

Attachment “D”
Response to TRC Comments

August 16, 2016

City of Gainesville
Planning Department
306 NE 6th Avenue, Thomas Center B
Gainesville, FL 32601

Re: Butler Plaza Pod B Outlot
Bahama Breeze

Dear Staff:

Please find the following items included with this cover letter:

- Fee in the amount of \$2,315.25 (Previously submitted fee of \$1,736.50 plus current fee of \$2,315.25 equals **\$4,051.75** for Intermediate review);
- Revised Development Review Application (Intermediate);
- Revised Concurrency Application;
- Photometric Narrative;
- Exhibit showing SW 62nd Street and Plaza Blvd. frontage compliance;
- Four (4) Sets of Revised Development Review Plans;
- Two (2) CDs containing PDFs of the attached materials; and
- GRU submittal package containing the required attachments.

We submit these items along with this letter as a means to address your comments dated July 27, 2016 with our responses in bold.

Planning Comments (Approvable with conditions) Lawrence Calderon, Lead Planner, 334-5023

1. The legal description and parcel identified on Sheet 2 of 4 is not a legal lot.
 - **The development plan is part of a larger legal lot and this submittal is for a unified development plan modification to Pod B.**
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 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.
 - **So noted. The signs are part of a master signage plan approved by the PD and fully comply as shown.**
3. Please note that the allowable uses are those listed in table 6 of the PD.
 - **So noted. The use is allowed in the PD.**

4. It seems that Table 8 requires a master plan for Subarea 2 that would illustrate how public/private street building frontage requirements will be met at build-out. This was also asked for POD "C" and has not been addressed.
 - **Please refer to the attached exhibit that addresses the overall SW 62nd Street and Plaza Blvd. frontage compliance. This sheet has been used in every Pod approval and illustrates compliance with Table 8.**
5. Maximum building coverage for Subarea 2 is 70%; please address this requirement to demonstrate that the cumulative development approved so far have not exceeded the requirement.
 - **Total building coverage for sub area 2 will be added to sheet C0.50. For the record, it is significantly below 70%.**
6. This development is in Subarea 2 where developments are required to have 50% building frontage along the first 1000 feet from SW 62nd Blvd. See markup on Sheet C0.50.
 - **This is a build out condition. Please refer to the attached exhibit that illustrates 50% building frontage.**
7. It is very helpful if the elevations are labeled according to the compass direction and not left, right, etc. There appears to be an inconsistency in the building layout and the building elevations presented on sheet 18. The C1 Elevation seems to show a structure along the rear of the building. According to the siteplan, the primary entrance is towards the parking lot, southeast, labelled as Front Elevation. The rear of the building faces Plaza Boulevard and the side of the building, left side, faces Butler Blvd. Please show how the building orientation (a main entrance) complies with the design standards listed in Section 8 of the general PD Design Standards on Page 9 of the PD Ordinance.
 - **The elevations will be updated. The facility has two front doors. One facing SW 62nd and one facing the internal parking.**
8. I could not determine how the proposed development complies with the "minimum Public/Private Street Building Frontage" along Plaza Blvd.
 - **Please refer to the attached exhibit that addresses the overall SW 62nd Street and Plaza Blvd. frontage compliance. This sheet has been used in every POD approval and illustrates compliance with Table 8.**
9. Please show the build-to line along that street.
 - **The build-to line is shown as 25'. The actual build-to line is 40.25'. A waiver is requested for a larger build-to line to allow landscaping behind the PUE and adjacent to the building.**
10. Kudos for designing the sidewalk along the east edge of the vehicular use area. One or two pedestrian crossings should be created from that sidewalk to the larger vehicular use area to the east. They should be aligned with the landscaped median on the opposite side of the street.
 - **Please refer to sheet C1.10.**
11. I did not see where the glazing and façade treatments are provided. The building façade along Plaza Blvd has no glazing and no main entrance.
 - **Nor is the secondary street required to do so in sub area 2. Glazing calculations will be added to the elevations.**
12. Please address pedestrian circulation at the intersections.
 - **It is addressed adequately in the plans and as illustrated at TRC.**
13. Noticed that a cluster of trees designated to be preserved is not scheduled to be removed.
 - **We are saving the only existing tree.**
14. The landscaping portion of the PD regulations requires a 3-foot garden wall or landscaping along the edge of parking areas adjacent to public and private streets. Please show how the development complies with this requirement. The same condition seems to indicate the need for pedestrian

access through the garden wall or landscaping at intervals of 100 feet; please demonstrate compliance. Given the 100-foot breaks in the barrier, it seems that those areas should be designed to safely accommodate pedestrians and to reduce conflicts with automobile parking near those pedestrian breaks.

- **Please refer to sheet LS-1 for demonstrated compliance via an evergreen hedge along the edge of parking adjacent to Clark Butler Blvd./ SW62nd Blvd. and the entry drive to Pod A. Also, please refer to sheet LS-1 for demonstrated compliance via intermittent breaks in the aforementioned evergreen hedge.**

15. 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.

- **Please see Fixture Schedule Note #7.**

16. Did not see automatic shut-off.

- **GRU rental lights are proposed to match the existing parking. No cutoff. There are 2 decorative lights in front the restaurant that are on controls with the building. Those are labeled as PT5s.**

17. Notes on the front page seem to suggest lighting by GRU, please clarify.

- **That is correct. Parking lot lighting provided by GRU (consistent with main parcel). Additional private lighting provided as required for entry/walkways, and will operate based on the hours of operation. See Narrative.**

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.

- **Please provide TCEA Agreement and amount. Owner is the same as Pod B TCEA.**

2. The left side and the right side elevations do not seem to match the development plan. Please clarify.

- **Please refer to the updated elevations.**

3. The tax parcel number for the outparcel is 06810-008-004, while the parcel for the rest of Pod B is 06810-008-003 according to the Alachua County Property Appraisers information. The cover sheet indicates the parcel numbers as 6810-1-2 and 6810-8-0. Please correct.

- **Please refer to updated note 19 on sheet C0.00.**

Public Works Review (Approvable subject to comments) 334-5070

Roadway & Site Design: COMMENTS – Rick Melzer (352) 393-8407

1. The bicycle racks must be placed as close to the main entrance as possible.

- **The bicycle racks are as close to both entrances as possible. The eastern most rack cannot be moved due to a handicap ramp for handicap parking.**

2. Wheel stops are not permitted per the City's Engineering Design manual.

- **The ramps were modified and wheel stops removed.**

Inspections: COMMENTS - Reviewed by: Matt Williams (352) 393-8416

1. Verify the following notes are included in the design plans on Paving and grading sheet; All work within or on City owned or maintained facilities, ROW or easement will require as-built plans. As-built plans should show the constructed conditions of the City owned or maintained area and be performed by a Florida Licensed Professional Surveyor and Mapper. The Contractor shall provide the City with

an as-built survey of the retention / detention basin, including underground systems and associated structures, prepared by a registered land surveyor. The survey shall be submitted on paper copy and electronically (.pdf autodesk CAD) Any construction in the City of Gainesville Public ROW will require permits from the Public Works Department prior to beginning work. A MOT permit is required for any activity in the ROW the either directly or indirectly affects vehicular or pedestrian traffic. Open cut restoration shall be performed in accordance with FDOT Index 307, and using the flowable fill option verify the light poles shown are far enough from the curb to provide 3' of overhang.

- **City notes added to sheet C0.10. Light poles are as far back as feasibly possible and in line with parking stripes.**

Fire and Life Safety Services (Approvable with comment) Tom Burgett, Fire Inspector, 334-5065

1. Please add a note to the cover sheet: The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16)].
 - **Please see notes 30 and 31 on sheet C0.10.**

Urban Forestry Comments (Approvable with conditions) Earline Lührman, Urban Forestry Inspector, 393-8188, 7/22/16

1. Please provide six (6) street trees along the frontage of Plaza BLVD in order to meet the street tree requirements. There are methods in the code that can be established in order to installed trees due to utility conflicts.
 - **Shade trees have been provided as applicable. Proposed grease traps preclude the placement of additional shade trees.**
2. At the bottom of the sheet north west frontage continue the street trees (4) in order to meet the code requirements Please reference the code for methods for installing trees that have utility conflicts.
 - **Existing street trees are present along this portion of Clark Butler Blvd. Please refer to sheet LS-1.**
3. At the top of the sheet continue street trees along the frontage with shade trees on private property and shrubs need to be proposed also.
 - **The drive along the top of the sheet is not designated as a street; however, additional understory trees have been provided as discussed.**
4. At the bottom of the sheet (right hand side) a shade tree needs to be proposed in the landscape island because it is a code requirement. I realize the signage is within the island but the island is for a shade tree so both can fit. This is also a terminal landscape island and it does require a shade tree.
 - **A shade tree has been provided as requested.**

GPD Crime Prevention Unit Comments (Approved) Dr. Richard Schneider, rschnei@ufl.edu

1. Light levels approvable.
 - **Noted.**

If you have any questions, please contact me directly at (352) 331-1976 or walpole@chw-inc.com.

Sincerely,
CHW

A handwritten signature in black ink, appearing to read 'R. Walpole', with a long horizontal flourish extending to the right.

Robert J. Walpole, PE
President

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Nix Engineering, Inc.

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Florida and Georgia
Registrations

July 5, 2016

The City of Gainesville Planning Department
Thomas Center
Gainesville, FL 32601

Re: Narrative – Butler North Pod B Outparcel Photometric Plan

The following is intended to serve as a design narrative and waiver request for the above referenced project.

This project consists of buildout for commercial tenant space and parking on an outparcel of the Butler North- Pod B development.

The parking lot and vehicular use areas will be lit with pole mount fixtures provided by GRU. The fixtures will utilize an LED source, will be full cut-off, and will operate from dusk to dawn. The fixtures will be mounted at 30 ft AFG. These fixtures are referred to as Type 'PL'. Poles where the fixtures are mounted in a twin configuration are referred to as Type 'PLH2'. These fixtures will be mounted on direct bury concrete poles and 10ft arms as provided by GRU.

Building mounted lighting will be a combination of full cut-off LED wall sconces and ceiling recessed LED fixtures. Lighting for walkway areas remote from the building will be post-top, full cut-off LED fixtures mounted at 10ft. These fixtures will be controlled with the building lighting and will shut off after hours.

GRU rental lights cannot meet the shut-off requirements of 30-344(e)(4)(f). However, they do provide the dusk to dawn operation required by 30-344(d)(1)(e), which is consistent with neighboring properties and the main parcel installation. Also, dusk to dawn operation provides greater security for the site. A waiver for the shut-off requirement is requested.

Overall, this design provides safe lighting for building patrons and vehicles while conforming with the provisions of 30-344 and minimizing impact on neighboring properties.

Sincerely,

Kenneth W. Hunter, P.E.