

Attachment "A"

TECHNICAL REVIEW COMMITTEE COMMENTS

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

PETITION NO. <u>DB-16-98 SPL</u>	DATE PLAN RECEIVED: 08/16/2016	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat </div> <div style="width: 45%;"> <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 </div> </div>
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 09/02/2016	
	REVIEW LEVEL: N/A	
PROJECT DESCRIPTION: CHW, Inc. (Robert Walpole), agent for Robert E. Stanley, trustee. Development plan review to allow for the construction of a restaurant. Zoned: PD (planned development district). Located at 3006 Clark Butler Boulevard. (Lawrence)		PROJECT PLANNER: Lawrence Calderon
PROJECT LOCATION: Located at 3006 Clark Butler Boulevard.		PROPERTY AGENT: CHW, Inc. (Robert Walpole), agent for Robert E. Stanley, trustee.

RECOMMENDATIONS/REQUIREMENTS/COMMENT

Planning Comments
Lawrence Calderon, Lead Planner,
352-334-5023
September 27, 2016

Petition DB-16-98 SPL
Bahama Breeze – Butler Pod B
3006 Clark Butler Boulevard

1. The legal description and parcel identified on Sheet 2 of 4 is not a legal lot.
2. All signage and poles are reviewed separately and may need special permits. Where sign foundations are provided it is only to ensure that they are adequately separated from utilities and other sensitive site

TRC COMMENTS

(CONTINUED)

improvements. Wall mounted signs are not review or approved during the development review process. Please ensure that all proposed sign comply with the ordinance regulating the PD.

3. Please note that the allowable uses are those listed in table 6 of the PD.
4. Table 8 requires 25% building frontage along Butler Blvd. and 45% along Plaza Blvd. This development has not satisfied the POD "B" requirement. However, it appears that there is adequate space to meet the standard.
5. The building does not meet the build-to line along Butler Blvd; a waiver is requested which must be approved by the board.

Photometrics:

6. Did not see how you address the requirement that the average vertical illuminance of 0.2fc measured five feet above the height of the luminaire; a waiver is required.
7. Did not see automatic shut-off ; a waiver is required.

02/12/2015

Russ Ingram, Supervising Engineer Utility Designer, 393-1641

GRU Comments (Approved)

Wendy Mercer, Technical Support Specialist III, 352-393-1413

All GRU departments have approved this project.

Fire and Life Safety Services (Approvable)

Steve Hesson, Fire Inspector, 334-5065

Hazardous Materials - ACEPD (INSERT REVIEW RESULT)

Agustin Olmos, Water Resources Supervisor, PE, 264-6800

Concurrency Comments (Approvable subject to below)

Jason Simmons, Concurrency Planning, 334-5022

1. Prior to receiving a final development order, this development must sign a TCEA Agreement for the transit fee to account for the transit impacts for new development in the Butler Plaza PD.

Building Department Comments (No Comments).

Linda Patrick, Plans Examiner (PX934), 334-5050

patricklr@cityofgainesville.org

Urban Forestry Comments (Approvable as submitted)

Earline Luhrman, Urban Forestry Inspector, 393-8188

9/2/2016

Public Works Recommendation: APPROVABLE (subject to comments)

TRC COMMENTS

(CONTINUED)

352-334-5070

INSPECTIONS:

1. Is the crosswalk shown in the existing maneuvering lane ADA compliant and what does it tie to on the existing end? Appears to tie into an island but cannot determine if it curbed or not.

Environmental Comments: No Comments

John Hendrix, Environmental Coordinator

E-mail: hendrixjw@cityofgainesville.org; Phone: 352-393-8347

GPD Crime Prevention Unit Comments (INSERT REVIEW RESULT)

Insert Name, Title, 334-2385

Dr. Richard Schneider

352-393-7750

No Comments