



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 10, 2019
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan for the construction of three buildings totaling $\pm 25,028$ square feet with employee and customer parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure

APPLICANT/AGENT: Daniel Young, P.E., of CHW, Inc.

PROPERTY OWNER: Nature Valley Harvest, Ltd.

LOCATION: Southeast of the Intersection of US 441 and Turkey Creek Boulevard, north of the Turkey Creek Subdivision

PARCEL ID NUMBERS: 05900-004-001 through 05900-004-010

FLUM DESIGNATION: Commercial and Medium Density Residential

ZONING: Planned Unit Development (PUD)

OVERLAY: NA

ACREAGE: ± 8.25 acres

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the five (5) conditions provided in Exhibit "A" of this Staff Report.

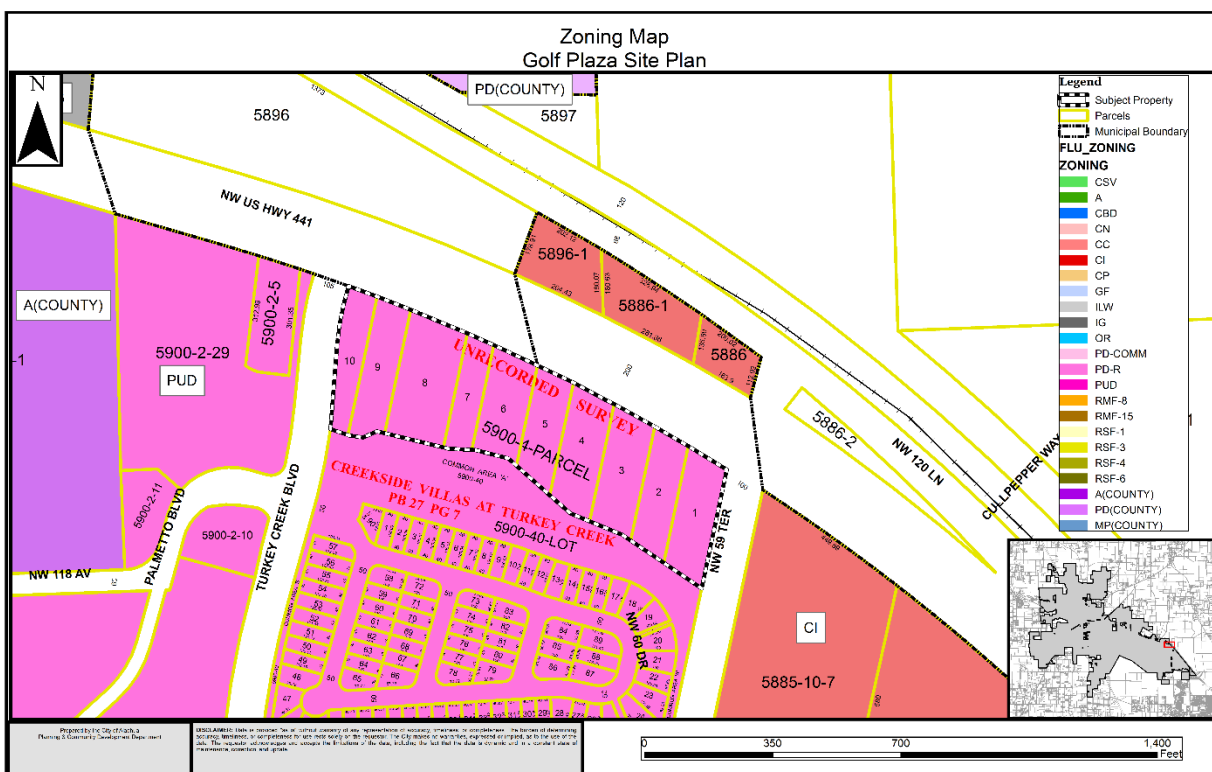
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the five (5) conditions provided in Exhibit "A" and on page 24 of the December 10, 2019 Staff Report to the Planning & Zoning Board.*

SUMMARY

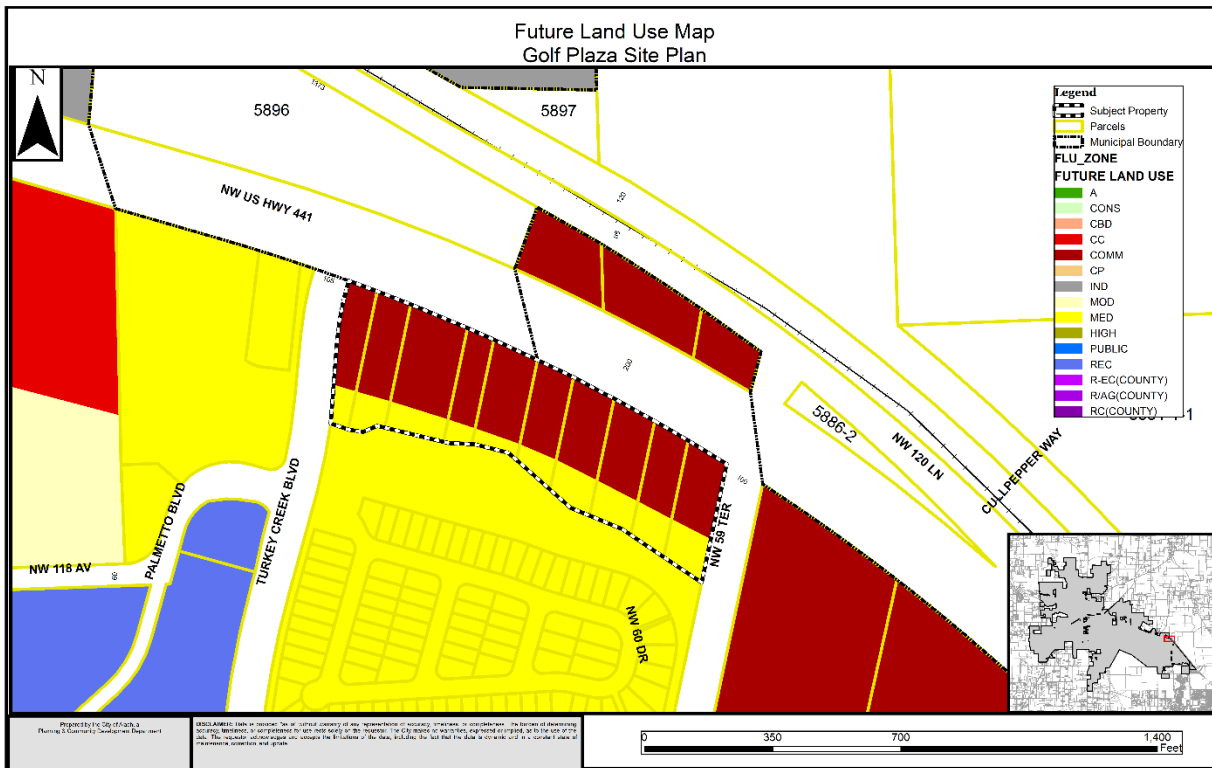
The proposed site plan is a request by Daniel Young, P.E., of CHW, Inc. , applicant and agent for Nature Valley Harvest, Ltd. , property owner, for the construction of three buildings totaling ±25,028 square feet with employee and customer parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure. While final tenants are not known at this time, the proposed typical uses include retail sales, office, and restaurants.

The subject property is ±8.25 acres in area and is located southeast of the Intersection of US 441 and Turkey Creek Boulevard, north of the Turkey Creek Subdivision. Access to the subject property would be provided by two (2) proposed ingress/egress driveways; one is proposed to be located on US 441 approximately 590 feet south of Turkey Creek Boulevard, and one ingress/egress is proposed to be located on NW 59th Terrace, approximately 160 feet south of US 441. Turkey Creek and associated wetlands are located on the subject property, resulting in development being clustered to the northern area of the subject property.

Map 1. Subject Property with Zoning



Map 2. Subject Property with Future Land Use



The proposed development will convey the development's stormwater runoff to 2 proposed stormwater system drainage areas located at the western extent of the subject property and one central to the development. An existing FDOT drainage easement and associated culvert shall remain.

Illustration 1a. Proposed Site Plan for Golf Plaza (Sheet 1 of 2)

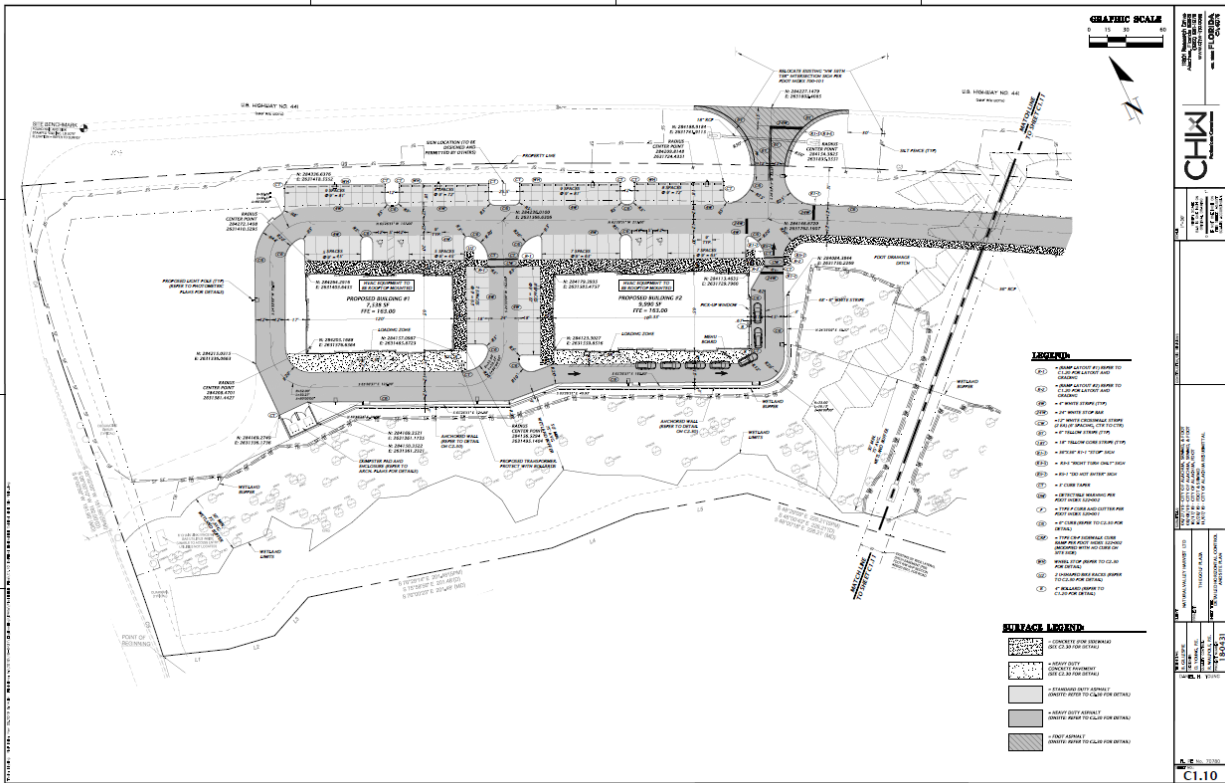


Illustration 1b. Proposed Site Plan for Golf Plaza (Sheet 2 of 2)

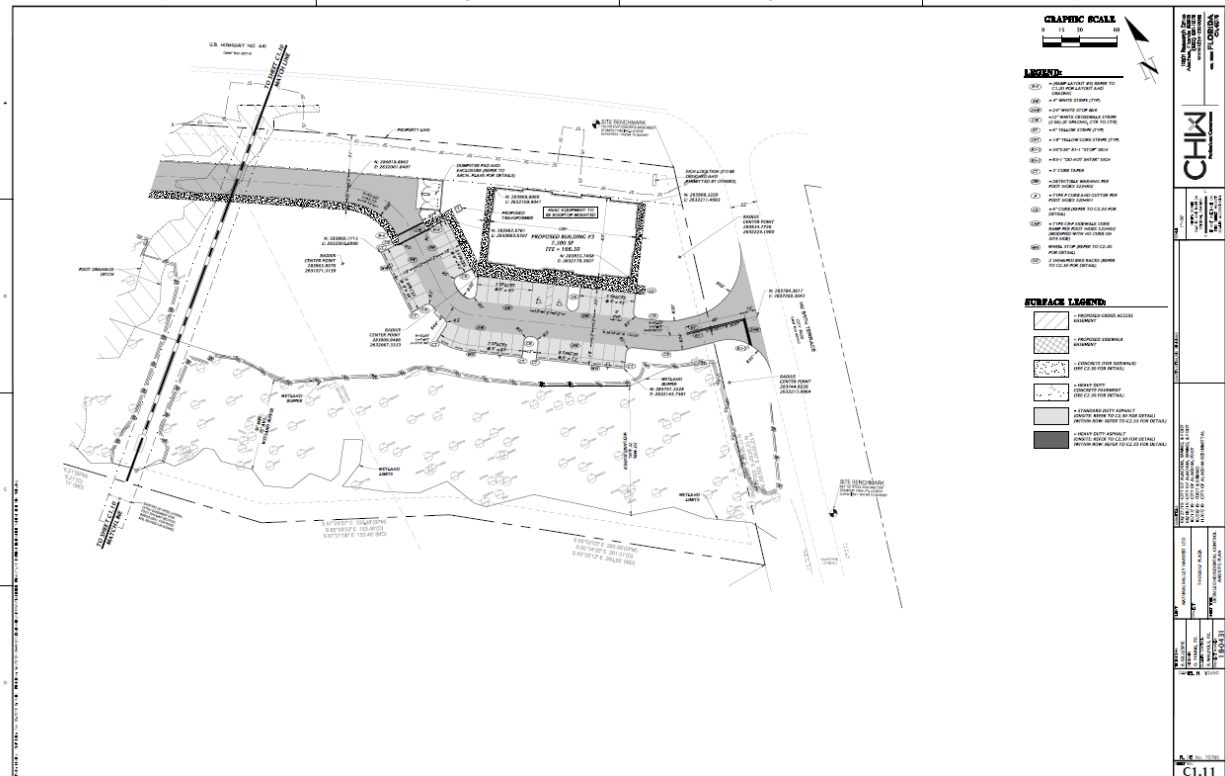


Illustration 2a . Proposed Landscape Plan for Golf Plaza (Sheet 1 of 2)

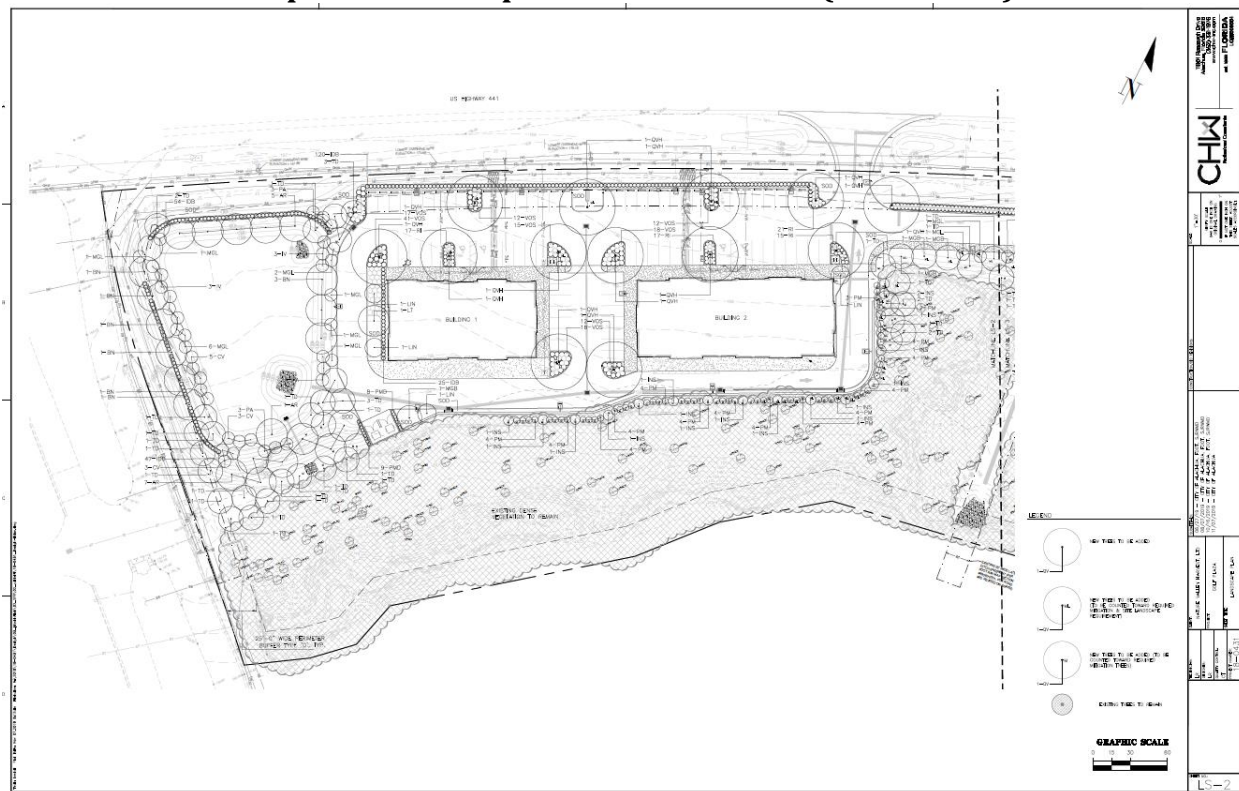
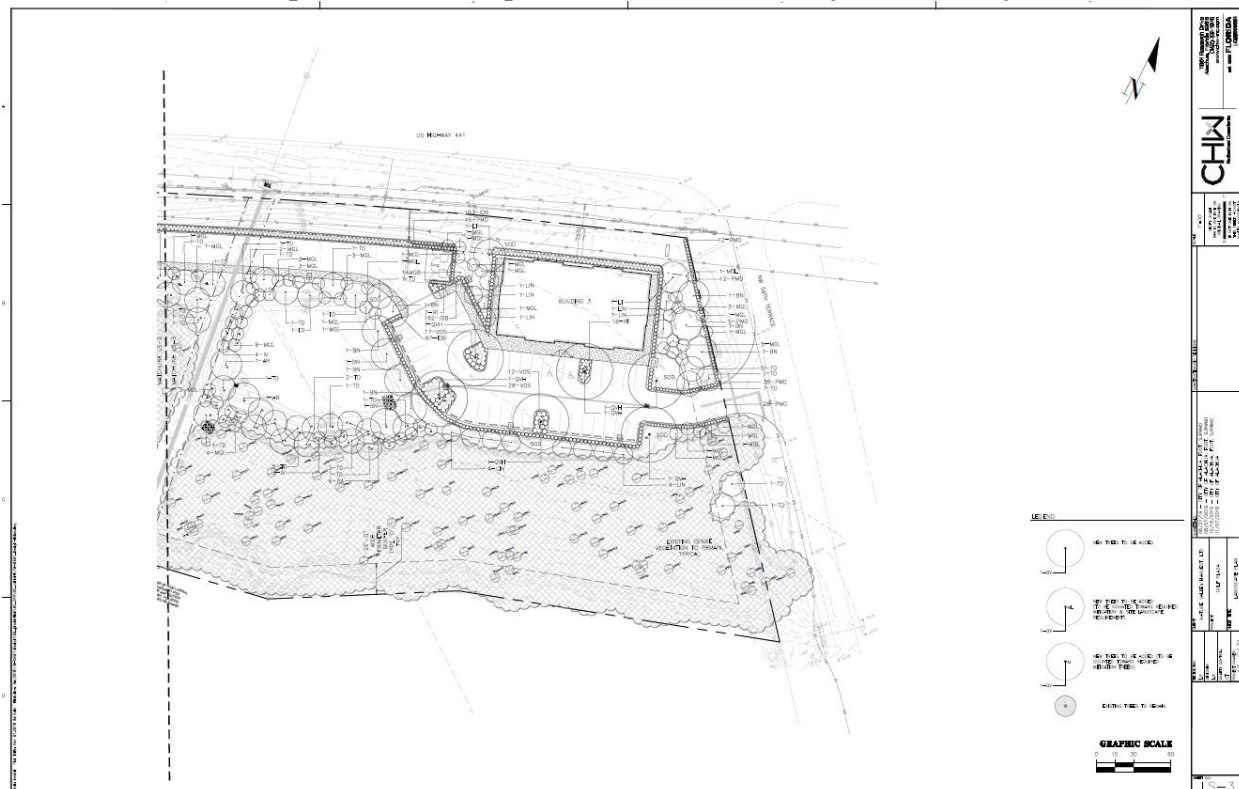


Illustration 2b . Proposed Landscape Plan for Golf Plaza (Sheet 2 of 2)



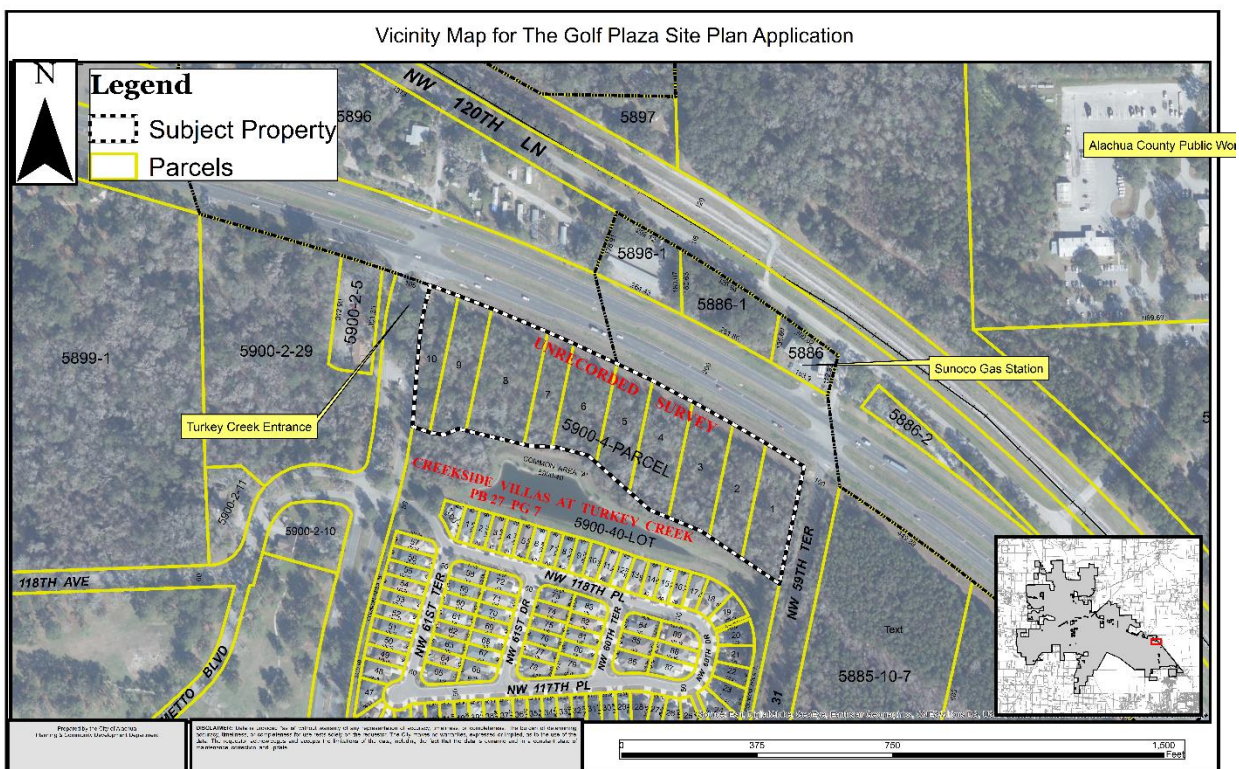
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 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	Existing & Vacant Commercial/ Mobile Home Park	Commercial/ Rural Employment Center	CI/ RM (Mobile Home Park) (Alachua County)
South	Residential	Medium Density Residential	PUD (Turkey Creek)
East	Vacant Commercial	Commercial	CI
West	Multi-Family residential, vacant residential	Medium Density Residential	PUD (Turkey Creek)

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 April 24, 2019 at the office of CHW, Inc in Progress Park. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 41 individuals from the public. A copy of the notice materials for Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.3: Commercial

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

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;

7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy

1.3.b: The subject property has a Commercial FLUM Designation where development is proposed to occur. The small portion to the south of the Turkey Creek with the Medium Density Residential FLUM designation is not being developed and will remain in its current state. The zoning of the subject property is Planned Unit Development (PUD), which permits retail sales, office uses, and restaurants.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

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. Commercial 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 but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.3.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.

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 5.87 acres of open space (71.20 % 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.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Evaluation and Findings of Consistency with Objective 1.10 and Policy 1.10.g: Turkey Creek and associated wetlands are located on the subject property. Buffers from the Creek and associated wetlands have been provided in accordance with the requirements of the City of Alachua Comprehensive Plan and Land Development Regulations. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

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

Regulated Plant & Animal Species

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

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

Soil Survey

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

Table 2. Soils

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Pelham Sand	B/D	Poorly Drained	Very Limited	77.70%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not Limited	22.30%

Evaluation: The soil types present on the subject property do pose some limitations for small commercial buildings. According to the geotechnical report submitted by the applicant, conventional reinforced shallow foundations are not recommended as the clayey soils pose a high risk for expansiveness. Special foundation design consideration and undercutting of expansive soils will be required to address the soil limitations.

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the site is located in Flood Zone X (areas determined to be outside of the 500-year floodplain). See Map 4 above.

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

Karst-Sensitive Features

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

Evaluation: There are no geologic features located on the subject property which 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 PUD (Planned Unit Development), which permits the uses specified in the site plan. The site plan proposes 7,500 square feet of general office building, 14,198 square feet of shopping center (retail) and 3,300 square feet of drive through restaurant uses with customer and employee parking, storm water management facility improvements, paving, grading, and associated utility infrastructure. While exact final uses are not known, any proposed use in the future would be required to abide by the conditions of this site plan, and any other conditions or standards found in the PUD Zoning Ordinance (Ordinance 05-07).

Type of Trade _____ §

Supermarket
Eating and Drinking
Books and Stationery
Hardware, Paint
Health Services
Apparel and Accessories
Real Estate
Bank/S & L
Professional Services
(Barber Shop, Beauty Salon,
Laundry)
Service Station
Movie Theatre
Miscellaneous

(3) Zone District Use-Specific Standards

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

Evaluation & Findings: While specific uses are unknown at this time, there are no use specific standards applicable to the office or sales establishment uses. Section 4.3.4(A)(2) provides for use specific standards for restaurants with drive through service. The proposed application conforms with those use-specific standards.

(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, *Section 6.8*, Design Standards for Business Uses, and *Section 6.9*, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

The applicant has applied for and received approval for an Alternative Landscape Plan through the Land Development Regulations Administrator because of the site constraints created by the presence of Turkey Creek and associated wetland, and the presence of utilities at the front property line.

While the total number of landscape trees is less than required, the total number of trees required to meet mitigation standards has been met.

(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 is proposed as a part of this application.

(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, including Ordinance 05-07 (Rezoning Ordinance).

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. The site is currently a predominantly wooded area and adjacent to single – family development located to the south. To mitigate any potential impacts, conditions of site plan approval have are proposed that would limit delivery activity and specific uses on the property.

COMPLIANCE WITH SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). Uses exempt from the design standards pursuant to Subsection 6.8.1(B) include use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories, except when all or a portion of a building utilized for one of these uses is located within 500 feet of US Highway 441 right-of-way. The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The proposed development is classified as a “business use type” that is not a single tenant retail sales and service use greater than 20,000 square feet, and therefore subject to the requirements of Section 6.8.2. The proposed application has been reviewed for and found to be in compliance with the standards of Section 6.8.2.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (106)	US 441 (from CR25A to NW 126 th Ave)	4/D	Principle Arterial	Urban	D
7 (4127)	US 441 (from MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) 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 5. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
General Office Building (ITE Code 710)	86 (30/30)	34 (29/5)	10 (2/8)
Shopping Center (ITE Code 820)	1,594 (797/797)	13 (8/5)	128 (61/67)
Fast Food Restaurant with Drive-through Restaurant (ITE Code 934)	1,568 (784/784)	134 (68/66)	109 (57/52)
Total Trips	3,248 (1,624/1,624)	181 (105/76)	247 (120/127)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: **ITE Code 710**– AADT–Ln(Trips)= 0.97(Ln(7.50))+2.50 (50% entering/50% exiting); AM Peak Hour – (Trips)=0.94(7.50)+26.49 (86% entering/14 % exiting); PM Peak Hour – Ln(Trips)= 0.95 (Ln(7.50))+0.36 (16 % entering/ 84% exiting). **ITE Code 820**- AADT- Ln(Trips)= .68 (Ln(14.198))+5.57 (50% entering; 50% exiting); AM Peak Hour – 0.94 trips per ksf gfa = 0.94 x 14.198 = 13.34 trips (62% entering/ 38% exiting); PM Peak Hour- Ln(Trips)= 0.74 (Ln(14.198))+2.89 (48% entering/ 52% exiting). **ITE Code 934** – AADT- 470.95 trips per ksf gfa= 470.95 x 3.33 = 1,568 trips (50% entering/ 50% exiting); AM Peak Hour - 40.19 trips per ksf gfa = 40.19 * 3.33= 128 (51% entering/ 49% exiting); PM Peak Hour- 32.67 trips per ksf gfa = 32.67 x 3.33 = 109(52% entering/ 48% exiting).

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 (from CR25A to NW 126 th Ave) ¹	US 441 (from MPO Boundary to CR 25A)
Average Annual Daily Trips		
Maximum Service Volume ²	45,700	43,000
Existing Traffic ³	18,579	21,000
Reserved Trips ⁴	23	5
Available Capacity ⁴	27,098	21,995
Increase/Decrease in Daily Trips Generated by Development ⁵	3,248	2274
Residual Capacity After Development's Impacts⁶	23,850	19,721
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua November 2019 Development Monitoring Report. ⁵ Trip Distribution: US 441 (from CR25A to NW 126 th Ave)- 100%; US 441 (from MPO Boundary to CR 25A- 70%. ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.		

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	US 441 (from CR25A to NW 126 th Ave)) ¹	US 441 (from MPO Boundary to CR 25A)
Maximum Service Volume ²	4,110	3,870
Existing Traffic ³	1,765	1,890
Reserved Trips ⁴	2	19
Available Capacity ⁴	2,343	1,961
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	247	173
Residual Capacity After Development's Impacts⁶	2,096	1,788
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua November 2019 Development Monitoring Report. ⁵ Trip Distribution- US 441 (from CR25A to NW 126 th Ave)- 100%; US 441 (from MPO Boundary to CR 25A- 70%. ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.		

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

Driveway Connection to 441

As a part of Staff’s review of this application, the City contracted with Volkert, Inc. to complete an independent review of the Traffic Impact Analysis and proposed site design. Because the driveway connection is being made to a State maintained roadway (US 441), the City’s authority is limited over the design and potential required improvements. The City has forwarded its concerns regarding the design of the driveway connection to the Florida Department of Transportation (FDOT). The letter from the City and the response letter from FDOT are included with this staff report in Exhibit “B”. To mitigate any potential impacts caused by the design of the driveway, Staff has proposed a condition of site plan approval that would limit the number and size of drive-through restaurant uses as these uses generate a high amount of traffic. The proposed condition indicates that if the applicant wishes to increase the size or add more than one drive-through restaurant, then a new traffic impact analysis would be required to determine whether additional improvements to the site would be needed.

Potable Water Impacts

Table 7. 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 ¹	115,938
Available Capacity	888,459
Projected Potable Water Demand from Application ³	4,125
Residual Capacity	884,334
Percentage of Permitted Design Capacity Utilized	61.56%
<i>Sources:</i> ¹ City of Alachua May 2019 Development Monitoring Report. ² Source: Chapter 64E-6, Florida Administrative Code; Formula: 110% of wastewater demand = 15 gp 100 sf (25,000/100 x 15 = 3,750x 1.10 = 4,125)	

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

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	729,000
Reserved Capacity ¹	109,855
Available Capacity	661,145
Projected Sanitary Sewer Demand from Application ²	3,750
Residual Capacity	692,301
Percentage of Permitted Design Capacity Utilized	56.17%
<i>Sources:</i>	
¹ City of Alachua May 2019 Development Monitoring Report.	
² Source: Chapter 64E-6, Florida Administrative Code; Formula: $15 \text{ gp } 100 \text{ sf } (25,000/100 \times 15 = 3,750)$	

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	40,620.00	7,413.15
Reserved Capacity ²	8,380.67	1,529.47
Demand Generated by Application ²	300	54.75
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
1 City of Alachua June 2019 Development Monitoring Report.		
2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT “A”
TO
GOLF PLAZA; NATURE VALLEY HARVEST, LTD.

SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. Public Utilities Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements.
3. The subject property shall be limited to one drive through restaurant use not to exceed 3,300 square feet. If the applicant proposes more than one drive through restaurant use or a single drive through restaurant use that exceeds 3,300 square feet, a revised traffic impact analysis (in a form acceptable to the City) shall be provided and all applicable local, state, and federal permits shall be obtained. Prior to the approval of more than one drive-through restaurant or a drive through restaurant use that exceeds 3,300 square feet, the applicant shall apply for any required permits and construct, at the developer’s or applicant’s expense, any needed improvements identified in the traffic impact analysis.
4. Deliveries to the subject property by any vehicle with a Gross Vehicle Weight Rating greater than 22,000 pounds shall be limited to between 7:00 AM and 7:00 PM on week days (Monday through Friday) and to between 8:00 AM and 6:00 PM on weekend days (Saturday and Sunday).
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 -4 as stated herein.

**EXHIBIT “B”
TO
GOLF PLAZA; NATURE VALLEY HARVEST, LTD.
SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 20, 2019

Daniel Young, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to daniely@chw-inc.com

RE: Notice of Hearing to be Scheduled for Golf Plaza Site Plan

Dear Mr Young:

On November 6, 2019 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later 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 **December 10, 2019 Planning and Zoning Board meeting** (please note meeting time has been moved to 7:30 PM); therefore, the above referenced materials must be submitted to the City no later than 5 PM on **Tuesday, November 26, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

November 19, 2019

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

Re:

Dear Mr. Hall:

As you requested, we have reviewed the Golf View Plaza drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated November 17, 2019. The latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

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

Cc: Daniel Young



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Oct 31th, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

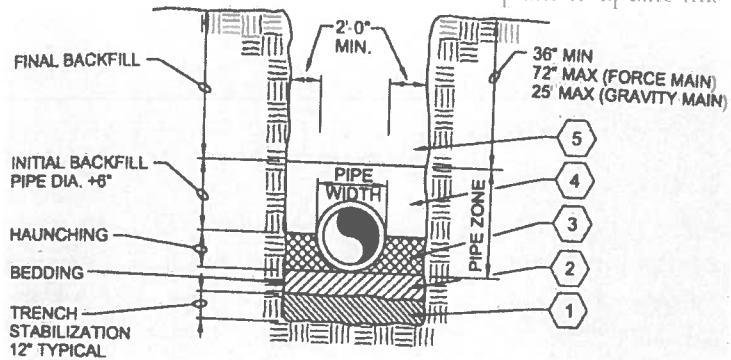
FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 10/31/2019

RE: Final Development Plans – Golf Plaza – Public Services Review

Public Services has reviewed the Golf Plaza (October 21st Submittal) Final Development Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Previous Submittal Comment</p> <p>Sheet C0.10 Water and Wastewater General Notes</p> <ul style="list-style-type: none">• Modify Note 1 so it includes a reference to "City of Alachua, Department of Public Services, Requirements for Design and Construction, Potable Water, Reclaimed Water and Wastewater."• Minor Comment, Note 13, change spelling to "CONTRACTOR". <p>Current Submittal Comment</p> <p>Approved</p>
2.	<p>Previous Submittal Comment</p> <p>Sheet C0.10 Electric Service General Notes</p> <ul style="list-style-type: none">• It appears that someone other than "GRU Energy Delivery" is providing the electric design. Thus, please modify Note 2. <p>Current Submittal Comment</p> <p>Approved</p>

NO.	COMMENTS
3.	<p>Previous Submittal Comment</p> <p>Sheet C0.11 Wastewater Legend</p> <ul style="list-style-type: none"> Existing gravity wastewater mains are called out as "SS". Please call out on the abbreviation list <p>Current Submittal Comment</p> <p>Approved</p>
4.	<p>Previous Submittal Comment</p> <p>Sheet C2.30</p> <ul style="list-style-type: none"> Suggest that a detail be added for a cleanout. Suggest that a detail be added for a PRZ Backflow Preventer. <p>Previous August Submittal Comment</p> <ul style="list-style-type: none"> Cleanout: DWG C3.10 says that City of Alachua (CoA) maintenance ends at the existing SS lines, meaning CoA is not responsible for maintaining the laterals. Please confirm. If CoA is responsible for maintaining the laterals, the CoA would prefer that tracer wires be added to the laterals. As requested, a detail for a backflow preventer has been added to C 2.30. Please confirm that the CoA is responsible to maintain the backflow preventers that are shown on several insets on C3.10. If so, the applicable CoA detail requires freeze protection. The backflow preventers as shown are 1-inch, which are susceptible to freezing. CoA's standard detail requires freeze protection for above ground pipe, but does not call out methods. Suggest that this issue be discussed at the next planning meeting, or call Tom Ridgik @ (352) 418-6162. <p>Revise and Resubmit after discussion.</p> <p>Current Submittal Comment</p> <p>Approved</p>
5.	<p>Previous Submittal Comment</p> <p>CoA Standard Detail 420 is in need of revision. The CoA plans to update this detail in the soon-to-be-</p> 

NO.	COMMENTS
	<p>revised Design and Construction Manual. In the interim, please replace the detail as shown below. (Note: CHW may have already revised this detail in a previous project.)</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. 9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. <p>Previous August Submittal Comment</p> <p>The revised detail now shown on C 2.30 does not call out the trench width. Please add the dimensions called out on the above detail (2 feet 0 inches on either side of the pipe).</p> <p>Approved as Noted.</p> <p>Current Submittal Comment</p> <p>Approved</p>
6.	<p>Previous Submittal Comment</p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> • Inset CC: Item 7 is a 12- x 3-inch tap and wet valve. Inasmuch as 3-inch piping and fittings are not a CoA standard, please replace with a 12- x 4-inch tap and wet valve. Please select downstream piping such that 3-inch piping is not installed. Please change fitting schedule. <p>Current Submittal Comment</p> <p>Approved</p>

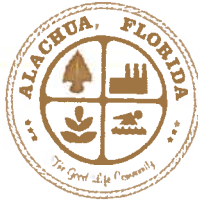
NO.	COMMENTS
7.	<p>Previous Submittal Comment Sheet C3.11</p> <ul style="list-style-type: none"> • Inset CC: Same comment as above. <p>Current Submittal Comment Approved</p>
8.	<p>Previous Submittal Comment Sheets C3.10 and C3.11</p> <ul style="list-style-type: none"> • Please show the existing easement on these two drawings. Also add note referencing this easement: namely, "Alachua County Clerk of the Court, Book 3866, Page 12". <p>Current Submittal Comment Approved</p>
9.	<p>Previous Submittal Comment Sheet E-1: Please modify Construction Notes on this Drawing as per Attachment L.</p> <p>Current Submittal Comment Approved</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 30, 2019

Adam Doyle
FDOT
5301 NE 39th Ave
MS 2402
Gainesville, FL 32609

Also submitted electronically to adam.doyle@dot.state.fl.us

RE: Golf Plaza Site Plan Application – Access Permit 2019-A-291-00027

Dear Mr Doyle:

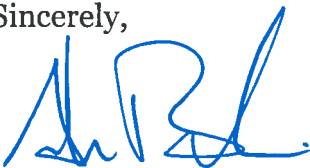
On October 17, 2019 the City of Alachua received a revised application for the approval of a Site Plan for the Golf Plaza project, which proposes the construction of 9,880 square feet of retail space, 7,800 square feet of office space, and 8,320 square feet of restaurant space in three proposed buildings located on a 8.24 acre subject property (Alachua County Parcel Nos. 05900-004-001 through 05900-004-010). The related FDOT Access Permit Number is 2019-A-291-00027. The development application was forwarded to Volkert, Inc. for an independent review. Based on the review from Brian Kanely, P.E., of Volkert, Inc., the City has significant concern regarding the proposed design of the point of ingress/egress onto US Highway 441 associated with the project and the need for an inbound right turn lane on US Highway 441 into the project. I am writing today to both request the Department further review the driveway connection permit associated with this project, and to formally notify the Department of the City of Alachua's significant concerns regarding the same.

City of Alachua staff believes that the current proposed design for the project's ingress/egress onto US Highway 441 may create a potential for an increased number of rear end crashes between southbound vehicles on US 441 slowing to enter the site and southbound vehicles accelerating to leave the acceleration lane from Turkey Creek Boulevard onto US Highway 441. The distance between the end of the taper for the acceleration lane and the proposed entry point is approximately 150 feet and given the speed of vehicles on that segment of US Highway 441 (65 mph or greater), there will be less than 2 seconds for a driver who has accelerated up to merge speed to realize a car has slowed or stopped to turn into the proposed development. Generally, drivers using the acceleration lane are focused on the merging maneuver, especially during peak traffic times, to ensure the right most lane on US 441 is safe to enter from the acceleration lane. Additionally, glare may be of concern during certain times of the year.

While the City realizes that the FDOT Driveway Information Guide would not necessarily require the placement of a right turn lane in a typical situation, it is also true that the Information Guide does not consider the presence of an acceleration lane so close to the driveway connection. It is the City's opinion that this unique situation warrants special consideration by the Florida Department of Transportation.

City of Alachua Staff would be more than happy to meet to further discuss this project. If there are any questions or if you would like to set up a meeting, please feel free to reach out to Adam Hall, AICP at 386-418-6125 or at ahall@cityofalachua.com.

Sincerely,



Adam Boukari
City Manager

Attachment: Letter dated October 30, 2019 from Volkert, Inc. "Independent Review of the Golf Plaza for the City of Alachua, FL"

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



Volkert, Inc.

3501 South Main Street
Suite 2
Gainesville, FL 32601

Office 352.372.9594
Fax 352.371.3988
gainesville@volkert.com

www.volkert.com

October 30, 2019

Mr. Adam Hall, AICP
Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P.O. Box 6
Alachua, FL 32616

Subject: Independent Review of the Golf Plaza for the City of Alachua, FL.

Dear Mr. Hall:

Attached is the completed independent review of the Traffic Study for the Golf Plaza located on the south/west side of US 441 immediately north of NW 59th Terrace.

Thank you for the opportunity to provide transportation engineering services for the City of Alachua, FL. If you have any questions or comments or require additional information, please contact me at 352-240-7459 (direct line) or 352-262-3580 (cell phone).

Sincerely,

Volkert, Inc.

Brian Kanely, P.E.
Senior Traffic Engineer

CC: Gene Quinn

Attachment: Independent Review

Office Locations:

Birmingham, Foley, Huntsville, Mobile, Alabama • Gainesville, Orlando, Pensacola, Tampa, Florida • Atlanta, Georgia
Collinsville, Illinois • Baton Rouge, Slidell, Louisiana • Biloxi, Mississippi • Jefferson City, Missouri • Raleigh, North Carolina
Chattanooga, Tennessee • Alexandria, Virginia • Washington, D.C.



**Independent Review of the Traffic Study and Site Plan for the Golf Plaza
Located on the West/South Side of US 441 between Turkey Creek Blvd
And NW 59th Terrace in the City of Alachua, Florida
Prepared by Volkert, Inc., October, 2019**

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Traffic Study and site plan for the Golf Plaza. This project is located on the west/south side of US 441, immediately north of NW 59th Terrace and south of Turkey Creek Blvd in the City of Alachua, Florida. The Traffic Study and site plan was submitted to the City of Alachua in June, 2019.

Per the Traffic Study (Study), the project will consist of three buildings and is planned to provide approximately 14,200 square feet of retail space, 3,330 square feet for a fast food restaurant with a drive through window and 7,500 square feet of General Office Building space. The site is located on the west/south side of US 441 (FDOT highway) between Turkey Creek Blvd (private road) and NW 59th Terrace (City of Alachua road). Per the Study, the buildout year for the project is 2020. The Project is expected to generate a total of 3,248 daily trips. The Project will be accessed via a full access driveway off of NW 59th Terrace (just south of US 441) and a right in/right out driveway on US 441.

The independent review of the Study and site plan has produced the following findings.

Trip Generation

This section of the Study calculates the anticipated project trip generation using the Institute of Transportation Engineers Trip Generation Manual, 10th Edition for the anticipated land uses. The daily, AM peak and PM peak hour trips generated by the project were correctly calculated. The Study uses total driveway volumes to analyze the site access (no adjustments were made for pass-by capture traffic). The average weekday total trips generated are calculated to be 3,248 trips with AM peak hour trips of 181 entering and 105 exiting and PM peak hour trips of 120 entering and 127 exiting. The Study matches the proposed land uses shown on the site plan. The trip generation data is correctly calculated and there are no comments.

Data Collection

This section of the Study documents the existing traffic volumes at the following two intersections adjacent to the project:

- US 441 at Turkey Creek Blvd (private road).
- US 441 at NW 59th Terrace (City of Alachua road).

The existing traffic volumes were adjusted based on the peak season factor provided by the FDOT. The actual historical annual growth rate on US 441 at the project location is less than 1%. Per the project Methodology Letter, an adjusted growth rate of 1% was used. Based on the FDOT peak season factor and the 1% growth rate, the Study calculates the 2020 traffic volumes (anticipated project buildout year) at the two adjacent intersections. The 2020 year traffic volumes were correctly calculated and shown on the figures in the Study and there are no comments.

Trip Distribution

This section of the Study assigned project trips to the adjacent roadways. Traffic counts obtained at the two adjacent intersections were used to estimate the project trip generation to the north (towards the City of Alachua) and to the south (towards the City of Gainesville). A distribution of 30% to the north and 70% to the south was calculated and applied to the project trips. The 30/70 distribution is reasonable and consistent with other traffic studies Volkert has reviewed for the City of Alachua along this portion of US 441.

The distributed project trips were added to the 2020 traffic counts to produce the 2020 buildout AM and PM peak hour traffic volumes at the two adjacent intersections and at the right in/right out project driveway on US 441. The 2020 buildout traffic volumes were correctly calculated and shown on the figures in the Study and there are no comments.

Analysis

This section of the Study performed an analysis to determine the level of service (LOS), delay, volume over capacity (v/c) ratio and 95% queue length at the project intersections and right in/right out driveway during the AM and PM peak hours. The deficiencies found were on the adjacent intersection side/minor streets and documented in the Study. These deficiencies are expected due to the delay the minor street experiences during peak traffic hours due to the volume of through traffic on US 441. The Study points out that since the v/c ratios are less than 1.0, traffic backups on the minor streets would not be excessive and improvements to mitigate the minor street backups would not be recommended.

The analysis numbers and conclusions were reviewed and determined to be properly calculated. Volkert concurs with the Study analysis and conclusions.

Access Management

This section of the Study reviews the location of the right in/right out project driveway onto US 441 and does this driveway satisfy FDOT access management standards. The Study points out that the location of the right in/right out project driveway falls just short of meeting the FDOT access management spacing requirements. However, the spacing deficiency is very minor and locating the driveway as shown on the site plan is not anticipated to negatively impact the adjacent intersections on US 441. With the right in/right out driveway, project traffic is more evenly distributed with respect to accessing US 441. Also, the right in/right out driveway provides a second access to the project for emergency vehicles. Volkert concurs with the access management conclusions in the Study.

Right Turn Lane Warrant Review

This section of the Study examines whether or not a right turn lane on southbound US 441 is warranted for traffic entering the project via the right in/right out driveway. Documentation in the FDOT Driveway Information Guide (speed limit on US 441 and number of vehicles turning right into the project) was utilized to make the determination that a right turn lane was not warranted. This determination is correct based on the FDOT guidelines.

Conclusions and Recommendations

The Study concluded that the operational analysis of the anticipated project traffic would not create any traffic operational deficiencies at the two adjacent intersections on US 441. The location of the right in/right out driveway falls just short on meeting the FDOT guidelines. However, Volkert's conclusion is that the driveway is located at an acceptable location between the two adjacent intersections and having a second access to the project from US 441 is very beneficial with respect to project trip distribution and emergency vehicle access. The review of the right turn lane analysis at the right in/right out driveway correctly states a right turn lane is not warranted based on the criteria contained in the FDOT Driveway Information Guide.

Additional Volkert Comments

Volkert has two additional comments on the Golf Plaza project for the City's consideration; (1) the issue of the right turn lane at the project's right in/right out driveway on US 441, and, (2) the width of NW 59th Terrace between US 441 and the project full access driveway on NW 59th Terrace.

Right turn lane on US 441 at the right in/right out driveway: The determination of whether or not a right turn lane on US 441 for southbound traffic entering the project via the right in/right out driveway was examined in the Study. The FDOT Driveway Information Guide (Guide) was utilized to address this issue. The Guide uses a combination of the speed limit and vehicles entering to determine whether or not a right turn lane is warranted. Based on the criteria in the Guide, a right turn lane is not warranted. However, this section of US 441 has a southbound acceleration lane for traffic exiting Turkey Creek Blvd that is headed south on US 441 towards Gainesville. The end of the taper for the acceleration lane is approximately 150 – 200 feet north of the right in/right out driveway. Traffic entering the Golf Plaza project at the right in/right out driveway will be significantly decelerating to turn into the right in/right out driveway just as traffic using the acceleration lane will be merging into the outside through lane on southbound US 441. A valid question is whether or not a right turn lane is warranted on US 441 at the project's right in/right out driveway in order to reduce the potential for rear end crashes between southbound vehicles exiting the southbound acceleration lane from Turkey Creek Blvd onto US 441 and southbound vehicles on US 441 slowing to enter the right in/right out driveway. This situation is not addressed in the Guide. Volkert recommends that the City of Alachua request FDOT to review this issue given the unusual situation of the end of the southbound acceleration lane taper being so close to the right in/right out driveway on US 441 at the Golf Plaza project.

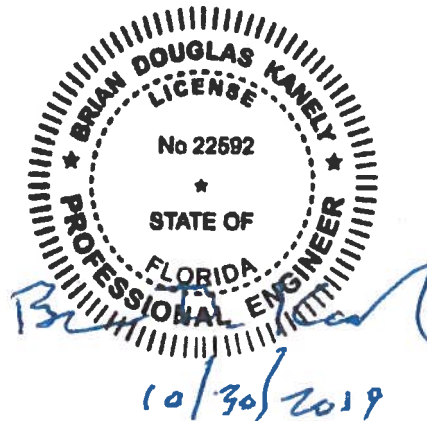
Width of NW 59th Terrace: The Golf Plaza project has a full access driveway onto NW 59th Terrace approximately 160 feet south of US 441. At the full access driveway, NW 59th Terrace is approximately 20 to 22 feet in width. The auto-turn exhibits show that the design vehicles can make their ingress/egress turns at this driveway without running off the pavement but that is only if a perfect turn is made by the driver. If the vehicle does not make a perfect turn, the tires will run off the pavement, creating tire ruts along the roadway shoulder. Volkert recommends the City of Alachua consider requiring a minimum pavement width of 24 feet along NW 59th Terrace between the project driveway and US 441. This slightly wider pavement cross section would reduce the potential for vehicles leaving the pavement and making tire ruts along the roadway shoulder. The

pavement width of NW 59th Terrace would be a maintenance issue that the City could address at some time in the future.

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this Independent Review for the Golf Plaza Project. Please contact me if you have any questions or need additional information.

Volkert looks forward to working with the City of Alachua on future projects.

Prepared by:
Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 30, 2019





City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 31, 2019

Daniel Young, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to daniely@chw-inc.com

RE: Golf Plaza Site Plan Application – Outstanding Development Review Comments

Dear Mr Young:

On October 17, 2019 the City of Alachua received your revised application for the approval of a Site Plan for the Golf Plaza project, which proposes the construction of 9,880 square feet of retail space, 7,800 square feet of office space, and 8,320 square feet of restaurant space in three proposed buildings located on a 8.24 acre subject property (Parcel Nos. 05900-004-001 through 05900-004-010). A DRT meeting was held on July 24, 2019 to discuss this application. The application was submitted first on June 27, 2019.

The application has 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, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Thursday, November 7, 2019**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials (or Cloudlink) must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following outstanding insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

A. Comprehensive Plan Consistency

1. Future Land Use Element, Policy 1.3.d.1- See attached review comments from Brian Kanely, P.E., Sr. Traffic Engineer, of Volkert, Inc.

New Comment: Please see attached Independent Review from Volkert, Inc. regarding traffic study and site plan layout. The letter has been forwarded to FDOT for their consideration.

C. Development Standards

2. Section 6.2- Tree protection/landscape/xeriscape standards
 - b. Trees provided for mitigation cannot also be used to meet the other landscape requirements. However, Section 6.2.1 (D)(4)(b) states that the up to 25% of the trees provided for landscaping may also be counted towards trees required for mitigation. Please denote on the landscape plans, which trees are being used to meet both landscaping and mitigation trees and those trees being provided solely to meet mitigation.

***New Comment: There still appears to be a deficiency of mitigation trees. The proposed number of trees totals 310 (please verify as this number has decreased since previous submittal), 58 of which are shown to be used for mitigation only. 83 trees are proposed to be used to meet both mitigation and site landscaping requirements. Per Section 6.2.1 (D)(4), a maximum of 25% of the trees provided to meet site landscaping requirements can be counted for mitigation as well. In the latest submission, the total number of trees being provided for landscaping is 252 trees (310 total trees less 58 trees provided for mitigation only). This means that the total number of trees that count towards both landscaping and mitigation would be 63 (25% of 252). The latest submittal indicates that there are 83 trees proposed to count towards both landscaping requirements and mitigation. This is 20 trees more than the permitted amount under Section 6.2.1 (D) (4).**

Alternative Landscape Compliance: Generally, the City is in agreement with the use of the alternative landscape compliance given the presence of the overhead utility lines along the subject property's US Highway 441 frontage and the presence of the wetland and associated wetland buffer. There do, however, appear to be opportunities for at least two additional landscape islands located in front of Building 2, which could contain canopy trees. Please address.

D. Fire Marshal/Public Services/Outside Engineering Review Comments

2. The applicant must address the comments provided by Jay Brown, P.E., in a letter dated July 19, 2019 (attached to this memo).

New Comment: Please see revised comments provided by JBrown Professional Group in a letter dated October 28, 2019 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

October 28, 2019

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

Re: Golf Plaza - Development Plan Engineering Review #3

Dear Mr. Hall:

As you requested, we have reviewed the Golf Plaza Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated October 17, 2019. Our review generated the following comments and recommendations that are outlined below.

Sheet C0.21

1. Please ensure that all leaders and callouts are pointing to the appropriate location. There are several that appear to be outdated.

Sheet C1.10

1. The "CW" callout calls out the (2) 12" white crosswalk stripes. The 12W callout is not needed. Please remove from the legend.

Sheet C1.11

1. The "CW" callout calls out the (2) 12" white crosswalk stripes. The 12W callout is not needed. Please remove from the legend and plan sheets.

Sheet C1.20

1. All previous comments have been satisfied.

Sheet C2.10

1. The Mitered End Section for S-1 appears to discharge at the bottom of the basin. Due to this, the invert elevation should be 158.00.
2. The NE invert elevation should be located at a slightly higher elevation than the NW elevation.

Sheet C2.10

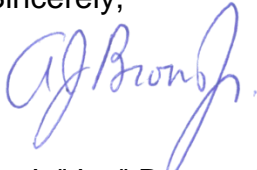
1. Please add S-14 and S-15 to the structure table on this sheet.
2. There is concern for S-14 to account for the full flow of the 36" flared end coming from the north side of US-441. Consider providing a weir on the north side of S-14 with capacity to handle the full flow. Alternatively, consider providing a conflict structure with a pipe which could connect the flared end to S-14.

3. Consider re-grading the swale to the northwest of S-12 to allow for positive discharge. If the swale is re-graded approximately 220 feet to connect to the spot elevation of 158.4, there will not be any concerns for pooling up of water at this driveway.
4. The NE invert of S-8 should be located at a higher elevation than the NW invert.
5. The invert of the Mitered End Section for S-1 is located above the basin bottom. Suggest placing this invert at the bottom of the basin.
6. The cross section shows the basin bottom to be 159.00; however there is a spot elevation in the middle of the basin which reads 158.50. Please revise for consistency.

Sheet C2.20

1. The invert of the Mitered End Section for S-18 is slightly lower than the basin bottom. Suggest setting this invert to 161.00.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. J. Brown, Jr.", is positioned below the word "Sincerely,".

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

Cc: Daniel Young, CHW



Volkert, Inc.

3501 South Main Street
Suite 2
Gainesville, FL 32601

Office 352.372.9594
Fax 352.371.3988
gainesville@volkert.com

www.volkert.com

October 30, 2019

Mr. Adam Hall, AICP
Planner, Office of Planning and Community Development
City of Alachua
15100 NW 142nd Terrace
P.O. Box 6
Alachua, FL 32616

Subject: Independent Review of the Golf Plaza for the City of Alachua, FL.

Dear Mr. Hall:

Attached is the completed independent review of the Traffic Study for the Golf Plaza located on the south/west side of US 441 immediately north of NW 59th Terrace.

Thank you for the opportunity to provide transportation engineering services for the City of Alachua, FL. If you have any questions or comments or require additional information, please contact me at 352-240-7459 (direct line) or 352-262-3580 (cell phone).

Sincerely,

Volkert, Inc.

Brian Kanely, P.E.
Senior Traffic Engineer

CC: Gene Quinn

Attachment: Independent Review

Office Locations:

Birmingham, Foley, Huntsville, Mobile, Alabama • Gainesville, Orlando, Pensacola, Tampa, Florida • Atlanta, Georgia
Collinsville, Illinois • Baton Rouge, Slidell, Louisiana • Biloxi, Mississippi • Jefferson City, Missouri • Raleigh, North Carolina
Chattanooga, Tennessee • Alexandria, Virginia • Washington, D.C.



**Independent Review of the Traffic Study and Site Plan for the Golf Plaza
Located on the West/South Side of US 441 between Turkey Creek Blvd
And NW 59th Terrace in the City of Alachua, Florida
Prepared by Volkert, Inc., October, 2019**

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Traffic Study and site plan for the Golf Plaza. This project is located on the west/south side of US 441, immediately north of NW 59th Terrace and south of Turkey Creek Blvd in the City of Alachua, Florida. The Traffic Study and site plan was submitted to the City of Alachua in June, 2019.

Per the Traffic Study (Study), the project will consist of three buildings and is planned to provide approximately 14,200 square feet of retail space, 3,330 square feet for a fast food restaurant with a drive through window and 7,500 square feet of General Office Building space. The site is located on the west/south side of US 441 (FDOT highway) between Turkey Creek Blvd (private road) and NW 59th Terrace (City of Alachua road). Per the Study, the buildout year for the project is 2020. The Project is expected to generate a total of 3,248 daily trips. The Project will be accessed via a full access driveway off of NW 59th Terrace (just south of US 441) and a right in/right out driveway on US 441.

The independent review of the Study and site plan has produced the following findings.

Trip Generation

This section of the Study calculates the anticipated project trip generation using the Institute of Transportation Engineers Trip Generation Manual, 10th Edition for the anticipated land uses. The daily, AM peak and PM peak hour trips generated by the project were correctly calculated. The Study uses total driveway volumes to analyze the site access (no adjustments were made for pass-by capture traffic). The average weekday total trips generated are calculated to be 3,248 trips with AM peak hour trips of 181 entering and 105 exiting and PM peak hour trips of 120 entering and 127 exiting. The Study matches the proposed land uses shown on the site plan. The trip generation data is correctly calculated and there are no comments.

Data Collection

This section of the Study documents the existing traffic volumes at the following two intersections adjacent to the project:

- US 441 at Turkey Creek Blvd (private road).
- US 441 at NW 59th Terrace (City of Alachua road).

The existing traffic volumes were adjusted based on the peak season factor provided by the FDOT. The actual historical annual growth rate on US 441 at the project location is less than 1%. Per the project Methodology Letter, an adjusted growth rate of 1% was used. Based on the FDOT peak season factor and the 1% growth rate, the Study calculates the 2020 traffic volumes (anticipated project buildout year) at the two adjacent intersections. The 2020 year traffic volumes were correctly calculated and shown on the figures in the Study and there are no comments.

Trip Distribution

This section of the Study assigned project trips to the adjacent roadways. Traffic counts obtained at the two adjacent intersections were used to estimate the project trip generation to the north (towards the City of Alachua) and to the south (towards the City of Gainesville). A distribution of 30% to the north and 70% to the south was calculated and applied to the project trips. The 30/70 distribution is reasonable and consistent with other traffic studies Volkert has reviewed for the City of Alachua along this portion of US 441.

The distributed project trips were added to the 2020 traffic counts to produce the 2020 buildout AM and PM peak hour traffic volumes at the two adjacent intersections and at the right in/right out project driveway on US 441. The 2020 buildout traffic volumes were correctly calculated and shown on the figures in the Study and there are no comments.

Analysis

This section of the Study performed an analysis to determine the level of service (LOS), delay, volume over capacity (v/c) ratio and 95% queue length at the project intersections and right in/right out driveway during the AM and PM peak hours. The deficiencies found were on the adjacent intersection side/minor streets and documented in the Study. These deficiencies are expected due to the delay the minor street experiences during peak traffic hours due to the volume of through traffic on US 441. The Study points out that since the v/c ratios are less than 1.0, traffic backups on the minor streets would not be excessive and improvements to mitigate the minor street backups would not be recommended.

The analysis numbers and conclusions were reviewed and determined to be properly calculated. Volkert concurs with the Study analysis and conclusions.

Access Management

This section of the Study reviews the location of the right in/right out project driveway onto US 441 and does this driveway satisfy FDOT access management standards. The Study points out that the location of the right in/right out project driveway falls just short of meeting the FDOT access management spacing requirements. However, the spacing deficiency is very minor and locating the driveway as shown on the site plan is not anticipated to negatively impact the adjacent intersections on US 441. With the right in/right out driveway, project traffic is more evenly distributed with respect to accessing US 441. Also, the right in/right out driveway provides a second access to the project for emergency vehicles. Volkert concurs with the access management conclusions in the Study.

Right Turn Lane Warrant Review

This section of the Study examines whether or not a right turn lane on southbound US 441 is warranted for traffic entering the project via the right in/right out driveway. Documentation in the FDOT Driveway Information Guide (speed limit on US 441 and number of vehicles turning right into the project) was utilized to make the determination that a right turn lane was not warranted. This determination is correct based on the FDOT guidelines.

Conclusions and Recommendations

The Study concluded that the operational analysis of the anticipated project traffic would not create any traffic operational deficiencies at the two adjacent intersections on US 441. The location of the right in/right out driveway falls just short on meeting the FDOT guidelines. However, Volkert's conclusion is that the driveway is located at an acceptable location between the two adjacent intersections and having a second access to the project from US 441 is very beneficial with respect to project trip distribution and emergency vehicle access. The review of the right turn lane analysis at the right in/right out driveway correctly states a right turn lane is not warranted based on the criteria contained in the FDOT Driveway Information Guide.

Additional Volkert Comments

Volkert has two additional comments on the Golf Plaza project for the City's consideration; (1) the issue of the right turn lane at the project's right in/right out driveway on US 441, and, (2) the width of NW 59th Terrace between US 441 and the project full access driveway on NW 59th Terrace.

Right turn lane on US 441 at the right in/right out driveway: The determination of whether or not a right turn lane on US 441 for southbound traffic entering the project via the right in/right out driveway was examined in the Study. The FDOT Driveway Information Guide (Guide) was utilized to address this issue. The Guide uses a combination of the speed limit and vehicles entering to determine whether or not a right turn lane is warranted. Based on the criteria in the Guide, a right turn lane is not warranted. However, this section of US 441 has a southbound acceleration lane for traffic exiting Turkey Creek Blvd that is headed south on US 441 towards Gainesville. The end of the taper for the acceleration lane is approximately 150 – 200 feet north of the right in/right out driveway. Traffic entering the Golf Plaza project at the right in/right out driveway will be significantly decelerating to turn into the right in/right out driveway just as traffic using the acceleration lane will be merging into the outside through lane on southbound US 441. A valid question is whether or not a right turn lane is warranted on US 441 at the project's right in/right out driveway in order to reduce the potential for rear end crashes between southbound vehicles exiting the southbound acceleration lane from Turkey Creek Blvd onto US 441 and southbound vehicles on US 441 slowing to enter the right in/right out driveway. This situation is not addressed in the Guide. Volkert recommends that the City of Alachua request FDOT to review this issue given the unusual situation of the end of the southbound acceleration lane taper being so close to the right in/right out driveway on US 441 at the Golf Plaza project.

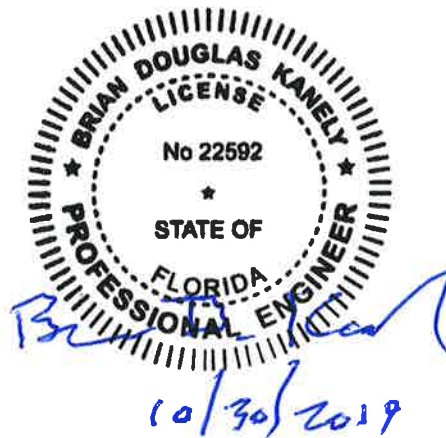
Width of NW 59th Terrace: The Golf Plaza project has a full access driveway onto NW 59th Terrace approximately 160 feet south of US 441. At the full access driveway, NW 59th Terrace is approximately 20 to 22 feet in width. The auto-turn exhibits show that the design vehicles can make their ingress/egress turns at this driveway without running off the pavement but that is only if a perfect turn is made by the driver. If the vehicle does not make a perfect turn, the tires will run off the pavement, creating tire ruts along the roadway shoulder. Volkert recommends the City of Alachua consider requiring a minimum pavement width of 24 feet along NW 59th Terrace between the project driveway and US 441. This slightly wider pavement cross section would reduce the potential for vehicles leaving the pavement and making tire ruts along the roadway shoulder. The

pavement width of NW 59th Terrace would be a maintenance issue that the City could address at some time in the future.

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this Independent Review for the Golf Plaza Project. Please contact me if you have any questions or need additional information.

Volkert looks forward to working with the City of Alachua on future projects.

Prepared by:
Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 30, 2019





City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 22, 2019

Daniel Young, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to daniely@chw-inc.com

RE: Golf Plaza Site Plan Application – Outstanding Development Review Comments

Dear Mr Young:

On August 8, 2019 the City of Alachua received your revised application for the approval of a Site Plan for the Golf Plaza project, which proposes the construction of 9,880 square feet of retail space, 7,800 square feet of office space, and 8,320 square feet of restaurant space in three proposed buildings located on a 8.24 acre subject property (Parcel Nos. 05900-004-001 through 05900-004-010). A DRT meeting was held on July 24, 2019 to discuss this application. The application was submitted first on June 27, 2019.

The application has 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, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Thursday, September 5, 2019**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials (or Cloudlink) must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following outstanding insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

A. Comprehensive Plan Consistency

1. Future Land Use Element, Policy 1.3.d.1- See attached review comments from Brian Kanely, P.E., Sr. Traffic Engineer, of Volkert, Inc.

New Comment: Please see revised comments from Brian Kanely in an email dated August 12, 2019 (attached).

B. Concurrency Impact Analysis

1. Traffic Study appears to report a higher average daily trip count than provided in concurrency report. Please address.

New Comment: Traffic Study indicates daily trips of 1,948 and PM peak trips of 162. Concurrency report indicates daily trips of 748 and PM peak trips of 77. How is 1,948 being calculated in traffic study? Please clarify.

2. If a drive-through restaurant is proposed please include in trip calculations.

New Comment: Page 2 of response letter states no drive through restaurant is being proposed, yet plans show a drive through facility and floor plan identifies restaurant space. Please clarify. The proposed drive through facility must be removed or included in calculations for traffic generation as it generates significantly more trips than a shopping center use (ITE Land Use Code 820 for shopping center is 37.75 daily trips per 1,000 square feet gfa. ITE Land Use Code 934 for drive through restaurant is 470.95 daily trips per 1,000 square feet gfa).

C. Development Standards

2. Section 6.2- Tree protection/landscape/xeriscape standards

- b. Trees provided for mitigation cannot also be used to meet the other landscape requirements. However, Section 6.2.1 (D)(4)(b) states that the up to 25% of the trees provided for landscaping may also be counted towards trees required for mitigation. Please denote on the landscape plans, which trees are being used to meet both landscaping and mitigation trees and those trees being provided solely to meet mitigation.

New Comment: Proposed landscaping plan shows 265 trees being provided to meet landscaping requirements (64 trees being provided for mitigation). The above referenced Section permits up to 25% of the trees required for landscaping to also count towards mitigation. In this instance, the maximum amount of trees that could be counted towards both the landscaping requirements and tree mitigation would be 66 trees (265 x .25). Proposed landscape plan shows 76 trees being use to meet both landscaping and mitigation. Ten additional trees for mitigation required to be provided on site or, if not feasible to be provided on site, a payment may be made under Section 6.2.1 (D)(7).

- e. Per Section 6.2.2 (H), the minimum amount of landscaping for any individual landscaping requirement is 20% of required amount.

New Comment: At least one canopy tree needs to be provided north of Building 3 to meet 20% minimum requirement (5 required, none provided).

- f. Perimeter buffers provided in accordance with Section 6.2.2(D) (3) are not calculated or provided.

New Comment: Need further justification as to why required canopy trees for east perimeter buffer (NW 59th Terrace side) cannot be met (13 trees required, 11 provided= 2 additional canopy trees needed).

***New Comment: There appears to be some opportunities for providing additional canopy trees along arterial frontage. Additional landscape islands could be provided to accommodate additional canopy trees. Please provide or provide further explanation/ justification as why canopy tree provision along arterial buffer cannot be provided.**

5. Section 6.6.3 – Residential Protection Standards

- a. Address Residential Protection Standards found in Section 6.6.3.

New Comment: Response letter indicates this response was provided on photometric sheet. The response was not located. Please provided analysis of proposed site plan with regards to the following:

- (1)Hours of operation and deliveries.** Hours of operation and deliveries.
- (2)Activities that generate potential adverse impacts.** Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
- (3)Placement of trash receptacles.** Placement of trash receptacles.
- (4)Loading and delivery area.** Location of loading and delivery areas.
- (5)Lighting.** Lighting location, intensity, and hours of illumination.
- (6)Placement of outdoor machines and activities.** Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7)Additional landscaping and buffering to mitigate adverse impacts.** Additional landscaping and buffering to mitigate adverse impacts.
- (8)Height restrictions.** Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9)Preservation of natural lighting and solar access.** Preservation of natural lighting and solar access.
- (10)Ventilation and control of odors and fumes.** Ventilation and control of odors and fumes.
- (11)Paving and parking areas.** Paving to control dust.
- (12)Placement or configuration of site design.** Placement or configuration of site design

- d. Please identify location and screening of any mechanical equipment such as HVAC equipment.

New Comment: Please verify through notation or architectural elevations that the HVAC equipment will be screened from view by parapet wall or other means.

- e. Delivery hours may be limited to mitigate aural impacts to residential areas.

New Comment: As a condition of site plan approval, deliveries by any vehicle with a Gross Vehicle Weight Rating greater than 22,000 pounds shall be limited to between 7:00 am and 7:00 pm on week days (Monday through Friday) and to between 8:00 am and 6:00 pm on weekend days (Saturday and Sunday).

6. Section 6.8- Design Standards for Business Uses

- b. Per Section 6.8.2 (A) (2) (b) (i), requires an offset at least ten feet in width and 2' in depth every thirty feet or that one of the offset alternatives have been provided. Please review span of Building 2 between control point 3 and 5 as it does not appear the minimum building massing requirement has been met. Unable to verify offset depths from elevations.

New Comment: Building massing requirements not met. There does not appear to be a projection or recess of at least two feet between points 3 and 5. This appears to also possibly apply to Building 1. Consider utilizing offset alternative as provided in Section 6.8.2 (A)(2)(b)(ii), such as façade color change use of pilasters, or roofline change with material change.

D. Fire Marshal/Public Services/Outside Engineering Review Comments

1. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue in an email dated July 17, 2019 (attached to this memo).

New Comment: Please see revised comments provided by Brian Green, Alachua County Fire Rescue in an email dated August 22, 2019 (attached).

2. The applicant must address the comments provided by Jay Brown, P.E., in a letter dated July 19, 2019 (attached to this memo).

New Comment: Comment letter is forthcoming and is anticipated to be delivered by outside review no later than Friday, August 23, 2019. These comments will be forwarded when received by the City.

3. The applicant must comply with all comments provided by the Public Services Department in a memo dated July 24, 2019 (attached to this memo).

New Comment: Please see revised comments from Public Services in a memo dated August 19, 2019 (attached).

4. The applicant must address the comments provided by Brian Kanely, P.E., Sr. Traffic Engineer, of Volkert, Inc. in an email dated July 16, 2019 (attached to this memo).

New Comment: Please see revised comments from Brian Kanely in an email dated August 12, 2019 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: August 19th, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Final Development Plans – Golf Plaza – Public Services Review

Public Services has reviewed the Golf Plaza (August 8th Submittal) Final Development Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Previous Submittal Comment</p> <p>Sheet C0.10 Water and Wastewater General Notes</p> <ul style="list-style-type: none">Modify Note 1 so it includes a reference to "City of Alachua, Department of Public Services, Requirements for Design and Construction, Potable Water, Reclaimed Water and Wastewater."Minor Comment, Note 13, change spelling to "CONTRACTOR". <p>Current Submittal Comment</p> <p>Approved</p>
2.	<p>Previous Submittal Comment</p> <p>Sheet C0.10 Electric Service General Notes</p> <ul style="list-style-type: none">It appears that someone other than "GRU Energy Delivery" is providing the electric design. Thus, please modify Note 2. <p>Current Submittal Comment</p> <p>Approved</p>

NO.	COMMENTS
	<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. 9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. <p>Current Submittal Comment</p> <p>The revised detail now shown on C 2.30 does not call out the trench width. Please add the dimensions called out on the above detail (2 feet 0 inches on either side of the pipe).</p> <p>Approved as Noted.</p>
6.	<p>Previous Submittal Comment</p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> • Inset CC: Item 7 is a 12- x 3-inch tap and wet valve. Inasmuch as 3-inch piping and fittings are not a Co.A standard, please replace with a 12- x 4-inch tap and wet valve. Please select downstream piping such that 3-inch piping is not installed. Please change fitting schedule. <p>Current Submittal Comment</p> <p>Approved</p>
7.	<p>Previous Submittal Comment</p> <p>Sheet C3.11</p> <ul style="list-style-type: none"> • Inset CC: Same comment as above. <p>Current Submittal Comment</p>

NO.	COMMENTS
	Approved
8.	<p>Previous Submittal Comment</p> <p>Sheets C3.10 and C3.11</p> <ul style="list-style-type: none"> Please show the existing easement on these two drawings. Also add note referencing this easement: namely, "Alachua County Clerk of the Court, Book 3866, Page 12". <p>Current Submittal Comment</p> <p>Approved</p>
9.	<p>Previous Submittal Comment</p> <p>Sheet E-1: Please modify Construction Notes on this Drawing as per Attachment L.</p> <p>Current Submittal Comment</p> <p>Approved</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

RE: Request for Independent Review of Traffic Study and Site Plan for The Golf Plaza (Alachua, FL)

From : Kanely, Brian <brian.kanely@volkert.com>

Mon, Aug 12, 2019 02:26 PM

Subject : RE: Request for Independent Review of Traffic Study and Site Plan for The Golf Plaza (Alachua, FL)

To : Adam Hall <ad_hall@cityofalachua.org>

Cc : Kathy Winburn <kwinburn@cityofalachua.org>

Adam:

I looked over the new info and have the following questions:

1. In the August 8th response from CHW, page 4, it is stated that the Shopping Center land use provides the best trip generation given the unknown commercial land uses and CHW is not proposing a change to the trip generation. However, on the site plan, page C1.10, proposed building #2 has a menu board and pickup window and shows a line of cars queueing in line, typical for a fast food restaurant. The obvious conclusion is the site plan anticipates a fast food restaurant as a component of the project. I do not see how the responses to the traffic study can state some of the uses are unknown when a fast food restaurant is shown on the site plan. My recommendation is the City either require the traffic study to account for a typical fast food restaurant (6,000 SF) or the site plan be modified to omit the fast food facility. I do not see how the petitioner can have it both ways; show a fast food facility on the site plan but ignore it in the traffic study.
2. In the August 8th response, it is stated that FDOT has approved the right in/right out driveway just south of the end of the taper for the southbound acceleration lane on US 441 for traffic exiting Turkey Creek. I recommend that you request FDOT to send you a copy of their response/approval pertaining to the right in/right out driveway. This will provide the ability for you to respond to any citizen/commission inquiries concerning the justification/approval/safety of this driveway.
3. With respect to NW 59th Terrace, does a width of 22 feet meet city standards?
4. On page 16 of the traffic study, the box for SBLTR is shaded red, indicating the deficiency occurs to added project trips. There are no SB added trips. The wrong box appears to be shaded red by mistake.

Except for the above, the remainder of the traffic study and site plan are acceptable.

Let me know how you want to deal with the trip generation/fast food facility. I will hold off on a final letter until that item is resolved.

Contact me if questions.

Thanks.

Brian

**Brian Kanely, P.E.
Sr. Traffic Engineer**

Volkert, Inc.
3501 S Main Street, Suite 2
Gainesville, FL 32601
352-240-7459 - Direct Line
352-372-9594 x3006
Cell: 352-262-3580

brian.kanely@volkert.com

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From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Thursday, August 8, 2019 5:40 PM

To: Kanely, Brian <brian.kanely@volkert.com>

Cc: Kathy Winburn <kwinburn@cityofalachua.org>

Subject: Re: Request for Independent Review of Traffic Study and Site Plan for The Golf Plaza (Alachua, FL)

Brian:

The City has received a revised application, including an updated traffic study, for the Golf Plaza site plan application. I have attached the applicant's response letter and the autoturn exhibit.

RE: Request for Review: Golf Plaza Site Plan

From : Brian Green <bgreen@AlachuaCounty.US>
Subject : RE: Request for Review: Golf Plaza Site Plan
To : Adam Hall <ad_hall@cityofalachua.org>

Thu, Aug 22, 2019 10:42 AM

 7 attachments

Adam,

I have not located all fire hydrants the full scale plan.

**Brian Green**

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



From: Adam Hall <ad_hall@cityofalachua.org>

Sent: Monday, August 12, 2019 9:11 AM

To: Brian Green <bgreen@AlachuaCounty.US>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Adam Boukari <aboukari@cityofalachua.org>; Winburn, Kathy <kwinburn@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; Keith Bennett <ke_bennett@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Harry Dillard <hdillard@cityofalachua.org>

Subject: Request for Review: Golf Plaza Site Plan

DRT Members:

The Planning Department has received a revised application for a Site Plan from CHW, Inc. The application proposes the construction of 9,880 square feet of retail space, 7,800 square feet of office space, and 8,320 square feet of restaurant space in three proposed buildings located on a 8.24 acre subject property (Parcel Nos. 05900-004-001 through 05900-004-010). The subject property is located southeast of the intersection of US Highway 441 and Turkey Creek Boulevard.

Initial Application Submittal: [June 27, 2019](#)Staff DRT was held: [July 22, 2019](#)Applicant DRT was held: [July 24, 2019](#)Submittal 2: [August 8, 2019](#)

Future DRT meetings are not anticipated, but if required the DRT will be notified.

Please review the application and provide any comments in writing no later than [12 PM on Thursday, August 22, 2019](#).

Plans are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Golf Plaza SP\Submittals\2019_08_08

The plans are also accessible by following this link: [LINK TO APPLICATION MATERIALS](#)A direct link to the FIRE FLOW information can be found here: [LINK TO FIRE FLOW CALCULATIONS](#)

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

Thank you,

--

Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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This message has been scanned for viruses and

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: The Golf Plaza

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Daniel Young, P.E., CHW, Inc.

PROPERTY OWNER: Natural Valley Harvest, Ltd.

DRT MEETING DATE: July 24, 2019

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial/Moderate Density Residential

ZONING: PUD

OVERLAY: N/A

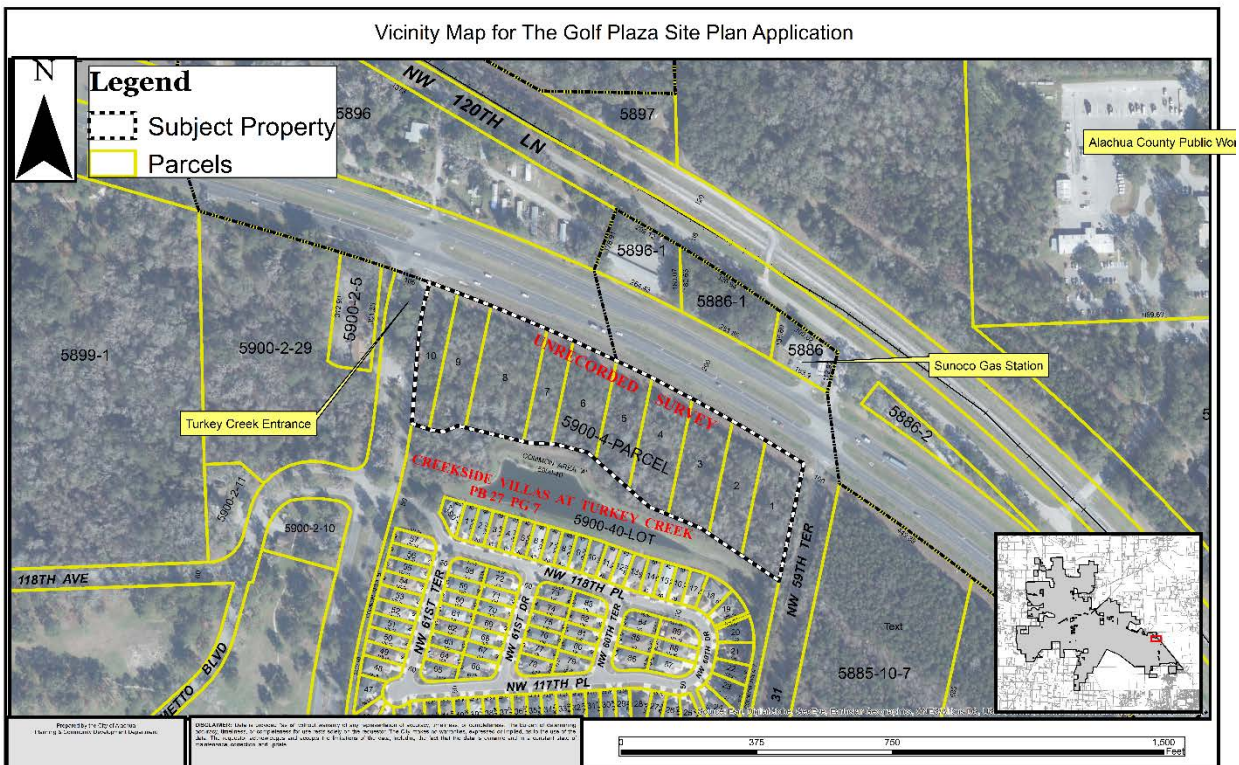
DEVELOPMENT AREA ACREAGE: ± 8.24 acres

PARCEL: 05900-004-001, 05900-004-002,...05900-004-010

PROJECT LOCATION: South of US Highway 441 between NW 59th Terrace and Turkey Creek Boulevard

PROJECT SUMMARY: A request for a Site plan for three new buildings consisting of 7,800sf office space, 8,320 sf restaurant space, and 9,880 sf retail space with associated paving, grading, landscaping, and utility infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Wednesday, August 7, 2019.**



Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

A. Comprehensive Plan Consistency

1. Future Land Use Element, Policy 1.3.d.1- See attached review comments from Brian Kanely, P.E., Sr. Traffic Engineer, of Volkert, Inc.
2. Conservation and Open Space Element, Policy 1.10.g: Please show wetland delineation on geometry/ development and tree removal plan demonstrating that the average setback is 75' with a minimum of 50' from wetland boundary.

B. Concurrency Impact Analysis

1. Traffic Study appears to report a higher average daily trip count than provided in concurrency report. Please address.
2. If a drive-through restaurant is proposed please include in trip calculations.
3. Water and sewer impact analysis states that impact will be "3,900 gallons per year". Please verify as this appears this should be 3,900 gallons per day.

C. Development Standards

1. Section 6.1, Parking and Loading Standards
 - a. If drive through facility is being proposed, please illustrate location of order box and pick up window and demonstrate that auto stacking requirements of Section 6.1.8 (A) and Section 6.1.8 (B)(2) have been met.
 - b. Illustrate location and dimensions of loading zone as required by Section 6.1.5 (C).
2. Section 6.2- Tree protection/landscape/xeriscape standards
 - a. 142 regulated trees identified as proposed to be removed. Are split trunks being considered as one tree?
 - b. Trees provided for mitigation cannot also be used to meet the other landscape requirements. However, Section 6.2.1 (D)(4)(b) states that the up to 25% of the trees provided for landscaping may also be counted towards trees required for mitigation. Please denote on the landscape plans, which trees are being used to meet both landscaping and mitigation trees and those trees being provided solely to meet mitigation.
 - c. No calculation for tree credits has been provided.
 - d. Additional reduction in required landscaping may be possible through provision of natural wooded open space area. See Section 6.2.2 (D) (6) for more information.
 - e. Per Section 6.2.2 (H), the minimum amount of landscaping for any individual landscaping requirement is 20% of required amount.
 - f. Perimeter buffers provided in accordance with Section 6.2.2(D) (3) are not calculated or provided.
3. Section 6.3- Fencing Standards
 - a. Provide additional information (in form of cross section, detail, or note) demonstrating compliance with Section 6.3.3 (B) for retaining wall.
4. Section 6.4- Exterior lighting Standards

- a. Verify light mounting height for lights next to retaining wall.
- b. See Compliance with Zoning Ordinance regarding pedestrian scale lighting.
- 5. Section 6.6.3 – Residential Protection Standards
 - a. Address Residential Protection Standards found in Section 6.6.3.
 - b. If drive through restaurant is being proposed, additional screening (wall or vegetation) may be required along affected buffer.
 - c. Please identify any outdoor seating areas.
 - d. Please identify location and screening of any mechanical equipment such as HVAC equipment.
 - e. Delivery hours may be limited to mitigate aural impacts to residential areas
- 6. Section 6.8- Design Standards for Business Uses
 - a. Please provide glazing calculations for each façade of all buildings proposed.
 - b. Per Section 6.8.2 (A) (2) (b) (i), requires an offset at least ten feet in width and 2' in depth every thirty feet or that one of the offset alternatives have been provided. Please review span of Building 2 between control point 3 and 5 as it does not appear the minimum building massing requirement has been met. Unable to verify offset depths from elevations.
- 7. Section 6.9- Environmental protection Standards
 - a. Please verify compliance with Section 6.9.3. (C)(3), regarding stormwater discharge into surface water bodies.

D. Fire Marshal/Public Services/Outside Engineering Review Comments

- 1. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue in an email dated July 17, 2019 (attached to this memo).
- 2. The applicant must address the comments provided by Jay Brown, P.E., in a letter dated July 19, 2019 (attached to this memo).
- 3. The applicant must comply with all comments provided by the Public Services Department in a memo dated July 24, 2019 (attached to this memo).
- 4. The applicant must address the comments provided by Brian Kanely, P.E., Sr. Traffic Engineer, of Volkert, Inc. in an email dated July 16, 2019 (attached to this memo).

E. Compliance with Other Laws and Ordinances

- 1. Section 2, Finding 10, of Ordinance 05-07 (attached) states that the lighting shall be provided at a pedestrian scale. The proposed lighting has a mounting height of 25'. Pedestrian scale lighting is generally considered to be lighting with a mounting height less than 16'.

F. Miscellaneous/General Issues

- 1. Will telecomm lines along US Highway 441 frontage be raised? They appear to be relatively low, which may be damaged by larger trucks/ emergency vehicles.
- 2. "XX Zoning" referred to on site plan cover sheet should be updated to reflect PUD zoning district.
- 3. Sheet C0.10, General Note 14 is not applicable.
- 4. Sheet C0.10, General Note 25 should reference FDOT and/or the City of Alachua Public Services Department.
- 5. Paving and Grading General Note 8 should reference City of Alachua Public Services.
- 6. HC pavement marking detail on Sheet C1.20 is not legible (dark).

7. While reviewed under separate permit, the potential monument sign location appears to be close to electrical facilities. See Section 6.5.4(D).

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 WEDNESDAY, AUGUST 7, 2019.

RE: Golf Plaza Site Plan Application - Request for Review by Development Review Team

From : Brian Green <bgreen@AlachuaCounty.US> Wed, Jul 17, 2019 04:57 PM
Subject : RE: Golf Plaza Site Plan Application - Request for Review by Development Review Team 📎 7 attachments
To : Adam Hall <ad_hall@cityofalachua.org>

Adam,

As we discussed, Fire hydrants are required within 500 feet of the remote corner of any building. Additional fire hydrant are needed.

**Brian Green**

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



From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Wednesday, July 17, 2019 1:26 PM
To: Brian Green <bgreen@AlachuaCounty.US>
Subject: Fwd: Golf Plaza Site Plan Application - Request for Review by Development Review Team

Brian:

I was checking to see if you had had a chance to take a look at this yet? It is the commercial development (3 retail/office/ restaurant buildings) proposed for the area in front of Turkey Creek on 441. The fire flow appears to be OK, but I only see one fire hydrant, which is on NW 59th Terrace and not one directly in front of the other two buildings. Another potential issue that you may want to investigate as well is the low hanging wires at entries to site. [LINK to Streetview](#). I would wager they are just TV/Telecom lines, but still probably wouldn't want to rip them down each time a fire truck pulled in.

Please let me know if you have any questions or comments.

Thanks,

Adam Hall
City of Alachua

From: "Adam Hall" <ad_hall@cityofalachua.org>
To: "Brian Green" <bgreen@AlachuaCounty.US>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Adam Boukari" <aboukari@cityofalachua.org>, "Kathy Winburn" <kwinburn@cityofalachua.org>, "Justin Tabor" <jtabor@cityofalachua.org>, "Keith Bennett" <ke_bennett@cityofalachua.org>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "William DaRoza" <wi_daroza@cityofalachua.org>
Cc: "Kenya Curtis" <ke_curtis@cityofalachua.org>
Sent: Tuesday, July 2, 2019 5:54:11 PM
Subject: Golf Plaza Site Plan Application - Request for Review by Development Review Team

DRT Members:

The Planning Department has received an application for a Site Plan from CHW, Inc. The application proposes the construction of 9,880 square feet of retail space, 7,800 square feet of office space, and 8,320 square feet of restaurant space in three proposed buildings located on a 8.24 acre subject property (Parcel Nos. 05900-004-001

RE: Request for Independent Review of Traffic Study and Site Plan for The Golf Plaza (Alachua, FL)

From : Kanely, Brian <brian.kanely@volkert.com> Tue, Jul 16, 2019 01:08 PM
Subject : RE: Request for Independent Review of Traffic Study and Site Plan for The Golf Plaza (Alachua, FL) 📎 1 attachment
To : Adam Hall <ad_hall@cityofalachua.org>
Cc : Kathy Winburn <kwinburn@cityofalachua.org>

Adam:

My initial comments on the Golf Plaza Traffic Study and Site Plan are as follows:

Traffic Study:

1. The trip generation numbers need to be modified to reflect what the development anticipates with respect to actual land uses.
 - a. In the attachment, I show three different scenarios with significantly different total trips. Given the range of total trips, the attachment demonstrates the need to accurately list potential land uses.
 - b. The ITE trip generation land use codes need be included in the Appendix for reference.
2. With the change to the total trips, the Traffic Study will need to be reworked to reflect the new total trips generated. This may/may not change the Study conclusions.
3. Once the new Study is submitted, I will review it.

Site Plan:

1. The right in/right out driveway on US 441 should be changed to a right out only driveway. This driveway is approximately 150 feet south of the end of the acceleration lane taper for southbound traffic exiting Turkey Creek Blvd and merging into mainline southbound US 441 traffic at highway speeds of 55+ MPH. At 60 MPH (88 Ft./sec), this provides less than 2 seconds for southbound traffic from Turkey Creek to maneuver and respond to a vehicle slowing down to enter the project site. Plus, SB traffic from Turkey Creek will be focused on merging into the SB mainline US 441 traffic and not anticipating a vehicle slowing down to turn into the project driveway.
2. The right out driveway should be constructed so an emergency vehicle could enter the driveway if the need arose. Using the appropriate curbing for the driveway could address this design issue.
3. The driveway on the south side of the building with the drive thru window is 15 feet wide. If the intent is to allow vehicles to pass other vehicles this driveway should be several feet wider. Are only drive thru customers to use this driveway? If yes, need signage.
4. Recommend the enter/exit driveway on 59th Terrace have 15 foot lanes and taper to 24 foot lanes at the start of the parking lot. The appropriate width should be confirmed by auto-turn plots.
5. The majority of traffic exiting the fast food drive thru window and headed SB on US 441 would use the right out only driveway. The distribution for traffic exiting the project site needs to reflect this. The Study should contain a table showing for each land use the traffic volumes that will exit the right only driveway and the 59th Terrace driveway.

-
NW 59th Terrace (City of Alachua maintained roadway).

1. With the right out only driveway, all SB entering traffic will use NW 59th Terrace. A SB right turn lane on US 441 into NW 59th Terrace needs to be examined in the Traffic Study.
2. The Traffic Study does not discuss improvements to NW 59th Terrace. I paced the width of 59th Terrace this morning at 21/22 feet. Auto turn plots need to be prepared to determine the appropriate width of NW 59th Terrace from US 441 to the entrance/exit driveway. The existing roadway width is not adequate.
3. The City of Alachua and CHW need to agree on the appropriate design vehicle for the on and off site improvements (fire tower truck, FDOT standard design vehicle, etc.).
4. The Traffic Study should address whether or not an acceleration lane is needed for traffic exiting NW 59th Terrace and headed SB on US 441.
5. Show on site plan that NW 59th Terrace is a City of Alachua roadway.

-
These are my preliminary comments at this time.

The updated Traffic Study and site plan will need to be reviewed when it is resubmitted.

Please contact me is questions.

Brian

Brian Kanely, P.E.
Sr. Traffic Engineer
Volkert, Inc.

The Golf Plaza Trip Generation Rates

Traffic Study (from ITE Trip Gen. 10th Edition)

Land Use	ITE LU Code	Variable	Quantity	Average Rate	Daily Trips
Gen. Office Bldg.	710	SF x(1000)	7.8	?	89
Shopping Ctr.	820	SF x(1000)	17.8	?	1,859

Total Project Daily Trips: 1,948

Revised Trip Generation using 10th Edition for Shopping Center

Land Use	ITE LU Code	Variable	Quantity	Average Rate	Daily Trips
Gen. Office Bldg.	710	SF x(1000)	7.8	11.41	89
Shopping Ctr.	820	SF x(1000)	17.8	37.75	672

Total Project Daily Trips: 761

Trip Generation Using 6,000 SF Drive Thru Restaurant

Land Use	ITE LU Code	Variable	Quantity	Average Rate	Daily Trips
Gen. Office Bldg.	710	SF x(1000)	7.8	11.41	89
Fast Food with Drive-Thru Window Restaurant	934	SF x(1000)	6.0	496.12	2,977
Specialty Ret. Ctr.	814	SF x(1000)	11.8	44.32	523

Total Project Daily Trips: 3,589

City Of Alachua

ORDINANCE 05 – 07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE REZONING OF A CERTAIN 27.7 CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION REQUEST BY CAUSSEAU AND ELLINGTON, INC. AND DURATION BUILDERS, AGENTS FOR MULTI-INVESTOR TRUST A-1, B-2, C-3, D-4, E-5, F-6, G-7, H-8, I-9, J-10, OWNERS; PROVIDING FOR AN AMENDMENT TO A PUD (PLANNED UNIT DEVELOPMENT) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA; (TAX PARCEL #05900-004-001 THROUGH 05900-004-010); PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a rezoning, as described below, to the Official Zoning Atlas, has been filed with the City; and,

WHEREAS, notice was provided to property owners pursuant to Chapter 166.041(3)(c)1, Florida Statutes; and,

WHEREAS, the Planning and Zoning Board held a public hearing on October 14, 2004, continued to November 9, 2004 with public notice having been provided in the Gainesville Sun, on the amendment, and at the public hearing, the Planning and Zoning Board reviewed and considered all comments received during the public hearing concerning the application and made recommendations to the City Commission; and,

WHEREAS, the City Commission, held the required public hearings on November 15, 2004, continued to December 6, 2004, continued to December 20, 2004, continued to March 07, 2005 and March 21, 2005 with public notice having been provided in the Gainesville Sun and Alachua County Today, on the application for the amendment, and at the public hearing, the City Commission reviewed and considered all comments received including the recommendations of the Planning and Zoning Board; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be compatible with the City of Alachua Comprehensive Plan and Land Development Regulations and Turkey Creek Development of Regional Impact ; and,

WHEREAS, the City Commission has determined and found that approval of said application for the amendment would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA

Section 1. Planned Unit Development Amendment

The Official Zoning Atlas designation of Planned Unit Development for the subject parcels is hereby amended to implement conditions for development and a PUD master plan on Tax parcel #05900-004-001 through 05900-004-010 in accordance with the legal description found in Exhibit A attached hereto.

Section 2. Findings

1. The City Commission finds that the proposed amendment to the Official Zoning Atlas is consistent with the City of Alachua Comprehensive Plan.
2. The PUD shall be conditioned as follows:

- 1) Residential building standards will apply as follows:

Minimum Lot Size	4,000 sq. ft.
Minimum Lot Width at building line	40 ft.
Minimum Setback requirements:	
<i>Front</i>	20 ft.
<i>Side Interior</i>	3 ft. for each yard
<i>Side Street</i>	7.5 ft.
<i>Rear</i>	7.5 ft.
Maximum Building Height	35 ft.

- 2) Site area breakdown will apply as follows:

Proposed Land Uses:	Acres	Percent of 26-acre total
<i>Residential</i>	9.6	37
<i>Commercial</i>	1.7	7
<i>Wetlands</i>	1.3	5
<i>Wetlands Buffer</i>	3.0	12
<i>Right-of-Way</i>	5.4	21
<i>Common Open Space</i>	8.1	31
<i>Gross Density (90 dwelling units/26 acres)</i>		3.46
<i>Floor Area Ratio</i>		0.24

- 3) Maximum residential density of 90 units.
- 4) Maximum commercial size of 72,400 square feet.
- 5) Shall conform to sign regulations stipulated in Section 4.2 of the City of Alachua's Land Development Regulations for the construction of all site signs.
- 6) Accessory uses and structures, constructed on the proposed project will be in keeping with the character of the district (Section 4.18.3.2).
- 7) Homeowners association may be created to maintain common open space area, which will be privately owned by the association.
- 8) Any requests for PUD revisions shall be supported by a written statement and by revised plans demonstrating the reasons for the revisions consistent with the LDR Section 4.18.8.
- 9) Retail sales and services will be consistent with those uses described in the Application for Development Approval of the Turkey Creek Development of Regional Impact.
- 10) The site will be divided into two distinct sections, residential and commercial, and will provide sound and light buffering to protect the residential character. Lighting shall be provided at a pedestrian scale.
- 11) The PUD designed to be residential and commercial development will be internally compatible and functional. Units of similar size and density must be clustered together.
- 12) The PUD may include pedestrian connections from the residential district to the commercial district. Sidewalks, meeting the requirement for the security of Turkey Creek, may be constructed along Turkey Creek Boulevard and along the section of NW 59th Terrace, adjacent to the site, and serve as a link between homes and open spaces.
- 13) All of the roadways will provide suitable transportation arteries and will be constructed and scaled to provide safety for pedestrians. The alignment of the roadways shown on the master plan may be adjusted slightly to accommodate vehicles and pedestrian safety.
- 14) The access to the commercial development will be at two points of ingress/egress. One on US Highway 441 one on NW 59th Terrace as shown on the master plan. An ingress/egress on Turkey Creek Boulevard may be constructed in the future, without amendment to the PD, if an access point is granted or requested by the Turkey Creek Master Homeowners Association.

15) The off-street parking shall meet the requirements specified for the uses found in the District Regulations and Section 4.2 of the City of Alachua Land Development Regulations. Shared parking and the use of pervious surfaces shall be utilized.

16) The development's perimeter will be landscaped in accordance to the spirit and intent of 4.2.11. Particular attention shall be paid to landscaping and buffering along US Highway 441.

17) Housing will be screened from surrounding roadways and commercial uses using landscape elements and buffer elements.

18) There will be permanently screened landscaped buffer areas located at those portions of the site that are adjacent to street and around perimeter.

19) Commercial buildings visible from US Highway 441 will be designed to maintain aesthetic design principles consistent with surrounding properties. Building shall be designed so that the "back" of the buildings shall not face US Highway 441. In instances where, due to design, the "back" of a building must face US 441, it shall be designed with a façade that is consistent with the public façade.

20) Business uses that are located adjacent to existing residential development or vacant land in residential districts, shall turn off exterior lighting during non-operating hours, except lighting that is necessary for security purposes. The public and business uses may activate on-site by-motion sensor devices for emergency purposes.

21) Wall-mounted lights shall have fully shielded luminaires (such as shoebox or canstyle fixtures) to direct all light downward, and to prevent the light source from being visible from any adjacent residential development, vacant land in a residential district, or public street. Wallpack lights visible from any location off of the site are prohibited.

22) No light sources shall be directed outward toward property boundaries or adjacent rights-of-way.

23) No light source shall directly illuminate facades of buildings visible from adjacent residential development.

24) Lighting of nonresidential development in all residential districts shall be directed downward, except for low-voltage architectural lighting.

25) Architectural, landscape, and decorative lighting used to illuminate flags, statues, or any other objects shall use a narrowly directed light whose light source is not visible from adjacent residential lands or public streets.

26) A common sign plan shall be developed as a part of the final development plan.

27) If mutually agreeable, the developer and the Turkey Creek Master Home Owners Association may enter into an easement agreement that provides emergency egress from Turkey Creek Boulevard through the residential district of the development to NW 59th Terrace, without further amendment to the Planned Development. Removable devices, may be utilized for security, to prohibit access from the general public to the development.

28) The developer shall pave, or cause to have paved, the portion of NW 59th Terrace from US 441 along the extent of the commercial portion of the property. This project shall also include any drainage projects as a result of paving. Consideration may be given to paving NW 59th Terrace south of the creek to the emergency exit.

29) During the course of the designing and permitting of the stormwater management facilities for the project and NW 59th Terrace, particular consideration and attention shall be given to correcting flooding problems within the scope of the project site. Development shall not contribute to or cause off-site flooding.

- 3) The development shall comply with the PUD master plan, attached hereto as Exhibit B. Minor variations, such as shifts in lot and road alignment, may occur. If there are minor deviations in the master plan, a revised plan will be submitted for the City's records.
- 4) The residential portions of the PUD will be required to submit construction plans and final plat documents, in accordance with the Subdivision Regulations, and receive approval of the plat prior to the commencement of any site work or construction. The commercial portions of the PUD will be

required to submit site plan documents, in accordance with the City of Alachua Land Development Regulations, and receive approval prior to the commencement of any site work or construction.

Section 3. Effective Date.

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 7th day of March 2005.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 21st day of March 2005.


**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**



Jean B. Calderwood

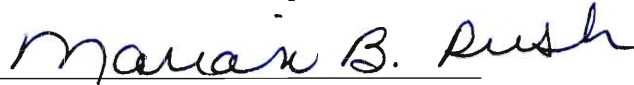
Mayor

ATTEST:



Clovis Watson, Jr. MPA
City Manager

APPROVED AS TO FORM:



Marian Rush, City Attorney

July 19, 2019

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

Re: Golf Plaza - Development Plan Engineering Review

Dear Mr. Hall:

As you requested, we have reviewed the Golf Plaza Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 06-27-2019. Our review generated the following comments and recommendations that are outlined below.

General Notes

1. In the title block, the project name is spelled “Gulf Plaza” rather than “Golf Plaza” as stated on the cover sheet.

Sheet C0.00

1. On item 2 – Minimum Building/Yard Setbacks, the setbacks have not been filled out. Please update.

Sheet C0.10

1. Item 1 references a Topographic Survey performed on February 5, 2010. The provided survey was completed on April 15, 2019.

Sheet C0.21

1. The SWPP legend shows the symbol for tree barricade; however this tree barricade is not called out on the plan.
2. The Silt Fence callout on the north side of the property does not line up with the Silt Fence line type in some areas. Please revise
3. The Silt Fence and Tree Protection details are located on Sheet C2.30. The legend states to “refer to C0.22 for SWPP details.” Please revise.
4. No detail is provided for the outflow protection.

Sheet C0.22

1. There is both outflow and inflow protection called out for S-14. Only inflow protection is required here.

Sheet C0.30

1. Proposed pavement markings should be turned off for this sheet.
2. The 19" pine near the southeast limits of the tree barricade is marked for removal however appears to be on the south side of the tree barricade fencing. Please move the tree barricade slightly further south if this tree is to be removed.
3. The legend calls out a hatch to be used for "existing improvements to be removed." This hatch does not appear to be used anywhere on the sheet.
4. Please provide a callout for the tree barricade fencing.

Sheet C0.31

1. Proposed pavement markings should be turned off for this sheet.
2. The legend calls out a hatch to be used for "existing improvements to be removed." This hatch does not appear to be used anywhere on the sheet.
3. Please provide a callout for the tree barricade fencing.

Sheet C1.10

1. Suggest labeling each building on this sheet.

Sheet C1.11

1. Suggest labeling each building on this sheet.

Sheet C1.20

1. Please provide a north arrow and graphic scale for this sheet.
2. The FDOT index 711 callout is placed on a black hatch and is very difficult to read. Please revise.
3. Callout the curb cut ramp on each building.
4. Detectable warning pads will be required at the bottom of each curb cut ramp. Please add these to each ramp and provide an FDOT callout.
5. The elevations on the east side of the Building 1 viewport are not visible.
6. The east sidewalk in front of Building 3 calls for nearly a 1 foot drop from the sidewalk to the parking lot. Please revise.

Sheet C2.10

1. Suggest labeling Buildings 1 and 2 on this sheet.
2. Label the retaining wall and provide note specifying where the details are located.
3. Provide a callout in front of the buildings specifying to see the detailed grading on Sheet C1.20.
4. Coordinate with the FDOT on whether a swale with positive runoff slope to the west from S-12 is required. We recommend this improvement.

Sheet C2.10

1. Suggest labeling Building 3 on this sheet.
2. Suggest labeling the erosion control pad on this sheet.
3. The basin labels appear to be incorrect on the north side of the basin.
4. Cross Section B-B should be drawn perpendicular to the slope.

5. Label the back slope and provide callout to denote it to be sodded.
6. Design and label a swale from S-21 for positive slope away from S-21.
7. Provide a callout to sod and pin all back slopes at 3:1 or steeper on the Cross Section B-B detail.

Sheet C3.10

1. No south invert is provided for the Sanitary Sewer Manhole located north of Building 1, yet there is a pipe that is shown to have a south invert.
2. Provide typical note about the connection to existing 8" PVC water main with fitting.
3. No fire hydrants are called out on the water main. A fire hydrant is required within 500 ft. from each building, as the truck travels.

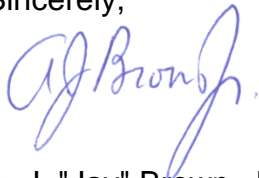
Sheet C3.11

1. No fire hydrants are called out on the water main. A fire hydrant is required within 500' from the building, as the truck travels.

SUR 1

1. Many of the items and line types presented on the legend are not located on the survey. Please remove.
2. There are several unidentified hatched rectangles located on this sheet. Please provide a callout for these or remove.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. J. Brown, Jr.", is positioned above the printed name.

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

Cc: Daniel Young, CHW



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: July 24, 2019

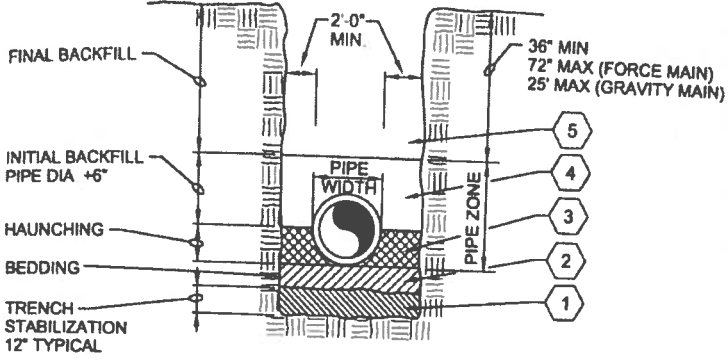
TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

RE: Final Development Plans – Golf Plaza – Public Services Review

Public Services has reviewed the Golf Plaza (June 27 Submittal) Final Development Plans and offer the following comments. Review was specific to the Public Services Utilities. Overall submittal rating is **Revise and Resubmit**.

NO.	COMMENTS
1.	Sheet C0.10 Water and Wastewater General Notes <ul style="list-style-type: none">Modify Note 1 so it includes a reference to "City of Alachua, Department of Public Services, Requirements for Design and Construction, Potable Water, Reclaimed Water and Wastewater."Minor Comment, Note 13, change spelling to "CONTRACTOR".
2.	Sheet C0.10 Electric Service General Notes <ul style="list-style-type: none">It appears that someone other than "GRU Energy Delivery" is providing the electric design. Thus, please modify Note 2.
3.	Sheet C0.11 Wastewater Legend <ul style="list-style-type: none">Existing gravity wastewater mains are called out as "SS". Please call out on the abbreviation list
4.	Sheet C2.30 <ul style="list-style-type: none">Suggest that a detail be added for a cleanout.Suggest that a detail be added for a PRZ Backflow Preventer.

NO.	COMMENTS
5.	<p>CoA Standard Detail 420 is need of revision. The CoA plans to update this detail in the soon-to-be-revised Design and Construction Manual. In the interim, please replace the detail as shown below. (Note: CHW may have already revised this detail in a previous project.)</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. HAUNCHING 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. 9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

NO.	COMMENTS
6.	Sheet C3.10 <ul style="list-style-type: none"> Inset CC: Item 7 is a 12- x 3-inch tap and wet valve. Inasmuch as 3-inch piping and fittings are not a CoA standard, please replace with a 12- x 4-inch tap and wet valve. Please select downstream piping such that 3-inch piping is not installed. Please change fitting schedule.
7.	Sheet C3.11 <ul style="list-style-type: none"> Inset CC: Same comment as above.
8.	Sheets C3.10 and C3.11 <ul style="list-style-type: none"> Please show the existing easement on these two drawings. Also add note referencing this easement: namely, "Alachua County Clerk of the Court, Book 3866, Page 12".
10.	Sheet E-1: Please modify Construction Notes on this Drawing as per Attachment 1.
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

ATTACHMENT 1

SUGGESTED MODIFICATIONS TO CONSTRUCTION NOTES ON DRAWING E-1

SCOPE OF PROJECT: AT NO COST TO THE CITY, THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. CONTRACTOR SHALL FURNISH THE FOLLOWING PRODUCTS: ALL PRIMARY CABLES, ALL SECONDARY CABLES, ALL TRANSFORMERS AND MAKE-UP MATERIALS. THE CITY OF ALACHUA WILL ORDER THESE PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR . ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, SECONDARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY THE CITY OF ALACHUA WILL BE BACKCHARGED TO THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.1 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT THE START OF THE PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB CONTRACTOR, THE ENGINEER OF RECORD, THE CITY OF ALACHUA PROJECT MANAGER AND CITY OF ALACHUA ELECTRICAL STAFF.

City of Alachua

Development Review Team (DRT) Meeting

well 7.5

Meeting Date: July 24, 2019 (Applicant)

PLEASE PRINT CLEARLY

[illegible]



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 2, 2019

Daniel Young, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to daniely@chw-inc.com

**RE: Conditional Application Acceptance for The Golf Plaza Site Plan –
Parcel Nos. 05900-004-001 through 05900-004-010**

Dear Mr Young:

On June 27, 2019 the City of Alachua received your site plan application for the Golf Plaza project, which proposes the construction of 9,880 square feet of retail space, 7,800 square feet of office space, and 8,320 square feet of restaurant space in three proposed buildings located on a 8.24 acre subject property (Parcel Nos. 05900-004-001 through 05900-004-010).

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 application is complete, conditional upon submission of certain information found below. This information must be submitted not later than 5 PM on July 8, 2019.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Mailing Labels
 - a. Submitted mailing labels appear to not include 24 parcels located within 400' of the subject property. Please provide updated mailing labels that include the following parcels:

Tax Parcel Numbers

05900-040-022	05900-040-073
05900-040-023	05900-040-074
05900-040-024	05900-040-075
05900-040-025	05900-040-081
05900-040-026	05900-040-082
05900-040-028	05900-040-083
05900-040-055	05900-040-085
05900-040-056	05900-040-087
05900-040-057	05900-040-088
05900-040-058	05900-040-089
05900-040-059	92060-503-901
05900-040-072	05900-002-010

2. Submission of traffic study is required. The City will consult with outside traffic engineering consultant for review of study.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City Of Alachua

ORDINANCE 05 – 07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE REZONING OF A CERTAIN 27.7 CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION REQUEST BY CAUSSEAU AND ELLINGTON, INC. AND DURATION BUILDERS, AGENTS FOR MULTI-INVESTOR TRUST A-1, B-2, C-3, D-4, E-5, F-6, G-7, H-8, I-9, J-10, OWNERS; PROVIDING FOR AN AMENDMENT TO A PUD (PLANNED UNIT DEVELOPMENT) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA; (TAX PARCEL #05900-004-001 THROUGH 05900-004-010); PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a rezoning, as described below, to the Official Zoning Atlas, has been filed with the City; and,

WHEREAS, notice was provided to property owners pursuant to Chapter 166.041(3)(c)1, Florida Statutes; and,

WHEREAS, the Planning and Zoning Board held a public hearing on October 14, 2004, continued to November 9, 2004 with public notice having been provided in the Gainesville Sun, on the amendment, and at the public hearing, the Planning and Zoning Board reviewed and considered all comments received during the public hearing concerning the application and made recommendations to the City Commission; and,

WHEREAS, the City Commission, held the required public hearings on November 15, 2004, continued to December 6, 2004, continued to December 20, 2004, continued to March 07, 2005 and March 21, 2005 with public notice having been provided in the Gainesville Sun and Alachua County Today, on the application for the amendment, and at the public hearing, the City Commission reviewed and considered all comments received including the recommendations of the Planning and Zoning Board; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be compatible with the City of Alachua Comprehensive Plan and Land Development Regulations and Turkey Creek Development of Regional Impact ; and,

WHEREAS, the City Commission has determined and found that approval of said application for the amendment would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA

Section 1. Planned Unit Development Amendment

The Official Zoning Atlas designation of Planned Unit Development for the subject parcels is hereby amended to implement conditions for development and a PUD master plan on Tax parcel #05900-004-001 through 05900-004-010 in accordance with the legal description found in Exhibit A attached hereto.

Section 2. Findings

1. The City Commission finds that the proposed amendment to the Official Zoning Atlas is consistent with the City of Alachua Comprehensive Plan.
2. The PUD shall be conditioned as follows:

- 1) Residential building standards will apply as follows:

Minimum Lot Size	4,000 sq. ft.
Minimum Lot Width at building line	40 ft.
Minimum Setback requirements:	
<i>Front</i>	20 ft.
<i>Side Interior</i>	3 ft. for each yard
<i>Side Street</i>	7.5 ft.
<i>Rear</i>	7.5 ft.
Maximum Building Height	35 ft.

- 2) Site area breakdown will apply as follows:

Proposed Land Uses:	Acres	Percent of 26-acre total
<i>Residential</i>	9.6	37
<i>Commercial</i>	1.7	7
<i>Wetlands</i>	1.3	5
<i>Wetlands Buffer</i>	3.0	12
<i>Right-of-Way</i>	5.4	21
<i>Common Open Space</i>	8.1	31
<i>Gross Density (90 dwelling units/26 acres)</i>		3.46
<i>Floor Area Ratio</i>		0.24

- 3) Maximum residential density of 90 units.
- 4) Maximum commercial size of 72,400 square feet.
- 5) Shall conform to sign regulations stipulated in Section 4.2 of the City of Alachua's Land Development Regulations for the construction of all site signs.
- 6) Accessory uses and structures, constructed on the proposed project will be in keeping with the character of the district (Section 4.18.3.2).
- 7) Homeowners association may be created to maintain common open space area, which will be privately owned by the association.
- 8) Any requests for PUD revisions shall be supported by a written statement and by revised plans demonstrating the reasons for the revisions consistent with the LDR Section 4.18.8.
- 9) Retail sales and services will be consistent with those uses described in the Application for Development Approval of the Turkey Creek Development of Regional Impact.
- 10) The site will be divided into two distinct sections, residential and commercial, and will provide sound and light buffering to protect the residential character. Lighting shall be provided at a pedestrian scale.
- 11) The PUD designed to be residential and commercial development will be internally compatible and functional. Units of similar size and density must be clustered together.
- 12) The PUD may include pedestrian connections from the residential district to the commercial district. Sidewalks, meeting the requirement for the security of Turkey Creek, may be constructed along Turkey Creek Boulevard and along the section of NW 59th Terrace, adjacent to the site, and serve as a link between homes and open spaces.
- 13) All of the roadways will provide suitable transportation arteries and will be constructed and scaled to provide safety for pedestrians. The alignment of the roadways shown on the master plan may be adjusted slightly to accommodate vehicles and pedestrian safety.
- 14) The access to the commercial development will be at two points of ingress/egress. One on US Highway 441 one on NW 59th Terrace as shown on the master plan. An ingress/egress on Turkey Creek Boulevard may be constructed in the future, without amendment to the PD, if an access point is granted or requested by the Turkey Creek Master Homeowners Association.

15) The off-street parking shall meet the requirements specified for the uses found in the District Regulations and Section 4.2 of the City of Alachua Land Development Regulations. Shared parking and the use of pervious surfaces shall be utilized.

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20) Business uses that are located adjacent to existing residential development or vacant land in residential districts, shall turn off exterior lighting during non-operating hours, except lighting that is necessary for security purposes. The public and business uses may activate on-site by-motion sensor devices for emergency purposes.

21) Wall-mounted lights shall have fully shielded luminaires (such as shoebox or canstyle fixtures) to direct all light downward, and to prevent the light source from being visible from any adjacent residential development, vacant land in a residential district, or public street. Wallpack lights visible from any location off of the site are prohibited.

22) No light sources shall be directed outward toward property boundaries or adjacent rights-of-way.

23) No light source shall directly illuminate facades of buildings visible from adjacent residential development.

24) Lighting of nonresidential development in all residential districts shall be directed downward, except for low-voltage architectural lighting.

25) Architectural, landscape, and decorative lighting used to illuminate flags, statues, or any other objects shall use a narrowly directed light whose light source is not visible from adjacent residential lands or public streets.

26) A common sign plan shall be developed as a part of the final development plan.

27) If mutually agreeable, the developer and the Turkey Creek Master Home Owners Association may enter into an easement agreement that provides emergency egress from Turkey Creek Boulevard through the residential district of the development to NW 59th Terrace, without further amendment to the Planned Development. Removable devices, may be utilized for security, to prohibit access from the general public to the development.

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3) The development shall comply with the PUD master plan, attached hereto as Exhibit B. Minor variations, such as shifts in lot and road alignment, may occur. If there are minor deviations in the master plan, a revised plan will be submitted for the City's records.

4) The residential portions of the PUD will be required to submit construction plans and final plat documents, in accordance with the Subdivision Regulations, and receive approval of the plat prior to the commencement of any site work or construction. The commercial portions of the PUD will be

required to submit site plan documents, in accordance with the City of Alachua Land Development Regulations, and receive approval prior to the commencement of any site work or construction.

Section 3. Effective Date.

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 7th day of March 2005.


PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 21st day of March 2005.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

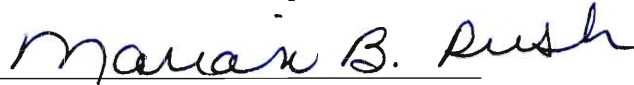

Jean B. Calderwood

Mayor

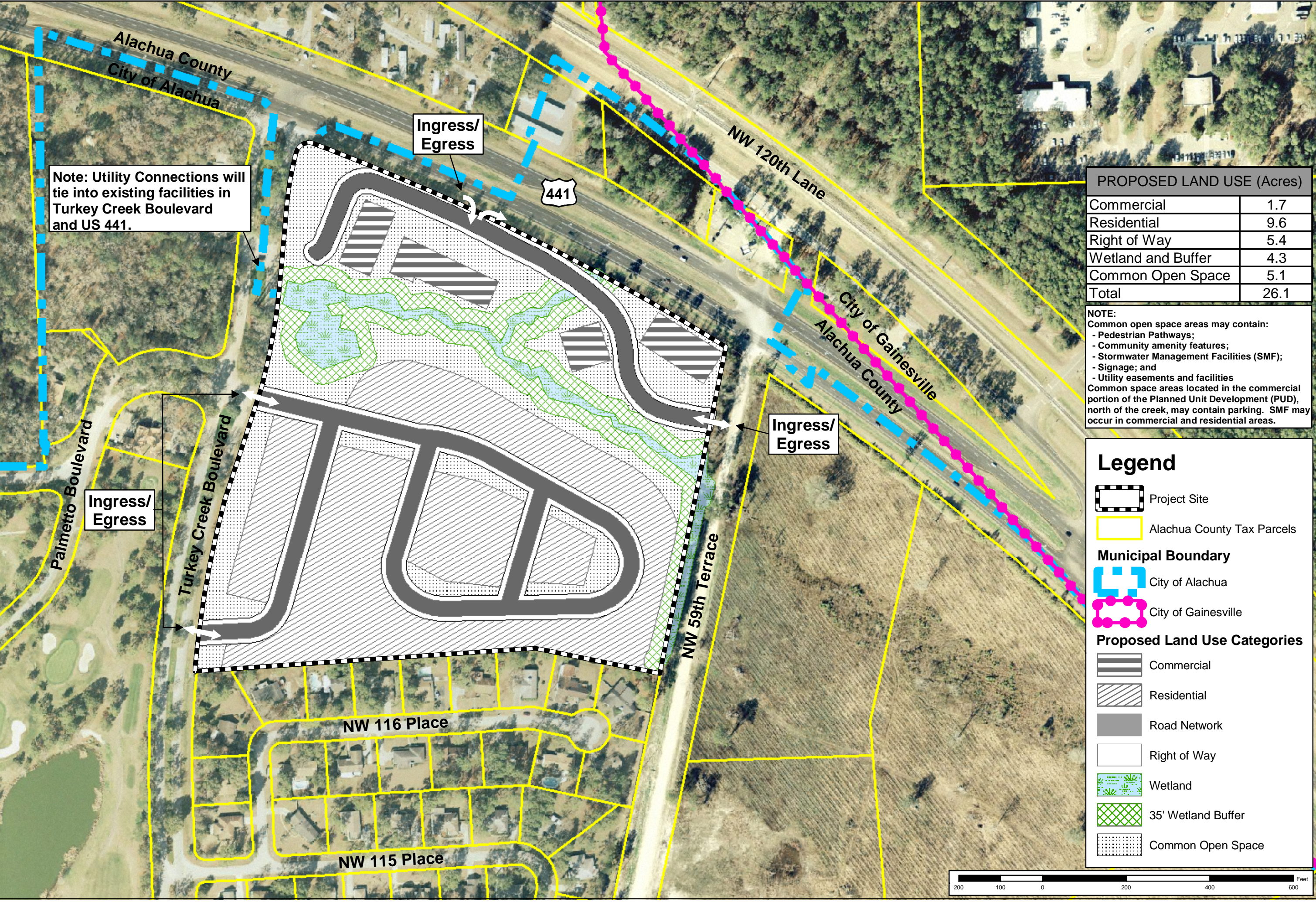
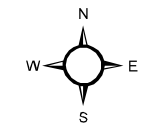
ATTEST:


Clovis Watson, Jr. MPA
City Manager

APPROVED AS TO FORM:


Marian Rush, City Attorney

DURATION BUILDERS
PLANNED UNIT DEVELOPMENT



PROPOSED LAND USE (Acres)	
Commercial	1.7
Residential	9.6
Right of Way	5.4
Wetland and Buffer	4.3
Common Open Space	5.1
Total	26.1

NOTE:
Common open space areas may contain:
- Pedestrian Pathways;
- Community amenity features;
- Stormwater Management Facilities (SMF);
- Signage; and
- Utility easements and facilities
Common space areas located in the commercial portion of the Planned Unit Development (PUD), north of the creek, may contain parking. SMF may occur in commercial and residential areas.

Legend

Project Site

Alachua County Tax Parcels

Municipal Boundary

City of Alachua

City of Gainesville

Proposed Land Use Categories

Commercial

Residential

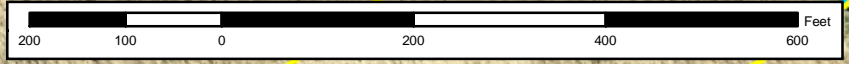
Road Network

Right of Way

Wetland

35' Wetland Buffer

Common Open Space



SECTION 43. SHOPPING CENTERS

A. INDICATE WHETHER THE TENANTS OF THE PROPOSED SHOPPING CENTER WILL BE NEW TO THE REGION, ESTABLISHING A NEW BRANCH IN THE REGION, OR RELOCATING WITHIN THE REGION. SPECIFY BY TYPE OF TRADE.

Most of the tenants of the proposed shopping center will be establishing new branches in the region. The neighborhood shopping center will contain approximately 72,000 square feet of gross leaseable area. A breakdown of the potential mix of services offered by a typical neighborhood shopping center is presented below.

<u>Type of Trade</u>	<u>Square Footage</u>	<u>Percent</u>
Supermarket	21,500	30
Eating and Drinking	5,400	7.5
Books and Stationery	3,500	4.8
Hardware, Paint	8,500	11.7
Health Services	9,500	13.2
Apparel and Accessories	3,500	4.8
Real Estate	1,500	2.1
Bank/S & L	3,000	4.2
Professional Services (Barber Shop, Beauty Salon, Laundry)	4,000	5.6
Service Station	1,500	2.1
Movie Theatre	8,000	11.2
Miscellaneous	<u>2,000</u>	<u>2.8</u>
	71,900	100%

**EXCERPT PAGE FROM ORIGINAL, ADOPTED
TURKEY CREEK DRI
APPLICATION FOR DEVELOPMENT APPROVAL
INCLUDED FOR REFERENCE**

B. DESCRIBE THE PRIMARY AND SECONDARY TRADE AREAS WHICH THE PROPOSED SHOPPING CENTER WILL SERVE. ESTIMATE ANNUAL SALES TO CUSTOMERS BY COUNTY OF THEIR RESIDENCE.

The proposed shopping center will serve the development itself as the primary trade area. Secondary trade area would be areas surrounding the development. The annual sales expected from the shopping center is projected to be 7.8 to 8.2 million dollars in 1981 dollars. The shopping center customers will be Alachua County residents.

C. IF AVAILABLE WHAT WILL BE THE COST RANGE PER UNIT OR SQUARE FOOT FOR TENANTS TO OCCUPY THE SITE?

The lease cost of the shopping center is expected to be between \$5 to \$10 per square foot per year depending on the size of the establishment.

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