



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: January 14, 2020
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan to construct a $\pm 7,500$ square foot building addition with parking, stormwater, landscaping, and site improvements

APPLICANT/AGENT: Craig Hedgecock, P.E., P.S.M.

PROPERTY OWNER: Dreyer's Cleaning & Restoration, Inc.

LOCATION: 14619 NW US Highway 441

PARCEL ID NUMBERS: 03211-003-000

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

ACREAGE: ± 1.96 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan for Dreyer's DKI, subject to the five (5) conditions provided in Exhibit "A" and located on page 18 of the January 14, 2020 Staff Report to the Planning & Zoning Board.

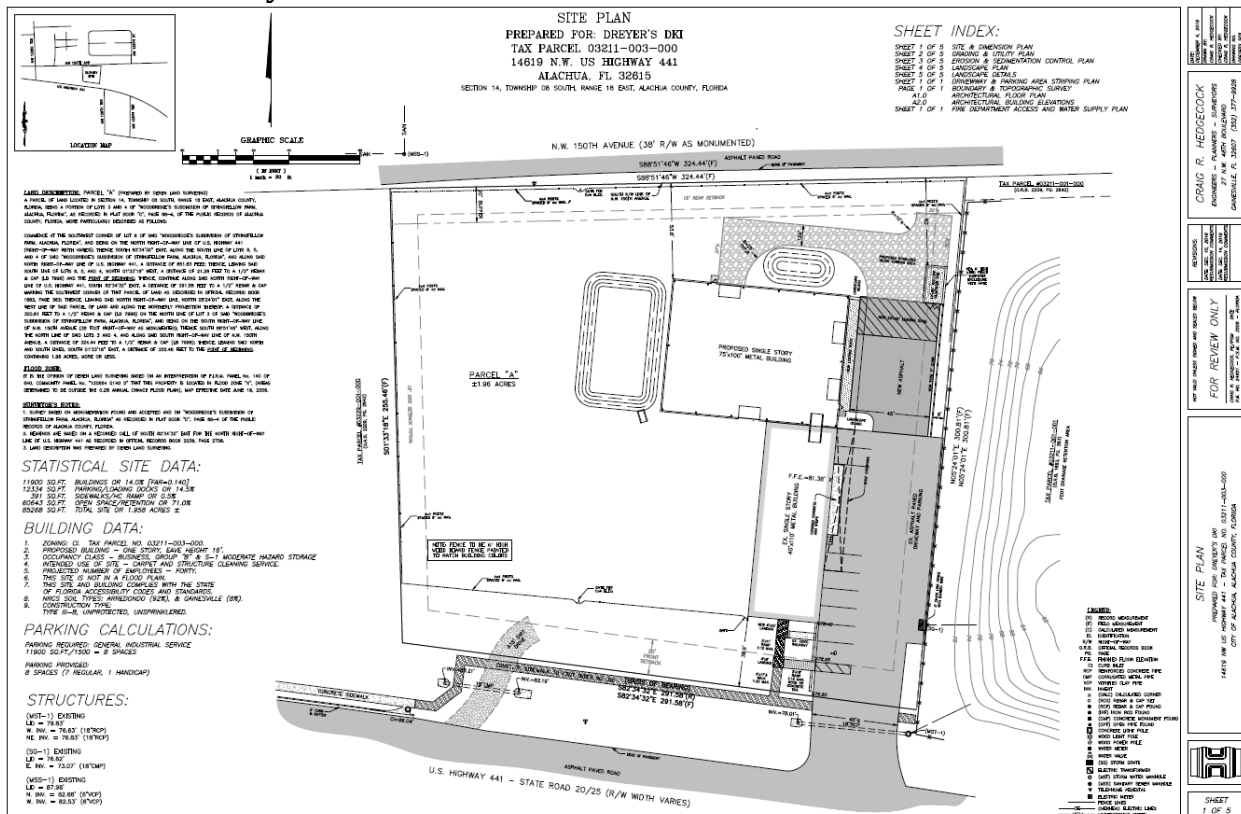
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Dreyer's DKI, subject to the five (5) conditions provided in Exhibit "A" and located on page 18 of the January 14, 2020 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Dreyer's Cleaning & Restoration Inc., property owner, for the consideration of a Site Plan to construct a $\pm 7,500$ square foot building addition with parking, stormwater, landscaping, and site improvements.

The subject property is ± 1.96 acres in size and is located at 14619 NW US Highway 441. There is one (1) existing building located on the subject property, which is approximately 4,400 square feet in size. This Site Plan proposes an addition to the rear of the existing building, with a new loading dock and loading zone for the building addition. Other site improvements include additional landscaping to bring the site into full compliance with the landscaping standards of Section 6.2 of the Land Development Regulations (LDRs), fencing and landscaping to provide additional screening between the site and residential areas to the north, and new stormwater basins to accommodate the additional stormwater runoff.

Illustration 1. Dreyer's DKI Site Plan – Site & Dimension Plan



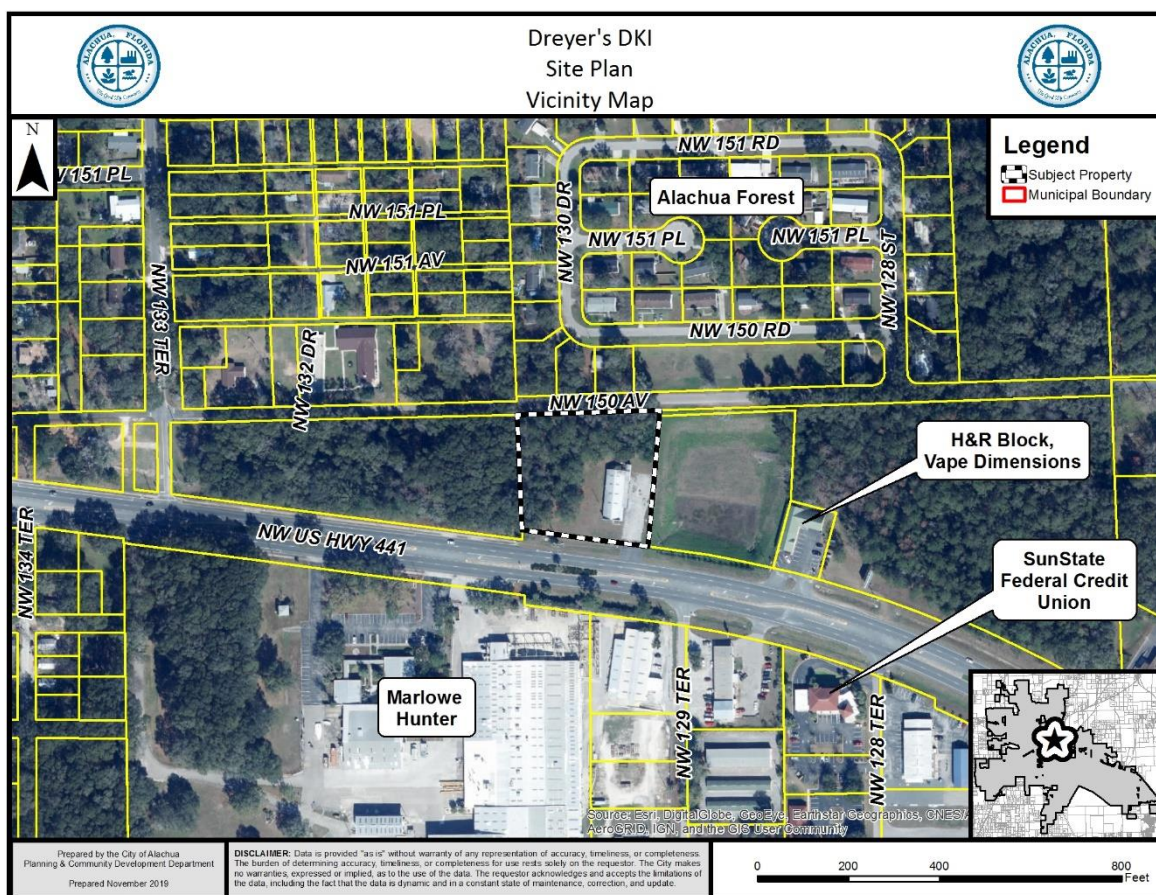
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Alachua Forest; Single-Family Residential Uses	Medium Density Residential	Residential Single Family – 3 (RSF-3); Residential Single Family – 6 (RSF-6)
South	US Highway 441; Marlowe Hunter Marine	Industrial	Industrial General (IG)
East	FDOT Drainage Basin	Agriculture	Agricultural (A)
West	Vacant Lands	Commercial	Commercial Intensive (CI)

Map 1. 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 October 28, 2019 at the Alachua Branch of the Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available

to answer questions. Materials submitted by the applicant indicate that six (6) members of the public attended the meeting. A summary of the discussion which occurred at the meeting is provided in 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, which allows limited industrial services and office uses.

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), 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, which 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 applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The Site Plan indicates that following completion of the development, the subject property will consist of 70% 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: 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 development is located within the City's utility service area. The existing development is currently connected to potable water facilities, and in accordance with the requirements of the Comprehensive Plan, a connection will be made to the wastewater system.

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: The development will not adversely affect the level of service for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

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

Levels of Service

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

Evaluation and Findings of Consistency with Policy 1.1.d: 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 development is located within the City's utility service area. The subject property is currently served by a septic system, but will now be connecting to the City's wastewater system in accordance with the requirements of Policy 1.2.a.

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: The development will not adversely affect the level of service for solid waste facilities.

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

Evaluation and Findings of Consistency with Objective 3.1: The new development proposed on site includes the construction of two (2) onsite stormwater management facilities which will meet the applicable stormwater design standards of the City of Alachua Land Development Regulations (LDRs) and of the Suwannee River Water Management District (SRWMD).

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

3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential

development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The development is located within the City's utility service area and is currently connected 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: 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: Based upon best available data, the development is not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific environmental features.

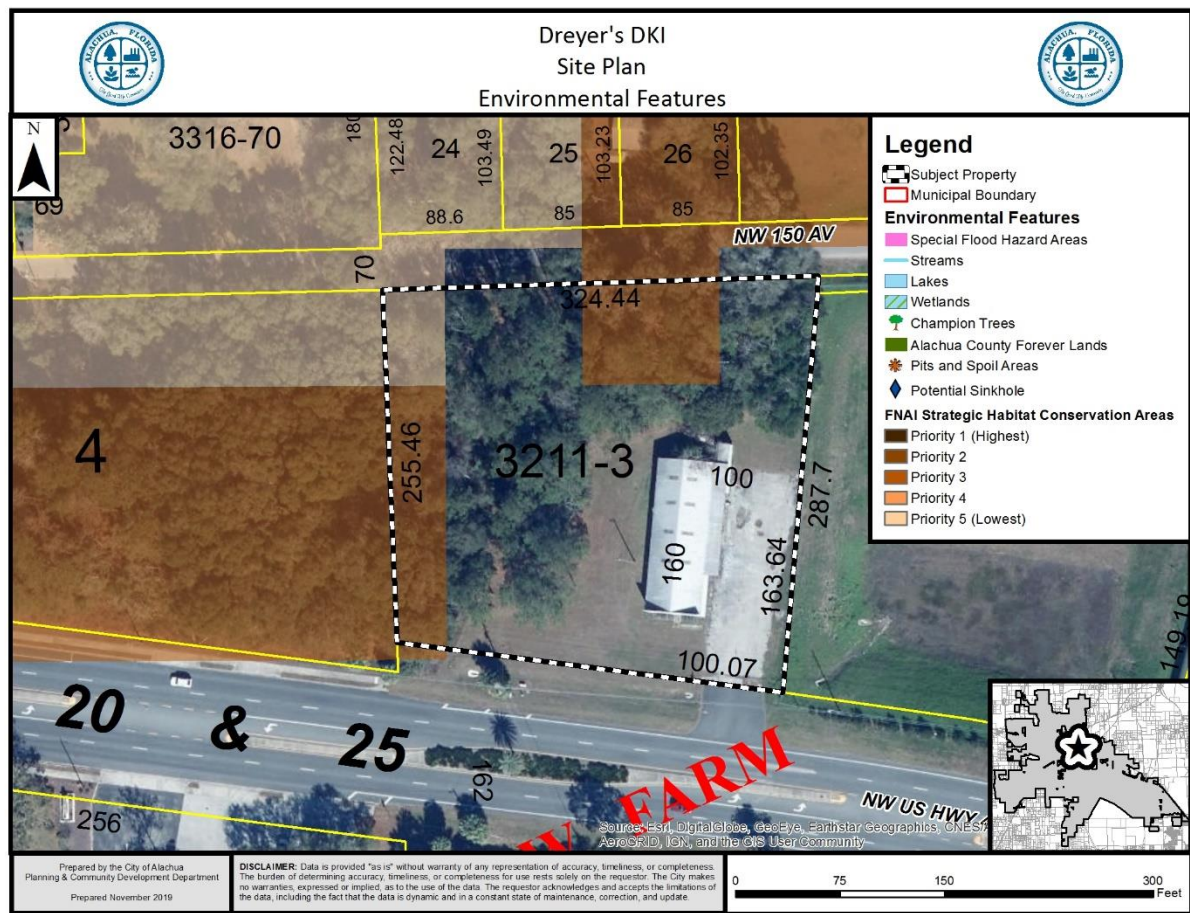
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A small portion of the subject property is located within areas identified as Priority 3 and Priority 5 on the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

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

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

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

Gainesville Sand (0%- 5% slopes)

Hydrologic Soil Group: A

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

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

Flood Potential

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

Evaluation: Since the proposed building will be within an area located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The existing use is classified as "General Industrial Service", which is defined in Article 10 of the LDRs as, "[an establishment] engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products or byproducts. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking and storage." This use is permitted in the CI zoning district.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no Use-Specific Standards for the General Industrial Services use type, however, Section 6.6.3 establishes standards for nonresidential development when located within 500 feet of residential uses. Please see below for an analysis of compliance with these 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 6.6*, Infill Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, *Design Standards for Business Uses*, and *Section 6.9*, Environmental Protection Standards. Please see below for additional information concerning alternative compliance with the standards set forth in *Section 6.6*, *Infill Standards*.

(5) *Subdivision Standards*

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

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

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

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

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

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 applicant has provided an analysis and response to each of the standards set forth in Section 6.6.3 of the LDRs. Staff's evaluation and findings of compliance with these standards is provided below.

6.6.3 Residential protection standards.

- (A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Evaluation & Findings: The applicant has indicated the hours of operation are generally from 8:00 AM to 5:00 PM. Staff has proposed a condition which would require the hours of operation and deliveries to occur between 7:00 AM and no later than 9:00 PM.

- (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.

Evaluation & Findings: There are no uses proposed which would generate excessive noise or glare. All activities shall take place inside an enclosed building.

- (3) *Placement of trash receptacles.* Placement of trash receptacles.

Evaluation & Findings: The trash receptacle has been placed 50 feet from the north property line. Screening of the trash receptacle is provided in accordance with Section 6.2.3(B) of the LDRs. Staff has proposed a condition which addresses the placement of the waste receptacle area to ensure compliance with this standard.

- (4) *Loading and delivery area.* Location of loading and delivery areas.

Evaluation & Findings: Designated delivery areas are located interior to the subject property and have been placed as far as physically possible from residential areas. In addition, delivery areas will be screened from view with landscaping and fencing.

- (5) *Lighting.* Lighting location, intensity, and hours of illumination.

Evaluation & Findings: No exterior lighting is proposed.

- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Evaluation & Findings: No vending machines, telephones or other similar outdoor services and activities are proposed.

- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.

Evaluation & Findings: Additional landscaping and fencing is proposed along the north property line in order to provide a visual buffer and screen between the subject property and residential areas to the north. Staff has proposed a condition which requires a 20 foot Type D landscape buffer, which is the most opaque buffer required by the landscaping standards, in order to provide this visual screen between the subject property and residential areas to the north. In addition, Staff has proposed a condition which will require a six foot (6') fence along the

northeastern portion of the east property line to further screen the subject property from residential areas to the northeast.

- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Evaluation & Findings: The proposed building will a single-story building. The overall height at its highest point will be 22 feet, 3 inches.

- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.

Evaluation & Findings: The proposed development would have no effect upon natural lighting and solar access to nearby residential lands.

- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Evaluation & Findings: The proposed development is not expected to cause any obtrusive odors or fumes, given the nature of the proposed use.

- (11) *Paving and parking areas.* Paving to control dust.

Evaluation & Findings: All parking proposed will be paved.

- (12) *Placement or configuration of site design.* Placement or configuration of site design.

Evaluation & Findings: Access to the site is provided by an existing connection to US Highway 441. No access is proposed from NW 150th Avenue (located north of the subject property).

- (B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Evaluation & Findings: The maximum height of the building is 22 feet, 3 inches, and the building is set back over 53 feet from the north property line / right-of-way line of NW 150th Avenue. The subject property is not adjacent to a single-family or two-family dwelling or a residentially zoned property.

PUBLIC FACILITIES IMPACT

The subject property is currently developed. The applicant has indicated that the proposed building addition will support existing operations which occur on the subject property. As such, there are no additional vehicular trips which are expected to result from the proposed development.

Article 10 of the City's LDRs defines a "de minimis impact" as, "*an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.*"

Section 2.4.14(C) of the City's LDRs establishes exemptions from the concurrency requirements found within Section 2.4.14 for certain developments. Developments with a de minimis impact on public facilities are exempt from concurrency requirements pursuant to Section 2.4.14(C)(3) of the City's LDRs.

Based upon the preceding, the development proposed by this Site Plan will result in de minimis impacts to public facilities, and this application is exempt from concurrency requirements as set forth in Section 2.4.14(C)(3) of the City's LDRs. As such, an analysis of public facility impacts is not required. It is expected that the approval of the application will not degrade the Level of Service (LOS) of any public facility below the adopted LOS Standard for any public facility.

**EXHIBIT “A”
TO
DREYER’S DKI
SITE PLAN
STAFF REPORT**

CONDITIONS:

1. The applicant agrees that, in order to maintain continuous compliance with the arterial screening requirements of Section 6.2.3(E)(4) of the LDRs, the six foot (6’) wooden fence located along the southern portion of the property and paralleling US Highway 441 as shown on Sheet 1 of 5 shall be properly maintained and shall remain in a good aesthetic appearance.
2. In order to address the residential protection standards of Section 6.6.3 of the LDRs:
 - a. A minimum 20 foot Type D landscape buffer shall be required along the north property line as shown on Sheet 4 of 5 of the Site Plan, to provide a landscaped buffer between the subject property and the residential areas to the north;
 - b. The location of the dumpster pad shall be a minimum of 50 feet from the north property line as shown on Sheet 1 of 5 of the Site Plan; and,
 - c. An opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the entirety of the north property line and along the east property line from the northeast property corner to the southeast corner of the proposed loading zone as shown on Sheet 1 of 5, to provide a visual buffer and screen between the subject property and the residential areas to the north and the northeast of the proposed development. The fence shall be properly maintained and shall remain in a good aesthetic appearance.
3. The applicant agrees that the existing septic system shall be decommissioned and a connection made to the City’s wastewater system prior to the final inspection of any building permit associated with the approval of this Site Plan.
4. The applicant agrees that the hours of operation and deliveries shall occur between 7:00 AM and no later than 9:00 PM.
5. The applicant agrees that Conditions 1 - 4 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 5 as stated herein.

**EXHIBIT “B”
TO
DREYER’S DKI
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

December 16, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Planning & Zoning Board (PZB) Public Hearing: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On December 16, 2019, the City of Alachua received your revised application and materials for the Dreyer's DKI Site Plan. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **January 14, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Thursday, December 26, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, December 30, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, January 13, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

December 12, 2019

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

Re: Dreyer's DKI Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's DKI Building site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated December 4, 2019. Our review generated the following comments and recommendations that are outlined below.

Sheet 1 of 5

1. It is our opinion and recommendation that the driveway width entering the property should be decreased to 30' in order to improve pedestrian safety and the safety of the handicapped space. This can be accomplished by sawcutting pavement as shown in the attached sketch, or potentially with bollards. However, the FDOT has jurisdiction over this driveway and if they do not require or recommend decreasing the driveway width, it is the Engineer of Record's responsibility to evaluate the safety of the driveway and handicap parking space.

Sincerely,

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

Cc: Craig R. Hedgecock



PREPARED FOR: URBELANDS, LLC
 TAX PARCEL 03211-003-000
 14619 N.W. US HIGHWAY 441
 ALACHUA, FL 32615
 SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE



2. DESCRIPTION: PARCEL "A" (HEREINAFTER REFERRED TO AS "PARCEL A") IS A 1.56 ACRES OF LAND, MORE OR LESS, LOCATED IN SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. PARCEL A IS BOUND BY THE NORTH LINE OF US HIGHWAY 441 TO THE NORTH, THE EAST LINE OF US HIGHWAY 441 TO THE EAST, THE SOUTH LINE OF US HIGHWAY 441 TO THE SOUTH, AND THE WEST LINE OF US HIGHWAY 441 TO THE WEST. PARCEL A IS BOUND BY THE NORTH LINE OF US HIGHWAY 441 TO THE NORTH, THE EAST LINE OF US HIGHWAY 441 TO THE EAST, THE SOUTH LINE OF US HIGHWAY 441 TO THE SOUTH, AND THE WEST LINE OF US HIGHWAY 441 TO THE WEST.

3. ADJACENT PARCELS: PARCEL A IS ADJACENT TO THE FOLLOWING PARCELS: PARCEL B (1.56 ACRES) TO THE NORTH, PARCEL C (1.56 ACRES) TO THE EAST, PARCEL D (1.56 ACRES) TO THE SOUTH, AND PARCEL E (1.56 ACRES) TO THE WEST.

4. ZONING: PARCEL A IS ZONED "A-1" (AGRICULTURAL) BY THE ALACHUA COUNTY ZONING ORDINANCE.

5. UTILITIES: PARCEL A IS SERVED BY THE FOLLOWING UTILITIES: WATER, SEWER, GAS, AND ELECTRICITY.

STATISTICAL SITE DATA:

00 SQ. FT. BUILDINGS OR 14.0% (140,000)
 34 SQ. FT. PARKING/LOADING DOCKS OR 14.3%
 91 SQ. FT. SIDEWALKS/RAMP OR 0.5%
 43 SQ. FT. OPEN SPACE/RETENTION OR 71.0%
 100 SQ. FT. TOTAL SITE OR 1.56 ACRES ±

BUILDING DATA:

ZONING: C1 TAX PARCEL NO. 03211-003-000
 PROPOSED BUILDING - ONE STORY, ONE HEIGHT 16'
 OCCUPIED USE OF SITE - CARPET AND STRUCTURE CLEANING SERVICE
 PROJECTED NUMBER OF EMPLOYEES - FORTY
 PROJECTED NUMBER OF VISITORS - FORTY
 THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA ACCESSIBILITY CODES AND STANDARDS.
 NOTES: SOIL TYPES: ARREDONDO (93%), & GAINESVILLE (8%).
 TYPE III-B, UNPROTECTED, UNSPRINKLERED.

ARKING CALCULATIONS:

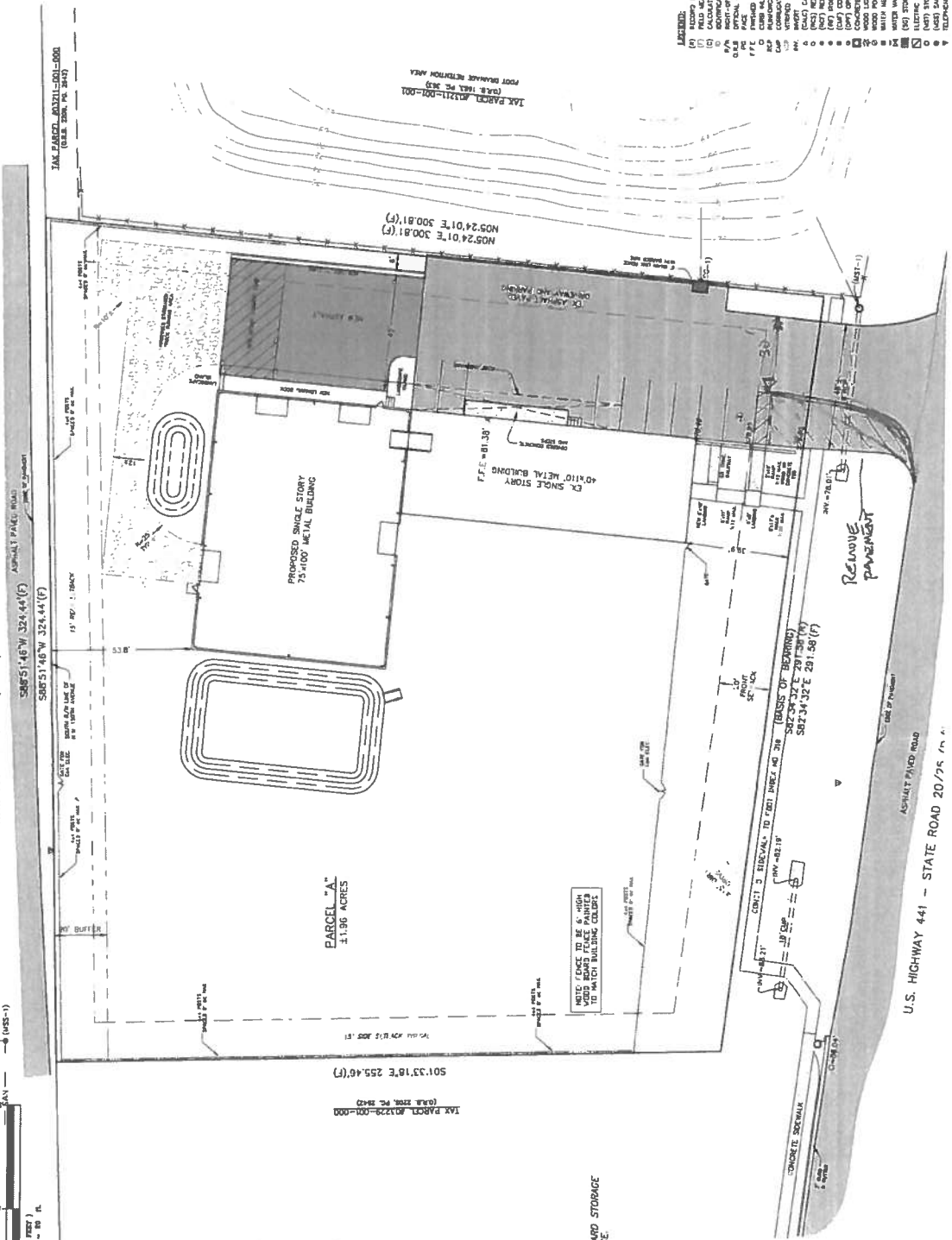
PARKING REQUIRED: GENERAL INDUSTRIAL SERVICE
 200 SQ. FT./7500 = 8 SPACES
 PARKING PROVIDED:
 SPACES (7 REGULAR, 1 HANDICAP)

STRUCTURES:

ST-1) EXISTING
 = 78.83'
 HW = 78.83' (18"PC)
 SW = 78.83' (18"PC)
 3-1) EXISTING
 HW = 78.83'
 HW = 73.07' (18"PC)
 SS-1) EXISTING
 = 87.85'

SHEET 1 OF 5 SITE & DIMENSION PLAN
 SHEET 2 OF 5 GRADING & UTILITY PLAN
 SHEET 3 OF 5 LANDSCAPE PLAN
 SHEET 4 OF 5 LANDSCAPE PLAN
 SHEET 5 OF 5 LANDSCAPE PLAN
 PAGE 1 OF 5 ARCHITECTURAL BUILDING ELEVATIONS
 A2.0

N.W. 150TH AVENUE (38' R/W AS MONUMENTED)



U.S. HIGHWAY 441 - STATE ROAD 20/75

REMOVE PAVEMENT

CONCRETE SIDEWALK

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 11, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Development Review Team (DRT) Comments: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On December 10, 2019, the City of Alachua received your revised materials for the Dreyer's DKI Site Plan. The materials received on December 10, 2019 were submitted to address the comments issued in a letter dated December 9, 2019. The December 9, 2019 letter was issued in response to the revised application and materials received on December 4, 2019. The December 4, 2019 materials were submitted to address the Development Review Team's (DRT) comments issued in a letter dated November 20, 2019 and as discussed at a DRT Meeting on November 21, 2019.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, December 17, 2019**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link to planning@cityofalachua.com must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

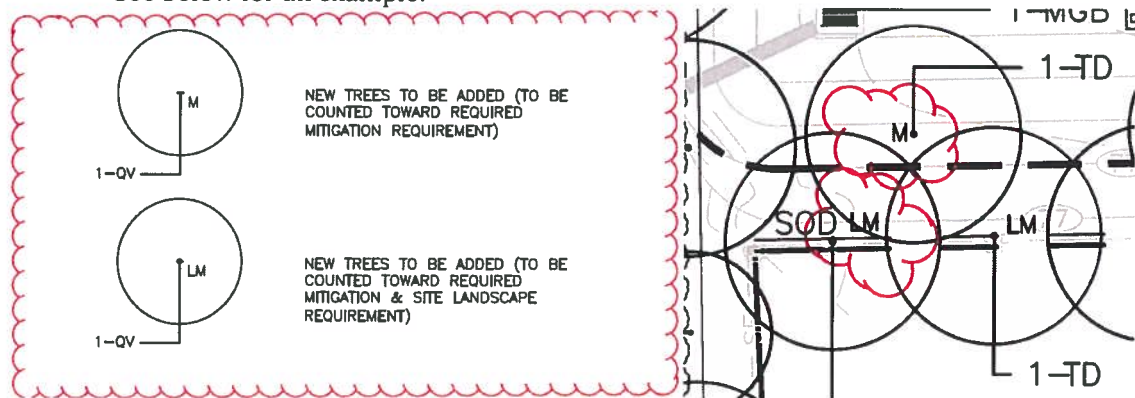
Please address the following:

Previous Comments

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees – 6 trees maximum) must be identified accordingly on the plans. See below for an example:



Remaining Insufficiencies: Comment not addressed. There must be a notation on the 27 trees provided to meet mitigation requirements in order to determine which are provided for this purpose. If any trees are also provided to meet a landscape requirements in addition to the mitigation requirements (6 maximum), they must be noted accordingly in order to confirm no more than 25% of the mitigation trees are being credited to landscape requirements.

- b. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
1. **Remaining Insufficiencies:** See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified. Per Section 6.2.3(B), the dumpster pad must also be gated.
2. **Section 6.8, Design Standards for Business Uses**
 - a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19, therefore, Staff could not confirm the comment from the 12/9/19 letter was addressed: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

3. **Public Services / Fire Rescue / Engineering Review Comments**
 - a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

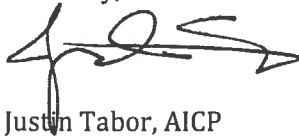
4. Minor Revisions

- a. Sheet A2.0:
 - i. Typographical error: South Elevation, Building Addition.
 - ii. Typographical error: North Elevation, Metal Area.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19. Staff could not confirm if the comments from the 12/9/19 letter were addressed.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Dec 11, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 12/11/2019
2

RE: Dreyer's DKI Site Plan

Public Services has reviewed the Dreyer's DKI Site Plan Resubmittal and offers the following comments. Review was specific to the Public Services Utilities. (Specifically, Public Services reviewed the revised documents sent by Craig Hedgecock on Dec 10, 2019.)

NO.	COMMENTS
1.	Nov 19 th Submittal Comment(s) Sheet 1 and others Please clarify that MST-1, SG-1 and MSS-1 as well as associated piping are existing. Revise and Resubmit Dec 10 Submittal Comment(s) Approved
2.	Nov 19th Comment(s) Sheet 1 or elsewhere.2 Please include a list of abbreviation Revise and Resubmit Dec 10 Submittal Comment(s) Approved
3.	Nov 19th Comment(s) Sheet 2

NO.	COMMENTS
	<p>1. per City Ordinance, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 35% and (2) CoA wastewater service is nearby.</p> <p>Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.</p> <p>Show the de-commissioning of the existing septic tank.</p> <p>Revise and Resubmit</p> <p>Dec 10 Submittal Comment(s)</p> <p>Updated Sheet 2 shows connecting the wastewater piping at MSS-1. In addition, the septic tank is being repurposed as a wet well for the wastewater pumps. For your consideration, it is suggested that the septic tank be modified so as reduce both residence time and solids deposition. Suggested design approaches include filleting walls within the septic tank, creating a smaller sump for the pumps etc.</p> <p>Approved & For Information Only</p>
4.	<p>Dec 10 Submittal Comment(s)</p> <p>Coordinate decommissioning the septic tank drainfield with the County.</p> <p>For Information Only.</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: Review of 12/4/19 Resubmittal - Dryer's DKI Site Plan

From : CRAIG HEDGECK <chedgecock@cox.net>
Subject : RE: Review of 12/4/19 Resubmittal - Dryer's DKI Site Plan
To : 'Justin Tabor' <jtabor@cityofalachua.org>

Tue, Dec 10, 2019 04:03 AM

 7 attachments

Cc : 'Adam Boukari' <aboukari@cityofalachua.org>, 'Kathy Winburn' <kwinburn@cityofalachua.org>, 'Adam Hall' <ad_hall@cityofalachua.org>, 'Thomas Ridgik' <th_ridgik@cityofalachua.org>, 'Jonathan Dreyer' <jonathan@dreyersdki.com>, 'Kyle Cheshire' <kyle@cheshirecompanies.com>, 'Joshua Shatkin' <jwshatkin@gmail.com>, 'Elizabeth Houck' <ech823@gmail.com>

Justin:

Thank you for your prompt review and input.

We have made the noted revisions listed in your DRT Comments letter dated December 9, 2019 and will address any additional comments from Pubic Services and JBrown Professional Group, Inc. when I receive same.

Please see the attached revised items.

Craig R. Hedgecock, PE/PSM
27 NW 48th Boulevard
Gainesville, FL 32607
(352) 377-9928
chedgecock@cox.net

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Monday, December 09, 2019 10:40 AM
To: CRAIG HEDGECK
Cc: Adam Boukari; Kathy Winburn; Adam Hall; Thomas Ridgik
Subject: Review of 12/4/19 Resubmittal - Dryer's DKI Site Plan

Craig,

Please see the attached letter in reference to the review of the revised application received on 12/4/19 for the Dreyer's DKI Site Plan. Comments from Public Services and Jay Brown's office are expected by Thursday, 12/12/19. I will send you any comment from Public Services and Jay upon receipt.

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

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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

25 KB

 **Dreyer's DKI Concurrency Impact Analysis 2.4.14.pdf**
65 KB

 **DREYERS SP6-SHEET 1 (R).pdf**
521 KB

 **DREYERS SP6-SHEET 2 (R).pdf**
555 KB

 **Dreyer's DKI Consistenacy with City of Alachua Residential Protection Standards.pdf**
32 KB

 **DREYERS-LA-IRR-4.pdf**
477 KB

 **DREYERS-DTL-4.pdf**
445 KB



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 9, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Development Review Team (DRT) Comments: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On December 4, 2019, the City of Alachua received your revised application for the Dreyer's DKI Site Plan. The application was determined to be complete on November 12, 2019. The revised application and materials were submitted to address the Development Review Team's (DRT) comments issued in a letter dated November 20, 2019 and as discussed at a DRT Meeting on November 21, 2019.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, December 17, 2019**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link to planning@cityofalachua.com must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

Previous Comments

1. **Article 5, Density, Intensity, & Dimensional Standards**

- a. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

Remaining Insufficiencies: The applicant's response letter states, "[n]o 'permanent' dumpster pad will be located on site. A 'roll off' dumpster will be utilized and located at the northeast corner of the proposed parking area as needed." In addition, the applicant's response to the residential protection standards as set forth in Section 6.6.3 states "[a]

temporary "roll-off dumpster" or "dump trailer" is proposed at the easterly end of the new loading zone approximately 70' from the property line."

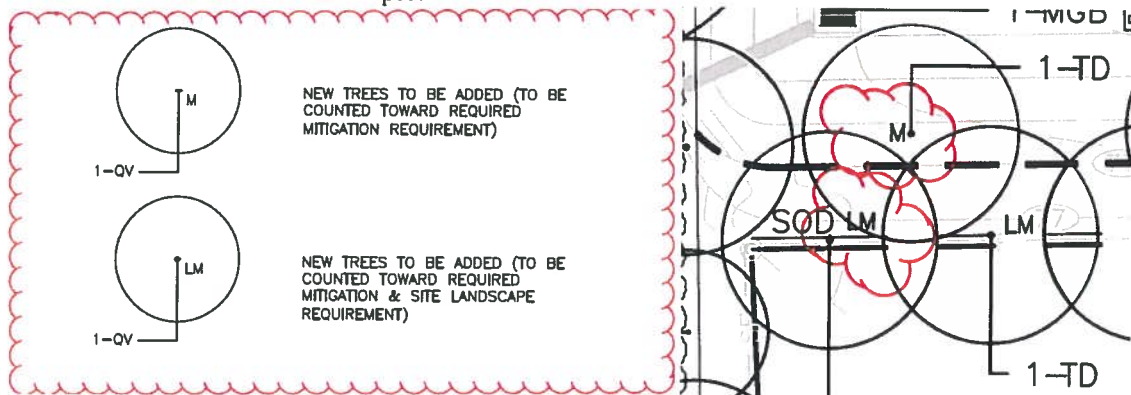
- i. Section 6.2.3(B) requires waste receptacles to be screened. Any "roll off" dumpsters which are located on-site on a recurring basis must be screened in accordance with this section. In addition, as discussed at the DRT Meeting, Staff will recommend a condition requiring all waste receptacles to be at least 50 feet from the north property line in order to address compliance with the standards of Section 6.6.3. The location as generally described by the applicant will not comply with Staff's recommendation.
- ii. The proposed location of the waste receptacle is not shown on the site plan. Identify the location of the waste receptacle on the plans.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

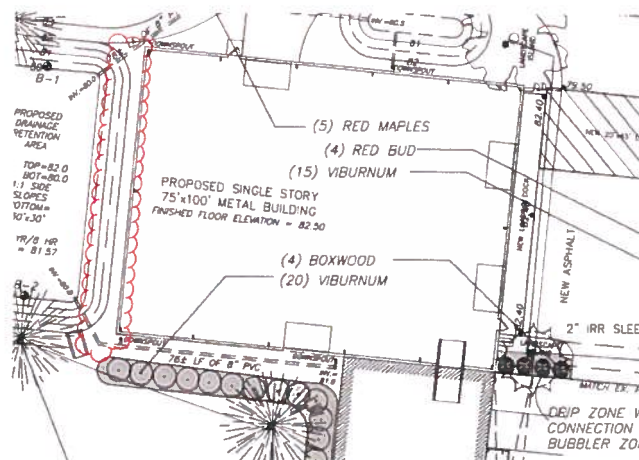
Remaining Insufficiencies:

- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees – 6 trees maximum) must be identified accordingly on the plans. See below for an example:



- b. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

Remaining Insufficiencies: A row of shrubs is required along the west side of the proposed building addition but is not provided for on the plans. See below:



- c. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

Remaining Insufficiencies:

- i. The arterial screening calculations state the buffer length is 292 feet. Per Section 6.2.3(E)(1), the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement. Therefore, the required buffer length is 243 feet, and 10 canopy trees are required to meet the buffer requirement.
 - ii. 8 canopy trees are provided along the arterial frontage. The plan notes "power line and space restrict adding 4 canopy trees." As noted above, 10 canopy trees (rather than 12) are required to meet the arterial screening requirement. There appears to be a sufficient area between the proposed landscaping and the right-of-way line to provide the 2 additional canopy trees. If the designer believes insufficient area exists, the applicant must request an alternative landscape plan as set forth in Section 6.2.2(D)(10) and provide a supporting analysis of the constraints which do not allow the code requirements to be met.
- d. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

Remaining Insufficiencies: See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified.

3. Section 6.4, Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.

Remaining Insufficiencies: The applicant's response letter states there will be no exterior lighting. However, the applicant's analysis of and response to Section 6.6.3, Residential Protection Standards, states that there will be no exterior lighting "except for possibly low intensity "cut-off" light fixtures near the corners of the building..." If any exterior lighting is proposed, the site plan must include a photometric plan which demonstrates compliance with Section 6.4. If no exterior lighting is proposed, revise the analysis and consistency report for Section 6.6.3 accordingly.

4. Section 6.8. Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

5. Comprehensive Plan Consistency

- a. Connections to the City's wastewater system is required per Policy 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.

Remaining Insufficiencies: A connection to the City's wastewater system is not shown on the revised plans. As discussed at the DRT Meeting held on November 21, 2019, based upon the size of the development proposed and as set forth in the City's Comprehensive Plan, a connection to the City's wastewater system is required.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

Remaining Insufficiencies: Comment was not addressed.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

Comment: Response from Public Services to their review of the materials received on December 4, 2019 will be provided under separate cover.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

New Comments

1. Section 6.2. Tree Protection / Landscape / Xeriscape Standards

- a. Per Section 6.2.2(D)(9)(a)(vi), no more than 50% of the trees may be of any one type. The plan proposes a total of 38 trees, with 20 trees being White Oak, Live Oak, or Shumard Oak. Please address.

2. Concurrency Impact Analysis

- a. Concurrency Impact Analysis must be revised to reflect connection to City sanitary sewer system.

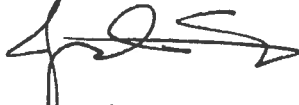
3. Minor Revisions

a. Sheet A2.0:

- i. Typographical error: South Elevation, Building Addition.
- ii. Typographical error: North Elevation, Metal Area.

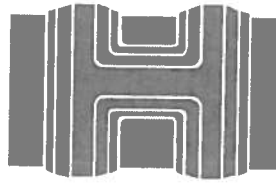
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



CRAIG R. HEDGECKOCK
ENGINEERS, PLANNERS, SURVEYORS

RESPONSE TO DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Dreyer's DKI Site Plan

APPLICANT/AGENT: Craig Hedgecock, P.E.

PROPERTY OWNER: Dreyer's Cleaning & Restoration, Inc.

DRT MEETING DATE: November 21, 2019

RESPONSES SUBMITTED ON DECEMEBER 3, 2019:

1. Article 4, Use Regulations

- a. If any outdoor storage areas are proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E).

RESPONSE: No outdoor storage areas are proposed.

2. Article 5, Density, Intensity, & Dimensional Standards

- a. The site and dimension plan must show all required setbacks as set forth in Table 5.1-3 (20' front, 15' side and rear).

RESPONSE: They are shown on Sheet 1.

- b. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

3. Section 6.1, Off-Street Parking & Loading

- a. Parking calculations on Sheet 1 utilized a parking standard of 1 space per 350 square feet of floor area for office area and 1 space per 1,000 square feet of warehouse area.
 - i. The use of the property is classified as "General Industrial Service". The minimum parking standard per Table 6.1-1 for this use is 1 space per 1,500 square feet of floor area.
 - ii. The minimum number of parking spaces per Table 6.1-1 is 8 spaces. The maximum number of parking spaces per Section 6.1.4(B)(5) is 10. 19 spaces are proposed. Please address.

RESPONSE: Eight (8) parking spaces have been shown on Sheet 1.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement

trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

RESPONSE: Provided replacement oaks and maples to comply with replacement requirement.

- b. Per Section 6.2.2(C), all existing regulated trees shall be shown on the landscape plan and identified by common name and size. In addition, all regulated trees to be preserved shall be identified. If no regulated trees are present on the property, notate the landscape plan accordingly.

RESPONSE: There are no existing trees on site, provided note.

- c. No understory/ornamental trees are proposed on the landscape plan. Understory trees are required to meet various landscape standards set forth in: Section 6.2.2, including: 6.3.2(D)(1)C, Site Landscaping Standards – minimum 14 understory trees with 50% in the front and 25% on each side; Parking Lot Perimeter Buffer - minimum 6 understory trees.

RESPONSE: Added to plan.

- d. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted

along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

RESPONSE: Added shrubs per requirement

- e. Per Section 6.2.2(D)(2)(a), landscape islands are required at the end of parking bays and located no more than 11 spaces from another island. The plans propose to extend the existing parking area northward. A landscape island is required adjacent to the north of the existing parking area and at the north terminus of the proposed parking area.

RESPONSE: Landscape island provided north of the new parking area and at the terminus of the existing parking area.

- f. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be a minimum of 5 feet and an average of 6 feet along the entire length of the perimeter of the parking lot. Minimum parking lot perimeter buffer width shall be provided along the proposed parking area.

RESPONSE: Provided buffer along the east side of the proposed parking area.

- g. Per Section 6.2.2(D)(2)(b), a continuous row of shrubs is required to parallel the parking lot area. A continuous row of shrubs shall be required along the east side of the existing and proposed parking lot area.

RESPONSE: Shrubs are provided along the east side of the new parking area. There is not enough room along the east side of existing parking area.

- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

RESPONSE: Provided arterial screening (canopy trees plus 6' fence).

- i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

5. Section 6.3, Fencing Standards

- a. Identify the fencing materials and height of fencing along the west and north property lines.

RESPONSE: Note indicating same is shown on Sheets 1 & 2.

6. Section 6.4, Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on site

RESPONSE: No exterior lighting in parking areas or elsewhere on site is proposed.

7. Section 6.6, Infill Standards

- a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:

- i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.

RESPONSE: Provided a Type D buffer, option 3, canopy trees + fence.

- ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.

RESPONSE: No "permanent" dumpster will be on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

- iii. In order to provide a visual buffer between the residential areas to the northeast of the proposed development, an opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the east property line from the northeast property corner to the southeast corner of the proposed loading zone.

RESPONSE: A Type D buffer, fence + canopy trees is provided.

8. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.

RESPONSE: Addressed.

- b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

RESPONSE: Addressed.

- c. Identify the building materials of all proposed building elevations. Per Section 6.8.2(A)(2)(d), metal siding shall not exceed 50% of any façade when visible from a street. This is applicable to all sides of the proposed building addition.

RESPONSE: Addressed.

- d. Section 6.8.2(A)(4) requires a minimum of 1 pedestrian connection be made to the sidewalk system when such system exists within a right-of-way contiguous to the development. There is an existing sidewalk which terminates near the southwest corner of the property. The sidewalk shall be extended to the property's east property line and a pedestrian connection shall be required to the building.

RESPONSE: The sidewalk has been extended and a pedestrian connection has been added.

9. Concurrency Impact Analysis

- a. Provide further analysis of how the project is considered to result in de minimis impacts to public facilities as set forth in Section 2.4.14 and Article 10 of the LDRs.

RESPONSE: A letter addressing same has been provided.

10. Comprehensive Plan Consistency

- a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.

RESPONSE: The site is currently connected to the CoA potable water system. The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer

to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

RESPONSE: Said analyses have been provided.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

1. Please clarify that MST 1, SG-1 and MSS-1 as well as associated piping are existing.

RESPONSE: A structure table and note indicating same has been added to Sheet 1.

2. Please include a list of abbreviations.

RESPONSE: A legend list has been added to indicate same.

3. As per City Ordinances, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby. Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

4. Show the de-commissioning of the existing septic tank.

RESPONSE: Since the 1050 gallon septic tank was replaced in June of 2019, it is proposed to convert same into a well well/pump tank and install two (2) grinder/effluent pumps in the discharge end of same to connect to a "future" sanitary sewer force main that will convey the wastewater flow to the existing MSS-1. As people tend to flush items down the drain that they should not do, the tank will trap said items to protect the pumps from being damaged as a result of same.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc, in a letter dated November 19, 2019.

RESPONSE: Comments addressed as follows:

Sheet 1 of 5

1. Please clarify existing vs. proposed areas of the project. Suggest not hatching the existing driveway.

RESPONSE: Hatch screening has been adjusted.

2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.

RESPONSE: No additional parking is provided to comply with CoA required parking standards. The proposed building will support the owner's existing operations carried out at the site and will not create additional trips. As the owner utilizes trucks towing trailers and with the speed of vehicles on the roadway segment, the existing driveway width provides for safe ingress and egress into and out of the site. The handicap space has been shifted 17' north to further protect the handicap space when utilized.

3. Please provide a dimension for the driveway width.

RESPONSE: The existing driveway width dimension has been added.

4. Dimension the truck turnaround area and call out all radii.

RESPONSE: Additional dimensions have been added to same.

Sheet 2 of 5

1. In the area in the southwest of the building, what is shown coming off the sidewalk above the curb inlet? Please label for clarity.

RESPONSE: That was a point attribute on the survey that was erroneously turned on.

2. Provide spot elevations on the proposed loading dock.

RESPONSE: Proposed spot elevations have been added to same.

3. Recommend re-orienting the dumpster pad to an east-west orientation for ease of access.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

4. Please provide a detail for the truck turnaround area showing the layer thicknesses.

RESPONSE: As we discussed in our email exchange concerning same, I have added a detail showing same.

5. Is the pipe under the entrance to the driveway CMP or RCP? The structure table and the plan view differ.

RESPONSE: That was a scrivener's error on the survey base map that has been corrected.

6. Please provide a proposed structure table and ensure that invert elevations are called out for all new storm structures.

RESPONSE: A structure table has been labeled as such on Sheet 1. There are no proposed storm structures.

7. How will buildings be guttered? Please label all roof drains.

RESPONSE: Gutters will be installed on the north and south sides of the proposed building with downspouts from same as shown on Sheet 2.

8. The additional parking and part of the truck turnaround appears to discharge to the FDOT drainage retention area. The stormwater report does not appear to account for the added volume into this system. Has this been discussed with the FDOT to ensure that there is enough capacity in the basin which this will discharge to?

RESPONSE: The Engineering Report has been amended to indicate no additional runoff contributing to the FDOT DRA. The top area of the DRA is close to or greater than one-acre in size so any additional runoff would not affect the available volume/capacity of same anyway.

9. Concerns for staging up of water on the west side of the pre-treatment basin. The top of the basin is 82.0 and the edge of pavement is 81.5.

RESPONSE: An 8" PVC pipe in the west end of same will convey any accumulated runoff to the proposed DRA. The edge of pavement grade has also been revised.

10. Please note, SRWMD requires all critical 100YR storms to be run, not only the 100YR-24hr. Additionally, SRWMD requires 1' of free board on basins.

RESPONSE: The project will qualify for a "10-2 Self-Certification" so a SRWMD permit will not be required. However, all 100 Year critical duration storm events have been modeled with the DRA expanded to account for same.

11. The soil borings were not performed within the basin area. Please provide permeability testing within the basin area, or provide a letter or recommendation from the geotechnical engineer that the permeability rates at the spots chosen match those in the basin.

RESPONSE: The location of the soil borings were chosen prior to obtaining the topographic site information in order to meet the monthly submittal deadline. Two borings for the building foundation design were however obtained in same. Should it be found to be necessary during site excavation, we are fortunate that there is substantial open area in the vicinity of the DRA to expand same at that time and/or in the future if needed.

12. The curve numbers utilized use the bottom of the basin as the basin area.
Recommend utilizing the top of the basin or midway up the basin as the basin area.

RESPONSE: The curve number has been adjusted as you recommended.

13. Please show location of handicap sign.

RESPONSE: The handicap sign location has been added.

14. There are no utility connections shown on this plan. How will this building be serviced for potable water, waste water, and electric?

RESPONSE: The location of the utility connections are shown on Sheet 2.

15. Is the existing site served by sewer or septic? If septic, please show the existing drain field.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

Sheet 3 of 5

1. Please provide silt fence.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

2. Please provide some kind of inlet protection for SG-1.

RESPONSE: Since it is located in the existing utilized vehicular area of the site, filter fabric installed under the inlet grate is proposed and has been found to be functional in similar situations.

Sheet 4 of 5

1. Trees on the east side of the basin appear to be called out to be planted off site and very close to the edge of pavement. . Please ensure that there are no trees to be planted on FDOT property. Additionally, is a parking lot buffer required for the adjacent basin?

RESPONSE: The proposed landscape sheet has been revised accordingly.

12. Minor Revisions

- a. Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly.

RESPONSE: Application materials and plans have been revised accordingly.

- b. Sheet 3: Correct typographical error in call out to silt fencing.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

- c. There were two documents included in the application package which both respond to Policy 1.3.d of the FLUE: "Consistency with the City of Alachua Comprehensive Plan"; and "Consistency with the City of Alachua Commercial Development Standards". It may have been intended for the latter to respond to the residential protection standards set forth in Section 6.6.3 or in Section 6.8.2.

RESPONSE: The document titles have been corrected to indicate same.

RESPONSE TO: Previous Comments submitted on December 4, 2019:

1. Article 5, Density, Intensity, & Dimensional Standards

- a. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

Remaining Insufficiencies: The applicant's response letter states, "[n]o "permanent" dumpster pad will be located on site. A "roll off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed." In addition, the applicant's response to the residential protection standards as set forth in Section 6.6.3 states "

A temporary "roll-off dumpster" or "dump trailer" is proposed at the easterly end of the new loading zone approximately 70' from the property line."

- i. Section 6.2.3(B) requires waste receptacles to be screened. Any "roll off" dumpsters which are located on-site on a recurring basis must be screened in accordance with this section. In addition, as discussed at the DRT Meeting, Staff will recommend a condition requiring all waste receptacles to be at least 50 feet from the north property line in order to address compliance with the standards of Section 6.6.3. The location as generally described by the applicant will not comply with Staff's recommendation.
- ii. The proposed location of the waste receptacle is not shown on the site plan. Identify the location of the waste receptacle on the plans.

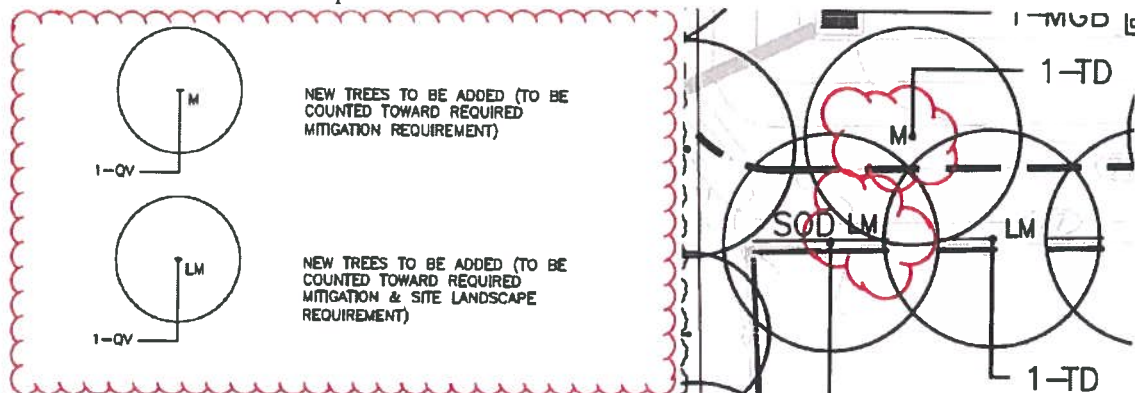
RESPONSE: A dumpster pad has been added to the plan sheets 50' from the north property line.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

Remaining Insufficiencies:

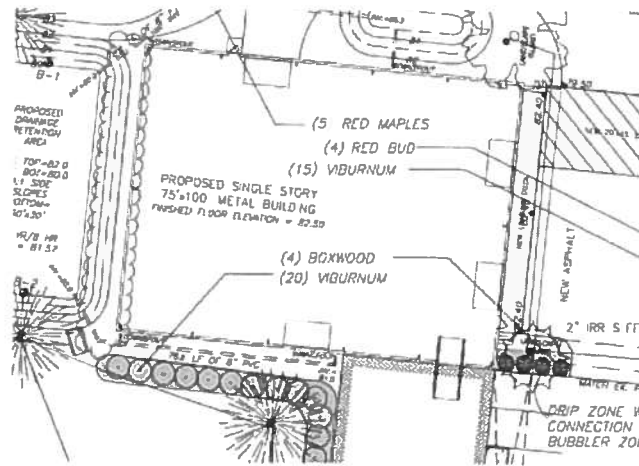
- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees - 6 trees maximum) must be identified accordingly on the plans. See below for an example:



RESPONSE: 27 mitigation trees, add (20 shumard oaks) plus 7 white oaks (counted in buffer trees).

- b. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

Remaining Insufficiencies: A row of shrubs is required along the west side of the proposed building addition but is not provided for on the plans. See below:



RESPONSE: Added a row of shrubs along west building side.

- c. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

Remaining Insufficiencies:

- i. The arterial screening calculations state the buffer length is 292 feet. Per Section 6.2.3(E)(1), the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement. Therefore, the required buffer length is 243 feet, and 10 canopy trees are required to meet the buffer requirement.
- ii. 8 canopy trees are provided along the arterial frontage. The plan notes "power line and space restrict adding 4 canopy trees." As noted above, 10 canopy trees (rather than 12) are required to meet the arterial screening requirement. There appears to be a sufficient area between the proposed landscaping and the right-of-way line to provide the 2 additional canopy trees. If the designer believes insufficient area exists, the applicant must request an alternative landscape plan as set forth in Section 6.2.2(D)(10) and provide a supporting analysis of the constraints which do not allow the code requirements to be met.

RESPONSE: Added two more canopy trees to arterial buffer.

- d. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

Remaining Insufficiencies: See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified.

RESPONSE: The enclosure is noted as a 6' wood fence.

3. Section 6.4, Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.

Remaining Insufficiencies: The applicant's response letter states there will be no exterior lighting. However, the applicant's analysis of and response to Section 6.6.3, Residential Protection Standards, states that there will be no exterior lighting "except for possibly low intensity "cut-off" light fixtures near the corners of the building..." If any exterior lighting is proposed, the site plan must include a photometric plan which demonstrates compliance with Section 6.4. If no exterior lighting is proposed, revise the analysis and consistency report for Section 6.6.3 accordingly.

RESPONSE: There will be no exterior lighting. The analysis and consistency report for Section 6.6.3 has been revised.

4. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

RESPONSE: The plans have been changed to correct same.

5. Comprehensive Plan Consistency

- a. Connections to the City's wastewater system is required per Policy 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.

Remaining Insufficiencies: A connection to the City's wastewater system is not shown on the revised plans. As discussed at the DRT Meeting held on November 21, 2019, based upon the size of the development proposed and as set forth in the City's Comprehensive Plan, a connection to the City's wastewater system is required.

RESPONSE: The plans now indicate connection to the CoA wastewater system.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

Remaining Insufficiencies: Comment was not addressed.

RESPONSE: An analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element has been provided.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

Comment: Response from Public Services to their review of the materials received on December 4, 2019 will be provided under separate cover.

RESPONSE: They have been responded to.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

RESPONSE: They have been responded to.

New Comments

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

- a. Per Section 6.2.2(D)(9)(a)(vi), no more than 50% of the trees may be of any one type. The plan proposes a total of 38 trees, with 20 trees being White Oak, Live Oak, or Shumard Oak. Please address.

RESPONSE: 54 canopy trees total, (19 white oaks, 22 shumard oaks, 13 red maples).

2. Concurrency Impact Analysis

- a. Concurrency Impact Analysis must be revised to reflect connection to City sanitary sewer system.
- b. **RESPONSE: The Concurrency Impact Analysis has been revised to reflect connection to City sanitary sewer system.**

3. Minor Revisions

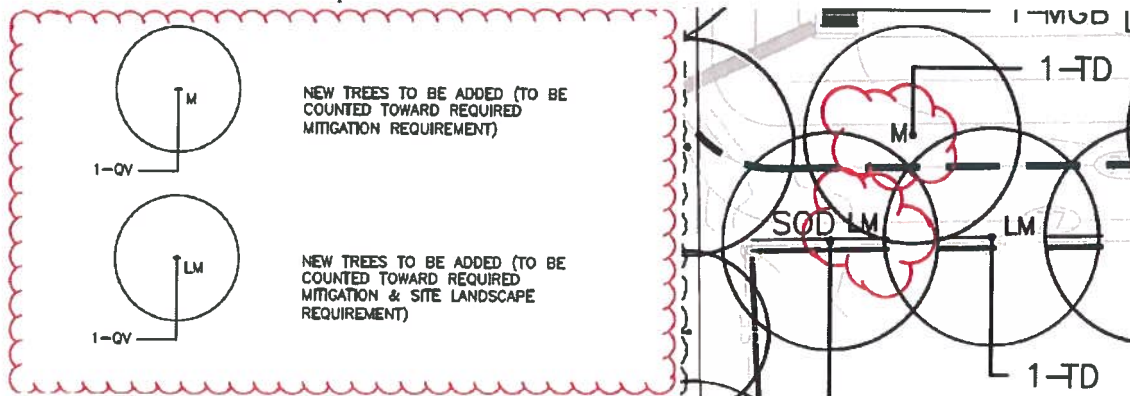
- a. Sheet A2.0:
- i. Typographical error: South Elevation, Building Addition.
- ii. Typographical error: North Elevation, Metal Area.

RESPONSE: The typographical errors have been corrected.

RESPONSE TO: Previous Comments submitted on December 10, 2019

1. **Section 6.2, Tree Protection / Landscape / Xeriscape Standards**

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.
- i. The plans note that 30 mitigation trees are required. Per the previously approved Minor Site Plan, 27 regulated trees were removed, and thus 27 mitigation trees are required.
- ii. In order to distinguish mitigation trees from those provided to meet landscaping requirements, mitigation trees must be identified on the plans. In addition, any trees to be provided to meet both mitigation and landscape requirements (25% maximum of mitigation trees – 6 trees maximum) must be identified accordingly on the plans. See below for an example:



Remaining Insufficiencies: Comment not addressed. There must be a notation on the 27 trees provided to meet mitigation requirements in order to determine which are provided for this purpose. If any trees are also provided to meet a landscape requirements in addition to the mitigation requirements (6 maximum), they must be noted accordingly in order to confirm no more than 25% of the mitigation trees are being credited to landscape requirements.

RESPONSE: 54 canopy trees total, (19 white oaks, 22 shumard oaks, 13 red maples)

Adjusted the plan with call-outs and clouds for count purposes. Received a return call from Adam Hall on December 12, 2019 and explained the plan. He seemed fine with the update.

- b. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
1. **Remaining Insufficiencies:** See previous comments concerning waste receptacle screening requirements. Ensure materials used for screening and height of screening material are identified. Per Section 6.2.3(B), the dumpster pad must also be gated.

RESPONSE: Screening material labeled as a 6' wood fence. Gates have also been added.

2. **Section 6.8, Design Standards for Business Uses**

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19, therefore, Staff could not confirm the comment from the 12/9/19 letter was addressed: The applicant has selected alternative a., which requires a façade color change every 30 feet, with each color change having a maximum width of 30 feet. There is an area of the north elevation ("Color #1") which exceeds the maximum 30 foot length.

RESPONSE: Revised plans have been submitted addressing

3. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated November 19, 2019.

Comment: Response from JBrown Professional Group, Inc., to the materials received on December 4, 2019 will be provided under separate cover.

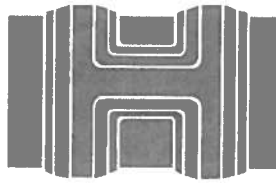
RESPONSE: Received new comments from jBrown Professional Group, Inc. on December 12, 2019 and addressed his concerns with proposed striping in lieu of pavement removal, By way of an email from Mr. Brown received on December 14, 2019 he appears to be in agreement with my recommended alternative design

4. Minor Revisions

- a. Sheet A2.0:
 - i. Typographical error: South Elevation, Building Addition.
 - ii. Typographical error: North Elevation, Metal Area.

Remaining Insufficiencies: Revised Architectural Plans were not submitted on 12/10/19. Staff could not confirm if the comments from the 12/9/19 letter were addressed.

RESPONSE: Typographical errors have been corrected.



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

RESPONSE TO DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Dreyer's DKI Site Plan

APPLICANT/AGENT: Craig Hedgecock, P.E.

PROPERTY OWNER: Dreyer's Cleaning & Restoration, Inc.

DRT MEETING DATE: November 21, 2019

1. Article 4, Use Regulations

- a. If any outdoor storage areas are proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E).

RESPONSE: No outdoor storage areas are proposed.

2. Article 5, Density, Intensity, & Dimensional Standards

- a. The site and dimension plan must show all required setbacks as set forth in Table 5.1-3 (20' front, 15' side and rear).

RESPONSE: They are shown on Sheet 1.

- b. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

3. Section 6.1, Off-Street Parking & Loading

- a. Parking calculations on Sheet 1 utilized a parking standard of 1 space per 350 square feet of floor area for office area and 1 space per 1,000 square feet of warehouse area.
 - i. The use of the property is classified as "General Industrial Service". The minimum parking standard per Table 6.1-1 for this use is 1 space per 1,500 square feet of floor area.
 - ii. The minimum number of parking spaces per Table 6.1-1 is 8 spaces. The maximum number of parking spaces per Section 6.1.4(B)(5) is 10. 19 spaces are proposed. Please address.

RESPONSE: Eight (8) parking spaces have been shown on Sheet 1.

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

- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.

RESPONSE: Provided replacement oaks and maples to comply with replacement requirement.

- b. Per Section 6.2.2(C), all existing regulated trees shall be shown on the landscape plan and identified by common name and size. In addition, all regulated trees to be preserved shall be identified. If no regulated trees are present on the property, notate the landscape plan accordingly.

RESPONSE: There are no existing trees on site, provided note.

- c. No understory/ornamental trees are proposed on the landscape plan. Understory trees are required to meet various landscape standards set forth in: Section 6.2.2, including: 6.3.2(D)(1)C, Site Landscaping Standards – minimum 14 understory trees with 50% in the front and 25% on each side; Parking Lot Perimeter Buffer - minimum 6 understory trees.

RESPONSE: Added to plan.

- d. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted

along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.

RESPONSE: Added shrubs per requirement

- e. Per Section 6.2.2(D)(2)(a), landscape islands are required at the end of parking bays and located no more than 11 spaces from another island. The plans propose to extend the existing parking area northward. A landscape island is required adjacent to the north of the existing parking area and at the north terminus of the proposed parking area.

RESPONSE: Landscape island provided north of the new parking area and at the terminus of the existing parking area.

- f. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be a minimum of 5 feet and an average of 6 feet along the entire length of the perimeter of the parking lot. Minimum parking lot perimeter buffer width shall be provided along the proposed parking area.

RESPONSE: Provided buffer along the east side of the proposed parking area.

- g. Per Section 6.2.2(D)(2)(b), a continuous row of shrubs is required to parallel the parking lot area. A continuous row of shrubs shall be required along the east side of the existing and proposed parking lot area.

RESPONSE: Shrubs are provided along the east side of the new parking area. There is not enough room along the east side of existing parking area.

- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.

RESPONSE: Provided arterial screening (canopy trees plus 6' fence).

- i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

5. Section 6.3, Fencing Standards

- a. Identify the fencing materials and height of fencing along the west and north property lines.

RESPONSE: Note indicating same is shown on Sheets 1 & 2.

6. Section 6.4, Exterior Lighting Standards

- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on site

RESPONSE: No exterior lighting in parking areas or elsewhere on site is proposed.

7. Section 6.6, Infill Standards

- a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:
 - i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.
RESPONSE: Provided a Type D buffer, option 3, canopy trees + fence.
 - ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.
RESPONSE: No "permanent" dumpster will be on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.
 - iii. In order to provide a visual buffer between the residential areas to the northeast of the proposed development, an opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the east property line from the northeast property corner to the southeast corner of the proposed loading zone.
RESPONSE: A Type D buffer, fence + canopy trees is provided.

8. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.
RESPONSE: Addressed.
- b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.
RESPONSE: Addressed.
- c. Identify the building materials of all proposed building elevations. Per Section 6.8.2(A)(2)(d), metal siding shall not exceed 50% of any façade when visible from a street. This is applicable to all sides of the proposed building addition.
RESPONSE: Addressed.
- d. Section 6.8.2(A)(4) requires a minimum of 1 pedestrian connection be made to the sidewalk system when such system exists within a right-of-way contiguous to the development. There is an existing sidewalk which terminates near the southwest corner of the property. The sidewalk shall be extended to the property's east property line and a pedestrian connection shall be required to the building.
RESPONSE: The sidewalk has been extended and a pedestrian connection has been added.

9. Concurrency Impact Analysis

- a. Provide further analysis of how the project is considered to result in de minimis impacts to public facilities as set forth in Section 2.4.14 and Article 10 of the LDRs.
RESPONSE: A letter addressing same has been provided.

10. Comprehensive Plan Consistency

- a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.
RESPONSE: The site is currently connected to the CoA potable water system. The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element.

RESPONSE: Said analyses have been provided.

11. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.

1. Please clarify that MST 1, SG-1 and MSS-1 as well as associated piping are existing.

RESPONSE: A structure table and note indicating same has been added to Sheet 1.

2. Please include a list of abbreviations.

RESPONSE: A legend list has been added to indicate same.

3. As per City Ordinances, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby. Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

4. Show the de-commissioning of the existing septic tank.

RESPONSE: Since the 1050 gallon septic tank was replaced in June of 2019, it is proposed to convert same into a well well/pump tank and install two (2) grinder/effluent pumps in the discharge end of same to connect to a "future" sanitary sewer force main that will convey the wastewater flow to the existing MSS-1. As people tend to flush items down the drain that they should not do, the tank will trap said items to protect the pumps from being damaged as a result of same.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc, in a letter dated November 19, 2019.

RESPONSE: Comments addressed as follows:

Sheet 1 of 5

1. Please clarify existing vs. proposed areas of the project. Suggest not hatching the existing driveway.

RESPONSE: Hatch screening has been adjusted.

2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.

RESPONSE: No additional parking is provided to comply with CoA required parking standards. The proposed building will support the owner's existing operations carried out at the site and will not create additional trips. As the owner utilizes trucks towing trailers and with the speed of vehicles on the roadway segment, the existing driveway width provides for safe ingress and egress into and out of the site. The handicap space has been shifted 17' north to further protect the handicap space when utilized.

3. Please provide a dimension for the driveway width.

RESPONSE: The existing driveway width dimension has been added.

4. Dimension the truck turnaround area and call out all radii.

RESPONSE: Additional dimensions have been added to same.

Sheet 2 of 5

1. In the area in the southwest of the building, what is shown coming off the sidewalk above the curb inlet? Please label for clarity.

RESPONSE: That was a point attribute on the survey that was erroneously turned on.

2. Provide spot elevations on the proposed loading dock.

RESPONSE: Proposed spot elevations have been added to same.

3. Recommend re-orienting the dumpster pad to an east-west orientation for ease of access.

RESPONSE: No "permanent" dumpster will be located on site. A "roll-off" dumpster will be utilized and located at the northeast corner of the proposed parking area as needed.

4. Please provide a detail for the truck turnaround area showing the layer thicknesses.

RESPONSE: As we discussed in our email exchange concerning same, I have added a detail showing same.

5. Is the pipe under the entrance to the driveway CMP or RCP? The structure table and the plan view differ.

RESPONSE: That was a scrivener's error on the survey base map that has been corrected.

6. Please provide a proposed structure table and ensure that invert elevations are called out for all new storm structures.

RESPONSE: A structure table has been labeled as such on Sheet 1. There are no proposed storm structures.

7. How will buildings be guttered? Please label all roof drains.

RESPONSE: Gutters will be installed on the north and south sides of the proposed building with downspouts from same as shown on Sheet 2.

8. The additional parking and part of the truck turnaround appears to discharge to the FDOT drainage retention area. The stormwater report does not appear to account for the added volume into this system. Has this been discussed with the FDOT to ensure that there is enough capacity in the basin which this will discharge to?

RESPONSE: The Engineering Report has been amended to indicate no additional runoff contributing to the FDOT DRA. The top area of the DRA is close to or greater than one-acre in size so any additional runoff would not affect the available volume/capacity of same anyway.

9. Concerns for staging up of water on the west side of the pre-treatment basin. The top of the basin is 82.0 and the edge of pavement is 81.5.

RESPONSE: An 8" PVC pipe in the west end of same will convey any accumulated runoff to the proposed DRA. The edge of pavement grade has also been revised.

10. Please note, SRWMD requires all critical 100YR storms to be run, not only the 100YR-24hr. Additionally, SRWMD requires 1' of free board on basins.

RESPONSE: The project will qualify for a "10-2 Self-Certification" so a SRWMD permit will not be required. However, all 100 Year critical duration storm events have been modeled with the DRA expanded to account for same.

11. The soil borings were not performed within the basin area. Please provide permeability testing within the basin area, or provide a letter or recommendation from the geotechnical engineer that the permeability rates at the spots chosen match those in the basin.

RESPONSE: The location of the soil borings were chosen prior to obtaining the topographic site information in order to meet the monthly submittal deadline. Two borings for the building foundation design were however obtained in same. Should it be

found to be necessary during site excavation, we are fortunate that there is substantial open area in the vicinity of the DRA to expand same at that time and/or in the future if needed.

12. The curve numbers utilized use the bottom of the basin as the basin area.

Recommend utilizing the top of the basin or midway up the basin as the basin area.

RESPONSE: The curve number has been adjusted as you recommended.

13. Please show location of handicap sign.

RESPONSE: The handicap sign location has been added.

14. There are no utility connections shown on this plan. How will this building be serviced for potable water, waste water, and electric?

RESPONSE: The location of the utility connections are shown on Sheet 2.

15. Is the existing site served by sewer or septic? If septic, please show the existing drain field.

RESPONSE: The site is currently served by an "Onsite Sewage Treatment of Disposal System" that was updated/replaced pursuant to State of Florida Department of Health Chapter 64E-6, F.A.C. "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" in June of 2019. Due to the expense that the owner recently went through, he would prefer to continue to utilize same. However, provisions have been shown to connect to the CoA wastewater system if and/or when he is required to do so.

Sheet 3 of 5

1. Please provide silt fence.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

2. Please provide some kind of inlet protection for SG-1.

RESPONSE: Since it is located in the existing utilized vehicular area of the site, filter fabric installed under the inlet grate is proposed and has been found to be functional in similar situations.

Sheet 4 of 5

1. Trees on the east side of the basin appear to be called out to be planted off site and very close to the edge of pavement. . Please ensure that there are no trees to be planted on FDOT property. Additionally, is a parking lot buffer required for the adjacent basin?

RESPONSE: The proposed landscape sheet has been revised accordingly.

12. Minor Revisions

- a. Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly.

RESPONSE: Application materials and plans have been revised accordingly.

- b. Sheet 3: Correct typographical error in call out to silt fencing.

RESPONSE: Sheet 3 has been revised with additional notes, details, etc. added to same.

- c. There were two documents included in the application package which both respond to Policy 1.3.d of the FLUE: "Consistency with the City of Alachua Comprehensive Plan"; and "Consistency with the City of Alachua Commercial Development Standards". It may have been intended for the latter to respond to the residential protection standards set forth in Section 6.6.3 or in Section 6.8.2.

RESPONSE: The document titles have been corrected to indicate same.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 20, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Development Review Team (DRT) Summary for: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On November 4, 2019, the City of Alachua received your application for a Site Plan for Dreyer's DKI. The application was determined to be complete on November 12, 2019. The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Thursday, November 21, 2019** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, December 4, 2019**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 Planning & Zoning Board (PZB) Meeting**.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 2 *double-sided, three-hole punched sets* of the application package, 7 sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Article 4. Use Regulations
 - a. If any outdoor storage areas are proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E).
2. Article 5. Density, Intensity, & Dimensional Standards
 - a. The site and dimension plan must show all required setbacks as set forth in Table 5.1-3 (20' front, 15' side and rear).

- b. The dumpster pad is located within a required setback area. Per Section 5.2.2(A)(6), the dumpster pad shall be located outside of minimum setback areas.
3. Section 6.1, Off-Street Parking & Loading
- a. Parking calculations on Sheet 1 utilize a parking standard of 1 space per 350 square feet of floor area for office area and 1 space per 1,000 square feet of warehouse area.
 - i. The use of the property is classified as "General Industrial Service". The minimum parking standard per Table 6.1-1 for this use is 1 space per 1,500 square feet of floor area.
 - ii. The minimum number of parking spaces per Table 6.1-1 is 8 spaces. The maximum number of parking spaces per Section 6.1.4(B)(5) is 10. 19 spaces are proposed. Please address.
4. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- a. The City approved a Minor Site Plan for the property in April 2019. As part of this approval, 27 regulated trees were approved for removal. In order to mitigate for the removal of these trees, 27 live oak trees were proposed as replacement trees. These 27 replacement trees must be accounted for on the landscape plan and are required in addition to any landscaping required by Section 6.2.2.
 - b. Per Section 6.2.2(C), all existing regulated trees shall be shown on the landscape plan and identified by common name and size. In addition, all regulated trees to be preserved shall be identified. If no regulated trees are present on the property, notate the landscape plan accordingly.
 - c. No understory/ornamental trees are proposed on the landscape plan. Understory trees are required to meet various landscape standards set forth in Section 6.2.2, including: 6.2.2(D)(1)(c), Site Landscaping Standards – minimum 14 understory trees, with 50% in the front and 25% on each side; Parking Lot Perimeter Buffer – minimum 6 understory trees.
 - d. Per Section 6.2.2(D)(1)(d)(iii), a row of shrubs shall be planted along the front and side facades of the primary structure, or shrub masses with three or more species shall be planted along such facades. This is applicable to the west side of the existing building, and the south and west side of the proposed building addition. Please address.
 - e. Per Section 6.2.2(D)(2)(a), landscape islands are required at the end of parking bays and located no more than 11 spaces from another island. The plans propose to extend the existing parking area northward. A landscape island is required adjacent to the north of the existing parking area and at the north terminus of the proposed parking area.
 - f. Per Section 6.2.2(D)(2)(b), parking lot perimeter buffers shall be a minimum of 5 feet and an average of 6 feet along the entire length of the perimeter of the parking lot. Minimum parking lot perimeter buffer width shall be provided along the proposed parking area.
 - g. Per Section 6.2.2(D)(2)(b), a continuous row of shrubs is required to parallel the parking lot area. A continuous row of shrubs shall be required along the east side of the existing and proposed parking lot area.
 - h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.
 - i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
5. Section 6.3, Fencing Standards
- a. Identify the fencing materials and height of fencing along the west and north property lines.
6. Section 6.4, Exterior Lighting Standards
- a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.

7. Section 6.6, Infill Standards

- a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:
 - i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.
 - ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.
 - iii. In order to provide a visual buffer between the residential areas to the northeast of the proposed development, an opaque fence constructed of wood, masonry, PVC, or comparable materials with a minimum height of 6 feet shall be constructed along the east property line from the northeast property corner to the southeast corner of the proposed loading zone.

8. Section 6.8, Design Standards for Business Uses

- a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.
- b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.
- c. Identify the building materials of all proposed building elevations. Per Section 6.8.2(A)(2)(d), metal siding shall not exceed 50% of any façade when visible from a street. This is applicable to all sides of the proposed building addition.
- d. Section 6.8.2(A)(4) requires a minimum of 1 pedestrian connection be made to the sidewalk system when such system exists within a right-of-way contiguous to the development. There is an existing sidewalk which terminates near the southwest corner of the property. The sidewalk shall be extended to the property's east property line and a pedestrian connection shall be required to the building.

9. Concurrency Impact Analysis

- a. Provide further analysis of how the project is considered to result in de minimis impacts to public facilities as set forth in Section 2.4.14 and Article 10 of the LDRs.

10. Comprehensive Plan Consistency

- a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.
- b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element

11. Public Services / Fire Rescue / Engineering Review Comments

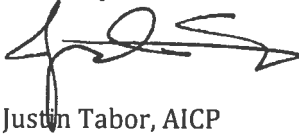
- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E. Engineering Supervisor, in a memorandum dated November 19, 2019.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc, in a letter dated November 19, 2019.

12. Minor Revisions

- a. Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly.
- b. Sheet 3: Correct typographical error in call out to silt fencing.
- c. There were two documents included in the application package which both respond to Policy 1.3.d of the FLUE: "Consistency with the City of Alachua Comprehensive Plan"; and "Consistency with the City of Alachua Commercial Development Standards". It may have been intended for the latter to respond to the residential protection standards set forth in Section 6.6.3 or in Section 6.8.2.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E. and Tom Ridgik, P.E., dated November 19, 2019
 Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated November 19, 2019

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/19/2019
2

RE: Dreyer's DKI Site Plan

Public Services has reviewed the Dreyer's DKI Site Plan (Nov 12th Submittal) and offers the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Nov 19th Comment(s)</p> <p>Sheet 1 and others</p> <p>Please clarify that MST-1, SG-1 and MSS-1 as well as associated piping are existing.</p> <p>Revise and Resubmit</p>
2.	<p>Nov 19th Comment(s)</p> <p>Sheet 1 or elsewhere.2</p> <p>Please include a list of abbreviations.</p> <p>Revise and Resubmit</p>
3.	<p>Nov 19th Comment(s)</p> <p>Sheet 2</p> <p>As per City Ordinance, site facilities must be connected to the CoA wastewater system if (1) site facilities expand more than 33% and (2) CoA wastewater service is nearby.</p> <p>Thus, please connect to the CoA wastewater system with existing manhole MSS-1 being a convenient location. Based upon site grade and invert elevations at MSS-1, gravity wastewater flow does not appear feasible. Provide a feasible method, such as a grinder pump station and piping, to convey wastewater flow to existing MSS-1.</p>

NO.	COMMENTS
	Show the de-commissioning of the existing septic tank. Revise and Resubmit
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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

November 19, 2019

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

Re: Dreyer's DKI Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's DKI Building site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated October 31, 2019. Our review generated a few comments and recommendations that are outlined below.

Sheet 1 of 5

1. Please clarify existing vs. proposed areas of the project. Suggest not hatching the existing driveway.
2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.
3. Please provide a dimension for the driveway width.
4. Dimension the truck turnaround area and call out all radii.

Sheet 2 of 5

1. In the area in the southwest of the building, what is shown coming off the sidewalk above the curb inlet? Please label for clarity.
2. Provide spot elevations on the proposed loading dock.
3. Recommend re-orienting the dumpster pad to an east-west orientation for ease of access.
4. Please provide a detail for the truck turnaround area showing the layer thicknesses.
5. Is the pipe under the entrance to the driveway CMP or RCP? The structure table and the plan view differ.
6. Please provide a proposed structure table and ensure that invert elevations are called out for all new storm structures.
7. How will buildings be guttered? Please label all roof drains.
8. The additional parking and part of the truck turnaround appears to discharge to the FDOT drainage retention area. The stormwater report does not appear to account for the added volume into this system. Has this been discussed with the FODT to ensure that there is enough capacity in the basin which this will discharge to?

9. Concerns for staging up of water on the west side of the pre-treatment basin. The top of the basin is 82.0 and the edge of pavement is 81.5.
10. Please note, SRWMD requires all critical 100YR storms to be run, not only the 100YR-24hr. Additionally, SRWMD requires 1' of free board on basins.
11. The soil borings were not performed within the basin area. Please provide permeability testing within the basin area, or provide a letter or recommendation from the geotechnical engineer that the permeability rates at the spots chosen match those in the basin.
12. The curve numbers utilized use the bottom of the basin as the basin area. Recommend utilizing the top of the basin or midway up the basin as the basin area.
13. Please show location of handicap sign.
14. There are no utility connections shown on this plan. How will this building be serviced for potable water, waste water, and electric?
15. Is the existing site served by sewer or septic? If septic, please show the existing drain field.

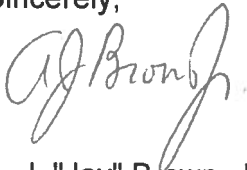
Sheet 3 of 5

1. Please provide silt fence.
2. Please provide some kind of inlet protection for SG-1.

Sheet 4 of 5

1. Trees on the east side of the basin appear to be called out to be planted off site and very close to the edge of pavement. . Please ensure that there are no trees to be planted on FDOT property. Additionally, is a parking lot buffer required for the adjacent basin?

Sincerely,



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

Cc: Craig R. Hedgecock

City of Alachua

Development Review Team (DRT) Meeting

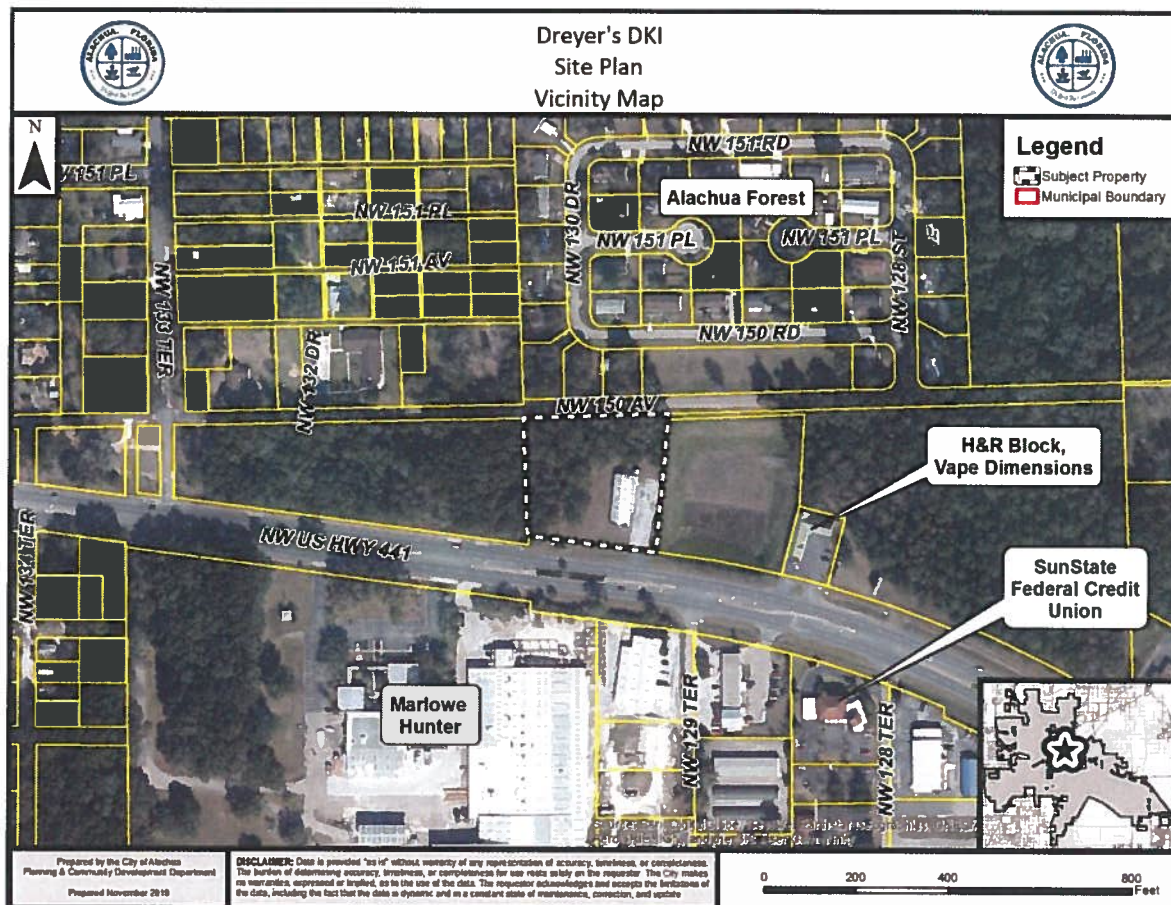
Project Name: Dreyer's DKI Site Plan

Meeting Date: November 21, 2019 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 14, 2020 PZB Meeting**.



- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.
 - i. Identify the materials and the height of the fence proposed for the waste receptacle screen to demonstrate compliance with Section 6.2.3(B).
- 5. Section 6.3, Fencing Standards
 - a. Identify the fencing materials and height of fencing along the west and north property lines.
- 6. Section 6.4, Exterior Lighting Standards
 - a. Confirm if any exterior lighting is proposed in parking lot areas or elsewhere on-site.
- 7. Section 6.6, Infill Standards
 - a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. In order to adequately address these standards:
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 - a. Section 6.8.2(A)(2)(a) requires a minimum 20% glazing of the ground floor façade area when it faces a street. This is applicable to the north elevation. Please address.
 - b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate wall offsets (or a defined alternative) of at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This applies to the north and south facades. Please address.
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 - a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.
 - b. Please provide an analysis of the application's consistency with Policies 1.3.b, 2.4.a and 2.5.a of the Comprehensive Plan Future Land Use Element



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/19/2019
2

RE: Dreyer's DKI Site Plan

Public Services has reviewed the Dreyer's DKI Site Plan (Nov 12th Submittal) and offers the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Nov 19th Comment(s)</p> <p>Sheet 1 and others</p> <p>Please clarify that MST-1, SG-1 and MSS-1 as well as associated piping are existing.</p> <p>Revise and Resubmit</p>
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JBrown Professional Group

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November 19, 2019

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

Re: Dreyer's DKI Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's DKI Building site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated October 31, 2019. Our review generated a few comments and recommendations that are outlined below.

Sheet 1 of 5

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2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.
3. Please provide a dimension for the driveway width.
4. Dimension the truck turnaround area and call out all radii.

Sheet 2 of 5

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City of Alachua

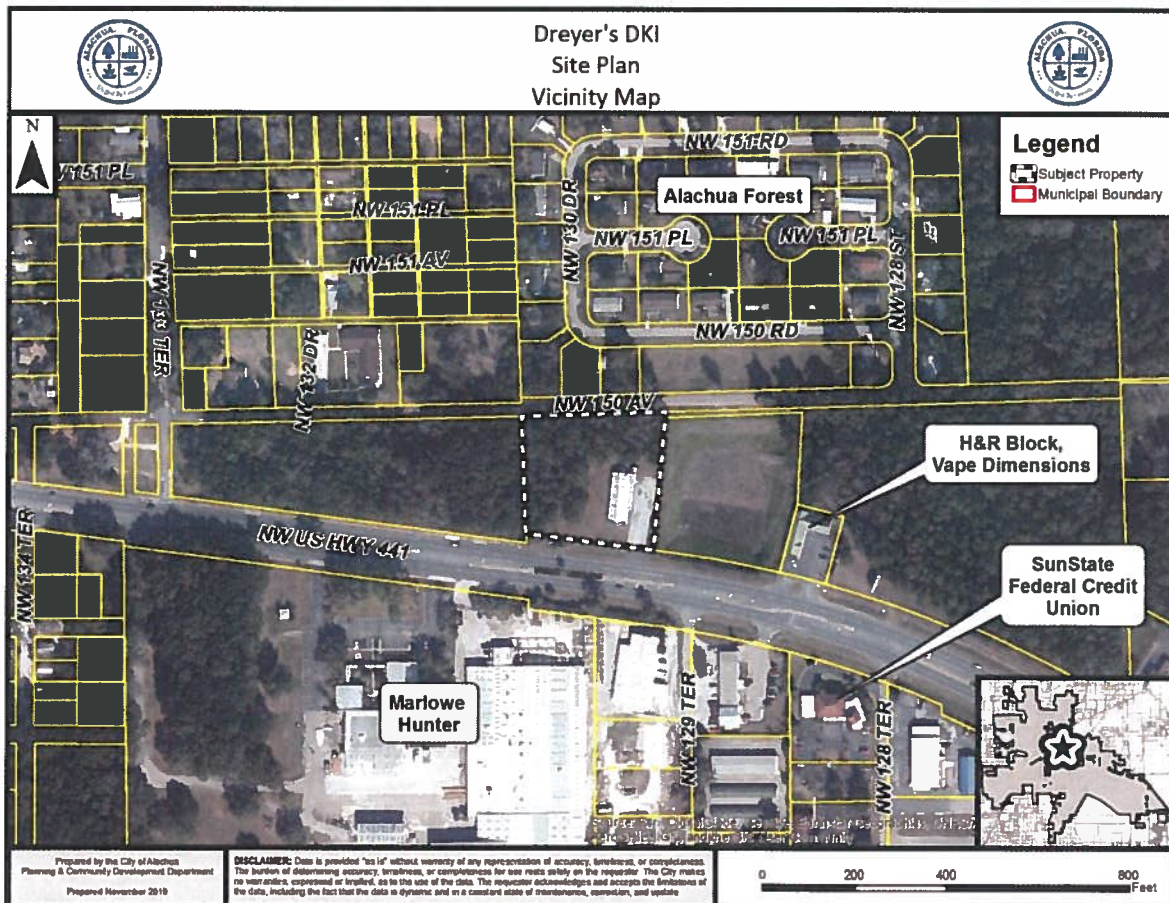
Development Review Team (DRT) Meeting

Project Name: Dreyer's DKI Site Plan

Meeting Date: November 20, 2019 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]



- h. Arterial screening is required per Section 6.2.3(E). Provide calculations and required landscaping.
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 - a. Connections to the City's potable water and wastewater systems are required per Policies 4.1.b and 1.2.a of the Comprehensive Plan Community Facilities & Natural Groundwater Aquifer Recharge Element, respectively. Please address.
- 10. Miscellaneous
 - a. Provide documentation which indicates the project has been submitted to Suwannee River Water Management District for permitting/self-certification.
- 11. Public Services / Fire Rescue / Engineering Review Comments



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Nov 19, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 11/19/2019
2

RE: Dreyer's DKI Site Plan

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November 19, 2019

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

Re: Dreyer's DK1 Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's DK1 Building site plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Craig R. Hedgecock and dated October 31, 2019. Our review generated a few comments and recommendations that are outlined below.

Sheet 1 of 5

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2. Due to the increased parking, please coordinate with the FDOT regarding the existing driveway connection. We recommend decreasing the entry driveway width to protect the handicap space on the south end of the parking lot.
3. Please provide a dimension for the driveway width.
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Sheet 2 of 5

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 12, 2019

Also sent electronically to chedgecock@cox.net

Craig Hedgecock, P.E.
27 NW 48th Boulevard
Gainesville, FL 32607

RE: Completeness Review & Conditional Application Acceptance: Dreyer's DKI Site Plan

Dear Mr. Hedgecock:

On November 4, 2019, the City of Alachua received your application for a Site Plan for Dreyer's DKI. The Site Plan proposes a $\pm 7,500$ square foot building addition with associated parking, stormwater, landscaping, and site improvements on a ± 1.96 acre subject property, consisting of Tax Parcel Number 03211-003-000, and located at 14619 NW US Highway 441.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds the application to be complete, contingent upon submission of certain materials as described below. Except as otherwise noted, please submit materials addressing the comments below by **5:00 PM on Tuesday, November 19, 2019**. These materials may be submitted by email to the project planner.

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

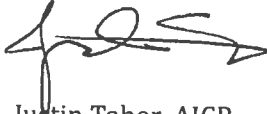
Please address the following:

1. **Site Plan Attachment #7., Neighborhood Meeting Materials:** A copy of the published notice has not been included with the application materials. Submit a copy of the published notice of the Neighborhood Meeting.
2. **Site Plan Attachment #11, Environmental Resource Permit:** Provide documentation which evidences an application for an Environmental Resource Permit has been submitted to the Suwannee River Water Management District.
3. **Parcel ID Numbers:** Throughout the application materials and plans, references to the Tax Parcel Number of the subject property include Tax Parcel 03211-001-000. It appears that the tax parcels have been reconfigured, and the subject property is now comprised solely of Tax Parcel 03211-003-000. Please revise application materials and plans accordingly. These

revisions can be made after Development Review Team (DRT) comments have been issued and the application is resubmitted to address the DRT comments.

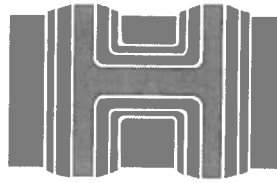
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



CRAIG R. HEDGECK
ENGINEERS, PLANNERS, SURVEYORS

DREYER'S SITE PLAN

Alachua County Tax Parcel 03211-000-000 & 03211-003-000
City of Alachua, Alachua County, Florida

November 4, 2019

Adam Hall, AICP
City of Alachua
PO Box 9
Alachua, FL 32616-0009

Dear Adam:

Transmitted please find the following "first review" submittals for the above listed project:

Included with this submittal are four (4) hard copies of the following:

Dreyer's DKI "SITE PLAN APPLICATION"
Dreyer's DKI "NEIGHBORHOOD MEETING REPORT"
Dreyer's DKI "ENGINEERING REPORT"
Dreyer's DKI "CUSTOM SOIL RESOURCE REPORT"
Dreyer's DKI "SITE PLAN DRAWING SETS"
Dreyer's DKI "NFPA FIRE FLOW CALCULATION" and
"FIRE DEPARTMENT ACCESS AND WATER SUPPLY"

Also enclosed please find one (1) set of mailing labels.

A check in the amount of \$2300.00 for the permit fee was hand delivered on October 31, 2019.

I trust that the submittal materials provided meets all of the required documents.

However, if you have any questions and/or need any additional information, please do not hesitate to contact me.

Respectfully submitted,

Craig R. Hedgecock, PE/PSM
Project Engineer