

**CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS**

Petition Number: 170SUB-04 DB Reviewed by: Gene G. Francis
Development Review Board Meeting: November 10, 2004
Project Name/Description: Northwest Business Park Design Plat

I. Department Comments

- | | | |
|----|----------------------------------|-----------------------------|
| 1. | Planning - | Approvable with conditions. |
| 2. | Public Works - | “ “ “ |
| 3. | Gainesville Regional Utilities - | “ “ “ |
| 4. | Police - | “ “ “ |
| 5. | Fire - | “ “ “ |
| 6. | Building - | “ “ “ |
| 7. | Arborist - | Approvable as submitted. |
| 8. | Other – ACDEP | Approvable with conditions. |
| | Concurrency | Approvable as submitted. |

II. Overall Recommendation The design plat is approvable with conditions.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. <u>170SUB-04DB</u>	Date Plan Rec'd: <u>11/02/04</u>	Review Type: <u>Design Plat</u>
Review For: <u>Development Review Board</u>	Review Date: <u>11/10/04</u>	Project Agent:
Description, Agent & Location: <u>Northwest Business Park Design Plat</u>		<u>Thomas F. Burke, P.E., Water & Air</u>

APPROVABLE (as submitted)
 APPROVABLE (subject to below)
 DISAPPROVED

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By: <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center;">Gene G. Francis Planner</p>
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RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to develop a 20 lot industrial subdivision on 20.7 acres M.O.L., located immediately east of the Northwest Industrial Park, in the area of the relatively new rifle and gun range. The gun range and the subdivision property are both owned by the person. The parcel in question is split zoned, having approximately 16.7 acres of (I-1), limited industrial classification and approximately 4.0 acres of wetlands that are zoned (AGR), agriculture.

The design plat is approvable with the following conditions and recommendations:

1. It appears that there are some minor inconsistencies concerning acreage calculations associated with the design plat and boundary plat. The acreages given for the split zoning, I-1 @ 17.68ac and AGR @ 3 AC, appear to be incorrect.
2. In addition to minor acreage changes that need to be made to the "General Project Information", the petitioner must correct/change the "Future Land Use" to read AGR (agriculture) instead of "Productive Swamp".
3. The flood zone information, indicated on Lots # 1 & 2 must be enlarged so that it is legible.
4. The property boundary linear footage and bearing must be enlarged so that it is legible.
5. Any work that is planned/proposed for the gun range must be done by a separate site plan amendment process.
6. The petitioner must make a request of the Board to eliminate the required sidewalk.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

7. The petitioner should provide a landscape plan along with the design plat or at the very least, place a note on the design plat indicating the landscape requirements that will be met and that the landscape plan will be submitted with the construction drawings for review. The landscape drawing are not submitted with the "Final Plat".

8. Because of the length (1,250+) of the cul-de-sac, planning staff recommends that the petitioner provide a minimum 15 foot wide, stabilized, emergency cross-access easement between Lots # 12 and 13 that connect to a "Fire Lane" in the timber land located to the north.

ALACHUA COUNTY
ENVIRONMENTAL PROTECTION DEPARTMENT

201 SE 2nd Avenue, Suite 201, Gainesville, Florida 32601

Tel: (352) 264-6800 Fax (352) 264-6852

Suncom: 651-6800

Home Page: <http://environment.alachua-county.org>

Chris Bird
Environmental Protection
Director
cbird@co.alachua.fl.us

Ramesh P. Buch
Land Conservation
Manager
rpbuch@co.alachua.fl.us

Katherine A. Fanning
Natural Resources
Manager
kfanning@co.alachua.fl.us

John J. Mousa
Pollution Prevention
Manager
jmousa@co.alachua.fl.us

Debbie VanSlooten
Administrative Support
Manager
dvanslooten@co.alachua.fl.us

Date: September 23, 2004

To: Lawrence Calderon
City of Gainesville Community Development Department
Current Planning Division
306 NE 6th Ave.
Gainesville, FL. 32602

From: Betty Levin, Senior Environmental Specialist

Re: Site Plan Review – September 13, 2004 agenda
Please circulate the following comments to appropriate planners.

6. Petition 170SUB-04 DB Water & Air Research, Inc., agent for Ronald J. Shema. Design plat for 20 lots on 20.68 acre. **Northwest Business Park**. Zoned: I-1 (limited industrial) and AGR (agriculture). Located on the north side of the intersection of Northwest 65th Place and Northwest 16th Street. (**GENE**)

Comments: The wetland delineation line will need to be flagged for verification by County staff at the next stage of submittal. There is an existing retention pond on the parcel. Please provide information concerning when this pond was constructed and permitted.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>170SUB-04DB</u>	Date Received	<u>11/2/04</u>	<input type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date <u>11/3/02</u>	<input type="checkbox"/> Final
Project Name	<u>Northwest Business Park</u>			<input type="checkbox"/> Amendment
Location	<u>NW 65th PL/NW 16th St.</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Water & Air Research, Inc.</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input checked="" type="checkbox"/> Design Plat Concept

Approvable (as submitted) Approvable (subject to below) Insufficient Information
 PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

NOTE: Non-residential subdivisions do not have to meet concurrency requirements. When site plans are submitted for each lot, they will be required to apply for and meet concurrency requirements.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>170SUB-04 DB</u>	Review Date: <u>11/9/04</u>	Review Type:
Review For : <u>Technical Review Committee</u> Plan Reviewed: <u>11/9/2004</u>		<u>Design Plat</u>
Description, Agent & Location: <u>Northwest Business Park</u>		Project Planner:
Water & Air <u>NW 65th Place & NW 16th St.</u>		<u>Gene Francis</u>


APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- | |
|---------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Alachua County Environmental Review Required |
| <input checked="" type="checkbox"/> Alachua County Environmental Review Not Required |
| <input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. |
| <input checked="" type="checkbox"/> SJRWMD stormwater permit is required. |
| <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) |
| <input type="checkbox"/> Approved for Concurrency |

Comments By:


Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. The 100 year floodplain depicted on sheet 2 does not match the floodplain as shown on the March 1998 LOMR. Please clarify.
2. Erosion and sedimentation control will be extremely important due to the sites close proximity to wetlands. All NPDES criteria must be satisfied during and after construction.



**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

Nov 8, 2004

6 Petition 170SUB-04 DB

Water & Air Research, Inc., agent for Ronald J. Shema. Design plat for 20 lots on 20.68 acre. **Northwest Business Park.** Zoned: I-1 (limited industrial) and AGR (agriculture). Located on the north side of the intersection of Northwest 65th Place and Northwest 16th Street. (Planner, Gene Francis)

- Conceptional Comments
- Conditions/Comments
- Approved as submitted
- Insufficient information to approve

New Services

Please submit Plan Review Application and 3 sets of plans for Utility Plan Review. (electric, water/wastewater and veg. management). This review is needed to approve the utility space allocations and to determine necessary easements before final plat.

Water

Since this site is located within the tertiary wellfield zone please contact Brett Goodman at GRU, 393-1613. He will need a letter from you certifying that a foot survey was conducted to determine if there were any wells or septic tanks on this site. (If so, they will need to be abandoned according to Health Department requirements)

Sanitary Sewer

GRU needs to review the wastewater plans for the lots to the North that may be served by a private collection system. We will need approval from Public Works who maintain the R/W if any private utilities are to be installed within their roadway or we will need the system to be installed within private easements. A DEP permit will be required for the private portion of the wastewater system.

Electric

Contact Wes Brewer at GRU, 393-1533 to coordinate the electric layout. The transformer pads and pedestal locations will need to be shown on the utility plan; before plans are submitted for Utility Plan Review.

Gas

There is no gas involvement.

Real Estate

After the Utility Plan Review, we can determine what public or private utility easements that will be required to be included on the plat.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 170SUB-04DB	Review Date: <u>11/5/04</u>	Review Type: <u>Design Plat</u>
Review For : <u>Development Review Board</u>	Plan Reviewed: <u>11/5/200</u>	
Description, Agent & Location: <u>Water & Air Research, Inc., Northwest Business Park, NW 65 Place and 16 Street</u>	Project Planner: <u>Gene Francis</u>	

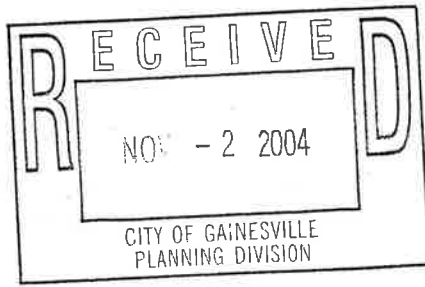
APPROVABLE **APPROVABLE** **DISAPPROVED** **CONCEPT**
SUBJECT TO COMMENTS

<p>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 Building Permitting.</p>	<p>Comments By: <i>Brenda S. Strickland</i> Brenda G. Strickland Plans Examiner</p>
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REVISIONS / RECOMMENDATIONS:

Change 85th Place to 65 Place on the survey sheets.

NORK



GENERAL PROJECT INFORMATION

1. **PROJECT TITLE:** NW BUSINESS PARK (A 20 LOT INDUSTRIAL COMPLEX INTERSECTION OF NW 85TH PLACE AND NW 16TH FLORIDA)
2. **TAX PARCELS NO(S):** 07879-006-001
3. **PROPERTY ACREAGE:** 20.68 ACRES
4. **SECT/TWNP/RNG:** SECTION 18, TOWNSHIP 9 SOUTH, RANGE 20 EAST
5. **EXISTING LAND USE:** TIMBER 2 (17.88 ACRES)
PRODUCTIVE SWAMP (3 ACRES)
6. **FUTURE LAND USE:** INDUSTRIAL (17.88 ACRES)
PRODUCTIVE SWAMP (3 ACRES)
7. **ZONING:** I-1 (17.88 ACRES)
AG (3 ACRES)

DESIGN PLAT SPECIFICATIONS (SECTION 30-183(a)(2) CONTINUED)

- a. **PROJECT NAME:** NORTHWEST BUSINESS PARK
- b. **SURVEYOR:** STEVE Mc MILLEN, P.L.S. #5489
McMILLEN SURVEYING
CERT. OF AUTH. #6821
40 SOUTH MAIN STREET
WILLISTON, FLORIDA 32686
- c. **SURVEY INFORMATION:** SEE SHEETS No. 5-9
- d. **VICINITY MAP:** SEE SHEET No. 1
- e. **BOUNDARY LINE:** SEE SHEET No. 5
- f. **LEGAL DESCRIPTION:** SEE SHEET No. 5
- g. **PRELIMINARY LAYOUT:** SEE SHEET No. 2
- h. **NUMBER OF LOTS:** 20
- i. **BUILDING SETBACKS:**

BOUNDARY	SETBACK
FRONT	25 FEET
REAR	10 FEET
SIDE(STREET)	25 FEET
SIDE(INTERIOR)	10 FEET
- j. **'NOT FOR FINAL RECORDING' INSCRIPTION:** SEE SHEET No. 2
- k. **SIDEWALK REQUIREMENTS:** CONSISTENT WITH EXISTING INFRASTRUCTURE AT THE INDUSTRIAL PARK, SIDEWALKS

ADDITIONAL DESIGN PLAT REQUIREMENTS (SECTION 30-183(a)(3))

- a. **PROPERTY OWNER:** GAINESVILLE REALTY/RONALD J. SHAW
1410 NW 13TH STREET #2
GAINESVILLE, FL 32601
(352) 376-4608
- AGENT:** WATER AND AIR RESEARCH, INC.
8821 SW ARCHER ROAD
GAINESVILLE, FLORIDA 32608
(352) 372-1500
- b. **ABUTTING PROPERTY INFO:**

NAME	PARCEL #	PROPERTY AREA (ACRES)	ZONING
NORTH CENTRAL FL INVESTMENT CLUB, INC. PARTNERSHIP 87 LTD	07879-006-002	33.95	I-1 (VAC)
PLUM CREEK TIMBERLAND L P	07879-006-000	80.53	
KARAHALIOS, ESTATHIOS, MICHELE-RENEE	07878-030-003	1.46	
SOUTHERN PRESS, INC.	07878-020-008	1.89	
HILL & BROOKS COFFEE CO. INC.	07878-020-010	0.73	
BOSTON SEAFOOD WHOLESALE, LLC.	07878-020-011	0.88	
WILCOX & CROFT, LLC.	07878-020-012	1.18	
PODDAR, ANAND	07878-030-001	2.99	
PODDER, ANAND	07878-030-002	2.53	
- c. **ADDITIONAL PLAT INFO:** SEE SHEET No. 5
- d. **EXISTING/PROPOSED UTILITIES:** SEE SHEETS No. 3A AND 3B
- e. **EXISTING/PROPOSED SEWER DATA:** SEE SHEETS No. 3A AND 3B
- f. **EXISTING IMPROVEMENTS:** SEE SHEETS No. 5-9
- g. **ZONING AND LAND USE INFO:** SEE ITEMS 7 AND SECTION 30-183(a)(2)

PLAIN SECTION 30-183(a)(3)

SEE SHEET No. 5-9. THE PROJECT SITE IS LOCATED IN A TERTIARY WELLFIELD DESIGNATION.

TREE SPECIES	DIAMETER (INCHES)	ON-SITE LOCATION	PROPOSED STATUS
WATER OAK	13	NORTHEAST SECTOR	REMAIN
RED LIVE OAK	12	NORTHWEST SECTOR	REMAIN
RED LIVE OAK	9	NORTHWEST SECTOR	REMAIN
RED LIVE OAK	12	NORTHWEST SECTOR	REMAIN
RED LIVE OAK	15	SOUTHWEST SECTOR	REMOVE
RED LIVE OAK	15	SOUTHWEST SECTOR	REMOVE
RED LIVE OAK	8	SOUTHWEST SECTOR	REMAIN
SHORT LEAF PINE	13	NORTHEAST SECTOR	REMAIN
SHORT LEAF PINE	14	NORTHEAST SECTOR	REMAIN

THE STORMWATER MANAGEMENT PLAN SHALL BE BY MEANS OF INLETS, CULVERTS, AND SWALES TO THE BASINS INDICATED. A MODIFICATION TO AN EXISTING ENVIRONMENTAL RESOURCE PERMIT (ERP) FOR STORMWATER MANAGEMENT AND A NEW ERP PERMIT WILL BE SUBMITTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR APPROVAL. SEE SHEETS 4A AND 4B FOR PRELIMINARY DESIGN

- SEE ENCLOSED PACKAGE
- SEE ENCLOSED PACKAGE
- SEE SHEETS No. 5-9
- SEE SHEET No. 1

FLOODPLAIN SECTION 30-183(a)(4)

CORNER OF THE DEVELOPMENT CONTAINS A ZONE "A" ACCORDING TO THE DEVELOPER, THIS FLOODPLAIN HAS BEEN DESIGNATED AS AN AREA OF MINIMAL FLOODING. CLARIFICATION IS REQUIRED, IF ZONE "A" EXISTS AS SHOWN, THE FINISHED FLOOR OF THE FLOOD ZONE SHALL BE TO 1 FOOT ABOVE THE 100 YEAR STORM EVENT.

PLAIN OR UPLAND DISTRICT SECTION 30-183(a)(4)

NOT APPLICABLE

SHEET INDEX

TITLE
COVER SHEET
DESIGN PLAT
UTILITY PLAN - SOUTH SECTOR
UTILITY PLAN - NORTH SECTOR
ENGINEERING & DRAINAGE PLAN - SOUTH SECTOR
ENGINEERING & DRAINAGE PLAN - NORTH SECTOR
SURVEY - PROJECT SITE
SURVEY - SOUTHWEST SECTOR
SURVEY - NORTHWEST SECTOR
SURVEY - SOUTHEAST SECTOR
SURVEY - NORTHEAST SECTOR

REVISION BY APPR.

Engineers, Biologists, & Planners
17372-1500 Fax: 352/378-1500
www.waterandair.com
info@waterandair.com
Florida Authorization No. 956

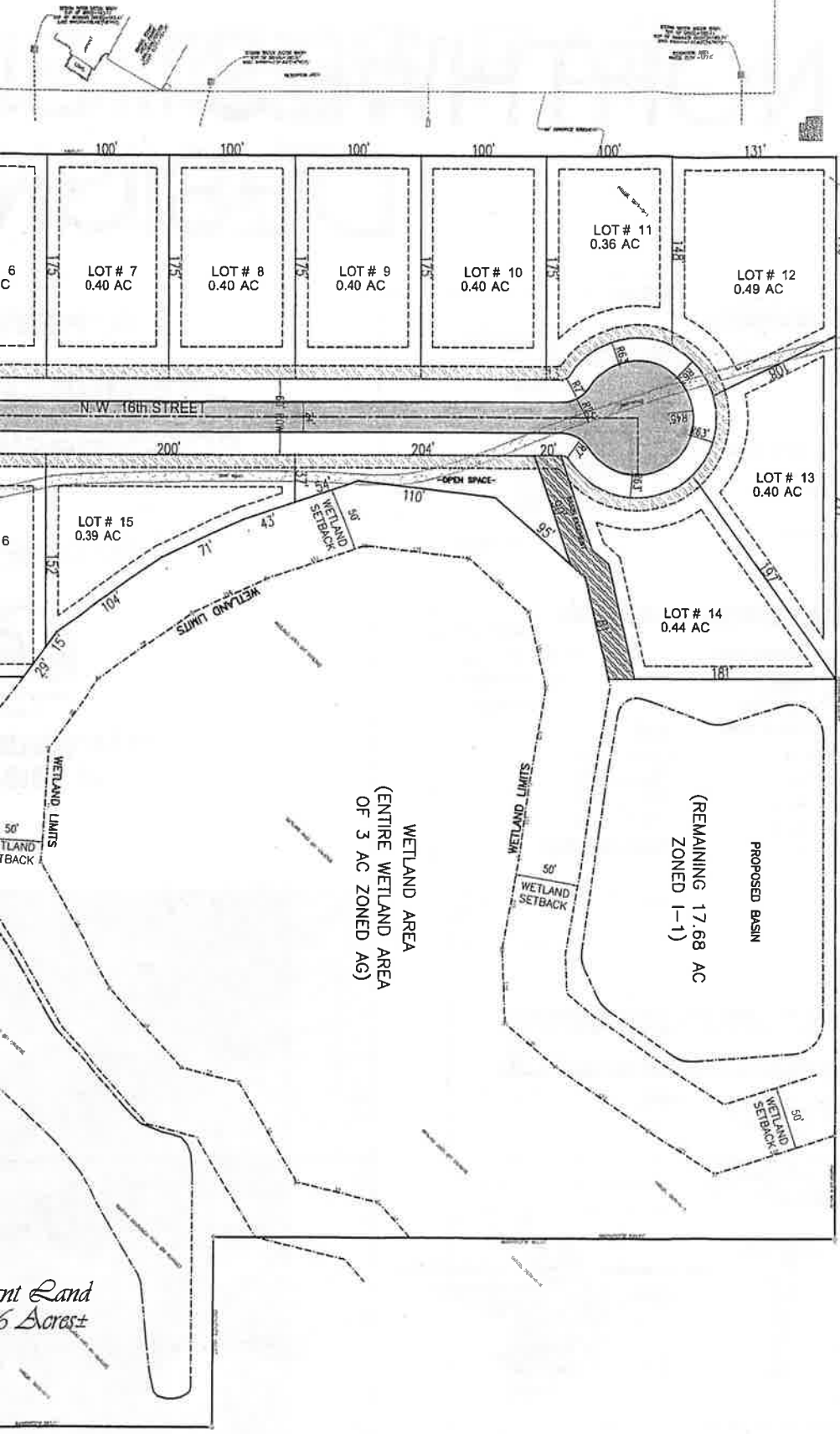
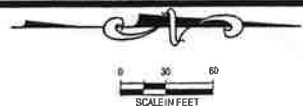
PROJECT ENGINEER FL REG. No. 58566

THOMAS F. BURKE, P.E.

NORTHWEST BUSINESS PARK

GAINESVILLE, FLORIDA
Shema, Florida

PROJECT NO.	DATE
04-5622-01	SEPTEMBER 16, 2004
PROJECT MGR.	DRAWN BY:
WMK	LAB
SHEET:	OF:
1	9



ent Land
6 Acres±

RESEARCH, INC.
ANNING, & DESIGN
GAINESVILLE, FLORIDA 32608
1-1500 FAX (352) 378-1500
AUTHORIZATION NO. 956

NORTHWEST BUSINESS PARK

DESIGN PLAT-NOT FOR FINAL RECORDING

Approved By:

THOMAS F. BURKE, P.E. 58566

Sheet No:

2

2. Petition 170SUB-04 DB Water & Air Research, Inc., agent for Ronald J. Shema. Design plat review for 20 lots on 20.68 acres MOL. Zoned: I-1 (limited industrial) and AGR (agriculture). Located on the north side of the intersection of Northwest 65th Place and Northwest 16th Street.

Mr. Gene Frances was recognized. Mr. Francis presented a map of the site and described it and the surrounding area in detail. He presented aerial photographs of the site and noted that there was an approximately 4-acre wetland on the 20-acre site. He noted that most of the property in the area was zoned I-1 except the area to the east.

Mr. Tom Burke, representing Water & Air Research, was recognized. Mr. Burke described the proposed industrial subdivision. He offered to answer any questions from the board.

Mr. Higman asked if the two proposed stormwater retention basins had overflow to the wetland.

Mr. Burke indicated that they would. He noted that one basin was an existing basin and was designed to serve half of the industrial park, and a new basin to the north would serve the balance of the site. He requested that the sidewalk requirement be waived for the site.

There was no public on the petition.

Mr. Higman agreed that there was no need for the sidewalk in an industrial park.

Mr. Francis noted that there was a comment on emergency access to the site. He pointed out a fire lane access easement between two lots and across the property. He noted that the fire lane would be a private road.

Mr. Burke indicated that he concurred with the request for a fire lane access road. He noted that it was an existing dirt road and could be worked into the plan.

Mr. Boyes asked about staff's position on the sidewalk waiver.

Mr. Francis indicated that staff was amenable to any decision made by the board.

<u>Motion By:</u> Ms. Collopy	<u>Seconded By:</u> Mr. Frankenberger
<u>Moved To:</u> Approve Petition 170SUB-04 DB, with staff conditions, waiving the required sidewalk and requiring a fire lane access easement across the property.	<u>Upon Vote:</u> Motion Carried 5 - 0 Yeas: Boyes, Cooper, Collopy, Higman, Frankenberger

