



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: September 10, 2013
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan for a proposed ±165,000 square foot building with associated drainage, paving, grading, and utility infrastructure improvements

APPLICANT: Nanotherapeutics, Inc.

PROPERTY OWNERS: ADC Development & Investment Group, LLC
Spear Copeland, LLC

AGENT: Causseaux, Hewett, & Walpole, Inc.

LOCATION: Copeland Industrial Park: West of NW 126th Terrace and South of CR 2054 (Rachael Boulevard)

PARCEL ID NUMBER(S): 03927-000-011-000 and a portion of 03927-000-000

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

ACREAGE: ±28.07 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Site Plan to the City Commission with a recommendation to approve, subject to the seven (7) conditions provided in Exhibit "A" of this Staff Report.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Site Plan to the City Commission with a recommendation to approve, subject to the seven (7) conditions provided in Exhibit "A" of the Staff Report to the Planning & Zoning Board dated September 10, 2013.*

SUMMARY

The proposed site plan is a request by Causseaux, Hewett, & Walpole, Inc., agent for Nanotherapeutics, Inc., applicant, ADC Development and Investment Group, LLC, and Spear Copeland, LLC, property owners, for a proposed ±165,000 square foot building with associated drainage, paving, grading, and utility infrastructure improvements.

The subject property is ±28.07 acres in area and is located within Copeland Park, west of NW 126th Terrace and south of County Road 2054 (Rachael Boulevard.) Access to the subject property is provided by connection to an existing private road which connects to NW 126th Terrace. Existing development within Copeland Industrial Park is located to the north.

The proposed development will convey stormwater runoff to an existing stormwater basin located east of the subject property. The existing stormwater basin was designed to accommodate the development of the subject property, and the proposed development will comply with the conditions of the approved Environmental Resource Permit issued by Suwannee River Water Management District.

The proposed facility will manufacture and produce vaccines, and will include laboratories, offices, and other supporting uses. The proposed use is classified as “Light Manufacturing” which is defined in Article 10 of the City’s Land Development Regulations (LDRs) as follows: “The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; assembly of prefabricated parts; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids and surgical instruments; manufacture, processing, and packing of food products, cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations and any similar item.”

Section 2.4.9(D) of the City’s LDRs establishes the review procedures for site plan applications. Pursuant to Section 2.4.9(D)(3), a site plan application for a building greater than or equal to 80,000 square feet in area requires review and action by the City Commission. For such site plan applications, the Planning and Zoning Board provides a recommendation to the City Commission to either approve, approve with conditions, or deny the application based upon the application’s compliance with the standards of Subsection 2.4.9(E) (an analysis of the application’s compliance with the standards of the aforementioned section are provided within this Staff Report.) Following the public hearing before the Planning and Zoning Board, the application and the Board’s recommendation will be forwarded to the City Commission for review and action.

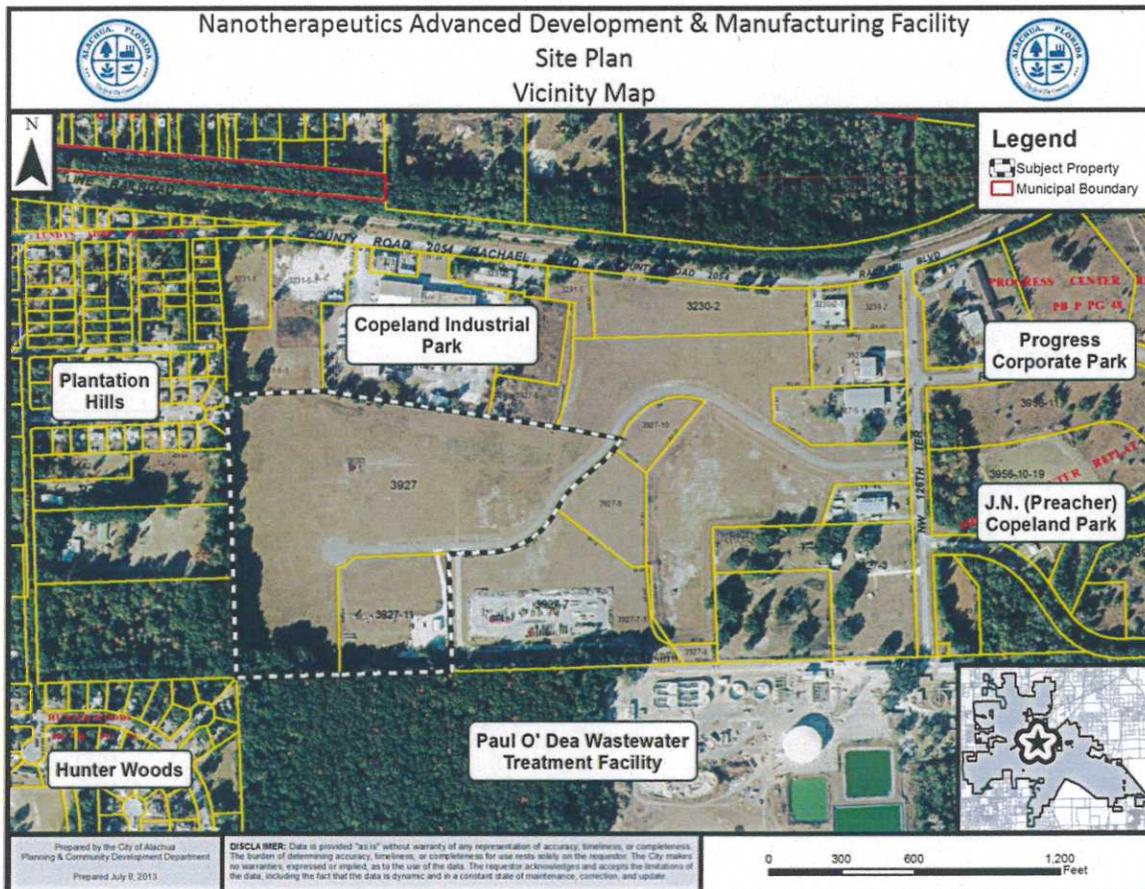
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Copeland Industrial Park	Industrial	Light and Warehouse Industrial (ILW)
South	Paul O’Dea Wastewater Treatment Plant	Public	Government Facilities (GF)
East	Vacant Industrial Land	Industrial	Light and Warehouse Industrial (ILW)
West	Single Family Residential Dwellings; Vacant Residential Land	Moderate Density Residential	Residential Single Family – 3 (RSF-3)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on June 20, 2013 at the Alachua Branch of the Alachua County Library. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by twelve (12) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings of Consistency with Goal 1: The proposed development will further economic development within the City of Alachua. According to materials submitted by the applicant, the Nanotherapeutics ADM Facility will create approximately 150 new jobs with an average annual salary of \$90,000. The proposed use consists of a light manufacturing use, specifically vaccination production, which is a field closely related to the existing biotechnology industries located within the City.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure

economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

Evaluation and Findings of Consistency with Goal 1, Objective 1.4, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits light manufacturing uses. The proposed building is consistent with the provisions of Policy 1.5.a.2, which states that manufacturing and assembly uses cannot exceed 300,000 square feet in area.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall

establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The Site Plan includes a Landscaping Plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. A significant area of the site (approximately 70.4%) consists of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following the proposed development, the site will provide 19.84 acres (approximately 70.4% of the site) of open space, exceeding the minimum 10% open space requirement.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Evaluation and Findings of Consistency with Policy 7.1.a: The applicant has provided the City with public utilities easements which shall be recorded in the Public Records of Alachua County, Florida.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The proposed development will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities has been provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d – 1.3.g: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City’s Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City’s wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development’s impacts to sanitary sewer facilities has been provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities has been provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and 3.1.f: The proposed development will convey stormwater runoff to an existing stormwater basin located east of the subject property. The existing stormwater basin was designed to accommodate the development of the subject property, and the proposed development will comply with the conditions of the approved Environmental Resource Permit issued by Suwannee River Water Management District.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. **Quantity:** System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. **System Capacity:** If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities has been provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

ENVIRONMENTAL CONDITIONS ANALYSIS

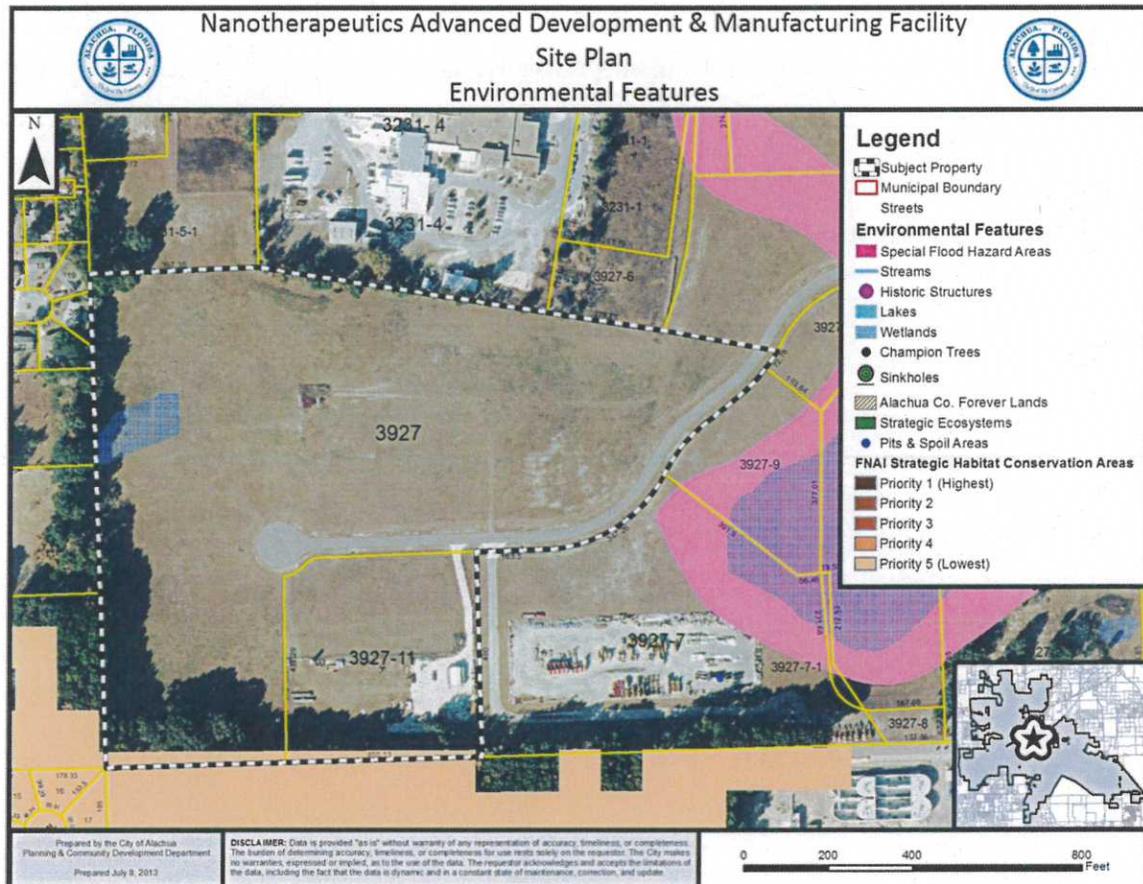
Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be

subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. The subject property is not located within or adjacent to a Strategic Ecosystem.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contiguous to the south (the Paul O’Dea Wastewater Treatment Plant) contains lands identified as “Priority 5” in the PNA data layer, which is the lowest priority category. While this indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Millhopper Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.)

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) Consistency with Comprehensive Plan

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) Use Allowed in Zone District

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Light and Warehouse Industrial (ILW.) The proposed facility will manufacture and produce vaccines, and will include laboratories, offices, and other supporting uses. Article 10 of the City's LDRs defines "Light Manufacturing" as follows: "The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses

are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; assembly of prefabricated parts; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids and surgical instruments; manufacture, processing, and packing of food products, cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations and any similar item." The proposed use meets the definition of the "Light Manufacturing" use type. Table 4.1-1 of the LDRs establishes the allowable uses within each zoning district, and indicates that "Light Manufacturing" is a permitted use in the ILW zoning district.

(3) Zone District Use-Specific Standards

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no Use-Specific Standards which apply to the "Light Manufacturing" use type.

(4) Development and Design Standards

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and *Section 6.9*, Environmental Protection Standards.

(5) Subdivision Standards

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: Section 2.4.10(B)(3)(f) of the City's LDRs exempt an industrial development requiring Site Plan review from the subdivision process, provided that the development does not result in the creation, relocation, or extension of any street. Site Plans for such development must indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This Site Plan proposes a modification to an existing street, however, the modification will not result in the relocation or extension of the

street. The proposed modification is therefore exempt from the subdivision process. The location and specifications of all utility infrastructure has been shown on this Site Plan.

(6) Complies with All Other Relevant Laws and Ordinances

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
N/A	CR 2054 East	2/U	County Maintained Collector	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs].
³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Research & Development Center (ITE Code 760)	332 (166/166)	52 (45/7)	49 (5/44)

¹ Source: ITE Trip Generation, 8th Edition.
² Formulas: AADT - 2.77 trips per employee x 120 employees (50% entering/50% exiting); AM Peak Hour - 0.43 trips per employee x 120 employees (86% entering/14% exiting); PM Peak Hour - 0.41 trips employee x 120 employees (10% entering/90% exiting).

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	CR 2054 East ¹
Average Annual Daily Trips	
Maximum Service Volume ²	14,580
Existing Traffic ³	1,747
Reserved Trips ⁴	0
Available Capacity ⁴	12,833
Increase/Decrease in Daily Trips Generated by Development ⁵	332
Residual Capacity After Development's Impacts⁶	12,501

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2011, Florida Department of Transportation, District II, June 2012.
⁴ Source: City of Alachua August 2013 Development Monitoring Report.
⁵ Trip Distribution: CR 2054 East- 100%.
⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	CR 2054 East ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,314
Existing Traffic ³	194
Reserved Trips ⁴	0
Available Capacity ⁴	1,120
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	52
Residual Capacity After Development's Impacts⁶	1,068
¹ <i>FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</i> ² <i>Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.</i> ³ <i>Florida State Highway System Level of Service Report 2011, Florida Department of Transportation, District II, June 2012.</i> ⁴ <i>Source: City of Alachua August 2013 Development Monitoring Report.</i> ⁵ <i>Trip Distribution: CR 2054 East- 100%.</i> ⁶ <i>The application is for a Final Development Order. Facility capacity and concurrency will be reserved.</i>	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1, 162,000
Reserved Capacity ²	36,154
Available Capacity	1,101,846
Projected Potable Water Demand from Application ³	70,000
Residual Capacity	1,031,846
Percentage of Permitted Design Capacity Utilized	55.14%
<i>Sources:</i> ¹ <i>City of Alachua Public Services Department, April 2013</i> ² <i>City of Alachua August 2013 Development Monitoring Report</i> ³ <i>Source: Calculated Potable Water Usage for Nanotherapeutics, Inc. Site Plan, Attachment A to applicant's Concurrency Impact Analysis</i>	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,230,000
Less Actual Treatment Plant Flows ¹	623,000
Reserved Capacity ²	23,204
Available Capacity	583,796
Projected Sanitary Sewer Demand from Application ³	44,500
Residual Capacity	539,296
Percentage of Permitted Design Capacity Utilized	56.15%

Sources:

1 City of Alachua Public Services Department, April 2013

2 City of Alachua August 2013 Development Monitoring Report

3 Source: Calculated Sanitary Sewer Usage for Nanotherapeutics, Inc. Site Plan, Attachment B to applicant's Concurrency Impact Analysis

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	36,536	6,667.82
Reserved Capacity ²	1,868.39	340.98
Demand Generated by Application ³	1,980	361.35
New River Solid Waste Facility Capacity⁴	50 years	

Sources:

1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2012; Policy 2.1.a, CFNGAR Element (Formula: 9,134 persons x 0.73 tons per person per year).

2 City of Alachua August 2013 Development Monitoring Report.

3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996

4 New River Solid Waste Facility, April 2013.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is nonresidential in nature, therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is nonresidential in nature, therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"
TO
NANOTHERAPEUTICS, INC.
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant shall prepare easement documents for all existing unrecorded public utilities easements and for all proposed public utilities easements. Such easement documents shall include a legal description of each easement area and a boundary sketch of each described easement. Easement documents shall be provided to the City for review and approval by the City Commission. Following City Commission approval, all public utilities easements shown on the Site Plan shall be recorded in the Public Records of Alachua County, Florida, and shall be recorded prior to the issuance of a Certificate of Occupancy ("CO") for the building.
2. The applicant shall prepare a document to release the portion of the ingress/egress easement, as recorded in Official Records Book 3416, Page 742 of the Public Records of Alachua County, Florida, located within the subject property. Such document shall include a legal description of the area which shall be released and a boundary sketch of the area. The document shall be provided to the City for review and approval by the City Commission. Following City Commission approval, the partial release of the aforementioned ingress/egress easement shall be recorded in the Public Records of Alachua County, Florida, and shall be recorded prior to the issuance of a Certificate of Occupancy ("CO") for the building.
3. The applicant shall prepare an easement document for an ingress/egress easement and public utilities easement for the area consisting of the proposed cul-de-sac, located adjacent to the east property line of the subject property. Such easement document shall include a legal description of the easement area and a boundary sketch of the described easement. The easement document shall be provided to the City for review and approval by the City Commission. Following City Commission approval, the ingress/egress easement and public utilities easement shall be recorded in the Public Records of Alachua County, Florida, and shall be recorded prior to the issuance of a Certificate of Occupancy ("CO") for the building.
4. The applicant shall coordinate with the Alachua County E911 office to assign a street name to the roadway located within the sixty-foot (60') foot ingress/egress and public utilities easement which provides access to the subject property. The applicant shall provide documentation to the City which evidences that a street name has been assigned to the roadway by the Alachua County E911 office prior to the issuance of a Certificate of Occupancy ("CO") for the building.
5. The applicant shall comply with all recommendations provided by Mike New, P.E., Public Services Director, in a memorandum dated July 23, 2013, and shall provide written confirmation from the Public Services Director that such recommendations have been met.

6. The applicant shall obtain all other applicable state and federal permits before the commencement of the development.
7. A building permit shall not be issued until the applicant has complied with conditions 5 through 6 above, and a Certificate of Occupancy ("CO") shall not be issued until the applicant has complied with conditions 1 through 4 above.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: August 15, 2013

To: Mike New, P.E.
Public Services Director

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP *JT*
Principal Planner

Re: Revised Site Plan: Nanotherapeutics ADM Facility

Please find attached to this memorandum one (1) copy of the revised Site Plan and application materials for the Nanotherapeutics ADM Facility, dated August 15, 2013.

This item is scheduled to be presented to the Planning & Zoning Board at its September 10, 2013 meeting. In order for this project to remain on schedule, *please review the revised plan set and materials and provide confirmation that the comments provided in your memorandum dated July 23, 2013 have been sufficiently addressed **no later than August 22, 2013.***

RECEIVED
AUG 15 2013



*Focused on Excellence
Delivered with Integrity*

August 15, 2013

Kathy Winburn
Office of Planning and Zoning
City of Alachua
PO Box 9
Alachua, FL 32615

RE: Nanotherapeutics Advanced Development & Manufacturing Facility

Dear Ms. Winburn:

Please find the following enclosed for review and approval for the above referenced project:

- Three Application Packages;
- Three (3) Sets Development Plans;
- Three (3) Copies Draft Easements Documents; and
- CD of All PDFs.

Easements/Legal Access Issues

1. The subject property is provided access by a 60 foot wide ingress, egress and public utilities easement. This easement is recorded in the public records of Alachua County as Exhibit "B" to the deed of Parcel #03927-000-000, as recorded in O.R. Book 3416, Page 742. The applicant must:

- a. Prepare documentation which will vacate the portion of the easement located within the plan's project area and provide such documentation to the City for review, approval, and acceptance.
 - **Please find enclosed the draft easement documents for vacating existing easements located within the project area.**
- b. Prepare an ingress/egress easement and public utilities easement for the land which consists of the proposed cul-de-sac and provide such documentation to the City for review, approval, and acceptance.
 - **Please find enclosed the draft easement documents for the proposed cul-de-sac ingress/egress easement and public utility easements.**

These documents must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such documentation shall be incurred by the applicant.

- **Acknowledged.**

132 NW 76th Drive
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

2. A number of public utilities easements located within the project area and parent parcel are unrecorded. The applicant must provide draft easements for review and approval of all unrecorded easements within the project area and parent parcel. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.

- **The dedicated conveyance of the above mentioned easements has never occurred. However, please find enclosed draft utility easement documents for the project area and the parent parcel.**

3. Prepare documentation for all proposed public utilities easements and provide such documentation to the City for review and approval. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.

- **Please find enclosed the draft public utility easement documents.**

Landscaping Standards

10. Revise the Landscape Plan/calculations as follows:

Perimeter Buffer [Section 6.2.2(D)(3)]:

- i. The applicant has utilized the correct west perimeter buffer (Type D, 20 feet wide), and has chosen an Option 3 buffer. Option 3 requires one fence or wall plus one canopy tree every 20 linear feet. The Type D buffer is intended to function as an opaque screen from the ground to a height of at least 6 feet, providing a strong sense of total separation between uses. The fencing material proposed along the west property line does not provide an opaque screen between the subject property and properties contiguous to the west. The applicant must either: (1) select another screening option type for the west perimeter buffer, or (2) utilize a fencing material which meets the requirement of the Option 3 buffer and provides an opaque screen between the subject property and the contiguous properties.

Outstanding Issues:

The applicant has provided the necessary planting materials to meet the requirements of a Type D, 20 foot (Option 1) buffer; however, the west perimeter buffer terminates approximately 115 feet north of the south property line. The west perimeter buffer must extend to the north line of the proposed 30 foot public utilities easement located along the south property line.

- **Acknowledged. The west perimeter has been extended to the north line of the proposed 30' public utilities easement located along the south**

property line. Additional plant material (trees and evergreen hedge) and fencing have been provided as well. Please see revised plans and buffer calculations on L-100.

- j. The applicant must provide the following perimeter buffers and required landscaping materials:
- i. North property line: Type A, 5 foot wide buffer.
 - ii. East property line: Type A, 5 foot wide buffer.
 - iii. South property line: Type C, 10 foot wide buffer.

The applicant must identify on Sheet L-100 which Type A/C buffer option (Option 1, 2 or 3) has been selected and must also provide perimeter buffer landscaping calculations on Sheet L-100.

Outstanding Issue

The applicant has provided the necessary plant/fencing materials to meet the minimum standards for the north, east, and south perimeter buffers, however, the south perimeter buffer is located approximately 115 feet north of the south property line. The south perimeter buffer must be contiguous to the north line of the proposed 30 foot public utilities easement located along the south property line.

- **Acknowledged. The south perimeter buffer and all required fencing and tree material has been relocated per the comment. Please see revised plans.**

Fencing Standards

15. Section 6.3.3(B) states that fences in business districts shall not be permitted in front setback areas. The zoning of the property is Light and Warehouse Industrial (ILW), which requires a front setback of 15 feet. The fence located along the front property line must therefore be set back at least 15 feet from the property line in order to comply with Section 6.3.3(B.) The plans currently propose for fencing to be located no closer than 10 feet from the front property line. Revise the plans to comply with Section 6.3.3(B.)

Outstanding Issue

The applicant must verify that all fencing call outs and dimensions have been adjusted to reflect the revised location of fencing on Sheets C1.00 – C1.14.

- **All fencing labels have been revised. Please refer to C1.00 – C1.14 for details.**

Lighting Standards

21. To demonstrate compliance with Section 6.4.4(C), provide the maximum initial lamp lumens for each luminaire type utilized on the site.

Outstanding Issue

Fixture wattage/initial lumen data has not been provided in General Note 3, Sheets E-101A and E-101B, as noted in the applicant's response letter dated August 5, 2013. Provide fixture wattage/initial lumen data in General Note 3, Sheets E-101A and E-101B.

- **The initial lumen output and fixture wattages for each site fixture type have been added to the revised drawings.**

Consistency with Other LDR Standards

22. To demonstrate compliance with the standards for outdoor storage as an accessory use provided in Section 4.4.4(E), the applicant must provide detail of the screening surrounding the mechanical yard. Such detail must include, at a minimum, an architectural elevation depicting the area of and surrounding the mechanical yard, and must identify the height of such screening materials and the materials located within the yard.

Outstanding Issue:

The applicant must identify the height of all materials located within the mechanical yard, including but not limited to the chiller, cooling towers, and generator. The applicant must verify that the mechanical yard wall detail provided on Sheet A-403 depicts the height of the wall in all areas surrounding the mechanical yard (the west building elevation shown on Sheet A-403 appears to depict the wall at approximately 6 feet in height along a portion of the west perimeter of the mechanical yard.)

- **Acknowledged. The peak heights of major equipment and the perimeter walls have been called out on the plan. The height of the yard wall is continuous, and the West Elevation view has been adjusted to more accurately represent the configuration of the wall.**

Should you have any questions or require additional information, please do not hesitate to contact me at 352-519-5940 or daniely@chw-inc.com.

Sincerely,

Causseaux, Hewett, & Walpole, Inc.



Daniel H. Young, PE LEED AP
Project Manager



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 8, 2013

Mr. James Matthew
Nanotherapeutics, Inc.
13859 Progress Boulevard
Suite 300
Alachua, FL 32615

RE: Revised Site Plan: Nanotherapeutics ADM Facility

Dear Mr. Matthew:

On August 5, 2013, the City of Alachua Planning & Community Development Department received your revised Site Plan application for the Nanotherapeutics ADM Facility. Several issues discussed at the Development Review Team (DRT) Meeting held on July 22, 2013 have not been sufficiently addressed. These issues, which are identified below, must be adequately addressed before the item may proceed to the Planning & Zoning Board.

Please address all remaining insufficiencies outlined below in writing and provide an indication as to how they have been addressed no later than **4:00 PM on Thursday, August 15, 2013**. A total of three (3) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

Please address the following insufficiencies:

Easements/Legal Access Issues

1. The subject property is provided access by a 60 foot wide ingress, egress and public utilities easement. This easement is recorded in the public records of Alachua County as Exhibit "B" to the deed of Parcel #03927-000-000, as recorded in O.R. Book 3416, Page 742. The applicant must:

- a. Prepare documentation which will vacate the portion of the easement located within the plan's project area and provide such documentation to the City for review, approval, and acceptance.
- b. Prepare an ingress/egress easement and public utilities easement for the land which consists of the proposed cul-de-sac and provide such documentation to the City for review, approval, and acceptance.

These documents must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such documentation shall be incurred by the applicant.

2. A number of public utilities easements located within the project area and parent parcel are unrecorded. The applicant must provide draft easements for review and approval of all unrecorded easements within the project area and parent parcel. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
3. Prepare documentation for all proposed public utilities easements and provide such documentation to the City for review and approval. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.

Outstanding Issues: The applicant must provide draft easements for review before the item may be presented to the Planning & Zoning Board. Sufficient time must be allocated to facilitate Staff review of the draft easements. **In order to avoid potential delays, the requested draft easements must be provided as soon as possible.**

Landscaping Standards

10. Revise the Landscape Plan/calculations as follows:

Perimeter Buffer [Section 6.2.2(D)(3)]:

- i. The applicant has utilized the correct west perimeter buffer (Type D, 20 feet wide), and has chosen an Option 3 buffer. Option 3 requires one fence or wall plus one canopy tree every 20 linear feet. The Type D buffer is intended to function as an opaque screen from the ground to a height of at least 6 feet, providing a strong sense of total separation between uses. The fencing material proposed along the west property line does not provide an opaque screen between the subject property and properties contiguous to the west. The applicant must either: (1) select another screening option type for the west perimeter buffer, or (2) utilize a fencing material which meets the

requirement of the Option 3 buffer and provides an opaque screen between the subject property and the contiguous properties.

Outstanding Issues: The applicant has provided the necessary planting materials to meet the requirements of a Type D, 20 foot (Option 1) buffer, however, the west perimeter buffer terminates approximately 115 feet north of the south property line. The west perimeter buffer must extend to the north line of the proposed 30 foot public utilities easement located along the south property line.

- j. The applicant must provide the following perimeter buffers and required landscaping materials:
- i. North property line: Type A, 5 foot wide buffer.
 - ii. East property line: Type A, 5 foot wide buffer.
 - iii. South property line: Type C, 10 foot wide buffer.

The applicant must identify on Sheet L-100 which Type A/C buffer option (Option 1, 2 or 3) has been selected and must also provide perimeter buffer landscaping calculations on Sheet L-100.

Outstanding Issues: The applicant has provided the necessary plant/fencing materials to meet the minimum standards for the north, east, and south perimeter buffers, however, the south perimeter buffer is located approximately 115 feet north of the south property line. The south perimeter buffer must be contiguous to the north line of the proposed 30 foot public utilities easement located along the south property line.

Fencing Standards

15. Section 6.3.3(B) states that fences in business districts shall not be permitted in front setback areas. The zoning of the property is Light and Warehouse Industrial (ILW), which requires a front setback of 15 feet. The fence located along the front property line must therefore be set back at least 15 feet from the property line in order to comply with Section 6.3.3(B.) The plans currently propose for fencing to be located no closer than 10 feet from the front property line. Revise the plans to comply with Section 6.3.3(B.)

Outstanding Issues: The applicant must verify that all fencing call outs and dimensions have been adjusted to reflect the revised location of fencing on Sheets C1.00 - C1.14.

Lighting Standards

21. To demonstrate compliance with Section 6.4.4(C), provide the maximum initial lamp lumens for each luminaire type utilized on the site.

Outstanding Issues: Fixture wattage/initial lumen data has not been provided in General Note 3, Sheets E-101A and E-101B, as noted in the applicant's response letter dated August 5, 2013. Provide fixture wattage/initial lumen data in General Note 3, Sheets E-101A and E-101B.

Consistency with Other LDR Standards

22. To demonstrate compliance with the standards for outdoor storage as an accessory use provided in Section 4.4.4(E), the applicant must provide detail of the screening surrounding the mechanical yard. Such detail must include, at a minimum, an architectural elevation depicting the area of and surrounding the mechanical yard, and must identify the height of such screening materials and the materials located within the yard.

Outstanding Issues: The applicant must identify the height of all materials located within the mechanical yard, including but not limited to the chiller, cooling towers, and generator. The applicant must verify that the mechanical yard wall detail provided on Sheet A-403 depicts the height of the wall in all areas surrounding the mechanical yard (the west building elevation shown on Sheet A-403 appears to depict the wall at approximately 6 feet in height along a portion of the west perimeter of the mechanical yard.)

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner
Donnie Ellington, Nanotherapeutics, Inc. (by electronic mail)
Robert Walpole, PE, LEED AP, Causseaux, Hewett, & Walpole, Inc. (by electronic mail)
Daniel Young, PE, LEED AP, Causseaux, Hewett, & Walpole, Inc. (by electronic mail)
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: August 7, 2013

To: Mike New, P.E.
Public Services Director

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP *JT*
Principal Planner

Re: Revised Site Plan: Nanotherapeutics ADM Facility

Please find attached to this memorandum one (1) copy of the revised Site Plan and application materials for the Nanotherapeutics ADM Facility.

This item is scheduled to be presented to the Planning & Zoning Board at its September 10, 2013 meeting. In order for this project to remain on schedule, *please review the revised plan set and materials and provide confirmation that the comments provided in your memorandum dated July 23, 2013 have been sufficiently addressed **no later than August 15, 2013.***

AUG 05 2013

Per _____

Gina Goodyear

From: Bill TenBroeck <btenbroeck@alachuacounty.us>
Sent: Thursday, August 01, 2013 7:54 AM
To: Gina Goodyear
Subject: RE: Address for Nanotherapeutics ADM - Alachua, Florida

Hi Gina.

Just wanted to update you. Since the road into the property does not have a street name yet, our department has to do that also, and that becomes the first step. Keith is handling that, so once that is taken care of, I'll be able to proceed. We are closed tomorrow (We work M-TH), so I'll be in touch again Monday with an update.

Thanks,

Bill

From: Gina Goodyear [<mailto:GinaG@chw-inc.com>]
Sent: Tuesday, July 30, 2013 3:45 PM
To: Bill TenBroeck
Subject: RE: Address for Nanotherapeutics ADM - Alachua, Florida

Ok and let me know if you need any other info.

GINA GOODYEAR

Project Coordinator

.....
CAUSSEAU, HEWETT, & WALPOLE, INC.
t: (352) 519-5915 • o: (352) 331-1976
www.chw-inc.com • ginag@chw-inc.com

Gainesville: 132 NW 76th Dr. Gainesville, FL 32607
Ocala: 101 NE 1st Ave., Ocala, FL 34470

.....
focused on excellence • delivered with integrity



From: Bill TenBroeck [<mailto:btenbroeck@alachuacounty.us>]
Sent: Tuesday, July 30, 2013 3:44 PM
To: Gina Goodyear
Subject: RE: Address for Nanotherapeutics ADM - Alachua, Florida

Sure thing. I'll need to track down the road name thing first. I'll be in touch.

Cheers,

Bill

From: Gina Goodyear [<mailto:GinaG@chw-inc.com>]
Sent: Tuesday, July 30, 2013 3:40 PM
To: Bill TenBroeck
Cc: Daniel Young
Subject: Address for Nanotherapeutics ADM - Alachua, Florida

Hi Bill,

This is a project that we working on in the City of Alachua. It is located in the Copeland Industrial Park, west of 126th Terrace.

Tax Parcel 03927-000-011-000 and a portion of 03927-000-000.

The City provided comments to us on 7/22 and one of the comments pertained to addressing.

"The street located within 60' ingress / egress and public utilities easement does not have an official Alachua County E911 street name. The applicant shall coordinate with the Alachua County E911 office to assign a street name to the roadway and provide documentation to City Staff."

The Asst. City Manager mentioned that 1 Nanotherapeutics Parkway had been provided? Not sure about this. Can you check into this for me and let me know?

Thank you, I appreciate your help!

GINA GOODYEAR

Project Coordinator

.....
CAUSSEAU, HEWETT, & WALPOLE, INC.

t: (352) 519-5915 • o: (352) 331-1976
www.chw-inc.com • ginag@chw-inc.com

Gainesville: 132 NW 76th Dr. Gainesville, FL 32607

Ocala: 101 NE 1st Ave., Ocala, FL 34470

.....
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City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: August 7, 2013

To: Mike New, P.E.
Public Services Director

Through: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP *JT*
Principal Planner

Re: Revised Site Plan: Nanotherapeutics ADM Facility

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This item is scheduled to be presented to the Planning & Zoning Board at its September 10, 2013 meeting. In order for this project to remain on schedule, *please review the revised plan set and materials and provide confirmation that the comments provided in your memorandum dated July 23, 2013 have been sufficiently addressed **no later than August 15, 2013.***



Focused on Excellence
Delivered with Integrity

August 5, 2013

Kathy Winburn
Office of Planning and Zoning
City of Alachua
PO Box 9
Alachua, FL 32615

RE: Nanotherapeutics Advanced Development & Manufacturing Facility

Dear Ms. Winburn:

Please find the following enclosed for review and approval for the above referenced project:

- Three (3) Application Packages;
- Three (3) SRWMD Permit and Design Notes;
- Three (3) Sets Revised Development Plans;
- Three (3) Emails Correspondence with E911;
- One (1) Public Works Mark-ups; and
- One (1) CD Containing All PDFs.

Easements/Legal Access Issues

1. The subject property is provided access by a 60 foot wide ingress, egress and public utilities easement. This easement is recorded in the public records of Alachua County as Exhibit "B" to the deed of Parcel #03927-000-000, as recorded in O.R. Book 3416, Page 742. The applicant must:
 - a. Prepare documentation which will vacate the portion of the easement located within the plan's project area and provide such documentation to the City for review, approval, and acceptance.
 - **Easement documents are being prepared and will be submitted under separate cover.**
 - b. Prepare an ingress/egress easement and public utilities easement for the land which consists of the proposed cul-de-sac and provide such documentation to the City for review, approval, and acceptance.
 - **Easement documents are being prepared and will be submitted under separate cover.**

These documents must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such documentation shall be incurred by the applicant.

- **Acknowledged.**

132 NW 76th Drive
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

2. A number of public utilities easements located within the project area and parent parcel are unrecorded. The applicant must provide draft easements for review and approval of all unrecorded easements within the project area and parent parcel. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
 - **Easement documents are being prepared and will be submitted under separate cover.**
3. Prepare documentation for all proposed public utilities easements and provide such documentation to the City for review and approval. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
 - **Easement documents are being prepared and will be submitted under separate cover.**
4. The street located within the 60 foot ingress/egress and public utilities easement does not have an official Alachua County E911 street name. The applicant shall coordinate with the Alachua County E911 office to assign a street name to the roadway and provide documentation to City staff.
 - **Alachua County E911 has been contacted in regards to addressing the project and street. Further coordination is ongoing. Please refer to the attached emails for details.**

Parking/Traffic/Circulation Standards

5. Section 6.1.4(D) requires all development with off-street parking lots with 100 or more parking spaces to provide bicycle parking facilities at a rate of one space for every 1,000 square feet of building area, located within 50 linear feet of the building's main entrance. The applicant must:
 - a. Address compliance with Section 6.1.4(D).
 - **The project is compliant with Section 6.1.4 (D) regarding bicycle parking facilities. Refer to the plans for details.**
 - b. Indicate the location of required bicycle parking on the plans in a location which meets the criteria of the referenced section.
 - **The location of the bicycle parking has been provided. Refer to C1.00 for details.**
 - c. Provide typical detail of the bicycle racks which will be utilized within the plan set.

- **Refer to the Landscaping plans for the bicycle rack detail.**
- d. Revise bicycle parking calculations on Sheet C0.00.
- **Bicycle parking calculations have been revised. Refer to C0.00 for details.**
6. Section 6.1.5(C) requires certain uses, including research and industrial plants and other similar uses, to provide off-street loading. Given the floor area of the proposed development, Table 6.1-2 requires 4 off street loading spaces for the project. The applicant must address compliance with Table 6.1-2 by dimensioning the loading spaces on the plans. Section 6.1.7(B) requires loading spaces to provide an area of 12 feet by 30 feet, exclusive of platforms or piers, and a clear vertical dimension of 14 feet.
- **Off Street Loading areas have been provided. Refer to C1.00 for details.**
7. Section 6.1.10 requires pedestrian pathways to be provided in parking lots with 100 or more spaces. Such pathways must provide pedestrian crosswalks which are at least 10 feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, and must be located between all primary building entrances and the parking areas serving those entrances. The parking lot design does not comply with the aforementioned standard. Revise all crosswalks to comply accordingly.
- **A 10' Pedestrian Striped Crosswalk has been provided. Please refer to C1.14 for details.**
8. To ensure safe and adequate pedestrian circulation, the following modifications are necessary to the pedestrian circulation design:
- a. A crosswalk is necessary to connect the sidewalks located on the north and south sides of the entry drive aisle, immediately east of the circular driveway in front of the building's main entrance.
- **The sidewalk connections have been provided, as discussed at the DRT meeting. Refer to C1.00 plan series for details.**
- b. The sidewalk along the south side of the entry drive aisle must be extended to the security gate and a crosswalk linking the sidewalks on both sides of the drive aisle must be included to provide a pedestrian connection to the sidewalk currently terminating adjacent to the security gate.
- **The sidewalk terminating adjacent to the security gate has been removed and therefore a cross walk is not required. Refer to C1.00 plan series for details.**
9. To eliminate conflicts between vehicular and pedestrian circulation areas, wheel stops or curbing must be provided along the most southern row of parking spaces.

- All sidewalks adjacent to the parking are raised per the detail on C2.30, except in the handicap parking area which parking stops have been provided. Refer to C1.00 Series for details.

Landscaping Standards

10. Revise the Landscape Plan/calculations as follows:

Site Landscaping [Section 6.2.2(D)(1)(c)]:

- a. Sides and rear canopy trees provided: The Landscape Plan does not provide a sufficient number of canopy trees to meet the minimum number required on the south side of the building (a minimum of 56 is required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
 - **Acknowledged. Please see revised plans for additional trees.**
- b. Building façade canopy trees required/provided: Calculations have been provided for the front façade. Calculations must also be provided for all other building facades. Identify the number of trees required (approximately 16 on the south elevation, 15 on the west elevation, and 19 on the north elevation) and the number provided for all other facades. Canopy trees required pursuant to this provision must be in addition to the minimum number of trees required by the site's overall acreage.
 - **Acknowledged. Please see revised plans for additional trees.**
- c. Site understory trees required/provided: Identify number of trees required and the number provided on each side of the building [25% of the site's required understory trees (a minimum of 42 trees on each side) must be provided on each side.]
 - **Acknowledged. Please see revised calculations and plans.**
- d. Site understory trees provided: The Landscape Plan does not provide a sufficient number of understory trees to meet the minimum number required on the north and south sides of the building. There are 28 understory trees provided on the north side of the building (42 required) and 13 understory trees provided on the south side of the building (42 required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
 - **Acknowledged. Please see revised calculations and plans.**
- e. State that a row of shrubs has been provided on all facades of the structure.
 - **Acknowledged. Please see revised L-100.**

Parking Lot Interior Landscaping [Section 6.2.2(D)(2)(a)]:

- f. The Landscape Plan provides 32 trees and 324 shrubs within the parking lot interior area. A minimum of 39 trees and 390 shrubs is required.
- **Acknowledged. Additional trees and shrubs have been provided per comment and per additional parking lot area increase. Please see revised plans.**

Parking Lot Perimeter Landscaping [Section 6.2.2(D)(2)(b)]:

- g. The applicant has provided parking lot perimeter buffer landscaping meeting the requirements of this section along the north and south perimeter of the parking lot, however, landscaping to meet this requirement along the east and west perimeters of the parking lot has not been provided. Provide 4 canopy trees per 100 lineal feet, 2 understory trees per 100 lineal feet, and a continuous row of shrubs along the east and west parking lot perimeters.
- **Acknowledged. Additional canopy trees, understory trees and a continuous row of shrubs have been provided along the east and west parking lot perimeters.**
- h. Revise parking lot perimeter buffer calculations to include the length of the east and west parking lot perimeters.
- **Buffer calculations have been revised to include east & west perimeter linear feet.**

Perimeter Buffer [Section 6.2.2(D)(3)]:

- i. The applicant has utilized the correct west perimeter buffer (Type D, 20 feet wide), and has chosen an Option 3 buffer. Option 3 requires one fence or wall plus one canopy tree every 20 linear feet. The Type D buffer is intended to function as an opaque screen from the ground to a height of at least 6 feet, providing a strong sense of total separation between uses. The fencing material proposed along the west property line does not provide an opaque screen between the subject property and properties contiguous to the west. The applicant must either: (1) select another screening option type for the west perimeter buffer, or (2) utilize a fencing material which meets the requirement of the Option 3 buffer and provides an opaque screen between the subject property and the contiguous properties.
- **Acknowledged. Applicant has chosen to use option 1 & has provided an evergreen hedge. Please see revised plans.**
- j. The applicant must provide the following perimeter buffers and required landscaping materials:
- North property line: Type A, 5 foot wide buffer.
 - East property line: Type A, 5 foot wide buffer.
 - South property line: Type C, 10 foot wide buffer.

The applicant must identify on Sheet L-100 which Type A/C buffer option (Option 1, 2 or 3) has been selected and must also provide perimeter buffer landscaping calculations on Sheet L-100.

- **Acknowledged. Please see revised plans.**

k. The applicant must address the conflict between the west perimeter buffer and the existing/unrecorded and proposed public utilities easements along the west property line. Consideration must also be given to the location of the north perimeter buffer and existing/proposed easements along the north property line.

- **Acknowledged. Conflict has been resolved. Please see revised plans.**

Service Area Screening [Section 6.2.3(C)]:

l. Service areas must be screened with either a solid fence at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque barrier and attaining a minimum height of six feet within three years of planting. Provide screening materials around the entire perimeter of the paved service area located west of the building.

- **Acknowledged. An evergreen hedge has been provided. Please see revised plans.**

Plant Size [Section 6.2.2(D)(8)]:

m. All shrubs must be a minimum of 24 inches in height at the time of planting. The Landscape Schedule on Sheet L-150 indicates that certain planting materials (IS, VO) do not comply with this standard. Revise the planting schedule accordingly.

- **Acknowledged. Please see revised L-150. Existing Landscaping [Section 6.2.2(C)]:**

n. The Landscape Plan must identify all existing trees by common name. Revise the sheets with existing trees (L-101, L-104, L-107, and L-108) accordingly.

- **Acknowledged. Please see revised plans.**

11. Sheet L-100 provides the specifications for waste receptacle screening. This information is not required on the Landscape Plan unless the applicant chooses to utilize landscaping materials to screen an outdoor waste receptacle. The plans currently do not identify any outdoor waste receptacle storage areas. If no outdoor waste receptacle storage areas are proposed for the development, the specification pertaining to such areas on Sheet L-100 is not applicable to the plans and should therefore be removed.

- **Acknowledged. Please see revised L-100.**

12. Sheet L-100 states that the minimum landscaped area required is 20%. The minimum required landscaped area, per Policy 2.4.1 of the Future Land Use Element, is 30%. Revise the minimum landscaping note and open space notes accordingly.

- **Acknowledged. Please see revised L-100.**

13. The percentage of the total proposed open space/landscape area was not provided under the associated note on Sheet L-100. Revise the note accordingly.

- **Acknowledged. Please see revised plans for notes.**

14. Section 6.2.2(D)(6)(b)(vi) requires an irrigation system to be used for landscaped areas. Provide an irrigation plan in the plan set or a note within the landscape plan indicating that the project's landscaped areas will be irrigated in accordance with Section 6.2.2(D)(6)(b)(vi.)

- **Acknowledged. Please see irrigation note on plans sheets L-101 through L-108.**

Fencing Standards

15. Section 6.3.3(B) states that fences in business districts shall not be permitted in front setback areas. The zoning of the property is Light and Warehouse Industrial (ILW), which requires a front setback of 15 feet. The fence located along the front property line must therefore be set back at least 15 feet from the property line in order to comply with Section 6.3.3(B.) The plans currently propose for fencing to be located no closer than 10 feet from the front property line. Revise the plans to comply with Section 6.3.3(B.)

- **Acknowledged. Fencing layout has been revised. Please see revised plans.**

Lighting Standards

16. Section 6.4.5(A)(1) requires lighting fixtures to be no more than 25 feet in height. Keynote 1 on Sheet E-101B states that loading dock lighting is mounted on 30 foot poles due to the overall size of loading dock area. Pole mounted lighting, including luminaires within the loading dock area, must comply with the height standards provided in Section 6.4.5(A)(1.) Revise the height of lighting within the loading dock area to comply with the referenced provision.

- **Acknowledged. Please see revised plans sheets E-101A, E-101B. All pole mounted fixtures do not exceed 25ft in height.**

17. Keynote 1 on Sheet E-101B states that wall-mounted luminaires at the loading dock are mounted at 25 feet above finished grade. Section 6.4.5(A) states that lighting fixtures other than lighting for architectural purposes, whether mounted on poles or walls or by other means, shall be no more than 15 feet high, except for lighting in parking lots with 100 or more spaces or within historic districts. Revise the height of wall-mounted luminaires to comply with the referenced provision, and verify that wall-

mounted luminaires comply with the specific criteria applicable to wall mounted lights as provided in Section 6.4.4(A.)

- **Acknowledged. Please see revised plans sheets E-101B. Wall mounted fixture do not exceed 15ft in height.**

18. Note 1, General Notes, on Sheet E-101A states that wall-mounted luminaires are to be fully shielded. Provide detail of luminaire shielding on a typical detail of all wall-mounted luminaire types utilized on the site.

- **Acknowledged. Please see revised plans sheets E-101B for detail.**

19. Section 6.4.4(B)(1) states that no light source shall be directed outward toward property boundaries or adjacent right-of-ways. There are 4 luminaires located at the project's ingress/egress points which do not comply with the referenced provision. Remove/reposition these luminaires to comply with Section 6.4.4(B)(1.)

- **Acknowledged. Please see revised plans sheets E-101A.**

20. To demonstrate full compliance with Sections 6.4.4 and 6.4.5, provide a standard detail for all luminaire types and dimension the height of all luminaire types.

- **Acknowledged. Please see revised plans sheets E-101A, E-101B for pole and wall mounted details with dimensions.**

21. To demonstrate compliance with Section 6.4.4(C), provide the maximum initial lamp lumens for each luminaire type utilized on the site.

- **Acknowledged. Please see revised plans sheets E-101A, E-101B Site Lighting Photometric Statistics schedule providing Max for all areas to comply with 6.4.4(C) Maximum Horizontal Illumination.**
- **Refer to General Note 3 indicating luminaire types with fixture wattage identified as follows to comply with 6.4.4(D) maximum initial lamp lumens:**
 - **Fixtures:**
 - Type H1, H2, H3: 80 Watts (Initial lumens 7,860)
 - Type H4, H7: 130 Watts (Initial lumens 13,009)
 - Type H5: 55 Watts (Initial lumens 4,563)
 - Type H6: 75 Watts (Initial lumens 4,546)

Consistency with Other LDR Standards

22. To demonstrate compliance with the standards for outdoor storage as an accessory use provided in Section 4.4.4(E), the applicant must provide detail of the screening surrounding the mechanical yard. Such detail must include, at a minimum, an architectural elevation depicting the area of and surrounding the mechanical yard, and must identify the height of such screening materials and the materials located within the yard.

- **The architectural elevations have been revised to depict the screening of the mechanical yard. Please refer to revised architectural elevations for details.**
23. Sheet C1.14 notes the location of a future guard house. Staff suggests that the location and dimensions of the future guard house be shown on this site plan. Any future addition of a guard house would otherwise require future site plan/minor site plan review and approval. (NOTE: Should the applicant choose to include the location and dimensions of the future guard house on this site plan, a building permit must be obtained for the guard house within three years of the date of the approval of this site plan. If a building permit has not been obtained within this time period, the property owner will be required to obtain site plan/minor site plan approval for the guard house.)
- **The future guard house has been shown and dimensioned on the site plan. Please refer to C1.14 for details.**
24. The applicant has provided a memorandum from Daniel Young, PE, which indicates that the project complies with the existing permit and design approved by the Suwannee River Water Management District (SRWMD.) The applicant must provide a letter of exemption from SRWMD which indicates that the proposed development complies with the approved permit.
- **Currently the project is under review with SRWMD. Once a copy of the letter modification permit is received a copy will be provided to the City for their record.**

Architectural Plans

25. Note 1 on Sheet C0.00 indicates that the building footprint area is 128,673 square feet, but that the building consists of a total of 153,000 square feet. The architectural floor plan does not show the mezzanine level. Revise the architectural plans to show all floors/levels of the building.
- **All floors of the proposed building have been added to the plans. Refer to the architectural floor plans for details.**
26. The elevations on Sheet A4.02 appear to be incorrectly labeled: The elevation which appears to be the East elevation is labeled as North; The elevation which appears to be the North elevation is labeled as West; The elevation which appears to be the West elevation is labeled as South; The elevation which appears to be the South elevation is labeled as East. Verify elevation labels are correct.
- **The elevation labeling has been revised. Refer to the revised architectural elevations for details.**
27. Revise the plans to include a color architectural elevation (Sheet A4.02.)
- **As discussed at the DRT, the shadowing has been removed. Refer to the revised architectural elevations.**

Concurrency Impact Analysis

28. Section 2.4.14(H) of the City's LDRs defines the affected roadway segments for a development generating less than or equal to 1,000 external average daily trips as those roadway segments located wholly or partially within one-half mile of the development's ingress/egress, or to the nearest intersecting major street. Policy 1.1.a of the Transportation Element identifies County-maintained collectors, including County Road 2054, as roadways monitored for concurrency. For this development, the only affected roadway segment is County Road 2054 West (from SR 235 to US Highway 441.) Revise the Concurrency Impact Analysis accordingly.
- **From our discussion with City staff, we understand the only impacted roadway segment to be County Road 2054 East (from SR 235 to US 441). US 441 has been removed from our analysis because the access point to US 441 falls outside the ½ mile radius from our project access. The Concurrency Impact Analysis and associated map have been revised to reflect these changes.**
29. The applicant has based solid waste generation upon a floor area of 135,000 square feet. The correct floor area, per the plans, is 153,000 square feet. Revise the solid waste demand calculations accordingly.
- **The building square footage has been revised to 165,000 sq. ft. throughout the Concurrency Impact Analysis. All related calculations have also been revised.**
30. The applicant has provided information which indicates that the total daily potable water demand shall be approximately 70,000 gallons (47,000 gallons from sanitary sewer load, plus 21,600 gallons from evaporation from cooling towers, plus 1,000 gallons from human process/consumption.) This data must be incorporated into the Concurrency Impact Analysis.
- **The additional information regarding potable water demand has been added to Table 4 of the Concurrency Impact Analysis.**

Comprehensive Plan Consistency Analysis

31. The applicant's responses to Policies 1.4.f.8. and 2.4.2 of the Future Land Use Element state that a buffer along the southern boundary will not likely be required, however, a perimeter buffer is required by Table 6.2-2 of the LDRs. Revise the Concurrency Impact Analysis accordingly.
- **Consistency statements for FLUE Policies 1.4.f.8 and 2.4.2 have been revised to include descriptions for required buffers along the northern, eastern, and southern boundaries. Also, all other sections regarding perimeter buffers have been revised accordingly.**

32. In response to Objective 9.1 of the Future Land Use Element and Objective 1.2 and Policy 4.2.a of the CFNGAR Element, the applicant states that the Public Services Department has issued an "Ability to Serve" letter. Reference the date of the letter and include the letter as an exhibit to the Comprehensive Plan Consistency Analysis.
- **The Ability to Serve letter was issued on July 15, 2013. The Comprehensive Plan Consistency Analysis has been revised as requested and the Ability to Serve letter has been included as Attachment C to the document.**
33. The applicant's response to Policy 1.3.a of the Future Land Use Element states that the site plan includes 153 parking spaces, however, the plans indicate 191 parking spaces are proposed. Revise accordingly.
- **The development plans now show a total of 165 parking spaces to meet the 1 space per 1,000 sq. ft. standard for the 165,000 sq. ft. building. While the maximum number of allowed spaces is calculated on the cover sheet, this is not the number of parking spaces provided on the actual Master Site Plan and Detailed Horizontal Control and Site Plan sheets. The maximum number of allowed spaces is provided for information only.**

Public Services / Outside Engineering Review Comments

34. The applicant must address the comments provided by Sergio Reyes, P.E., of Eng, Denman & Associates, Inc., in a letter dated July 12, 2013.
- **Acknowledged.**
35. The applicant must comply with all comments provided by Mike New, P.E., Public Services Director. Comments will be provided separately in a memorandum from Mr. New.
- **Acknowledged.**

Miscellaneous/General Issues

36. The dimensions of the structure, minimum building setbacks, and the distance between the structure and property lines must be shown on the site plan.
- **Dimensions to the structure and buildings setbacks have been shown. Refer to C1.00 for details.**
37. If any outdoor waste receptacles are proposed, the location of such receptacles and detail of receptacle screening must be shown on the site plan.
- **There are no outdoor waste receptacles. All solid waste is stored eternal to the building.**

38. There are numerous inconsistencies in the building's size throughout the application materials (129,673 square foot building, 153,000 square foot building, etc.) The applicant must resolve all inconsistencies within the application materials.
- **The inconsistencies have been revised the building foot print is 128,000sf and floor area is 165,000sf. Refer to the plans for details.**
39. Sheet 0.00: Revise document title as follows: Preliminary/Final Development Plans.
- **The title has been revised. Refer to C0.00 for details.**
40. Sheet 0.00, Note 8: There is a typographical error in the first line.
- **The typographical error has been revised. Refer to C0.00 for details.**
41. Sheet 0.00, Sheet Index: Correct typographical errors (C2.3X, A-#.)
- **The typographical errors have been revised. Refer to C0.00 for details.**
42. Sheet C0.10, General Notes, Note 14: Remove reference to Alachua County Environmental Protection Department.
- **The Alachua County EPD reference has been revised to City of Alachua or Engineer of Record. Refer to C0.10 for details.**
43. Sheet C0.10, Paving, Grading, and Drainage Notes, Note 8: Change reference from Alachua County Public Works Department to City of Alachua Public Services Department.
- **The Note 8 has been revised as requested. Please refer to C0.10 for details.**
44. Numerous references are made throughout the plans to reference the architectural plans for fencing detail. Such references must be revised to reference the correct plan sheet (L3.51.)
- **Reference has been revised for on the civil sheets to refer to the landscapce plans for fencing details.**
45. Sheet C2.10: A reference is made in the area of the mechanical yard to refer to MEP plans. No such details have been provided in the plan set. Remove the reference or include referenced details in the plan set.
- **The Mechanical yard is only shown for informational purposes. The label has been revised. Refer to C2.10 for the note.**
46. Bicycle parking calculations are provided on Sheets C0.00 and L-100. Remove bicycle parking calculations from Sheet L-100 to eliminate redundancy and reduce potential conflicts within the plans.

- **Bicycle parking calculations have been removed from the landscaping sheets. Refer to C0.00 for details.**

47. Sheet L-303: Correct plan sheet references.

- **Sheet reference has been corrected. Refer to L-303 for details.**

Public Services

1. General

- Site survey identifies public utilities easements (PUE) on the project site that have not been recorded. All PUEs on the project site must be recorded prior to commencement of work.
 - **Acknowledged. Easement documents are being prepared and will be submitted under separate cover.**
- Applicant shall provide the easement for onsite utilities documents to the City for review and recording prior to commencing site work. Typical easement widths are as follows:
 - Electric: 20 ft.
 - Water: 20 ft.
 - Wastewater: 20 ft.
 - **Acknowledged. Easement documents are being prepared and will be submitted under separate cover.**
- Ingress / egress easements and PUEs shown on the project site that will conflict with the project site must be vacated.
 - **Acknowledged. Easement documents are being prepared and will be submitted under separate cover.**
- Provide 30 ft wide PUE along southern project property line (reclaimed water main, future wastewater force main).
 - **A 30' wide PUE has been provided as requested. Refer to C3.00 for details.**
- Staff understands that the roadway serving the project will be dedicated to the City prior to completion of the project. Dedication application requires certification by a professional engineer that the roadway is constructed to the City's minimum roadway standards and a valuation of the infrastructure proposed for conveyance. The City will provide the applicant with certified cost forms to use in this process.
 - **Acknowledged.**

- Landscaping plan reveals conflicts between plantings and utility infrastructure, especially long the west property line. Revise landscaping plans to permit the following clearance adjacent to City maintained utility infrastructure.
 - Electric: 10 ft.
 - Water: 10 ft.
 - Wastewater: 15 ft.
- **Landscaping conflicts have been revised. The requested clearances have been maintained. Please see revised plans.**
- Limit landscaping of PUEs to grassing and shrubs. No trees in PUEs.
 - **All proposed trees have been removed from the PUEs.**
- Provide overlay of City maintained infrastructure on landscaping plan to verify landscaping will not interfere with access to utility infrastructure.
 - **Utilities have been overlaid on landscape plan. Please see revised plans.**
- Consider amending location of perimeter landscaping and vegetation buffer to inset from property line, thus permitting room for PUEs and infrastructure maintenance by City staff.
 - **PUE and landscape buffer conflicts have been resolved. Please see revised plans.**
- See markup plans for additional comments. Please return markup plans with site plan revisions.
 - **Acknowledged.**

2. Electric

- Applicant has considered alternatives associated with supply of electric service. Applicant must confirm its electric system requirements. At present, the City plans to provide two (2) independent electric circuits (Circuits 1132 and 1133) to the project site. Per City policy, applicant is advised that cost for electric system extensions are charged to the applicant.
 - **Acknowledged. Please see revised plans sheets E-102 note 6.**
- Applicant shall provide electric load information to facilitate sizing of electric transformer and electric meter. Once this is provided the City will provide cost for electric service and additional details for meter installation.

- **Acknowledged. Please see revised plans sheets E-102 load calculations.**
- Site plan does not include plans for electric system infrastructure. Please submit electric system site plan identifying conduit location / size, electric facilities, transformer size / locations, auxiliary generator size / location, etc.
 - **Acknowledged. Please see revised plans sheets E-102 for utility transformer and Generator locations, all incoming service with size. Civil plans show primary electric for coordination purposes. Refer to C3.00 for details.**
- The City will invoice the applicant for the electric transformer, transformer pad, primary conductor, and electric meter can. Payment must be received before the City will order required materials.
 - **Acknowledged.**
- Provide 20 ft wide PUE Centered over primary electric conduit, transformer, and electric meter.
 - **Acknowledged. Refer to Civil Plans for Primary electrical. Refer to sheet E-102 for Transformer location. Meter location will be adjacent to transformer and shown under the Shell and Core package.**
- Applicant is advised that the City maintains an overhead electric system along its north property line. A PUE is required to provide the City with access to maintain these facilities.
 - **A PUE has been provided along the northern property new and existing utilities. Refer to C3.00 series for details.**
- Staff understands that project is sensitive to momentary interruptions in utility power service. Consideration of a UPS system sized for all critical circuits is strongly recommended.
 - **Acknowledged. UPS equipment will be provided for this project.**

3. Streets and Roads

- Applicant is advised that the proposed project entrance roadway currently does not have street lighting.
 - **Acknowledged.**
- Stormwater No Comments.

- **Acknowledged.**

4. Water

- The applicant requests a 4" water meter for domestic service for the main building and a 5/8" x 3/4" water meter for a proposed security building.
 - **Acknowledged. Water meter details have been added refer to C2.31 for details.**
- Applicant proposes and shall provide reduced pressure zone (RPZ) backflow preventer on both potable water connections (applicant's side of the water meter).
 - **Acknowledged. RPZ have been added to the plans. Refer to C2.3, C3.11 and C3.12.**
- Applicant proposes an 8", City maintained, looped water main on the project site. See Attached markup drawings. Staff recommends connection to the existing 8" water main located at the northwest corner of the proposed project site and extending the water main along the northern property line to intersect with the existing 8" water main located on the western property line. Staff prefers not to maintain a looped water main system on site.
 - **As discussed a water main is proposed along the northern property line outside of the fenced area. Refer to C3.00 for details.**
- Staff recommends the following
 - Relocate the proposed 4" domestic water meter to the eastern property line at the proposed cul-de-sac.
 - **As discussed, the 4" water meter has been located along the northern water main. Refer to C3.00 series for details.**
 - Modify proposed fire line connected to a fire pump to include fire line meter (Sensus Omni F2) and back flow preventer.
 - **Per discussions during the meeting with Mr. Mike New 7/31/13, fire line meter will not be required if fire pump is tested only once a year discharging water to drain. Owner shall provide a letter describing the testing of the pump. The double detector check valve will be installed in the fire pump room within the building.**
 - Onsite fire hydrant loop can be connected to City maintained water main in two locations.
 - **Fire loop has been removed from plans.**
 - City maintained water system infrastructure shall be located outside the project perimeter fence (where possible).

- Agreed. Refer to C3.00 for details.
- Provide worksheet demonstrating that ISO fire flow requirements are achieved.
- **ISO does not determine a needed fire flow for buildings rated and coded by ISO as protected by an automatic sprinkler system meeting applicable NFPA standards. Refer to Chapter 1 and 6 of ISO Guide for Determination of Needed Fire Flow.**

5. Wastewater

- Applicant shall provide a 4 ft diameter manhole at the property line adjacent to the proposed cul-de-sac. The proposed manhole demarks the end of the City's maintained wastewater system.
- **Manhole has been added as requested. Refer to C3.12 for details.**
- Recommend providing separate wastewater plumbing for domestic only and process wastewater.
- **As requested, domestic and process wastewater has been separated until they reach the proposed manhole. Refer to C3.12 for details.**
- Denote that first manhole on site is designated as a wastewater sample location.
- **The first manhole on site has been designed as a sampling point. Refer to C3.12 for details.**
- Identify all compounds used on site with potential to enter the wastewater discharge. Identify the name, chemical makeup, concentration, storage container size, estimated volume stored on site at any time, and estimated daily discharge volume.
- **A list identifying the compounds with the potential of entering the wastewater discharge is currently being prepared. A copy will be submitted once completed under separate cover.**
- Provide a narrative report explaining how pretreatment of industrial wastewater discharges will be accomplished.
- **The Nanotherapeutics facility will generate several types of waste. Sanitary waste from the bathroom facilities as well as the laboratory facilities will be within regulatory pH and temperature requirements and be discharged directly to sanitary. Liquid waste from the manufacturing area is broken into two groups: Process Waste and Biowaste. Process**

waste from the manufacturing processes is generally made up of water and/or water based cleaning solutions. The pH of the process waste may vary so all process waste will be drained underground through a network of double-contained piping and collected in a sub-grade tank prior to being transferred to a continuous neutralization system. Liquid Biowaste will also be directed from the manufacturing operations through a dedicated network of double-contained underground piping lines to a sealed collection system. Once a pre-programmed volume of waste is collected, it will be pumped to an above-grade decontamination system where it will undergo a validated thermal kill using high-temperature, short-time decontamination cycles. Liquid waste from this thermal kill system will then be drained into the Process Waste Collection system referenced above. All process waste will be pumped to a two tank continuous pH adjustment system where the effluent will first equalize and then get neutralized using acid and caustic prior to being discharged to the public utility sanitary drain system. Target pH discharge range is 6-9.

Eng, Denman & Associates, Inc.

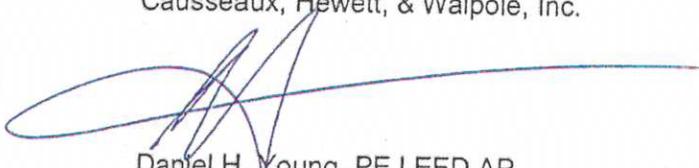
1. The application indicates that the proposed facility will be constructed in compliance with the existing SRWMD ERP. While this is acceptable, the applicant needs to provide the City a SRWMD ERP Exemption Letter (per Sec. 6.9.3(B)). In addition, please provide a copy of the original permit and drainage design notes (if available) to ensure that the existing piping system has capacity to accommodate the proposed improvements. Please note that because we do not have the drainage design notes for the stormwater collection to review, we have not been able to review and comment. If requested, EDA will review this additional information after received by the City.
 - **Copies of the original permit and drainage design calculations have been included in this resubmittal. Currently, the project's letter of modification permit is under review with SRWMD, once received a copy will be submitted to the City.**
2. There are two existing monitoring wells located at the SW portion of parcel 03927-011-000. Please indicate what measures will protect these wells during construction.
 - **The two existing monitoring wells are to be abandoned. Refer to C0.30 for details.**
3. Please be sure that the existing sanitary sewer manhole located west of the proposed cul-de-sac will not collect runoff from the surround area. Raise top of the manhole or re-grade around the manhole to avoid runoff into the sanitary manhole.
 - **The proposed manhole top has been raised to prevent runoff entering the sanitary manhole. Refer to C3.12 for details.**
4. Provide means of blow-off for the proposed water loop line. Provide blow-off assembly and sample point at the connection points.

- **Blow-offs and sample points have been added to the proposed water main at the connection points. Please refer to C3.10-C3.12 for details.**
5. Explain how the existing water system will remain in service during construction of the proposed water system. There are other facilities downstream that require service. Provide means of isolating proposed system from the existing system in case a problem is presented. Please provide additional valves at the connection point.
- **Per conversations with Mike New, at the City, the existing water main will be shut down for the installing of the proposed water main construction. Valves have been provided per Mike New's request.**
6. If bicycle parking is proposed, provide size, location and grading.
- **Bicycle parking calculations, details, location and grading have been provided. Refer to C0.00 for Calculations, Landscaping Sheets for details, C1.11 for location, and C2.11 for grading.**
7. If waste receptacles are provided, indicate size, screening, grading and means of access without conflicting with internal circulation.
- **There are no outdoor waste receptacles. All solid waste is stored eternal to the building. Access/turnaround are provided at the rear of the building.**
8. On Sheet C0.10, there are several references to Alachua County. As this project is located in the City of Alachua, this comment does not apply.
- **The references have been revised. Refer to C0.10 for details.**
9. On Sheet C0.10, a notes states that the MOT must be approved by FDOT. As there is no FDOT permitting required for this project, this note does not apply.
- **The references have been revised. Refer to C0.10 for details.**
10. On Sheet C0.10, a note state that a copy of the SRWMD permit shall be provided to the contractor. As this project does not propose such permit, this note does not apply.
- **A SRWMD letter of modification permit is required for the project. Once a copy is received it will be submitted to the contractor.**
11. Regarding the downspout connection detail on Sheet C2.30, please make the riser and pipe connection to the proposed water system the same size.
- **Downspout connection detail has been revised. Refer to C2.30 for details.**

Should you have any questions or require additional information, please do not hesitate to contact me at 352-519-5940 or daniel@chw-inc.com.

Sincerely,

Causseaux, Hewett, & Walpole, Inc.

A handwritten signature in blue ink, appearing to read 'Daniel H. Young', with a long horizontal stroke extending to the right.

Daniel H. Young, PE LEED AP
Project Manager



City of Alachua

Traci L. Cain
City Manager

Mike New, PE
Public Services Director

INTER-OFFICE COMMUNICATION

Date: July 23, 2013

To: Kathy Winburn, AICP
Planning & Community Developer Director

From: Mike New, PE 
Public Services Director

Subject: Nano ADM Facility Site Plan Review Comments

I have reviewed the subject development and offer the following comments:

1. General

- Site survey identifies public utilities easements (PUE) on the project site that have not been recorded. All PUEs on the project site must be recorded prior to commencement of work.
- Applicant shall provide the easement for onsite utilities documents to the City for review and recording prior to commencing site work. Typical easement widths are as follows:
 - Electric: 20 ft
 - Water: 20 ft
 - Wastewater: 30 ft
- Ingress / egress easements and PUEs shown on the project site that will conflict with the project site must be vacated.
- Provide 30 ft wide PUE along southern project property line (reclaimed water main, future wastewater force main).
- Staff understands that the roadway serving the project will be dedicated to the City prior to completion of the project. Dedication application requires certification by a professional engineer that the roadway is constructed to the City's minimum roadway standards and a valuation of the infrastructure proposed for conveyance. The City will provide the applicant with certified cost forms to use in this process.
- Landscaping plan reveals conflicts between plantings and utility infrastructure, especially long the west property line. Revise landscaping plans to permit the following clearance adjacent to City maintained utility infrastructure:
 - Electric: 10 ft
 - Water: 10 ft
 - Wastewater: 15 ft
- Limit landscaping of PUEs to grassing and shrubs. No trees in PUEs.

- Provide overlay of City maintained infrastructure on landscaping plan to verify landscaping will not interfere with access to utility infrastructure.
- Consider amending location of perimeter landscaping and vegetation buffer to inset from property line, thus permitting room for PUEs and infrastructure maintenance by City staff.
- See markup plans for additional comments. Please return markup plans with site plan revisions.

2. Electric

- Applicant has considered alternatives associated with supply of electric service. Applicant must confirm its electric system requirements. At present, the City plans to provide two (2) independent electric circuits (Circuits 1132 and 1133) to the project site. Per City policy, applicant is advised that cost for electric system extensions are charged to the applicant.
- Applicant shall provide electric load information to facilitate sizing of electric transformer and electric meter. Once this is provided the City will provide cost for electric service and additional details for meter installation.
- Site plan does not include plans for electric system infrastructure. Please submit electric system site plan identifying conduit location / size, electric facilities, transformer size / locations, auxiliary generator size / location, etc.
- The City will invoice the applicant for the electric transformer, transformer pad, primary conductor, and electric meter can. Payment must be received before the City will order required materials.
- Provide 20 ft wide PUE centered over primary electric conduit, transformer, and electric meter.
- Applicant is advised that the City maintains an overhead electric system along its north property line. A PUE is required to provide the City with access to maintain these facilities.
- Staff understands that project is sensitive to momentary interruptions in utility power service. Consideration of a UPS system sized for all critical circuits is strongly recommended.

3. Streets & Roads

- Applicant is advised that the proposed project entrance roadway currently does not have street lighting.

4. Stormwater

- No comments.

5. Water

- The Applicant requests a 4" water meter for domestic service for the main building and a 5/8" x 3/4" water meter for a proposed security building.
- Applicant proposes and shall provide reduced pressure zone (RPZ) backflow preventer on both potable water connections (applicant's side of the water meter).

- Applicant proposes an 8", City maintained, looped water main on the project site. See attached markup drawings. Staff recommends connection to the existing 8" water main located at the northwest corner of the proposed project site and extending the water main along the northern property line to intersect with the existing 8" water main located on the western property line. Staff prefers not to maintain a looped water main system on site.
- Staff recommends the following:
 - Relocate the proposed 4" domestic water meter to the eastern property line at the proposed cul-de-sac.
 - Modify proposed fire line connected to a fire pump to include fire line meter (Sensus Omni F2) and back flow preventer.
 - Onsite fire hydrant loop can be connected to City maintained water main in two locations.
 - City maintained water system infrastructure shall be located outside the project perimeter fence (where possible).
- Provide worksheet demonstrating that ISO fire flow requirements are achieved.

6. Wastewater

- Applicant shall provide a 4 ft diameter manhole at the property line adjacent to the proposed cul-de-sac. The proposed manhole demarks the end of the City's maintained wastewater system.
- Recommend providing separate wastewater plumbing for domestic only and process wastewater.
- Denote that first manhole on site is designated as a wastewater sample location.
- Identify all compounds used on site with potential to enter the wastewater discharge. Identify the name, chemical makeup, concentration, storage container size, estimated volume stored on site at any time, and estimated daily discharge volume.
- Provide a narrative report explaining how pretreatment of industrial wastewater discharges will be accomplished.

Please advise me if you have questions or require additional information. Thanks.

c: Justin Tabor, Planner
Brandon Stubbs, Planner
File

\\newdevelopment\Nano_ADMSitePlanReviewMemo07222013.doc



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 23, 2013

Mr. James Matthew
Nanotherapeutics, Inc.
13859 Progress Boulevard
Suite 300
Alachua, FL 32615

RE: Development Review Team (DRT) Summary: Nanotherapeutics Advanced Development & Manufacturing Facility – Site Plan

Dear Mr. Matthew:

The application referenced above was reviewed at our April 18, 2013 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Monday, August 5, 2013**. A total of three (3) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

Easements/Legal Access Issues

1. The subject property is provided access by a 60 foot wide ingress, egress and public utilities easement. This easement is recorded in the public records of Alachua County as Exhibit "B" to the deed of Parcel #03927-000-000, as recorded in O.R. Book 3416, Page 742. The applicant must:
 - a. Prepare documentation which will vacate the portion of the easement located within the plan's project area and provide such documentation to the City for review, approval, and acceptance.
 - b. Prepare an ingress/egress easement and public utilities easement for the land which consists of the proposed cul-de-sac and provide such documentation to the City for review, approval, and acceptance.

These documents must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such documentation shall be incurred by the applicant.

2. A number of public utilities easements located within the project area and parent parcel are unrecorded. The applicant must provide draft easements for review and approval of all unrecorded easements within the project area and parent parcel. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
3. Prepare documentation for all proposed public utilities easements and provide such documentation to the City for review and approval. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
4. The street located within the 60 foot ingress/egress and public utilities easement does not have an official Alachua County E911 street name. The applicant shall coordinate with the Alachua County E911 office to assign a street name to the roadway and provide documentation to City staff.

Parking/Traffic/Circulation Standards

5. Section 6.1.4(D) requires all development with off-street parking lots with 100 or more parking spaces to provide bicycle parking facilities at a rate of one space for every 1,000 square feet of building area, located within 50 linear feet of the building's main entrance. The applicant must:
 - a. Address compliance with Section 6.1.4(D).
 - b. Indicate the location of required bicycle parking on the plans in a location which meets the criteria of the referenced section.
 - c. Provide typical detail of the bicycle racks which will be utilized within the plan set.
 - d. Revise bicycle parking calculations on Sheet C0.00.
6. Section 6.1.5(C) requires certain uses, including research and industrial plants and other similar uses, to provide off-street loading. Given the floor area of the proposed development, Table 6.1-2 requires 4 off street loading spaces for the project. The applicant must address compliance with Table 6.1-2 by dimensioning the loading spaces on the plans. Section 6.1.7(B) requires loading spaces to provide an area of 12 feet by 30 feet, exclusive of platforms or piers, and a clear vertical dimension of 14 feet.
7. Section 6.1.10 requires pedestrian pathways to be provided in parking lots with 100 or more spaces. Such pathways must provide pedestrian crosswalks which are at least 10 feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, and must be located between all primary building entrances and the parking areas serving those entrances. The parking lot design does not comply with the aforementioned standard. Revise all crosswalks to comply accordingly.
8. To ensure safe and adequate pedestrian circulation, the following modifications are necessary to the pedestrian circulation design:

- a. A crosswalk is necessary to connect the sidewalks located on the north and south sides of the entry drive aisle, immediately east of the circular driveway in front of the building's main entrance.
 - b. The sidewalk along the south side of the entry drive aisle must be extended to the security gate and a crosswalk linking the sidewalks on both sides of the drive aisle must be included to provide a pedestrian connection to the sidewalk currently terminating adjacent to the security gate.
9. To eliminate conflicts between vehicular and pedestrian circulation areas, wheel stops or curbing must be provided along the most southern row of parking spaces.

Landscaping Standards

10. Revise the Landscape Plan/calculations as follows:

Site Landscaping [Section 6.2.2(D)(1)(c)]:

- a. Sides and rear canopy trees provided: The Landscape Plan does not provide a sufficient number of canopy trees to meet the minimum number required on the south side of the building (a minimum of 56 is required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
- b. Building façade canopy trees required/provided: Calculations have been provided for the front façade. Calculations must also be provided for all other building facades. Identify the number of trees required (approximately 16 on the south elevation, 15 on the west elevation, and 19 on the north elevation) and the number provided for all other facades. Canopy trees required pursuant to this provision must be in addition to the minimum number of trees required by the site's overall acreage.
- c. Site understory trees required/provided: Identify number of trees required and the number provided on each side of the building [25% of the site's required understory trees (a minimum of 42 trees on each side) must be provided on each side.]
- d. Site understory trees provided: The Landscape Plan does not provide a sufficient number of understory trees to meet the minimum number required on the north and south sides of the building. There are 28 understory trees provided on the north side of the building (42 required) and 13 understory trees provided on the south side of the building (42 required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
- e. State that a row of shrubs has been provided on all facades of the structure.

Parking Lot Interior Landscaping [Section 6.2.2(D)(2)(a)]:

- f. The Landscape Plan provides 32 trees and 324 shrubs within the parking lot interior area. A minimum of 39 trees and 390 shrubs is required.

Parking Lot Perimeter Landscaping [Section 6.2.2(D)(2)(b)]:

- g. The applicant has provided parking lot perimeter buffer landscaping meeting the requirements of this section along the north and south perimeter of the parking lot, however, landscaping to meet this requirement along the east and west perimeters of the parking lot has not been provided. Provide 4 canopy trees per 100 lineal feet, 2 understory trees per 100 lineal feet, and a continuous row of shrubs along the east and west parking lot perimeters.

- h. Revise parking lot perimeter buffer calculations to include the length of the east and west parking lot perimeters.

Perimeter Buffer [Section 6.2.2(D)(3)]:

- i. The applicant has utilized the correct west perimeter buffer (Type D, 20 feet wide), and has chosen an Option 3 buffer. Option 3 requires one fence or wall plus one canopy tree every 20 linear feet. The Type D buffer is intended to function as an opaque screen from the ground to a height of at least 6 feet, providing a strong sense of total separation between uses. The fencing material proposed along the west property line does not provide an opaque screen between the subject property and properties contiguous to the west. The applicant must either: (1) select another screening option type for the west perimeter buffer, or (2) utilize a fencing material which meets the requirement of the Option 3 buffer and provides an opaque screen between the subject property and the contiguous properties.
- j. The applicant must provide the following perimeter buffers and required landscaping materials:
- i. North property line: Type A, 5 foot wide buffer.
 - ii. East property line: Type A, 5 foot wide buffer.
 - iii. South property line: Type C, 10 foot wide buffer.
- The applicant must identify on Sheet L-100 which Type A/C buffer option (Option 1, 2 or 3) has been selected and must also provide perimeter buffer landscaping calculations on Sheet L-100.
- k. The applicant must address the conflict between the west perimeter buffer and the existing/unrecorded and proposed public utilities easements along the west property line. Consideration must also be given to the location of the north perimeter buffer and existing/proposed easements along the north property line.

Service Area Screening [Section 6.2.3(C)]:

- l. Service areas must be screened with either a solid fence at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque barrier and attaining a minimum height of six feet within three years of planting. Provide screening materials around the entire perimeter of the paved service area located west of the building.

Plant Size [Section 6.2.2(D)(8)]:

- m. All shrubs must be a minimum of 24 inches in height at the time of planting. The Landscape Schedule on Sheet L-150 indicates that certain planting materials (IS, VO) do not comply with this standard. Revise the planting schedule accordingly.

Existing Landscaping [Section 6.2.2(C)]:

- n. The Landscape Plan must identify all existing trees by common name. Revise the sheets with existing trees (L-101, L-104, L-107, and L-108) accordingly.

11. Sheet L-100 provides the specifications for waste receptacle screening. This information is not required on the Landscape Plan unless the applicant chooses to utilize landscaping materials to screen an outdoor waste receptacle. The plans currently do not identify any outdoor waste receptacle storage areas. If no outdoor waste receptacle storage areas are proposed for the development, the specification pertaining to such areas on Sheet L-100 is not applicable to the plans and should therefore be removed.

12. Sheet L-100 states that the minimum landscaped area required is 20%. The minimum required landscaped area, per Policy 2.4.1 of the Future Land Use Element, is 30%. Revise the minimum landscaping note and open space notes accordingly.
13. The percentage of the total proposed open space/landscape area was not provided under the associated note on Sheet L-100. Revise the note accordingly.
14. Section 6.2.2(D)(6)(b)(vi) requires an irrigation system to be used for landscaped areas. Provide an irrigation plan in the plan set or a note within the landscape plan indicating that the project's landscaped areas will be irrigated in accordance with Section 6.2.2(D)(6)(b)(vi.)

Fencing Standards

15. Section 6.3.3(B) states that fences in business districts shall not be permitted in front setback areas. The zoning of the property is Light and Warehouse Industrial (ILW), which requires a front setback of 15 feet. The fence located along the front property line must therefore be set back at least 15 feet from the property line in order to comply with Section 6.3.3(B.) The plans currently propose for fencing to be located no closer than 10 feet from the front property line. Revise the plans to comply with Section 6.3.3(B.)

Lighting Standards

16. Section 6.4.5(A)(1) requires lighting fixtures to be no more than 25 feet in height. Keynote 1 on Sheet E-101B states that loading dock lighting is mounted on 30 foot poles due to the overall size of loading dock area. Pole mounted lighting, including luminaires within the loading dock area, must comply with the height standards provided in Section 6.4.5(A)(1.) Revise the height of lighting within the loading dock area to comply with the referenced provision.
17. Keynote 1 on Sheet E-101B states that wall-mounted luminaires at the loading dock are mounted at 25 feet above finished grade. Section 6.4.5(A) states that lighting fixtures other than lighting for architectural purposes, whether mounted on poles or walls or by other means, shall be no more than 15 feet high, except for lighting in parking lots with 100 or more spaces or within historic districts. Revise the height of wall-mounted luminaires to comply with the referenced provision, and verify that wall-mounted luminaires comply with the specific criteria applicable to wall mounted lights as provided in Section 6.4.4(A.)
18. Note 1, General Notes, on Sheet E-101A states that wall-mounted luminaires are to be fully shielded. Provide detail of luminaire shielding on a typical detail of all wall-mounted luminaire types utilized on the site.
19. Section 6.4.4(B)(1) states that no light source shall be directed outward toward property boundaries or adjacent right-of-ways. There are 4 luminaires located at the project's ingress/egress points which do not comply with the referenced provision. Remove/reposition these luminaires to comply with Section 6.4.4(B)(1.)
20. To demonstrate full compliance with Sections 6.4.4 and 6.4.5, provide a standard detail for all luminaire types and dimension the height of all luminaire types.

-
21. To demonstrate compliance with Section 6.4.4(C), provide the maximum initial lamp lumens for each luminaire type utilized on the site.

Consistency with Other LDR Standards

22. To demonstrate compliance with the standards for outdoor storage as an accessory use provided in Section 4.4.4(E), the applicant must provide detail of the screening surrounding the mechanical yard. Such detail must include, at a minimum, an architectural elevation depicting the area of and surrounding the mechanical yard, and must identify the height of such screening materials and the materials located within the yard.
23. Sheet C1.14 notes the location of a future guard house. Staff suggests that the location and dimensions of the future guard house be shown on this site plan. Any future addition of a guard house would otherwise require future site plan/minor site plan review and approval. (NOTE: Should the applicant choose to include the location and dimensions of the future guard house on this site plan, a building permit must be obtained for the guard house within three years of the date of the approval of this site plan. If a building permit has not been obtained within this time period, the property owner will be required to obtain site plan/minor site plan approval for the guard house.)
24. The applicant has provided a memorandum from Daniel Young, PE, which indicates that the project complies with the existing permit and design approved by the Suwannee River Water Management District (SRWMD.) The applicant must provide a letter of exemption from SRWMD which indicates that the proposed development complies with the approved permit.

Architectural Plans

25. Note 1 on Sheet C0.00 indicates that the building footprint area is 128,673 square feet, but that the building consists of a total of 153,000 square feet. The architectural floor plan does not show the mezzanine level. Revise the architectural plans to show all floors/levels of the building.
26. The elevations on Sheet A4.02 appear to be incorrectly labeled: The elevation which appears to be the East elevation is labeled as North; The elevation which appears to be the North elevation is labeled as West; The elevation which appears to be the West elevation is labeled as South; The elevation which appears to be the South elevation is labeled as East. Verify elevation labels are correct.
27. Revise the plans to include a color architectural elevation (Sheet A4.02.)

Concurrency Impact Analysis

28. Section 2.4.14(H) of the City's LDRs defines the affected roadway segments for a development generating less than or equal to 1,000 external average daily trips as those roadway segments located wholly or partially within one-half mile of the development's ingress/egress, or to the nearest intersecting major street. Policy 1.1.a of the Transportation Element identifies County-maintained collectors, including County Road 2054, as roadways monitored for concurrency. For this development, the only affected roadway segment is County Road 2054 West (from SR 235 to US Highway 441.) Revise the Concurrency Impact Analysis accordingly.

-
29. The applicant has based solid waste generation upon a floor area of 135,000 square feet. The correct floor area, per the plans, is 153,000 square feet. Revise the solid waste demand calculations accordingly.
 30. The applicant has provided information which indicates that the total daily potable water demand shall be approximately 70,000 gallons (47,000 gallons from sanitary sewer load, plus 21,600 gallons from evaporation from cooling towers, plus 1,000 gallons from human process/consumption.) This data must be incorporated into the Concurrency Impact Analysis.

Comprehensive Plan Consistency Analysis

31. The applicant's responses to Policies 1.4.f.8. and 2.4.2 of the Future Land Use Element state that a buffer along the southern boundary will not likely be required, however, a perimeter buffer is required by Table 6.2-2 of the LDRs. Revise the Concurrency Impact Analysis accordingly.
32. In response to Objective 9.1 of the Future Land Use Element and Objective 1.2 and Policy 4.2.a of the CFNGAR Element, the applicant states that the Public Services Department has issued an "Ability to Serve" letter. Reference the date of the letter and include the letter as an exhibit to the Comprehensive Plan Consistency Analysis.
33. The applicant's response to Policy 1.3.a of the Future Land Use Element states that the site plan includes 153 parking spaces, however, the plans indicate 191 parking spaces are proposed. Revise accordingly.

Public Services/Outside Engineering Review Comments

34. The applicant must address the comments provided by Sergio Reyes, P.E., of Eng, Denman & Associates, Inc., in a letter dated July 12, 2013.
35. The applicant must comply with all comments provided by Mike New, P.E., Public Services Director. Comments will be provided separately in a memorandum from Mr. New.

Miscellaneous/General Issues

36. The dimensions of the structure, minimum building setbacks, and the distance between the structure and property lines must be shown on the site plan.
37. If any outdoor waste receptacles are proposed, the location of such receptacles and detail of receptacle screening must be shown on the site plan.
38. There are numerous inconsistencies in the building's size throughout the application materials (129,673 square foot building, 153,000 square foot building, etc.) The applicant must resolve all inconsistencies within the application materials.
39. Sheet 0.00: Revise document title as follows: ~~Preliminary/Final~~ Development Plans.
40. Sheet 0.00, Note 8: There is a typographical error in the first line.

41. Sheet 0.00, Sheet Index: Correct typographical errors (C2.3X, A-#.)
42. Sheet C0.10, General Notes, Note 14: Remove reference to Alachua County Environmental Protection Department.
43. Sheet C0.10, Paving, Grading, and Drainage Notes, Note 8: Change reference from Alachua County Public Works Department to City of Alachua Public Services Department.
44. Numerous references are made throughout the plans to reference the architectural plans for fencing detail. Such references must be revised to reference the correct plan sheet (L3.51.)
45. Sheet C2.10: A reference is made in the area of the mechanical yard to refer to MEP plans. No such details have been provided in the plan set. Remove the reference or include referenced details in the plan set.
46. Bicycle parking calculations are provided on Sheets C0.00 and L-100. Remove bicycle parking calculations from Sheet L-100 to eliminate redundancy and reduce potential conflicts within the plans.
47. Sheet L-303: Correct plan sheet references.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachment: Letter from Sergio Reyes, P.E., of Eng, Denman & Associates, Inc., dated July 12, 2013

cc: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner
Donnie Ellington, Nanotherapeutics, Inc. (by electronic mail)
Robert Walpole, PE, LEED AP, Causseaux, Hewett, & Walpole, Inc. (by electronic mail)
Project File



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

July 12, 2013

Justin Tabor
Planner
City of Alachua
15100 Main Street
Alachua, FL 32616

RE: Engineering Review of the Nanotherapeutics Advanced Development & Manufacturing Site Plan

Mr. Tabor:

After reviewing the abovementioned plans per the request of the City of Alachua, we offer the following engineering review comments regarding the proposed Nanotherapeutics Advanced Development & Manufacturing Site Plan:

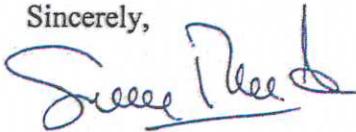
1. The application indicates that the proposed facility will be constructed in compliance with the existing Suwannee River Water Management District ERP. While this is acceptable, the applicant needs to provide the City a SRWMD ERP Exemption Letter (per Sec. 6.9.3(B)). In addition, please provide a copy of the original permit and drainage design notes (if available) to ensure that the existing piping system has capacity to accommodate the proposed improvements. Please note that because we do not have the drainage design notes for the stormwater collection system to review, we have not been able to review and comment. If requested, EDA will review this additional information after received by the City.
2. There are two existing monitoring wells located at the SW portion of parcel 03927-011-000. Please indicate what measures will protect these wells during construction.
3. Please be sure that the existing sanitary sewer manhole located west of the proposed cul-de-sac will not collect runoff from the surrounding area. Raise top of the manhole or re-grade around the manhole to avoid runoff into the sanitary manhole.
4. Provide means of blow-off for the proposed water loop line. Provide blow-off assembly and sample points at the connection points.
5. Explain how the existing water system will remain in service during construction of the proposed water system. There are other facilities downstream that require

service. Provide means of isolating proposed system from the existing system in case a problem is presented. Please provide additional valves at the connection point.

6. If bicycle parking is proposed, provide size, location and grading.
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8. On Sheet C0.10, there are several references to Alachua County. As this project is located in the City of Alachua, this comment does not apply.
9. On Sheet C0.10, a note states that the MOT must be approved by FDOT. As there is no FDOT permitting required for this project, this note does not apply.
10. On Sheet C0.10, a note states that a copy of the SRWMD permit shall be provided to the contractor. As this project does not propose such permit, this note does not apply.
11. Regarding the downspout connection detail on Sheet C0.20, please make the riser and pipe connection to the proposed water system the same size.

If you have any questions regarding these comments, please do not hesitate to call our office at 373-3541.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sergio Reyes". The signature is stylized with a large initial "S" and a long horizontal stroke at the end.

Sergio Reyes, P.E.
President / Principal



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 23, 2013

Mr. James Matthew
Nanotherapeutics, Inc.
13859 Progress Boulevard
Suite 300
Alachua, FL 32615

RE: Development Review Team (DRT) Summary: Nanotherapeutics Advanced Development & Manufacturing Facility – Site Plan

Dear Mr. Matthew:

The application referenced above was reviewed at our April 18, 2013 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Monday, August 5, 2013**. A total of three (3) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

Easements/Legal Access Issues

1. The subject property is provided access by a 60 foot wide ingress, egress and public utilities easement. This easement is recorded in the public records of Alachua County as Exhibit "B" to the deed of Parcel #03927-000-000, as recorded in O.R. Book 3416, Page 742. The applicant must:
 - a. Prepare documentation which will vacate the portion of the easement located within the plan's project area and provide such documentation to the City for review, approval, and acceptance.
 - b. Prepare an ingress/egress easement and public utilities easement for the land which consists of the proposed cul-de-sac and provide such documentation to the City for review, approval, and acceptance.

These documents must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such documentation shall be incurred by the applicant.

2. A number of public utilities easements located within the project area and parent parcel are unrecorded. The applicant must provide draft easements for review and approval of all unrecorded easements within the project area and parent parcel. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
3. Prepare documentation for all proposed public utilities easements and provide such documentation to the City for review and approval. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
4. The street located within the 60 foot ingress/egress and public utilities easement does not have an official Alachua County E911 street name. The applicant shall coordinate with the Alachua County E911 office to assign a street name to the roadway and provide documentation to City staff.

Parking/Traffic/Circulation Standards

5. Section 6.1.4(D) requires all development with off-street parking lots with 100 or more parking spaces to provide bicycle parking facilities at a rate of one space for every 1,000 square feet of building area, located within 50 linear feet of the building's main entrance. The applicant must:
 - a. Address compliance with Section 6.1.4(D).
 - b. Indicate the location of required bicycle parking on the plans in a location which meets the criteria of the referenced section.
 - c. Provide typical detail of the bicycle racks which will be utilized within the plan set.
 - d. Revise bicycle parking calculations on Sheet C0.00.
6. Section 6.1.5(C) requires certain uses, including research and industrial plants and other similar uses, to provide off-street loading. Given the floor area of the proposed development, Table 6.1-2 requires 4 off street loading spaces for the project. The applicant must address compliance with Table 6.1-2 by dimensioning the loading spaces on the plans. Section 6.1.7(B) requires loading spaces to provide an area of 12 feet by 30 feet, exclusive of platforms or piers, and a clear vertical dimension of 14 feet.
7. Section 6.1.10 requires pedestrian pathways to be provided in parking lots with 100 or more spaces. Such pathways must provide pedestrian crosswalks which are at least 10 feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, and must be located between all primary building entrances and the parking areas serving those entrances. The parking lot design does not comply with the aforementioned standard. Revise all crosswalks to comply accordingly.
8. To ensure safe and adequate pedestrian circulation, the following modifications are necessary to the pedestrian circulation design:

- a. A crosswalk is necessary to connect the sidewalks located on the north and south sides of the entry drive aisle, immediately east of the circular driveway in front of the building's main entrance.
 - b. The sidewalk along the south side of the entry drive aisle must be extended to the security gate and a crosswalk linking the sidewalks on both sides of the drive aisle must be included to provide a pedestrian connection to the sidewalk currently terminating adjacent to the security gate.
9. To eliminate conflicts between vehicular and pedestrian circulation areas, wheel stops or curbing must be provided along the most southern row of parking spaces.

Landscaping Standards

10. Revise the Landscape Plan/calculations as follows:

Site Landscaping [Section 6.2.2(D)(1)(c)]:

- a. Sides and rear canopy trees provided: The Landscape Plan does not provide a sufficient number of canopy trees to meet the minimum number required on the south side of the building (a minimum of 56 is required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
- b. Building façade canopy trees required/provided: Calculations have been provided for the front façade. Calculations must also be provided for all other building facades. Identify the number of trees required (approximately 16 on the south elevation, 15 on the west elevation, and 19 on the north elevation) and the number provided for all other facades. Canopy trees required pursuant to this provision must be in addition to the minimum number of trees required by the site's overall acreage.
- c. Site understory trees required/provided: Identify number of trees required and the number provided on each side of the building [25% of the site's required understory trees (a minimum of 42 trees on each side) must be provided on each side.]
- d. Site understory trees provided: The Landscape Plan does not provide a sufficient number of understory trees to meet the minimum number required on the north and south sides of the building. There are 28 understory trees provided on the north side of the building (42 required) and 13 understory trees provided on the south side of the building (42 required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
- e. State that a row of shrubs has been provided on all facades of the structure.

Parking Lot Interior Landscaping [Section 6.2.2(D)(2)(a)]:

- f. The Landscape Plan provides 32 trees and 324 shrubs within the parking lot interior area. A minimum of 39 trees and 390 shrubs is required.

Parking Lot Perimeter Landscaping [Section 6.2.2(D)(2)(b)]:

- g. The applicant has provided parking lot perimeter buffer landscaping meeting the requirements of this section along the north and south perimeter of the parking lot, however, landscaping to meet this requirement along the east and west perimeters of the parking lot has not been provided. Provide 4 canopy trees per 100 lineal feet, 2 understory trees per 100 lineal feet, and a continuous row of shrubs along the east and west parking lot perimeters.

- h. Revise parking lot perimeter buffer calculations to include the length of the east and west parking lot perimeters.

Perimeter Buffer [Section 6.2.2(D)(3)]:

- i. The applicant has utilized the correct west perimeter buffer (Type D, 20 feet wide), and has chosen an Option 3 buffer. Option 3 requires one fence or wall plus one canopy tree every 20 linear feet. The Type D buffer is intended to function as an opaque screen from the ground to a height of at least 6 feet, providing a strong sense of total separation between uses. The fencing material proposed along the west property line does not provide an opaque screen between the subject property and properties contiguous to the west. The applicant must either: (1) select another screening option type for the west perimeter buffer, or (2) utilize a fencing material which meets the requirement of the Option 3 buffer and provides an opaque screen between the subject property and the contiguous properties.
- j. The applicant must provide the following perimeter buffers and required landscaping materials:
 - i. North property line: Type A, 5 foot wide buffer.
 - ii. East property line: Type A, 5 foot wide buffer.
 - iii. South property line: Type C, 10 foot wide buffer.

The applicant must identify on Sheet L-100 which Type A/C buffer option (Option 1, 2 or 3) has been selected and must also provide perimeter buffer landscaping calculations on Sheet L-100.

- k. The applicant must address the conflict between the west perimeter buffer and the existing/unrecorded and proposed public utilities easements along the west property line. Consideration must also be given to the location of the north perimeter buffer and existing/proposed easements along the north property line.

Service Area Screening [Section 6.2.3(C)]:

- l. Service areas must be screened with either a solid fence at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque barrier and attaining a minimum height of six feet within three years of planting. Provide screening materials around the entire perimeter of the paved service area located west of the building.

Plant Size [Section 6.2.2(D)(8)]:

- m. All shrubs must be a minimum of 24 inches in height at the time of planting. The Landscape Schedule on Sheet L-150 indicates that certain planting materials (IS, VO) do not comply with this standard. Revise the planting schedule accordingly.

Existing Landscaping [Section 6.2.2(C)]:

- n. The Landscape Plan must identify all existing trees by common name. Revise the sheets with existing trees (L-101, L-104, L-107, and L-108) accordingly.

11. Sheet L-100 provides the specifications for waste receptacle screening. This information is not required on the Landscape Plan unless the applicant chooses to utilize landscaping materials to screen an outdoor waste receptacle. The plans currently do not identify any outdoor waste receptacle storage areas. If no outdoor waste receptacle storage areas are proposed for the development, the specification pertaining to such areas on Sheet L-100 is not applicable to the plans and should therefore be removed.

12. Sheet L-100 states that the minimum landscaped area required is 20%. The minimum required landscaped area, per Policy 2.4.1 of the Future Land Use Element, is 30%. Revise the minimum landscaping note and open space notes accordingly.
13. The percentage of the total proposed open space/landscape area was not provided under the associated note on Sheet L-100. Revise the note accordingly.
14. Section 6.2.2(D)(6)(b)(vi) requires an irrigation system to be used for landscaped areas. Provide an irrigation plan in the plan set or a note within the landscape plan indicating that the project's landscaped areas will be irrigated in accordance with Section 6.2.2(D)(6)(b)(vi.)

Fencing Standards

15. Section 6.3.3(B) states that fences in business districts shall not be permitted in front setback areas. The zoning of the property is Light and Warehouse Industrial (ILW), which requires a front setback of 15 feet. The fence located along the front property line must therefore be set back at least 15 feet from the property line in order to comply with Section 6.3.3(B.) The plans currently propose for fencing to be located no closer than 10 feet from the front property line. Revise the plans to comply with Section 6.3.3(B.)

Lighting Standards

16. Section 6.4.5(A)(1) requires lighting fixtures to be no more than 25 feet in height. Keynote 1 on Sheet E-101B states that loading dock lighting is mounted on 30 foot poles due to the overall size of loading dock area. Pole mounted lighting, including luminaires within the loading dock area, must comply with the height standards provided in Section 6.4.5(A)(1.) Revise the height of lighting within the loading dock area to comply with the referenced provision.
17. Keynote 1 on Sheet E-101B states that wall-mounted luminaires at the loading dock are mounted at 25 feet above finished grade. Section 6.4.5(A) states that lighting fixtures other than lighting for architectural purposes, whether mounted on poles or walls or by other means, shall be no more than 15 feet high, except for lighting in parking lots with 100 or more spaces or within historic districts. Revise the height of wall-mounted luminaires to comply with the referenced provision, and verify that wall-mounted luminaires comply with the specific criteria applicable to wall mounted lights as provided in Section 6.4.4(A.)
18. Note 1, General Notes, on Sheet E-101A states that wall-mounted luminaires are to be fully shielded. Provide detail of luminaire shielding on a typical detail of all wall-mounted luminaire types utilized on the site.
19. Section 6.4.4(B)(1) states that no light source shall be directed outward toward property boundaries or adjacent right-of-ways. There are 4 luminaires located at the project's ingress/egress points which do not comply with the referenced provision. Remove/reposition these luminaires to comply with Section 6.4.4(B)(1.)
20. To demonstrate full compliance with Sections 6.4.4 and 6.4.5, provide a standard detail for all luminaire types and dimension the height of all luminaire types.

-
21. To demonstrate compliance with Section 6.4.4(C), provide the maximum initial lamp lumens for each luminaire type utilized on the site.

Consistency with Other LDR Standards

22. To demonstrate compliance with the standards for outdoor storage as an accessory use provided in Section 4.4.4(E), the applicant must provide detail of the screening surrounding the mechanical yard. Such detail must include, at a minimum, an architectural elevation depicting the area of and surrounding the mechanical yard, and must identify the height of such screening materials and the materials located within the yard.
23. Sheet C1.14 notes the location of a future guard house. Staff suggests that the location and dimensions of the future guard house be shown on this site plan. Any future addition of a guard house would otherwise require future site plan/minor site plan review and approval. (NOTE: Should the applicant choose to include the location and dimensions of the future guard house on this site plan, a building permit must be obtained for the guard house within three years of the date of the approval of this site plan. If a building permit has not been obtained within this time period, the property owner will be required to obtain site plan/minor site plan approval for the guard house.)
24. The applicant has provided a memorandum from Daniel Young, PE, which indicates that the project complies with the existing permit and design approved by the Suwannee River Water Management District (SRWMD.) The applicant must provide a letter of exemption from SRWMD which indicates that the proposed development complies with the approved permit.

Architectural Plans

25. Note 1 on Sheet C0.00 indicates that the building footprint area is 128,673 square feet, but that the building consists of a total of 153,000 square feet. The architectural floor plan does not show the mezzanine level. Revise the architectural plans to show all floors/levels of the building.
26. The elevations on Sheet A4.02 appear to be incorrectly labeled: The elevation which appears to be the East elevation is labeled as North; The elevation which appears to be the North elevation is labeled as West; The elevation which appears to be the West elevation is labeled as South; The elevation which appears to be the South elevation is labeled as East. Verify elevation labels are correct.
27. Revise the plans to include a color architectural elevation (Sheet A4.02.)

Concurrency Impact Analysis

28. Section 2.4.14(H) of the City's LDRs defines the affected roadway segments for a development generating less than or equal to 1,000 external average daily trips as those roadway segments located wholly or partially within one-half mile of the development's ingress/egress, or to the nearest intersecting major street. Policy 1.1.a of the Transportation Element identifies County-maintained collectors, including County Road 2054, as roadways monitored for concurrency. For this development, the only affected roadway segment is County Road 2054 West (from SR 235 to US Highway 441.) Revise the Concurrency Impact Analysis accordingly.

29. The applicant has based solid waste generation upon a floor area of 135,000 square feet. The correct floor area, per the plans, is 153,000 square feet. Revise the solid waste demand calculations accordingly.
30. The applicant has provided information which indicates that the total daily potable water demand shall be approximately 70,000 gallons (47,000 gallons from sanitary sewer load, plus 21,600 gallons from evaporation from cooling towers, plus 1,000 gallons from human process/consumption.) This data must be incorporated into the Concurrency Impact Analysis.

Comprehensive Plan Consistency Analysis

31. The applicant's responses to Policies 1.4.f.8. and 2.4.2 of the Future Land Use Element state that a buffer along the southern boundary will not likely be required, however, a perimeter buffer is required by Table 6.2-2 of the LDRs. Revise the Concurrency Impact Analysis accordingly.
32. In response to Objective 9.1 of the Future Land Use Element and Objective 1.2 and Policy 4.2.a of the CFNGAR Element, the applicant states that the Public Services Department has issued an "Ability to Serve" letter. Reference the date of the letter and include the letter as an exhibit to the Comprehensive Plan Consistency Analysis.
33. The applicant's response to Policy 1.3.a of the Future Land Use Element states that the site plan includes 153 parking spaces, however, the plans indicate 191 parking spaces are proposed. Revise accordingly.

Public Services/Outside Engineering Review Comments

34. The applicant must address the comments provided by Sergio Reyes, P.E., of Eng, Denman & Associates, Inc., in a letter dated July 12, 2013.
35. The applicant must comply with all comments provided by Mike New, P.E., Public Services Director. Comments will be provided separately in a memorandum from Mr. New.

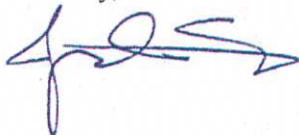
Miscellaneous/General Issues

36. The dimensions of the structure, minimum building setbacks, and the distance between the structure and property lines must be shown on the site plan.
37. If any outdoor waste receptacles are proposed, the location of such receptacles and detail of receptacle screening must be shown on the site plan.
38. There are numerous inconsistencies in the building's size throughout the application materials (129,673 square foot building, 153,000 square foot building, etc.) The applicant must resolve all inconsistencies within the application materials.
39. Sheet 0.00: Revise document title as follows: ~~Preliminary/Final~~ Development Plans.
40. Sheet 0.00, Note 8: There is a typographical error in the first line.

41. Sheet 0.00, Sheet Index: Correct typographical errors (C2.3X, A-#.)
42. Sheet C0.10, General Notes, Note 14: Remove reference to Alachua County Environmental Protection Department.
43. Sheet C0.10, Paving, Grading, and Drainage Notes, Note 8: Change reference from Alachua County Public Works Department to City of Alachua Public Services Department.
44. Numerous references are made throughout the plans to reference the architectural plans for fencing detail. Such references must be revised to reference the correct plan sheet (L3.51.)
45. Sheet C2.10: A reference is made in the area of the mechanical yard to refer to MEP plans. No such details have been provided in the plan set. Remove the reference or include referenced details in the plan set.
46. Bicycle parking calculations are provided on Sheets C0.00 and L-100. Remove bicycle parking calculations from Sheet L-100 to eliminate redundancy and reduce potential conflicts within the plans.
47. Sheet L-303: Correct plan sheet references.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachment: Letter from Sergio Reyes, P.E., of Eng, Denman & Associates, Inc., dated July 12, 2013

cc: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner
Donnie Ellington, Nanotherapeutics, Inc. (by electronic mail)
Robert Walpole, PE, LEED AP, Causseaux, Hewett, & Walpole, Inc. (by electronic mail)
Project File



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

July 12, 2013

Justin Tabor
Planner
City of Alachua
15100 Main Street
Alachua, FL 32616

RE: Engineering Review of the Nanotherapeutics Advanced Development & Manufacturing Site Plan

Mr. Tabor:

After reviewing the abovementioned plans per the request of the City of Alachua, we offer the following engineering review comments regarding the proposed Nanotherapeutics Advanced Development & Manufacturing Site Plan:

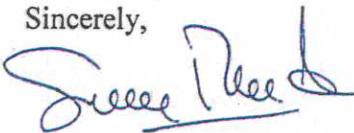
1. The application indicates that the proposed facility will be constructed in compliance with the existing Suwannee River Water Management District ERP. While this is acceptable, the applicant needs to provide the City a SRWMD ERP Exemption Letter (per Sec. 6.9.3(B)). In addition, please provide a copy of the original permit and drainage design notes (if available) to ensure that the existing piping system has capacity to accommodate the proposed improvements. Please note that because we do not have the drainage design notes for the stormwater collection system to review, we have not been able to review and comment. If requested, EDA will review this additional information after received by the City.
2. There are two existing monitoring wells located at the SW portion of parcel 03927-011-000. Please indicate what measures will protect these wells during construction.
3. Please be sure that the existing sanitary sewer manhole located west of the proposed cul-de-sac will not collect runoff from the surrounding area. Raise top of the manhole or re-grade around the manhole to avoid runoff into the sanitary manhole.
4. Provide means of blow-off for the proposed water loop line. Provide blow-off assembly and sample points at the connection points.
5. Explain how the existing water system will remain in service during construction of the proposed water system. There are other facilities downstream that require

service. Provide means of isolating proposed system from the existing system in case a problem is presented. Please provide additional valves at the connection point.

6. If bicycle parking is proposed, provide size, location and grading.
7. If waste receptacles are provided, indicate size, screening, grading and means of access without conflicting with internal circulation.
8. On Sheet C0.10, there are several references to Alachua County. As this project is located in the City of Alachua, this comment does not apply.
9. On Sheet C0.10, a note states that the MOT must be approved by FDOT. As there is no FDOT permitting required for this project, this note does not apply.
10. On Sheet C0.10, a note states that a copy of the SRWMD permit shall be provided to the contractor. As this project does not propose such permit, this note does not apply.
11. Regarding the downspout connection detail on Sheet C0.20, please make the riser and pipe connection to the proposed water system the same size.

If you have any questions regarding these comments, please do not hesitate to call our office at 373-3541.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sergio Reyes", with a horizontal line underneath the name.

Sergio Reyes, P.E.
President / Principal

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Nanotherapeutics Advanced Development & Manufacturing Facility

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: Nanotherapeutics, Inc.

AGENT: Daniel Young, P.E., Causseaux, Hewett, & Walpole, Inc.

DRT MEETING DATE: July 22, 2013

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial

OVERLAY: N/A

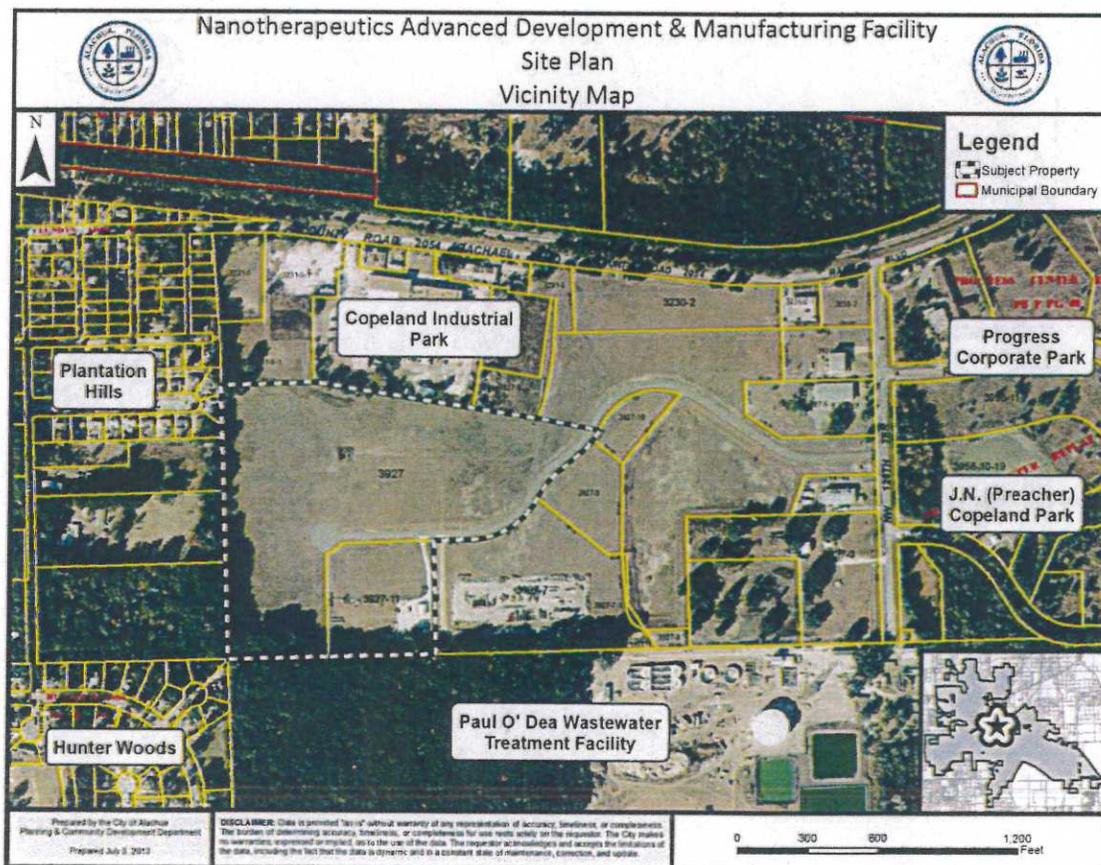
ACREAGE: ±28.07 acres

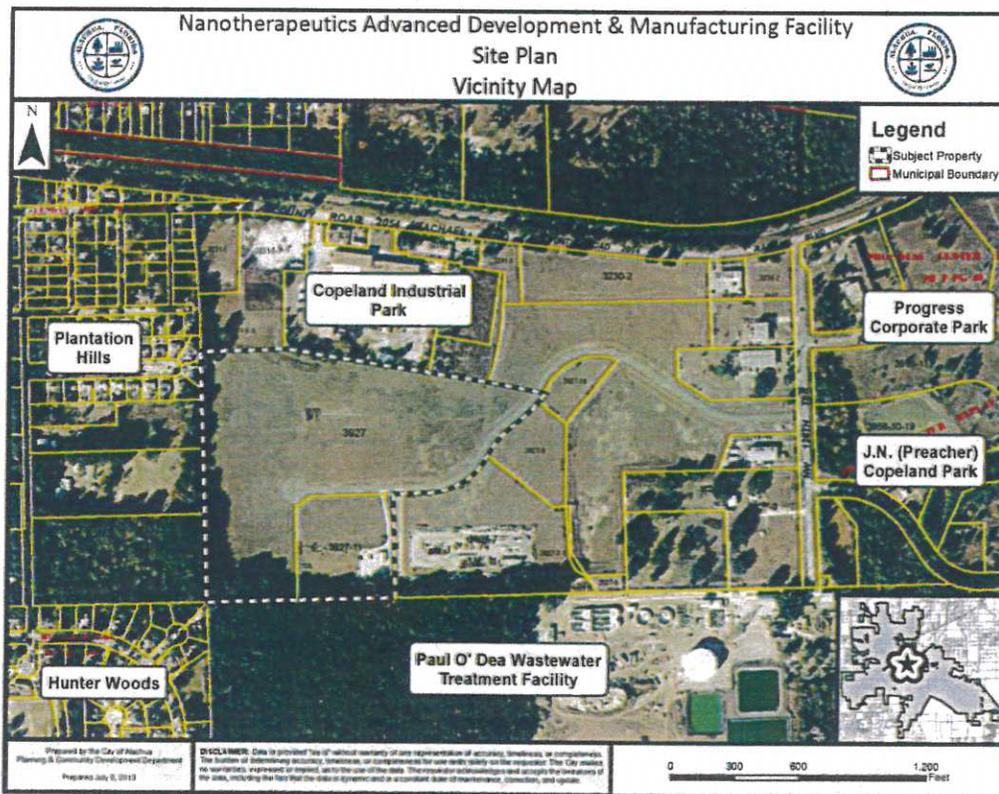
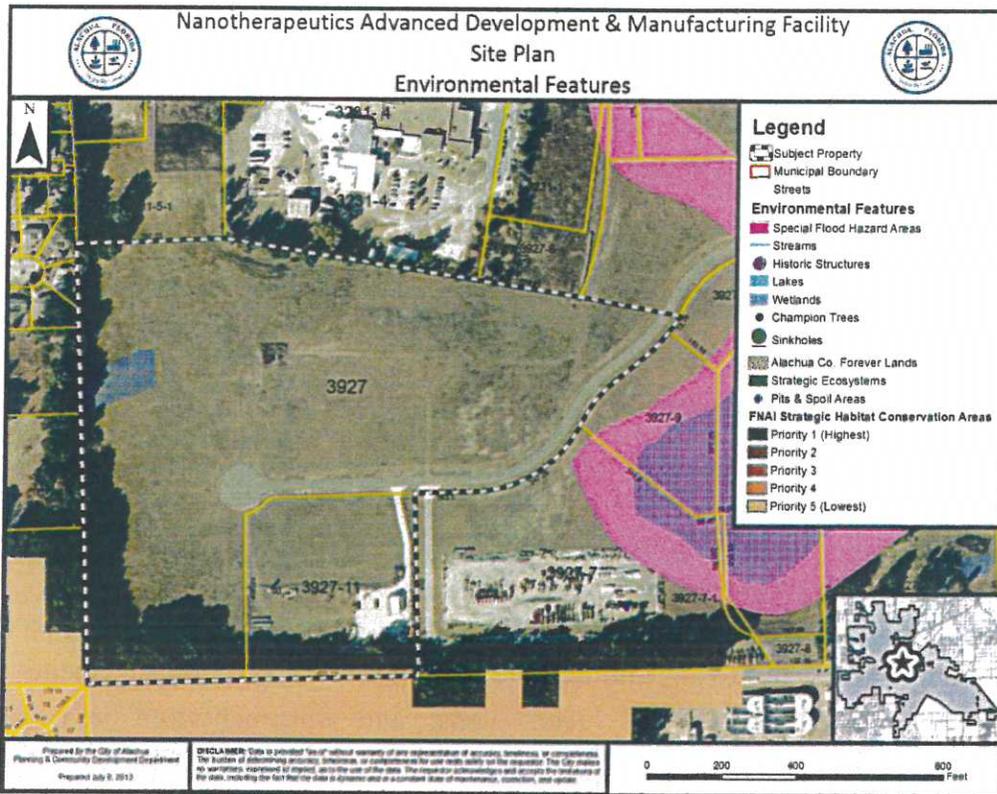
PARCEL: 03927-000-011-000 and a portion of 03927-000-000

PROJECT LOCATION: Copeland Park, west of NW 126th Terrace

PROJECT SUMMARY: A request for a Site Plan for a new ±153,000 square foot building with associated drainage, paving, grading, and utility infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on **Monday, August 5, 2013**





Deficiencies to be Addressed

Easements/Legal Access Issues

1. The subject property is provided access by a 60 foot wide ingress, egress and public utilities easement. This easement is recorded in the public records of Alachua County as Exhibit "B" to the deed of Parcel #03927-000-000, as recorded in O.R. Book 3416, Page 742. The applicant must:
 - a. Prepare documentation which will vacate the portion of the easement located within the plan's project area and provide such documentation to the City for review, approval, and acceptance.
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and the number provided for all other facades. Canopy trees required pursuant to this provision must be in addition to the minimum number of trees required by the site's overall acreage.

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- d. Site understory trees provided: The Landscape Plan does not provide a sufficient number of understory trees to meet the minimum number required on the north and south sides of the building. There are 28 understory trees provided on the north side of the building (42 required) and 13 understory trees provided on the south side of the building (42 required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
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Parking Lot Interior Landscaping [Section 6.2.2(D)(2)(a)]:

- f. The Landscape Plan provides 32 trees and 324 shrubs within the parking lot interior area. A minimum of 39 trees and 390 shrubs is required.

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- g. The applicant has provided parking lot perimeter buffer landscaping meeting the requirements of this section along the north and south perimeter of the parking lot, however, landscaping to meet this requirement along the east and west perimeters of the parking lot has not been provided. Provide 4 canopy trees per 100 lineal feet, 2 understory trees per 100 lineal feet, and a continuous row of shrubs along the east and west parking lot perimeters.
- h. Revise parking lot perimeter buffer calculations to include the length of the east and west parking lot perimeters.

Perimeter Buffer [Section 6.2.2(D)(3)]:

- i. The applicant has utilized the correct west perimeter buffer (Type D, 20 feet wide), and has chosen an Option 3 buffer. Option 3 requires one fence or wall plus one canopy tree every 20 linear feet. The Type D buffer is intended to function as an opaque screen from the ground to a height of at least 6 feet, providing a strong sense of total separation between uses. The fencing material proposed along the west property line does not provide an opaque screen between the subject property and properties contiguous to the west. The applicant must either: (1) select another screening option type for the west perimeter buffer, or (2) utilize a fencing material which meets the requirement of the Option 3 buffer and provides an opaque screen between the subject property and the contiguous properties.
- j. The applicant must provide the following perimeter buffers and required landscaping materials:
 - i. North property line: Type A, 5 foot wide buffer.
 - ii. East property line: Type A, 5 foot wide buffer.
 - iii. South property line: Type C, 10 foot wide buffer.

The applicant must identify on Sheet L-100 which Type A/C buffer option (Option 1, 2 or 3) has been selected and must also provide perimeter buffer landscaping calculations on Sheet L-100.

- k. The applicant must address the conflict between the west perimeter buffer and the existing/unrecorded and proposed public utilities easements along the west property line. Consideration must also be given to the location of the north perimeter buffer and existing/proposed easements along the north property line.

Service Area Screening [Section 6.2.3(C)]:

- l. Service areas must be screened with either a solid fence at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque barrier and attaining a minimum height of six feet within three years of planting. Provide screening materials around the entire perimeter of the paved service area located west of the building.

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- m. All shrubs must be a minimum of 24 inches in height at the time of planting. The Landscape Schedule on Sheet L-150 indicates that certain planting materials (IS, VO) do not comply with this standard. Revise the planting schedule accordingly.

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 13. The percentage of the total proposed open space/landscape area was not provided under the associated note on Sheet L-100. Revise the note accordingly.
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Lighting Standards

16. Section 6.4.5(A)(1) requires lighting fixtures to be no more than 25 feet in height. Keynote 1 on Sheet E-101B states that loading dock lighting is mounted on 30 foot poles due to the overall size of loading dock area. Pole mounted lighting, including luminaires within the loading dock area, must comply with the height standards provided in Section 6.4.5(A)(1.) Revise the height of lighting within the loading dock area to comply with the referenced provision.
17. Keynote 1 on Sheet E-101B states that wall-mounted luminaires at the loading dock are mounted at 25 feet above finished grade. Section 6.4.5(A) states that lighting fixtures other than lighting for architectural purposes, whether mounted on poles or walls or by other means, shall be no more than 15 feet high, except for lighting in parking lots with 100 or more spaces or within historic districts. Revise the height of wall-mounted luminaires to comply with the referenced provision, and verify that wall-mounted luminaires comply with the specific criteria applicable to wall mounted lights as provided in Section 6.4.4(A.)
18. Note 1, General Notes, on Sheet E-101A states that wall-mounted luminaires are to be fully shielded. Provide detail of luminaire shielding on a typical detail of all wall-mounted luminaire types utilized on the site.
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21. To demonstrate compliance with Section 6.4.4(C), provide the maximum initial lamp lumens for each luminaire type utilized on the site.

Consistency with Other LDR Standards

22. To demonstrate compliance with the standards for outdoor storage as an accessory use provided in Section 4.4.4(E), the applicant must provide detail of the screening surrounding the mechanical yard. Such detail must include, at a minimum, an

architectural elevation depicting the area of and surrounding the mechanical yard, and must identify the height of such screening materials and the materials located within the yard.

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24. The applicant has provided a memorandum from Daniel Young, PE, which indicates that the project complies with the existing permit and design approved by the Suwannee River Water Management District (SRWMD.) The applicant must provide a letter of exemption from SRWMD which indicates that the proposed development complies with the approved permit.

Architectural Plans

25. Note 1 on Sheet C0.00 indicates that the building footprint area is 128,673 square feet, but that the building consists of a total of 153,000 square feet. The architectural floor plan does not show the mezzanine level. Revise the architectural plans to show all floors/levels of the building.
26. The elevations on Sheet A4.02 appear to be incorrectly labeled: The elevation which appears to be the East elevation is labeled as North; The elevation which appears to be the North elevation is labeled as West; The elevation which appears to be the West elevation is labeled as South; The elevation which appears to be the South elevation is labeled as East. Verify elevation labels are correct.
27. Revise the plans to include a color architectural elevation (Sheet A4.02.)

Concurrency Impact Analysis

28. Section 2.4.14(H) of the City's LDRs defines the affected roadway segments for a development generating less than or equal to 1,000 external average daily trips as those roadway segments located wholly or partially within one-half mile of the development's ingress/egress, or to the nearest intersecting major street. Policy 1.1.a of the Transportation Element identifies County-maintained collectors, including County Road 2054, as roadways monitored for concurrency. For this development, the only affected roadway segment is County Road 2054 West (from SR 235 to US Highway 441.) Revise the Concurrency Impact Analysis accordingly.

29. The applicant has based solid waste generation upon a floor area of 135,000 square feet. The correct floor area, per the plans, is 153,000 square feet. Revise the solid waste demand calculations accordingly.
30. The applicant has provided information which indicates that the total daily potable water demand shall be approximately 70,000 gallons (47,000 gallons from sanitary sewer load, plus 21,600 gallons from evaporation from cooling towers, plus 1,000 gallons from human process/consumption.) This data must be incorporated into the Concurrency Impact Analysis.

Comprehensive Plan Consistency Analysis

31. The applicant's responses to Policies 1.4.f.8. and 2.4.2 of the Future Land Use Element state that a buffer along the southern boundary will not likely be required, however, a perimeter buffer is required by Table 6.2-2 of the LDRs. Revise the Concurrency Impact Analysis accordingly.
32. In response to Objective 9.1 of the Future Land Use Element and Objective 1.2 and Policy 4.2.a of the CFNGAR Element, the applicant states that the Public Services Department has issued an "Ability to Serve" letter. Reference the date of the letter and include the letter as an exhibit to the Comprehensive Plan Consistency Analysis.
33. The applicant's response to Policy 1.3.a of the Future Land Use Element states that the site plan includes 153 parking spaces, however, the plans indicate 191 parking spaces are proposed. Revise accordingly.

Public Services/Outside Engineering Review Comments

34. The applicant must address the comments provided by Sergio Reyes, P.E., of Eng, Denman & Associates, Inc., in a letter dated July 12, 2013.
35. The applicant must comply with all comments provided by Mike New, P.E., Public Services Director. Comments will be provided separately in a memorandum from Mr. New.

Miscellaneous/General Issues

36. The dimensions of the structure, minimum building setbacks, and the distance between the structure and property lines must be shown on the site plan.
37. If any outdoor waste receptacles are proposed, the location of such receptacles and detail of receptacle screening must be shown on the site plan.
38. There are numerous inconsistencies in the building's size throughout the application materials (129,673 square foot building, 153,000 square foot building, etc.) The applicant must resolve all inconsistencies within the application materials.
39. Sheet 0.00: Revise document title as follows: ~~Preliminary~~/Final Development Plans.

40. Sheet 0.00, Note 8: There is a typographical error in the first line.
41. Sheet 0.00, Sheet Index: Correct typographical errors (C2.3X, A-#.)
42. Sheet C0.10, General Notes, Note 14: Remove reference to Alachua County Environmental Protection Department.
43. Sheet C0.10, Paving, Grading, and Drainage Notes, Note 8: Change reference from Alachua County Public Works Department to City of Alachua Public Services Department.
44. Numerous references are made throughout the plans to reference the architectural plans for fencing detail. Such references must be revised to reference the correct plan sheet (L3.51.)
45. Sheet C2.10: A reference is made in the area of the mechanical yard to refer to MEP plans. No such details have been provided in the plan set. Remove the reference or include referenced details in the plan set.
46. Bicycle parking calculations are provided on Sheets C0.00 and L-100. Remove bicycle parking calculations from Sheet L-100 to eliminate redundancy and reduce potential conflicts within the plans.
47. Sheet L-303: Correct plan sheet references.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM
ON THE RESUBMISSION DATE OF AUGUST 5, 2013.**



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

July 12, 2013

Justin Tabor
Planner
City of Alachua
15100 Main Street
Alachua, FL 32616

RE: Engineering Review of the Nanotherapeutics Advanced Development & Manufacturing Site Plan

Mr. Tabor:

After reviewing the abovementioned plans per the request of the City of Alachua, we offer the following engineering review comments regarding the proposed Nanotherapeutics Advanced Development & Manufacturing Site Plan:

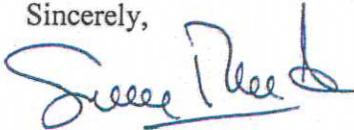
1. The application indicates that the proposed facility will be constructed in compliance with the existing Suwannee River Water Management District ERP. While this is acceptable, the applicant needs to provide the City a SRWMD ERP Exemption Letter (per Sec. 6.9.3(B)). In addition, please provide a copy of the original permit and drainage design notes (if available) to ensure that the existing piping system has capacity to accommodate the proposed improvements. Please note that because we do not have the drainage design notes for the stormwater collection system to review, we have not been able to review and comment. If requested, EDA will review this additional information after received by the City.
2. There are two existing monitoring wells located at the SW portion of parcel 03927-011-000. Please indicate what measures will protect these wells during construction.
3. Please be sure that the existing sanitary sewer manhole located west of the proposed cul-de-sac will not collect runoff from the surrounding area. Raise top of the manhole or re-grade around the manhole to avoid runoff into the sanitary manhole.
4. Provide means of blow-off for the proposed water loop line. Provide blow-off assembly and sample points at the connection points.
5. Explain how the existing water system will remain in service during construction of the proposed water system. There are other facilities downstream that require

service. Provide means of isolating proposed system from the existing system in case a problem is presented. Please provide additional valves at the connection point.

6. If bicycle parking is proposed, provide size, location and grading.
7. If waste receptacles are provided, indicate size, screening, grading and means of access without conflicting with internal circulation.
8. On Sheet C0.10, there are several references to Alachua County. As this project is located in the City of Alachua, this comment does not apply.
9. On Sheet C0.10, a note states that the MOT must be approved by FDOT. As there is no FDOT permitting required for this project, this note does not apply.
10. On Sheet C0.10, a note states that a copy of the SRWMD permit shall be provided to the contractor. As this project does not propose such permit, this note does not apply.
11. Regarding the downspout connection detail on Sheet C0.20, please make the riser and pipe connection to the proposed water system the same size.

If you have any questions regarding these comments, please do not hesitate to call our office at 373-3541.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sergio Reyes". The signature is stylized with a large initial "S" and a long horizontal stroke at the end.

Sergio Reyes, P.E.
President / Principal

Nanotherapeutics Site Plan PRT Meeting

7-22-13

<u>Name</u>		
Justin Tebor	City of Alachua	386-418-6100
Adan Babari	COA	386-418-6100
Brandon Stubb	COA	386-418-6100
Robert Walpole	CHW	352-331-1976
Donnie Ellington	Nanotherapeutics	
Joe Limpert	AEI	(352) 376-5500
Jack Neale	AEI	(352) 376-5500
Kathy Winburn	COA	(386) 418-6100 x105
Mike New	CoA	(386) 418-6140

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Nanotherapeutics Advanced Development & Manufacturing Facility

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: Nanotherapeutics, Inc.

AGENT: Daniel Young, P.E., Causseaux, Hewett, & Walpole, Inc.

DRT MEETING DATE: July 17, 2013

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial

OVERLAY: N/A

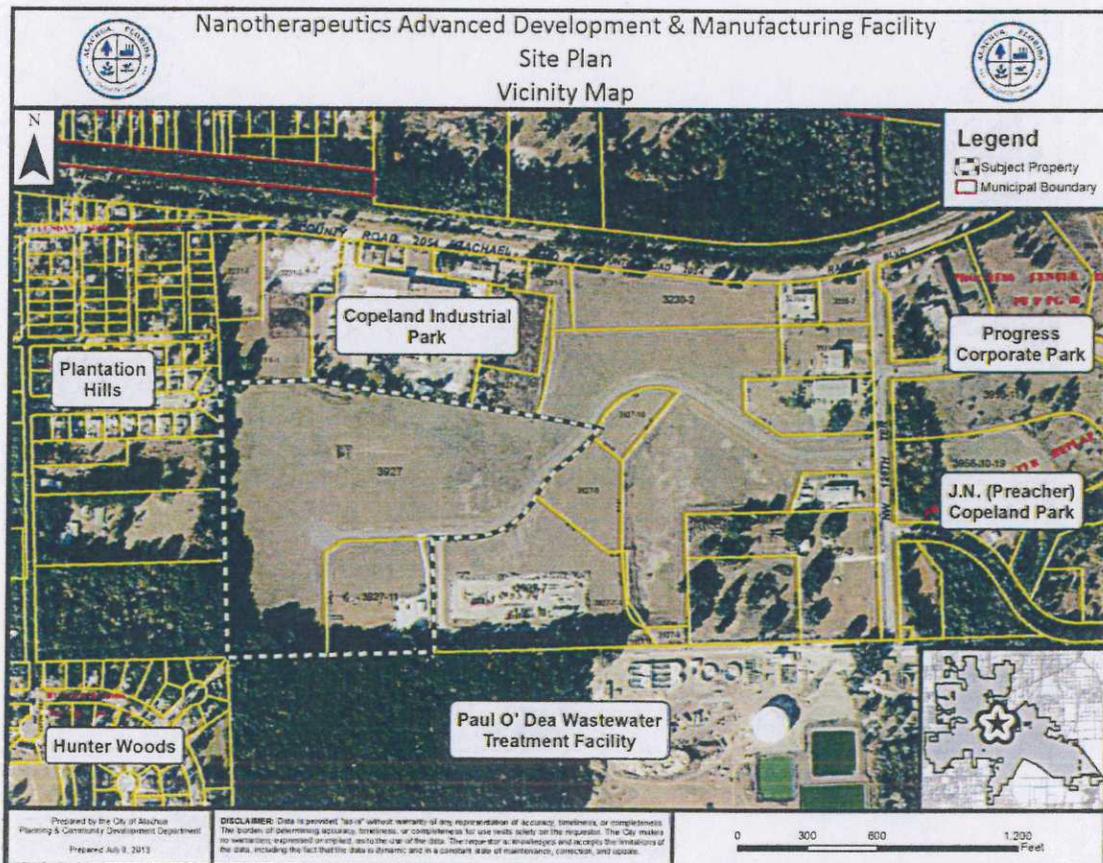
ACREAGE: ±28.07 acres

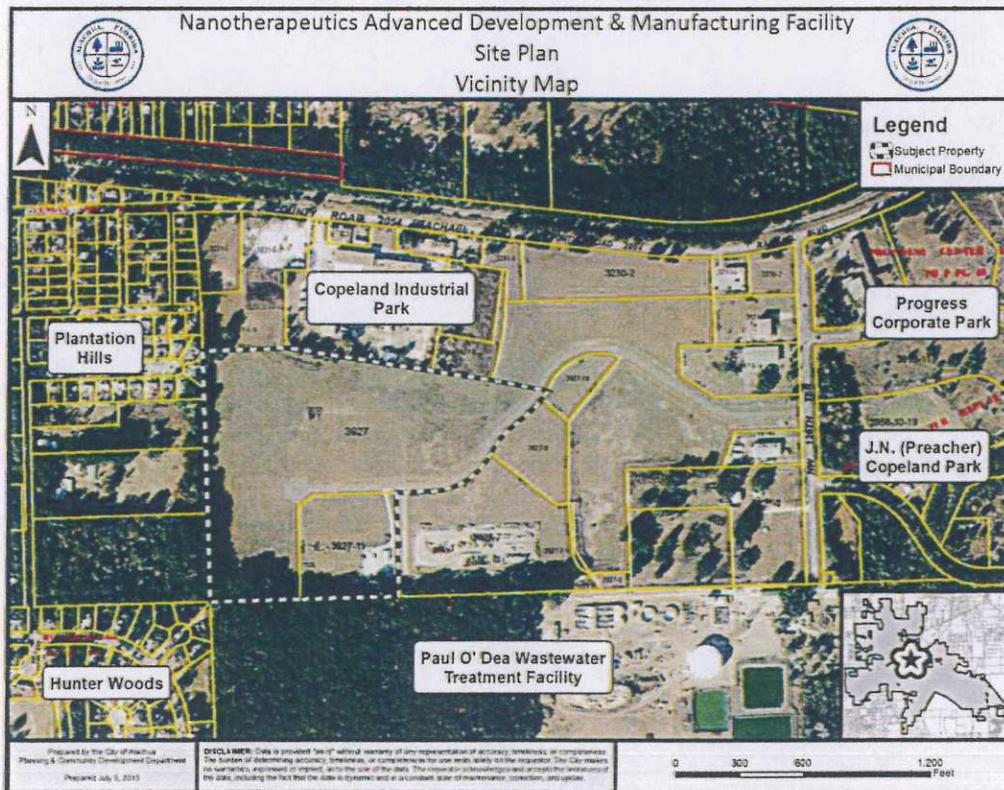
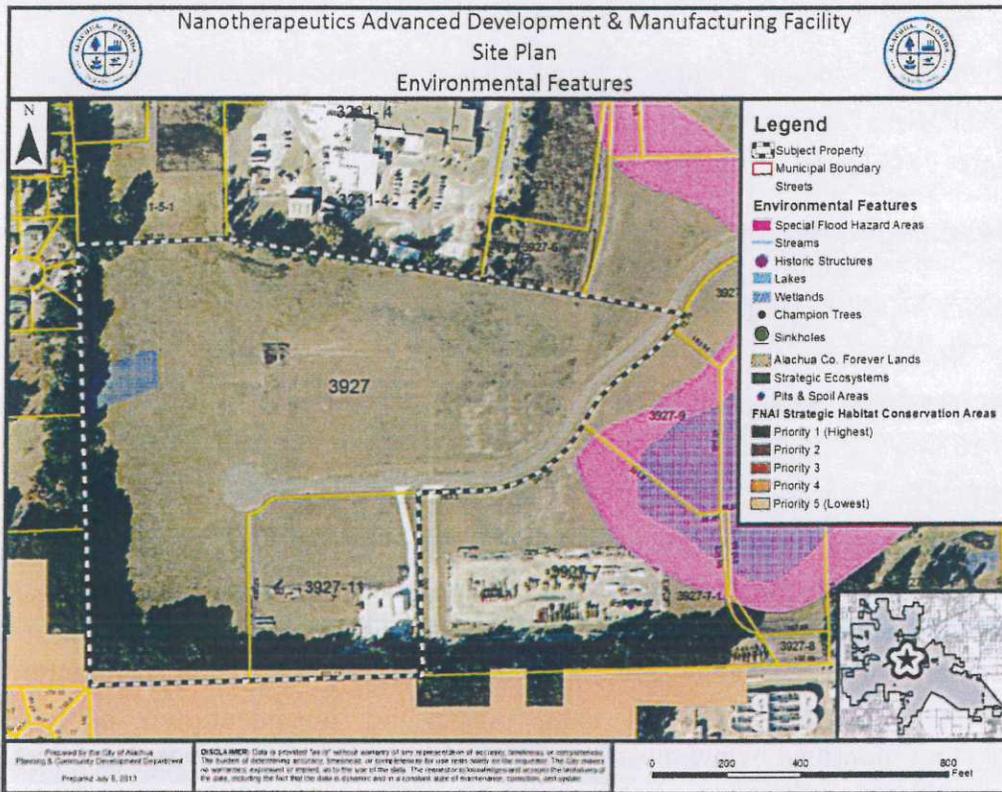
PARCEL: 03927-000-011-000 and a portion of 03927-000-000

PROJECT LOCATION: Copeland Park, west of NW 126th Terrace

PROJECT SUMMARY: A request for a Site Plan for a new ±153,000 square foot building with associated drainage, paving, grading, and utility infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM on Monday, August 5, 2013**





Deficiencies to be Addressed

Easements/Legal Access Issues

1. The subject property is provided access by a 60 foot wide ingress, egress and public utilities easement. This easement is recorded in the public records of Alachua County as Exhibit "B" to the deed of Parcel #03927-000-000, as recorded in O.R. Book 3416, Page 742. The applicant must:
 - a. Prepare documentation which will vacate the portion of the easement located within the plan's project area and provide such documentation to the City for review, approval, and acceptance.
 - b. Prepare an ingress/egress easement and public utilities easement for the land which consists of the proposed cul-de-sac and provide such documentation to the City for review, approval, and acceptance.

These documents must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such documentation shall be incurred by the applicant.

2. A number of public utilities easements located within the project area and parent parcel are unrecorded. The applicant must provide draft easements for review and approval of all unrecorded easements within the project area and parent parcel. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
3. Prepare documentation for all proposed public utilities easements and provide such documentation to the City for review and approval. Once City Staff determines the easements to be sufficient, the applicant shall provide executed copies to City staff. These easements must be accepted by the City Commission and recorded in the public records of Alachua County. All costs associated with the preparation and recording of such easements shall be incurred by the applicant.
4. The street located within the 60 foot ingress/egress and public utilities easement does not have an official Alachua County E911 street name. The applicant shall coordinate with the Alachua County E911 office to assign a street name to the roadway and provide documentation to City staff.

Parking/Traffic/Circulation Standards

5. Section 6.1.4(D) requires all development with off-street parking lots with 100 or more parking spaces to provide bicycle parking facilities at a rate of one space for every 1,000 square feet of building area, located within 50 linear feet of the building's main entrance. The applicant must:
 - a. Address compliance with Section 6.1.4(D).
 - b. Indicate the location of required bicycle parking on the plans in a location which meets the criteria of the referenced section.

- c. Provide typical detail of the bicycle racks which will be utilized within the plan set.
 - d. Revise bicycle parking calculations on Sheet C0.00.
6. Section 6.1.5(C) requires certain uses, including research and industrial plants and other similar uses, to provide off-street loading. Given the floor area of the proposed development, Table 6.1-2 requires 4 off street loading spaces for the project. The applicant must address compliance with Table 6.1-2 by dimensioning the loading spaces on the plans. Section 6.1.7(B) requires loading spaces to provide an area of 12 feet by 30 feet, exclusive of platforms or piers, and a clear vertical dimension of 14 feet.
 7. Section 6.1.10 requires pedestrian pathways to be provided in parking lots with 100 or more spaces. Such pathways must provide pedestrian crosswalks which are at least 10 feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, and must be located between all primary building entrances and the parking areas serving those entrances. The parking lot design does not comply with the aforementioned standard. Revise all crosswalks to comply accordingly.
 8. To ensure safe and adequate pedestrian circulation, the following modifications are necessary to the pedestrian circulation design:
 - a. A crosswalk is necessary to connect the sidewalks located on the north and south sides of the entry drive aisle, immediately east of the circular driveway in front of the building's main entrance.
 - b. The sidewalk along the south side of the entry drive aisle must be extended to the security gate and a crosswalk linking the sidewalks on both sides of the drive aisle must be included to provide a pedestrian connection to the sidewalk currently terminating adjacent to the security gate.
 9. To eliminate conflicts between vehicular and pedestrian circulation areas, wheel stops or curbing must be provided along the most southern row of parking spaces.

Landscaping Standards

10. Revise the Landscape Plan/calculations as follows:

Site Landscaping [Section 6.2.2(D)(1)(c)]:

- a. Sides and rear canopy trees provided: The Landscape Plan does not provide a sufficient number of canopy trees to meet the minimum number required on the south side of the building (a minimum of 56 is required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
- b. Building façade canopy trees required/provided: Calculations have been provided for the front façade. Calculations must also be provided for all other building facades. Identify the number of trees required (approximately 16 on the south elevation, 15 on the west elevation, and 19 on the north elevation)

and the number provided for all other facades. Canopy trees required pursuant to this provision must be in addition to the minimum number of trees required by the site's overall acreage.

- c. Site understory trees required/provided: Identify number of trees required and the number provided on each side of the building [25% of the site's required understory trees (a minimum of 42 trees on each side) must be provided on each side.]
- d. Site understory trees provided: The Landscape Plan does not provide a sufficient number of understory trees to meet the minimum number required on the north and south sides of the building. There are 28 understory trees provided on the north side of the building (42 required) and 13 understory trees provided on the south side of the building (42 required.) (NOTE: The Landscape Plan may comply with this standard once the plans are revised to address other comments in this report, specifically perimeter buffer requirements.)
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24. The applicant has provided a memorandum from Daniel Young, PE, which indicates that the project complies with the existing permit and design approved by the Suwannee River Water Management District (SRWMD.) The applicant must provide a letter of exemption from SRWMD which indicates that the proposed development complies with the approved permit.

Architectural Plans

25. Note 1 on Sheet C0.00 indicates that the building footprint area is 128,673 square feet, but that the building consists of a total of 153,000 square feet. The architectural floor plan does not show the mezzanine level. Revise the architectural plans to show all floors/levels of the building.
26. The elevations on Sheet A4.02 appear to be incorrectly labeled: The elevation which appears to be the East elevation is labeled as North; The elevation which appears to be the North elevation is labeled as West; The elevation which appears to be the West elevation is labeled as South; The elevation which appears to be the South elevation is labeled as East. Verify elevation labels are correct.
27. Revise the plans to include a color architectural elevation (Sheet A4.02.)

Concurrency Impact Analysis

28. Section 2.4.14(H) of the City's LDRs defines the affected roadway segments for a development generating less than or equal to 1,000 external average daily trips as those roadway segments located wholly or partially within one-half mile of the development's ingress/egress, or to the nearest intersecting major street. Policy 1.1.a of the Transportation Element identifies County-maintained collectors, including County Road 2054, as roadways monitored for concurrency. For this development, the only affected roadway segment is County Road 2054 West (from SR 235 to US Highway 441.) Revise the Concurrency Impact Analysis accordingly.

29. The applicant has based solid waste generation upon a floor area of 135,000 square feet. The correct floor area, per the plans, is 153,000 square feet. Revise the solid waste demand calculations accordingly.
30. The applicant has provided information which indicates that the total daily potable water demand shall be approximately 70,000 gallons (47,000 gallons from sanitary sewer load, plus 21,600 gallons from evaporation from cooling towers, plus 1,000 gallons from human process/consumption.) This data must be incorporated into the Concurrency Impact Analysis.

Comprehensive Plan Consistency Analysis

31. The applicant's responses to Policies 1.4.f.8. and 2.4.2 of the Future Land Use Element state that a buffer along the southern boundary will not likely be required, however, a perimeter buffer is required by Table 6.2-2 of the LDRs. Revise the Concurrency Impact Analysis accordingly.
32. In response to Objective 9.1 of the Future Land Use Element and Objective 1.2 and Policy 4.2.a of the CFNGAR Element, the applicant states that the Public Services Department has issued an "Ability to Serve" letter, however, the applicant's letter dated July 3, 2013 indicates that the applicant has requested such letter. Revise accordingly.
33. The applicant's response to Policy 1.3.a of the Future Land Use Element states that the site plan includes 153 parking spaces, however, the plans indicate 191 parking spaces are proposed. Revise accordingly.

Public Services/Outside Engineering Review Comments

34. The applicant must address the comments provided by Sergio Reyes, P.E., of Eng, Denman & Associates, Inc., in a letter dated July 12, 2013.
35. The applicant must comply with all comments provided by Mike New, P.E., Public Services Director. Comments will be provided separately in a memorandum from Mr. New.

Miscellaneous/General Issues

36. The dimensions of the structure, minimum building setbacks, and the distance between the structure and property lines must be shown on the site plan.
37. If any outdoor waste receptacles are proposed, the location of such receptacles and detail of receptacle screening must be shown on the site plan.
38. There are numerous inconsistencies in the building's size throughout the application materials (129,673 square foot building, 153,000 square foot building, etc.) The applicant must resolve all inconsistencies within the application materials.

39. Sheet 0.00: Revise document title as follows: ~~Preliminary~~/Final Development Plans.
40. Sheet 0.00, Note 8: There is a typographical error in the first line.
41. Sheet 0.00, Sheet Index: Correct typographical errors (C2.3X, A-#.)
42. Sheet C0.10, General Notes, Note 14: Remove reference to Alachua County Environmental Protection Department.
43. Sheet C0.10, Paving, Grading, and Drainage Notes, Note 8: Change reference from Alachua County Public Works Department to City of Alachua Public Services Department.
44. Numerous references are made throughout the plans to reference the architectural plans for fencing detail. Such references must be revised to reference the correct plan sheet (L3.51.)
45. Sheet C2.10: A reference is made in the area of the mechanical yard to refer to MEP plans. No such details have been provided in the plan set. Remove the reference or include referenced details in the plan set.
46. Bicycle parking calculations are provided on Sheets C0.00 and L-100. Remove bicycle parking calculations from Sheet L-100 to eliminate redundancy and reduce potential conflicts within the plans.
47. Sheet L-303: Correct plan sheet references.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM
ON THE RESUBMISSION DATE OF AUGUST 5, 2013.**



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

July 12, 2013

Justin Tabor
Planner
City of Alachua
15100 Main Street
Alachua, FL 32616

RE: Engineering Review of the Nanotherapeutics Advanced Development & Manufacturing Site Plan

Mr. Tabor:

After reviewing the abovementioned plans per the request of the City of Alachua, we offer the following engineering review comments regarding the proposed Nanotherapeutics Advanced Development & Manufacturing Site Plan:

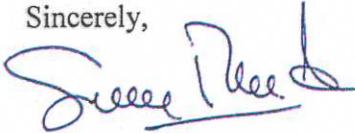
1. The application indicates that the proposed facility will be constructed in compliance with the existing Suwannee River Water Management District ERP. While this is acceptable, the applicant needs to provide the City a SRWMD ERP Exemption Letter (per Sec. 6.9.3(B)). In addition, please provide a copy of the original permit and drainage design notes (if available) to ensure that the existing piping system has capacity to accommodate the proposed improvements. Please note that because we do not have the drainage design notes for the stormwater collection system to review, we have not been able to review and comment. If requested, EDA will review this additional information after received by the City.
2. There are two existing monitoring wells located at the SW portion of parcel 03927-011-000. Please indicate what measures will protect these wells during construction.
3. Please be sure that the existing sanitary sewer manhole located west of the proposed cul-de-sac will not collect runoff from the surrounding area. Raise top of the manhole or re-grade around the manhole to avoid runoff into the sanitary manhole.
4. Provide means of blow-off for the proposed water loop line. Provide blow-off assembly and sample points at the connection points.
5. Explain how the existing water system will remain in service during construction of the proposed water system. There are other facilities downstream that require

service. Provide means of isolating proposed system from the existing system in case a problem is presented. Please provide additional valves at the connection point.

6. If bicycle parking is proposed, provide size, location and grading.
7. If waste receptacles are provided, indicate size, screening, grading and means of access without conflicting with internal circulation.
8. On Sheet C0.10, there are several references to Alachua County. As this project is located in the City of Alachua, this comment does not apply.
9. On Sheet C0.10, a note states that the MOT must be approved by FDOT. As there is no FDOT permitting required for this project, this note does not apply.
10. On Sheet C0.10, a note states that a copy of the SRWMD permit shall be provided to the contractor. As this project does not propose such permit, this note does not apply.
11. Regarding the downspout connection detail on Sheet C0.20, please make the riser and pipe connection to the proposed water system the same size.

If you have any questions regarding these comments, please do not hesitate to call our office at 373-3541.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sergio Reyes". The signature is written in a cursive style with a horizontal line underneath the name.

Sergio Reyes, P.E.
President / Principal



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

July 12, 2013

Justin Tabor
Planner
City of Alachua
15100 Main Street
Alachua, FL 32616

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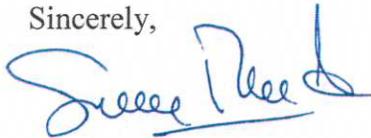
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4. Provide means of blow-off for the proposed water loop line. Provide blow-off assembly and sample points at the connection points.
5. Explain how the existing water system will remain in service during construction of the proposed water system. There are other facilities downstream that require

service. Provide means of isolating proposed system from the existing system in case a problem is presented. Please provide additional valves at the connection point.

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11. Regarding the downspout connection detail on Sheet C0.20, please make the riser and pipe connection to the proposed water system the same size.

If you have any questions regarding these comments, please do not hesitate to call our office at 373-3541.

Sincerely,



Sergio Reyes, P.E.
President / Principal



2404 NW 43rd Street
Gainesville, FL 32606



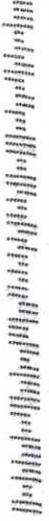
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Justin Tabor, Planner
City of Alachua
15100 Main Street
Alachua, FL 32616



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City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 8, 2013

VIA HAND DELIVERY

Sergio Reyes, P.E.
Eng, Denman, & Associates, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Nanotherapeutics Advanced Development & Manufacturing Facility – Site Plan

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the attached Site Plan, which proposes a new ±153,000 square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ±28.07 acre project site located within Copeland Park, west of NW 126th Terrace.

Please provide comments by **9:00 AM on July 17, 2013**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 2, 2013

Mr. James Matthew
Nanotherapeutics, Inc.
13859 Progress Boulevard
Suite 300
Alachua, FL 32615

RE: Completeness Review for Nanotherapeutics Advanced Development & Manufacturing Facility – Site Plan

Dear Mr. Matthew:

On Jun 27, 2013, the City of Alachua received your application for a Site Plan for the Nanotherapeutics Advanced Development and Manufacturing Facility, which proposes a new ±153,000 square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ±28.07 acre project site located within Copeland Park, west of NW 126th Terrace.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at the Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

Please address the following:

Property Owner Affidavit/Agent Authorization

The applicant/contact person for the application is James Matthew, Director, Nanotherapeutics, Inc. The applicant must provide authorization for each agent which the applicant authorizes to act on its behalf for purposes of this application.

Action Needed to Address Deficiency: The applicant must provide an executed Property Owner Affidavit or written authorization which states that each agent may act on the

applicant's behalf for purposes of this application. The Property Owner Affidavit is available on the City's website at http://cityofalachua.com/images/stories/documents/pz_documents/Property Owner Affidavit.pdf.

Site Plan Attachment #1

Site Plan

Action Needed to Address Deficiency: The plans note that the drawings submitted are 60% plans. In order to facilitate adequate review of the site plan, the drawings must be considered complete. **Please clarify if the plans are in fact 60% plans or if this is an error on the plans submitted to the City.**

Site Plan Attachment #1

Site Plan including but not limited to:

- n. **Structures** and major features – **fully dimensioned** – including **setbacks**, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.

Action Needed to Address Deficiency: The dimensions of the structure, minimum building setbacks, and the distance between the structure and property lines must be shown on the site plan. **These revisions may be incorporated into the applicant's resubmission following a Development Review Team (DRT) Meeting for the project.** In addition, the location of any waste receptacle(s) and detail of waste receptacle screening must be shown on the site plan. **Provide detail relating to the location of waste receptacle(s) and detail of waste receptacle screening at this time, so that any comments may be provided to the applicant at the project's Development Review Team (DRT) Meeting.**

Site Plan Attachment #3

Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

Action Needed to Address Deficiency: The Concurrency Impact Analysis cites three (3) attachments: Attachment A – Calculated Potable Water Usage; Attachment B – City of Alachua "Ability to Serve" Letter; and Attachment C – Calculated Sanitary Sewer Usage. The referenced attachments were not provided with the Concurrency Impact Analysis. **Provide these items at this time, so that any comments may be provided to the applicant at the project's DRT Meeting.**

Site Plan Attachment #4

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The Comprehensive Plan Consistency Analysis cites two (2) attachments: Attachment A – Zoning Verification Letter; and Attachment B – Soils

Map. The referenced attachments were not provided with the Comprehensive Plan Consistency Analysis. These revisions may be incorporated into the applicant's resubmission following a DRT Meeting for the project.

Site Plan Attachment #5

One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: A copy of mailing labels was provided, however, the actual set of labels was not included within the original set of application materials. Provide one (1) set of labels for all property owners within 400 feet of the subject property.

Site Plan Attachment #6

Neighborhood Meeting Materials, including:

- i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
- ii. Copy of written notice (letter) sent to all property owners within 400 feet, and **mailing labels or list of those who received written notice**

Action Needed to Address Deficiency: (i.) The copy of the required published notice which was provided is not legible. Provide a clear copy of the Neighborhood Meeting published notice. (ii.) A copy of mailing labels was provided, however, it is unclear if the copy of mailing labels which has been submitted was used to provide notice for the public hearing. Clarify in the application that the mailing label list which has been submitted was utilized to provide notice of the Neighborhood Meeting. These revisions may be incorporated into the applicant's resubmission following a DRT Meeting for the project.

Site Plan Attachment #7

Legal description with tax parcel number.

Action Needed to Address Deficiency: Provide a document which contains the legal description of the subject property (the property which is part of this site plan application) with tax parcel numbers on 8.5" by 11" paper. This revision may be incorporated into the applicant's resubmission following a DRT Meeting for the project.

Site Plan Attachment #9

Proof of payment of taxes.

Action Needed to Address Deficiency: The tax record for Parcel 03927-011-000 indicates that the taxes for 2012 are due. The taxes which are due for the property should be paid prior to the public hearings before the Planning & Zoning Board (PZB) and City Commission. If taxes on the property are delinquent at the time of the public hearing before the PZB and/or City Commission, Staff may recommend that any approval granted by the City Commission include a condition related to the delinquent taxes.

Site Plan Attachment #10

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: The applicant has provided a memorandum from Daniel Young, PE, which indicates that the project complies with the existing permit and design approved by the Suwannee River Water Management District (SRWMD.) The applicant must provide a letter of exemption from SRWMD which indicates that the proposed development complies with the approved permit.

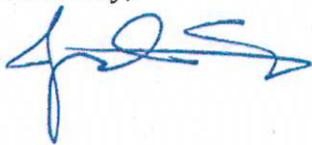
Additional Comments

A detailed review of the Site Plan and all application materials will be conducted prior to the DRT Meeting, and any necessary revisions to these materials will be requested at that time.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *The time frame and cycle for review shall be based upon the date the application is determined to be complete.* If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the applications shall be considered withdrawn.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Brandon Stubbs, Planner
Daniel Young, P.E., Causseaux, Hewett, & Walpole, Inc.
File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: July 2, 2013

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP *JT*
Principal Planner

RE: Completeness Review for Nanotherapeutics Advanced Development & Manufacturing Facility – Site Plan

I have reviewed the aforementioned application for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the information required by the Site Plan Application and the Planning Department's submission policies.

In order to provide a complete application, the applicant must address the following:

Property Owner Affidavit/Agent Authorization

The applicant/contact person for the application is James Matthew, Director, Nanotherapeutics, Inc. The applicant must provide authorization for each agent which the applicant authorizes to act on its behalf for purposes of this application.

Action Needed to Address Deficiency: The applicant must provide an executed Property Owner Affidavit or written authorization which states that each agent may act on the applicant's behalf for purposes of this application. The Property Owner Affidavit is available on the City's website at http://cityofalachua.com/images/stories/documents/pz_documents/Property_Owner_Affidavit.pdf.

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- o. Location of waste receptacles and detail of waste receptacle screening.

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Site Plan Attachment #3

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Action Needed to Address Deficiency: The Concurrency Impact Analysis cites three (3) attachments: Attachment A – Calculated Potable Water Usage; Attachment B – City of Alachua "Ability to Serve" Letter; and Attachment C – Calculated Sanitary Sewer Usage. The referenced attachments were not provided with the Concurrency Impact Analysis. **Provide these items at this time, so that any comments may be provided to the applicant at the project's DRT Meeting.**

Site Plan Attachment #4

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Action Needed to Address Deficiency: The Comprehensive Plan Consistency Analysis cites two (2) attachments: Attachment A – Zoning Verification Letter; and Attachment B – Soils Map. The referenced attachments were not provided with the Comprehensive Plan Consistency Analysis. These revisions may be incorporated into the applicant's resubmission following a DRT Meeting for the project.

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Action Needed to Address Deficiency: A copy of mailing labels was provided, however, the actual set of labels was not included within the original set of application materials. Provide one (1) set of labels for all property owners within 400 feet of the subject property.

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Site Plan Attachment #7

Legal description with tax parcel number.

Action Needed to Address Deficiency: Provide a document which contains the legal description of the subject property (the property which is part of this site plan application) with tax parcel numbers on 8.5” by 11” paper. This revision may be incorporated into the applicant’s resubmission following a DRT Meeting for the project.

Site Plan Attachment #9

Proof of payment of taxes.

Action Needed to Address Deficiency: The tax record for Parcel 03927-011-000 indicates that the taxes for 2012 are due. The taxes which are due for the property should be paid prior to the public hearings before the Planning & Zoning Board (PZB) and City Commission. If taxes on the property are delinquent at the time of the public hearing before the PZB and/or City Commission, Staff may recommend that any approval granted by the City Commission include a condition related to the delinquent taxes.

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Additional Comments

A detailed review of the Site Plan and all application materials will be conducted prior to the DRT Meeting, and any necessary revisions to these materials will be requested at that time.

c: Brandon Stubbs, Planner
Project File



*Focused on Excellence
Delivered with Integrity*

July 3, 2013

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Nanotherapeutics ADM Facility
Site Plan

Dear Justin,

Per your letter dated July 2, 2013 requesting additional information, please find included with this letter the following items:

- Two (2) Sets of Mailing Labels;
- Eleven (11) 8.5" by 11" Legal Descriptions;
- Eleven (11) Revised Reports; and
- CD of All PDFs

For your convenience, we have provided your comments with our responses in bold.

1. Property Owner Affidavit/Agent Authorization

The applicant/contact person for the application is James Matthew, Director, Nanotherapeutics, Inc. The applicant must provide authorization for each agent which the applicant authorizes to act on its behalf for purposes of this application.

Action Needed to Address Deficiency: The applicant must provide an executed Property Owner Affidavit or written authorization which states that each agent may act on the applicant's behalf for purposes of this application. The Property Owner Affidavit is available on the City's website at http://cityofalachua.com/images/stories/documents/pz_documents/Property_Owner_Affidavit.pdf.

- ***A Per our conversation, a letter of authorization from Nanotherapeutics allowing CHW to act as their agent has been already been provided.***

Site Plan Attachment #1
Site Plan

Action Needed to Address Deficiency: The plans note that the drawings submitted are 60% plans. In order to facilitate adequate review of the site plan, the drawings must be considered complete. Please clarify if the plans are in fact 60% plans or if this is an error on the plans submitted to the City.

132 NW 76th Drive
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

- **The site plans are complete. The 60% plans statement is used by the Project Architect for their submittal to the Client (i.e. revision to the interior of the building). I will ensure on our next resubmittal, following the DRT meeting, it will be 90% site plans and once approved 100% site plans.**

Site Plan Attachment #1

Site Plan including but not limited to:

- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
 - **The above information will be incorporated to the plans with our resubmittal following the DRT meeting.**
- o. Location of waste receptacles and detail of waste receptacle screening.
 - **The waste receptacles maybe located within the building due to the natural of the facility (Hazardous material). Should the receptacles be placed outside location and details will be added to the plans with our resubmittal following the DRT meeting.**

Action Needed to Address Deficiency: The dimensions of the structure, minimum building setbacks, and the distance between the structure and property lines must be shown on the site plan. These revisions may be incorporated into the applicant's resubmission following a Development Review Team(DRT)Meeting for the project. In addition, the location of any waste receptacle(s) and detail of waste receptacle screening must be shown on the site plan. Provided details relating to the location of waste receptacle(s)and detail of waste receptacle screening at this time, so that any comments may be provided to the applicant at the project's Development Review Team (DRT) Meeting.

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Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

Action Needed to Address Deficiency: The Concurrency Impact Analysis cites three (3) attachments: Attachment A – Calculated Potable Water Usage; Attachment B – City of Alachua "Ability to Serve" Letter; and Attachment C – Calculated Sanitary Sewer Usage. The referenced attachments were not provided with the Concurrency Impact Analysis. Provide these items at this time, so that any comments may be provided to the applicant at the project's DRT Meeting.

- **The number of attachments for this analysis has been reduced to two (2). Attachment A – Calculated Potable Water Usage is now included with the application materials. Attachment B – Calculated Sanitary Sewer Usage is also now included with the application materials. CHW is working with the City to obtain an "Ability to Serve" letter. Since this has not yet been finalized, all references to this letter have been appropriately revised and/or deleted from the analysis.**

Site Plan Attachment #4

Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

Action Needed to Address Deficiency: The Comprehensive Plan Consistency Analysis cites two (2) attachments: Attachment A – Zoning Verification Letter; and Attachment B – Soils Map. The referenced attachments were not provided with the Comprehensive Plan Consistency Analysis. These revisions may be incorporated into the applicant's resubmission following a DRT Meeting for the project.

- **Attachment A – Zoning Verification Letter and Attachment B – Soils Map are now included with the application materials.**

Site Plan Attachment #5

One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

Action Needed to Address Deficiency: A copy of mailing labels was provided, however, the actual set of labels was not included within the original set of application materials. Provide one (1) set of labels for all property owners within 400 feet of the subject property.

- **As per our conversation, 2 sets of mailing labels have been provided.**

Site Plan Attachment #6

Neighborhood Meeting Materials, including:

- i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
- ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice

Action Needed to Address Deficiency: (i.) The copy of the required published notice which was provided is not legible. Provide a clear copy of the Neighborhood Meeting published notice. (ii.) A copy of mailing labels was provided, however, it is unclear if the copy of mailing labels which has been submitted was used to provide notice for the public hearing. Clarify in the application that the mailing label list which has been submitted was utilized to provide notice of the Neighborhood Meeting. These revisions may be incorporated into the applicant's resubmission following a DRT Meeting for the project.

- **Yes, the mailing list that is included in the application was used to send notifications to surrounding property owners about the Neighborhood Workshop. A distance of 415-feet from the parcel boundaries of Parcels 03927-000-000 and 03927-011-000 was used to create the list.**

Site Plan Attachment #7

Legal description with tax parcel number.

Action Needed to Address Deficiency: Provide a document which contains the legal description of the subject property (the property which is part of this site plan application) with tax parcel numbers on 8.5" by 11" paper. This revision may be incorporated into the applicant's resubmission following a DRT Meeting for the project.

- **Legal Description with tax parcel number on 8.5" by 11" paper has been provided.**

Site Plan Attachment #9

Proof of payment of taxes.

Action Needed to Address Deficiency: The tax record for Parcel 03927-011-000 indicates that the taxes for 2012 are due. The taxes which are due for the property should be paid prior to the public hearings before the Planning & Zoning Board (PZB) and City Commission. If taxes on the property are delinquent at the time of the public hearing before the PZB and/or City Commission, Staff may recommend that any approval granted by the City Commission include a condition related to the delinquent taxes.

- **Payment of the property taxes will be completed prior to the Planning and Zoning Board meeting. A copy of the paid tax bill will be submitted once received.**

Site Plan Attachment #10

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

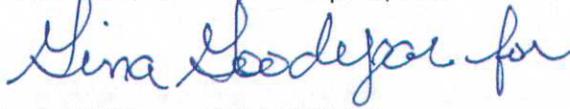
Action Needed to Address Deficiency: The applicant has provided a memorandum from Daniel Young, PE, which indicates that the project complies with the existing permit and design approved by the Suwannee River Water Management District (SRWMD.) The applicant must provide a letter of exemption from SRWMD which indicates that the proposed development complies with the approved permit.

- **Currently the project is under review with Suwannee River Water Management District. Once a permit is received a copy will be submitted to the City for their record. Please note that per House Bill 503, the City cannot condition their development approval/permit on an applicant obtaining a permit or approval from any other state or federal agency.**

Should you have any questions or require additional information, please do not hesitate to contact me at 352-519-5940 or daniely@chw-inc.com.

Sincerely,

Causeaux, Hewett, & Walpole, Inc.

A handwritten signature in blue ink that reads "Gina Gooden for". The signature is written in a cursive style.

Daniel H. Young, PE LEED AP
Project Manager



*Focused on Excellence
Delivered with Integrity*

RECEIVED

JUN 27 2013

Per _____

June 26, 2013

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, Florida 32615

RE: Nano ADM Facility
(Portion of Tax Parcel #03927-000-000 and TP#03927-011-000)
Alachua, Florida

Dear Ms. Winburn:

Please find the following enclosed for review and approval for the above reference project:

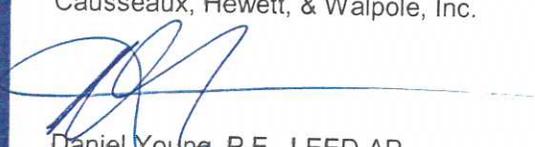
- One (1) application fee in the amount of \$2,300.00 made payable to the City of Alachua;
- One (1) original and twelve (12) Reports which includes the Comprehensive Plan Consistency Analysis, Concurrency Impact Analysis, Site Plan Application, Stormwater Management Memo, Proof of Neighborhood Workshop and Advertisement, Labels, Tax Parcel Information, Proof of Ownership and Proof of Payment of taxes, etc;
- Thirteen (13) sets of Construction Plans; and
- One (1) CD of all PDFs

We submit the above mentioned items to request review of the site plans for the referenced project.

This project consists of the construction of a +/- 153,000 sf advanced development and manufacturing facility with associated stormwater conveyance system, utilities, and parking area. The approximate 28.07 acre project site is located in the Copeland Park complex on NW 126th Terrace.

Please feel free to contact me at (352) 519-5940 or at daniely@chw-inc.com, should you have any questions or require any additional information to complete your review and approval of this project.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.


Daniel Young, P.E., LEED AP
Project Engineer

G:\JOBS\2013\13-0178\City_County\LTR_130626_Nano_ADM_CoA_Cover_Letter.doc

132 NW 76th Drive
Gainesville, Florida 32607

Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

2013 FOREIGN PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# F09000002478

Entity Name: NANOTHERAPEUTICS, INC.

FILED
Jan 23, 2013
Secretary of State

Current Principal Place of Business:

13859 PROGRESS BLVD.
SUITE 300
ALACHUA, FL 32615

Current Mailing Address:

13859 PROGRESS BLVD.
SUITE 300
ALACHUA, FL 32615 US

FEI Number: 59-3615370

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

TALTON, JAMES D
13859 PROGRESS BLVD
SUITE 300
ALACHUA, FL 32615 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Officer/Director Detail Detail :

Title	PCD	Title	D
Name	TALTON, JAMES DPHD	Name	MATTHEW, JAMES M
Address	13859 PROGRESS BLVD., SUITE 300	Address	13859 PROGRESS BLVD., SUITE 300
City-State-Zip:	ALACHUA FL 32615	City-State-Zip:	ALACHUA FL 32615

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES D TALTON

PRESIDENT

01/23/2013

Electronic Signature of Signing Officer/Director Detail

_____ Date

2013 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L06000044225

Entity Name: ADC DEVELOPMENT & INVESTMENT GROUP, LLC.

Current Principal Place of Business:

12469 W SR 100
LAKE BUTLER, FL 32054

Current Mailing Address:

P.O. BOX 238
LAKE BUTLER, FL 32054 US

FEI Number: 20-4798771

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

ROBERTS, AVERY C
12469 W SR 100
LAKE BUTLER, FL 32054 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Manager/Member Detail Detail :

Title MGRM
Name ROBERTS, AVERY C
Address PO BOX 233
City-State-Zip: LAKE BUTLER FL 32054

Title MGRM
Name OSTEEN, DEXTER A
Address 16707 NW CR 241
City-State-Zip: ALACHUA FL 32615

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: AVERY C ROBERTS

MGRM

04/01/2013

Electronic Signature of Signing Manager/Member Detail

Date

2013 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L08000097436

Entity Name: SPEAR COPELAND, LLC

Current Principal Place of Business:

2225 NW 66TH COURT
GAINESVILLE, FL 32653

Current Mailing Address:

2225 NW 66TH COURT
GAINESVILLE, FL 32653 US

FILED
Apr 25, 2013
Secretary of State

FEI Number: 26-3570102

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SPEAR, ALLAN III
2225 NW 66TH COURT
GAINESVILLE, FL 32653 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Manager/Member Detail Detail :

Title MGRM
Name ALLAN SPEAR III TRUST
Address 2225 NW 66TH COURT
City-State-Zip: GAINESVILLE FL 32653

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALLAN SPEAR III

MEMBER

04/25/2013

Electronic Signature of Signing Manager/Member Detail

Date

AFFIDAVIT FOR POSTED LAND USE SIGN

I JASON ISHAS, POSTED THE LAND USE
(name)
SIGN ON 8/26/2013 FOR THE NANOTHERAPEUTICS, INC. SITE PLAN
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

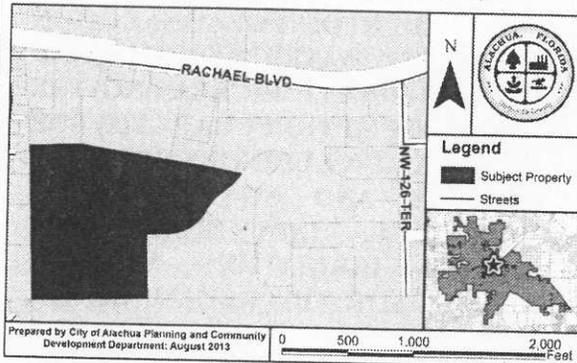
THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

Six (6)
(number of signs)

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 10, 2013 at 6:30 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Causseaux, Hewett, & Walpole, Inc., agent for Nanotherapeutics, Inc., applicant, and ADC Development & Investment Group, LLC and Spear Copeland, LLC, property owners, for consideration of a Site Plan for a proposed ±165,000 square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ±28.07 acre subject property, located west of NW 126th Terrace and south of County Road 2054 (Rachael Boulevard) within Copeland Industrial Park; Tax Parcel No. 03927-000-011-000 and a portion of Tax Parcel No. 03927-000-000; FLUM: Industrial; Zoning: Light and Warehouse Industrial (ILW.)



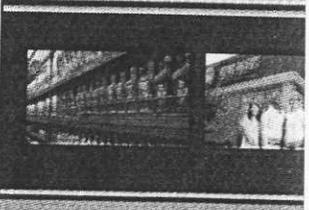
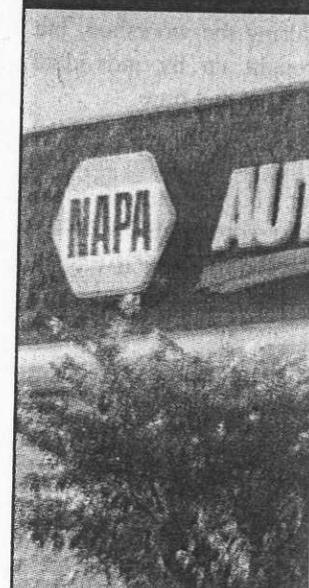
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(386) 462-3333



BUILD

OFFERING ST

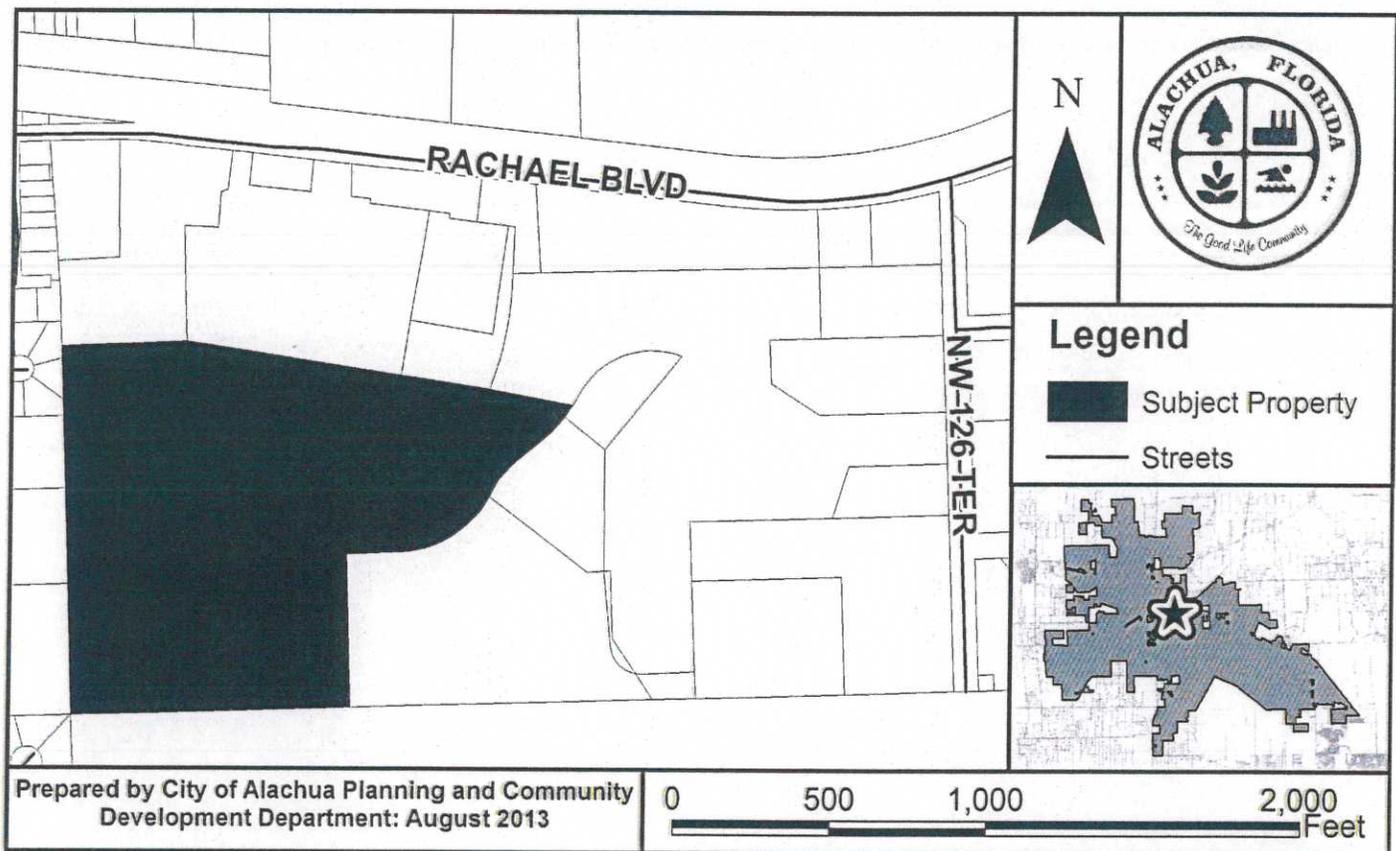


Opportunities available

For more information
or contact Josh D' Agostino

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September 10, 2013 at 6:30 p.m.

MH 8/26/13

03229-002-000
THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

03229-003-000
PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

03230-002-000
GROUP LLC ADC DEVELOPMENT &
INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03230-002-001
PETRA HOLDINGS COMPANY LLC
12775 RACHEL BLVD
ALACHUA, FL 32615-6698

03231-001-000
INC BARBER LUMBER SALES OF
ALACHUA
PO BOX 263
ALACHUA, FL 32616-0263

03231-002-000
GLENN BLUMBERG
11421 NW 120TH TER
ALACHUA, FL 32615

03231-004-000
DUAL ENTERPRISES LLC
PO BOX 1808
ALACHUA, FL 32616

03231-005-000
GROUP LLC ADC DEVELOPMENT &
INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03231-005-001
RBC BANK
301 FAYETTEVILLE ST STE 1200
RALEIGH, NC 27601

03507-001-000
SAKICHAND DALCHAND
10304 W STATE ROAD 235
ALACHUA, FL 32615-4942

03508-001-000
JOHNNIE LEE BROWN
PO BOX 213
ALACHUA, FL 32616-0213

03511-000-000
CHRISTINE F HOWARD
PO BOX 913
ALACHUA, FL 32616-0913

03516-000-000
CAROLYN L HEIRS WALLACE
6003 WABASH RD
ORLANDO, FL 32807

03517-000-000
BARBARY & SIMMONS
PO BOX 812
ALACHUA, FL 32616-0812

03518-001-000
FLORA M BRYANT
PO BOX 556
ALACHUA, FL 32616-0556

03518-002-000
PERNOLA G BARBARY
PO BOX 812
ALACHUA, FL 32616-0812

03934-001-020
JENKINS ALLEN & ALLEN &
FREENEY &
12008 NW 148TH PL
ALACHUA, FL 32615

03934-001-021
SHENITTA L DANIELS
PO BOX 1558
ALACHUA, FL 32616-1558

03934-001-022
CORINE C LIFE ESTATE
BROCKINGTON
PO BOX 122
LACROSSE, FL 32658

03934-001-023
ENLOE & MAMMINO
14293 NW 159TH LN
ALACHUA, FL 32615

03934-001-024
FRANCES T YOUNG
PO BOX 1633
ALACHUA, FL 32616-1633

03934-001-025
SHANTAN K GEORGE
13613 NW 141ST PL
ALACHUA, FL 32615

03934-001-026
KEEGAN D GAY
13617 NW 141ST PL
ALACHUA, FL 32615

03934-002-000
CHARLOTTE ELIZABETH LIFE EST
HAGAN
14013 NW 138TH ST
ALACHUA, FL 32615

03934-003-000
JAMES CASEY JONES & JONES &
JONES
PO BOX 373
ALACHUA, FL 32616-0373

03934-001-014
VERONICA GRAHAM
PO BOX 2304
ALACHUA, FL 32615

03934-001-015
ARCHIE-BOTHNER ARCHIE &
ARCHIE & ARCHIE &
13612 NW 141ST PL
ALACHUA, FL 32615

03934-001-016
LOIS BIRENBAUM & NORWITZ
25414 NW COOUNTY RD 241
ALACHUA, FL 32615

03934-001-017
LIZA J VILLALOBOS
13528 NW 141ST PL
ALACHUA, FL 32616

03934-001-018
BETTY HEIRS HODGE
13514 NW 141ST PL
ALACHUA, FL 32615

03956-010-018
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03956-010-019
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03956-010-038
OWNERS ASSOCIATION INC
PROGRESS CENTER PROPERTY
BOX 35
ALACHUA, FL 32615

03956-011-000
TRUST SNH MEDICAL OFFICE
PROPERTIES
255 WASHINGTON ST STE 300
NEWTON, MA 02458

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE, FL 32202-4423

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

BILL ATWATER
6017 NW 115TH PLACE
ALACHUA, FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

JOHN TINGUE
333 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT
TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

LAURA WILLIAMS
12416 NW 148TH AVENUE
ALACHUA, FL 32615

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Ave
Alachua, FL 32615

03934-001-019
H/W JENKINS & MCDANIEL-JENKINS
13510 NW 141ST PL
ALACHUA, FL 32616

03927-007-001
GROUP LLC ADC DEVELOPMENT &
INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03927-008-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-009-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-010-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-011-000
SPEAR COPELAND LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

03931-010-012
ANGELA FORD
13604 NW 137TH PL
ALACHUA, FL 32615

03931-010-013
BRUCE D JOHNSON
13558 NW 137TH PL
GAINESVILLE, FL 32615

03931-010-014
LESLIE & POURCHOT-LESLIE H/W
17763 NW 105TH TER
ALACHUA, FL 32615-5610

03931-010-015
DAVID S BISHOP
13530 NW 137TH PL
ALACHUA, FL 32615-6200

03931-010-016
GEORGIA A GRIFFIN
13510 NW 137TH PL
ALACHUA, FL 32615

03931-010-017
CAROLYN A MITCHELL
13505 NW 137TH PL
ALACHUA, FL 32615

03931-010-018
PERCIVAL I FRANCIS
13521 NW 137TH PL
ALACHUA, FL 32615

03931-010-019
VINTRICE VERONICA REINKE
13533 NW 137TH PL
ALACHUA, FL 32615

03927-000-000
GROUP LLC ADC DEVELOPMENT &
INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

03927-001-000
DAMON NANOSONIC PRODUCTS INC
27317 NW 78TH AVE
HIGH SPRINGS, FL 32643

03927-002-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL 32609

03927-003-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL 32609

03927-004-000
BB&C LLC
14000 NW 126TH TER
ALACHUA, FL 32615

03927-005-000
CV II PARTNERSHIP
4656 34TH ST SOUTHWEST
ORLANDO, FL 32811

03927-006-000
ALACHUA INC BARBER LUMBER
SALES OF
PO BOX 263
ALACHUA, FL 32616-0263

03927-007-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03934-001-001
NOLA L TOUCHE
13515 NW 142ND AVE
ALACHUA, FL 32615

03934-001-002
JIMMY L WALKER
13521 NW 142ND AVE
ALACHUA, FL 32615

03934-001-003
LENORA CAFFIE
PO BOX 1441
ALACHUA, FL 32616-1441

03934-001-004
WAYNE P PORTER
PO BOX 913
ALACHUA, FL 32616-0913

03956-010-004
STATE OF FLA IIF
% DEP-3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03933-000-000
GREEN HILL OF ALACHUA INC
PO BOX 1445
ALACHUA, FL 32616

03934-000-000
GREEN HILL OF ALACHUA INC
PO BOX 1445
ALACHUA, FL 32616