December 2014, and at the time the development was known as “Alachua Research Park”. The three (3) proposed buildings will be architecturally similar to the existing building on the subject property, and the overall layout of the site will be similar to the layout of the developed portion of the site.

Phase 2 of Foundation Park was previously approved by the PZB in December 2016, however, the development order subsequently expired. The applicant is seeking to reinstate the Site Plan. The Site Plan remains largely the same as the previous application approved by the PZB in December 2016.

The applicant has identified three “pods” on the proposed Site Plan – Pod A; Pod B; and Pod C. Development of each pod is proposed to occur sequentially (i.e., Pod A, followed by Pod B, followed by Pod C), with site improvements, including parking, landscaping, utilities, and other supporting improvements, to be provided for each pod at the time of its development. In accordance with Section 2.4.9(G) of the City’s Land Development Regulations (LDRs), all proposed buildings will be required to obtain approval of a building permit for each building within three (3) years of the date of the approval of the Site Plan, unless otherwise extended.

The subject property is ±14.53 acres in area and is located northeast of the intersection of NW US Highway 441 and NW 119th Terrace, east of the Santa Fe College – Alachua Campus, south County Road 2054 (Rachel Boulevard), west of the State of Florida Building, and north of Progress Park. Access to Pod A will be provided by an existing connection to NW 119th Terrace. An additional street stub to NW 119th Terrace will be constructed as part of Pod A improvements. The stub will align with the northern ingress/egress to the Santa Fe College Perry Center, and will serve future development of the subject property that will occur at the time Pod B is developed.

The proposed development will convey the development’s stormwater runoff to an existing stormwater basin located west of the Santa Fe College Perry Center. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF will be removed at the time of the development of Pod C.)

Illustration 1. Foundation Park Phase 1 (f/k/a Alachua Research Park)

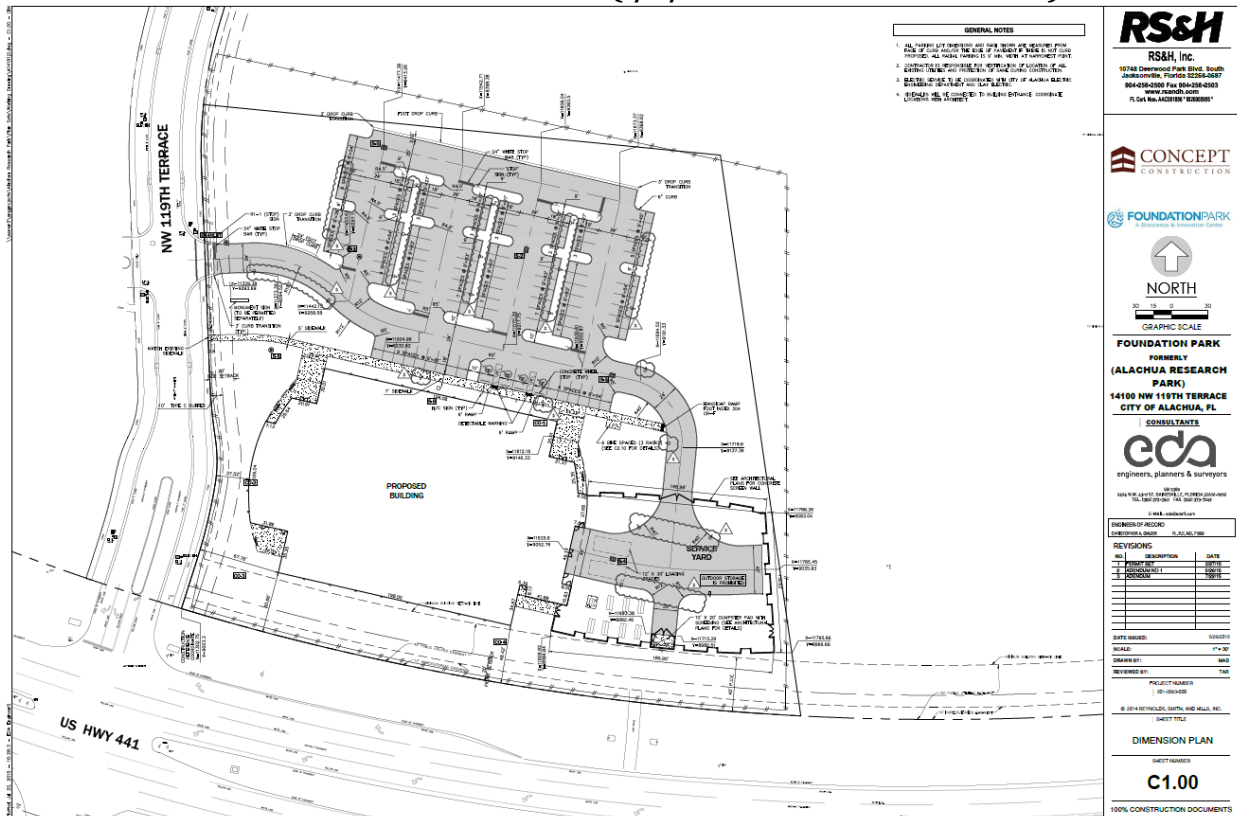
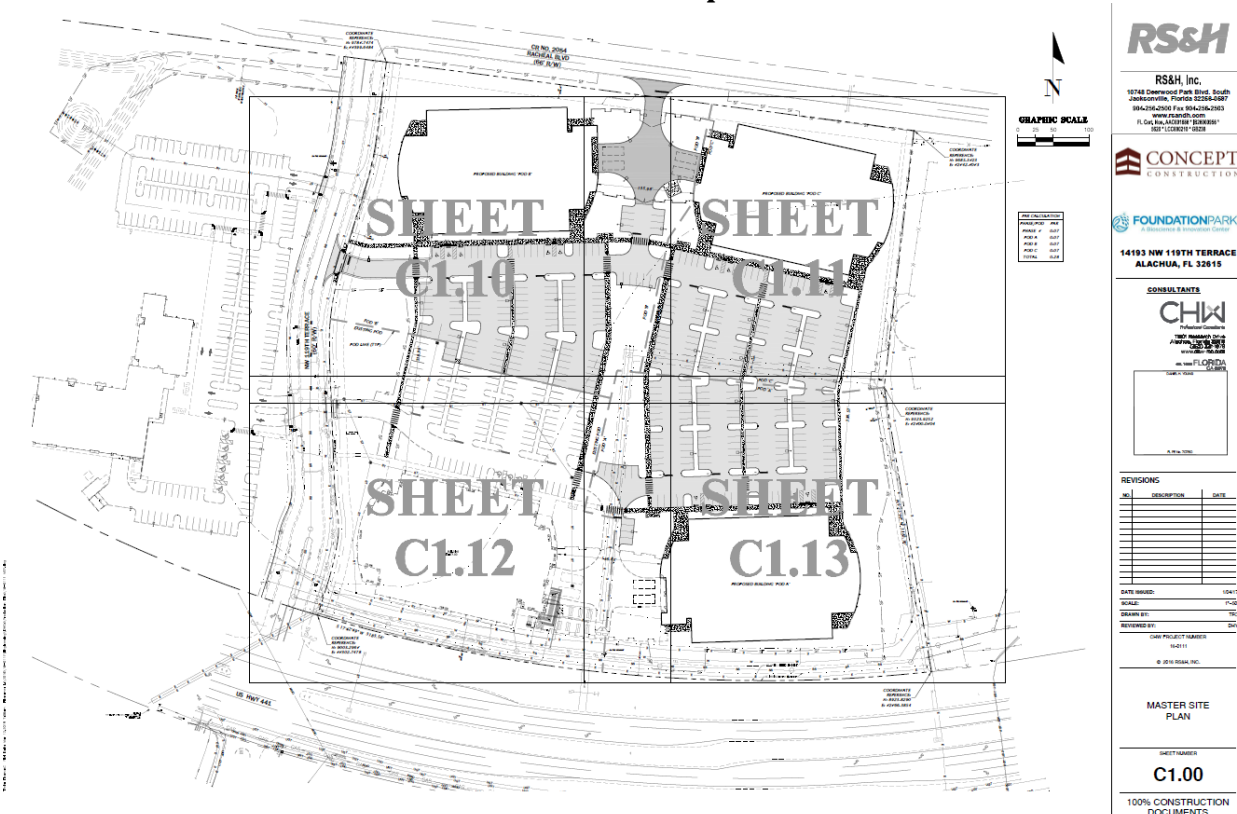
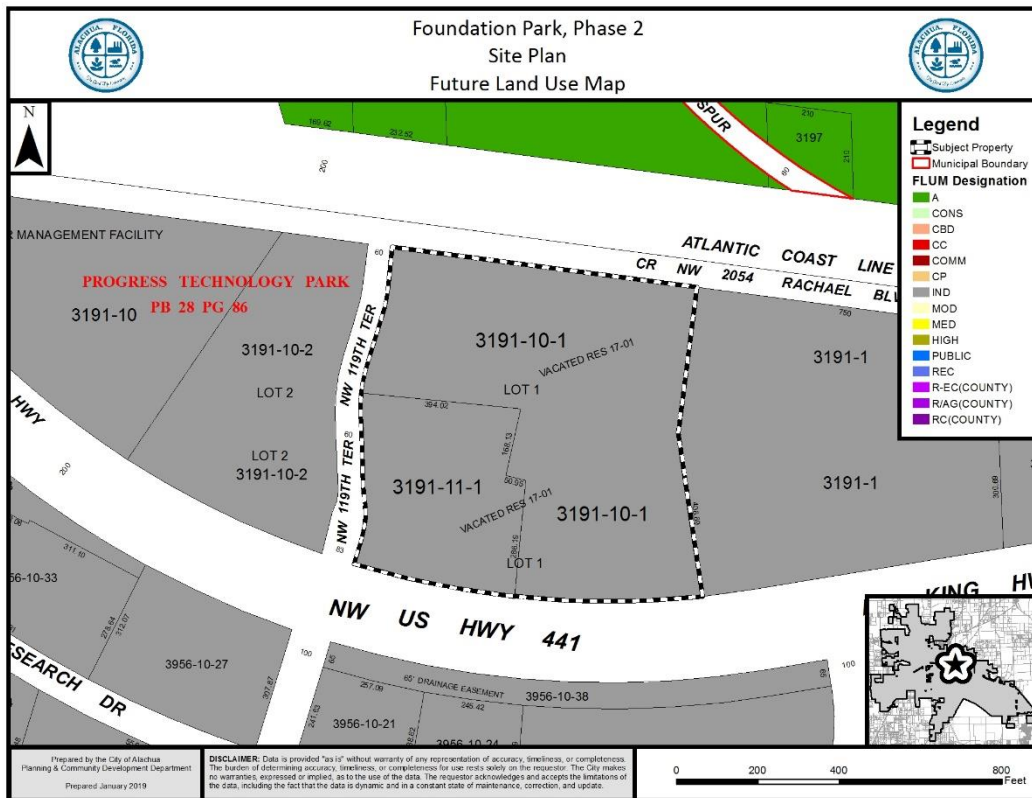


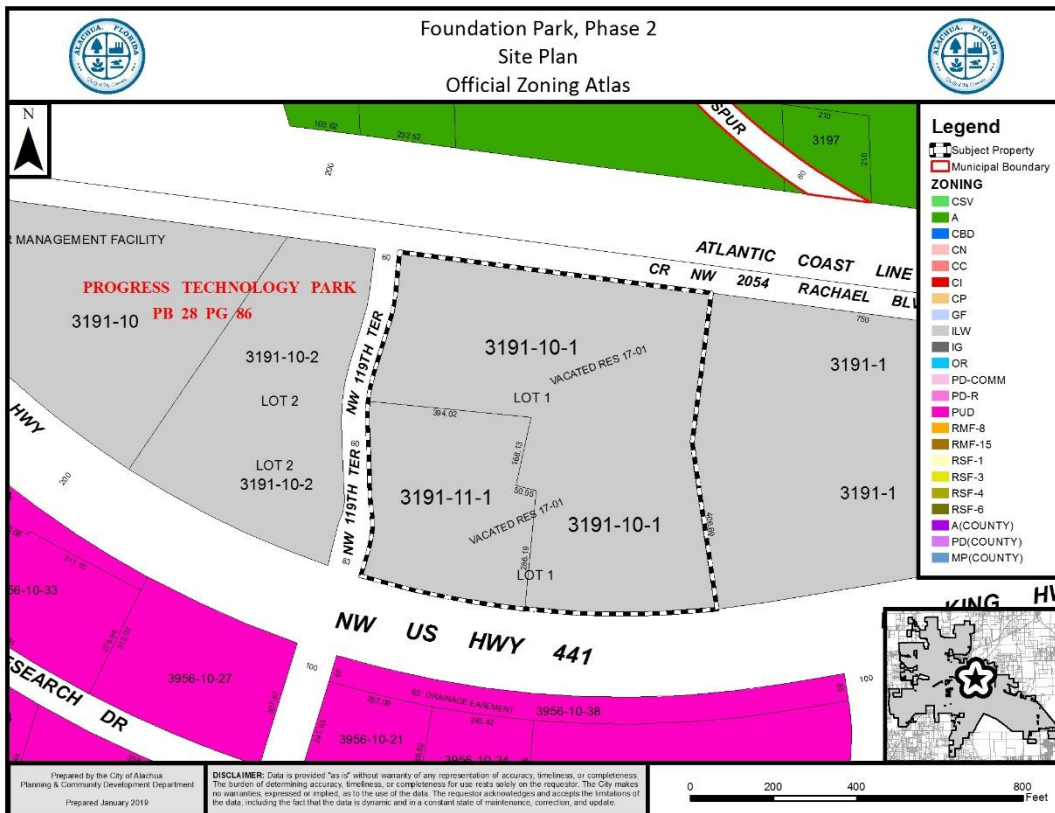
Illustration 2. Foundation Park Overall Development Plan



Map 1. Future Land Use Map



Map 2. Official Zoning Atlas



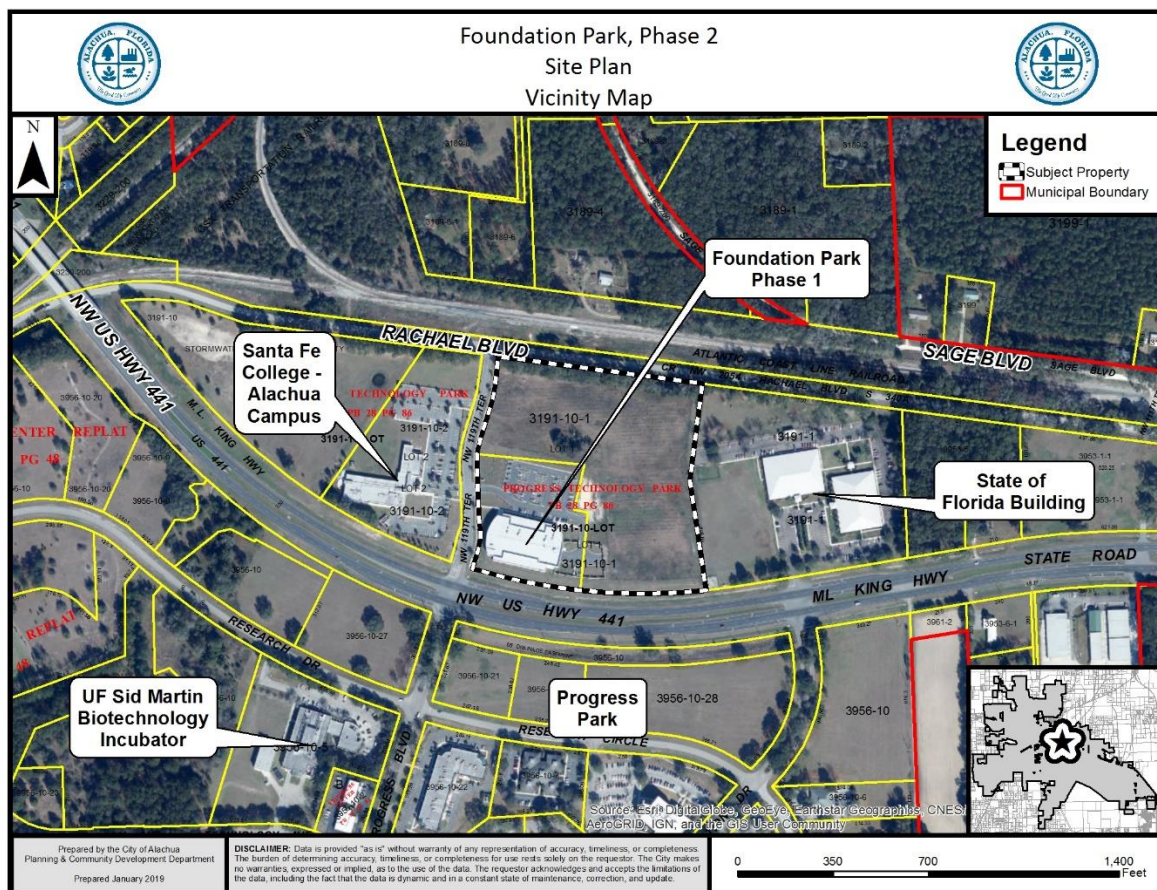
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	County Road 2054 (Rachel Blvd.); CSX Right of Way	N/A	N/A
South	NW US Highway 441; Progress Park	Industrial	Planned Unit Development (PUD)
East	State of Florida Building	Industrial	Light & Warehouse Industrial (ILW)
West	Santa Fe College – Alachua Campus (Perry Center)	Industrial	Light & Warehouse Industrial (ILW)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on September 29, 2018, at the Alachua Branch, Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available to answer questions. 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.

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings of Consistency with Goal 1: The proposed development will provide for the expansion and further growth of the City's established biotechnology industry.

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.

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

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 research and development uses. The proposed buildings will be consistent with the provisions of Policy 1.5.a.3., which states that buildings used for research and development cannot exceed 150,000 square feet in area.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.5.d: The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that each pod of the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the entire development (i.e., of all pods), approximately 36.3% of the subject property will consist of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e: Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Evaluation and Findings of Consistency with Policies 2.4.c – e: The Site Plan shows 61 regulated trees and 7 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. Mitigation for trees proposed for removal is provided in accordance with the applicable provisions of the City's LDRs. For further analysis, please reference the section of this report below which further reviews compliance with the LDRs.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the entire development (i.e., of all pods), the subject property will include 5.28 acres of open space (36.3% of the site), exceeding the minimum 10% open space requirement.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

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

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

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

Evaluation and Findings of Consistency with Policy 9.1: The proposed development will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

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

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

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g: The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City’s Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

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

Levels of Service

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

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

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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

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

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

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

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 will convey the development's stormwater runoff to an existing stormwater basin located west of Santa Fe College's building. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF will be removed at the time of the development of Pod C.)

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

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

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

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

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

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

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Strategic Ecosystems

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

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

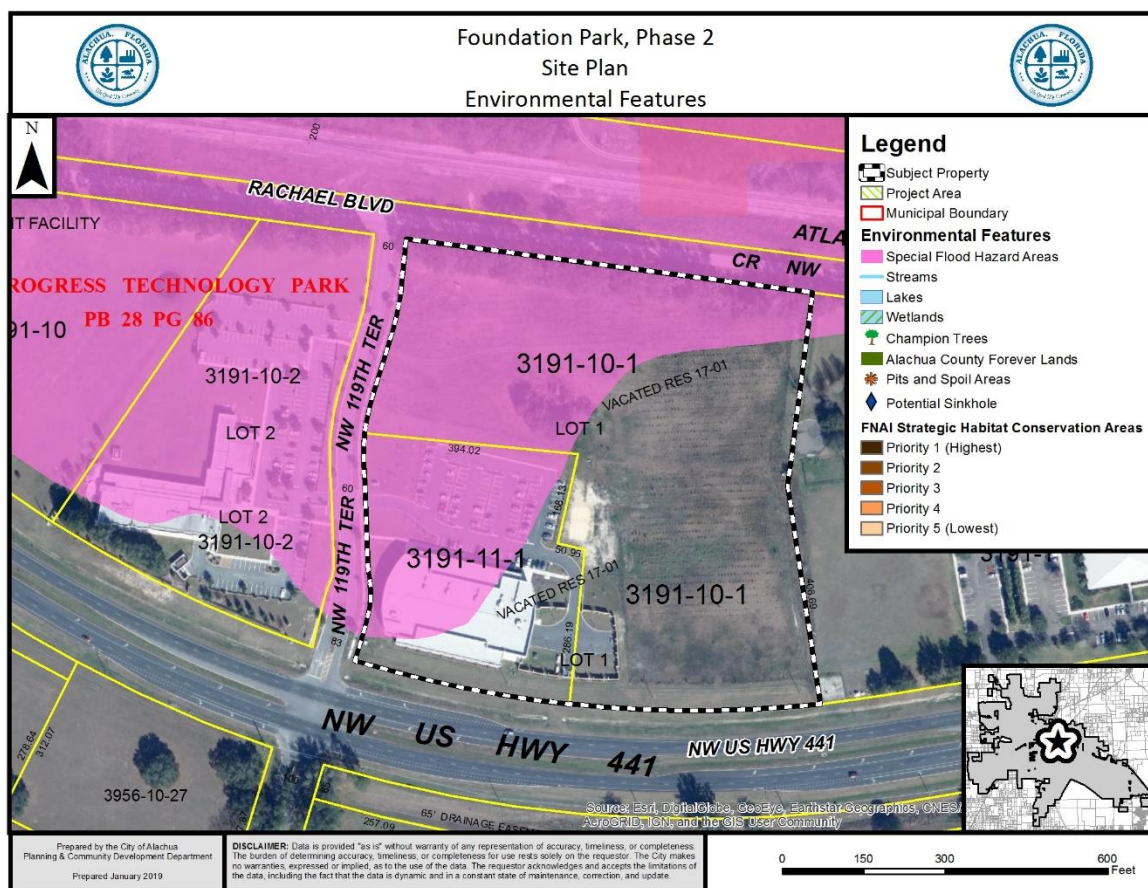
Regulated Plant & Animal Species

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.

Map 4. Environmental Features



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 three (3) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Apopka Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid in the sandy surface and subsurface layers and moderate in the loamy subsoil. This soil type is not identified as posing any limitations for small commercial buildings.

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

Hydrologic Soil Group: B

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

Evaluation: The soil types present on the subject property does not pose any significant limitations for development, 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) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.)

To address Section 6.9.4 of the City's LDRs, which establishes standards for flood prone areas, the applicant has submitted a memorandum from Randall S. Olney, P.E., of CHW, dated October 5, 2016. The memorandum notes that the project site is served by an existing stormwater management facility, which was designed to accommodate development of the subject property. In addition, the memorandum references the approved plans for the modified flood plain, which were prepared by eda engineers – surveyors – planners, inc. (formerly known as Eng, Denman, and Associates, Inc.), and the stormwater report for the existing stormwater management facility that will serve the proposed development. The memorandum provides a certification by the project engineer that any proposed fill and the proposed structures for the project will not increase the water surface elevation of the base flood plain by more than one foot at any point within the City.

The modified flood plain elevation, as shown on the approved plans of the modified flood plain and on Sheet C0.01 of the Site Plan, is 71.90 feet. Additionally, no portion of the modified flood plain is located within the subject property. The lowest finished floor elevation (FFE) of the proposed buildings is 75.0 feet, which is greater than one (1) foot above the elevation of the modified flood plain.

Evaluation: The proposed buildings are located outside of the modified flood plain, as established by the site development of Progress Technology Park, and the FFE of each building will be greater than one (1) foot above the elevation of the modified flood plain, in

accordance with the requirements of Section 6.9.4. The requirements of Section 6.9.4., Flood Prone Area Standards, have therefore been sufficiently addressed.

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

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) Consistency with Comprehensive Plan

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

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

(2) Use Allowed in Zone District

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

Evaluation & Findings: The subject property is zoned Light & Warehouse Industrial (ILW). The site plan proposes the construction of three (3) ±42,466 square foot buildings which are intended to be utilized for research and development. Article 10 of the City's LDRs defines "Light Manufacturing" as follows: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: ... **research, development**, testing facilities and **laboratories**..." (emphasis added). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

(3) Zone District Use-Specific Standards

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

Evaluation & Findings: The use type proposed by the development is the "light manufacturing" use type. There are no Use-Specific Standards which apply to the "light manufacturing" use type.

(4) Development and Design Standards

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and *Section 6.9*, Environmental Protection Standards.

The Site Plan shows 61 regulated trees and 7 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the

trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. The number of trees proposed for removal requires 228 trees to be planted to mitigate for those proposed for removal.

The Site Plan proposes to provide a total of 50 replacement trees on-site to partially mitigate for those proposed for removal. The City Commission previously approved partial mitigation for tree removal through off-site mitigation. The criteria for off-site tree mitigation is established in Section 6.2.1(D)(7) of the LDRs. This section allows for the consideration of off-site mitigation for those trees that cannot be accommodated through on-site mitigation due to the location of the proposed buildings, parking, and code-required tree plantings. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The request to provide off-site mitigation, and the fee to be paid for off-site mitigation, was approved by the City Commission by the adoption of Resolution 17-03. A copy of Resolution 17-03 is included within Exhibit “B”, Staff Supporting Materials, to this Staff Report. In accordance with Section 6.2.1(D)(7)(d) of the City’s LDRs, Resolution 17-03 requires the fee for off-site mitigation to be paid to the City prior to the issuance of a building permit for new construction. Staff proposes a condition which will require the applicant to provide the payment for off-site mitigation in accordance with Resolution 17-03 prior to the issuance of a building permit.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is currently proposed nor is it required for the proposed development, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (from NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
N/A	CR 2054 (East Segment) (from SR 235 to US 441)	2/U	County Maintained Collector	Urban	D

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

² For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Research and Development Center (ITE Code 760)	1,435 (717/718)	155 (129/26)	141 (23/118)

¹ Source: ITE Trip Generation, 10th Edition.

² Formulas: AADT – 11.26 trips per 1,000 square feet x 127,398 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 127,398 square feet (83% entering/17% exiting); PM Peak Hour – 1.11 trips per 1,000 square feet x 127,398 square feet (16% entering/84% exiting.)

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	CR 2054 East ¹
Average Annual Daily Trips		
Maximum Service Volume ²	45,700	15,120
Existing Traffic ³	18,579	2,161
Reserved Trips ⁴	1,764	295
Available Capacity ⁴	25,357	12,664
Increase in Daily Trips Generated by Development ⁵	1,076	359
Residual Capacity After Development's Impacts⁶	24,281	12,305

¹ 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, Florida Department of Transportation, District Two.

⁴ Source: City of Alachua March 2019 Development Monitoring Report.

⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%.

⁶ This application is for a Final Development Order. Concurrency will be reserved.

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	CR 2054 East ¹
PM Peak Hour Trips		
Maximum Service Volume ²	4,110	1,359
Existing Traffic ³	1,765	205
Reserved Trips ⁴	253	31
Available Capacity ⁴	2,092	1,123
Increase in PM Peak Hour Trips Generated by Development ⁵	106	35
Residual Capacity After Development's Impacts⁶	1,986	1,088
¹ 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, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua March 2019 Development Monitoring Report. ⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%. ⁶ This application is for a Final Development Order. Concurrency will be reserved.		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segments identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	56,110
Available Capacity	1,007,890
Projected Potable Water Demand from Application ³	19,110
Residual Capacity	988,780
Percentage of Permitted Design Capacity Utilized	57.01%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua March 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 127,398 square feet.	

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	52,082
Available Capacity	760,918
Projected Sanitary Sewer Demand from Application ³	19,110
Residual Capacity	741,808
Percentage of Permitted Design Capacity Utilized	50.55%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua March 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 127,380 square feet.	

Evaluation: The impacts to the sanitary sewer system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities. The impacts that will be generated by the development are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	5,328.52	872.45
Demand Generated by Application ³	1,528.80	279.01
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: ¹ 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). ² City of Alachua March 2019 Development Monitoring Report. ³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 ⁴ New River Solid Waste Facility. April 2018.		

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
FOUNDATION PARK – PHASE 2 (2019)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements and Drainage Easements as depicted on the Site Plan. Public Utilities Easements and Drainage Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements and Drainage Easements.
2. The applicant agrees to provide the payment for off-site tree mitigation in accordance with Resolution 17-03 of the City of Alachua. The payment for off-site mitigation shall be made to the City prior to the issuance of a building permit for any new construction for any development associated with this Site Plan and final development order.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

**EXHIBIT “B”
TO
FOUNDATION PARK – PHASE 2 (2019)
SITE PLAN
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

March 27, 2019

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

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Foundation Park Phase 2 Site Plan

Dear Mr. Young:

On March 26, 2019, the City of Alachua received your revised application and materials for the Foundation Park Phase 2 Site Plan. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *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 **April 16, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 2, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 1, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, April 15, 2019**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com

Should you have any questions, please feel free to contact me at (386) 418-6100, x107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)
Matt Cason, Concept Companies, Inc. (by electronic mail)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 20, 2019

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

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Review of Revised Application Materials, Dated March 14, 2019:
Foundation Park Phase II Site Plan

Dear Mr. Young:

On March 14, 2019, the City of Alachua received your revised application and materials for the Foundation Park Phase II Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated December 4, 2018, as discussed at the project's Development Review Team (DRT) Meeting which was also held on December 4, 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 Tuesday, March 26, 2019**. A digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to planning@cityofalachua.com, must be provided by this date.

Comments from 12/4/18 DRT & Letter

1. Section 6.8, Design Standards for Business Uses

- a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).

Remaining Issue: The architectural plans submitted on 3/14/19 do not provide calculation of the ground floor façade area or of the glazing provided to demonstrate compliance with Section 6.8.2(A). Please add these calculations on to Sheet A200.

2. Miscellaneous

- b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.

- i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
 1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.

Remaining Issue: The required tree mitigation calculations on Sheets L-300 and L-400 were revised to address the comment, however, Sheets L-301 and L401 do not depict the additional mitigation trees required per the updated tree mitigation calculations (4 additional mitigation trees for Pod B and 1 tree for Pod C). Please address.

4. Remaining Completeness Review Comments: As noted in a letter dated November 15, 2018, please address the following:

- c. **Site Plan Attachment #10:** Proof of payment of taxes.

Action Needed to Address Deficiency: Ad valorem taxes and non-ad valorem assessments for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.

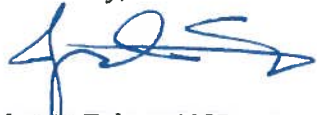
Remaining Issue: Ad valorem taxes and non-ad valorem assessments for 2017 have been paid, however, ad valorem taxes and non-ad valorem assessments for 2018 will be considered delinquent if not paid by April 1, 2019. If ad valorem taxes and non-ad valorem assessments for 2018 are not paid on or before this date, scheduling the application for a public hearing may be delayed until all payable taxes have been paid and all tax sales against the land redeemed (if applicable).

New Comments from Review of 3/14/19 Plans & Materials

1. Confirm all parking layers are plotted on Sheet C1.10. Reference parking lot area to the south of Pod B building at the bottom of the sheet.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

March 19, 2019

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

Re: Foundation Park – Phase 2
Civil Engineering Review (4th Review)

Dear Mr. Tabor:

As you requested, I have reviewed the re-submitted design drawings for the above referenced project, prepared by CHW, Inc., and dated 3/13/19. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Please feel free to call me if you have any remaining questions.

Sincerely,

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

March 13, 2019

City of Alachua
Office of Planning and Zoning
P.O. Box 9
Alachua, FL 32616-0009

RE: Foundation Park Phase II – Conditional Application Acceptance: Site Plan

Dear Staff:

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

- Two (2) Sets of Revised Mailing Labels;
- Four (4) Copies of the Following:
 - Site Plan Application;
 - Authorized Agent Affidavits;
 - Alachua County Wetland Self Certification;
 - Warranty Deeds;
 - Property Appraiser Information;
 - SRWMD Exemption;
 - Neighborhood Workshop Materials;
 - Division of Corporations;
 - Alachua County ROW Permit;
 - Tree Mitigation Memo;
 - Flood Elevation Certification;
 - Public Utility Easement;
 - Drainage Easement;
 - Legal Descriptions;
 - Proof of Tax Payment;
 - Concurrency Impact Analysis;
 - Consistency Analysis;
 - Signed and Sealed Fire Flow Calculations;
 - Signed and Sealed Site Plans; and
- One (1) CD containing all PDFs.

We submit these items along with this letter as a means to address your comments from December 04, 2018

1. Section 6.8, Design Standards for Business Uses

- a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).
 - **The total glazing percentage of the south elevation is 21% of the overall flat/projected south facing elevation area.**
- b. Façade massing / offset alternatives as set for the in Section 6.8.2(A)(2) are not met for the south façade of the Pod A building. Façade massing or an acceptable alternative must be provided for the entire length of the south façade of the Pod A building.
 - i. Proposed offset alternative does not meet criteria of Section 6.8.2(A)(2)(b)(ii).
 - ii. Offset alternative as presented does not provide the minimum width of 10 feet.
 - iii. Gutter downspouts do not provide an acceptable offset alternative and thus do not support / provide compliance with Section 6.8.2(A)(2)(b).
 - **The façade massing has been updated to meet the intentions of the requirements and provide dimensional conformity required.**

2. Miscellaneous

- a. Provide a copy of the Access Management Permit from Alachua County Public Works for the proposed connection to CR 2054.
 - **A copy of the permit has been provided as requested. Please refer to the enclosed documents for details.**
- b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.
 - i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
 1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.
 - **The trees in question have been measured. Demo plan and mitigation calculations have been updated with revised measurements. Trees have been mitigated for through on-site plantings**

3. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address comments provided by the Public Services Director, (will be provided under separate cover).
 - **No additional comments from the Public Services Director were received.**

- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.
- **Comments from J Brown have been addressed. Please refer to responses below.**
4. Remaining Completeness Review Comments: As noted in a letter dated November 15, 2018, please address the following:
- a. **Property Owner Authorization.**
Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.
- **The affidavit has been corrected to indicate that Matt Cason is providing authorization. Please refer to the enclosed affidavit for details.**
- b. **Site Plan Attachment #6:** Mailing labels.
Action Needed to Address Deficiency:
- i. Mailing labels for those persons / organizations registered with the City are not current. Submit new mailing labels addressing the comment above.
- **Mailing labels have been updated as requested.**
- ii. Owner information / address provided for Tax Parcel 03191-001-000 does not match property records on file with the Alachua County Property Appraiser. Submit new mailing labels addressing the comment above.
- **Mailing labels have been updated as requested.**
- iii. Tax Parcels 03956-010-027 & 03956-010-038 are within 400 feet of the subject property, but no mailing labels are provided for the parcel.
- **Mailing labels have been updated as requested.**
- c. **Site Plan Attachment #10:** Proof of payment of taxes.
Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03191-011-001. Payment must be remitted, and proof of payment submitted to the City.
- **Proof of payment has been included with this submittal. Please refer to the enclosed documents for details.**
- d. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).
- **Acknowledged. The form has been submitted directly to the County EPD as required.**
5. Additional Comments from J Brown Professional Group, Inc.: As noted in a letter dated December 3, 2018, please address the following:
- a. **Sheet C3.10 & Sheet C3.11**

4" water main tap and valve connections are shown for the fire line connections to each of the 3 proposed buildings. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making at least a 6" tap. If the idea is that the entire tap and connection will be designed and performed in the future, then label it as such. A potential 4" water main tap should not be performed at this time if the actual fire line design has not been completed to be sure that a 4" tap and valve is the appropriate size.

- **The existing phase 1 building was designed with a 4" fire line. The other proposed 3 buildings are exactly the same as the existing phase 1. That said a note has been added to the plans for the contractor to ensure and confirm with the MEPF EOR size of all fire lines prior to tapping or installing any watermain.**

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

Sincerely,
CHW



Daniel Young, P.E.
Senior Project Manager

\\s01\jobs1\2016\16-0111\Engineering\City County\City\NEW\1812XX Submittal\LTR 1902XX Foundation Park Phase II - Response to Comments.docx

RE: Foundation Park Phase II

From : Jessica Junkin <JessicaJ@chw-inc.com>
Subject : RE: Foundation Park Phase II
To : Justin Tabor <jtabor@cityofalachua.org>

Thu, Mar 07, 2019 09:20 AM

 1 attachment

Justin,

The client just got back to us on which way they wanted to go with the architectural plans. We are hoping to have everything back to you no later than Monday.

Thank you,

JESSICA JUNKIN | Project Coordinator
t: (386) 518-5136
e: jessicaj@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Thursday, March 07, 2019 7:57 AM
To: Jessica Junkin <JessicaJ@chw-inc.com>
Subject: Re: Foundation Park Phase II

Jessica,

Could you advise when you plan to resubmit this application? The last submittal we received was on 11/8/2018. We issued DRT comments on 12/4/18, and there was a conference call held on 12/18/18 to discuss some of the comments. A revised architectural plan was sent by email on 12/27/18, and an informal response provided by the City on 1/2/19. Since that date, there has been no action or response to the 12/4/18 DRT comments.

Thank you.

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: "Jessica Junkin" <JessicaJ@chw-inc.com>
To: wetlands@alachuacounty.us
Cc: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Wednesday, March 6, 2019 4:21:43 PM
Subject: Foundation Park Phase II

Good afternoon,

Please find attached the County Wetland Self Certification application for the above referenced project. Feel free to contact our office if you have any questions or concerns.

Thank you,

JESSICA JUNKIN | Project Coordinator

d: (386) 518-5136

e: jessicaj@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

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Re: Foundation Park Street Elevation Options

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Re: Foundation Park Street Elevation Options

Wed, Jan 02, 2019 12:09 PM

 1 attachment

To : Scott Crawford <Scott.Crawford@rsandh.com>

Cc : Ryan Thompson <RyanT@chw-inc.com>, daniely <DanielY@chw-inc.com>, matt <matt@conceptcompanies.net>, Stephen Crawford <stephen@conceptcompanies.net>, Pourch, Brandon <Brandon.Pourch@rsandh.com>

Scott,

Thank you for providing the drawings for review.

Upon reviewing informally, Options A and C appear to meet the requirements of 6.8.2(A)(2)(b). Both options appear to provide facade color changes following the dimensional standards for facade massing (a color change at least every 30 feet, with each color change being a minimum width of 10 feet). Option B does not appear to meet the intent of providing a distinctive color change that clearly distinguishes the change in color to a point it meets the purpose of the facade massing / alternative requirement.

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: "Scott Crawford" <Scott.Crawford@rsandh.com>

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

Cc: "Ryan Thompson" <RyanT@chw-inc.com>, "daniely" <DanielY@chw-inc.com>, "matt" <matt@conceptcompanies.net>, "Stephen Crawford" <stephen@conceptcompanies.net>, "Pourch, Brandon" <Brandon.Pourch@rsandh.com>

Sent: Thursday, December 27, 2018 8:58:53 AM

Subject: RE: Foundation Park Street Elevation Options

Justin-

Thank you for taking our call prior to Christmas. I have attached 3 options that I feel meet the cities intentions of updated regulations and dimensionally fall within the requirements. While there may be a slight color variation with what is being presented in this PDF, it is our intention to use the same existing colors to infill portions so that they meet the cities intentions and dimensional requirements.

Please take a look through the three options and let us know your thoughts. We feel Option C is the best as it somewhat maintains the original proportions, while the other two options breakdown the proportions a bit awkwardly.

Thank you for your time.

Kind regards,

R. Scott Crawford, AIA, LEED AP

Senior Project Manager

O 904-256-2264 | M 904-699-5179

scott.crawford@rsandh.com
rsandh.com | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Blog](#)

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RS&H



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 4, 2018

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

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Foundation Park Phase II Site Plan

Dear Mr. Young:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, December 13, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Section 6.8, Design Standards for Business Uses

- a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).
- b. Façade massing / offset alternatives as set for the in Section 6.8.2(A)(2) are not met for the south façade of the Pod A building. Façade massing or an acceptable alternative must be provided for the entire length of the south façade of the Pod A building.
 - i. Proposed offset alternative does not meet criteria of Section 6.8.2(A)(2)(b)(ii).
 - ii. Offset alternative as presented does not provide the minimum width of 10 feet.
 - iii. Gutter downspouts do not provide an acceptable offset alternative and thus do not support / provide compliance with Section 6.8.2(A)(2)(b).

2. Miscellaneous

- a. Provide a copy of the Access Management Permit from Alachua County Public Works for the proposed connection to CR 2054.
- b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.
 - i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
 1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.

3. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address comments provided by the Public Services Director, (will be provided under separate cover).
- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.

4. Remaining Completeness Review Comments: As noted in a letter dated November 15, 2018, please address the following:

a. **Property Owner Authorization.**

Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

b. **Site Plan Attachment #6:** Mailing labels.

Action Needed to Address Deficiency:

- i. Mailing labels for those persons / organizations registered with the City are not current. Submit new mailing labels addressing the comment above.
- ii. Owner information / address provided for Tax Parcel 03191-001-000 does not match property records on file with the Alachua County Property Appraiser. Submit new mailing labels addressing the comment above.
- iii. Tax Parcels 03956-010-027 03956-010-038 are within 400 feet of the subject property, but no mailing labels are provided for the parcel.

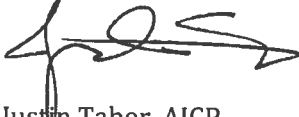
c. **Site Plan Attachment #10:** Proof of payment of taxes.

Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.

- d. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

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 A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated December 3, 2018

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

December 3, 2018

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

Re: Foundation Park – Phase 2
Civil Engineering Review (3rd Review)

Dear Mr. Tabor:

As you requested, I have reviewed the re-submitted design drawings for the above referenced project, prepared by CHW, Inc., and dated 9/27/18. This resubmittal appears to be almost exactly the same as the previous submittal reviewed in October 2016. I have reviewed the design and compared it to the original plans and our previous comments. I have only 1 comment remaining, which is provided below.

Sht. C3.10 & Sht. C3.11

1. 4" water main tap and valve connections are shown for the fire line connections to each of the 3 proposed buildings. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making at least a 6" tap. If the idea is that the entire tap and connection will be designed and performed in the future, then label it as such. A potential 4" water main tap should not be performed at this time if the actual fire line design has not been completed to be sure that a 4" tap and valve is the appropriate size.

Please feel free to call me if there are any questions remaining regarding my comments.

Sincerely,

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

Development Review Team (DRT) Meeting

Project Name: (1) Copeland Park Site Plan; (2) Foundation Park Ph. 2 Site Plan

Meeting Date: December 4, 2018 (Staff Meeting)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Copeland Park, Phase 1

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Daniel Young, PE, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: ADC Development & Investment Group, LLC

DRT MEETING DATE: December 4, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

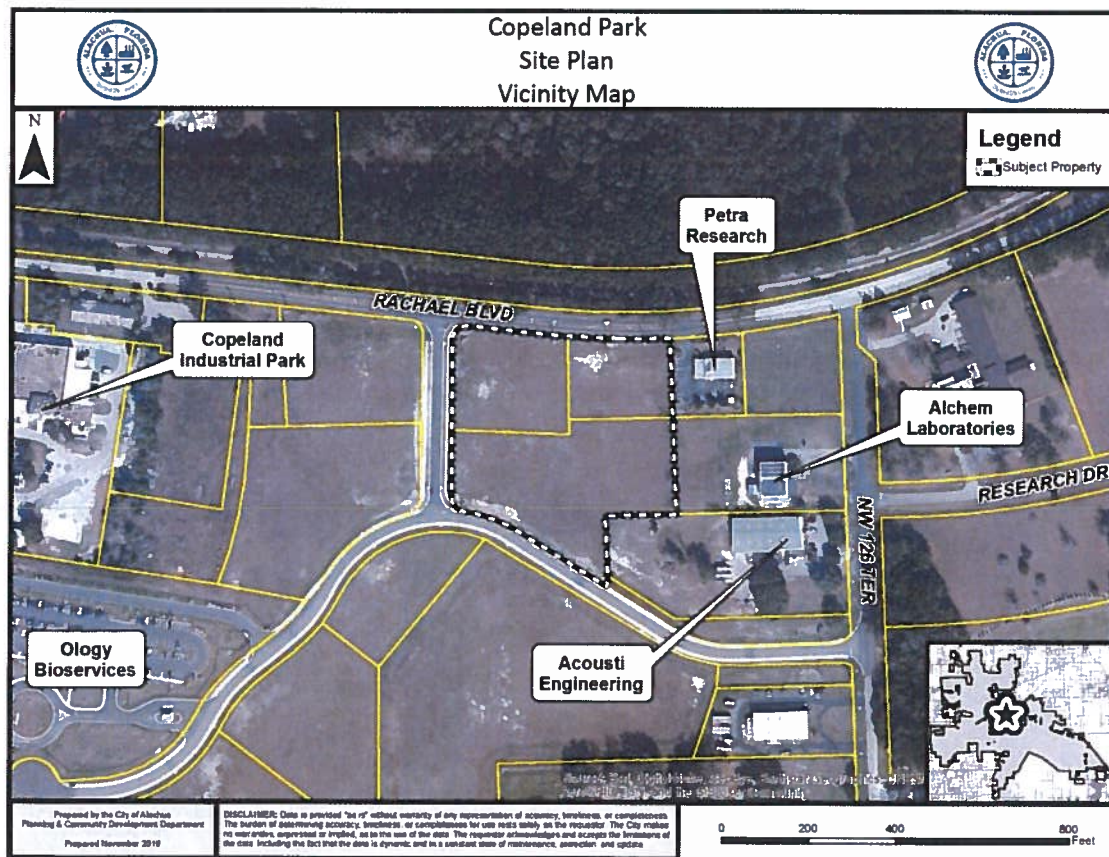
OVERLAY: N/A

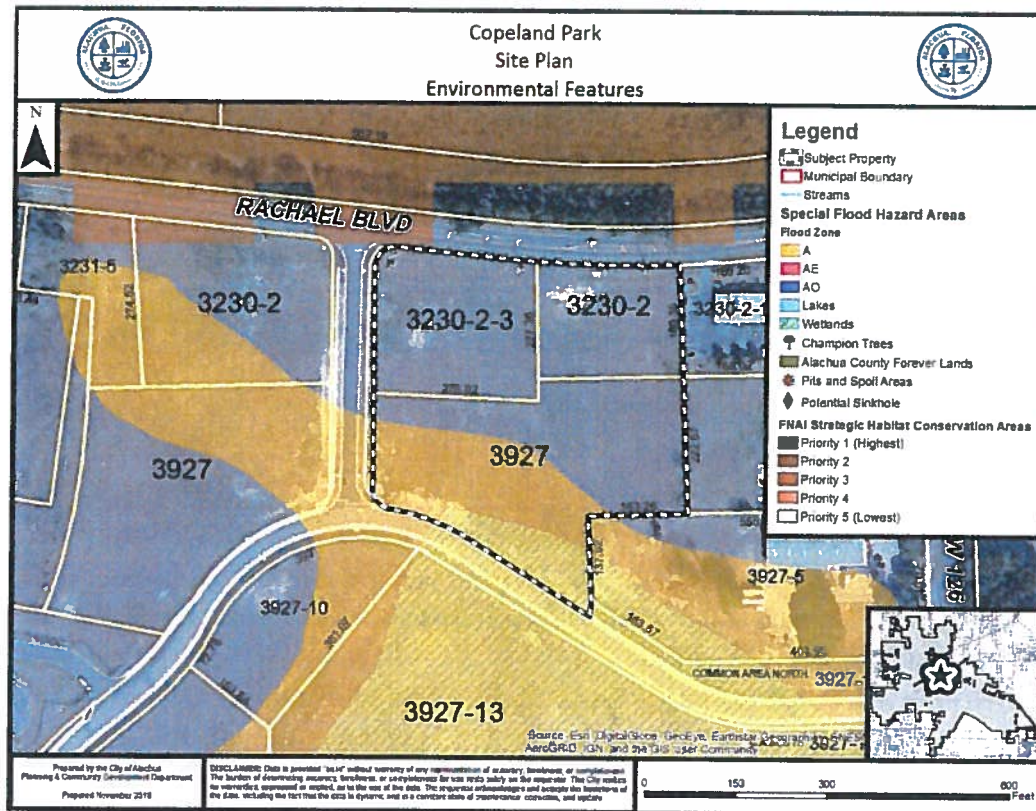
ACREAGE: ±5.26 acres

PARCELS: A portion of 03230-002-000, 03230-002-003, and 03927-000-000

PROJECT SUMMARY: A request a Site Plan for the construction of a ±13,330 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site 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, December 13, 2018.**





Deficiencies to be Addressed

1. Miscellaneous

- a. The service yard area is slightly larger than the area previously approved, thus increasing the impervious area of Pod 1. Verify Pod 1 concrete / paved area, total impervious area, and open space area on Sheet C0.00. Revisions may also require correction to the landscaped area of site for Pod 1 as stated on Sheet LS-1.
- b. Landscape plans and irrigation plans do not reflect the shift of the Pod 1 building to the west or other site modifications associated with the shift. Revise accordingly. Also note consideration must be given to site landscaping requirements for west side of site.
- c. Photometric plans do not reflect the shift of the Pod 1 building to the west or other site modifications associated with the shift. Revise accordingly.
- d. Provide detail of temporary service yard wall on the east of the service yard, as noted on Sheet C1.10 to be removed with Pod 2.

2. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated November 28, 2018.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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December 3, 2018

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

Re: Copeland Park – Phase 1
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the revised design drawings for the above referenced project, prepared by CHW, Inc., and dated 9/26/18. As you are aware these revised drawings are an update to the original plans we reviewed in December 2016 and January 2017. The revised 2018 submittal appears to be virtually the same with the exception that the building locations moved in a relatively minor way. I reviewed the revised accessibility, particularly the accessible entrance revisions to the Pod 1 Building and it appears to be satisfactory and conform to accepted accessibility design standards. There was very little else noticeable that had changed from our previous review.

We offer a few comments below. Several of our previous comments are provided once again as they were not addressed previously.

General

1. It is recommended that the Post-Development Master Drainage Plan documenting conformance with the Copeland Park Master Drainage System be included in this set of plans. It is an important drawing that should show the overall drainage area, the amount of impervious area previously permitted, and the amount of impervious area included with this development plan, thereby documenting conformance to the originally approved Master Stormwater Permit conditions.

Sht. C1.00

1. We question the location of several parking lot lights along the main parking lot. There are several light poles that are located right behind or very close to landscape islands and proposed trees. Having the lights spaced better between the landscape islands prevents conflict between grown trees and lights thereby resulting in a better lit parking lot. This should be examined closer by the electrical lighting designer.

Sht. LS-2

1. The Landscape Plan utilizes the old civil background and does not show the correct utilities or building locations. This should be revised.

Sht. IR-2

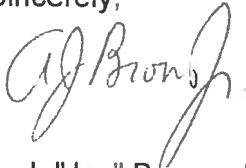
2. The Irrigation Plan utilizes the old civil background and does not show the correct utilities or building locations. This should be revised.

Sht. E-1

3. We question the location of several parking lot lights along the main parking lot. There are several light poles that are located right behind or very close to landscape islands and proposed trees. Having the lights spaced better between the landscape islands prevents conflict between grown trees and lights thereby resulting in a better lit parking lot. This should be examined closer by the electrical lighting designer.

I would also point out that I confined our review to only the drawings I was provided. I did not receive a stormwater report or any stormwater management design drawings. It is our understanding that this project received a conformance approval documenting compliance with a previously issued Master Stormwater Permit, which is certainly acceptable. Please let me know if I can provide any other services related to this project.

Sincerely,



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

Remaining Completeness Review Comments:

1. **Property Owner Authorization.**

Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Copeland Park Investments, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

2. **Site Plan Attachment #8: Legal Description with Tax Parcel Number.**

Action Needed to Address Deficiency: Legal description submitted with application materials is labelled as "Description for Outparcel 1" and does not match the legal description provided on the boundary survey submitted with the plans.

3. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM
ON THE RESUBMISSION DATE OF DECEMBER 13, 2018.**



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: November 28, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: DRT Review of Copland Park Site Plan (2018)

Public Services have reviewed the Copeland Park Phase 1 site plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>General Note</u> ; Sheet C3.10 In reference to wastewater, City maintenance ends at edge of P.U.E. In reference to water, City maintenance ends at meter. [Approved as Noted]
2.	<u>General Note</u> ; Sheet C3.10 Sidewalk north of facilities does not appear to fall within the 20-ft PUE. Clarify the "proposed PUE" annotation shown within the revision bubble. [Revise and Resubmit]
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

November 15, 2018

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

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Conditional Application Acceptance: Foundation Park Phase II – Site Plan

Dear Mr. Young:

On September 27, 2018, the City of Alachua received your application for a Site Plan for the construction of three (3) ±42,460 square foot buildings, with associated parking, utilities, and supporting site improvements on a ±14.53 acre subject property, located on Tax Parcel Numbers 03191-010-001 and 03191-011-000. The application proposes to reinstate an expired Site Plan (Foundation Park Phase II) which was approved by the Planning & Zoning Board in December 2016.

Completeness review comments were issued on October 2, 2018. A revised application and materials were submitted for a completeness review on November 8, 2018.

The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete, contingent upon receiving materials which address the comments below no later than **5:00 PM on Monday, November 26, 2018**.

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. Property Owner Authorization.

Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

2. Site Plan Attachment #6: Mailing labels.

Action Needed to Address Deficiency:

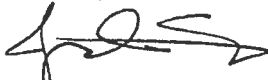
- (a) Mailing labels for those persons / organizations registered with the City are not current. Submit new mailing labels addressing the comment above.
- (b) Owner information / address provided for Tax Parcel 03191-001-000 does not match property records on file with the Alachua County Property Appraiser. Submit new mailing labels addressing the comment above.

(c) Tax Parcels 03956-010-027 03956-010-038 are within 400 feet of the subject property, but no mailing labels are provided for the parcel.

3. **Site Plan Attachment #10:** Proof of payment of taxes.
Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.
4. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

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

Sincerely,



Justin Tabor, AICP
Principal Planner

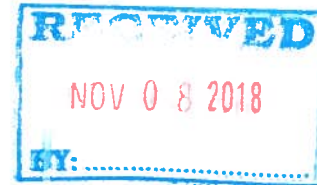
- c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Matt Cason, Concept Construction of NFL, Inc. *(by electronic mail)*
Project File

November 8, 2018

City of Alachua
Justin Tabor, AICP
PO Box 9
Alachua, FL. 32615

RE: Foundation Park Phase II-Site Plan Application

Dear Staff:



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

- Two (2) Sets of labels for all property owners within 400 feet of the project site;
- Nine (9) copies of the following:
 - Site Plan Application;
 - Authorized Agent Affidavit;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Proof of 2018 Tax Payment;
 - Division of Corporations Information;
 - Property Appraiser Information for Tax Parcel 03191-010-001 & 03191-011-001;
 - Warranty Deed;
 - Tree Mitigation Memo;
 - Flood Elevation Certification;
 - Legal Descriptions;
 - Public Utility Easement;
 - Drainage Easement;
 - Letter of Exemption to SRWMD for Permit ERP08-0041;
 - Fire Flow Calculations; and
 - Signed and Sealed Development Plans.
- One (1) CD of all PDFs.

We submit these items along with this letter as a means to address your comments from October 2, 2018.

1. **Submittal Requirements**

Action Needed to Address Deficiency:

- a. A copy of all application materials in PDF format and on compact disc has not been provided. Provide materials in electronic format and in the stated file type.
 - A CD with all application materials in PDF format has been included in this submittal.
- b. All Plans shall be signed and sealed
 - All plans have been signed/sealed.

2. **Application**

Action Needed to Address Deficiency:

- a. Site Plan Application contains information which is no longer current, does not reflect current ownership or parcel numbers, etc. Review the application and revise as needed.
 - Site Plan Application has been updated accordingly.

3. **Property Owner Authorization**

Action Needed to Address Deficiency:

- a. The Authorized Agent Affidavit for each property owner (University of Florida Foundation, Inc. and Alachua Foundation Park Holding Company, LLC) are dated August 2016. In addition, each Affidavit contains information which is no longer current. Review each Affidavit and revise as needed. Provide authorization from each property owner for the current Site Plan Application.
 - The Authorized Agent Affidavits have been updated and included in this submittal.

4. **Site Plan Attachment #1.p: Architectural Plans**

Action Needed to Address Deficiency: Pod A building is subject to compliance with the Design Standard for Business Uses as set forth in Section 6.8 To demonstrate compliance with these standards the following must be provided on the architectural plans:

- a. Calculation of the glazing of the façade(s) and ground floor area of the façade(s) subject to glazing requirements;
 - Pod A's front façade faces US 441, which is required to have a minimum 20% of glazing along the ground floor (LDR §6.8.2(A)(2)(a)(i)a).
 - The proposed building has approximately 34% glazing, which far exceeds the minimum requirement.

- Front façade from typical ground floor elevation to bottom of parapet is $\pm 3,366$ sf. (17 ft (height) x 198 ft (length) = 3,366 sf)
 - Front façade has nine (9) window bays measuring ± 127 square feet, each. (± 8 ft (height) x 16 ft (length) ≈ 127 sf x 9 window bays = 1,143 sf.)
 - Glazing % = $1,143 \text{ sf} / 3,366 \text{ sf} \times 100 = \pm 34\%$
 - Sheet A200 (Color) demonstrates the façade glazing calculation.
- b. Detail depicting façade massing, or alternative selected to meet massing alternative requirements; and,
- Front façade massing shall incorporate wall offsets of at least two feet in depth and 10 feet in width a minimum of every 30 feet. An alternative to the offset is permitted by incorporating façade color changes following the same dimensional standards as the offset requirements (LDR §6.8.2(A)(2)(b)(ii)).
 - The front façade utilizes color and material changes to meet the alternative offset requirement. The primary front facade color is Camel Back. A 16-foot wide offset is incorporated through large windows with accents (top and bottom) that are painted the color Kaffee. The offset pattern repeats approximately every 22 feet.
 - The front façade has 8 gutter downspouts every 22 feet that add texture, color, and depth change.
 - The front façade has a recessed high parapet (11 feet) and building sides (11-26 feet) from the main wall that add to the overall front facade's massing offset.
 - Sheet A200 (Color) demonstrates the façade massing calculation.
- c. Color architectural plans depicting the color of all materials used in facades.
- Per LDR §6.8.2(A)(2)(c)(i), a minimum of 25% of the materials utilized for each side façade and rear façade shall be the same as the materials utilized for the front or street-facing façade.
 - Typical materials utilized on the front elevation are also utilized on the side and rear facades. Therefore, 100% of the materials utilized on the side and rear facades are also utilized on the front facade.
 - Sheet A200 (Color) demonstrates the color of all materials.
5. Site Plan Attachment #4: Fire Department Access & Water Supply.
 Action Needed to Address Deficiency:
- a. Materials submitted are not signed and sealed. Materials must be signed and sealed.
- Signed and sealed fire flow calculations have been included in this submittal.

- b. Materials are dated September 26, 2016. Applicant must provide updated calculations of need fire flow.
 - Updated fire flow calculations have been included in this submittal.
- c. Provide documentation from water purveyor (City of Alachua Public Services Department) confirming available flow to subject property.
 - The provided flow test results indicate that sufficient flows are available to the property. Please refer to the enclosed calculations for details.

6. **Site Plan Attachment #4: Concurrency Impact Analysis.**

Action Needed to Address Deficiency:

- a. Analysis is dated June 30, 2016 and does not use current data (i.e., current demand, reserved capacities, available capacities, etc.) Revise the analysis to utilize current data and consider current available capacities.
 - Updated Concurrency Impact Analysis has been included in this submittal.

7. **Site Plan Attachment #5: Comprehensive Plan Consistency Analysis**

Action Needed to Address Deficiency:

- a. Analysis is date October 10, 2016. The Analysis should be reviewed to confirm no updates to the analysis are needed.
 - Updated Comprehensive Plan Consistency Analysis has been included in this submittal.

8. **Site Plan Attachment #6: Mailing Labels.**

Action Needed to Address Deficiency:

- a. Mailing labels for those persons/organizations registered with the city are not current (dated 10/2/2018 and may be obtained from City website). Submit mailing labels addressing the comment above.
 - Updated mailing labels have been included in this submittal.
- b. No owner information/address provided for Tax Parcel 03191-011-001. Submit new mailing labels addressing the comment above.
 - Mailing labels have been updated to include this tax parcel.

9. **Site Plan Attachment #7: Neighborhood Meeting Materials.**

Action Needed to Address Deficiency:

- a. Materials submitted are for a meeting held in 2016. A Neighborhood Meeting must be held for the new Site Plan application.
 - Updated materials have been included in this submittal from the Neighborhood Workshop that was held on September 29th, 2018.

10. Site Plan Attachment #10: Environmental Resource Permit or Letter of Exemption from Water Management District.

Action Needed to Address Deficiency:

- a. Letter of exemption is dated December 1, 2016. Applicant must provide current determination from Suwannee River Water Management District confirming whether project remains exempt or if any permitting through the District is required.
 - An email from SRWMD dated October 26th stating no permit is required has been included in this submittal.

11. Other Comments

Action Needed to Address Deficiency:

- 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 the form) The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>
 - County Wetland Protection form has been included in this submittal.

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

Sincerely,

CHW



Daniel Young, P.E.
Senior Project Manager

L:\2016\16-0111\Engineering\City County\City\NEW\1810XX Submittal\LTR 181008 Foundation Park Phase II - COA Comment Response.docx



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 2, 2018

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

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review:
Foundation Park Phase II – Site Plan Application

Dear Mr. Young:

On September 27, 2018, the City of Alachua received your application for a Site Plan for the construction of three (3) ±42,460 square foot buildings, with associated parking, utilities, and supporting site improvements on a ±14.53 acre subject property, located on Tax Parcel Numbers 03191-010-001 and 03191-011-000. The application proposes to reinstate an expired Site Plan (Foundation Park Phase II) which was approved by the Planning & Zoning Board in December 2016.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, October 9, 2018**.

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

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

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

1. Submittal Requirements.

Action Needed to Address Deficiency:

- (a) A copy of all application materials in PDF format and on a compact disc has not been provided. Provide materials in electronic format and in the stated file type.
- (b) All plans shall be signed and sealed.

2. **Application.**
Action Needed to Address Deficiency: Site Plan Application contains information which is no longer current. Review the application and revise as needed.
3. **Property Owner Authorization.**
Action Needed to Address Deficiency: The Authorized Agent Affidavits for each property owner (University of Florida Foundation, Inc. and Alachua Foundation Park Holding Company, LLC) are dated August 2016. In addition, each Affidavit contains information which is no longer current. Review each Affidavit and revise as needed, and provide authorization from each property owner for the current Site Plan application.
4. **Site Plan Attachment #1.p: Architectural Plans.**
Action Needed to Address Deficiency: Pod A building is subject to compliance with the Design Standard for Business Uses as set forth in Section 6.8. To demonstrate compliance with these standards the following must be provided on the architectural plans:
 - (a) Calculation of the glazing of the façade(s) and ground floor area of façade(s) subject to glazing requirements;
 - (b) Detail depicting façade massing, or alternative selected to meet massing alternative requirements; and,
 - (c) Color architectural plans depicting the color of all materials used in the facades.
5. **Site Plan Attachment #4: Fire Department Access & Water Supply.**
Action Needed to Address Deficiency:
 - (a) Materials submitted are not signed and sealed. Materials must be signed and sealed.
 - (b) Materials are dated September 26, 2016. Applicant must provide updated calculations of need fire flow.
 - (c) Provide documentation from water purveyor (City of Alachua Public Services Department) confirming available flow to subject property.
6. **Site Plan Attachment #4: Concurrency Impact Analysis.**
Action Needed to Address Deficiency: Analysis is dated June 30, 2016 and does not use current data (i.e., current demand, reserved capacities, available capacities, etc.) Revise the Analysis to utilize current data and consider current available capacities.
7. **Site Plan Attachment #5: Comprehensive Plan Consistency Analysis.**
Action Needed to Address Deficiency: Analysis is dated October 10, 2016. The analysis should be reviewed to confirm no updates to the analysis are needed.
8. **Site Plan Attachment #6: Mailing labels.**
Action Needed to Address Deficiency:
 - (a) Mailing labels for those persons / organizations registered with the City are not current (dated 10/2/2018 and may be obtained from City web site). Submit new mailing labels addressing the comment above.
 - (b) No owner information / address provided for Tax Parcel 03191-011-001. Submit new mailing labels addressing the comment above.
9. **Site Plan Attachment #7: Neighborhood Meeting Materials.**
Action Needed to Address Deficiency: Materials submitted are for meetings held in 2016. A Neighborhood Meeting must be held for the new Site Plan application.

10. Site Plan Attachment #10: Proof of payment of taxes.

Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.

11. Site Plan Attachment #10: Environmental Resource Permit or Letter of Exemption from Water Management District.

Action Needed to Address Deficiency: Letter of exemption is dated August 5, 2016. Applicant must provide current determination from Suwannee River Water Management District confirming whether project remains exempt or if any permitting through the District is required.

Other Comments

12. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Matt Cason, Concept Construction of NFL, Inc. *(by electronic mail)*
Project File

September 27, 2018

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Foundation Park Phase 2
Alachua, FL

Dear Ms. Winburn:

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

- Two (2) Sets of labels for all property owners within 400 feet of the project site;
- One (1) Check #0056482 in the amount of \$2300.00 for Site Plan Review;
- Nine (9) copies of the following:
 - Site Plan Application;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Property Owner Affidavit;
 - Proof of 2018 Tax Payment;
 - Division of Corporations Information;
 - Property Appraiser Information for Tax Parcel 03191-010-001;
 - Warranty Deed;
 - Tree Mitigation Memo;
 - Flood Elevation Certification;
 - Legal Descriptions;
 - Public Utility Easement;
 - Drainage Easement;
 - Letter of Exemption to SRWMD for Permit ERP08-0041;
 - Fire Flow Calculations; and
 - Signed and Sealed Development Plans.
- One (1) CD of all PDFs.

The ±14.50 acre project site is located at the northeast corner of NW 119th Terrace and US 441 on Alachua County tax parcel 03191-010-001 in Alachua, FL. The development intent is to construct three (3) ±40,000 sf research buildings, along with associated parking, outdoor storage area, stormwater, utilities, and related

site improvements. The three (3) proposed buildings will be constructed in stages with Pod 'A' being constructed first followed by Pod 'B' and Pod 'C'. During the construction of Pod 'A' a temporary depressional area is proposed to the north of the proposed parking area in order to capture runoff from the northern portion of the proposed parking lot. During the construction of Pod 'C' the depressional area will be filled in and runoff previously routed to it will be rerouted to the existing system.

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

Sincerely,
CHW

A handwritten signature in blue ink, consisting of a large, stylized 'D' followed by a series of loops and a long horizontal stroke extending to the right.

Daniel Young, P.E.
Senior Project Manager

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RESOLUTION 17-03

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO A REQUEST TO PROVIDE OFF-SITE MITIGATION FOR THE REMOVAL OF TREES IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY'S LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE FEE FOR OFF-SITE MITIGATION FOR THE REQUEST; REQUIRING PAYMENT OF THE FEE FOR OFF-SITE MITIGATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR NEW CONSTRUCTION; ESTABLISHING THE PERIOD OF VALIDITY OF THE REQUEST; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Section 6.2.1 of the City's Land Development Regulations ("LDRs") establishes tree protection standards;

WHEREAS, Section 6.2.1(D)(1) of the City's LDRs requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis;

WHEREAS, Section 6.2.1(D)(7) of the City's LDRs allows off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation by permitting off-site mitigation trees to be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings;

WHEREAS, the formula for the calculation off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration;

WHEREAS, the City has received an application for a site plan (the "Site Plan") for proposed development on Tax Parcel Numbers 03191-010-001 and 03191-011-001, as described in Exhibit "A" (the "Property");

WHEREAS, the Site Plan shows 56 regulated trees and 7 heritage trees along the northern perimeter of the Property proposed for removal;

WHEREAS, the majority of the trees proposed to be removed are of an undesirable species and present potential long-term safety and maintenance issues;

WHEREAS, the number of trees proposed for removal would require 223 trees to be planted to mitigate for those proposed for removal;

WHEREAS, the Site Plan proposes to provide a total of 45 replacement trees on-site to mitigate for those proposed for removal;

WHEREAS, the owners of the Property have requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the City's LDRs for those trees that cannot be accommodated through on-site mitigation, due to the location of proposed structures, parking, and code-required tree plantings;

WHEREAS, the applicant for the Site Plan has provided a memorandum that calculates the payment required for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the City's LDRs, attached hereto as Exhibit "B";

WHEREAS, the owners of the Property desire to proceed with consideration of the proposed Site Plan;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings.

The Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

Section 2. Approval of Off-Site Mitigation

The Commission approves the request to provide payment for off-site mitigation for those trees that cannot be accommodated through on-site mitigation. The payment for off-site mitigation shall be in accordance with the calculation of the fee as provided within a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc., dated October 10, 2016, in the amount of \$17,725.24, attached hereto as Exhibit "B", and in accordance with the plans for the Property prepared by Randall S. Olney, P.E., of Causseaux, Hewett, & Walpole, Inc., dated October 17, 2016, including any amendments thereto duly approved by the City.

Section 3. Payment for Off-Site Mitigation

In accordance with Section 6.2.1(D)(7)(d) of the City's LDRs, the fee for off-site mitigation shall be paid to the City prior to the issuance of a building permit for new construction with an approved Site Plan for the Property.

Section 4. Validity of Off-Site Mitigation

Off-site mitigation shall be a condition of any final development order for the Property associated with the plans prepared by Randall S. Olney, P.E., of Causseaux, Hewett, & Walpole, Inc., dated October 17, 2016, including any amendments thereto duly approved by the City.

This Resolution shall take effect immediately upon passage and approval.

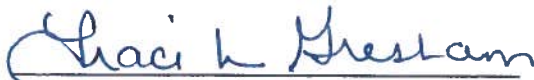
DULY ADOPTED in regular session, this 28th day of November, 2016.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Gib Coerper, Mayor

ATTEST:



Traci L. Gresham, City Manager/Clerk

EXHIBIT "A"

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48" AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.95 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT- OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05" AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'30", AN ARC

DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32'05" WEST, 64.13 FEET; THENCE SOUTH 17°42'49" WEST, ALONG SAID EASTERLY RIGHT-OF- WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

AND ALSO:

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF $11^{\circ}12'49''$, AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH $17^{\circ}07'56''$ EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $12^{\circ}15'59''$ EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $9^{\circ}43'54''$, AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH $7^{\circ}24'02''$ EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH $82^{\circ}35'58''$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE POINT OF BEGINNING.



EXHIBIT "B"

planning design surveying engineering construction
3553 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 70th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

To: Justin Tabor, AICP
From: Caeli Tolar, PLA
Date: 10/10/16
RE: Foundation Park Phase 2 – Tree Mitigation Payment

Good morning Justin,

As discussed during our recent phone conversation, I have done some research to determine a mitigation cost per replacement tree for Foundation Park Phase 2. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

- (a) *The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*
- (b) *The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*
- (c) *The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*
- (d) *Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

The following information provided outlines the process by which we have determined our mitigation payment calculations.

Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed buildings. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Thirty-one replacement trees have been proposed within Pod B and fourteen replacement trees have been provided within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C totaling 178 trees. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all 178 additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

At least 50% of the replacement trees must be shade trees, according to Sec.6.2.1(D)(4). According to Sec. 6.2.2(D)(8)(b)(ii), "Canopy trees shall be a minimum of eight feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard." The remaining 50% of the replacement trees shall be

planning design surveying engineering construction

ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper. Based on Florida Grades and Standards, we determined that a 15 gallon replacement tree can satisfy both the 8' minimum height and 1 ½" minimum caliper requirements.

To establish this number, we have taken the average, installed cost for 15 gallon trees provided to us on each of three recent and comparable projects:

Project #1:
15 gal. \$65

Project #2:
15 gal. \$74

Project #3:
15 gal. \$80

Overall Average:
15 gal. \$73

Establishment/maintenance costs vary across projects, so we have done some research to estimate a standard cost. For the purposes of this project we will utilize the Florida Department of Transportation's standard, which is an additional 24% in establishment/maintenance costs (see Attachment 'A').

Therefore: \$73 + and additional 24% = \$90.52 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **\$99.58 per tree.**

Mitigation Calculations

Heritage Trees (>30", at Inch-For Inch Replacement)

Pod B
Total Mitigation Inches Required = 223"
223" ÷ 1 ½" caliper per tree = 149 trees

Pod C
Total Mitigation Inches Required = 27"
27" / 1 ½" caliper per tree = 18 trees

Regulated Trees (<30", >10", at 1:1 Replacement)

Pod B
Total Regulated Trees Removed = 40 trees

Pod C
Total Regulated Trees Removed = 16 trees

Total Mitigation Payment

Pod B
149 trees + 40 trees = 189 trees – 31 proposed mitigation trees = 158 trees

Pod C
18 trees + 16 trees = 34 trees – 14 proposed mitigation trees = 20 trees

Pod B = 158 replacement trees x \$99.58 per tree = \$15,733.64
Pod C = 22 replacement trees x \$99.58 per tree = \$ 1,991.60

Total Mitigation Payment Required = \$17,725.24

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Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01

DATE: February 13, 2015

TO: Directors of Transportation Development, Directors of Transportation Operations, District Design Engineers, District Construction Engineers, District Maintenance Engineers, and District Program Management Engineers/Administrators

FROM: David A. Sadler, P.E., Director, Office of Construction
Tim Lattner, P.E., Director, Office of Maintenance
Trey Tillander, P.E., Manager, Office of Program Management
Bob Crim, P.E., Manager, Production Support Office
Kendra Sheffield, Manager, Work Program Development

COPIES: Brian Blanchard, Tom Byron, Duane Brautigam, Greg Davis, Daniel Scheer, Rudy Powell, Jeff Caster

SUBJECT: Implementation of Landscape Contracts

BACKGROUND

In 2013, the Executive Team established a new policy through Engineer and Operations (E&O) Memo 13-1 to program stand alone landscape projects using maintenance contract language and Phase 52 funds. This will allow landscape contracts to remain open throughout the plant establishment period and is expected to improve the Department's ability to enforce contract deliverables throughout the entire establishment period. All costs during the establishment period are incorporated as part of the capital cost of the plant material and will function as a warranty against loss.

REQUIREMENTS

Landscaping Included as Part of the Roadway Construction Project:

Landscape installations totaling the lesser of \$100,000 or 10% of the preliminary cost estimate may continue to be included in a roadway construction project (including Design-Build roadway construction projects), as incidental landscape work.

There is no establishment period included in the specifications governing these roadway construction projects. Districts should determine who will be responsible for establishment and maintenance. If the party responsible for the landscape maintenance is someone other than the Department (i.e., Local Agency, etc.) a Maintenance Memorandum of Agreement must be fully executed during the project design and no later than the project letting.

Stand-alone Landscaping Projects:

The stand-alone landscaping projects will be programmed as either dependent or independent stand-alone projects for all fiscal years. Stand-alone landscaping projects will be advertised as Maintenance contracts and include Maintenance specifications which contain contract terms establishing an installation period and defined milestones for an establishment period of two years. No more than seventy-six percent of the contract amount will be paid prior to the start of the establishment period after which monthly payments to the contractor will be issued only upon satisfactory performance. The landscape installation Maintenance specification has been created to support this change (see Specification at: <http://www.dot.state.fl.us/specificationsoffice/Maintenance/Jan15/default.shtm>).

Dependent Stand-alone Landscaping Projects:

Landscaping associated with a roadway construction project will be programmed as a stand-alone landscape project in **the year in which roadway construction is anticipated for completion** and will be scheduled immediately following roadway construction. If the roadway construction project is federally funded, the landscaping work may also be eligible for the same federal funds.

Independent Stand-alone Landscaping Projects:

Landscaping not associated with a roadway construction project will be programmed as stand-alone landscape project in the year in which the landscape project is ready for production. Independent stand-alone landscaping projects will be state funded and let in the District Office.

Performance Bond:

The performance bond required in the Maintenance specifications, SP0030500 Award of Contract, is an annual renewable bond so that the contractor does not have to obtain a bond for 2+ years for the full contract value. The performance bond covers the installation period and the establishment period or the total contract time allowed.

Example: If the contract time is 930 days (2.55 years) with a hypothetical value of \$5 million, take the \$5 million and divide by the 2.55 years to arrive at the annual bond amount of \$1,960,784. Therefore, the first 12 months of the contract will require a performance bond for \$1,960,784; for the second 12 months, a performance bond for \$1,960,784; and for the final 7 months a performance bond for \$1,078,431 (which is the remaining contract amount $\$1,960,784 \times 2 = \$3,921,568$ minus $\$5,000,000 = \$1,078,431$).

Pay Items:

These contracts will be lump sum, and therefore there would only be one pay item (999-2). Seventy-six percent (76%) of the total contract value is payable upon completion of the planting, with the other twenty four-percent (24%) being paid monthly over the two year establishment period. The contractor is required to submit a schedule of values just as they would on a lump sum contract. Failure to perform will be a reduction in payment and not treated as retainage.

Contract Time:

Stand-alone landscaping contracts are to be designated in the AASHTO Projects (formerly Trns•port) Preconstruction system as Calendar Day Contracts. A Calendar Day Contract can be designated by selecting the "Time" tab on the "Proposal Summary" page and then selecting "CD-Calendar Days" on the "Type of Days" drop-down menu.

Incidental Work:

The intent is that these are landscape contracts, and will only include items of work that are necessary for the installation of the landscaping. Any items incidental to the landscaping would be exactly that, "incidental," and included in the lump sum landscape pay item. It is important to minimize the amount of work required which is not directly related to the installation of landscape plantings. For dependent landscape projects, all of the site work and any associated hardscape should be included in the highway construction contract. For independent landscape projects, it may be necessary to include some incidental items of work, but if this work amounts to a large portion of the contract work, consideration should be given to letting a separate construction project to accomplish the site work and non-landscape planting work necessary for the project.

Funding:

A Federal funding process for stand-alone landscaping has not been developed. Independent landscaping work by itself is no longer eligible for federal funds. For landscaping to be federally funded, it has to be part of the overall highway construction work authorized by FHWA. Going forward, FHWA has agreed to fund landscaping work that is a component of a highway construction project as a separate contract following the completion of the highway construction contract; with both contracts fulfilling the overall construction of the federally funded project. These are referred to as dependent stand-alone landscape projects.

Coordination:

The District Landscape Architects should be a common participant in all of these projects. For the stand-alone landscape packages, the preparer of the specifications package will need to coordinate closely with Maintenance staff and District contracting staff.

The District Landscape Architect is to be involved throughout all phases of landscape projects. Involvement of the District Landscape Architect during roadway and landscape design, construction and maintenance is necessary to fully comply with the Department Environmental Policy and Highway Beautification Policy.

Contract Administration:

The contract administration of the stand-alone landscape projects needs to be determined by each Director of Transportation Operations. The administration of stand-alone landscape projects can be performed by District Maintenance staff, District Construction staff, or a combination of these.

IMPLEMENTATION

This joint bulletin/memo is effective immediately and supersedes Estimates Bulletin 13-10, Project Management Memo 13-02, DCE Memorandum 13-21 and DMDH Memorandum 13-03.

The stand-alone Landscaping Specification is currently on Specs-on-the-Web as a Maintenance Specification (SS5800000) for use by the District Offices to execute a contract for all landscaping projects that meet the criteria described above.

The appropriate (Federal Aid or Non-Federal Aid) Construction landscaping Special Provision (SP5800000 Landscaping) will be used for any landscaping work that is to remain in the roadway construction contract starting with July 2015 lettings.

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