

Appendix C

Technical Review Committee (TRC) Conditions

**City Technical Review Committee Recommended Conditions
for
Palm Garden of Gainesville (Petition DB-16-37 SPA) April 16, 2016 Submittal**

Current Planning (Approvable with conditions):

1. As per Section 30-160 of the City Land Development Code (LDC) the following additional information is required on or with the development plan: (1) A written description of the project, including the total number of existing and proposed bedrooms. This description shall also include any request for waiver(s) authorized by city code and justification for the requested waiver(s); (2) The existing and proposed area of the property devoted to open space, impervious area, and building area in percentages and square feet; (3) A list of the applicable zoning standards, including setbacks, height restrictions, building coverage, etc.; (4) A note listing any zoning overlays, historic districts, wellfield protection zones, or other special zoning standards that apply to the property; (5) An outline of any special use standards that apply to the proposed project (e.g., Policy 10.3.1. – Central Corridor Standards); (6) Sheets of the development plan shall all be bound together and 24" x 36" in size; (7) Location and dimensions of all existing and proposed structures ~~indicating all access points~~, existing and proposed gross floor area per floor per building, ~~building height, and number of stories~~; (8) All existing and proposed vehicular and pedestrian, and bicycle accessways with dimensions; (9) Areas designated for parking showing the number of existing, required and proposed parking spaces based upon parking standards. The location and number of bicycle parking spaces; (10) ~~Designated loading and service areas~~; (11) ~~Location of solid waste and recycling facilities w/details of new enclosure(s) and required latching gate(s)~~; (12) ~~building addition tie downs to adjacent property lines with dimensions~~; (13) ~~typical detail of newly striped vehicle parking spaces and bike parking facilities w/required signage~~; (14) ~~No. of building stories~~; (15) dimensions of expanded portion of building footprint; (16) a photometric narrative prepared in accordance with Section 30-344 of the City Land Development Code, and calculations and cut-sheets verifying compliance with applicable lighting requirements; (17) building elevations of expanded portion of building footprint; and (18) detail of proposed walls/fences. PLEASE CONSIDER USING THE APPROVED DEVELOPMENT PLAN FOR PETITION DB-10-78 SPA AS A GUIDE. **(1) The applicant must express in writing a request to waive the building placement standard, or any other applicable standard, of the Central Corridor Special Area Plan. Compliance with applicable standards must be shown on the development plan (e.g., building wall articulation);**

(2) The Site Data provided must be corrected so that, when added, it equals the total area of the development site (i.e., Parcel 06655-002-017) expressed in acreage and square feet;

(3) a. According to Policy 10.3.1 (Transportation Mobility Element) of the City's Comprehensive Plan, properties within the TMPA that are on regulated roadways (e.g., SW 62nd Blvd) must comply with the building placement, parking, sidewalks, building wall articulation, and placement of mechanical equipment standards of the Central Corridor Special Area Plan (CCSAP). The required front setback is, therefore, an 80 ft. build-to-line from the curb along SW 62nd Blvd. The applicant must comply, or receive board-approval of a written request for a waiver. Please correct the Site Data accordingly and update the Notes on Sheet C001; b. The allowed side setback, where the development site abuts property with residential zoning, is the 45-degree angle of light because the building height is greater than the minimum 25 ft. allowed in the OF zoning district, and the more

restrictive setback applies (see Sec. 30-81); c. Please note w/n the Site Data that a maximum building height is not specified for principal structures only;

(4) See Item 3;

(5) See Item 3;

(6) The boundary and topographic survey shall be signed and sealed and bound with remaining sheets of the development plan;

(7) a. Existing and proposed gross floor area per floor must be provided; b. The distance between HC ramp and property line must be shown; c. Building dimensions must be shown;

(8) Show varying sidewalk widths;

(9) 121 vehicle spaces were counted on Sheet C003. Please correct the Parking Data on Sheet C001;

(15) When showing the building dimensions, show the wall dimensions, as will be shown on the floor plan;

(16) -The photometric plan must be bound with remaining sheets of the development plan. -The photometric plan must contain a note stating whether, with new lighting, 50% or more of existing lighting on the development site will not be replaced, and the number of existing lighting on the development site will not be exceeded. -The mounting height of light poles above grade to the luminaire must be specified. Light poles within 75 ft. of residential zoning cannot exceed 15 feet. Please provide a diagram illustrating compliance. -In parking lots, which includes the proposed driveway, there must be a minimum horizontal illuminance of .2 fc within 75 feet of residential zoning; the average horizontal illuminance can't exceed 1.0; the uniformity ratio can't exceed 5:1; the maximum uniformity ratio can't exceed 10:1, and the average vertical illuminance can't exceed 0.1 fc measured 5 feet above the height of the luminaire. Therefore the lighting calculation summary must be corrected. -There must be lighting narrative addressing each of the items outlined in Sec. 30-344(f). -Required lighting for the exterior of the building addition shall also be addressed, as per Sec. 30-344(e) (3). -The Colonial Series Lighting is not full cut-off or aimed downward. Requests for waivers must be expressed in writing and address the criteria in Sec. 30-344(g).

2. ~~Staff recommends the use of an aeration system in wet basins to help in the prevention of mosquito infestation.~~
3. The parking standard on the approved development plan for Petition DB-10-78 SPA, and still applicable to date, is as follows: THERAPY CENTER (CLINIC): 1 space per 150 sf; INTERMEDIATE CARE: 1 space per 1.5 beds; and NURSING HOME: 1 space per 3 beds. The minimum number of bike spaces required is 5% of the total number of vehicle spaces required. The minimum number of motorcycle spaces required is 1 per 40 vehicle spaces required. **The applicant requested approval of additional parking spaces, and used the above-referenced standard approved under Petition DB-10-78 SPA, so as not to violate the City's excess parking standard. Use of the proposed parking standard would result in excess parking, which is not permitted.**

4. On Sheet C001 of the development plan, under **General Notes**, the correct zoning designation is Office (OF) and the correct land use designation is (O) Office. The existing use on the development site was last recognized by the City as a convalescent facility that consists of a Nursing Home, Intermediate Care Facility and Therapy Center. **The present zoning under General Notes is incorrect. Please correct.**
5. Calculations will be required on the landscape plan to verify compliance with planting and spacing requirements for the stormwater facility and the compatibility buffer required along the south property line, where RSF-1 zoning abuts the development site (See Sec. 30-253). Please list both the minimum required number, as well as the proposed number of plant types, as well as the type groundcover. Please indicate the linear footage of the basin. **The applicant must comply with the compatibility buffer requirement for shade trees and understory trees, per 100 linear feet, in Sec. 30-253 of the City Land Development Code. The applicant must request in writing and receive board approval to reduce the minimum 9-foot wide perimeter landscaped area required along the outside of the proposed driveway. The request shall be based upon the criteria in Sec 30-253(1) d.**
6. The landscape plan shall show evidence of compliance with the requirements in Sec. 30-253 (4). Currently, it appears that the proposed addition will increase the existing gross floor area of the building by more than 35%, in which case the applicant will be required to bring the entire site into compliance with the City's landscaping requirements. Please verify the increase in gross floor area and comply in accordance with Sec. 30-253 (4) (b).
7. ~~Please provide a note on the development plan that indicates signage, with the exception of signs directing and guiding traffic and parking, will be permitted separately from the development plan.~~
8. Please label the main entrance on the appropriate building elevation. **Building elevations shall be provided.**
9. ~~Please identify either the dashed line or the solid line as being the "R/W of U.S. 441," as interpreted by the Florida Department of Transportation (FDOT).~~
10. All sheets of the development plan shall be signed and/or sealed, where required, prior to staff signing an approved development plan.
11. ~~Please provide directional arrows in the proposed driving aisle.~~
12. ~~The applicant must provide a letter addressing the City's General Performance Standards in Sec. 30-345.~~
13. Please be reminded of the pole height and lighting thresholds that apply when development sites are located within 75 feet of any adjacent property that either contains a residential dwelling or that has a residential zoning district classification. Please also be aware that a nonconforming luminaire or lighting installation shall be made to conform with the requirements of Sec. 30-344 when the number of existing luminaires on a property is increased by 50% or more; or 50% or more of existing luminaires on a property are replaced. Minor corrective action, such as re-aiming, is also subject to compliance. **See Item 5.**

Concurrency (Approvable with conditions):

Prior to receiving a final development order, this development must sign a TMPA Agreement for the provision of 2 Transportation Mobility Element Policy 10.1.6 criteria. The criteria are to be met by a payment to the City of Gainesville.

Urban Forestry (Approvable as submitted)

Fire (Approvable as submitted)

Public Works (Approvable with conditions):

Stormwater Management:

Is the stormwater information on the cover sheet for the entire site with the proposed improvements or just the area being treated by DRA-01. If the latter, please provide the respective information for the other existing stormwater facilities. This information can be provided with the DO submittal in order to save a submittal cycle.

GRU (Approvable for DRB, Design not approved for UCP):

Waiting for Gas comments. Real Estate, GRUCom, Electric have approved.

Water/wastewater Not Approved for design.

See link below for comment: <https://www.dropbox.com/sh/pzleo1q5ewx0aja/AAB3pdLI5qLFT-QmHJqbuS4Za?dl=0>

Building Inspections (No comments)

Alachua County Environment Protection Dept. (No Comments)

Gainesville Police Department:

Where are the lighting data adjacent to the new addition? Why is the lighting so uneven along the N side of the building roadway?