

091014E

Appendix E

091014E



**City of Gainesville
Planning and Development Services Department
Planning Division/Current Planning Section
Summary of Technical Review Committee Comments**

Petition: PB-10-17 PSZ

City Plan Board

Meeting Date: 4/22/10

Reviewed by: Bedez E. Massey

Project Name/Description: CH2MHill, agent for Alachua County Board of County Commissioners. Amend the PS (Public services and operations district) to establish development regulations for the Alachua County Operations and Administration Facilities site and enable the expansion of the Supervisor of Elections Operations and Storage Facility with preliminary development plan approval. Zoned: PS (Public services and operations district). Located at 913 Southeast 5th Street.

I. Department Comments:

1. Planning:

Current Planning: Approvable with conditions

Comprehensive Planning: Approvable with conditions

2. Public Works:

Engineering: Approvable with conditions

Environmental Coordinator: Approvable as submitted

Solid Waste: Approvable as submitted

3. Gainesville Regional Utilities: Approvable as submitted

4. Building: Approvable as submitted

5. Fire: Approvable as submitted

6. Police: No comments received

7. Arborist: Approvable with conditions

8. Alachua County Dept. Environmental Protection Dept.: Approvable with conditions

9. Community Redevelopment Agency: Approvable with conditions

II. Overall Recommendation: The petition is approvable with conditions and recommendations.

DEVELOPMENT PLAN EVALUATION SHEET

City Planning Division/ Current Planning Section

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
THOMAS CENTER, BUILDING "B"
306 NE 6TH AVENUE (352) 334-5023**

PETITION NO. PB-10-17 PSZ	DATE PLAN RECEIVED: 03/10/10	REVIEW TYPE: PS Zoning
REVIEWING BODY: Plan Board	REVIEW DATE: 04/22/10	PROJECT PLANNER: Bedez E. Massey
PROJECT LOCATION: 913 SE 5 th Street	REVIEW NO: 3	PROJECT OWNER: Alachua County
PROJECT DESCRIPTION: Amend the PS (Public services and operations district) to establish new development regulations for the Alachua County Operations and Administration Facilities site and enable the expansion of the Supervisor of Elections Operations and Storage Facility with a preliminary development plan. Zoned: PS (Public services and operations district).		PROJECT AGENT: CH2MHill

- APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED (SEE BELOW)
 COMMENTS ONLY
 INCOMPLETE

RECOMMENDATIONS/COMMENTS

1. Approval of this petition shall be subject to the applicant obtaining final development plan approval in accordance with the requirements of the City Land Development Code and the adopted PS zoning ordinance.
2. Approval of this petition shall be subject to the applicant deeding land, or conveying land for easements, along the Southeast 9th Place and Southeast 7th Street right-of-ways for the construction of public sidewalks.
3. Approval of this petition shall be subject to the landscaping requirements of the City Land Development Code, which includes bringing the subject property into full compliance according to Article VIII, Section 30-251 (3).
4. If approved as permitted uses, the communication tower and outdoor storage shall be subject to the requirements in Article VI of the City Land Development Code.
5. Prior to the issuance of a final Certificate of Occupancy, the dirt driveway located on Southeast 9th Place behind the Alachua County Management Downtown Maintenance Shop shall be closed in accordance with City standards.
6. The subject property shall be regulated in accordance with the requirements of the City Land Development Code and all other applicable regulations, except as expressly provided in the PS zoning report and as shown on the preliminary development plan.

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DEVELOPMENT REVIEW EVALUATION

Concurrency Management

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5022

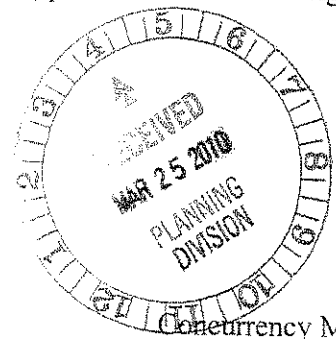
PETITION NO. PB-10-17 PSZ	DATE PLAN RECEIVED: 3/10/10	REVIEW TYPE: <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Plan Board	REVIEW DATE: 3/24/10	
	REVIEW LEVEL: 2	
PROJECT DESCRIPTION: Preliminary and final development plan review for expansion of office building and parking lot.	PROJECT PLANNER: Bedez Massey	
PROJECT LOCATION: 913 S.E. 5 th Street	PROPERTY AGENT: Choose one: CH2M Hill	

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

Elections Building	Comments by: <i>Jason Simmons</i>
	<i>Jason Simmons</i> (Planner)

RECOMMENDATIONS/COMMENTS

1. If a sidewalk is installed along S.W. 9th Place, a sidewalk connection must be provided between the Supervisor of Elections building and the sidewalk.
2. To calculate the trip generation of the site, use Government Office Complex (733) from the 8th Edition of the ITE manual for all of the office space and use Warehousing for the storage areas. Please revise the traffic generation note on sheet 2 to show the existing trips on the site and the new trips based on the gross floor area of the building addition and using Government Office Complex (733) instead of General Office (710). Also please submit a revised trip generation calculation sheet to be attached to the concurrency long form.
3. In accordance with Concurrency Management Element Policy 1.1.4, please close the existing limerock driveway off of S.E. 9th Place.



DEVELOPMENT REVIEW EVALUATION

Development Engineering

PUBLIC WORKS DEPARTMENT
 THOMAS CENTER BUILDING "B"
 306 NE 6TH AVENUE (352)334-5070

PETITION NO. PB-10-17 PSZ	DATE PLAN RECEIVED: 3/24/10	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Development Review	REVIEW DATE: 3/24/10	
	REVIEW LEVEL: 2	
PROJECT DESCRIPTION: Elections Building	PROJECT PLANNER: Bedez Massey	
PROJECT LOCATION: 913 SE 5 th Street	PROPERTY AGENT: Choose one: CH2MHill	

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE

 COMMENTS ONLY

<input type="checkbox"/> Alachua County Public Works approval required <input type="checkbox"/> F.D.O.T. approval required <input type="checkbox"/> SJRWMD permit is required <input type="checkbox"/> 100 yr. critical duration analysis required <input type="checkbox"/> Treatment volume must be recovered within 72 hrs (F.S. of 2) <input type="checkbox"/> Approved for concurrency	Comments by: <i>Rich Melzer, P.E.</i> Development Review Engineer
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RECOMMENDATIONS/COMMENTS

- 5' Public easements will be required along the north side of SE 9th Place and along the west side of SE 7th Street for the entire frontage of the site. Construction of sidewalks will not be required due to the existing drainage issues along the north side of SW 9th Place and are not required along SE 7th Street because the street exists on paper only and there are no plans to construct the roadway improvements in the near future.
- The existing dirt driveway onto SE 9th Place shown just east of SE 5th Street must be removed and restored with a continuation of the existing roadside swale along SE 9th Place.



DEVELOPMENT REVIEW EVALUATION

Environmental Coordinator

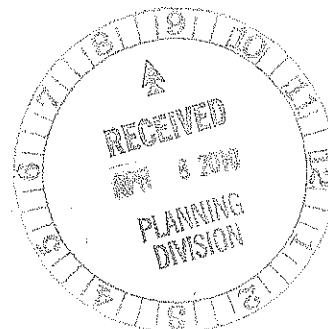
PUBLIC WORKS DEPARTMENT
 THOMAS CENTER BUILDING "B"
 306 NE 6TH AVENUE (352)334-5070

PETITION NO. PB-10-17 PSZ	DATE PLAN RECEIVED: 3/10/10	REVIEW TYPE:	<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 3/24/10		<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
	REVIEW LEVEL: 2		<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
		<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation	
		<input type="checkbox"/> Planned Dev	<input checked="" type="checkbox"/> Other: Zoning	
		<input type="checkbox"/> Design Plat		
PROJECT DESCRIPTION: Elections Building	PROJECT PLANNER: Bedez Massey			
PROJECT LOCATION: 913 SE 5th St	PROPERTY AGENT: CH2MHill	Other (fill in below)		

- APPROVABLE** (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

<input type="checkbox"/> Wetlands or wetland buffers must be shown <input checked="" type="checkbox"/> Creeks or creek setbacks must be shown <input type="checkbox"/> Lakes or lake setbacks must be shown <input type="checkbox"/> Significant ecological communities on site <input type="checkbox"/> Archaeological/historical sites on site	Comments by: Mark A. Garland Environmental Review Coordinator
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RECOMMENDATIONS/COMMENTS



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DEVELOPMENT REVIEW EVALUATION

Solid Waste

PUBLIC WORKS DEPARTMENT
SOLID WASTE MANAGEMENT DIVISION
201 NW 10TH AVENUE (352)334-2330

PETITION NO. PB-10-17 PSZ	DATE PLAN RECEIVED: 3/10/10	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat	<input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Development Review	REVIEW DATE: 3/30/10		
	REVIEW LEVEL:		
PROJECT DESCRIPTION: (Elections Building) Amend the PS (Public Services and operations district) zoning to allow the expansion of office building and parking lot. Zoned: PS (Public services and operations).	PROJECT PLANNER: Bedez Massey		
PROJECT LOCATION: 913 SE 5th St. Associated with PB-10-8 SPA.	PROPERTY AGENT: Other (fill in below) CH2M Hill		

- APPROVABLE** (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

	Comments by:
	Steve Japlin Solid Waste Manager

RECOMMENDATIONS/COMMENTS

(Area is open for all typing, editing, and formatting)





DEVELOPMENT REVIEW EVALUATION

Gainesville Regional Utilities

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Apr 7, 2010

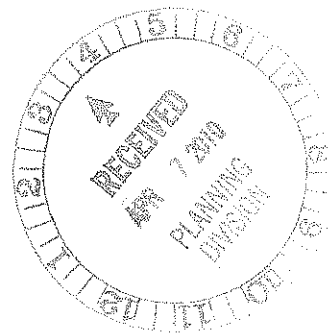
10 Petition PB-10-17 PSZ

CH2M HILL, agent for Alachua County Board of County Commissioners. (Elections Building)
Amend the PS (Public Services and operations district) zoning to allow the expansion of office building and parking lot. Zoned: PS (Public services and operations). Located at 913 SE 5th St. Associated with PB-10-8 SPA. Planner, Bedez Massey

- Conceptional Comments
- Approved as submitted

- Conditions/Comments
- Insufficient information to approve

- New
- Services
- Water
- Sanitary
- Sewer
- Electric
- Gas
- Real
- Estate



Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on-site utilities.

091014E

DEVELOPMENT REVIEW EVALUATION

Building Inspection

BUILDING INSPECTION DEPARTMENT OF
PLANNING AND DEVELOPMENT SERVICES DIVISION
306 NE 6TH AVENUE (352)334-5050

Petition No. PB-10-17-PSZ	Date Plan Received: 3/10/10	Review Type: PS - REZONING Final
Reviewing Body: City Plan Board	Meeting Date: 4/22/10	
Project Description: Supervisor of Elections office building expansion	Project Planner: Bedez Massey	
Project Location: 913 SE 5th St	Property Owner/ Agent: CH2M HILL	

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED (SEE BASIS FOR DISAPPROVAL)
 INCOMPLETE

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at time of building permitting.

Comments by:
Buddy McGhin
 Buddy McGhin
 Plans Examiner
 PX0000545

RECOMMENDATIONS/COMMENTS

3/22/10

No comments. Looks good.



DEVELOPMENT REVIEW EVALUATION

Urban Forestry

PARKS, RECREATION, AND CULTURAL AFFAIRS DEPARTMENT
 NATURE OPERATIONS DIVISION
 405 NW 39TH AVENUE (352)393-8171

PETITION NO. PB-10-17 PSZ	DATE PLAN RECEIVED: 3/10/10	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other: Zoning
REVIEWING BODY: Development Review	REVIEW DATE: 3/23/10	
	REVIEW LEVEL:	
PROJECT DESCRIPTION: Alachua County Supervisor of Elections	PROJECT PLANNER: Bedez Massey	
PROJECT LOCATION: SE 9th Place & SE 5th Street	PROPERTY AGENT: Choose one: CH2MHILL	

- APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

<input type="checkbox"/> Tree survey required <input type="checkbox"/> Landscape plan required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (listed under recommendations/comments)	Comments by: <i>Earline Lubman</i> Urban Forestry Inspector
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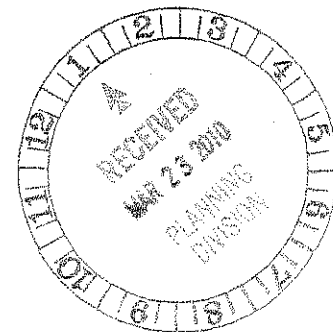
RECOMMENDATIONS/COMMENTS

General Notes

Make certain the site is in compliance with the Land Development Code, Article 8, Environmental Protection.

This includes the retention ponds, street buffers, interior landscaping, vehicular use areas and a readily available irrigation system for establishment of the newly proposed landscaping.

No impact on the Urban Forest.



091014E

DEVELOPMENT REVIEW EVALUATION

Hazardous Materials

ALACHUA COUNTY ENVIRONMENTAL
PROTECTION DEPARTMENT

201 SE 2ND AVENUE SUITE 201 (352)264-6800

Petition No. PB-10-17 PSZ	Date Plan Received:	Review Type: Preliminary
Reviewing Body: Choose One:	Meeting Date:	
Project Description: Elections Building		Project Planner: Bedez Massey
Project Location: 913 SE 5th Street		Property Owner/Agent:

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED (SEE BASIS FOR DISAPPROVAL)
 INCOMPLETE

This review is confined to an evaluation of the project's ability to comply with the requirements of the Hazardous Materials Management Code, Chapter 353, Alachua County Code.

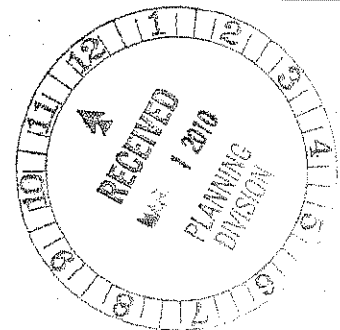
Comments by:

Agustin Olmos, P.E.
Water Resources Supervisor

RECOMMENDATIONS/COMMENTS

This project is located adjacent to an inactive petroleum cleanup site (Former Alachua County Sheriff's Office). The plans indicate that Monitoring Well #10 (located near the proposed new building) is planned to be plugged and abandoned. ACEPD is ok with the abandonment of this well, however we request that a copy of the well completion report be submitted to Tim Ramsey at ACEPD upon completion of the well abandonment. Contact Tim Ramsey with ACEPD at (352) 264-6843 with any questions.

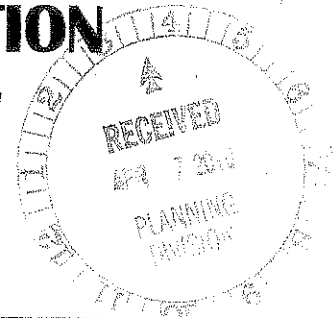
Basis for Disapproval (If applicable)



DEVELOPMENT REVIEW EVALUATION

Community Redevelopment Agency

COMMERCE BUILDING SUITE 240
300 E UNIVERSITY AVENUE (352)334-2205



PETITION No.	PB-10-17PSZ	DATE PLAN RECEIVED:	3/10/10	REVIEW TYPE:	<input checked="" type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Choose One:	REVIEW DATE:	3/23/10		<input checked="" type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
		REVIEW LEVEL:			<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
				<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation	
				<input type="checkbox"/> Planned Dev	<input type="checkbox"/> Other:	
				<input type="checkbox"/> Design Plat		
PROJECT DESCRIPTION:	(Elections building) Preliminary and final development plan review for expansion of office building and parking lot. Zoned: PS (Public services and operations).			PROJECT PLANNER:	Bedez Massey	
PROJECT LOCATION:	913 SE 5th St.			PROPERTY AGENT:	Other (fill in below) CH2M HILL	

- APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

<input type="checkbox"/> Plan meets requirements as submitted <input type="checkbox"/> Revisions necessary	Comments by:
	Kelly Huard Fisher CRA Project Coordinator Neighborhood Planning

RECOMMENDATIONS/COMMENTS

- The applicant has responded to prior CRA comments and stated that a vinyl coated chain link fence will be installed with the project. While this is an improvement over non-coated chain link that was initially proposed, CRA staff encourages the applicant to consider other aesthetically pleasing fencing materials as well. If razor wire is still envisioned, CRA staff strongly recommends against the use of this or similar materials.
- The applicant has stated a desire that this project should be exempted from provisions requiring sidewalks. CRA staff recommends against this course of action. This site is one block removed from Depot Park (currently under construction), additionally, it is directly adjacent to the 16-acre Kelly Power Plant redevelopment site. These initiatives represent some of the largest redevelopment endeavors undertaken by the City of Gainesville/CRA, and it is very likely that in the short-term future this area will experience both an influx of pedestrian traffic and a need for



DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

sidewalk/roadway improvements. However, at this time, there appear to be substandard ROW conditions. CRA strongly recommends that, at a minimum, this development include easements to address any issues with undersized ROW and/or the provision of public sidewalks. (PWD should be consulted regarding the appropriate dimensions for easements.) If feasible and consistent with City/CRA vision for the area, the applicant should also construct on-site sidewalks as part of the proposed development.

