



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

April 16, 2019

SUBJECT:	A request for the approval of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.
PROPERTY OWNER:	The Laser Investment Group, LLC
LOCATION:	12000 Block of NW US Highway 441, east of NW 89 th Street
PARCEL ID NUMBER:	05962-002-000
FLUM DESIGNATION:	Commercial and Industrial
ZONING:	Commercial Intensive (CI) & Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±55.36 acres (overall site); ±12.06 (project area)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the six (6) conditions provided in Exhibit “A” and located on page 23 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 six (6) conditions provided in Exhibit “A” and located on page 23 of the April 16, 2019 Staff Report to the Planning & Zoning Board.</i>

SUMMARY

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements.

Phase 1 of San Felasco Tech City was approved in July 2018 and is nearing completion of construction. The two (2) buildings approved in Phase 1 are similar in both size and design to those proposed in Phase 2. The development approved in Phase 1 provides an ingress/egress connection to US Highway 441 and construction of two stormwater management facilities. The internal circulation network for Phase 2 will connect to the Phase 1 network, and will utilize the Phase 1 ingress/egress to US Highway 441. The larger of the two stormwater management facilities, located to the north of Phase 2, will be expanded as part of the proposed Phase 2 development.

The subject property is ±55.36 acres in area; the project area consists of ±12.06 acres of the subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89th Street, and northwest of Phoenix Commercial Park.

Illustration 1. San Felasco Tech City Phase 1 Dimension Plan (Sheet C1.00)

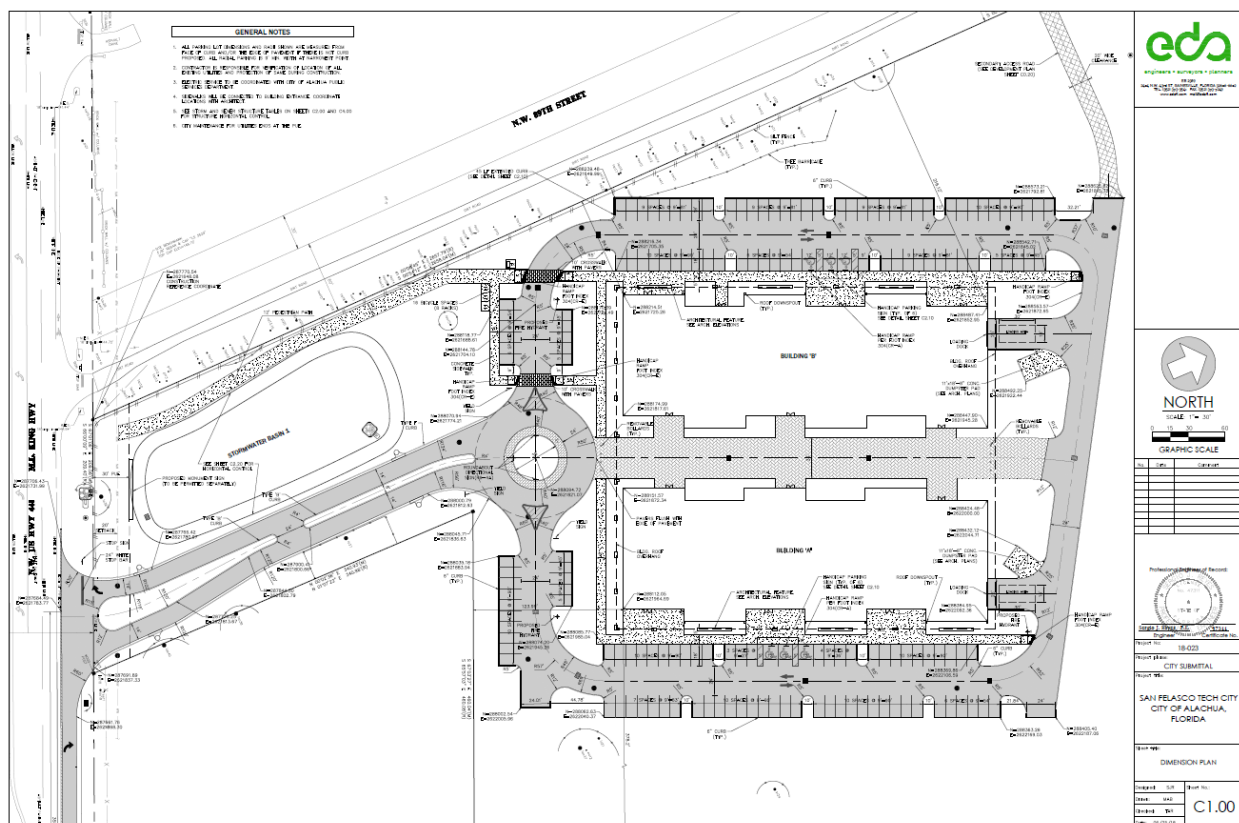
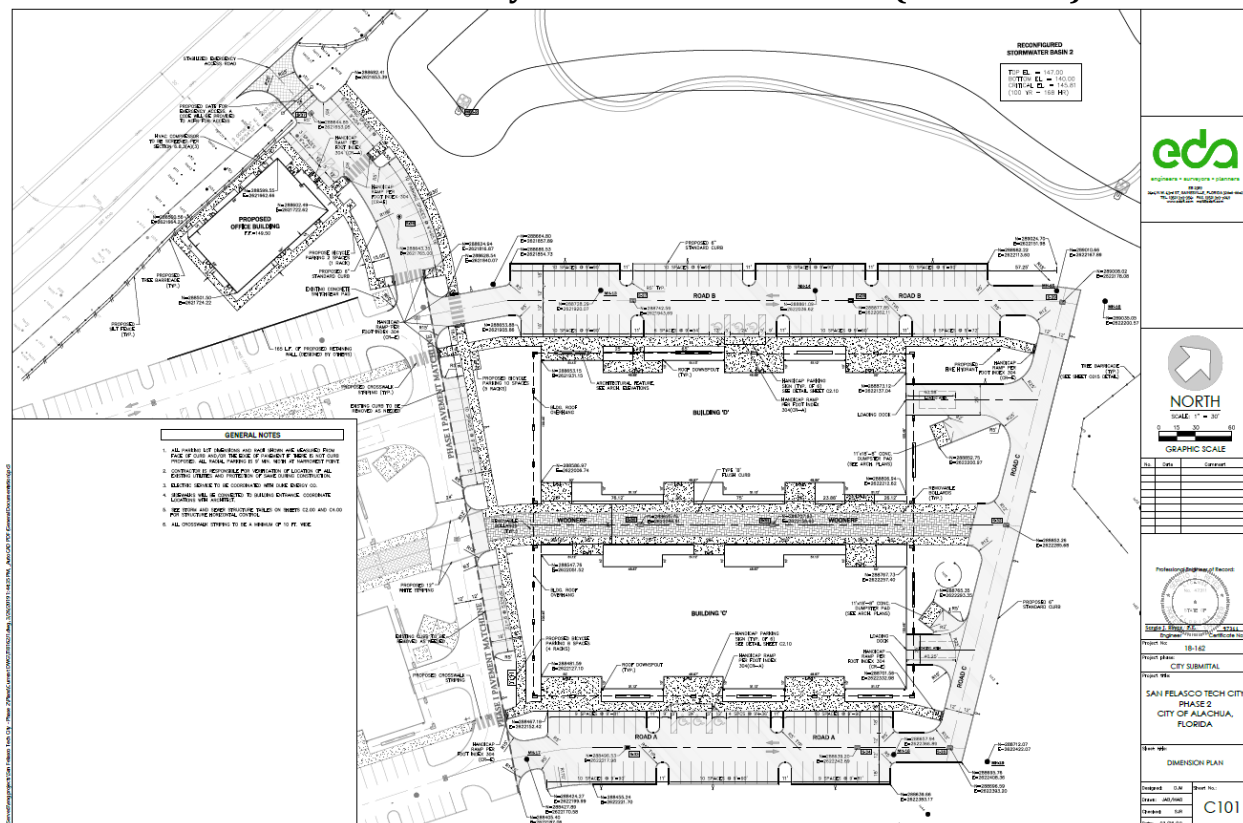


Illustration 2. San Felasco Tech City Phases 1 and 2 (Overall Development Plan)



Illustration 3. San Felasco Tech City Phase 2 Dimension Plan (Sheet C101)



The Phase 2 development proposes two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building. It is expected that the two (2) larger buildings (“Buildings C and D”) will be comprised of light manufacturing uses (offices, laboratories and spaces supporting offices and laboratories, as well as warehousing areas). The smaller building is expected to be utilized as an office building.

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.)

Map 1. Vicinity Map

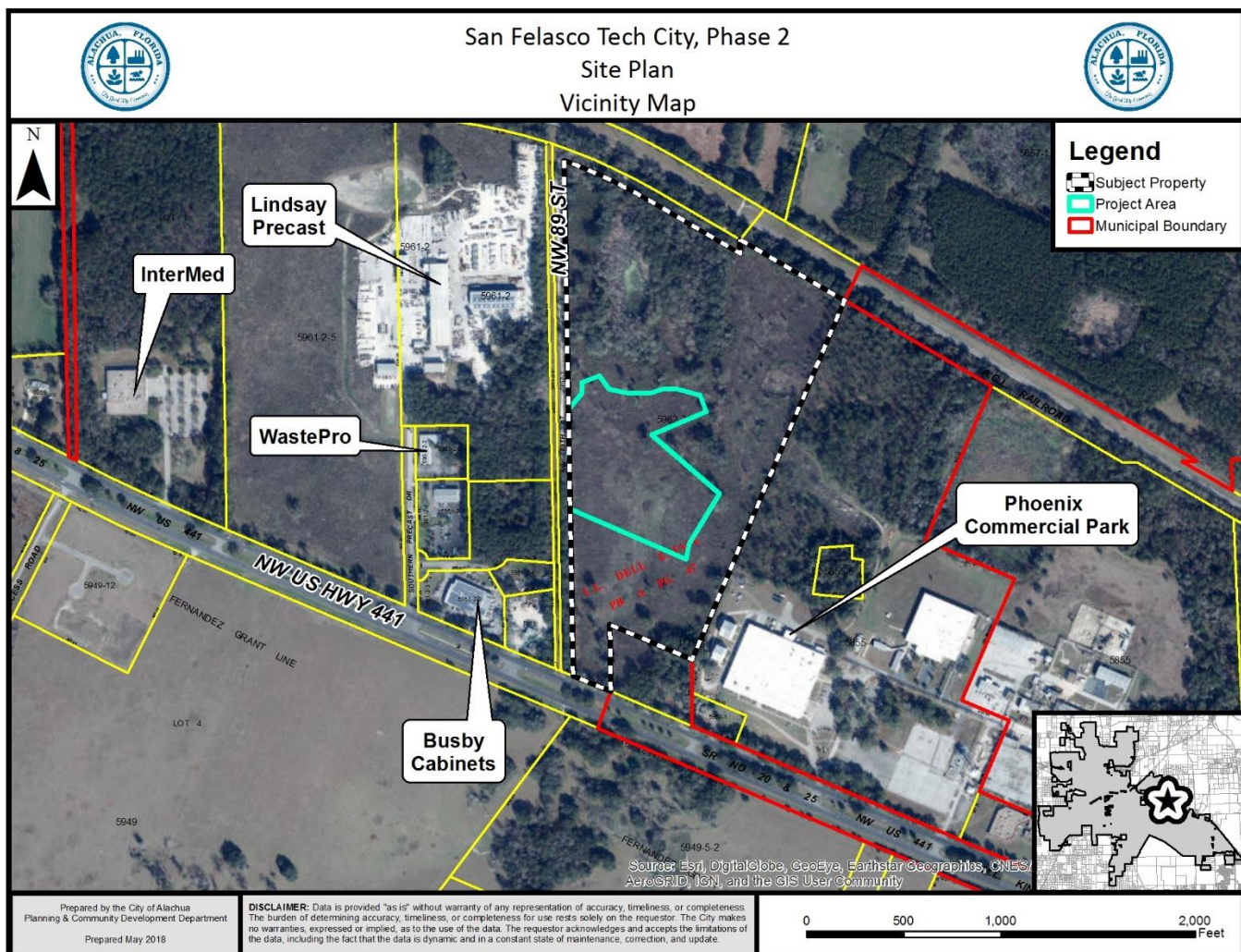
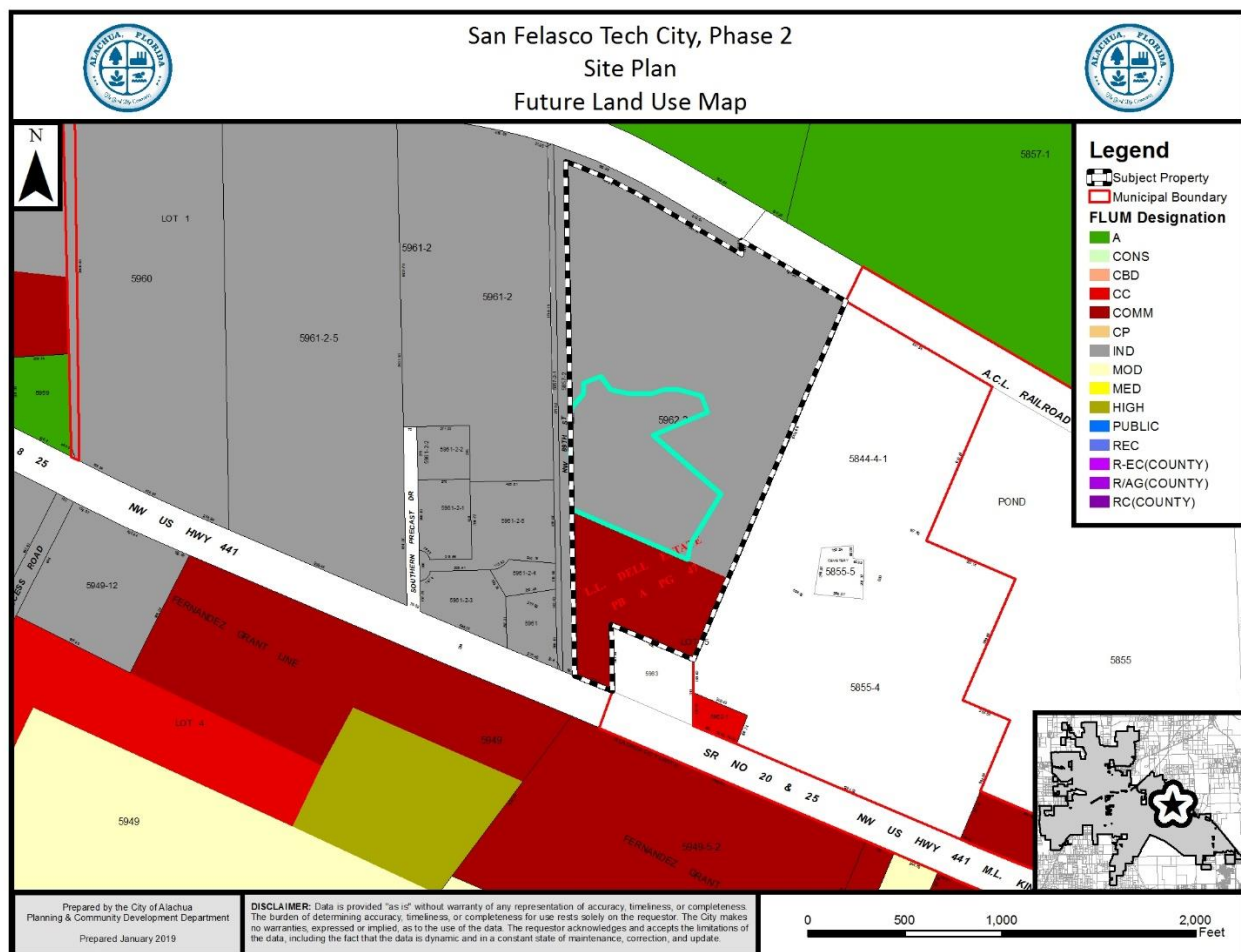


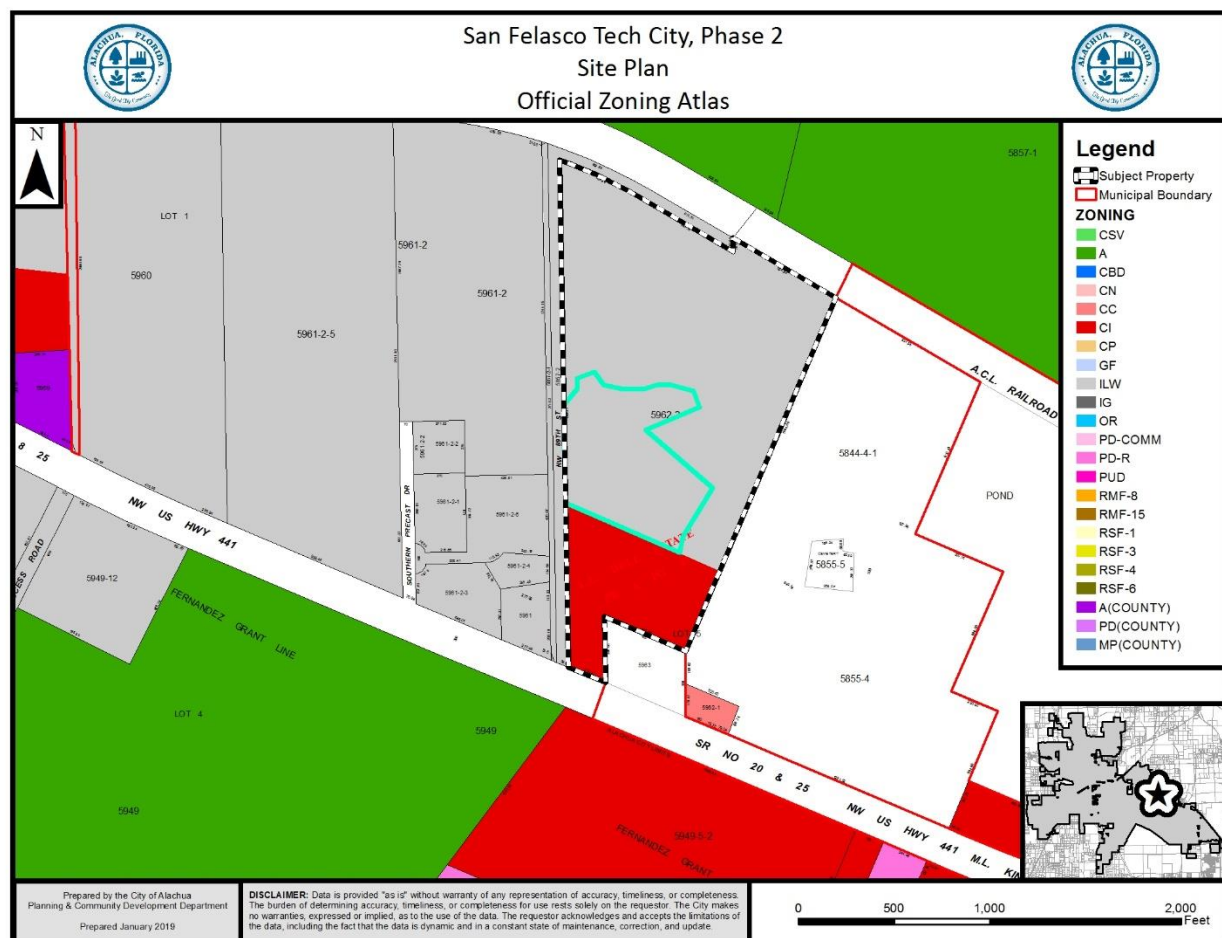
Table 1. Surrounding Land Uses

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

Map 2. Future Land Use Map



Map 3. Official Zoning Atlas



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on November 20, 2018, at First Baptist Church of Alachua, located at 14005 NW 146th Avenue, Alachua, FL. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by one (1) person. A summary of discussion which occurred at the meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.3: Commercial

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

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

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, Objectives 1.3 & 1.5, and Policies 1.3.b & 1.5.a: The proposed ±6,000 square foot office building will be located within a portion of the subject property which has a Commercial FLUM Designation. The Commercial FLUM Designation permits offices and business parks. The two (2) ±30,100 square foot buildings will be located in a portion of the subject property which has an Industrial FLUM Designation. The Industrial FLUM Designation 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.

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

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

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

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

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

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

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

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

Evaluation and Findings of Consistency with Objective 5.1: The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. In addition, on-site environmental conditions and site suitability are reviewed within this Staff Report.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: 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 is located within the City's potable water and wastewater service areas. 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. 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 $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

Evaluation and Findings of Consistency with Objective 3.1: Stormwater will be conveyed to a stormwater management facility located to the north of Phase 2. This stormwater management facility was permitted as part of Phase 1, and will be expanded as part of the proposed Phase 2 development. The applicant will be required to obtain an environmental resource permit from the Suwannee River Water Management District (SRWMD). Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

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

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

Evaluation and Findings of Consistency with Policy 4.1.b: 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 applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The Environmental Resource Assessment notes that due to the presence of gopher tortoise burrows that were documented in the June 3, 2018 Environmental Resource Assessment, gopher tortoise relocations were required to permit development of the Phase 1 area. During the 100% gopher tortoise survey of the Phase 1 area, which occurred in August – September 2018, three (3) inactive burrows were found in or around the Phase 2 project area. Therefore, prior to development of Phase 2, a 100% gopher tortoise burrow survey of the Phase 2 area will be required. Staff has proposed a condition which will require this survey to be performed prior to the development of the site. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property. The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The report indicates the presence of wetland areas on the property. The boundary of the wetland was field delineated pursuant to Chapter 62-340, Florida Administrative Code.

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

Strategic Ecosystems

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

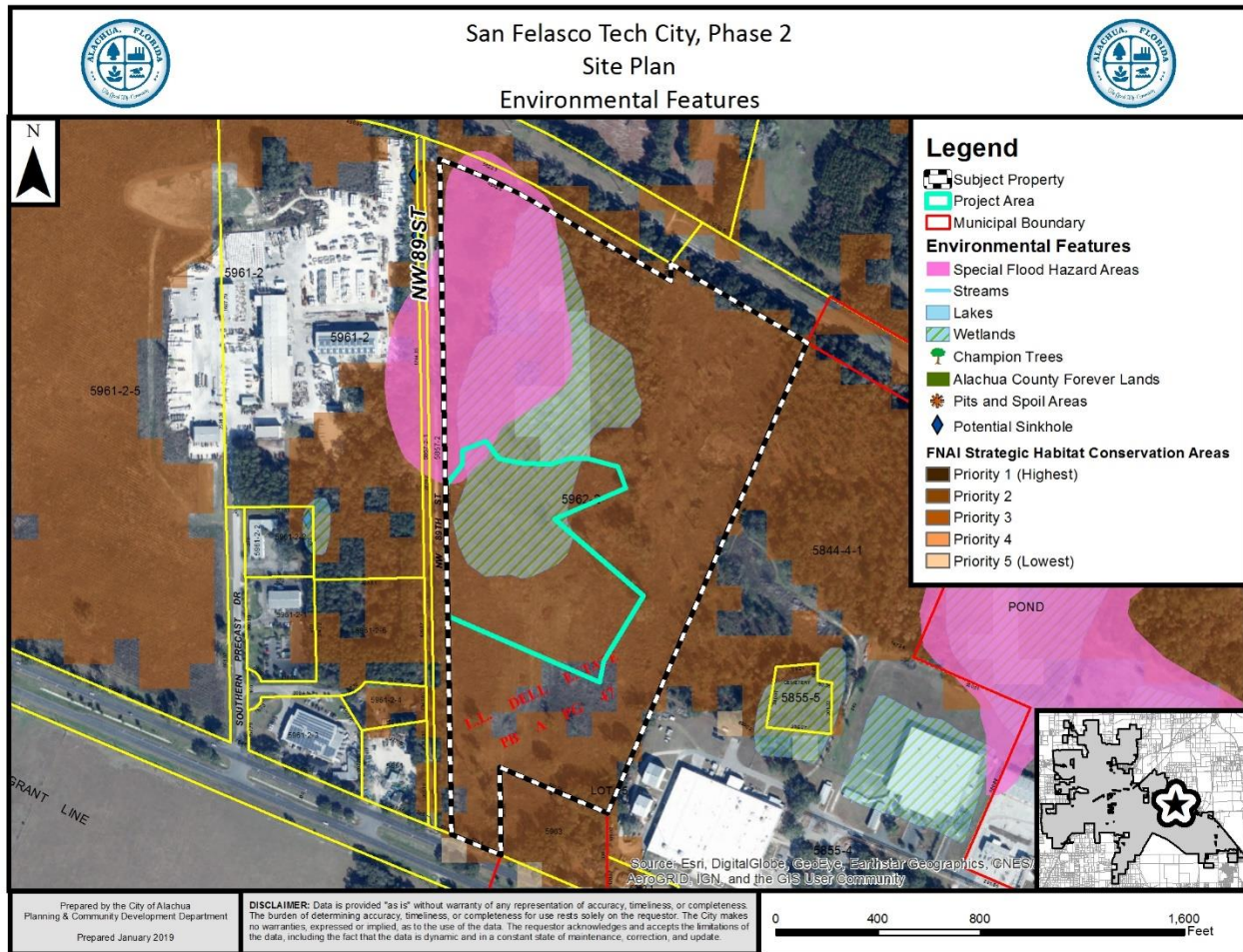
Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The Environmental Resource Assessment notes that due to the presence of gopher tortoise burrows that were documented in the June 3, 2018 Environmental Resource Assessment, gopher tortoise relocations were required to permit development of the Phase 1 area. During the 100% gopher tortoise survey of the Phase 1 area, which occurred in August – September 2018, three (3) inactive burrows were found in or around the Phase 2 project area. Therefore, prior to development of Phase 2, a 100% gopher tortoise burrow survey of the Phase 2 area will be required.

Evaluation: As indicated as required by the Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, Staff has proposed a condition which will require a 100% burrow survey to be performed prior to the development of the site. The proposed condition will further require the relocation of any protected species in accordance with State and Federal Law.

Map 4. Environmental Features



Soil Survey

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

There are four (4) soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Monteocha Loamy Sand (0% – 2% slopes)

Hydrologic Soil Group: D

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

Tavares Sand (0% - 5% slopes)

Hydrologic Soil Group: A

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

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

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, and Panel 0143E of the FEMA FIRM Series, dated November 2, 2018, indicates that the subject property is in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined) and in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since all proposed development is located within the portion of the property in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The proposed ±6,000 square foot office building will be located within a portion of the subject property which is zoned Commercial Intensive (CI). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates various office types, including but not limited to business services, financial services, professional services, and sales offices, are permitted in the CI zoning district. The two (2) ±30,100 square foot buildings will be located in a portion of the subject property which is zoned Light & Warehouse Industrial (ILW). The ILW zoning district permits research and development uses, which are part of the "light manufacturing" use type, as defined in Article 10 of the LDRs. Table 4.1-1 indicates that light manufacturing is permitted in the ILW zoning district.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no Use-Specific Standards for the office use types which are anticipated to occupy the ±6,000 square foot office building. In addition, there are no Use-Specific Standards for 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.

(5) *Subdivision Standards*

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

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) Complies with All Other Relevant Laws and Ordinances

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

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

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Business Park (ITE Code 770)	412 (206 / 206)	93 (79 / 14)	83 (22 / 61)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 12.44 trips per 1,000 square feet x 66,200 square feet (50% entering/50% exiting); AM Peak Hour – 1.40 trips per 1,000 square feet x 66,200 square feet (85% entering/15% exiting); PM Peak Hour – 1.26 trips per 1,000 square feet x 66,200 square feet (26% entering/74% exiting).

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

Traffic System Category	US 441 Segment 3/4 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,764
Available Capacity ⁴	25,357
Increase/Decrease in Daily Trips Generated by Development	412
Residual Capacity After Development's Impacts⁵	24,945

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua March 2019 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	US 441 Segment 3/4 ¹
PM Peak Hour Trips	
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	253
Available Capacity ⁴	2,092
Increase/Decrease in PM Peak Hour Trips Generated by Development	83
Residual Capacity After Development's Impacts⁵	2,009
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua March 2019 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the 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	8,750
Residual Capacity	999,140
Percentage of Permitted Design Capacity Utilized	56.56%
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 57,000 square feet;; 100 gallons per day per loading dock.	

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; therefore, the impacts that will be generated by the development are acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	52,082
Available Capacity	760,918
Projected Sanitary Sewer Demand from Application ³	8,750
Residual Capacity	752,168
Percentage of Permitted Design Capacity Utilized	49.86%
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 57,000 square feet;; 100 gallons per day per loading dock.	

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	5,328.52	972.45
Demand Generated by Application ³	794.4	144.98
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).		
² City of Alachua 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; therefore, the impacts that will be generated by the development are acceptable.

Recreation Facilities

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

Public School Facilities

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

EXHIBIT “A”
TO
SAN FELASCO TECH CITY PHASE 2
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant acknowledges and agrees that all potable water and sanitary sewer infrastructure line extensions necessary to serve the development, including but not limited to the water and wastewater extensions shown in this Site Plan and on the plans for off-site infrastructure extensions, prepared by EDA Engineers – Surveyors – Planners, Inc., shall be constructed, inspected, and deemed by the Public Services Department to have been constructed in accordance with the plans for such extensions prior to scheduling a final inspection for any building permit(s) associated with the development.
2. The applicant acknowledges and agrees that the subject property is located in the Alachua East Wastewater Collection Infrastructure Improvement Area (the “Area”), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the wastewater collection system within the Area. The fee shall be paid at the time the development connects to the wastewater collection system. No final inspection will be conducted or wastewater services provided until the fees have been paid to the City. The applicant further acknowledges and agrees that, in accordance with Section 38-203 of the City of Alachua Code of Ordinances, fees for improvements within the Area shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.
3. The applicant agrees it shall perform a 100% gopher tortoise burrow survey prior to any development occurring within the Phase 2 project area, in accordance with the findings of the Environmental Resource Assessment performed by Ecosystem Research Corporation, dated January 29, 2019. Any protected species found on the subject property shall be relocated in accordance with State and Federal Law.
4. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated March 27, 2019 and found in Exhibit “B” – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board. The applicant shall obtain a confirmation from the Public Services Department that all comments have been addressed prior to applying for a building permit.
5. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
6. The applicant agrees that Conditions 1 – 5 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 – 6 as stated herein.

**EXHIBIT “B”
TO
SAN FELASCO TECH CITY PHASE 2
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 csweger@edafl.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: San Felasco Tech City Phase 2 Site Plan

Dear Mr. Sweger:

On March 26, 2019, the City of Alachua received your revised application and materials for the San Felasco Tech City 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*)
Mitch Glaeser, The Laser Investment Group, LLC (*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 27, 2018

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review 4

Dear Mr. Tabor:

As you requested, we have reviewed the latest San Felasco Tech City Phase 2 Development Plan submittal for the above referenced project. The review was completed with the latest resubmitted plans from **eda** dated 3-26-19. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

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

Sincerely,

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

Cc: Sergio Reyes, eda



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 27, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Construction Plan – San Felasco Tech City Phase 2

Public Services have reviewed the San Felasco Tech City Phase 2 (March 14th Submittal) Construction Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Sheets C201, Typical and C005, Abbreviations</u> Add the following to legend sheet C005: • WM • WW • FL Note that C005 defines SS, sanitary sewer, which is very similar to “WW”. Suggest deleting “SS”. [Approved as Noted]
2.	<u>Sheet C301, Note</u> • Purpose of MH-16 & MH-19 appear to be to facilitate future connection. If so, add note indicating such. • Leader near MH-19 with text “8-inch DI Stub.... For future fire line extension”. Reposition leader so it calls out a fire line. [Approved as Noted]
3.	<u>Sheet C305, Restraint</u> • Fire Hydrant (Perpendicular/Parallel to Main) Detail Add the following note: “Note 3: Provide restraint by means of anchoring fittings.” [Approved as Noted]

NO.	COMMENTS
4.	<u>Sheet C005, Abbreviations:</u> Add the following abbreviations: • STCO = Stormwater Cleanout (C400, typ.) • MH = Manhole, (C101, typ.) [Approved as Noted]
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Tom Ridgik – Engineering Supervisor

Harry Dillard – Lead Engineering Technician

March 26, 2019

Justin Tabor, AICP
Planner
City of Alachua Planning & Community Development
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Response to Review of Revised Application Materials:
San Felasco Tech City Phase 2 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on March 20, 2019 are below.

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

e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Verify maximum number of parking spaces are correctly rounded. The maximum number parking of parking spaces for the light industrial/office portion of Buildings C and D should be 91 spaces, and the light industrial/warehousing portion should be 6 spaces (total maximum of 217 spaces).

RESPONSE: Maximum parking calculations have been corrected. Please see revised Parking Calculations table on sheet C000.

4. Concurrency Impact Analysis

a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issues: Trip distribution rates were revised on Sheet C001 and the Trip Generation Table included within the application materials, but were not revised in the Concurrency Impact Analysis. Please ensure the Concurrency Impact Analysis is also updated so trip generation data throughout application materials is consistent.

RESPONSE: Trip distribution rates have been corrected. Please see revised Concurrency Impact Analysis.

7. Engineering Review Comments

a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Comment: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 19, 2019.

RESPONSE: All comments provided by JBrown Professional Group have been addressed. Please see comment responses below.

Comments from 3/7/19 Letter

3. The "office building" is subject to the standards provided in Section 6.8.2.

d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.

Remaining Issues: Comment not addressed.

RESPONSE: A note has been added for the HVAC compressor to be screened per Section 6.8.3(A)(3). Please see revised sheet C101.

7. Confirm Buildings C and D are correctly labelled on all civil sheets.

Remaining Issues: Confirm buildings are correctly labelled on Sheets C420 and C430.

RESPONSE: Buildings C and D are now correctly labelled on all sheets. Please see revised sheet C420 and C430.

Sheet C000

1. The Parking Calculations Table indicates 18 bicycle spaces are provided, but the plans include 20 spaces. The Table should be corrected.

RESPONSE: The Parking Calculations table has been updated. Please see revised sheet C000.

Sheet C201

1. It was difficult to review the previous comments on this sheet because the new sheet was plotted without existing elevation contours, existing spot elevations, and proposed spot elevations. This sheet should be re-plotted with these items turned on.

RESPONSE: All existing contours and spot elevations are now shown again. Please see revised sheet C201.

2. S-36 in the Stormwater Structure Table includes an extra invert and should be corrected.

RESPONSE: The extra invert was the invert for the existing structure and has now been removed. Please see revised sheet C201.

3. The Stormwater Cleanout Schedule includes STCO-12 & STCO-18 which does not have completed top elevations.

RESPONSE: The top elevations for STCO-12 and STCO-18 have been added. Please see revised sheet C201.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 20, 2019

Also sent by electronic mail to csweager@edafl.com

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

RE: Review of Revised Application Materials, Dated March 14, 2019:
San Felasco Tech City Phase 2 Site Plan

Dear Mr. Sweger:

On March 14, 2019, the City of Alachua received your revised application and materials for the San Felasco Tech City Phase 2 Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated March 7, 2019, as well as those comments discussed at the project's Development Review Team (DRT) Meeting on February 5, 2019.

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.

Please address the following (comment numbers are as provided in the 3/14/19 letter):

Comments from 2/5/19 DRT & Letter

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

- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Verify maximum number of parking spaces are correctly rounded. The maximum number parking of parking spaces for the light industrial/office portion of Buildings C and D should be 91 spaces, and the light industrial/warehousing portion should be 6 spaces (total maximum of 217 spaces).

4. Concurrency Impact Analysis

- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office

Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issues: Trip distribution rates were revised on Sheet C001 and the Trip Generation Table included within the application materials, but were not revised in the Concurrency Impact Analysis. Please ensure the Concurrency Impact Analysis is also updated so trip generation data throughout application materials is consistent.

7. **Engineering Review Comments**

- a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Comment: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 19, 2019.

Comments from 3/7/19 Letter

3. The "office building" is subject to the standards provided in Section 6.8.2.
 - d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.

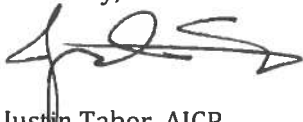
Remaining Issues: Comment not addressed.

7. Confirm Buildings C and D are correctly labelled on all civil sheets.

Remaining Issues: Confirm buildings are correctly labelled on Sheets C420 and C430.

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 March 19, 2019

- 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*)
Mitch Glaeser, The Laser Investment Group, LLC (*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
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review 3

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 3-14-19. We focused our review on the previously provided comments. Most of the comments were addressed, yet several remain and are provided below.

Sheet C000

1. The Parking Calculations Table indicates 18 bicycle spaces are provided, but the plans include 20 spaces. The Table should be corrected.

Sheet C101

1. All previous comments are satisfied.

Sheet C201

1. It was difficult to review the previous comments on this sheet because the new sheet was plotted without existing elevation contours, existing spot elevations, and proposed spot elevations. This sheet should be re-plotted with these items turned on.
2. S-36 in the Stormwater Structure Table includes an extra invert and should be corrected.
3. The Stormwater Cleanout Schedule includes STCO-12 & STCO-18 which does not have completed top elevations.

Sheet C205

1. All previous comments are satisfied.

Sincerely,

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

Cc: Sergio Reyes, eda

March 14, 2019

Justin Tabor, AICP
Planner
City of Alachua Planning & Community Development
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Compliance Review
San Felasco Tech City Phase 2 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the review comments issued on March 7, 2019 are below.

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

a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).

Remaining Issues: (a) Sheet C101 depicts 5 bicycle racks near Building D, however, the note states 8 bicycle parking spaces / 4 racks. (b) No bicycle parking provided for the 'office building'. Per 6.1.4(D), bicycle parking facilities shall be located within 50 linear feet of the building's front facade, and located near the building's main entrance where feasible. Two bicycle parking spaces are required for this building.

RESPONSE: A bicycle rack has been added to the proposed office building and the callout for the bicycle racks near Building D has been corrected. Please see revised sheet C101.

b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide crosswalks meeting the criteria set forth in Section 6.1.10(A).

Remaining Issue: Per Section 6.1.10(A), crosswalks must be a minimum of 10 feet in width and must either be raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Crosswalks do not meet the minimum width requirement.

RESPONSE: All proposed crosswalks are now striped and 10' in width.

e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Comment not addressed.

RESPONSE: Maximum parking calculations have been added to the Parking Calculations table. Please see revised sheet C001.

4. Section 6.4, Exterior Lighting Standards

a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.

Remaining Issue: Photometric statistics table indicates the maximum footcandles in parking area is 5.6 footcandles, exceeding the maximum permitted in parking lot areas (5 footcandles).

RESPONSE: Light pole shifted to reduce light level below 5.0fc. See revised plan, issue date 3/13/19.

5. Concurrency Impact Analysis

a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issue: (a) Confirm the correct trip distribution rates are applied for AM and PM peak hour. The same revisions to distribution rates are applicable to Sheet C001. (b) Project trips should be rounded to the nearest whole number.

RESPONSE: The trip distribution rates have been corrected. Please see revised Trip Generation table on sheet C001.

7. Engineering Review Comments

a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Remaining Issue: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 7, 2019.

RESPONSE: All comments provided by JBrown Professional Group, Inc. have been addressed – see responses below.

Additional Comments Based on Review of 2/21/19 Plans & Materials

1. The plans submitted on February 21, 2019 added a 6,000 square foot "office building". The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial (ILW), respectively. All uses within the proposed buildings must be consistent with the FLUM Designation and zoning of the property. Per Table 4.1-1, office use types are not permitted in the ILW zoning district.

RESPONSE: The proposed 6,000 SF office building is located within the Commercial Intensive zoning. Please see sheet C010 for reference.

2. Please note the Use-Specific Standards which are provided in Section 4.3. All proposed uses must comply with the Use-Specific Standards for the applicable use type.

RESPONSE: No proposed uses requiring Use-Specific Standards are proposed at this time.

3. The "office building" is subject to the standards provided in Section 6.8.2.

a. Per Section 6.8.2(A)(2)(a), 20% of ground floor façade areas facing a street must be glazed. Confirm minimum 20% glazing is provided for the west elevation. The ground floor façade area shall be calculated as provided in Section 6.8.2(A)(2)(a)(ii).

RESPONSE: See revised architectural plans.

b. The calculation of glazing for the west elevation on A201 is inconsistent with the glazing area depicted on the elevation (344 square feet calculated, 216 square feet depicted). Revise accordingly.

RESPONSE: See revised architectural plans.

c. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to incorporate a wall offset (or permitted alternative) which is at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This is applicable to the west elevation and the north and/or east elevations (both the north and east elevations appear to potentially be the intended front façade). Please provide offsets or a permitted alternative for these building elevations as required by Section 6.8.2(A)(2)(b).

RESPONSE: See revised architectural plans.

d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.

RESPONSE: See revised architectural plans.

4. The applicant has proposed a new connection to NW 89th Street, which is an unimproved private road. It is Staff's understanding that the connection is intended to serve only for secondary emergency access. Therefore, providing a gate at this connection will eliminate the potential use of NW 89th Street by the general public. Coordinate with Alachua County Fire Rescue (ACFR) to ensure emergency access is provided in a form acceptable to ACFR. A manual gate with chain and lock with a Knox padlock or an electric gate with a Knox key switch will be required.

RESPONSE: A gate has been added to the connection to NW 89th Street with a callout to coordinate with ACFR for emergency access. Please see revised sheet C101.

5. Please clarify on the plans that the handicap spaces for the "office building" will restripe an area approved as part of Phase 1. Also, dimension the depth of the handicap spaces to demonstrate compliance with minimum depth requirements.

RESPONSE: The handicap spaces for this building are no longer proposed in the Phase 1 area. Please see revised sheet C101.

6. A fire line to the 'office building', wastewater line from the building, and FDC are not shown. In addition, the plans show a water line stubbing to the building, but the Phase 1 plans do not depict this stub (note the Phase 1 plans depict a wastewater stub). Please address.

RESPONSE: The waterline stubout was added to the Phase 1 plans as a revision in anticipation of the connection required for this building. Fireline and FDC are not required for the proposed office building.

7. Confirm Buildings C and D are correctly labelled on all civil sheets.

RESPONSE: Buildings are now correctly labeled on all plan sheets.

JBrown Comments

Sheet C000

1. The Project Area Impervious Area Calculations have not all been calculated correctly. Please revise the percentages.

RESPONSE: The percentages have been fixed and the table is now correct. Please see revised sheet C000.

Sheet C101

1. 18 bicycle spaces are shown to be provided but only 16 appear on the plan. Suggest adding a bicycle rack with the spaces at the proposed office building.

RESPONSE: A bicycle rack has been added to the proposed building. The callout for the area with 5 bicycle racks was incorrect and stated there were 4 racks, this has now been corrected as well. There are now a total of 10 racks (20 spaces) proposed.

Sheet C201

1. Provide callouts for the type of curbing to be used.

RESPONSE: Curbing callouts have been added. Please see sheet C101.

2. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.

RESPONSE: The grading in these areas have been revised. Please see sheet C201. For clarification, stormwater running off of the pavement at these areas would sheet flow to the basin and would not impact the drainage design in any way.

3. Structure S-37 is shown on the Sheet C201; however no data is shown on the Stormwater Structure Schedule.

RESPONSE: Structure S-37 has been added to the schedule. Please see revised sheet C201.

4. Structure S-29 has a top elevation of 149.55 in the Stormwater Structure Table; however the plan view shows the top elevation to be 149.54. Please revise to make the plan consistent.

RESPONSE: The top elevation of structure S-29 has been revised. Please see sheet C201.

5. We still have concerns regarding the grading SW of New Building C.

RESPONSE: Buildings C and D have been shifted to the north to provide more distance between the building and the proposed sidewalks. Please see revised sheet C201.

Sheet C205

1. Provide detail for Woonerf hardscape section.

RESPONSE: Please refer to 'Brick Sidewalk Details' on the bottom right of sheet C205.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 7, 2019

Also sent by electronic mail to csweger@edafl.com

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

RE: Review of Revised Application Materials, Dated February 21, 2019: San Felasco Tech City Phase 2 Site Plan

Dear Mr. Sweger:

On February 21, 2019, the City of Alachua received your revised application and materials for the San Felasco Tech City Phase 2 Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated February 5, 2019, as discussed during the project's Development Review Team (DRT) Meeting which was also held on February 5, 2019.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Thursday, March 14, 2019**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and 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.

Please address the following (comment numbers are as provided in the 2/5/19 letter):

2. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments
 - a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).

Remaining Issues: (a) Sheet C101 depicts 5 bicycle racks near Building D, however, the note states 8 bicycle parking spaces / 4 racks. (b) No bicycle parking provided for the 'office building'. Per 6.1.4(D), bicycle parking facilities shall be located within 50 linear feet of the building's front facade, and located near the building's main entrance where feasible. Two bicycle parking spaces are required for this building.
 - b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide crosswalks meeting the criteria set forth in Section 6.1.10(A).

Remaining Issue: Per Section 6.1.10(A), crosswalks must be a minimum of 10 feet in width and must either be raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Crosswalks do not meet the minimum width requirement.

- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Comment not addressed.

4. Section 6.4, Exterior Lighting Standards

- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.

Remaining Issue: Photometric statistics table indicates the maximum footcandles in parking area is 5.6 footcandles, exceeding the maximum permitted in parking lot areas (5 footcandles).

5. Concurrency Impact Analysis

- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issues: (a) Confirm the correct trip distribution rates are applied for AM and PM peak hour. The same revisions to distribution rates are applicable to Sheet C001. (b) Project trips should be rounded to the nearest whole number.

7. Engineering Review Comments

- a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Comment: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 7, 2019.

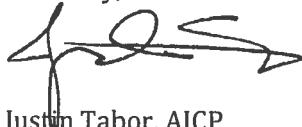
Additional Comments Based on Review of 2/21/19 Plans & Materials

1. The plans submitted on February 21, 2019 added a 6,000 square foot "office building". The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial (ILW), respectively. All uses within the proposed buildings must be consistent with the FLUM Designation and zoning of the property. Per Table 4.1-1, office use types are not permitted in the ILW zoning district.
2. Please note the Use-Specific Standards which are provided in Section 4.3. All proposed uses must comply with the Use-Specific Standards for the applicable use type.
3. The "office building" is subject to the standards provided in Section 6.8.2.
 - a. Per Section 6.8.2(A)(2)(a), 20% of ground floor façade areas facing a street must be glazed. Confirm minimum 20% glazing is provided for the west elevation. The ground floor façade area shall be calculated as provided in Section 6.8.2(A)(2)(a)(ii).
 - b. The calculation of glazing for the west elevation on A201 is inconsistent with the glazing area depicted on the elevation (344 square feet calculated, 216 square feet depicted). Revise accordingly.

- c. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to incorporate a wall offset (or permitted alternative) which is at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This is applicable to the west elevation and the north and/or east elevations (both the north and east elevations appear to potentially be the intended front façade). Please provide offsets or a permitted alternative for these building elevations as required by Section 6.8.2(A)(2)(b).
 - d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.
4. The applicant has proposed a new connection to NW 89th Street, which is an unimproved private road. It is Staff's understanding that the connection is intended to serve only for secondary emergency access. Therefore, providing a gate at this connection will eliminate the potential use of NW 89th Street by the general public. Coordinate with Alachua County Fire Rescue (ACFR) to ensure emergency access is provided in a form acceptable to ACFR. A manual gate with chain and lock with a Knox padlock or an electric gate with a Knox key switch will be required.
 5. Please clarify on the plans that the handicap spaces for the "office building" will restripe an area approved as part of Phase 1. Also, dimension the depth of the handicap spaces to demonstrate compliance with minimum depth requirements.
 6. A fire line to the 'office building', wastewater line from the building, and FDC are not shown. In addition, the plans show a water line stubbing to the building, but the Phase 1 plans do not depict this stub (note the Phase 1 plans depict a wastewater stub). Please address.
 7. Confirm Buildings C and D are correctly labelled on all civil sheets.

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 March 7, 2019

- 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(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 7th, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review 2

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 2-21-19. We generated a few comments and recommendations that are outlined below.

Sheet C000

1. The Project Area Impervious Area Calculations have not all been calculated correctly. Please revise the percentages.

Sheet C015

1. All previous comments are satisfied.

Sheet C101

1. 18 bicycle spaces are shown to be provided but only 16 appear on the plan. Suggest adding a bicycle rack with the spaces at the proposed office building.

Sheet C201

1. Provide callouts for the type of curbing to be used.
2. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.
3. Structure S-37 is shown on the Sheet C201; however no data is shown on the Stormwater Structure Schedule.
4. Structure S-29 has a top elevation of 149.55 in the Stormwater Structure Table; however the plan view shows the top elevation to be 149.54. Please revise to make the plan consistent.
5. We still have concerns regarding the grading SW of New Building C.

Sheet C205

1. Provide detail for Woonerf hardscape section.

Sheet C210

1. All previous comments are satisfied.

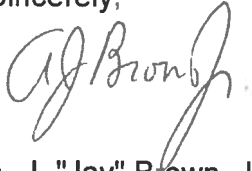
Sheet C301

1. All previous comments are satisfied.

Sheet C415

1. All previous comments are satisfied.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in black ink.

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

Cc: Sergio Reyes, eda

February 21, 2019

Justin Tabor, AICP
Planner
City of Alachua Planning & Community Development
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Development Review Team (DRT) Summary for:
San Felasco Tech City Phase 2 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on February 5, 2019 are below.

1. Article 4, Use Regulations

a. The proposed uses, as stated in the project description on Sheet C001 consists of "...two 30,100 s.f. buildings for office and storage warehouse use..." The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial, respectively. All uses within the proposed buildings shall be consistent with the FLUM Designation and zoning of the property.

RESPONSE: See revised project description on C001.

2. Cover Sheet...Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).

RESPONSE: Bicycle parking has been added to plans at southern end of Buildings C and D. Please see revised sheet C101.

b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide sidewalks meeting the criteria set forth in Section 6.1.10(A).

RESPONSE: Crosswalks have been added. Please see revised sheet C101.

c. Dimension drive aisle width south of Buildings C and D to demonstrate minimum 24' width is provided per Table 6.1-3.

RESPONSE: Dimensions have been added to drive aisles. Please see revised sheet C101.

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

RESPONSE: Dimensions have been added to loading areas. Please see revised sheet C101.

e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

RESPONSE: See revised parking calculations on C001.

f. The office component of Building D requires a minimum of 32 parking spaces per Section 6.1.6(A) (10,400 square feet / 1 space / 330 square feet = 31.52).

RESPONSE: See revised parking calculations on C001.

g. Confirm total number of parking spaces provided (plans state 142 provided but a count of spaces returned 152 on the plans).

RESPONSE: See revised parking calculations on C001.

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

a. Please confirm the number of trees provided to meet each site landscaping standard as noted below:

- i. Front Canopy: 37 required, 33 provided;
- ii. Front Understory: 37 required, 19 provided;
- iii. East Side Canopy: 25 required, 21 provided;
- iv. East Side Understory: 18 required, 12 provided;
- v. Total Understory: 73 required; 62 provided.

RESPONSE: Tree counts have been updated per the new landscape code and site plan revisions.

b. In order to be eligible for tree credit for its preservation, the species of Tree #216 must be known and identified on the plans.

RESPONSE: Tree 216 has been identified in the updated tree chart.

c. Ensure tree protection detail addresses the required location of the barrier for heritage, champion and palm trees (at dripline per Section 6.2.1(D)(2)(a)).

RESPONSE: The tree protection detail has been updated to address these trees as requested.

d. Note the City of Alachua recently adopted amendments to the landscape code. This application is subject to the amended code, which affects the applicability of certain minimum code requirements, including but not limited to the following:

- i. Applicant may wish to recalculate tree credit per Table 6.2-3.

RESPONSE: Tree credits have been recalculated per the new code and site plan revisions.

ii. Recalculate required parking lot interior landscaping. One (1) additional tree required per amended code within "Parking Area "E"".

RESPONSE: All calculations have been updated per the new landscape code and site plan revisions.

iii. Per Section 6.2.1(G)(1), please address the following:

(a) Provide an aerial or ground photograph of any regulated, heritage, or champion trees to be preserved; and,

RESPONSE: Ground photographs have been provided of all trees proposed to remain.

(b) Mark and reasonably locate any nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Species.

RESPONSE: Nuisance trees are located on the tree removal and preservation plan and are noted by species within the tree chart.

iv. Per Section 6.2.1(G)(1)(c), provide a note on the landscape plans that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Species shall be removed at the time of development.

RESPONSE: This note has been added as requested.

v. Address Section 6.2.2(C)(8), which requires a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.

RESPONSE: A narrative addressing Florida Friendly practices has been included in updated plans as requested.

4. Section 6.4, Exterior Lighting Standards

a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.

RESPONSE: See revised photometric plan.

b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.

RESPONSE: See revised photometric plan.

5. Concurrency Impact Analysis

a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the

use in the ITE Trip Generation Manual, 10th Edition, as “a light industrial facility... devoted to a single use”. A more appropriate land use category may be Code 130 – Industrial Park, which is described as “contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and warehousing facilities...” Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

RESPONSE: See revised trip generation table, using ITE Code 770.

b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.

RESPONSE: This table has been removed from the application package.

6. Miscellaneous / General Comments

a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.

RESPONSE: The architectural plans were correct and the order of the buildings has been adjusted on the civil plans.

b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.

RESPONSE: See revised trip generation calculations on C001

c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.

RESPONSE: Noted.

7. Public Services / Engineering Review Comments

a. The applicant must address comments provided by the Public Services Department.

RESPONSE: No written comments received from Public Services.

b. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.

RESPONSE: Noted- see below.

ATTN: Mr. Brown

The shape of Stormwater Basin 2 has been revised but the area and volume calculations for the basin are the same. Therefore, the basin will look different than in previous submittals but the calculations have remained unchanged.

Sheet C0.00

1. It appears there are 152 parking spaces not 142 parking spaces provided. Correct the parking spaces provided to 152 spaces in the parking calculations table.

RESPONSE: See revised parking calculations on C001.

2. Correct the bike parking required and provided to 15 spaces instead of 14.

RESPONSE: See revised bicycle parking calculations on C001.

3. In the Trip Generation Table it is standard to identify trips in single digits. Recommend changing the trips in the Summary table, for example, to 395, 98, and 492 instead of using 2 significant digits. Eliminate trip counts with decimals throughout.

RESPONSE: See revised table on C001.

4. In the LOS Analysis it is standard practice to distribute the trip counts onto the roadway segment to identify the actual impact to the segment at the critical usage directionally, thereby reducing the LOS impact below the actual total trip generation. Re-evaluate whether or not the trip generation impact to this roadway segment should be less than 492 trips.

RESPONSE: See revised table on C001.

5. The Peak Hour projected trips should be 61 not 59, with 47 + 14 Am peak hour trips being generated. Also, with trip distribution this number could be reduced.

RESPONSE: See revised table on C001.

Sheet C015

1. The trees to be saved are not labeled and only show up as spots, and the trees to be removed do not match the legend callout.

RESPONSE: Tree labels are now correctly shown. Please see revised sheet C015

2. It appears that perhaps the large 36" and 55" Live Oak trees may be able to be saved, but it is somewhat difficult to tell exactly where they fall in relation to the proposed stormwater basin. If they are in good condition it may be a bonus to try and save those nice trees, if possible.

RESPONSE: Noted.

Sheet C101

1. Where are the 14 or 15 bike racks proposed?

RESPONSE: Bike racks have been added near the southern end of the proposed buildings. Please see revised sheet C101.

2. The disabled parking space signs should be placed in the sidewalk behind the curb cut ramp and not within the pavement.

RESPONSE: Disabled parking spaces have been relocated. Please see revised sheet C101.

Sheet C201

3. Road C is not graded except for a few spots at the intersection. There is no way to tell how to grade to S-32 for example. Need to add grading for Road C.

RESPONSE: Grading has been added for Road C. Please see revised sheet C201.

4. There are no callouts for the type of curbing or type of sidewalk proposed. Are the sidewalks step-up sidewalks or flush?

RESPONSE: Callouts have been added for curbing and sidewalk. Please see revised sheet C201.

5. There are very few spot elevations on the sidewalks and it is not clear if the sidewalks do not exceed 2.0% cross-slope. Suggest adding more elevation details on the sidewalks.

RESPONSE: Spot elevations have been added to clarify grading of sidewalks. Please see revised sheet C201.

6. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.

RESPONSE: Noted. The site has been graded so that any runoff that does not reach the inlets will still be collected by the basin as designed.

7. No grading is provided for the dumpsters.

RESPONSE: Grading has been provided for the dumpster pads. Please see revised sheet C201.

8. At the south end of Bldg. D the sidewalk that touches the building column is 1.31 ft. above the building FFE. How will you protect the building from water infiltration issue on that side of the building? This area may need to be re-graded or additional grading and drainage inlets added to protect the building from flooding.

RESPONSE: The parking in this area has been shifted and regraded. Please see revised sheet C301.

9. Structure S-36 will be installed with a top of structure almost 7 ft. above grade. Do you intend for that structure to be sticking out of the ground? If not, provide a design for fill around the structure and storm sewer piping to provide minimum 1 ft. of cover over all storm piping.

RESPONSE: Layout has been changed and Structure S-36 will no longer be sticking out of the ground. Please see revised sheet C201.

10. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.

RESPONSE: The open area between the basin and the parking lot has been regraded. Please see revised sheet C201.

11. Do you intend for the basin top at 147.0 to be designed with a V top and not a flat berm of some width? We prefer a flat berm at the top of a basin for stability purposes. Consider adding a berm top.

RESPONSE: A 5' maintenance path has been added around the top of the basin. Please see revised sheet C201.

Sheet C205

1. The dumpster pad detail shows a pad dimension of 5 ft. This should be corrected.

RESPONSE: The dimension on the dumpster pad detail has been corrected. Please see revised sheet C205.

2. Will a detail be provided for the concrete / paver driveway between the buildings?

RESPONSE: The paver detail has been added to sheet C205.

Sheet C210

1. S-20 looks like invert elevation should be 137.0 or 137.50 and not 136.0. Correct invert and piping slope.

RESPONSE: Invert elevation for S-20 has been corrected. Please see revised sheet C210.

2. Add piping callout for S-21 to S-20.

RESPONSE: Pipe callout has been added. Please see revised sheet C210.

3. Suggest moving S-21 further inside the basin to assure the weir and skimmer will work at the elevation designed.

RESPONSE: S-21 has been moved further inside the basin. Please see revised sheet C210.

4. Recommend the basin include a top berm at elevation 147.0 of at least 5 ft. in width for stability of the top of bank, especially given the large back slope on the wetland side.

RESPONSE: A maintenance path has been included at the top of the basin. Please see revised sheet C210.

5. The basin back slopes are identified to be sodded on Sections A-A and B-B, but the stabilization for the basin side slopes and bottom are not identified. Suggest sodding the side slopes and seeding, fertilizing, and mulching the basin bottom.

RESPONSE: Entire basin area has now been specified to be sodded. Please see revised sheet C210.

6. In the S-21 detail suggest expanding the skimmer depth to be deeper than 3". Debris can get stuck and preclude stormwater flow with such a small depth. Consider 12" in depth for the skimmer from the structure face to allow better free flow of stormwater underneath the skimmer to the outfall weir.

RESPONSE: Skimmer has been increased to a depth of 12". Please see revised sheet C210.

7. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.

RESPONSE: The open area between the basin and parking lot has been regraded. Please see revised sheet C210.

8. Recommend changing the line type of the proposed contours in the open area near the pavement to the same line type as the contours that define the basin design. These proposed solid lines distinguish from the existing contours which are dashed and grayed out.

RESPONSE: Line type of proposed contours has been revised. Please see sheet C210.

Sheet C301

1. At water main and fire line connections, DIP and PVC "Connectors" are called out. This is not a fitting designation. Provide fitting callouts and suggest adding these connections to the fitting schedules.

RESPONSE: Correct fitting callouts have been added to the fitting schedules. Please see revised sheet C301.

2. What is planned for the area west of Building C? Not sure why an 8" main line and manhole are stubbed from MH -11 to MH-12. If a future building is planned, the type of stubs provided to building C in this phase would be adequate.

RESPONSE: Noted.

3. Two of the wastewater stubs for Building C are provided at an angle and not perpendicular to the building, which is more conventional and how it is stubbed for Building D. Consider revising the stubs to be perpendicular to the building.

RESPONSE: Angle of sanitary laterals has been revised. Please see sheet C301.

4. The fire line and water line stubs for future extension northwest of Building C terminate under the pavement, which is not an appropriate design condition. Extend the lines to beyond the edge of pavement and provide the blowoff assemblies in the open area.

RESPONSE: Stubout location has been adjusted and blowoffs are now called out. Please see revised sheet C301.

5. Correct the top elevation of WW MH-12.

RESPONSE: Top elevation of MH-12 has been corrected. Please see revised sheet C301.

6. Label the water and fire line type and sizes for the stubs to the buildings and to future development areas.

RESPONSE: Line type and size callouts have been added. Pipe information can also be found in the schedule. Please see revised sheet C301.

7. Why does the 8" fire line STUB near S-35 cross over the storm and wastewater line. It appears it could remain west of S-35 to the open area.

RESPONSE: Fire line has been reconfigured to reduce the number of pipe crossings in this area. Please see revised sheet C301.

8. The fire line stub to the east from the line described in No. 7. above is headed right at a 44" Live Oak. May want to consider shifting that future stub.

RESPONSE: Noted.

9. Why are the southern wastewater manholes labeled as S-15, S-17, and S-18? That is confusing, as the storm structures are labeled that way. Suggest revising them to sequential MH # designations like the other wastewater manholes in the project.

RESPONSE: Wastewater manhole names have been corrected. Please see revised sheet C301.

1. Raise elevation of MH-16 to approx. top elevation of 147.25.

RESPONSE: Top elevation of MH-16 has been raised. Please see revised sheet C415.

2. Profile scales are missing in lower right corner.

RESPONSE: Profile scales have been added. Please see revised sheet C415.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 5, 2019

Also sent by electronic mail to csweager@edafl.com

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

RE: Development Review Team (DRT) Summary for: San Felasco Tech City Phase 2 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 Tuesday, February 12, 2019**. 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. Article 4, Use Regulations
 - a. The proposed uses, as stated in the project description on Sheet C001 consists of "...two 30,100 s.f. buildings for office and storage warehouse use..." The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial, respectively. All uses within the proposed buildings shall be consistent with the FLUM Designation and zoning of the property.
2. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments
 - a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).
 - b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide sidewalks meeting the criteria set forth in Section 6.1.10(A).
 - c. Dimension drive aisle width south of Buildings C and D to demonstrate minimum 24' width is provided per Table 6.1-3.
 - d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).

- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).
- f. The office component of Building D requires a minimum of 32 parking spaces per Section 6.1.6(A) (10,400 square feet / 1 space / 330 square feet = 31.52).
- g. Confirm total number of parking spaces provided (plans state 142 provided but a count of spaces returned 152 on the plans).

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

- a. Please confirm the number of trees provided to meet each site landscaping standard as noted below:
 - i. Front Canopy: 37 required, 33 provided;
 - ii. Front Understory: 37 required, 19 provided;
 - iii. East Side Canopy: 25 required, 21 provided;
 - iv. East Side Understory: 18 required, **12 provided**;
 - v. Total Understory: 73 required; 62 provided.
- b. In order to be eligible for tree credit for its preservation, the species of Tree #216 must be known and identified on the plans.
- c. Ensure tree protection detail addresses the required location of the barrier for heritage, champion and palm trees (at dripline per Section 6.2.1(D)(2)(a)).
- d. Note the City of Alachua recently adopted amendments to the landscape code. This application is subject to the amended code, which affects the applicability of certain minimum code requirements, including but not limited to the following:
 - i. Applicant may wish to recalculate tree credit per Table 6.2-3.
 - ii. Recalculate required parking lot interior landscaping. One (1) additional tree required per amended code within "Parking Area "E"".
 - iii. Per Section 6.2.1(G)(1), please address the following:
 - (a) Provide an aerial or ground photograph of any regulated, heritage, or champion trees to be preserved; and,
 - (b) Mark and reasonably locate any nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Species.
 - iv. Per Section 6.2.1(G)(1)(c), provide a note on the landscape plans that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Species shall be removed at the time of development.
 - v. Address Section 6.2.2(C)(8), which requires a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.

4. Section 6.4, Exterior Lighting Standards

- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.
- b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.

5. Concurrency Impact Analysis

- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the use in the ITE Trip Generation Manual, 10th Edition, as "a light industrial facility... devoted to a single use". A more appropriate land use category may be Code 130 – Industrial Park, which is described as "contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and

warehousing facilities..." Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

- b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.

6. Miscellaneous / General Comments

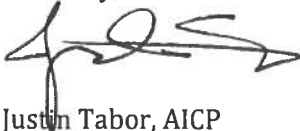
- a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.
- b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
- c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.

7. Public Services / Engineering Review Comments

- a. The applicant must address comments provided by the Public Services Department.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.

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 January 31, 2019

- 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)*
Mitch Glaeser, The Laser Investment Group, LLC *(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

January 31, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 1-17-2019. We generated quite a few comments and recommendations that are outlined below.

Sheet C0.00

1. It appears there are 152 parking spaces not 142 parking spaces provided. Correct the parking spaces provided to 152 spaces in the parking calculations table.
2. Correct the bike parking required and provided to 15 spaces instead of 14.
3. In the Trip Generation Table it is standard to identify trips in single digits. Recommend changing the trips in the Summary table, for example, to 395, 98, and 492 instead of using 2 significant digits. Eliminate trip counts with decimals throughout.
4. In the LOS Analysis it is standard practice to distribute the trip counts onto the roadway segment to identify the actual impact to the segment at the critical usage directionally, thereby reducing the LOS impact below the actual total trip generation. Re-evaluate whether or not the trip generation impact to this roadway segment should be less than 492 trips.
5. The Peak Hour projected trips should be 61 not 59, with 47 + 14 Am peak hour trips being generated. Also, with trip distribution this number could be reduced.

Sheet C015

1. The trees to be saved are not labeled and only show up as spots, and the trees to be removed do not match the legend callout.
2. It appears that perhaps the large 36" and 55" Live Oak trees may be able to be saved, but it is somewhat difficult to tell exactly where they fall in relation to the proposed stormwater basin. If they are in good condition it may be a bonus to try and save those nice trees, if possible.

Sheet C101

1. Where are the 14 or 15 bike racks proposed?
2. The disabled parking space signs should be placed in the sidewalk behind the curb cut ramp and not within the pavement.

Sheet C201

3. Road C is not graded except for a few spots at the intersection. There is no way to tell how to grade to S-32 for example. Need to add grading for Road C.
4. There are no callouts for the type of curbing or type of sidewalk proposed. Are the sidewalks step-up sidewalks or flush?
5. There are very few spot elevations on the sidewalks and it is not clear if the sidewalks do not exceed 2.0% cross-slope. Suggest adding more elevation details on the sidewalks.
6. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.
7. No grading is provided for the dumpsters.
8. At the south end of Bldg. D the sidewalk that touches the building column is 1.31 ft. above the building FFE. How will you protect the building from water infiltration issue on that side of the building? This area may need to be re-graded or additional grading and drainage inlets added to protect the building from flooding.
9. Structure S-36 will be installed with a top of structure almost 7 ft. above grade. Do you intend for that structure to be sticking out of the ground? If not, provide a design for fill around the structure and storm sewer piping to provide minimum 1 ft. of cover over all storm piping.
10. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
11. Do you intend for the basin top at 147.0 to be designed with a V top and not a flat berm of some width? We prefer a flat berm at the top of a basin for stability purposes. Consider adding a berm top.

Sheet C205

1. The dumpster pad detail shows a pad dimension of 5 ft. This should be corrected.
2. Will a detail be provided for the concrete / paver driveway between the buildings?

Sheet C210

1. S-20 looks like invert elevation should be 137.0 or 137.50 and not 136.0. Correct invert and piping slope.
2. Add piping callout for S-21 to S-20.
3. Suggest moving S-21 further inside the basin to assure the weir and skimmer will work at the elevation designed.
4. Recommend the basin include a top berm at elevation 147.0 of at least 5 ft. in width for stability of the top of bank, especially given the large back slope on the wetland side.
5. The basin back slopes are identified to be sodded on Sections A-A and B-B, but the stabilization for the basin side slopes and bottom are not identified. Suggest sodding the side slopes and seeding, fertilizing, and mulching the basin bottom.
6. In the S-21 detail suggest expanding the skimmer depth to be deeper than 3". Debris can get stuck and preclude stormwater flow with such a small depth. Consider 12" in depth for the skimmer from the structure face to allow better free flow of stormwater underneath the skimmer to the outfall weir.
7. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
8. Recommend changing the line type of the proposed contours in the open area near the pavement to the same line type as the contours that define the basin design. These proposed solid lines distinguish from the existing contours which are dashed and grayed out.

Sheet C301

1. At water main and fire line connections, DIP and PVC "Connectors" are called out. This is not a fitting designation. Provide fitting callouts and suggest adding these connections to the fitting schedules.
2. What is planned for the area west of Building C? Not sure why an 8" main line and manhole are stubbed from MH -11 to MH-12. If a future building is planned, the type of stubs provided to building C in this phase would be adequate.
3. Two of the wastewater stubs for Building C are provided at an angle and not perpendicular to the building, which is more conventional and how it is stubbed for Building D. Consider revising the stubs to be perpendicular to the building.
4. The fire line and water line stubs for future extension northwest of Building C terminate under the pavement, which is not an appropriate design condition. Extend the lines to beyond the edge of pavement and provide the blowoff assemblies in the open area.
5. Correct the top elevation of WW MH-12.
6. Label the water and fire line type and sizes for the stubs to the buildings and to future development areas.

7. Why does the 8" fire line STUB near S-35 cross over the storm and wastewater line. It appears it could remain west of S-35 to the open area.
8. The fire line stub to the east from the line described in No. 7. above is headed right at a 44" Live Oak. May want to consider shifting that future stub.
9. Why are the southern wastewater manholes labeled as S-15, S-17, and S-18? That is confusing, as the storm structures are labeled that way. Suggest revising them to sequential MH # designations like the other wastewater manholes in the project.

Sheet C415

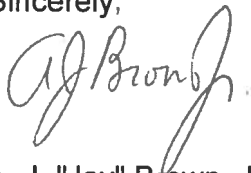
1. Raise elevation of MH-16 to approx. top elevation of 147.25.
2. Profile scales are missing in lower right corner.

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

We also would like to thank eda for providing the word of the day during our review. This was the first time we have heard of the term Woonerf. Impressive use of Dutch terminology for the center drive aisle. We learn something new every day.

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

Sincerely,



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

Cc: Sergio Reyes, eda

Development Review Team (DRT) Meeting
Project Name: San Felasco Tech City Phase 2 Site Plan
Meeting Date: February 5, 2019 (Applicant DRT)

Project Name: San Felasco Tech City Phase 2 Site Plan
Meeting Date: February 5, 2019 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City

APPLICATION TYPE: Site Plan

PROPERTY OWNER: The Laser Investment Group, LLC

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

DRT MEETING DATE: February 5, 2019

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

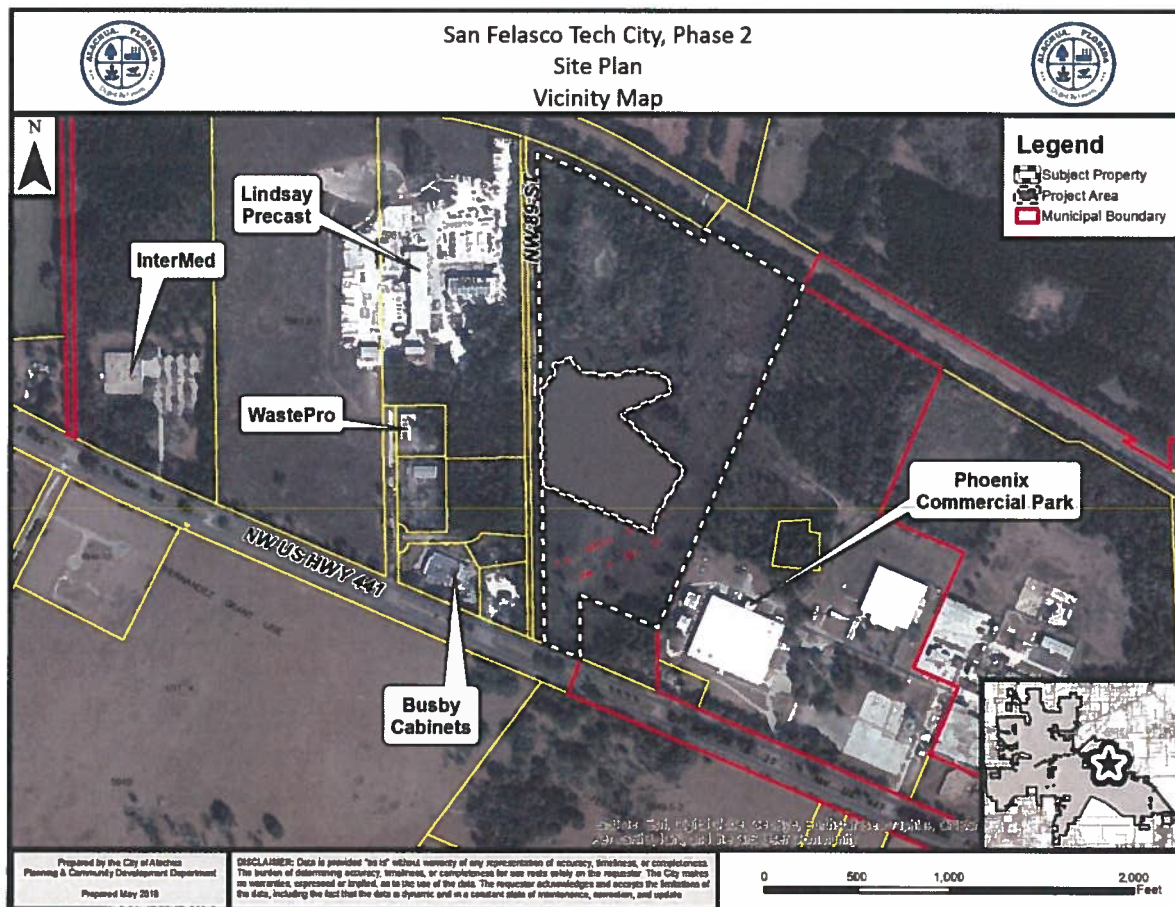
ACREAGE: ±55.36 acres

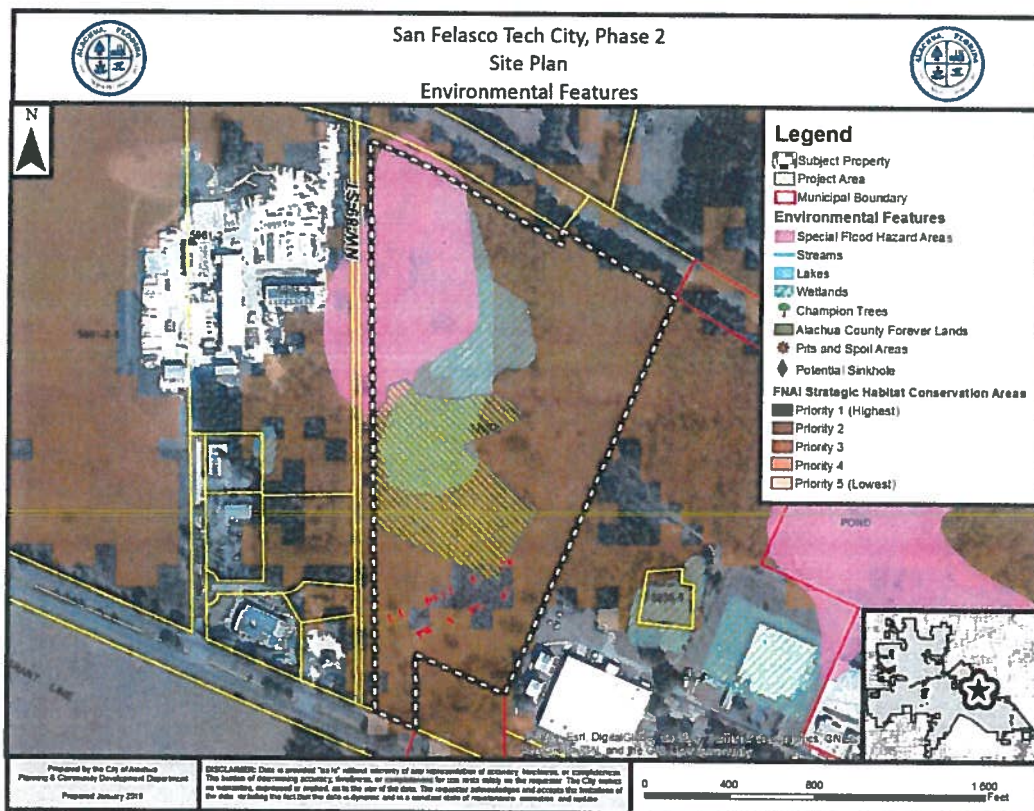
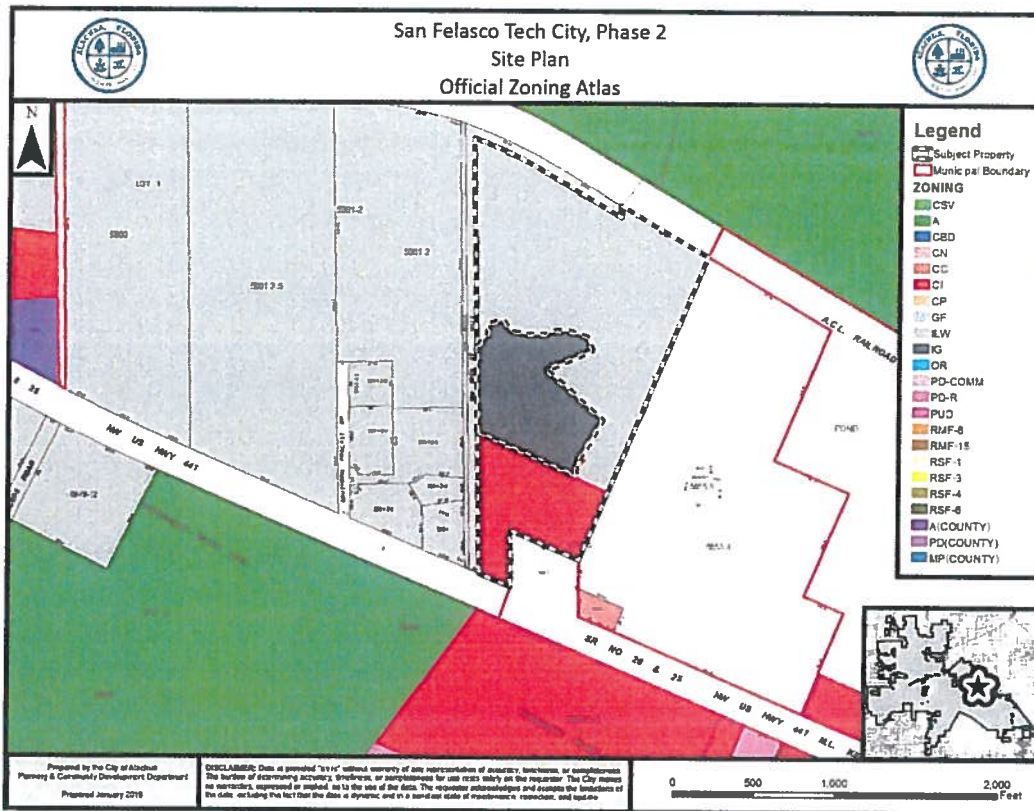
PROJECT AREA: ±12.06 acres

PARCEL: 05962-002-000

PROJECT SUMMARY: A request to construct a two (2) ±30,100 square foot buildings with a mix of proposes uses, with associated drainage, paving, grading and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, February 12, 2019.**





Deficiencies to be Addressed

**** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. ****

1. Article 4, Use Regulations

- a. The proposed uses, as stated in the project description on Sheet C001 consists of "...two 30,100 s.f. buildings for office and storage warehouse use..." The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial, respectively. All uses within the proposed buildings shall be consistent with the FLUM Designation and zoning of the property.

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

- a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).
- b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide sidewalks meeting the criteria set forth in Section 6.1.10(A).
- c. Dimension drive aisle width south of Buildings C and D to demonstrate minimum 24' width is provided per Table 6.1-3.
- d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).
- f. The office component of Building D requires a minimum of 32 parking spaces per Section 6.1.6(A) (10,400 square feet / 1 space / 330 square feet = 31.52).
- g. Confirm total number of parking spaces provided (plans state 142 provided but a count of spaces returned 152 on the plans).

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

- a. Please confirm the number of trees provided to meet each site landscaping standard as noted below:
 - i. Front Canopy: 37 required, 33 provided;
 - ii. Front Understory: 37 required, 19 provided;
 - iii. East Side Canopy: 25 required, 21 provided;
 - iv. East Side Understory: 18 required, **12 provided;**
 - v. Total Understory: 73 required; 62 provided.
- b. In order to be eligible for tree credit for its preservation, the species of Tree #216 must be known and identified on the plans.
- c. Ensure tree protection detail addresses the required location of the barrier for heritage, champion and palm trees (at dripline per Section 6.2.1(D)(2)(a)).
- d. Note the City of Alachua recently adopted amendments to the landscape code. This application is subject to the amended code, which affects the applicability of certain minimum code requirements, including but not limited to the following:
 - i. Applicant may wish to recalculate tree credit per Table 6.2-3.
 - ii. Recalculate required parking lot interior landscaping. One (1) additional tree required per amended code within "Parking Area "E"".
 - iii. Per Section 6.2.1(G)(1), please address the following:
 - (a) Provide an aerial or ground photograph of any regulated, heritage, or champion trees to be preserved; and,

- (b) Mark and reasonably locate any nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Species.
 - iv. Per Section 6.2.1(G)(1)(c), provide a note on the landscape plans that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Species shall be removed at the time of development.
 - v. Address Section 6.2.2(C)(8), which requires a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.
4. Section 6.4, Exterior Lighting Standards
- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.
 - b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.
5. Concurrency Impact Analysis
- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the use in the ITE Trip Generation Manual, 10th Edition, as “a light industrial facility... devoted to a single use”. A more appropriate land use category may be Code 130 – Industrial Park, which is described as “contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and warehousing facilities...” Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).
 - b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
6. Miscellaneous / General Comments
- a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.
 - b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
 - c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.
7. Public Services / Engineering Review Comments
- a. The applicant must address comments provided by the Public Services Department.
 - b. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

January 31, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 1-17-2019. We generated quite a few comments and recommendations that are outlined below.

Sheet C0.00

1. It appears there are 152 parking spaces not 142 parking spaces provided. Correct the parking spaces provided to 152 spaces in the parking calculations table.
2. Correct the bike parking required and provided to 15 spaces instead of 14.
3. In the Trip Generation Table it is standard to identify trips in single digits. Recommend changing the trips in the Summary table, for example, to 395, 98, and 492 instead of using 2 significant digits. Eliminate trip counts with decimals throughout.
4. In the LOS Analysis it is standard practice to distribute the trip counts onto the roadway segment to identify the actual impact to the segment at the critical usage directionally, thereby reducing the LOS impact below the actual total trip generation. Re-evaluate whether or not the trip generation impact to this roadway segment should be less than 492 trips.
5. The Peak Hour projected trips should be 61 not 59, with 47 + 14 Am peak hour trips being generated. Also, with trip distribution this number could be reduced.

Sheet C015

1. The trees to be saved are not labeled and only show up as spots, and the trees to be removed do not match the legend callout.
2. It appears that perhaps the large 36" and 55" Live Oak trees may be able to be saved, but it is somewhat difficult to tell exactly where they fall in relation to the proposed stormwater basin. If they are in good condition it may be a bonus to try and save those nice trees, if possible.

Sheet C101

1. Where are the 14 or 15 bike racks proposed?
2. The disabled parking space signs should be placed in the sidewalk behind the curb cut ramp and not within the pavement.

Sheet C201

3. Road C is not graded except for a few spots at the intersection. There is no way to tell how to grade to S-32 for example. Need to add grading for Road C.
4. There are no callouts for the type of curbing or type of sidewalk proposed. Are the sidewalks step-up sidewalks or flush?
5. There are very few spot elevations on the sidewalks and it is not clear if the sidewalks do not exceed 2.0% cross-slope. Suggest adding more elevation details on the sidewalks.
6. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.
7. No grading is provided for the dumpsters.
8. At the south end of Bldg. D the sidewalk that touches the building column is 1.31 ft. above the building FFE. How will you protect the building from water infiltration issue on that side of the building? This area may need to be re-graded or additional grading and drainage inlets added to protect the building from flooding.
9. Structure S-36 will be installed with a top of structure almost 7 ft. above grade. Do you intend for that structure to be sticking out of the ground? If not, provide a design for fill around the structure and storm sewer piping to provide minimum 1 ft. of cover over all storm piping.
10. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
11. Do you intend for the basin top at 147.0 to be designed with a V top and not a flat berm of some width? We prefer a flat berm at the top of a basin for stability purposes. Consider adding a berm top.

Sheet C205

1. The dumpster pad detail shows a pad dimension of 5 ft. This should be corrected.
2. Will a detail be provided for the concrete / paver driveway between the buildings?

Sheet C210

1. S-20 looks like invert elevation should be 137.0 or 137.50 and not 136.0. Correct invert and piping slope.
2. Add piping callout for S-21 to S-20.
3. Suggest moving S-21 further inside the basin to assure the weir and skimmer will work at the elevation designed.
4. Recommend the basin include a top berm at elevation 147.0 of at least 5 ft. in width for stability of the top of bank, especially given the large back slope on the wetland side.
5. The basin back slopes are identified to be sodded on Sections A-A and B-B, but the stabilization for the basin side slopes and bottom are not identified. Suggest sodding the side slopes and seeding, fertilizing, and mulching the basin bottom.
6. In the S-21 detail suggest expanding the skimmer depth to be deeper than 3". Debris can get stuck and preclude stormwater flow with such a small depth. Consider 12" in depth for the skimmer from the structure face to allow better free flow of stormwater underneath the skimmer to the outfall weir.
7. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
8. Recommend changing the line type of the proposed contours in the open area near the pavement to the same line type as the contours that define the basin design. These proposed solid lines distinguish from the existing contours which are dashed and grayed out.

Sheet C301

1. At water main and fire line connections, DIP and PVC "Connectors" are called out. This is not a fitting designation. Provide fitting callouts and suggest adding these connections to the fitting schedules.
2. What is planned for the area west of Building C? Not sure why an 8" main line and manhole are stubbed from MH -11 to MH-12. If a future building is planned, the type of stubs provided to building C in this phase would be adequate.
3. Two of the wastewater stubs for Building C are provided at an angle and not perpendicular to the building, which is more conventional and how it is stubbed for Building D. Consider revising the stubs to be perpendicular to the building.
4. The fire line and water line stubs for future extension northwest of Building C terminate under the pavement, which is not an appropriate design condition. Extend the lines to beyond the edge of pavement and provide the blowoff assemblies in the open area.
5. Correct the top elevation of WW MH-12.
6. Label the water and fire line type and sizes for the stubs to the buildings and to future development areas.

7. Why does the 8" fire line STUB near S-35 cross over the storm and wastewater line. It appears it could remain west of S-35 to the open area.
8. The fire line stub to the east from the line described in No. 7. above is headed right at a 44" Live Oak. May want to consider shifting that future stub.
9. Why are the southern wastewater manholes labeled as S-15, S-17, and S-18? That is confusing, as the storm structures are labeled that way. Suggest revising them to sequential MH # designations like the other wastewater manholes in the project.

Sheet C415

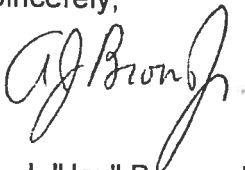
1. Raise elevation of MH-16 to approx. top elevation of 147.25.
2. Profile scales are missing in lower right corner.

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

We also would like to thank eda for providing the word of the day during our review. This was the first time we have heard of the term Woonerf. Impressive use of Dutch terminology for the center drive aisle. We learn something new every day.

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

Sincerely,



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

Cc: Sergio Reyes, eda

Development Review Team (DRT) Meeting

Project Name: San Felasco Tech City Phase 2 Site Plan

Meeting Date: February 4, 2019 (Staff DRT)

PLEASE PRINT CLEARLY

Name _____

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City

APPLICATION TYPE: Site Plan

PROPERTY OWNER: The Laser Investment Group, LLC

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

DRT MEETING DATE: February 4, 2019

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

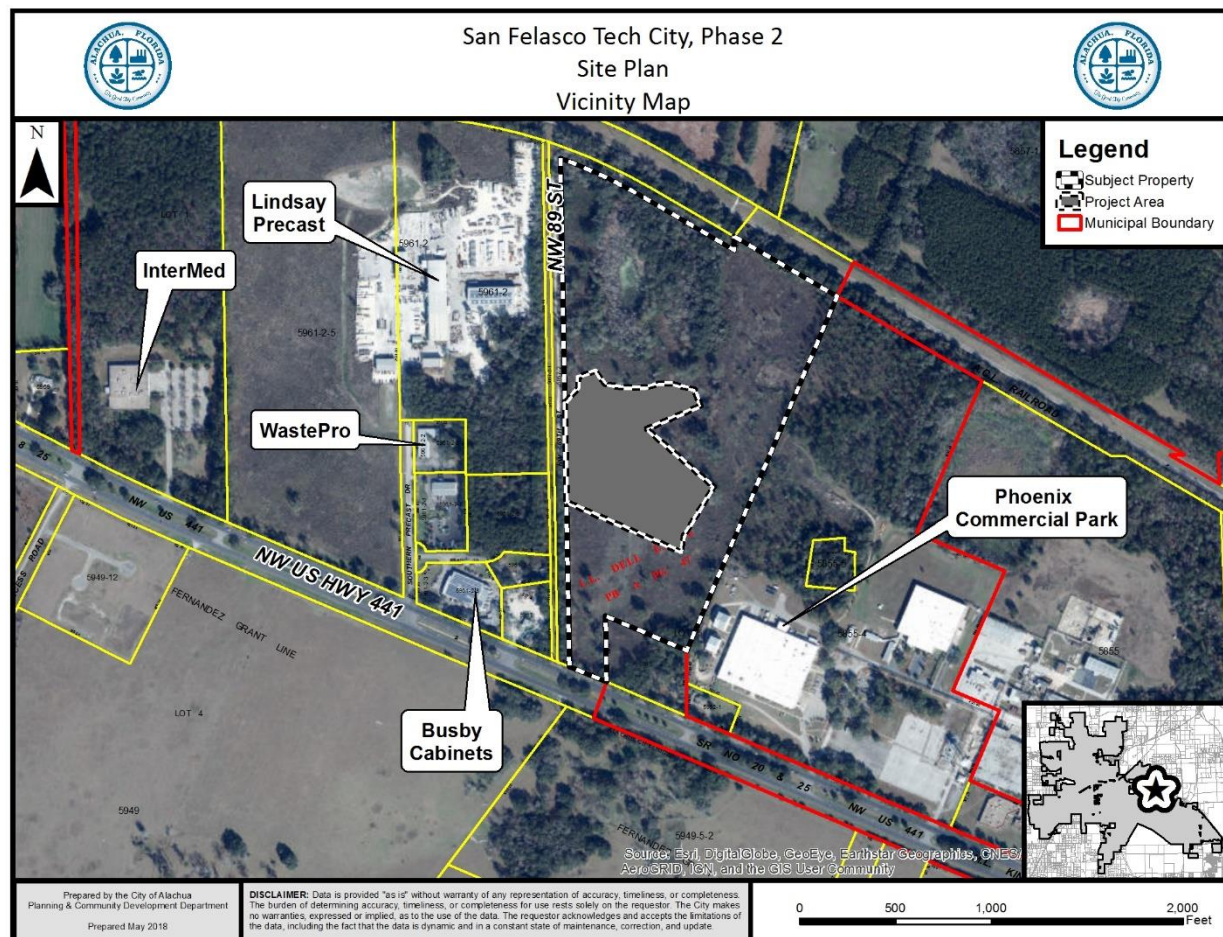
ACREAGE: ±55.36 acres

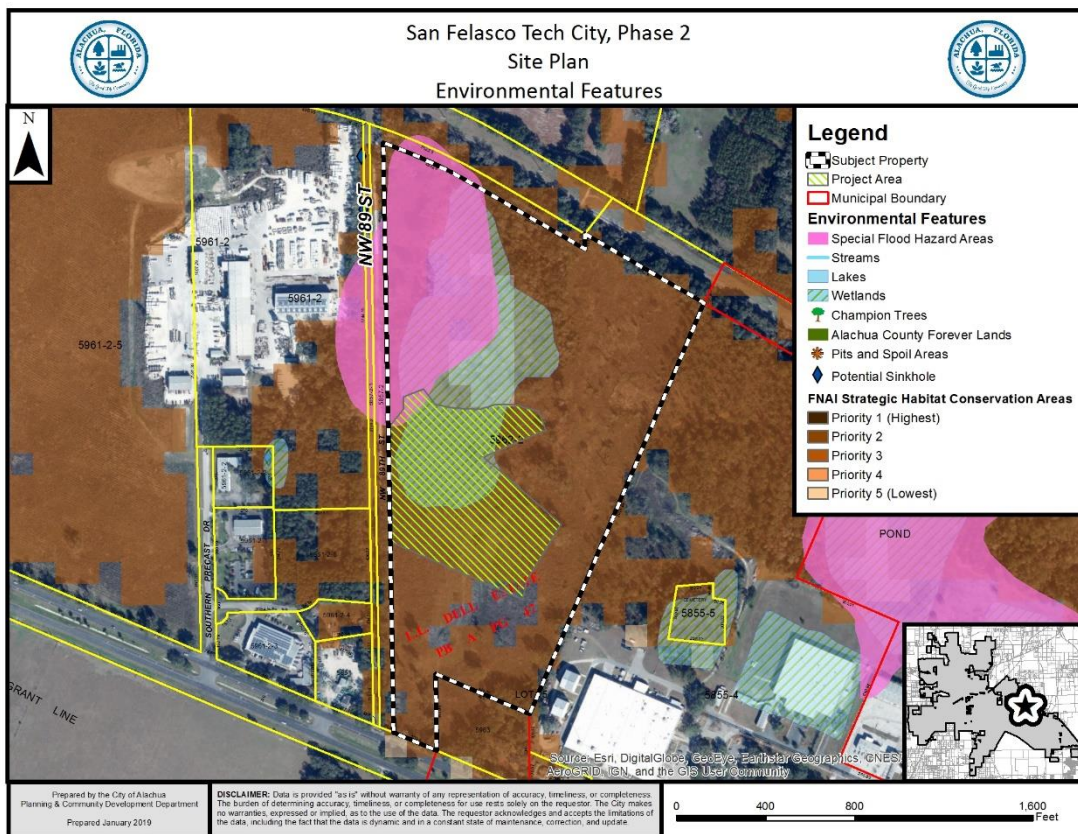
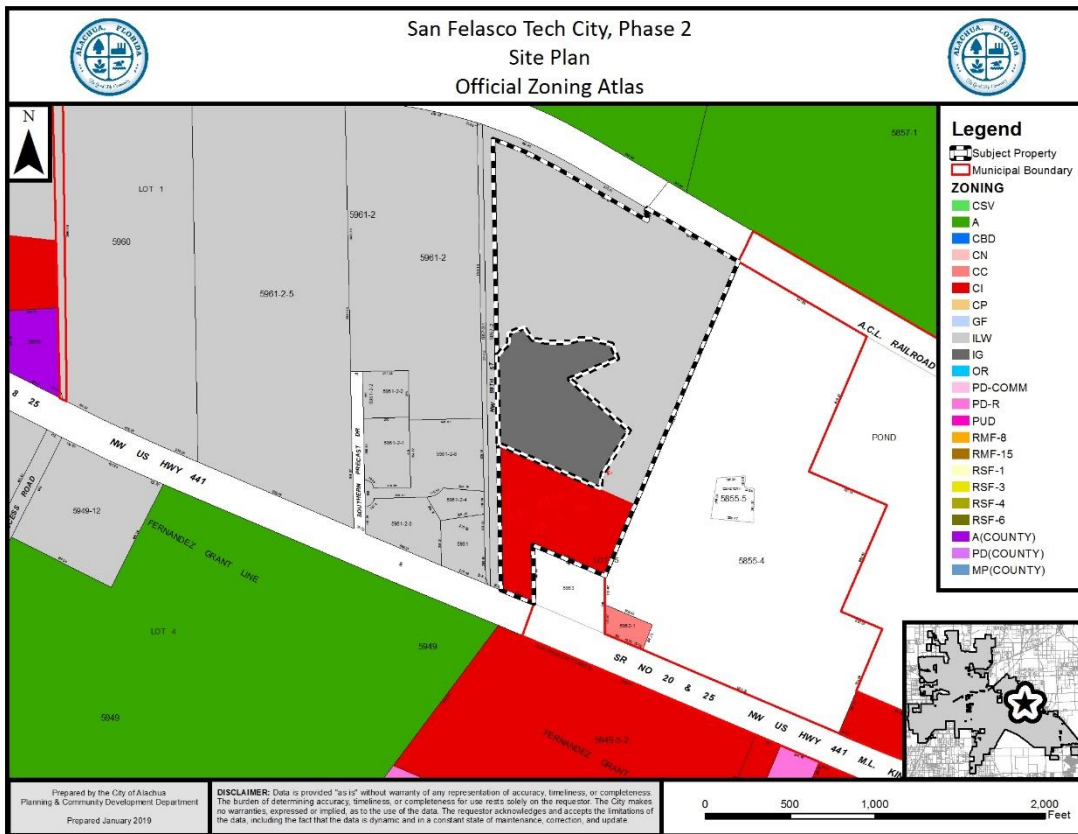
PROJECT AREA: ±12.06 acres

PARCEL: 05962-002-000

PROJECT SUMMARY: A request to construct a two (2) ±30,100 square foot buildings with a mix of proposes uses, with associated drainage, paving, grading and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, February 12, 2019**.





Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. Article 4, Use Regulations

- a. The proposed uses, as stated in the project description on Sheet C001 consists of "...two 30,100 s.f. buildings for office and storage warehouse use..." The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial, respectively. All uses within the proposed buildings shall be consistent with the FLUM Designation and zoning of the property.

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

- a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).
- b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide sidewalks meeting the criteria set forth in Section 6.1.10(A).
- c. Dimension drive aisle width south of Buildings C and D to demonstrate minimum 24' width is provided per Table 6.1-3.
- d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).
- f. The office component of Building D requires a minimum of 32 parking spaces per Section 6.1.6(A) (10,400 square feet / 1 space / 330 square feet = 31.52).
- g. Confirm total number of parking spaces provided (plans state 142 provided but a count of spaces returned 152 on the plans).

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

- a. Please confirm the number of trees provided to meet each site landscaping standard as noted below:
 - i. Front Canopy: 37 required, 33 provided;
 - ii. Front Understory: 37 required, 19 provided;
 - iii. East Side Canopy: 25 required, 21 provided;
 - iv. East Side Understory: 18 required, **12 provided;**
 - v. Total Understory: 73 required; 62 provided.
- b. In order to be eligible for tree credit for its preservation, the species of Tree #216 must be known and identified on the plans.
- c. Ensure tree protection detail addresses the required location of the barrier for heritage, champion and palm trees (at dripline per Section 6.2.1(D)(2)(a)).
- d. Note the City of Alachua recently adopted amendments to the landscape code. This application is subject to the amended code, which affects the applicability of certain minimum code requirements, including but not limited to the following:
 - i. Applicant may wish to recalculate tree credit per Table 6.2-3.
 - ii. Recalculate required parking lot interior landscaping. One (1) additional tree required per amended code within "Parking Area "E"".
 - iii. Per Section 6.2.1(G)(1), please address the following:
 - (a) Provide an aerial or ground photograph of any regulated, heritage, or champion trees to be preserved; and,

- (b) Mark and reasonably locate any nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Species.
 - iv. Per Section 6.2.1(G)(1)(c), provide a note on the landscape plans that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Species shall be removed at the time of development.
 - v. Address Section 6.2.2(C)(8), which requires a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.
4. Section 6.4, Exterior Lighting Standards
- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.
 - b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.
5. Concurrency Impact Analysis
- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the use in the ITE Trip Generation Manual, 10th Edition, as “a light industrial facility... devoted to a single use”. A more appropriate land use category may be Code 130 – Industrial Park, which is described as “contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and warehousing facilities...” Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).
 - b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
6. Miscellaneous / General Comments
- a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.
 - b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
 - c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.
7. Public Services / Engineering Review Comments
- a. The applicant must address comments provided by the Public Services Department.
 - b. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.

January 31, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 1-17-2019. We generated quite a few comments and recommendations that are outlined below.

Sheet C0.00

1. It appears there are 152 parking spaces not 142 parking spaces provided. Correct the parking spaces provided to 152 spaces in the parking calculations table.
2. Correct the bike parking required and provided to 15 spaces instead of 14.
3. In the Trip Generation Table it is standard to identify trips in single digits. Recommend changing the trips in the Summary table, for example, to 395, 98, and 492 instead of using 2 significant digits. Eliminate trip counts with decimals throughout.
4. In the LOS Analysis it is standard practice to distribute the trip counts onto the roadway segment to identify the actual impact to the segment at the critical usage directionally, thereby reducing the LOS impact below the actual total trip generation. Re-evaluate whether or not the trip generation impact to this roadway segment should be less than 492 trips.
5. The Peak Hour projected trips should be 61 not 59, with 47 + 14 Am peak hour trips being generated. Also, with trip distribution this number could be reduced.

Sheet C015

1. The trees to be saved are not labeled and only show up as spots, and the trees to be removed do not match the legend callout.
2. It appears that perhaps the large 36" and 55" Live Oak trees may be able to be saved, but it is somewhat difficult to tell exactly where they fall in relation to the proposed stormwater basin. If they are in good condition it may be a bonus to try and save those nice trees, if possible.

Sheet C101

1. Where are the 14 or 15 bike racks proposed?
2. The disabled parking space signs should be placed in the sidewalk behind the curb cut ramp and not within the pavement.

Sheet C201

3. Road C is not graded except for a few spots at the intersection. There is no way to tell how to grade to S-32 for example. Need to add grading for Road C.
4. There are no callouts for the type of curbing or type of sidewalk proposed. Are the sidewalks step-up sidewalks or flush?
5. There are very few spot elevations on the sidewalks and it is not clear if the sidewalks do not exceed 2.0% cross-slope. Suggest adding more elevation details on the sidewalks.
6. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.
7. No grading is provided for the dumpsters.
8. At the south end of Bldg. D the sidewalk that touches the building column is 1.31 ft. above the building FFE. How will you protect the building from water infiltration issue on that side of the building? This area may need to be re-graded or additional grading and drainage inlets added to protect the building from flooding.
9. Structure S-36 will be installed with a top of structure almost 7 ft. above grade. Do you intend for that structure to be sticking out of the ground? If not, provide a design for fill around the structure and storm sewer piping to provide minimum 1 ft. of cover over all storm piping.
10. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
11. Do you intend for the basin top at 147.0 to be designed with a V top and not a flat berm of some width? We prefer a flat berm at the top of a basin for stability purposes. Consider adding a berm top.

Sheet C205

1. The dumpster pad detail shows a pad dimension of 5 ft. This should be corrected.
2. Will a detail be provided for the concrete / paver driveway between the buildings?

Sheet C210

1. S-20 looks like invert elevation should be 137.0 or 137.50 and not 136.0. Correct invert and piping slope.
2. Add piping callout for S-21 to S-20.
3. Suggest moving S-21 further inside the basin to assure the weir and skimmer will work at the elevation designed.
4. Recommend the basin include a top berm at elevation 147.0 of at least 5 ft. in width for stability of the top of bank, especially given the large back slope on the wetland side.
5. The basin back slopes are identified to be sodded on Sections A-A and B-B, but the stabilization for the basin side slopes and bottom are not identified. Suggest sodding the side slopes and seeding, fertilizing, and mulching the basin bottom.
6. In the S-21 detail suggest expanding the skimmer depth to be deeper than 3". Debris can get stuck and preclude stormwater flow with such a small depth. Consider 12" in depth for the skimmer from the structure face to allow better free flow of stormwater underneath the skimmer to the outfall weir.
7. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
8. Recommend changing the line type of the proposed contours in the open area near the pavement to the same line type as the contours that define the basin design. These proposed solid lines distinguish from the existing contours which are dashed and grayed out.

Sheet C301

1. At water main and fire line connections, DIP and PVC "Connectors" are called out. This is not a fitting designation. Provide fitting callouts and suggest adding these connections to the fitting schedules.
2. What is planned for the area west of Building C? Not sure why an 8" main line and manhole are stubbed from MH -11 to MH-12. If a future building is planned, the type of stubs provided to building C in this phase would be adequate.
3. Two of the wastewater stubs for Building C are provided at an angle and not perpendicular to the building, which is more conventional and how it is stubbed for Building D. Consider revising the stubs to be perpendicular to the building.
4. The fire line and water line stubs for future extension northwest of Building C terminate under the pavement, which is not an appropriate design condition. Extend the lines to beyond the edge of pavement and provide the blowoff assemblies in the open area.
5. Correct the top elevation of WW MH-12.
6. Label the water and fire line type and sizes for the stubs to the buildings and to future development areas.

7. Why does the 8" fire line STUB near S-35 cross over the storm and wastewater line. It appears it could remain west of S-35 to the open area.
8. The fire line stub to the east from the line described in No. 7. above is headed right at a 44" Live Oak. May want to consider shifting that future stub.
9. Why are the southern wastewater manholes labeled as S-15, S-17, and S-18? That is confusing, as the storm structures are labeled that way. Suggest revising them to sequential MH # designations like the other wastewater manholes in the project.

Sheet C415

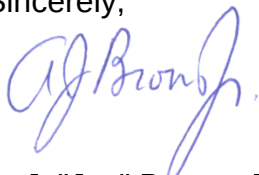
1. Raise elevation of MH-16 to approx. top elevation of 147.25.
2. Profile scales are missing in lower right corner.

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

We also would like to thank eda for providing the word of the day during our review. This was the first time we have heard of the term Woonerf. Impressive use of Dutch terminology for the center drive aisle. We learn something new every day.

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

Sincerely,

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

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

Cc: Sergio Reyes, eda



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 23, 2019

Also sent by electronic mail to csweger@edaf.com

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

RE: Conditional Application Acceptance: San Felasco Tech City Phase 2 – Site Plan

Dear Mr. Sweger:

On December 27, 2018, the City of Alachua received your application for a Site Plan for San Felasco Tech City Phase 2. Buildings C & D are proposed to be approximately 30,000 square feet each. The Site Plan includes associated utility infrastructure and site improvements, and is located on a portion of Tax Parcel Number 05962-002-000.

Completeness review comments were issued on January 8, 2019. A revised application and materials were submitted for a completeness review on January 17, 2019.

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 Wednesday, January 30, 2019**.

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. **Environmental Resource Assessment:** The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

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

January 17, 2019

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

**Re: Completeness Review
San Felasco Tech City Buildings C & D (Phase 2) – Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on January 8, 2019 are below.

1. Concurrent Application Reviews: Please address Section 2.2.17 of the LDRs, which states, "[s]ite plans and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3)."

RESPONSE: The applicant requests that the rezoning and comprehensive plan amendments be placed on hold while this site plan is under review.

2. Site Plan Attachment #1.k.: Parking calculations.
Action Needed to Address Deficiency: Parking calculations on Sheet C0.00 do not address the proposed ±3,500 square foot building south of Buildings A & B.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

3. Site Plan Attachment #1.l.: Landscape plans.
Action Needed to Address Deficiency: Landscape plans do not address the area where the proposed ±3,500 square foot building is located south of Buildings A & B. An existing tree in this area will require mitigation; additionally, compliance with the applicable portions of Section 6.2.2 must also be addressed.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

4. Site Plan Attachment #1.l.: Architectural plans.
Action Needed to Address Deficiency: Architectural plans for the proposed ±3,500 square foot building south of Buildings A & B, demonstrating compliance with Section 6.8.2, have not been provided.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

5. Site Plan Attachment #1.o.: Waste receptacle screening.
Action Needed to Address Deficiency: Provide notes or detail of waste receptacle screening demonstrating compliance with Section 6.2.3.

RESPONSE: The dumpster enclosure detail is included in the architectural plans on sheet A100.

6. Site Plan Attachment #3: Concurrency Impact Analysis.
Action Needed to Address Deficiency: The Concurrency Impact Analysis and project trip generation, distribution, and LOS data on Sheet C0.00 do not address the $\pm 3,500$ square foot building shown on the plans to the south of Buildings A & B.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

7. Site Plan Attachment #7: Neighborhood Meeting Materials.
Action Needed to Address Deficiency: Submit a copy of the written notice sent to all property owners within 400 feet and to persons / organizations registered to receive such notice.

RESPONSE: See revised neighborhood meeting materials. A copy of the mailed notice is included.

8. Site Plan Attachment #11: Environmental Resource Permit or Letter of Exemption from Water Management District.
Action Needed to Address Deficiency: Provide a copy of ERP from SRWMD upon receipt from the water management district.

RESPONSE: Proof of submittal to the Water Management District is included with this application. A copy of the permit will be provided when available.

9. Site Plan Attachment #13: FDOT Permitting.
Action Needed to Address Deficiency: Submit copy of access management permit or application for said permit for the connection to US 441 / proposed modifications within US 441 ROW.

RESPONSE: The FDOT permit is currently in the review process and will be provided to the city when available. Please see attached documentation from the FDOT One Stop Permitting site.

10. Proposed Development / Project Description: Throughout application materials and plans, the project is referenced as "San Felasco Tech City Buildings C & D", however, the plans also depict a $\pm 3,500$ square foot building to the south of Buildings A & B.
a. The proposed use of the $\pm 3,500$ square foot building is not indicated.
b. Ensure that throughout all application materials and on the plans the description / scope of the project is clarified.
c. Address where / how waste receptacles will be provided for this building.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

11. Site Environmental Resource Assessment: The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

RESPONSE: The Environmental Resource Assessment includes the entire parcel – inclusive of both phase 1 and phase 2 areas (and beyond). The subconsultant was not able to revise the report specifically to address this comment in time for the resubmittal.

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

RESPONSE: A self-certification form with supporting documentation was submitted to Alachua County on 1/15/19. See attached email from Mark Brown.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 8, 2019

Also sent by electronic mail to csweger@edqfl.com

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

RE: Completeness Review: San Felasco Tech City Buildings C & D (Phase 2) – Site Plan Application

Dear Mr. Sweger:

On December 27, 2018, the City of Alachua received your application for a Site Plan for Buildings C and D of San Felasco Tech City. The plans also include a third building located south of Buildings A and B. Buildings C & D are proposed to be approximately 30,000 square feet each, with the third proposed building being comprised of approximately 3,500 square feet. The Site Plan includes associated utility infrastructure and site improvements, and is located on a portion of Tax Parcel Number 05962-002-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds 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 Thursday, January 17, 2019**.

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. **Concurrent Application Reviews:** Please address Section 2.2.17 of the LDRs, which states, “[s]ite plans and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3).”

2. **Site Plan Attachment #1.k:** Parking calculations.
Action Needed to Address Deficiency: Parking calculations on Sheet C0.00 do not address the proposed ±3,500 square foot building south of Buildings A & B.
3. **Site Plan Attachment #1.l:** Landscape plans.
Action Needed to Address Deficiency: Landscape plans do not address the area where the proposed ±3,500 square foot building is located south of Buildings A & B. An existing tree in this area will require mitigation; additionally, compliance with the applicable portions of Section 6.2.2 must also be addressed.
4. **Site Plan Attachment #1.l:** Architectural plans.
Action Needed to Address Deficiency: Architectural plans for the proposed ±3,500 square foot building south of Buildings A & B, demonstrating compliance with Section 6.8.2, have not been provided.
5. **Site Plan Attachment #1.o:** Waste receptacle screening.
Action Needed to Address Deficiency: Provide notes or detail of waste receptacle screening demonstrating compliance with Section 6.2.3.
6. **Site Plan Attachment #3:** Concurrency Impact Analysis.
Action Needed to Address Deficiency: The Concurrency Impact Analysis and project trip generation, distribution, and LOS data on Sheet C0.00 do not address the ±3,500 square foot building shown on the plans to the south of Buildings A & B.
7. **Site Plan Attachment #7:** Neighborhood Meeting Materials.
Action Needed to Address Deficiency: Submit a copy of the written notice sent to all property owners within 400 feet and to persons / organizations registered to receive such notice.
8. **Site Plan Attachment #11:** Environmental Resource Permit or Letter of Exemption from Water Management District.
Action Needed to Address Deficiency: Provide a copy of ERP from SRWMD upon receipt from the water management district.
9. **Site Plan Attachment #13:** FDOT Permitting.
Action Needed to Address Deficiency: Submit copy of access management permit or application for said permit for the connection to US 441 / proposed modifications within US 441 ROW.

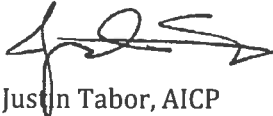
Additional Comments

10. **Proposed Development / Project Description:** Throughout application materials and plans, the project is referenced as "San Felasco Tech City Buildings C & D", however, the plans also depict a ±3,500 square foot building to the south of Buildings A & B.
 - a. The proposed use of the ±3,500 square foot building is not indicated.
 - b. Ensure that throughout all application materials and on the plans the description / scope of the project is clarified.
 - c. Address where / how waste receptacles will be provided for this building.
11. **Environmental Resource Assessment:** The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

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

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)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File



December 27, 2018

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

**Re: San Felasco Tech City - Buildings C & D
Site Plan Submittal**

Dear Justin:

Attached is an application for a Site Plan to propose a non-residential development consisting of two approximately 30,000 SF buildings providing a mix of office and industrial uses located on 12 (+/-) acres of a portion of parcel number 05962-002-000. The proposed buildings are immediately north of the buildings proposed in Phase 1 and currently under construction. The proposed mix of uses will serve the US 441 corporate corridor within the City of Alachua.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

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