

**LEGISLATIVE #**

**110866C**

# **Appendix A**

## **Technical Review Committee Comments**

# DEVELOPMENT REVIEW EVALUATION

## Current Planning Section

PLANNING & DEVELOPMENT SERVICES DIVISION  
 THOMAS CENTER BUILDING "B"  
 306 NE 6<sup>TH</sup> AVENUE (352)334-5023

<b>PETITION NO.</b> PB-12-08 PDA	<b>DATE PLAN RECEIVED:</b> 2/8/12	<b>REVIEW TYPE:</b> <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input checked="" 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:Land Use
<b>REVIEWING BODY:</b> Technical Review Cmt.	<b>REVIEW DATE:</b> 2/22/12	
	<b>REVIEW LEVEL:</b> N/A	
<b>PROJECT DESCRIPTION:</b> Review For: PB-12-08 PDA. Ricardo Cavallino and Associates, Agent for Las Margaritas Restaurant. Planned Development Amendment to expand the vehicular use area for a restaurant. Zoned PD (Planned Development). Located at 4405 NW 39 <sup>th</sup> Avenue.		<b>PROJECT PLANNER:</b> Lawrence Calderon
<b>PROJECT LOCATION:</b> Located at 4405 NW 39 <sup>th</sup> Avenue.	<b>PROPERTY AGENT:</b> Ricardo Cavallino and Assoc., Inc. Las Margaritas Restaurant.	

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

**RECOMMENDATIONS/COMMENTS**

**Petition PB-12-00008**  
**Planned Development Amendment**

**Technical Review Committee:**

Planning Comments 03/07/2012  
 LAWRENCE CALDERON, Lead Planner, 334-5023

**RECOMMENDATIONS/REQUIREMENTS/COMMENT**

1. Please note the following conditions and requirements of the PD that must be addressed due to the proposed PD amendment.
  - a. Please provide dimensions on the PD Layout Plan for the proposal to the west of the building.
  - b. Since the new PD Layout Plan will be replacing the old one, please provide dimensions on the remaining portion of the site in the same manner as the old PD Layout Plan. We do not want to have two PD Layout Plans for the same project. I am sure the ordinance modification will repeal the old one.
  - c. Please label the map showing proposed layout of parking as CONCEPTUAL ONLY: NOT TO BE

**ADOPTED WITH OTHER MAPS**

2. Please provide a new PD Report addressing any modifications of the first one submitted.
3. Please modify the PD Layout Plan or the PD Report to address the total number of parking spaces on site and how future parking standards should be addressed. Based on the available seating capacity, staff recommends the regular code standard but that standard cannot have excess parking. You may want to think about how this should be address.
4. Development plan review will be required to implement the PD amendment if it is approved.

**Concurrency Comments**

Jason Simmons, Concurrency Planning, 334-5022

Approvable

**Public Works Recommendation:**

APPROVABLE as submitted.

Requirements: FDOT Approval Required

**REVIEW SUMMARY:** Approvable as submitted.

**Comments: STORMWATER MGT**

Approvable (as submitted) Reviewed By: Rick Melzer

**Comments: ROADWAY & SITE DESIGN**

Approvable (as submitted) Reviewed By: Rick Melzer

**Comments: TRANSPORTATION**

No Comment

**Comments: TRANSIT**

No Comment

**Comments: SOLID WASTE**

No Comment

**Comments: SURVEY**

No Comment

**Urban Forestry Comments**

Earline Luhrman, Urban Forestry Inspector, 393-8171

Approvable as submitted.

Approvable as submitted

No impact on the urban forest at this time.

**GRU Comments**

Ellen Underwood,  
New Development Coordinator, 393-1644  
underwoodfe@gru.com

Approve as submitted

GRU comments were provided to the applicant during the January Technical Review Meeting with the applicant. These items will be addressed during the development plan stage.

Approvable as submitted.

**Environmental Coordinator**

John Hendrix,

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# DEVELOPMENT REVIEW EVALUATION

## *Hazardous Materials*

ALACHUA COUNTY ENVIRONMENTAL  
PROTECTION DEPARTMENT  
201 SE 2<sup>ND</sup> AVENUE SUITE 201 (352)264-6800

Petition No. PB-12-008 PDA	Date Plan Received:	Review Type: Preliminary
Reviewing Body: Choose One:	Meeting Date:	
Project Description: Los Margaritas		Project Planner: Lawrence Calderon
Project Location: Parcel: 06111-003-001		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.

### RECOMMENDATIONS/COMMENTS

Former Clay Electric petroleum cleanup site, all tanks were removed in 1989 and a "No Further Action" order was issued in 1996. No issues.

*Basis for Disapproval (If applicable)*