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TO:	City of Gainesville Development Review Board	Item #:2
FROM:	Department of Doing	Date: 3/28/2017

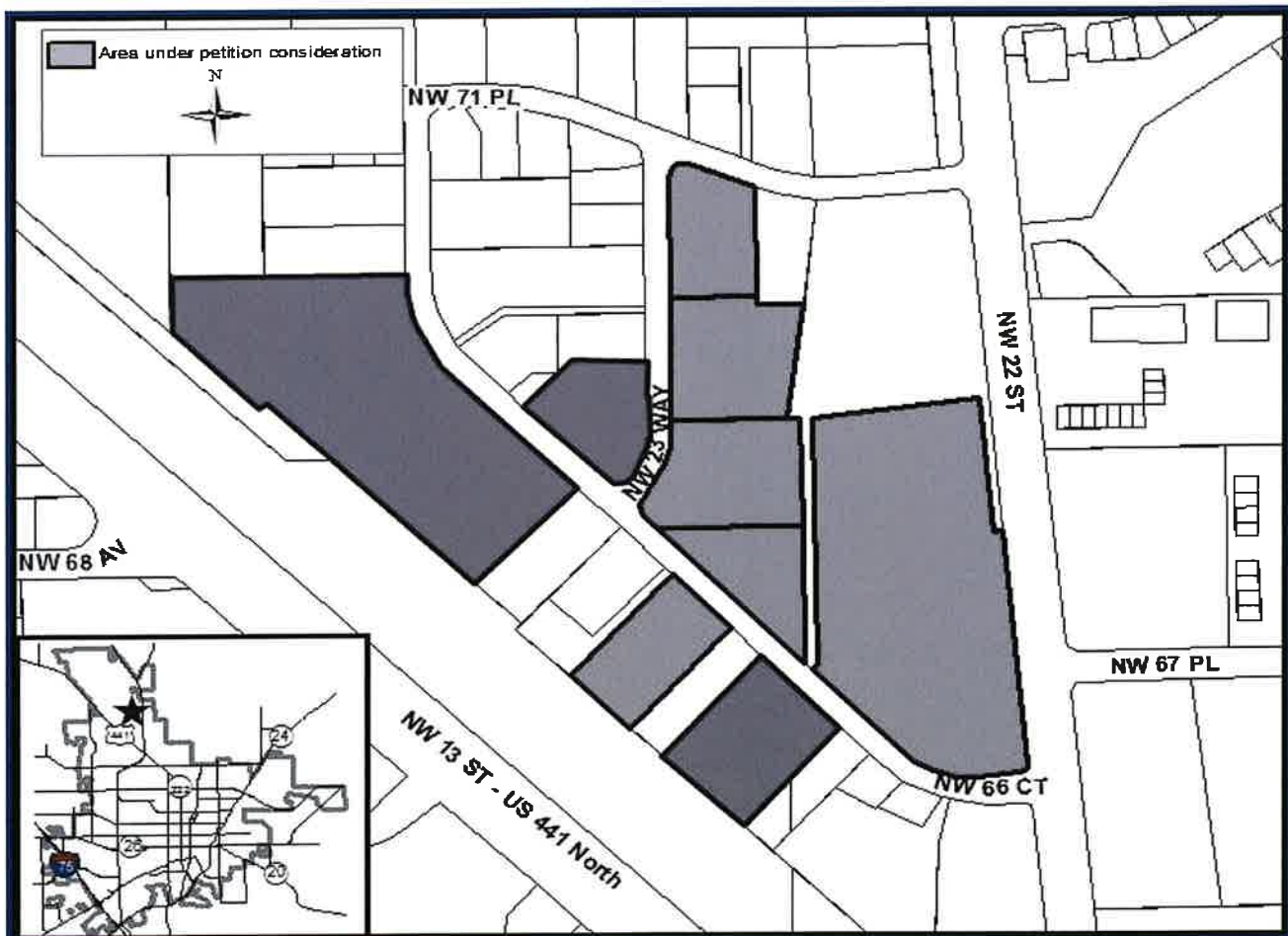
SUBJECT:	<u>Petition DB-17-005 SPA.</u> EDA, Inc., agent for Exactech, owner. Major development plan review to allow expansion of an existing building and construction of a three-story parking structure. Zoned: I-1 (Limited Industrial District). Located at 2321 NW 66th Court.
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Recommendation:

Staff recommends approval of **Petition DB-17-005 SPA**, with the comments, conditions included in the staff report and the Technical Review Committee comments and conditions listed in Attachment "A".

Site Location:

Map 1.



DEVELOPMENT SUMMARY:	Expansion of an existing office building and construction of a three-story parking structure including associated infrastructure.
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SITE DATA:	
Address/(Parcel):	2321 NW 66th Court.(08306-010-002)
Parcle/Lot Size	
Land Use:	Industrial
Zoning:	I-1 and I-2
Special Features:	Located within the Tertiary Zone of the Wellfield District
Agent/Applicant:	EDA, Inc.,
Property Owner:	Exactech, owner
Related Petitions:	None.

General Description and Key Issues:

Exactech is an existing development located in the area bounded by US-441 on the west, SR-121 on the east and NW 73rd Place to the north. The main office development lies south of NW 71st Place, east of the two roadways, NW 23rd Way and NW 66th Court and west of the main stormwater pond, along the west side of SR 121 (See Map 1 above). The owners have acquired some of the surrounding parcels and are proposing expansion of their existing campus to accommodate planned future growth in the Gainesville area. The properties involved have an industrial land use and industrial zoning varying from BI(Business Industrial) to I-2(General Industrial). The specific development proposal includes the following:

1. A three-story parking structure of approximately 216,380 square feet;
2. Expansion of the existing building from 76,733 square feet to 139,761 square feet;
3. Re-use of an existing surface parking area as temporary parking;
4. Reconfiguration of existing surface parking; and
5. Lighting, landscaping and drainage modifications.

Key Issues Related to the Proposed Development

1. The development is within the Tertiary Zone of the Wellfield District.
2. The development involves aggregation of several parcels into one larger development site.
3. A three-story parking structure is proposed
4. The petition was granted a variance to allow encroachment of the parking structure into the 20-foot side setbacks.
5. There is an east-west storm pipe that traverses the north section of the property where the building expansion is proposed.

COMPLIANCE WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE:

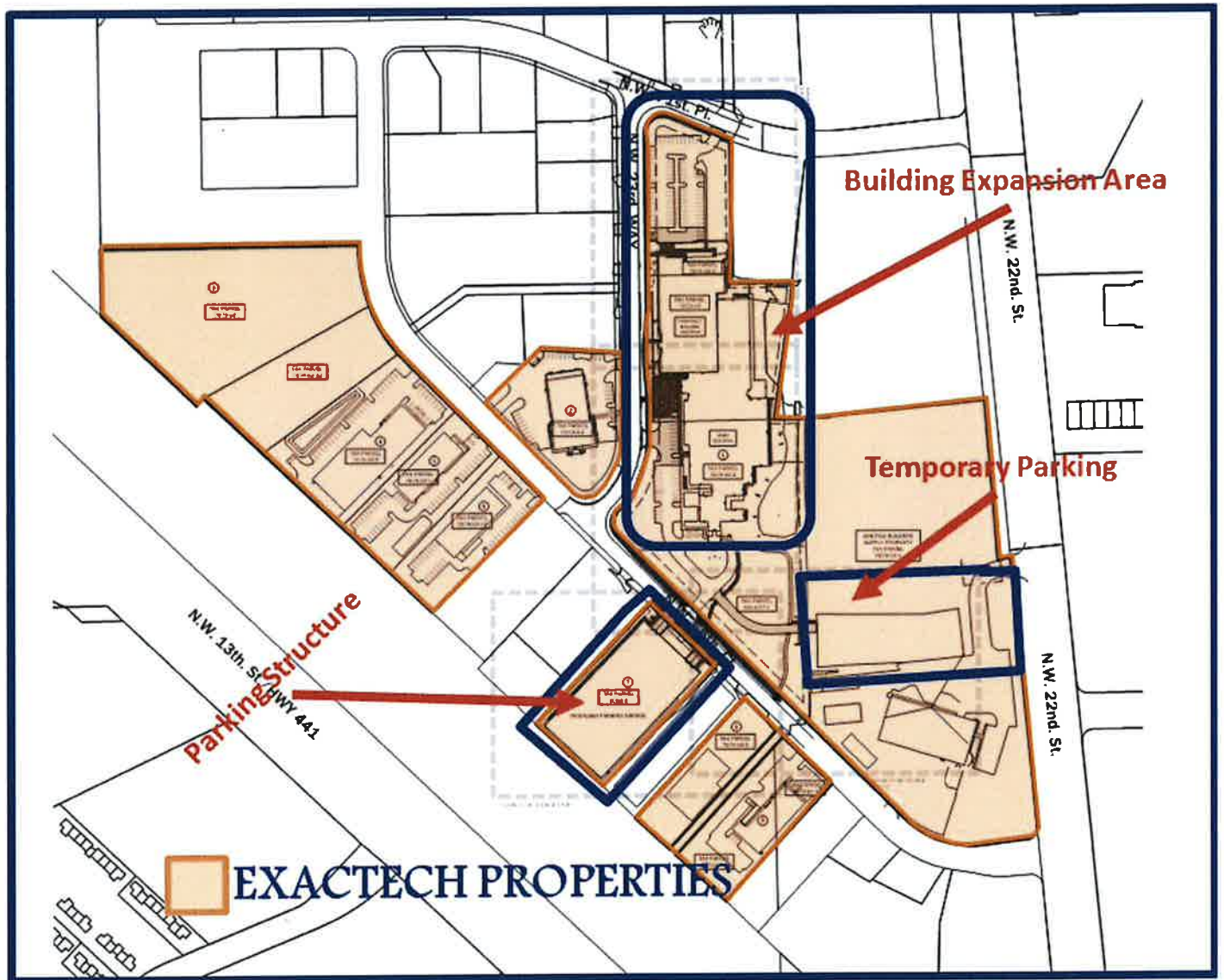
The development site and proposed expansions, as depicted in Map 2 below, are regulated by the local zoning district standards, the Wellfield District, and other regulations associated with the provision of off-street parking, landscaping, environmental concerns, stormwater management and site lighting.

Setbacks:

The properties are regulated by two zoning districts, I-1 and I-2 which have similar development standards except for the side setback which is 20 feet in the I-2 District as opposed to 10 feet in the I-1 district. The proposed development complies with the industrial district standards except for the 20-foot side setback on one lot in the I-2 district where the parking structure is proposed. The parking structure which is located on one of the isolated lots on the west side of the development is not able to meet the 20-foot side setback and

was granted a variance by the Board of Adjustment to allow a reduced setback of 10 feet, similar to the side setback of the I-1 district.

Map: 1.
Exactech Site Plan and Areas of Expansion



Site Lighting:

The site is currently developed and contains lighting which was previously approved during development plan review. However, due to the building expansion and modifications to the vehicular use area the site must comply with the appropriate lighting standards. The site photometric plan shows light intensities exceeding the allowable 1.0 fc just outside the property line. The parking structure is a new development on a separate lot and must also comply with the ordinance; there are areas of non-compliance associated with the entrance lighting, the driver approach lighting angles, the minimum intensity per floor and the lack of lighting within the stairwells.

Staff understands that the applicant will be applying for waivers, with justification for the deficiencies in some instances and will comply with the required standards for other areas during final development plan review.

Condition: 1.

The applicant must demonstrate compliance with the Land Development Code during Final Development Plan review, or obtain waivers from the Development Review Board, for the aspects of the photometric plan which are not consistent with the Land Development Code. (Staff cannot grant waivers to plans reviewed by the board).

Parking:

The development includes 72,280 square feet of office space and 66,155 square feet of manufacturing space. The development is providing off-street parking both at the surface level and within a parking structure. The structure will contain a total of 592 parking spaces and 122 spaces will be at the surface level. The number of parking spaces provided currently exceeds the number of parking spaces required, which is 373 spaces, for the total area of office and manufacturing floor area. However, the excess spaces are within a parking structure which is allowed by the Land Development Code. Motor cycle, bicycle, scooter and handicap parking spaces are provided according to code.

A portion of the recently acquired property to the east was used as unimproved surface parking which has been classified as an existing non-conforming use. That lot will be used by the Exactech facility as temporary surface parking during the period of construction of the parking structure.

The plans do not adequately depict compliance with the dimensional requirements of parking spaces within the parking structures but the applicant has indicated that the information will be provided during final development plan review.

Condition: 2.

During Final Development Plan review the applicant must demonstrate that the parking spaces within the parking structure meet the dimensional requirements for parking spaces based on the Public Works Design Manual.

Landscaping:

The proposed development has addressed the major elements of expansion with respect to tree protection, removal and landscaping. Comments are included to ensure full compliance with the code during final development plan review.

Condition: 3.

A mitigation chart for the trees scheduled to be removed must be provided during final development plan review. Regulated trees and high quality regulated trees shall be mitigated per the Land Development.

Condition 4.

A mitigation chart for the trees scheduled to be removed must be provided during final development plan review. Regulated trees and high quality regulated trees shall be mitigated per the Land Development.

Environmental Concerns, Wellfield Protection and Drainage:

The proposed development does not impact any major environmental feature within the area. Surface waters within and close to the site will be impacted only in areas where roadways, sidewalks and buildings traverse certain drainage routes. Some drainage routes will be piped and others will be re-routed in accordance with applicable standards.

One major storm pipe that runs in the path of the proposed building expansion shall be re-routed along nearby roadways in conformance with prescribed Public Works standards and the acquisition of appropriate easements.

With respect to the Wellfield Zone, the property is within the Tertiary zone of the Wellfield district. No hazardous materials are proposed to be stored on site and no underground storage of hazardous materials conducted at the site.

Condition 5.

All crossings of existing drainage routes or surface waters shall be addressed in accordance with standards of the Land Development Code and the Public Works Design Manual.

Condition 6.

The east-west storm pipe which outflows to the existing stormwater basin to the east shall be re-routed in accordance with standards proposed by Public Works and at the full expense of the owner.

Utilities:

The design for providing utilities and services to the site is in general compliance with the standards but the Technical Review Committee is requesting that specific separation standards be implemented to ensure efficient and functional operation of the services provided to the site.

Condition 7.

The development must comply with the Technical Review Committee comments and conditions included in the staff report and Attachment "A".

Conclusion:

The Exactech development proposal demonstrates general compliance with the Comprehensive Plan and the major standards of the Land Development Code. The level of compliance allows consideration and review by the City's Development Review Board to determine whether the proposed design is eligible to proceed to final development plan review subject to the comments and conditions of the Technical Review Committee.

Respectfully submitted,



Prepared by:

Lawrence Calderon

Lead Planner

List of Attachments

Attachment A – Technical Review Committee Comments and Conditions

Attachment B - Application and Other Supporting Documents

Attachment C - Development Plan Maps