



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 11, 2019

SUBJECT:	A request for a Site Plan to construct a $\pm 1,080$ square foot fire station and a $\pm 1,080$ square foot apparatus building, with associated site improvements
APPLICANT/AGENT:	Monique Heathcock, P.E., LEED AP, CHW
PROPERTY OWNER:	Phoenix Commercial Park, LLP
LOCATION:	North of US Highway 441, west of CSI Academy, and east of Phoenix Commercial Park
PARCEL ID NUMBERS:	A portion of Tax Parcel Number 05855-004-000
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	± 1.03 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and located on page 21 of the June 11, 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 five (5) conditions provided in Exhibit "A" and located on page 21 of the June 11, 2019, Staff Report to the Planning & Zoning Board.</i>

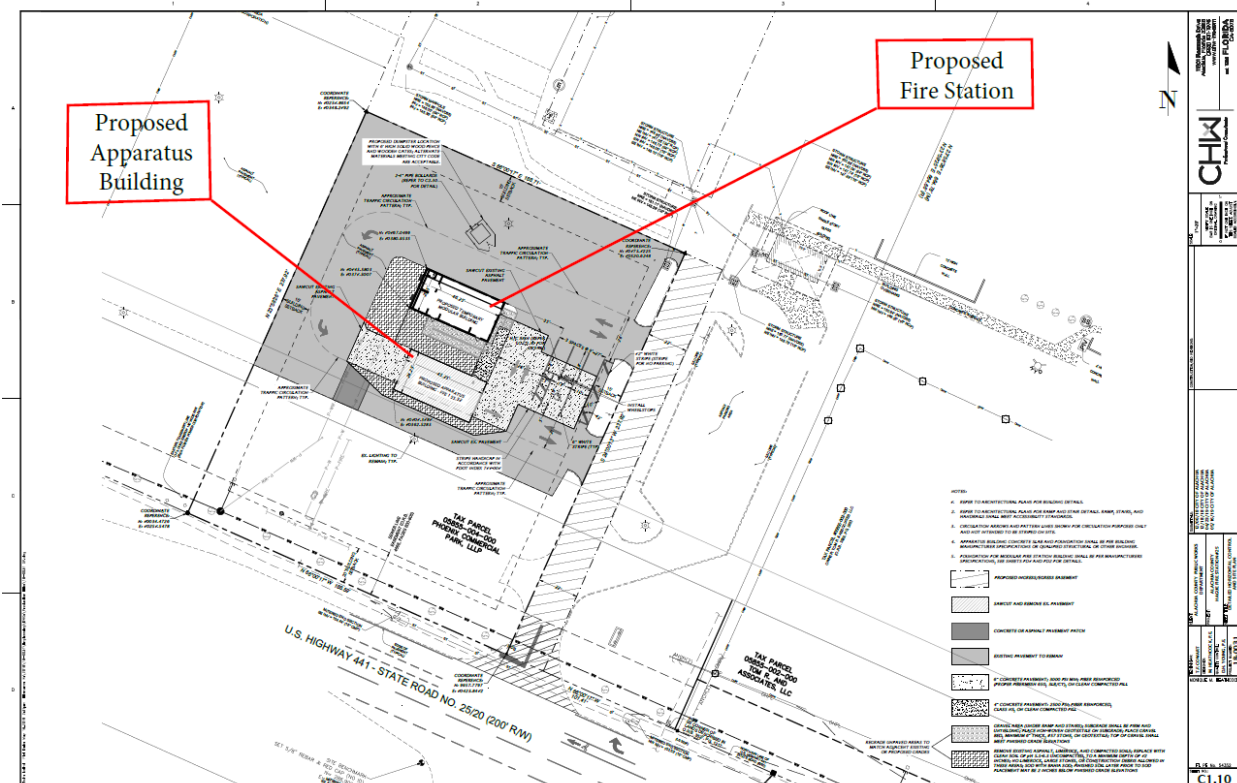
SUMMARY

The proposed site plan is a request by Monique Heathcock, P.E., LEED AP, of CHW, applicant and agent for Phoenix Commercial Park, LLP, property owner, to construct a $\pm 1,080$ square foot fire station and a $\pm 1,080$ square foot apparatus building, with associated site improvements. The proposed fire station and apparatus building will serve as Alachua County Fire Rescue's Hague Fire Station #25.

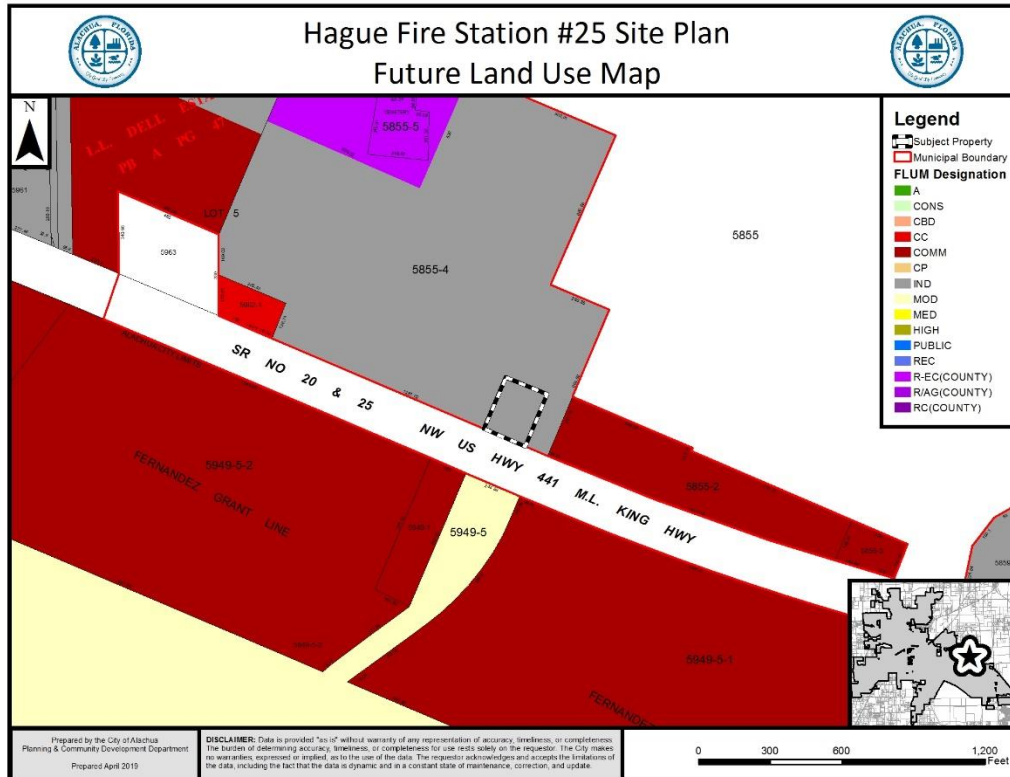
The subject property is ± 1.03 acres in area and is located north of US Highway 441, to the east of the existing buildings within Phoenix Commercial Park, and to the west of CSI Academy. Access will be provided by connection to a private driveway which connects to US Highway 441.

The proposed development is located within an existing paved parking lot in the southeast corner of Phoenix Commercial Park. There is no new additional impervious surface area proposed; therefore, additional stormwater management / upgrades to existing stormwater management systems area are not required.

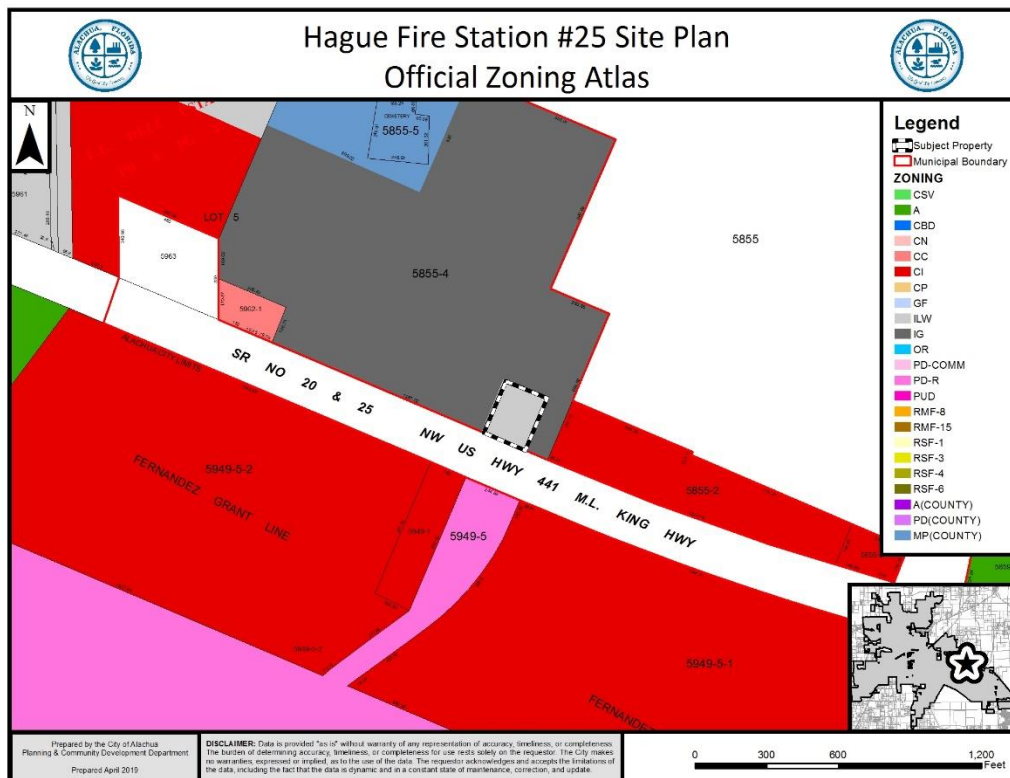
Illustration 1. Hague Fire Station #25 Site Plan – Dimension Plan



Map 1. Future Land Use Map



Map 2. Official Zoning Atlas



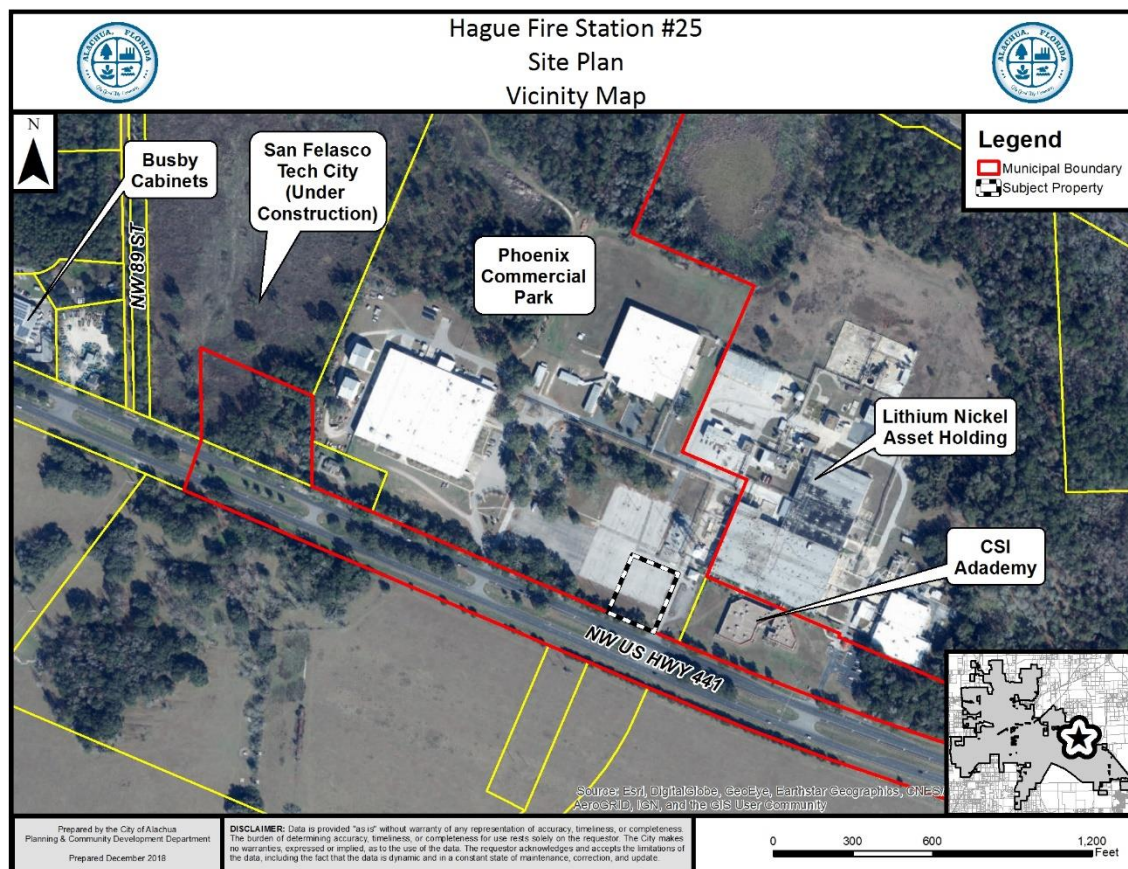
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Parking Lot; Electrical Substation (Duke Energy)	Industrial	Industrial General (IG)
South	NW US Highway 441; Vacant Commercial & Residential Lands	Commercial; Moderate Density Residential	Commercial Intensive (CI); Planned Development – Residential (PD-R) (Expired)
East	CSI Academy	Industrial	Industrial General (IG)
West	Parking Lot; Phoenix Commercial Park	Commercial; Industrial	Commercial Intensive (CI); Industrial General (IG)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on December 6, 2018, at the offices of CHW, located in Progress Park at 11801 Research Drive. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Vision Element

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

Evaluation and Findings of Consistency with Goal 1: This site plan proposes to construct a fire station in the eastern portion of the City. The addition of a fire station in this part of the City will improve the level of service provided to existing and future residents and businesses, and will increase public safety by improving emergency response times.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

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

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation. The zoning of the subject property is Light and Warehouse Industrial (ILW), which permits fire and EMS stations.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

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

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

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

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

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the entire development (i.e., of all pods), approximately 39.8% of the subject property will consist of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that the subject property will include 0.39 acres of open space (39.8% of the site), exceeding the minimum 10% open space requirement.

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

Natural features may be included as amenities within a development project.

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

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

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

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

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

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

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

Policy 1.3.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,, 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 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.

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

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

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

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

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

expansion shall be planned in accordance with Florida Administrative Code.

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

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

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

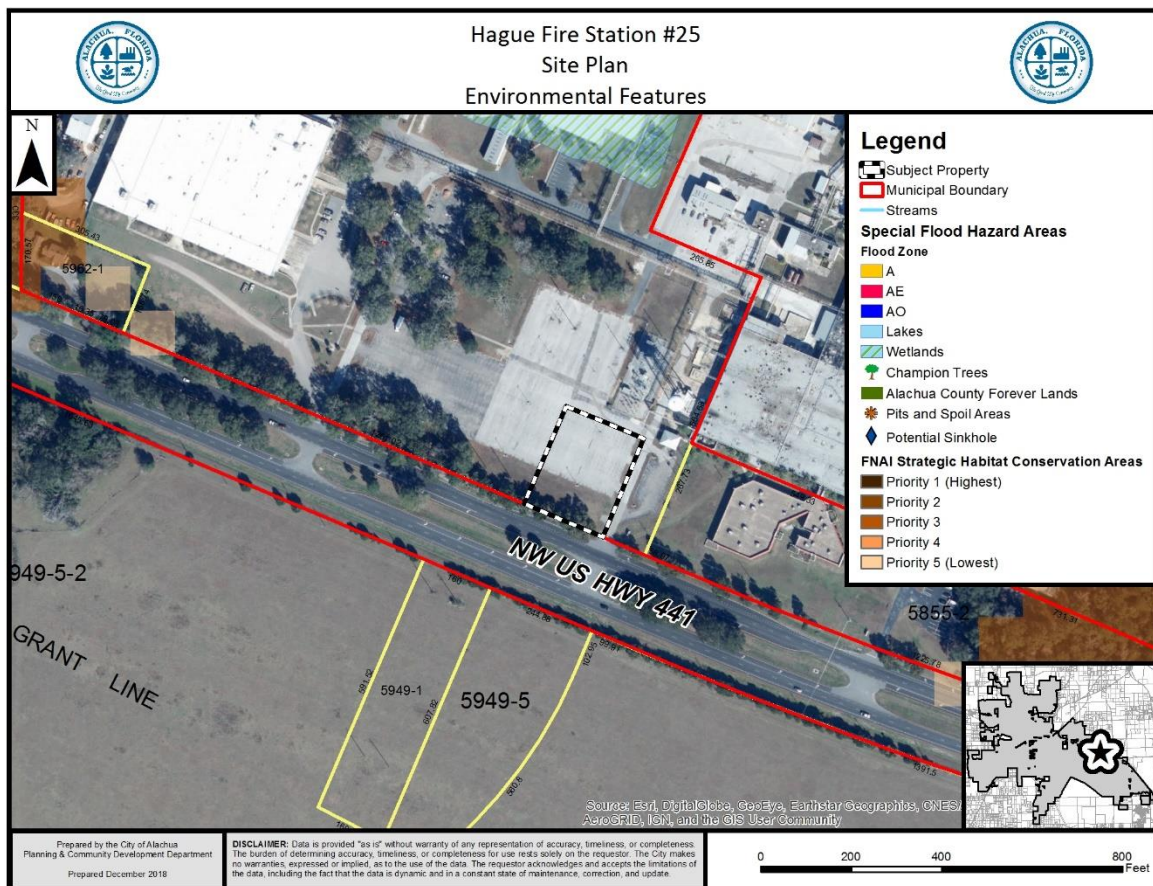
Evaluation: No wetlands have been identified on subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 4. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by

experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

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

Soil Survey

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

There are two (2) soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Millhopper-Urban Land Complex (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability rapid at the surface. Surface runoff is slow. This soil type poses only slight limitations for site development.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: The proposed building will be within an area located 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 known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The subject property is zoned Light & Warehouse Industrial (ILW). The site plan proposes the construction a fire and EMS station. Article 10 of the City's LDRs defines "Fire and EMS" station as follows: "facilities for the provision of local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles, and equipment and facilities for the housing and feeding of emergency personnel while on duty". Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits fire and EMS stations.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: Section 4.3.2(G) establishes Use-Specific Standards for the public safety use category, which includes the fire and EMS station use type. The Use-Specific Standards established in Section 4.3.2(G) pertain to the height of buildings and landscape buffering when adjacent to single-family detached development or when adjacent to single-family residential zoning districts. The subject property is not adjacent to a single-family residential use or lands zoned for single-family residential uses, therefore, the Use-Specific Standards established in Section 4.3.2(G) are not applicable to the proposed development.

(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. Please see below for additional information concerning alternative compliance for landscaping 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 currently proposed nor is it required for the proposed development, therefore, compliance with this standard is not applicable.

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

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

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

ALTERNATIVE COMPLIANCE: LANDSCAPING

Section 6.2.2(D)(10) of the LDRs establishes the procedure for the approval of an alternative landscape plan. An alternative landscape plan may be used where unreasonable or impractical situations would result from application of the landscape standards as set forth in Section 6.2.2. Alternative plans, materials or methods may be justified from natural conditions, such as streams, natural rock formations, topography and physical conditions related to the site. Lot configuration and utility easements may support a request for an alternative landscape plan.

Alternative landscape plans may be approved by the LDR Administrator. Allowable deviations from the standards of this section include, but are not limited to the following: (i) a reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice; (ii) a reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels; and, (iii) up to a 33 percent

reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.

Sheet LS-1 of the landscape plan provides a narrative describing the alternative landscape plan and the basis for the request. This narrative states, “[d]ue to site space constraints and existing conditions, the required amount of landscape cannot be planted on the project site...”

The deviations from the landscape requirements established in Section 6.2.2 are as follows:

- A. Parking Lot Area Perimeter Landscaping and Perimeter Buffer Landscaping Requirements:
 - ❖ Due to the configuration of the existing parking lot, trees and shrubs as required by Section 6.2.2(D)(2)(b) and 6.2.2(D)(3) are unable to be planted around the northern and western site perimeters and along the northern parking lot perimeter.
- B. Arterial Frontage Landscaping Requirements:
 - ❖ Live Oaks and Crepe Myrtles are proposed along the arterial frontage of US 441. Live Oaks are proposed at 40 foot on center spacing, which, according to the project Landscape Architect, is an approximate spacing recommended by good landscape planning practice. Due to the spacing requirements and the constraints of the site, five (5) Live Oaks are proposed along the US 441 frontage (eight (8) canopy trees would be required to be placed approximately every 25 feet per Section 6.2.3(E)). Arterial frontage landscaping is not immediately adjacent to the property line along US 441 due to the location of water and wastewater lines and required utility separations.

Based upon the preceding, the LDR Administrator approved the alternative landscape plan. The LDR Administrator’s approval letter has been included within Exhibit “B”, Staff Supporting Materials, attached to this Staff Report.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (from NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D

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
Fire and Rescue Station (ITE Code 575)	N/A	N/A	1 (0/1)
¹ Source: ITE Trip Generation, 10th Edition. ² Formulas: PM Peak Hour –0.48 trips per 1,000 square feet x 1,080 square feet (29% entering/71% exiting.)			

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

Traffic System Category	US 441 Segment 3/4 (16) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	442
Available Capacity ⁴	1,903
Increase in PM Peak Hour Trips Generated by Development	1
Residual Capacity After Development's Impacts⁵	1,902
¹ For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua May 2019 Development Monitoring Report. ⁵ This application is for a Final Development Order. Concurrency will be reserved.	

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

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,603
Reserved Capacity ²	79,775
Available Capacity	924,622
Projected Potable Water Demand from Application ³	162
Residual Capacity	924,460
Percentage of Permitted Design Capacity Utilized	579.81%
Sources: ¹ City of Alachua Public Services Department, April 2019. ² City of Alachua May 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 1,080 square feet.	

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	729,000
Reserved Capacity ²	76,737
Available Capacity	694,263
Projected Sanitary Sewer Demand from Application ³	162
Residual Capacity	694,101
Percentage of Permitted Design Capacity Utilized	53.73%
Sources: ¹ City of Alachua Public Services Department, April 2019. ² City of Alachua May 2019 Development Monitoring Report. Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 127,380 square feet.	

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	5,328.52	872.45
Demand Generated by Application ³	13.15	2.4
New River Solid Waste Facility Capacity ⁴	50 years	
<i>Sources:</i> 1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year). 2 City of Alachua May 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 2019.		

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT “A”
TO
HAGUE FIRE STATION #25
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 that an ingress/egress easement shall be recorded in the Public Records of Alachua County, Florida, prior to the submittal of an application for a building permit for any building associated with this development order.
4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
5. The applicant agrees that Conditions 1 – 4 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 – 5 as stated herein.

**EXHIBIT “B”
TO
HAGUE FIRE STATION #25
SITE PLAN
STAFF REPORT**

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

May 23 2019,

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

Re: Alachua County Hague Fire Station # 25

Dear Mr. Tabor:

As you requested, we have provided an engineering review of the development plans drawing set prepared by CHW, dated 5-16-2019. The latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

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

Sincerely,

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

Cc: Monique Heathcock, CHW

Re: Hague FS

From : Justin Tabor <jtabor@cityofalachua.com>

Wed, May 22, 2019 12:07 PM

Subject : Re: Hague FS

To : sherrys <sherrys@chw-inc.com>

Cc : Monique Heathcock <moniqueh@chw-inc.com>, Beth Dodd
<bethd@chw-inc.com>

Sherry,

Public Services has confirmed the revised sheet addresses their 5/21/19 memorandum.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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From: "sherrys" <sherrys@chw-inc.com>

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

Cc: "Monique Heathcock" <moniqueh@chw-inc.com>, "Beth Dodd" <bethd@chw-inc.com>

Sent: Wednesday, May 22, 2019 8:23:03 AM

Subject: FW: Hague FS

Justin,

Good morning. Attached please find sheet C2.31 with the new detail. If you have any questions, please let me know.

Thanks Sherry

SHERRY STINSON | Project Assistant

t: (386) 518-5114

e: sherrys@chw-inc.com

w: www.chw-inc.com

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City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: May 21, 2019

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

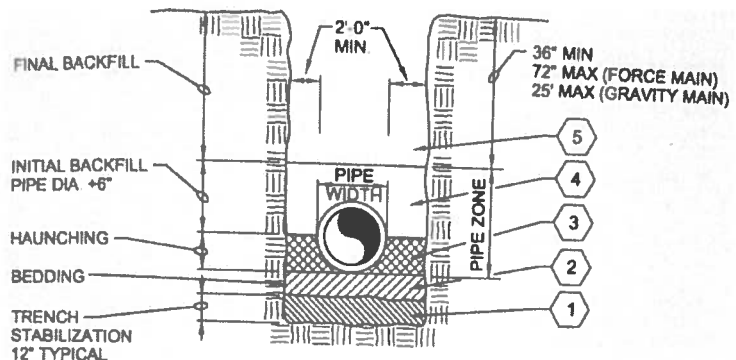
FROM: **Tom Ridgik, P.E.** *TR*
Public Services Engineering Supervisor

RE: Construction Plans, Hague Fire Station # 25, May 20th Submittal

Public Services have reviewed the Hague Fire Station #25 Construction plans dated May 16th, and offer the following comments. Review was specific to the Public Services Utilities. Overall rating is Approved as Noted.

NO.	COMMENTS
1	<p>April 30th Comment</p> <p>C0.00: General Note #5: Update to reference connection to City of Alachua Water/Wastewater system. Also, reference City of Alachua Standards. Please remove the text that says "by connection to an existing private water main north of site."</p> <p>Approved as Noted.</p> <p>May 20th Comment</p> <p>C0.00 Please add the following to General Note 5:</p> <p>Potable water and sanitary service shall conform to "City of Alachua, Department of Public Service, Requirements for Design and Construction, Potable Water, Reclaimed Water and Wastewater, 2017".</p> <p>Approved as Noted.</p>
2.	<p>April 30th Comment</p> <p>C0.10: The water and wastewater general notes need to reference City of Alachua standards and specifications.</p> <p>Approved as Noted.</p> <p>May 20th Comment</p> <p>C0.10: At the end of Water and Wastewater General Note 1, please add: "The local regulatory agency is the City of Alachua, Department of Public Service".</p> <p>Approved as Noted.</p>

NO.	COMMENTS
3.	<p>April 30th Comment C2.10:</p> <ul style="list-style-type: none"> • Show existing utility easement. • This drawing includes dashed lines of two different sizes. The larger dashed line appears to be the easement line and is shown on the legend sheet C0.11. The smaller dashed line appears to be a setback line. Please include the setback line on the legend sheet, C0.11. • Show a Public Utility Easement (PUE) to access the 3/4-inch water meter. • Add the drawing scale to this and other plan view drawings. • Note: Only 3-ft. horizontal separation is shown between W & WW lines. As per COA standards, it should be 10 ft. Please provide this separation. <p>Revise and Resubmit. May 20th Comment Approved.</p>
4.	<p>April 30th Comment C2.30:</p> <ul style="list-style-type: none"> • Add COA-standard details for water and wastewater (taps meter, backflow, cleanout, manhole core drill). <p>Revise and Resubmit. May 20th Comment Approved.</p>
5.	<p>April 30th Comment C.210 & LS-2: Confirm that that there is sufficient separation between trees & water main and also the trees & wastewater gravity main. As per COA-standards, minimum separation (1) between water main and trees is 7.5 ft. and (2) between wastewater gravity main and trees is 10 ft.</p> <p>Submit response and updated drawings as necessary. May 20th Comment Approved.</p>
6.	<p>April 30th Comment C1.10: For the easement that is perpendicular to the Duke Energy easterly easement,</p> <ul style="list-style-type: none"> • Call out the setback distance from the right-of-way. (It should be more than 20-feet.) • Call out the recorded book and page. <p>Revise and Resubmit. May 20th Comment Approved.</p>

NO.	COMMENTS
7.	<p>April 30th Comment</p> <p>C210</p> <p>Please provide a cleanout in the P-WW line. Locate this cleanout in the easement near the easement line. This will allow the City ready access to the cleanout.</p> <p>Please Revise and Resubmit this drawing.</p> <p>May 20th Comment</p> <p>Approved.</p>
8.	<p>May 20th Comment</p> <p>C2.31: CoA Standard Detail 410 needs modification. Please revise as shown below:</p>  <p>NOTES:</p> <ol style="list-style-type: none"> 1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE. 2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99. 3. HUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99. 4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STAT INSPECTORS). 5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS. 6. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. 7. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW. 8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

NO.	COMMENTS
	9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. Approved as Noted
END OF COMMENTS	

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

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 21, 2019

Also sent electronically to moniqueh@chw-inc.com

Monique Heathcock, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Hague Fire Station #25 Site Plan Application

Dear Ms. Heathcock:

On May 16, 2019, the City of Alachua received your revised application and materials for the Hague Fire Station #25 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 **June 11, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, May 28, 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, May 27, 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, June 10, 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, x 107 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*)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 21, 2019

Also sent electronically to moniqueh@chw-inc.com

Monique Heathcock, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Alternative Landscape Plan Request: Hague Fire Station #25 – Site Plan

Dear Ms. Heathcock:

The City has received your request for the approval of an alternative landscape plan for the Hague Fire Station #25 – Site Plan project. This request has been submitted pursuant to provisions established in Section 6.2.2(D)(10) of the Land Development Regulations (LDRs). Section 6.2.2(D)(10)(a) of the LDRs states, “[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan.”

Section 6.2.2(D)(10)(b) of the LDRs states, “[t]he LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

- (i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.
- (ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.
- (iii) Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.”

This request for an alternative landscape plan is summarized below. Additionally, Sheet LS-1 of the landscape plan provides a narrative describing the alternative landscape plan and the basis for the request. This narrative states, “[d]ue to site space constraints and existing conditions, the required amount of landscape cannot be planted on the project site...”

The proposed deviations from the landscape requirements established in Section 6.2.2 are as follows:

A. Parking Lot Area Perimeter Landscaping and Perimeter Buffer Landscaping Requirements:

- ❖ Due to the configuration of the existing parking lot, trees and shrubs as required by Section 6.2.2(D)(2)(b) and 6.2.2(D)(3) are unable to be planted around the northern and western site perimeters and along the northern parking lot perimeter.

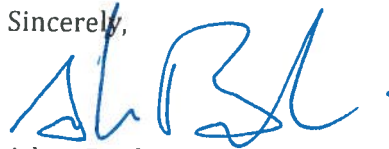
B. Arterial Frontage Landscaping Requirements:

- ❖ Live Oaks and Crepe Myrtles are proposed along the arterial frontage of US 441. Live Oaks are proposed at 40 foot on center spacing, which, according to the project Landscape Architect, is an approximate spacing recommended by good landscape planning practice. Due to the spacing requirements and the constraints of the site, five (5) Live Oaks are proposed along the US 441 frontage (eight (8) canopy trees would be required to be placed approximately every 25 feet per Section 6.2.3(E)). Arterial frontage landscaping is not immediately adjacent to the property line along US 441 due to the location of water and wastewater lines and required utility separations.

Based upon the description of existing site conditions and the constraints present on the property, and the allowable deviations defined in Section 6.2.2(D)(10)(b), this request for the approval an alternative landscape plan is found to be consistent with the relevant provisions of LDRs. As such, the alternative landscape plan is hereby approved.

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

Sincerely,



Adam Boukari
LDR Administrator/City Manager

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

RE: DRT Review & Request for Comments - Hague Fire Station Site Plan

From : Brian Green <bgreen@AlachuaCounty.US>

Mon, May 20, 2019 09:52 AM

Subject : RE: DRT Review & Request for Comments - Hague Fire Station Site Plan

8 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

I have reviewed the resubmittal, the changes are sufficient. I have no further comments.

**Brian Green**

Plans Review- Inspector, Fire Rescue
PO Box 5038, Gainesville, FL 32627-5038
352.384.3103 (office) 352.494-3140 (cell)

**From:** Justin Tabor <jtabor@cityofalachua.org>**Sent:** Monday, May 20, 2019 9:35 AM**To:** Brian Green <bgreen@AlachuaCounty.US>**Subject:** Re: DRT Review & Request for Comments - Hague Fire Station Site Plan

Brian,

CHW has resubmitted the plans for the Hague Fire Station. Their response to your comment is below. Please confirm this is acceptable to address the comment. If you could respond by **12 PM on Thursday, 5/23**, it is greatly appreciated. I have attached the revised plans for reference.

c. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue:

- i. A fire sprinkler contractor should be consulted to calculate the proper size incoming fire line, from my experience a 2" line will not provide sufficient flow for the apparatus bay fire sprinkler system.

Response: The line has been changed to a 6" line based on code requirements. The fire line designer will confirm prior to the contractor ordering materials.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com**City Hall Hours of Operation**

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From: "bgreen" <bgreen@AlachuaCounty.US>**To:** "Justin Tabor" <jtabor@cityofalachua.org>**Sent:** Thursday, May 2, 2019 9:01:05 AM**Subject:** RE: DRT Review & Request for Comments - Hague Fire Station Site Plan

Justin,

Thank you that was what I was looking for.

**Brian Green**

Plans Review- Inspector, Fire Rescue

PO Box 5038, Gainesville, FL 32627-5038

352.384.3103 (office) 352.494-3140 (cell)

**From:** Justin Tabor <jtabor@cityofalachua.org>**Sent:** Thursday, May 2, 2019 8:30 AM**To:** Brian Green <bgreen@AlachuaCounty.US>**Cc:** John Adler <jadler@alachuacounty.us>**Subject:** Re: DRT Review & Request for Comments - Hague Fire Station Site Plan

Brian,

Thanks for the call this morning. Please see the attached ISO calculation worksheet, which I believe is what you were requesting. If not, please advise.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com**City Hall Hours of Operation**

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From: "bgreen" <bgreen@AlachuaCounty.US>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "John Adler" <jadler@alachuacounty.us>
Sent: Wednesday, May 1, 2019 2:33:59 PM
Subject: RE: DRT Review & Request for Comments - Hague Fire Station Site Plan

Justin,

I have reviewed this plan my comments are as follows:

The fire flow calculations are for the modular building only. A calculation shall be provided for the proposed apparatus bay.

A fire sprinkler contractor should be consulted to calculate the proper size incoming fire line, from my experience a 2" line will not provide sufficient flow for the apparatus bay fire sprinkler system.



Brian Green

Plans Review- Inspector, Fire Rescue
PO Box 5038, Gainesville, FL 32627-5038
352.384.3103 (office) 352.494-3140 (cell)



From: Justin Tabor <jtabor@cityofalachua.org>

Sent: Monday, April 29, 2019 10:48 AM

To: Brian Green <bgreen@AlachuaCounty.US>; Adam Boukari <aboukari@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Keith Bennett <ke_bennett@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Marian Rush <marian@robertarushpa.com>; Mike DaRoza <wi_daroza@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>

Cc: Kenya Curtis <ke_curtis@cityofalachua.org>; Sierra Duke <si_duke@cityofalachua.org>

Subject: DRT Review & Request for Comments - Hague Fire Station Site Plan

DRT Members:

The Planning Department has received revised application materials and plans for the Hague Fire Station Site Plan. DRT Meetings are not scheduled for the project at this time.

Please review the application and provide any comments in writing no later than **5 PM on Tuesday, May 7, 2019.**

The application materials and plans can be accessed here: [LINK](#)

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 8, 2019

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

Monique Heathcock, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Review #2: Hague Fire Station #25 Site Plan

Dear Ms. Heathcock:

On April 24, 2019, the City of Alachua received your revised application and materials for the Hague Fire Station #25 Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated December 20, 2018.

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

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Thursday, May 16, 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:

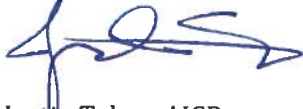
1. Landscaping

- a. Parking lot perimeter landscaping is required to the east and the north of proposed parking spaces serving the fire station. Provide calculations of the landscaping required for the east and north perimeter, and provide data for the landscaping provided for these areas or means of alternative compliance per Section 6.2.2(D)(10), if applicable.
- b. The designer may wish to review Section 6.2.2(D)(2)(a)(iii)g, which defines how to calculate interior parking lot areas. It appears the calculation of interior parking lot area on Sheet LS-1 exceeds that which is proposed based upon calculation method in the referenced section.
- c. Certain site landscape requirements and perimeter buffer requirements appear to be met, however, the tables on Sheet LS-1 indicate alternative compliance is proposed. Please review the following:
 - i. Site landscaping: primary side canopy trees (south side);
 - ii. Site landscaping: east side canopy trees;
 - iii. Site landscaping: west side canopy trees;
 - iv. Site landscaping: understory trees, front, east, and west; and,
 - v. Perimeter buffer: eastern perimeter.

- d. The site landscaping table indicates alternative compliance is proposed for building façade trees, but the note referenced in the table does not address building façade trees and proposed alternative compliance.
 - e. Update the note for landscape provided for the eastern perimeter buffer to reflect that Option 1 is provided (1 canopy tree every 60 linear feet plus one understory tree every 60 linear feet) rather than Option 2 (1 canopy tree every 60 linear feet plus 1 hedge).
2. Comprehensive Plan Consistency
- a. Update response to Policy 1.5.d.2. of the FLUE to reflect any changes to the proposed alternative landscape plan, if applicable.
 - b. Response to Policy 1.5.d.3. of the FLUE states the development area is +/-27,678 square feet. This is the existing impervious area, which is not the same as development area. Revise accordingly.
 - c. Updated response to Policy 1.5.d.7. to reflect revisions to site configuration, building locations, and site layout.
 - d. Verify Floor Area Ratio in response to Policy 1.5.d.11 of the FLUE. Impervious surface area should not be used to calculate FAR.
3. Miscellaneous
- a. The applicant must address the required fire flow for construction type and the potable water system available fire flow.
 - b. Location of fire hydrants not shown. Plans must show the location of fire hydrants to demonstrate adequate coverage per Chapter 18 of NFPA. Coordinate with City of Alachua Public Services Department to obtain the location of fire hydrants on City water line.
 - c. PUEs must be provided over any utilities which will be maintained by the City. Reference the Public Services Department's Requirements for Design and Construction for PUE minimum width and end of maintenance. Coordinate with Public Services and Compliance & Risk Management to develop acceptable PUEs.
 - d. A legal description and sketch has been provided for the proposed ingress/egress easement, but the ingress/egress easement has not been provided. Provide a draft of the proposed ingress/egress easement which will grant access for the use of the private driveway.
 - e. Update proposed building area on Sheet C0.00 to include the area of both of the proposed buildings.
 - f. Impervious area appears to be reduced on the plans submitted on 4/24/19, but the area stated on Sheet C0.00 remains the same. Confirm existing impervious, total impervious, and open space area calculations are correct.
 - g. Update the project description on Sheet C0.00 to reflect changes in project scope (addition of the apparatus building).
 - h. Update the utilities notes on Sheet C0.00 to reflect the proposed connections to City water and wastewater services.
4. Public Services/Fire Rescue/Outside Engineering Review Comments
- a. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated May 6, 2019.
 - b. The applicant must address the comments provided by Tom Ridgik, P.E., Public Services Engineering Supervisor, in a memorandum dated May 7, 2019.
 - c. The applicant must address the comments provided by Brian Green of Alachua County Fire Rescue:
 - i. A fire sprinkler contractor should be consulted to calculate the proper size incoming fire line, from my experience a 2" line will not provide sufficient flow for the apparatus bay fire sprinkler system.

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

Attachment: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated May 6, 2019
Memorandum from Tom Ridgik, P.E., Public Services Engineering Supervisor, dated May 7, 2019

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



JBrown Professional Group

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

May 6, 2019,

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

Re: Alachua County Hague Fire Station # 25

Dear Mr. Tabor:

As you requested, we have provided an engineering review of the development plans drawing set prepared by CHW, dated 04-23-2019. Our comments are provided below.

Sheet C1.10

1. The handicap striping is called out to be in accordance with FDOT Index 711-001. The FDOT Index specifies that striping for handicap parking should be 6" in width; however the plan sheet specifies 4" thick striping. Please revise.

Sheet C2.10

1. Suggest establishing a required FFE for the modular building and establishing the grades and slope for the ramp to ensure appropriate accessibility is provided.
2. Identify handrail requirements on the ramp if slope is between 1:12 and 1:20.

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

Sincerely,

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

Cc: Monique Heathcock, CHW



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: May 7, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Tom Ridgik, P.E. *TR*
Public Services Engineering Supervisor

RE: Construction Plans, Hague Fire Station # 25, Apr 23, 2019 Submittal

Public Services has reviewed the Hague Fire Station #25 Construction plans dated Apr. 23rd, and offers the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	<p>C0.00: General Note #5: Update to reference connection to City of Alachua Water/Wastewater system. Also, reference City of Alachua Standards. Please remove the text that says "by connection to an existing private water main north of site."</p> <p>Approved as Noted.</p>
2.	<p>C0.10: The water and wastewater general notes need to reference City of Alachua standards and specifications.</p> <p>Approved as Noted.</p>
3.	<p>C2.10:</p> <ul style="list-style-type: none">• Show existing utility easement.• This drawing includes dashed lines of two different sizes. The larger dashed line appears to be the easement line and is shown on the legend sheet C0.11. The smaller dashed line appears to be a setback line. Please include the setback line on the legend sheet, C0.11.• Show a Public Utility Easement (PUE) to access the 3/4-inch water meter.• Add the drawing scale to this and other plan view drawings.• Note: Only 3-ft. horizontal separation is shown between W & WW lines. As per COA standards, it should be 10 ft. Please provide this separation. <p>Revise and Resubmit.</p>
4.	<p>C2.30:</p> <ul style="list-style-type: none">• Add COA-standard details for water and wastewater (taps meter, backflow, cleanout, manhole core drill). <p>Revise and Resubmit.</p>

NO.	COMMENTS
5.	<p>C.210 & LS-2: Confirm that there is sufficient separation between trees & water main and also the trees & wastewater gravity main. As per COA-standards, minimum separation (1) between water main and trees is 7.5 ft. and (2) between wastewater gravity main and trees is 10 ft.</p> <p>Submit response and updated drawings as necessary.</p>
6.	<p>C1.10: For the easement that is perpendicular to the Duke Energy easterly easement,</p> <ul style="list-style-type: none"> • Call out the setback distance from the right-of-way. (It should be more than 20-feet.) • Call out the recorded book and page. <p>Revise and Resubmit.</p>
7.	<p>C.210</p> <p>Please provide a cleanout in the P-WW line. Locate this cleanout in the easement near the easement line. This will allow the City ready access to the cleanout.</p> <p>Please Revise and Resubmit this drawing.</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Planner

Harry Dillard – Lead Engineering Technician



JBrown Professional Group

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May 6, 2019,

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

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1. Suggest establishing a required FFE for the modular building and establishing the grades and slope for the ramp to ensure appropriate accessibility is provided.
2. Identify handrail requirements on the ramp if slope is between 1:12 and 1:20.

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

Sincerely,

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

Cc: Monique Heathcock, CHW

DRT Review & Request for Comments - Hague Fire Station Site Plan

From : Justin Tabor <jtabor@cityofalachua.com>

Mon, Apr 29, 2019 10:47 AM

Subject : DRT Review & Request for Comments - Hague Fire Station Site Plan

To : Brian Green <bgreen@alachuacounty.us>, Adam Boukari <aboukari@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Keith Bennett <ke_bennett@cityofalachua.org>, Rodolfo Valladares <ro_valladares@cityofalachua.org>, Marian Rush <marian@robertarushpa.com>, Mike DaRoza <wi_daroza@cityofalachua.org>, Thomas Ridgik <th_ridgik@cityofalachua.org>

Cc : Kenyata Curtis <ke_curtis@cityofalachua.org>, Sierra Duke <si_duke@cityofalachua.org>

DRT Members:

The Planning Department has received revised application materials and plans for the Hague Fire Station Site Plan. DRT Meetings are not scheduled for the project at this time.

Please review the application and provide any comments in writing no later than **5 PM on Tuesday, May 7, 2019.**

The application materials and plans can be accessed here: [LINK](#)

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

City Hall Hours of Operation

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

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 20, 2018

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

Monique Heathcock, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Hague Fire Station #25 Site Plan

Dear Ms. Heathcock:

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, January 8, 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. **Parking / Traffic & Pedestrian Circulation**

- a. Please dimension the width of drive aisles (Per Table 6.1-3, for 90 degree parking, minimum width is 2-way traffic is 24'; for 1-way traffic, minimum width is 22').
- b. If the south ingress/egress to the fire station parcel is intended to be for one-way traffic only, please provide "Do Not Enter" signs for inbound traffic.
- c. For clarification of site features / circulation patterns, etc. please shade paved areas of the site or use another method to distinguish pavement on all applicable plan sheets.

2. **Landscaping**

- a. The applicant proposes an alternative landscape plan pursuant to Section 6.2.2(D)(9). The alternative landscape plan requires approval by the LDR Administrator. A response to the alternative plan will be provided upon addressing the comments herein.

b. Tree Credits

- i. The applicant has identified 43 tree credits for the preservation of existing trees, and has proposed to utilize credits to meet parking landscape requirements and site landscaping requirements. The total number of credits allocated, however, exceeds the 43 credits identified in the tree preservation credit table.
 1. Revise the allocation of tree credit to not exceed 43 credits for all landscaping requirements.
 2. Revise tree preservation credit table to indicate the number of credits remaining (not used), if applicable.

c. Alternative Compliance Note C

- i. The applicant proposes to use existing cedar trees located along US 441 to meet the arterial screening requirements.
 1. In order to utilize the existing trees for credit, the applicant should calculate the cumulative caliper size of all trees that would be required to be plants and show that the number of caliper inches existing meets or exceeds the requirement.
 2. The calculation of the Arterial Frontage Landscape Requirements does not identify the number of canopy trees that would be required (9 canopy trees.)
- ii. Please address how the required continuous row of shrubs per Section 6.2.3(E) is provided.

d. Alternative Compliance Note A

- i. The applicant states "*the existing cedar trees along 441 provide a parking lot perimeter buffer.*" Section 6.2.2(D)(2)(b)(ii) states that parking lot buffers shall be adjacent to the curbed and paved areas. Revise statement accordingly and address how parking lot perimeter buffers are addressed for the south buffer area.
- ii. There is a typographical error in the final sentence of the first paragraph.

e. Site Landscape Requirements

- i. The site landscape calculations indicate 3 canopy trees are required to the east of the building, and 2 canopy trees are required to meet building façade requirements. Per Section 6.2.2(D)(1)(b), building façade trees are in addition to other site landscape requirements Revise accordingly.

f. Perimeter Buffer Requirements

- i. For the eastern buffer, the applicant has selected Option 2, which requires 1 canopy tree every 60 linear feet plus 1 hedge. The hedge provided along the eastern property line does not extend the full length of the east property line. Revise accordingly.

3. Comprehensive Plan Consistency Analysis

- a. Update response to Policy 1.5.d.2. of the FLUE to reflect any changes to the proposed alternative landscape plan.
- b. Responses to Policies 1.5.d.3. and 1.5.d.11. of the FLUE states the "development area" is 1,077 square feet. This is the area of the proposed building. Revise accordingly.

- c. Response to Policy 1.5.d.6. of the FLUE states lighting is proposed. No new lighting is proposed. Revise accordingly.

4. Miscellaneous

- a. All comments provided herein presume the approval of the proposed Comprehensive Plan Amendment and Rezoning applications, which would amend the Future Land Use Map (FLUM) Designation to Industrial and the zoning to Light & Warehouse Industrial (ILW).
- b. The plans note the "parking canopy location may be field adjusted to suite fire truck circulation needs". Any adjustments subsequent to PZB approval may require approval of a site plan modification and must be consistent with Section 2.4.9(H).
- c. Provide draft easements, including legal descriptions and sketches, for the proposed public utilities easement and ingress / egress easement.
- d. Sheet C0.00, General Note #1, Section 1: Please confirm if "proposed temporary building" is included within existing and proposed impervious area (proposed building appears to be located over existing impervious surface area, therefore it would not increase site impervious surface area).
- e. Please ensure any proposed accessory buildings and/or structures, including but not limited those intended for vehicle / equipment storage, are shown on the Site Plan. If such accessory buildings / structures are proposed, please note the requirements of Section 4.4.

5. Public Services/ Outside Engineering Review Comments

- a. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 19, 2018.
- b. Any comments from the Public Services Department will be provided under separate cover.

Remaining Completeness Review Comments:

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

Action Needed to Address Deficiency: (1) Provide signed and sealed calculations of needed fire flow and proposed method of fire protection (i.e., hydrant location). (2) Provide confirmation from water purveyor of available water flow to serve the property.

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

Action Needed to Address Deficiency: Submit the written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development discussed at the meeting, and comments by those in attendance about the proposed development.

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

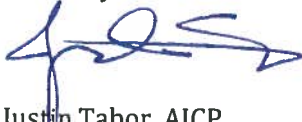
Action Needed to Address Deficiency: Provide response from SRWMD exemption request upon receipt from the water management district.

Additional Comments

7. 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

Attachment: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated December 19, 2018

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



JBrown Professional Group

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

December 19, 2018

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

Re: Alachua County Hague Fire Station # 25

Dear Mr. Tabor:

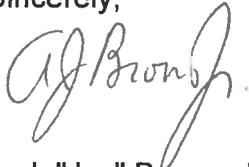
As you requested, we have provided an engineering review of the development plans drawing set prepared by CHW, dated 12-06-18. Our comments are provided below.

Sheet C1.10

1. Correct the dimensioning of the HC Accessible parking space.
2. There does not appear to be 2-way driving width between the south building entry stairway and the parking / striped out area. 16' width is not sufficient for 2-way traffic. There is only approximately 21' between the HC parking space and the western building entry ramp as well, which may enable the disabled driver to back into the ramp. Suggest shifting the parking further to the west and perhaps providing dome striping to signal / protect the ramp entry.
3. Suggest identifying the southern connection to the entry drive as one-way via striping arrows and signage, and striping a protection for the south building stair entry. Perhaps curbing may provide protection for the entry. Also may consider closing the driveway turnout to the entry drive on the south side of the building to preclude driving by the building on the south side.
4. It may make sense to have the entry ramp entry begin in the middle of the building with a ramp up to the east and then a ramp up to the west, instead of the current configuration with the ramp only coming from the south. This would move the pedestrian activity away from the driving aisle and it could be striped out easily for protection of the pedestrians.
5. The parking on the north side of the building is 21' from the proposed building, which is very tight for 2-way traffic. Minimum 24' should be provided, but suggest shifting the parking at least 5' further north to avoid backups into the building with parking maneuvers and allowing 26' of separation between the back of the parking spaces and the proposed building.
6. Check to see if the dumpster is positioned where it can get picked up. It looks like it might not work in its current location given the driving aisle alignment. Consider shifting the dumpster to the west side of the row of parking to enable it to get picked up easier.

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

Sincerely,

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

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

Cc: Monique Heathcock, CHW

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Hague Fire Station #25

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Monique Heathcock, PE, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: ADC Development & Investment Group, LLC

DRT MEETING DATE: December 20, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial (*Proposed*)

ZONING: Light & Warehouse Industrial (ILW) (*Proposed*)

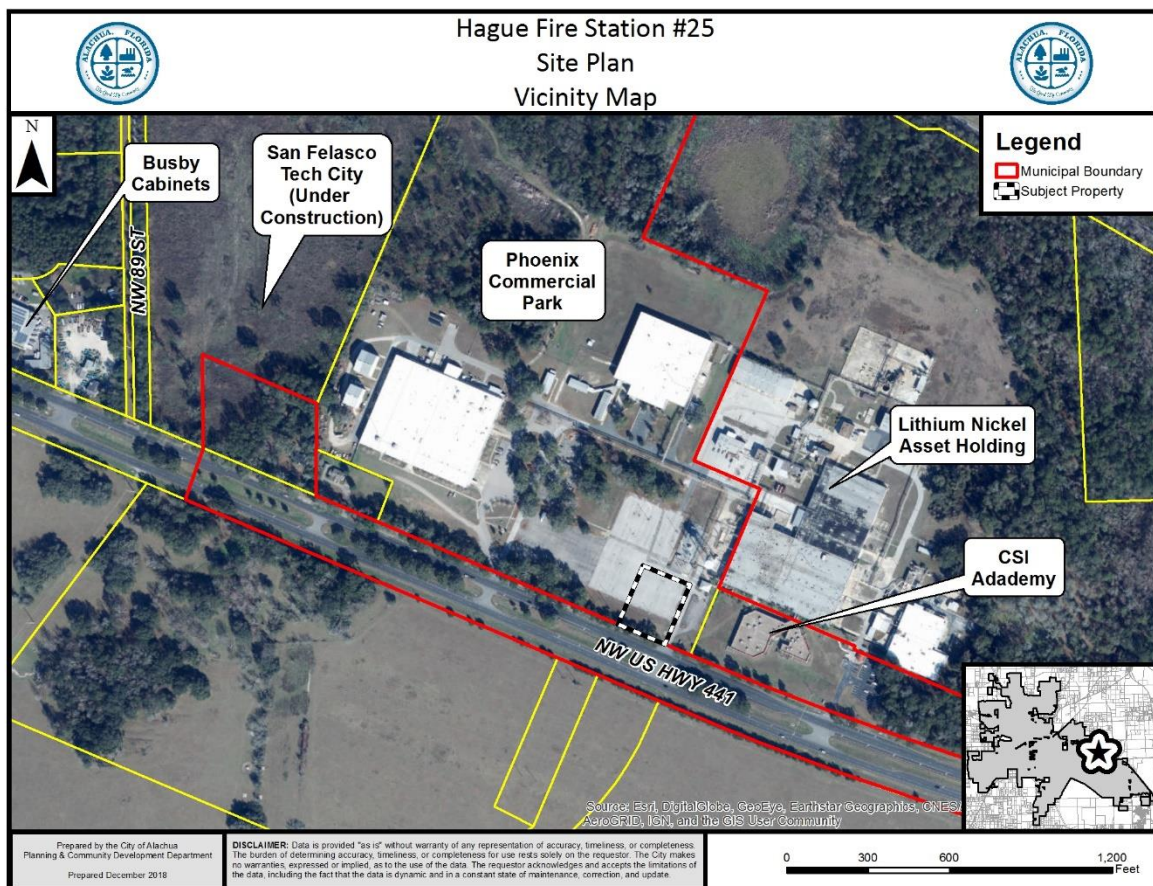
OVERLAY: N/A

ACREAGE: ±1.03 acres

PARCELS: A portion of 05855-004-000

PROJECT SUMMARY: A request a Site Plan for a ±1,077 square foot temporary fire station building, associated employee / visitor parking, and associated utility infrastructure

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, January 8, 2019.



Deficiencies to be Addressed

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

1. Parking / Traffic & Pedestrian Circulation

- a. The proposed on-site circulation patterns are not clearly defined within the plans. Please address how employee / visitor traffic circulation patterns would occur, where fire truck(s) and ambulance(s) parking will occur, and other similar detail to demonstrate no conflicts exist between on-site traffic and pedestrian circulation.
- b. Please dimension the width of drive aisles (Per Table 6.1-3, for 90 degree parking, minimum width is 2-way traffic is 24'; for 1-way traffic, minimum width is 22').
- c. If the south ingress/egress to the fire station parcel is intended to be for one-way traffic only, please provide "Do Not Enter" signs for inbound traffic.
- d. For clarification of site features / circulation patterns, etc. please shade paved areas of the site or use another method to distinguish pavement on all applicable plan sheets.

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- c. **Alternative Compliance Note C**
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 2. The calculation of the Arterial Frontage Landscape Requirements does not identify the number of canopy trees that would be required (9 canopy trees.)
 - ii. Please address how the required continuous row of shrubs per Section 6.2.3(E) is provided.
- d. **Alternative Compliance Note A**
 - i. The applicant states "*the existing cedar trees along 441 provide a parking lot perimeter buffer.*" Section 6.2.2(D)(2)(b)(ii) states that parking lot buffers shall be adjacent to the curbed and paved areas. Revise statement

accordingly and address how parking lot perimeter buffers are addressed for the south buffer area.

ii. There is a typographical error in the final sentence of the first paragraph.

e. Site Landscape Requirements

i. The site landscape calculations indicate 3 canopy trees are required to the east of the building, and 2 canopy trees are required to meet building façade requirements. Per Section 6.2.2(D)(1)(b), building façade trees are *in addition to* other site landscape requirements. Revise accordingly.

f. Perimeter Buffer Requirements

i. For the eastern buffer, the applicant has selected Option 2, which requires 1 canopy tree every 60 linear feet plus 1 hedge. The hedge provided along the eastern property line does not extend the full length of the east property line. Revise accordingly.

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- d. Please ensure any proposed accessory buildings and/or structures, including but not limited to those intended for vehicle / equipment storage, are shown on the Site Plan. If such accessory buildings / structures are proposed, please note the requirements of Section 4.4.

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Remaining Completeness Review Comments:

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Action Needed to Address Deficiency: (1) Provide signed and sealed calculations of needed fire flow and proposed method of fire protection (i.e., hydrant location). (2) Provide confirmation from water purveyor of available water flow to serve the property.
4. **Site Plan Attachment #7:** Neighborhood Meeting Materials.
Action Needed to Address Deficiency: Submit the written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development discussed at the meeting, and comments by those in attendance about the proposed development.
5. **Site Plan Attachment #11:** Environmental Resource Permit or Letter of Exemption from Water Management District.
Action Needed to Address Deficiency: Provide response from SRWMD exemption request upon receipt from the water management district.

Additional Comments

7. 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>.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM
ON THE RESUBMISSION DATE OF JANUARY 8, 2019.**

December 19, 2018

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

Re: Alachua County Hague Fire Station # 25

Dear Mr. Tabor:

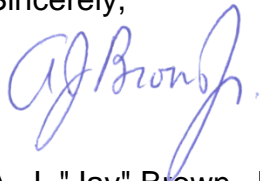
As you requested, we have provided an engineering review of the development plans drawing set prepared by CHW, dated 12-06-18. Our comments are provided below.

Sheet C1.10

1. Correct the dimensioning of the HC Accessible parking space.
2. There does not appear to be 2-way driving width between the south building entry stairway and the parking / striped out area. 16' width is not sufficient for 2-way traffic. There is only approximately 21' between the HC parking space and the western building entry ramp as well, which may enable the disabled driver to back into the ramp. Suggest shifting the parking further to the west and perhaps providing dome striping to signal / protect the ramp entry.
3. Suggest identifying the southern connection to the entry drive as one-way via striping arrows and signage, and striping a protection for the south building stair entry. Perhaps curbing may provide protection for the entry. Also may consider closing the driveway turnout to the entry drive on the south side of the building to preclude driving by the building on the south side.
4. It may make sense to have the entry ramp entry begin in the middle of the building with a ramp up to the east and then a ramp up to the west, instead of the current configuration with the ramp only coming from the south. This would move the pedestrian activity away from the driving aisle and it could be striped out easily for protection of the pedestrians.
5. The parking on the north side of the building is 21' from the proposed building, which is very tight for 2-way traffic. Minimum 24' should be provided, but suggest shifting the parking at least 5' further north to avoid backups into the building with parking maneuvers and allowing 26' of separation between the back of the parking spaces and the proposed building.
6. Check to see if the dumpster is positioned where it can get picked up. It looks like it might not work in its current location given the driving aisle alignment. Consider shifting the dumpster to the west side of the row of parking to enable it to get picked up easier.

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

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: Monique Heathcock, CHW

Development Review Team (DRT) Meeting

Project Name: Hague Fire Station #25 Site Plan

Meeting Date: December 20, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 18, 2018

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

Monique Heathcock, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Response to Fee Waiver Request: Hague Fire Station #25 Site Plan Application

Dear Ms. Heathcock:

The City of Alachua is in receipt of your request for the waiver of the Site Plan application fee for the Hague Fire Station #25 Site Plan Application, which proposes a ±1,077 square foot temporary fire station building, associated employee / visitor parking and utility infrastructure on a ±1.03 acre portion of Tax Parcel 05855-004-000.

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

The applicant for the Application is Alachua County, and therefore, is eligible for a fee waiver under the referenced provision of the Resolution 16-13. It is estimated that the costs associated with the published and mailed notification will be approximately \$225.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver for the Site Plan application fee for the referenced project has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$225.00.

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

Sincerely,

Adam Boukari
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 11, 2018

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

Monique Heathcock, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Hague Fire Station 25 – Site Plan Application

Dear Ms. Heathcock:

On December 6, 2018, the City of Alachua received your application for a Site Plan for the Hague Fire Station #25, which proposes a ±1,077 square foot temporary fire station building and associated employee / visitor parking and associated utility infrastructure on a ±1.03 acre portion of Tax Parcel 05855-004-000.

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 Wednesday, December 19, 2018**.

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

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

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

1. **Site Plan Attachment #1.a.:** Name of owner.
Action Needed to Address Deficiency: Plan cover sheet states the owner is Alachua County. Property is presently owned by Phoenix Commercial Park, LLP. Please clarify.
2. **Site Plan Attachment #1.o.:** Waste receptacle screening.
Action Needed to Address Deficiency: Waste receptacle must be screened in accordance with Section 6.2.3(B). Please address.

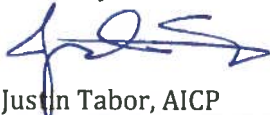
3. **Site Plan Attachment #3:** Fire Department Access & Water Supply.
Action Needed to Address Deficiency: (1) Provide signed and sealed calculations of needed fire flow and proposed method of fire protection (i.e., hydrant location). (2) Provide confirmation from water purveyor of available water flow to serve the property.
4. **Site Plan Attachment #7:** Neighborhood Meeting Materials.
Action Needed to Address Deficiency: Submit the written summary of the neighborhood meeting, including those in attendance, a summary of the issues related to the development discussed at the meeting, and comments by those in attendance about the proposed development.
5. **Site Plan Attachment #11:** Environmental Resource Permit or Letter of Exemption from Water Management District.
Action Needed to Address Deficiency: Provide response from SRWMD exemption request upon receipt from the water management district.

Additional Comments

6. **Application Fee.** The applicant has requested a waiver of the application fee pursuant to Resolution 16-13, Section 2., #5. This section permits the filing fee required under the Planning Department fee schedule to be waived for certain governmental agencies, including Alachua County, provided however, that the governmental agency shall be required to incur all costs associated with published and mailed notification. The LDR Administrator shall review and respond to the fee waiver request. The estimated costs for published and mailed notification (for the Planning & Zoning Board public hearing) is **\$225.00**.
7. 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)*
Project File