Mayor Gib Coerper
Vice Mayor Edward Potts
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Jennifer Ringersen

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: July 22, 2024

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, Fl. 32615

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) FLORIDA LEAGUE OF CITIES 2024 YOUTH COUNCIL COMMUNITY SERVICE CONTEST – AWARD

B) CHILDREN'S TRUST OF ALACHUA COUNTY UPDATES

C) NATIONAL NIGHT OUT 2024

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) BRIARWOOD PHASE 4 FINAL PLAT (PSP24-0005): A REQUEST BY CHAD COLSON, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR FLORIDA TIMBER CO., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR BRIARWOOD PHASE 4, WHICH PROPOSES TO SUBDIVIDE A ±34.17 ACRE SUBJECT PROPERTY INTO A TOTAL OF 115 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBERS 03044-010-002, 03044-012-005, 03044-012-004, 03044-012-003, 03044-012-001 (QUASI-JUDICIAL HEARING). ()

B) PRELIMINARY PLAT – TARA FOREST WEST (PPP21-0005): A REQUEST BY LOGAN PETERS, P.E., OF JBROWN PROFESSIONAL GROUP, INC., APPLICANT AND AGENT FOR TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE PRELIMINARY PLAT OF THE TARA FOREST WEST SUBDIVISION, WHICH PROPOSES THE SUBDIVISION OF A ±198.39 ACRE SUBJECT PROPERTY INTO A TOTAL OF 523 SINGLE FAMILY LOTS, WITH ASSOCIATED COMMON AREAS AND RIGHT-OF-WAY, GENERALLY LOCATED NORTH OF US 441,WEST OF NW 147TH DRIVE, TARA BAYWOOD AND TARA FOREST EAST SUBDIVISIONS; PORTIONS OF TAX PARCEL NUMBERS 03067-001-000 AND 03008-000-000 (QUASI-JUDICIAL HEARING). ()

C) TARA FOREST EAST PHASE 2 FINAL PLAT: A REQUEST BY KYLE WILLEMS, P.E., OF JBROWN PROFESSIONAL GROUP, INC, APPLICANT AND AGENT FOR TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR TARA FOREST EAST PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ±19.32 ACRE SUBJECT PROPERTY INTO A TOTAL OF 55 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBERS 03067-005-001, 03067-000-000, AND 03067-005-000 (QUASI-JUDICIAL HEARING). ()

D) TARA BAYWOOD PHASE 2 FINAL PLAT: A REQUEST BY LOGAN PETERS, P.E., OF JBROWN PROFESSIONAL GROUP, INC, APPLICANT AND AGENT FOR TARA BAYWOOD, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR TARA BAYWOOD PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ±6.64 ACRE SUBJECT PROPERTY INTO A TOTAL OF 67 SINGLE FAMILY ATTACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03067-063-000 (QUASI-JUDICIAL HEARING). ()

E) REQUEST FOR VACATION AND ABANDONMENT OF PARK IN KINGSLAND SUBDIVISION, ORDINANCE NO. 24-11 (COMMUNITY ENHANCEMENT)

V. AGENDA ITEMS

A) RESOLUTION 24-10 ESTABLISHING 5.9500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2024-2025 WHICH IS 7.9% MORE THAN THE ROLLED-BACK RATE OF 5.5119; SETTING SEPTEMBER 9, 2024, AS THE DATE FOR THE FIRST PUBLIC HEARING; AUTHORIZING AND DIRECTING THE CITY MANAGER TO TRANSMIT THIS INFORMATION TO THE ALACHUA COUNTY PROPERTY APPRAISER ON THE DEPARTMENT OF REVENUE (DOR) 420 FORMS; PROVIDING AN EFFECTIVE DATE. (FUNDING SOURCE - GENERAL FUND)

B) RESOLUTION 24-11 TK BASIN PRELIMINARY RATE RESOLUTION

C) GRANT AGREEMENT WITH ALACHUA COUNTY FOR AWARD UNDER THE MUNICIPALITIES WSPP GRANT PROGRAM

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

A) JUNE 10, 2024, CITY COMMISSION MEETING MINUTES

Commission Agenda Item

MEETING DATE: July 22, 2024

SUBJECT: Florida League of Cities 2024 Youth Council Community Service Contest – Award

PREPARED BY: LeAnne Williams

RECOMMENDED ACTION:

Receive the presentation.

Summary

The City of Alachua Youth Advisory Council (YAC) participated in the Florida League of Cities 2024 Youth Council Community Service Contest. It was one of five of the state's youth councils to win. A presentation to honor the YAC will take place. Chris Holley, Director of External Services, of the Florida League of Cities will present the YAC with a trophy and a check for $250.00.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. YAC Essay
2. Recommendation Letter From Commissioner Miller
3. 2024 Youth Council Community Service Contest Application (003)
4. Flyer from Collection Boxes

The City of Alachua Youth Advisory Council (YAC) undertook one of its greatest and most challenging projects in recent years. Our project, titled “Restoring Dignity,” entails the unification of the community by gathering together organizations with the primary aim of addressing the pressing needs of underserved youths in our community. Through collaborative efforts with local businesses and churches, we gathered essential sanitary products—such as socks, underwear, deodorants, toothbrushes, soap, and toothpaste—and were able to provide support to the youths of our community.

Our overarching objective was clear: to provide basic necessities to youths in our community who lacked access to them and to make sure that no youths are discouraged from participating in everyday activities due to a lack of basic necessities and hygiene products. To execute our project, we contacted local businesses and churches where we set our boxes for anonymous donations. This initiative brought together organizations and engaged community members in supporting a common cause.

The needs this project served in our community were profound. We identified a gap in access to essential hygiene products, especially among vulnerable youth populations. By addressing this gap, we aimed to alleviate some of the challenges they faced in their daily lives.

Our initial goal and expectation were to provide these sanitary donations to the students of Santa Fe High School, as the school nurse had mentioned that numerous students have demonstrated a need for these essentials. However, due to the overwhelming response we received from our community to the project and the successful donations of various supplies, we were able to provide support all over Alachua County. With the collective support of organizations that provided funds and supplies as well as the generous donations of sanitary products from members of the community, we were able to make over 600 bags full of hygiene essentials, impacting a total of 11 educational institutions (ranging from preschool to high school).

This was the most intense project the YAC has undertaken. It not only impacted the community tremendously but also taught us many lessons. We learned how to coordinate a charity project to help others—from calling donors to managing logistics, packaging, and delivering goods to schools. We honed our skills in effective communication with both donors and businesses and developed problem-solving abilities to overcome challenges along the way. We discovered that a shared goal possesses the remarkable ability to unite a community, rallying individuals together for a common cause. We witnessed firsthand the transformative power of collaboration, demonstrating that even the most daunting challenges could be overcome through the collective support of our community. Most importantly, we now take pride in knowing that students will return home with hygiene products that will benefit them throughout their academic journey and beyond.

In essence, our project “Restoring Dignity” exemplifies the transformative potential of youth-led initiatives. By coming together and acting towards a common goal, we can address pressing issues, uplift our community, and create a brighter future for all.

City of Alachua

MAYOR GIB COERPER
Vice Mayor Dayna Miller
Commissioner Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Edward Potts

OFFICE OF THE VICE MAYOR
DAYNA MILLER

March 27, 2024

Florida League of Cities
301 South Bronough Street
Tallahassee, Florida 32301

Greetings,

It is my honor and esteemed pleasure to submit this letter of recommendation for the City of Alachua Youth Advisory Council's "Restoring Dignity" project for the 2024 Florida League of Cities Community Service Award.

The mission of the project is to address the basic and essential needs of school-age children whose families are without the ability or resources to provide. Our Youth Advisory Council (YAC) partnered with multiple local businesses, including some national chains, for donations of toiletries including, but not limited to, dental supplies, soap, shampoo, socks, and first aid supplies. They directly participated in the outreach to these businesses and collection of the supplies. Our YAC then determined the tailored needs of each of our local schools, organized, sorted, packaged the items, and scheduled delivery dates and times. One local preschool received age-appropriate dental supplies and first aid items, and a second preschool received 44 bags of dental supplies, socks, soap, shampoo, and washcloths. Our two elementary schools each received 20 winter jackets, and all four of our local schools (elementary, middle, and high school) received age-appropriate dental supplies, socks, underwear, hand sanitizers, and other toiletries. To our surprise, a national retailer with a local distribution center donated 2400 pairs of socks, so our YAC was able to provide an average of 500 pairs of socks or more to five other schools in Alachua County.

This year's YAC project not only brought a heightened awareness to an unspoken need in our community and demonstrated the generosity and unity of our business partners, but it also highlighted the maturity and compassion of our young generation to ensure that their peers can focus on their education, rather than their basic needs.

I strongly recommend the City of Alachua YAC for the 2024 Florida League of Cities Community Service Award. Please feel free to contact me if there are any questions or if you need any additional information.

Sincerely,

Dayna L Miller

Dayna Miller, *Vice Mayor*
P.O. Box 9
Alachua, Florida 32615
(386) 418-6100
da_miller@cityofalachua.org



FLC
FLORIDA LEAGUE OF CITIES

2024 YOUTH COUNCIL COMMUNITY SERVICE CONTEST

Our future leaders are taking action in their hometowns to address local needs. The Florida League of Cities (FLC) wants to help showcase these efforts through its annual community service contest.

DEADLINE:
April 1, 2024

#FLCITYYOUTH

OVERVIEW

We invite youth councils to submit current projects addressing a local need. Maybe it's volunteering at a community event, educating your fellow youth or organizing a neighborhood or beach cleanup.

The deadline to submit projects is April 1, 2024.

APPLICATION RULES

The application packet must include:

1. A written description in **500 words or less** that includes:
   - What the project entailed
   - What your objectives were and how they were accomplished
   - What needs the project served in your community
   - How the project helped the residents you served
   - How the project impacted your youth council.

2. A letter of recommendation from the Mayor, Manager/Clerk or a member of the Council/Commission.

3. Up to five photos depicting the event.

Your nomination will NOT be scored if missing any of the above.

The FLC Community Service Contest is open only to youth councils sponsored by a city, town or village government that is a member of the FLC.

The deadline for entries is April 1, 2024.

Judging will be based entirely on the youth council's submitted entry. The judges' decision is final, and all material received becomes the property of the FLC, with permission to use it perpetually and universally, in any manner deemed appropriate by the League, with no additional compensation beyond the award money presented to the winner.

SUBMISSION

All work must be submitted through an online form available at ***flcities.com/municipal-youth-councils***.

Submissions that are emailed or mailed will not be judged.

ANNOUNCEMENT OF WINNERS

Winners will be announced in May 2024. Three projects will be selected as winners. Winners will:

- Be showcased on the League's website and social media platforms
- Be recognized in press announcements and by Quality Cities magazine
- Receive a monetary award of $250 and a trophy/plaque.

The League reserves the right not to award all prizes in any of the categories.

For more information, contact Eryn Russell at ***erussell@flcities.com***.

FLC
FLORIDA LEAGUE OF CITIES

Restoring Dignity –
One Wellness-Packet at a time



THE YOUTH ADVISORY COUNCIL OF THE CITY OF ALACHUA HAS UNCOVERED A NEED AMONG THEIR FELLOW STUDENTS. IN COOPERATION WITH THE SANTA FE HIGH SCHOOL NURSE, THEY ARE COLLECTING THE FOLLOWING ITEMS:

- DEODORANT
- TOOTHPASTE
- TOOTHBRUSHES
- BAR SOAP
- UNDERWEAR (ALL SIZES, MEN AND WOMEN, NEW)
- SOCKS (ALL SIZES, MEN AND WOMEN, NEW)

ALL ITEMS WILL BE PACKAGED AS PACKETS BY THE YAC, AND PLACED WITH THE SCHOOL NURSE.

City of ALACHUA the good life community

Commission Agenda
Item

MEETING DATE: July 22, 2024
SUBJECT: Children's Trust of Alachua County Updates
PREPARED BY: LeAnne Williams
RECOMMENDED ACTION:
Receive the presentation

Summary

The Children's Trust of Alachua County funds and supports a coordinated system of community services that allows all young people and their families to thrive. The Children's Trust of Alachua County is an independent special taxing district. Marsha Kiner, Executive Director, is here to provide an update on the Summer Programs, Teenworks Alachua, and Children's Trust.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Children's Trust of Alachua Presentation

CHILDREN'S TRUST
OF ALACHUA COUNTY

City of Alachua – Regular Commission Meeting

Updates from Marsha Kiner, Children's Trust Executive Director

JULY 22, 2024

Today's Presentation

1. Who we are and recent news
2. Summer Programs
   - Camps
   - TeensWork Alachua
3. Questions and clarification

Who We Are

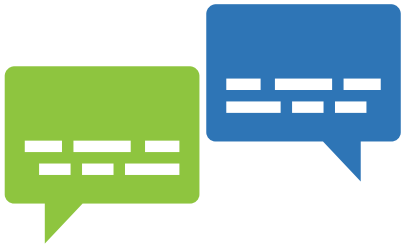
- The Children's Trust of Alachua County funds and supports **over 70 providers** that serve children, youth, and families.
- This list includes **afterschool**, **summer**, **enrichment activities**, **mentoring**, **early childhood**, **maternal and child health**, **family resource centers**... and we're continuing to grow.
- In 2023, our programs reached **23,000** children and youth.

What Drives Us

- The Children's Trust of Alachua County has **three main goals**:
  - Children and youth are **healthy and have nurturing caregivers and relationships**.
  - Children and youth can **learn what they need to be successful**.
  - Children and youth **live in a safe community**.

Recent happenings

- Contracted with LanguageLine, enabling the Children's Trust and all our funded organizations to better communicate with families.



- The Youth Healthcare RFP just opened, and selected projects will begin receiving funding October 1.



- We're always looking for new Volunteer Community Reviewers to help select the next funded programs.
- Summer programs are ready to get underway.

Summer Programs

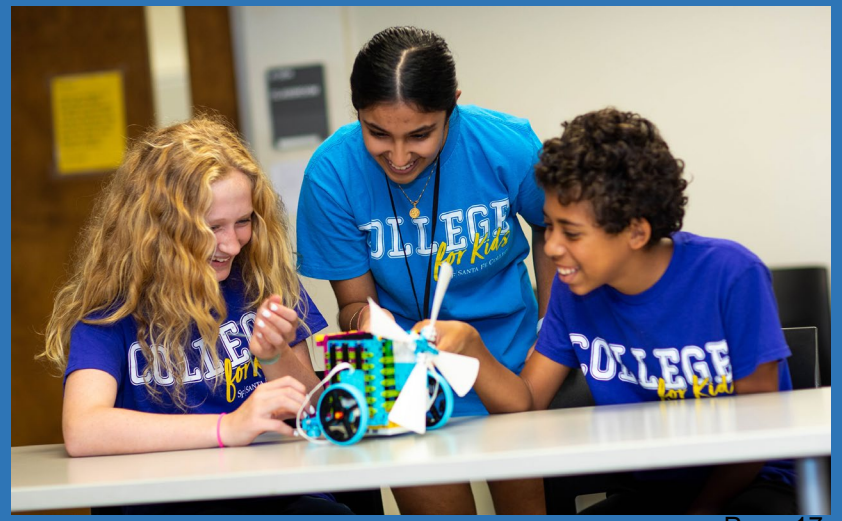
- Camps
- TeensWork Alachua



Summer Camps

- 20 contracted providers
- Serving K-12 students
- 1,275 full or partial scholarship spaces available
- Here in Alachua, we've partnered with the City of Alachua's Legacy Park and Santa Fe College's Perry Center for Emerging Technologies.





TeensWork Alachua

- Students aged 14-18 are paired with local businesses to work paid ($12/hr) six-week internships (up to 25 hours/week).
- The application period just closed, although we are still enrolling businesses.
- Nearly 300 students will head to 98 jobsites this summer.
- Last fall, the inaugural TeensWork Alachua Fall Leadership Series graduated 24 students with the Florida Ready to Work Certification.

CHILDREN'S TRUST
OF ALACHUA COUNTY

Questions?

Thank you!

Contact Marsha Kiner: (352) 374-1830, mkiner@childrenstrustofalachuacounty.us

Commission Agenda Item

MEETING DATE: July 22, 2024
SUBJECT: National Night Out 2024
PREPARED BY: Jesse Sandusky
RECOMMENDED ACTION:
Mayor to read proclamation and proclaim Tuesday, August 6th, 2024, as "National Night Out 2024".

Summary

Each year, the Alachua Police Department participates in a nationwide campaign called "National Night Out". The campaign is dedicated to strengthening and promoting cooperative partnerships between police and the community in their crime prevention efforts. National Night Out is designated each year as the first Tuesday of August, which is August 6th this year. The Alachua Police Department will host an event at Criswell Park (15490 NW 133rd Terrace, Alachua, FL) from 6:00p.m. to 8:00p.m. - free food and other activities will be provided for those who attend.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Proclamation Natl Nite Out_2024

City of Alachua, Florida

Office of Mayor *Gib Coerper*

PROCLAMATION

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug and violence prevention program on August 6th, 2024, entitled "National Night Out"; and

WHEREAS, the *41st Annual National Night Out* provides a unique opportunity for the City of Alachua to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, the City of Alachua Police Department plays a vital role in crime, drug and violence prevention efforts in the City of Alachua, and is supporting "National Night Out 2024" locally; and

WHEREAS, it is essential that all citizens of the City of Alachua be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs and violence in "The Good Life Community"; and

WHEREAS, police-community partnerships, neighborhood safety, awareness and cooperation are important themes of the "National Night Out" program.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **August 6th, 2024,** as

National Night Out 2024

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of July, 2024

ATTEST:

_____

Gib Coerper, Mayor

Commission Agenda **Item**

MEETING DATE: July 22, 2024

SUBJECT: Briarwood Phase 4 Final Plat (PSP24-0005): A request by Chad Colson, PSM, of CHW, Inc, applicant and agent, for Florida Timber Co., property owner, for consideration of the Final Plat for Briarwood Phase 4, which proposes to subdivide a ±34.17 acre subject property into a total of 115 single family detached lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03044-010-002, 03044-012-005, 03044-012-004, 03044-012-003, 03044-012-001 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the Final Plat of Phase 4 of Briarwood ("Final Plat");
2. Approve the "Subdividers Agreement for Briarwood Phase 4" ("Subdividers Agreement"); and,
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement

Recommended Motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approves the Final Plat of Phase 4 of Briarwood ("Final Plat");*
2. *Approve the "Subdividers Agreement for Briarwood Phase 4" ("Subdividers Agreement"); and,*
3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;*

Summary

This application is a request by Chad Colson, PSM, of CHW, Inc., applicant and agent for Florida Timber Co., property owner, for consideration of the final plat of Phase 4 of Briarwood subdivision, which proposes to subdivide a ±34.17 acre subject property into a total of 115 lots with associated common areas and road right-of-way.

The subject property consists of Tax Parcels 03044-010-002, 03044-012-001, 03044-012-003 through 03044-012-005, and is located south of Briarwood Phase 3, north of US 441, and west of Santa Fe Hills subdivision.

The proposed Briarwood Phase 4 subdivision will consist of lots ranging size from ±6,000 square feet to ±13,408 square feet, with the majority of lots being ±6,000 square feet. The final plat proposes 115 single family residential lots. The approved Planned Development Master Plan permits a maximum of 948 residential units (598 in Development Area A and 350 in Development Area C). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within eight (8) stormwater management facilities located in the common areas. These common areas serve as conveyance swales to direct the water to the primary stormwater treatment facility located along the project's western boundary. A 40' buffer is shown between the proposed lots and the eastern property line shared with the Santa Fe Hills subdivision.

One (1) vehicular access point will be provided to NW 176th Way. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential and Commercial zoning designations for the subject property were approved by the City Commission on May 22, 2023 through Ordinance 23-03. The preliminary plat/ Final PD plan was approved by the City Commission on November 13, 2024.

Construction Plans were approved on July 8, 2024.

The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Briarwood Phase 4 can be released for recording, and lots may be sold or transferred.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Briarwood Phase 4 Final Plat
2. Staff Report with Exhibit A
3. Subdividers Agreement for Briarwood Phase 4
4. Application Materials for Briarwood Phase 4 Final Plat
5. Public Notice Materials for the July 22, 2024 City Commission Meeting

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __

SHEET ONE OF THREE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 24, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE POINT OF BEGINNING; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK "E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983). BEARINGS ARE BASED ON THE MEASURED BEARING OF SOUTH 4°20'12" EAST OF THE WEST LINE OF THE EAST HALF (1/2) OF SECTION 8.
2. VERTICAL DATUM SHOWN HERE HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENT POINT NAME 2602009BM2 WITH A PUBLISHED ELEVATION OF 132.13 FEET AND FDOT CONTROL MONUMENT POINT NAME 2602009BM3 WITH A PUBLISHED ELEVATION OF 77.96 FEET.
3. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 20'
   REAR = 15'
   REAR (ACCESSORY) = 10'
   SIDE = 5'
   STREET SIDE = 12.50'
4. THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONT OF EACH LOT EXCEPT AS OTHERWISE SHOWN ON THIS PLAT.
5. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
6. TREES PLANTED IN THE RIGHT OF WAYS AND COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ALL DISTANCES SHOWN HEREON ARE IN FEET AT GROUND AND INTENDED TO BE ACCURATE THE HUNDREDTH OF A FOOT.
9. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDOMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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11. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
12. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
13. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
14. THIS PLAT CONTAINS ONE-HUNDRED AND FIFTEEN (115) LOTS, TEN (10) TRACTS AND 243,484.65 S.F. (5.59 ACRES) OF ROADWAY ("TRACT I").
15. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(8) AND (9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
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17. TRACTS A, B, C, D, E, F, G, H AND J SHOWN HEREON ARE DRAINAGE , UTILITIES, ACCESS AND OPEN SPACE/STORM WATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RECLAIM WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
18. WATER AND SEWER SERVICES ARE BEING PROVED BY THE CITY OF ALACHUA, FLORIDA.
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LEGEND:

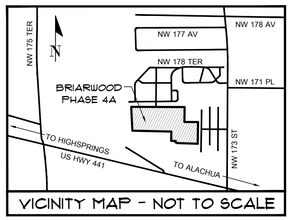
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FLOOD ZONE:

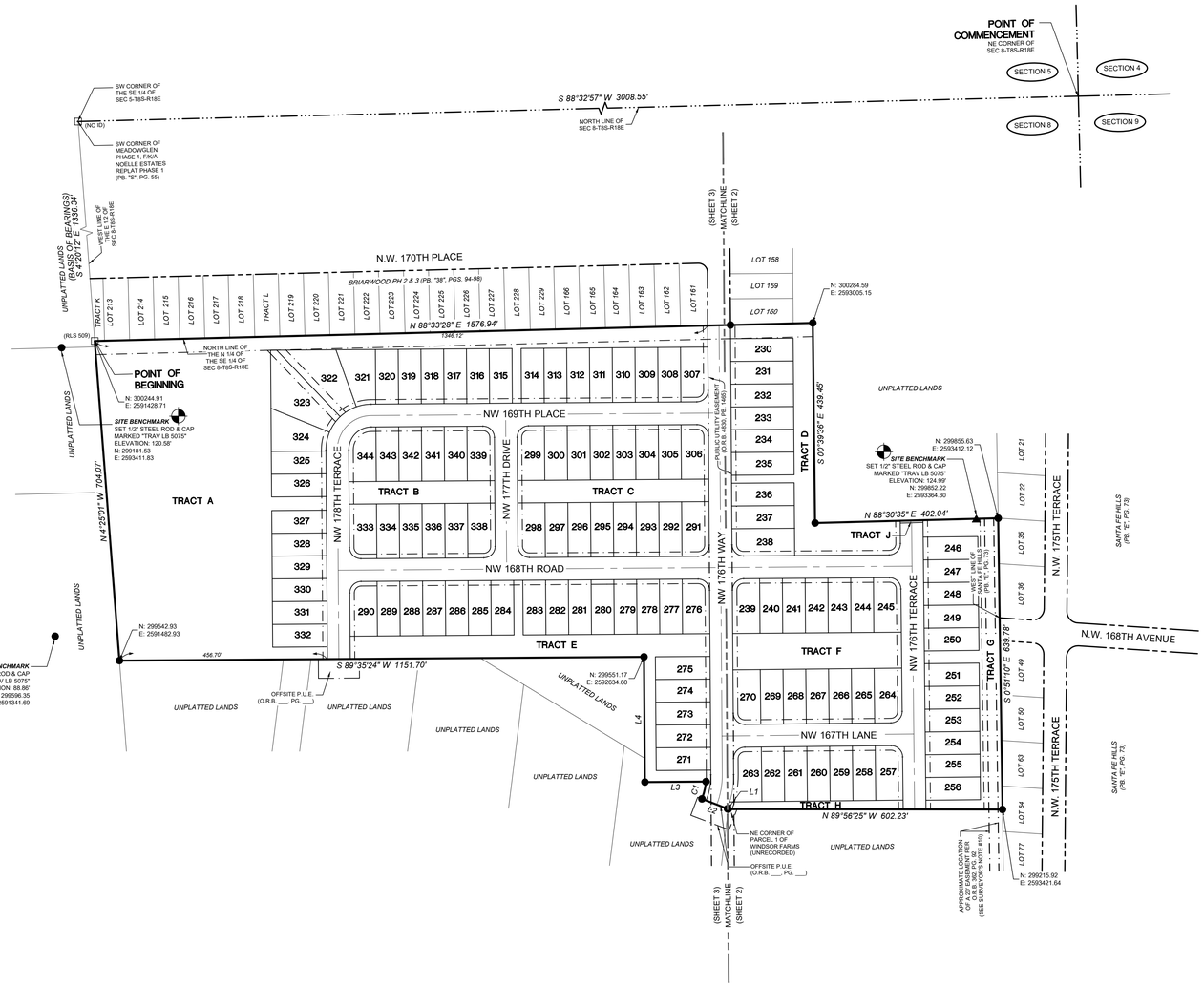
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE

0 75 150 300

SCALE: 1" = 150'

OWNER'S CERTIFICATION AND DEDICATION

FLORIDA TIMBER CO., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "BRIARWOOD - PHASE 4" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES. THE SAID HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY.

WITNESS

WITNESS

JEREMY PARKER, PRESIDENT
FLORIDA TIMBER CO.
PO BOX 357133
GAINESVILLE, FL 32635

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JEREMY PARKER, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY

DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1- PLATTING OF FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD - PHASE 4" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CHW, LLC., LB 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

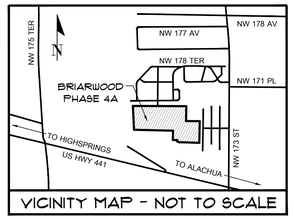
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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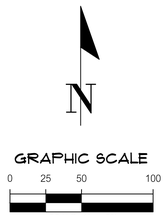
Tech: chods Plot Date: Jul 02,2024 12:16pm Filename: C:\Local Resources\Temp\AcPublish_13928\22-0246 BRIARWOOD - PHASE 4 PLAT.dwg

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES

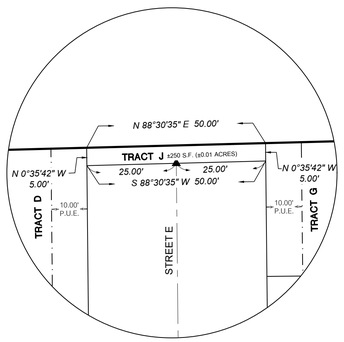
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LINE DATA TABLE		
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L5	N 0°35'42" W	44.76'
L6	N 0°24'36" W	34.87'
L8	N 0°35'42" W	95.31'
L9	N 0°24'36" W	84.70'
L10	N 0°24'36" W	34.87'

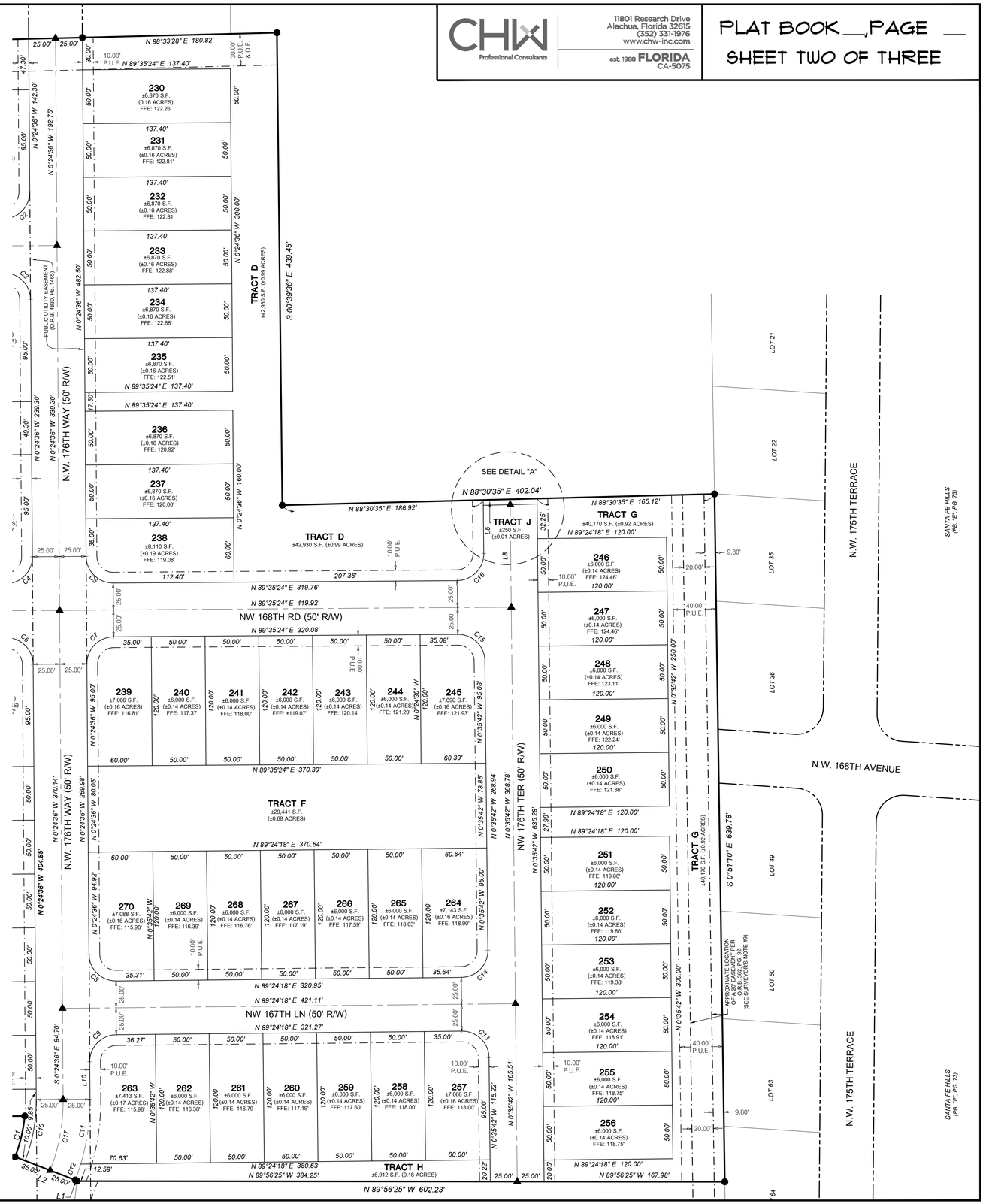
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C6	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C7	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C8	39.35'	25.00'	90°11'06"	35.41'	N 45°30'09" W
C9	39.19'	25.00'	89°48'54"	35.30'	N 44°29'51" E
C10	58.11'	155.00'	21°28'50"	57.77'	N 10°19'49" E
C11	61.15'	205.00'	17°05'36"	60.92'	N 8°08'06" E
C12	15.71'	205.00'	4°23'26"	15.71'	N 18°52'32" E
C13	39.27'	25.00'	90°00'00"	35.36'	N 45°35'42" W
C14	39.27'	25.00'	90°00'00"	35.36'	N 44°24'18" E
C15	39.19'	25.00'	89°48'54"	35.30'	N 45°30'09" W
C16	39.35'	25.00'	90°11'06"	35.41'	N 44°29'51" E
C17	67.48'	180.00'	21°28'50"	67.09'	N 10°19'49" E



DETAIL "A" (1" = 20')

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET TWO OF THREE



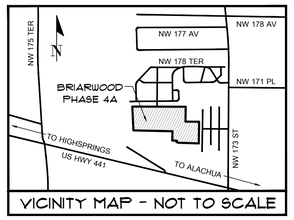
Tech: chodc Plot Date: Jul 02,2024 12:16pm Filename: C:\Acodfiles\rvet\Temp\AcPublish_13928\22-0246 BRIARWOOD - PHASE 4 PLAT.dwg

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PLAT BOOK __, PAGE __
SHEET THREE OF THREE

BRIARWOOD - PHASE 4

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VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
F/K/A = FORMERLY KNOWN AS
O.R.B. = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG. = PAGE
FFE = FINISHED FLOOR ELEVATION
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
SEC 8-T8S-R18E = SECTION 8 TOWNSHIP 8 SOUTH RANGE 18 EAST
⊡ = FOUND 4"X4" CONCRETE MONUMENT (NOTED)
● = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
▲ = SET NAIL AND DISK (PCP LB 5075)
◆ = BENCHMARK

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)	N 58°37'56" W	1.94'
L2(M)	N 68°55'46" W	60.00'
L3(M)	N 89°35'24" E	134.21'
L4(M)	N 00°24'36" W	275.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.18'	145.00'	15°28'53"	39.06'	N 13°19'48" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C3	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C6	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C10	58.11'	155.00'	21°28'50"	57.77'	N 10°19'49" E
C17	67.48'	180.00'	21°28'50"	67.09'	N 10°19'49" E
C18	117.81'	75.00'	90°00'00"	106.07'	N 44°35'24" E
C19	78.54'	50.00'	90°00'00"	70.71'	N 44°35'24" E
C20	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C21	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C22	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C23	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C24	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C25	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C26	157.08'	100.00'	90°00'00"	141.42'	N 44°35'24" E
C27	40.20'	100.00'	23°01'50"	39.93'	S 11°06'19" W
C28	41.81'	100.00'	23°57'14"	41.50'	S 34°35'51" W
C29	41.72'	100.00'	23°54'21"	41.42'	S 58°31'38" W
C30	33.35'	100.00'	19°06'35"	33.20'	S 80°02'06" W

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: July 22, 2024
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Phase 4 of Briarwood Subdivision which proposes to subdivide a ±34.17 acre subject property into a total of 115 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Chad Colson, CHW, Inc.
PROPERTY OWNER:	Florida Timber Co.
LOCATION:	South of Briarwood Phases 1-3, west of the Santa Fe Hills subdivision, and north of US 441
PARCEL ID NUMBERS:	03044-010-002, 03044-012-005, 03044-012-004, 03044-012-003, 03044-012-001
FLUM DESIGNATION:	Medium Density Residential Community Commercial
ZONING:	Planned Development – Residential (PD-R) Planned Development – Commercial (PD-COMM)
OVERLAY:	N/A
ACREAGE:	±34.17 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Phase 4 of Briarwood ("Final Plat"); 2. Approve the "Subdividers Agreement for Briarwood Phase 4" ("Subdividers Agreement"); and, 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:* *1. Approves the Final Plat of Phase 4 of Briarwood ("Final Plat");*

2. *Approve the "Subdividers Agreement for Briarwood Phase 4" ("Subdividers Agreement"); and,*
3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;*

SUMMARY

This application is a request by Chad Colson, PSM, of CHW, Inc., applicant and agent for Florida Timber Co., property owner, for consideration of the final plat of Phase 4 of Briarwood subdivision, which proposes to subdivide a ±34.17 acre subject property into a total of 115 lots with associated common areas and road right-of-way.

The subject property consists of Tax Parcels 03044-010-002, 03044-012-001, 03044-012-003 through 03044-012-005, and is located south of Briarwood Phase 3, north of US 441, and west of Santa Fe Hills subdivision.

The proposed Briarwood Phase 4 subdivision will consist of lots ranging in size from ±6,000 square feet to ±13,408 square feet, with the majority of lots being ±6,000 square feet. The final plat proposes 115 single family residential lots. The approved Planned Development Master Plan permits a maximum of 948 residential units (598 in Development Area A and 350 in Development Area C). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within eight (8) stormwater management facilities located in the common areas. These common areas serve as conveyance swales to direct the water to the primary stormwater treatment facility located along the project's western boundary. A 40' buffer is shown between the proposed lots and the eastern property line shared with the Santa Fe Hills subdivision.

One (1) vehicular access point will be provided to NW 176th Way. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential and Commercial zoning designations for the subject property were approved by the City Commission on May 22, 2023 through Ordinance 23-03. The preliminary plat/ Final PD plan was approved by the City Commission on November 13, 2024.

Construction Plans were approved on July 8, 2024.

The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Briarwood Phase 4 can be released for recording, and lots may be sold or transferred.

Illustration 1. Sheet 1, Approved Preliminary Plat

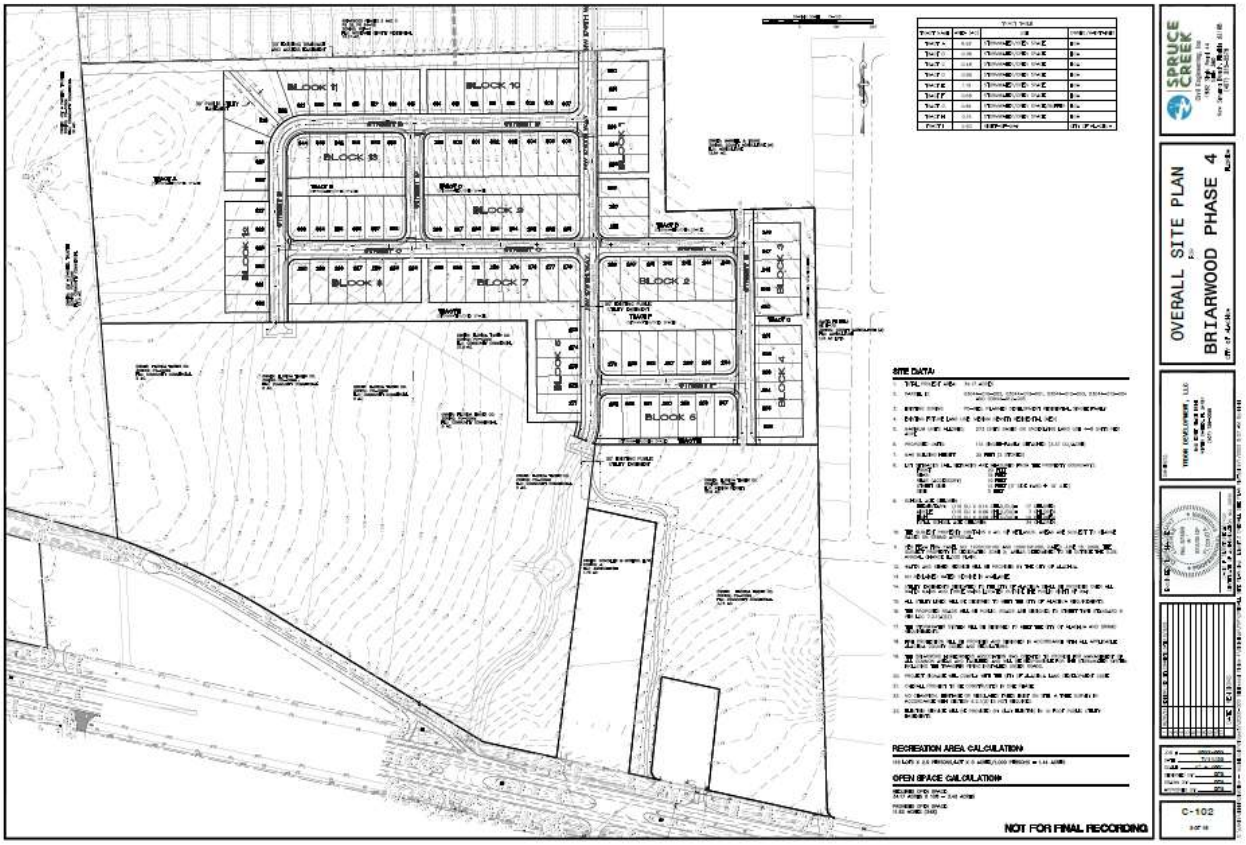
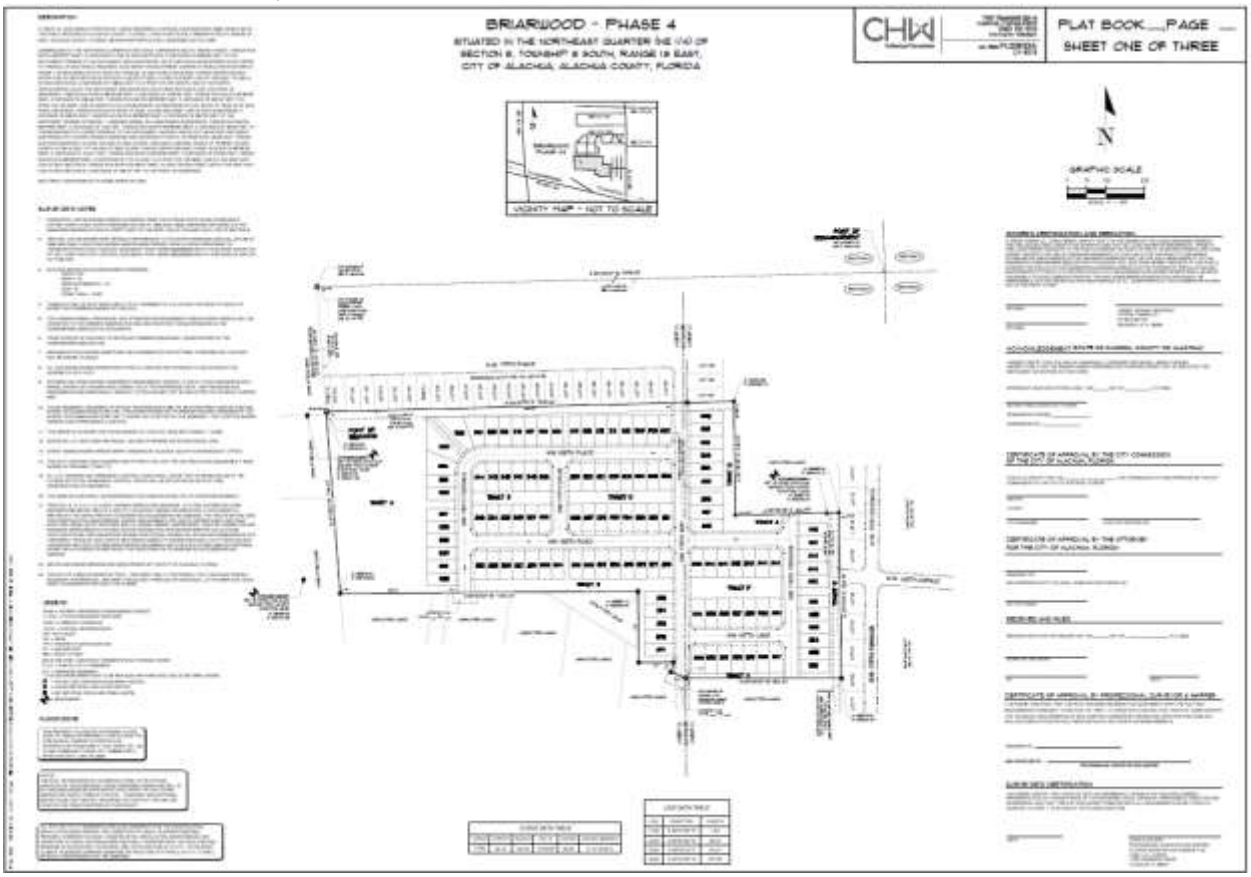


Illustration 2. Sheet 1, Briarwood Phase 4 Final Plat



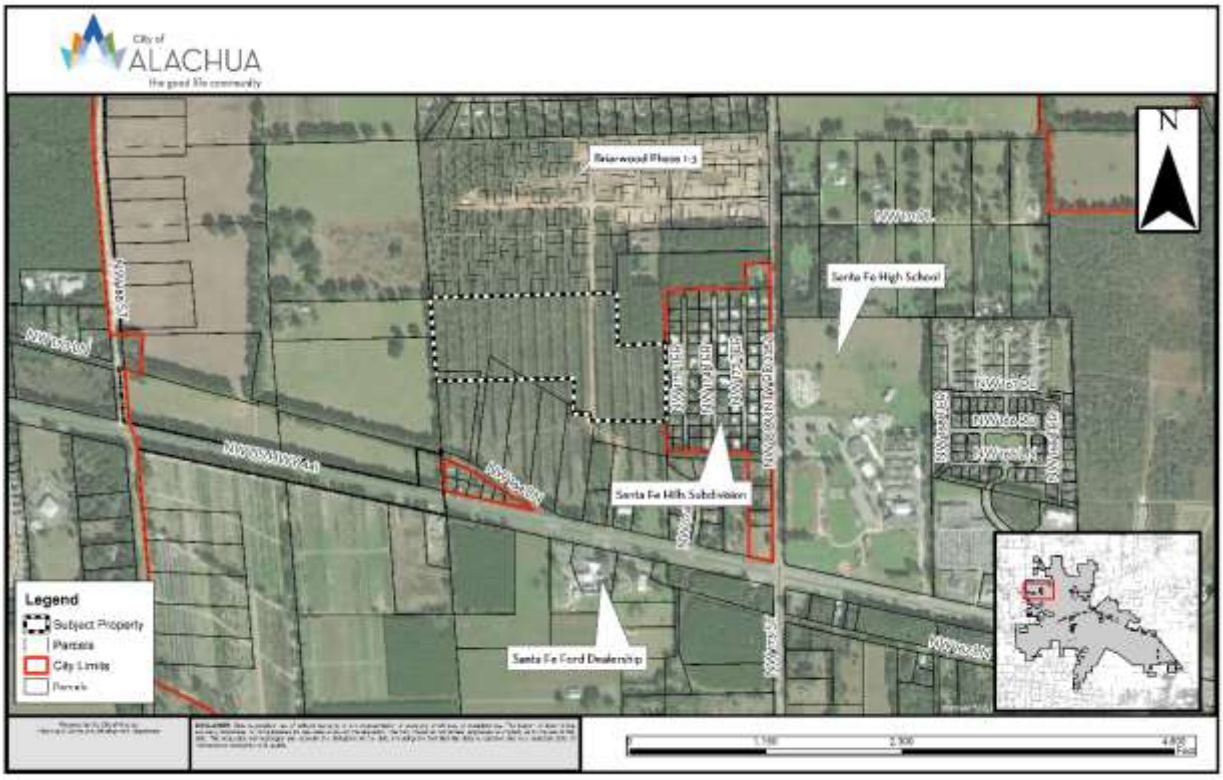
SURROUNDING USES

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	Briarwood Phase 1-3	Moderate Density Residential	RSF-4 (Residential Single Family -4)
East	Residential	Agriculture, Rural/Agricultural (Alachua County)	A (Agricultural), A (Agricultural) (Alachua County)
West	Vacant Residential Vacant Commercial	Moderate Density Residential, Community Commercial	PD-R (Planned Development- Residential) PD-COMM (Planned Development – Commercial)
South	Vacant Commercial Vacant Residential	Community Commercial Medium Density Residential	PD-R (Planned Development- Residential) PD-COMM (Planned Development – Commercial)

Map 1. Vicinity Map



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.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 8 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed development to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed final plat's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Policy 1.2.c: Medium Density Residential *(4 to 8 dwelling units per acre):* The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. **Residential Planned Unit Developments;**
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.c: The proposed final plat is part of the Briarwood Town Center Planned Development, which is a permitted use within the Medium Density Residential land use.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes a final plat in accordance with the approved PD Master Plan and PD Ordnance and Agreement. The final plat plat has been reviewed for compliance with these documents.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for

properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural operations such as silviculture. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any 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.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The proposed final plat has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development 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 Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units,

multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Analysis of Consistency with Policy 1.4.b: The approved construction plans for the infrastructure for Phase 4 of Briarwood shows connections to the existing sidewalks currently under construction in Phase 3 of Briarwood. There are no collector or arterial streets associated with this plat.

Community Facilities Element

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:

1. A gravity water main exists within 100 feet of the property line of any

lot with a residential land use category or an existing single family residence and wastewater service is accessible 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.

2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible 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.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of 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 is accessible 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible 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.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible 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.

3. A water main exists within 2,640 feet 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 is accessible 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

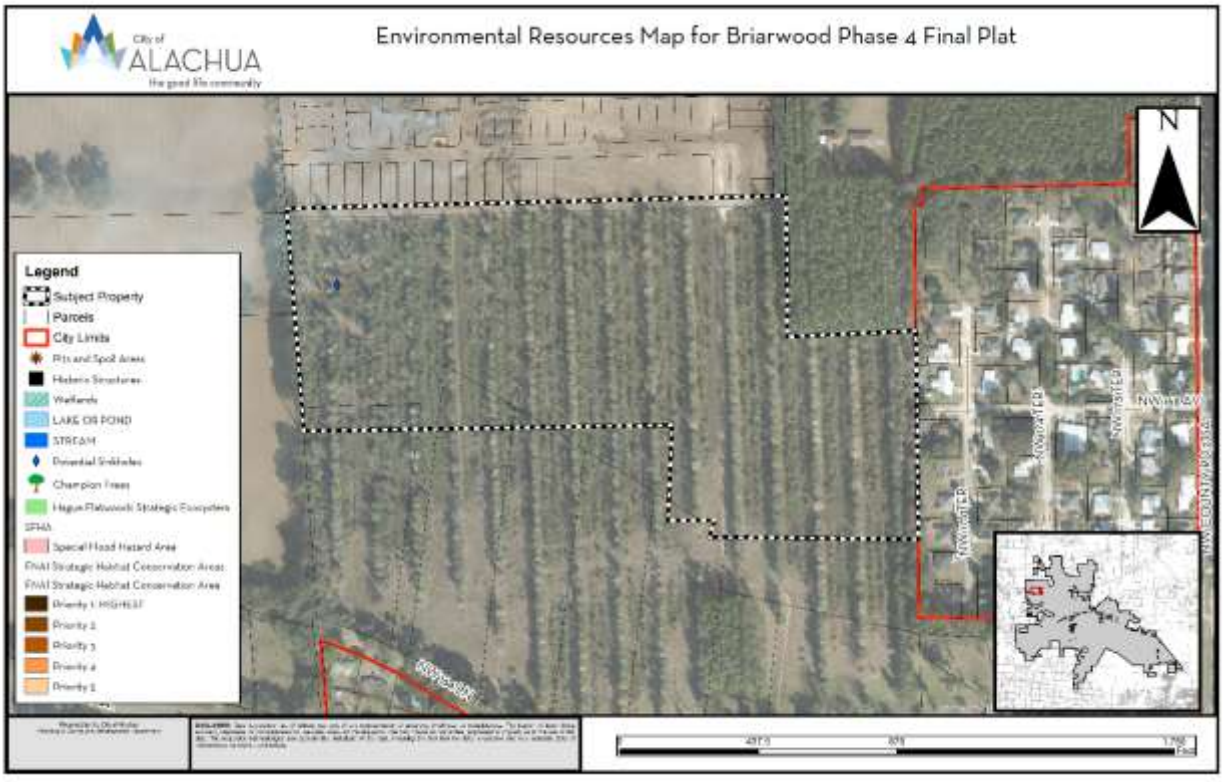
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Conditions Map



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. 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.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon 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, other than those described below. 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: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Bio-Tech Consulting Inc. No listed animal species were identified. The report indicates that the property does not include any significant plant or wildlife habitat, listed species, or potential listed species habitat that requires special protection.

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 five (5) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	7.7
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	19.4
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	26.1
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	46.1
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	0.8

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, 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: GIS data available from Alachua County indicated one potential karst area on site. Further geotechnical investigation by Tierra, Inc. on behalf of the applicant indicates that this area is not a sinkhole and there are no characteristics of the soil based on borings that would indicate a higher risk for sinkhole activity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*.

Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations, including the approved PD Master Plan for the Briarwood Town Center development and PD Ordinance (Ordinance 23-03).

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4). The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs. The subdivider intends to complete improvements prior to recording final plat in the public records of Alachua County, therefore, no surety for construction is required at this time.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;

d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed final plat- 115 single family dwelling units.

At present, the total impacts generated by the development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.

Per Section 2.4.14, final plats are final development orders, therefore concurrency will be reserved. Concurrency has already been reserved for this project as a Final PD/ Preliminary Plat is a final development order. The preliminary plat was approved on November 13, 2024. The analysis below is based on capacity at time of Final PD/ preliminary plat approval, as concurrency has already been reserved.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
7 (14)	US 441 (from CR235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
6 (4107)	US 441 (from I-75 to CR235A)	4/D	Principle Arterial	Urban Trans	D
16	CR235A (from US 441 to NCL)	2/U	Major Collector	Comm	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. 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 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Briarwood Phase 4 S/D Final Plat	Residential [1]	1,084 (542/542)	87 (23/64)	108 (69/39)
Potential Trips		**1,084 (542/542)**	**87 (23/64)**	**108 (69/39)**

1 *ITE Code 210: AADDT= 9.43 trips/ unit = 115 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 115 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 115 x .76 = 87 (26% enter/ 74 % exit)*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	16 CR235A (from US 441 to NCL) [1]	6 (4107) US 441 (from I-75 to CR235A)[1]	7 (14) US 441 (from CR235A to NW 188th Street)[1]
Maximum Service Volume[2]	15,120	39,000	43,000
Existing Traffic[3]	1,402	27,914	21,000
Reserved Trips[4]	2,340	6,685	4,033
Available Capacity[4]	11,378	4,401	17,967
Potential Impact Generated by Proposed Final Plat[5]	1,084	687	69
Residual Capacity after Proposed Final Plat[6]	**10,294**	**3,714**	**17,967**
PM Peak Hour Traffic Analysis	16 CR235A (from US 441 to NCL) [1]	6 (4107) US 441 (from I-75 to CR235A)[1]	7 (14) US 441 (from CR235A to NW 188th Street)[1]
Maximum Service Volume[2]	1,359	3,510	3,870
Existing Traffic[3]	133	2,652	1,995
Reserved Trips[4]	224	546	355
Available Capacity[4]	1,002	312	1,520
Potential Impact Generated by Proposed Final Plat[5]	108	68	7
Residual Capacity after Proposed Final Plat[6]	**894**	**244**	**1,513**

1 FDOT roadway segment number shown in parenthesis. 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 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua September 2023 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 115 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 115 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 115 x .76 = 87 (26% enter/ 74 % exit)Trip Assignment: Segment 16 = 100%, Segment 8 = 63.4%, Segment 17 = 6.4%.
6 The application is for a Final Development Order. Concurrency will be reserved.

Evaluation: As shown in Table 5, affected segments 6, 7, and 16 will not be deficient after the proposed final plat.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,390,833
Reserved Capacity*	330,830
Potential Potable Water Demand from Proposed Development **	31,625
Residual Capacity	**546,712**
Percentage of Permitted Design Capacity Utilized	**76.23%**

Sources:
** City of Alachua September 2023 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 115 units*

Evaluation: The proposed final plat would increase the maximum potential demand from the development of the subject property by 31,625 gallons per day at build out. This analysis is based on the development potential of 115 residential dwellings that would be permitted by the proposed final

plat. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	719,250
Reserved Capacity*	310,724
Projected Potential Wastewater Demand from Proposed Development **	28,750
Residual Capacity	**441,276**
Percentage of Permitted Design Capacity Utilized	**70.58%**

Sources:
** City of Alachua September 2023 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 115 units*

Evaluation: The proposed final plat would increase the maximum potential demand from the development of the subject property by 28,750 gallons per day. This analysis is based on the development potential of 115 residential dwellings that would be permitted by the proposed final plat. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	54.22
Reserved Capacity[1]	8.38
Potential Demand Generated by Development[3]	1.44
Residual Recreational Capacity After Impacts	**71.44**

Sources:
1 *City of Alachua September 2023 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.5 persons per dwelling x 115 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	12.52 acres
Acreage Required to Serve Demand Generated by Development[2]	0.29 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.81 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.79 %**

1 Source: City of Alachua September 2023 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (1.44 acres) x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed final plat would increase the maximum potential demand from the development of the subject property by 1.44 recreational acres, and for improved passive park space by .29 acres. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,379.00	7,916.12
Reserved Capacity[2]	39,184.11	7,151.10
Projected Solid Waste Demand from Application[3]	1,165.75	212.75
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)
2 City of Alachua September 2023 Development Monitoring Report
3 Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 115 dwellings x.73 tons/yr per capita)
4 New River Solid Waste Facility, April 2023

Evaluation: The proposed final plat would increase the maximum potential demand from the development of the subject property by 212.75 tons per year. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review for the proposed Briarwood Town Center project on April 3, 2023. Final determination is required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed development will result in a demand of 32 total student stations (14 for elementary, 7 for middle, and 11 for high school).

Any future determination must find that the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO BRIARWOOD PHASE 4
FINAL PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

July 3, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Briarwood – Phase 4
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Briarwood – Phase 4. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Briarwood - Phase 4.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

June 18, 2024

Sent by electronic mail to chadc@chw-inc.com

Chad Colson, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Briarwood Phase 4 Final Plat (PSP24-0005)

Dear Mr Colson:

On May 16, 2024, the City of Alachua received your application for Final Plat of Phase 4 for the Briarwood subdivision. The application proposes the subdivision of a ±34.17-acre subject property into 115 single family lots with associated open space and right-of-way. The Preliminary Plat for this project was approved by the City of Alachua City Commission on November 13, 2023.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Tuesday, July 2, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

5. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Robert Graver, PSM, of eda, inc. in a letter dated May 30, 2024 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

May 30, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Briarwood – Phase 4
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Briarwood – Phase 4. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (6): The bearing reference in Note 1 is different than as labelled on the drawing. (On all 3 Sheets of the Plat).

177.091 (7): Permanent reference monuments are required to be set at the 3 corners in the NE corner of the Plat before the Plat is recorded.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF THREE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 34, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE POINT OF BEGINNING; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK "E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983). BEARINGS ARE BASED ON THE MEASURED BEARING OF SOUTH 4°20'21" EAST ON THE WEST LINE OF THE EAST HALF (1/2) OF SECTION 8.
2. VERTICAL DATUM SHOWN HERE HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENT POINT NAME 2602009BM2 WITH A PUBLISHED ELEVATION OF 130.13 FEET AND FDOT CONTROL MONUMENT POINT NAME 2602009BM3 WITH A PUBLISHED ELEVATION OF 77.96 FEET.
3. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 20'
   REAR = 15'
   REAR (ACCESSORY) = 10'
   SIDE = 5'
   STREET SIDE = 12.50'
4. THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONT OF EACH LOT EXCEPT AS OTHERWISE SHOWN ON THIS PLAT.
5. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
6. TREES PLANTED IN THE RIGHT OF WAYS AND COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ALL DISTANCES SHOWN HEREON ARE IN FEET AT GROUND AND INTENDED TO BE ACCURATE THE HUNDREDTH OF A FOOT.
9. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
10. THE 20' EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 362, PG. 92 IS CENTERED OVER AN EXISTING BURIED TELECOMMUNICATIONS LINE. THIS SURVEYOR WAS NOT FURNISHED RECORD DRAWINGS OF THE BURIED TELECOMMUNICATIONS LINE TO SHOW THE LOCATION OF THE EASEMENT. THE LOCATION SHOWN HEREON IS AN APPROXIMATE LOCATION.
11. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
12. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
13. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
14. THIS PLAT CONTAINS ONE-HUNDRED AND FIFTEEN (115) LOTS, TEN (10) TRACTS AND 243,464.65 S.F. (5.59 ACRES) OF ROADWAY ("TRACT I").
15. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(8) AND (9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
16. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE LOT FRONTAGE SIDEWALK.
17. TRACTS A, B, C, D, E, F, G, H AND J SHOWN HEREON ARE DRAINAGE , UTILITIES, ACCESS AND OPEN SPACE/STORM WATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RECLAIM WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
18. WATER AND SEWER SERVICES ARE BEING PROVED BY THE CITY OF ALACHUA, FLORIDA.
19. THIS PLAT IS THREE (3) SHEETS IN TOTAL. SEE SHEET ONE (1) FOR OVERALL PLAT LIMITS AND OVERALL BOUNDARY INFORMATION. SEE SHEET TWO (2) AND THREE (3) FOR INDIVIDUAL LOT INFORMATION. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.

LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
F/K/A = FORMERLY KNOWN AS
O.R.B. = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG. = PAGE
FFE = FINISHED FLOOR ELEVATION
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
SEC 8-T8S-R18E = SECTION 8 TOWNSHIP 8 SOUTH RANGE 18 EAST
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
~~FD. FOUND MONUMENTATION TO BE REPLACED WITH 5/8" STEEL ROD & CAP (PRM LB 5075)~~
= FOUND 4"X4" CONCRETE MONUMENT (NOTED)
= FOUND 5/8" STEEL ROD & CAP (NOTED)
= SET 5/8" STEEL ROD & CAP (PRM LB 5075)
= BENCHMARK

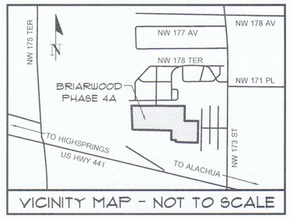
must SET P.R.M.'s before Plat is recorded

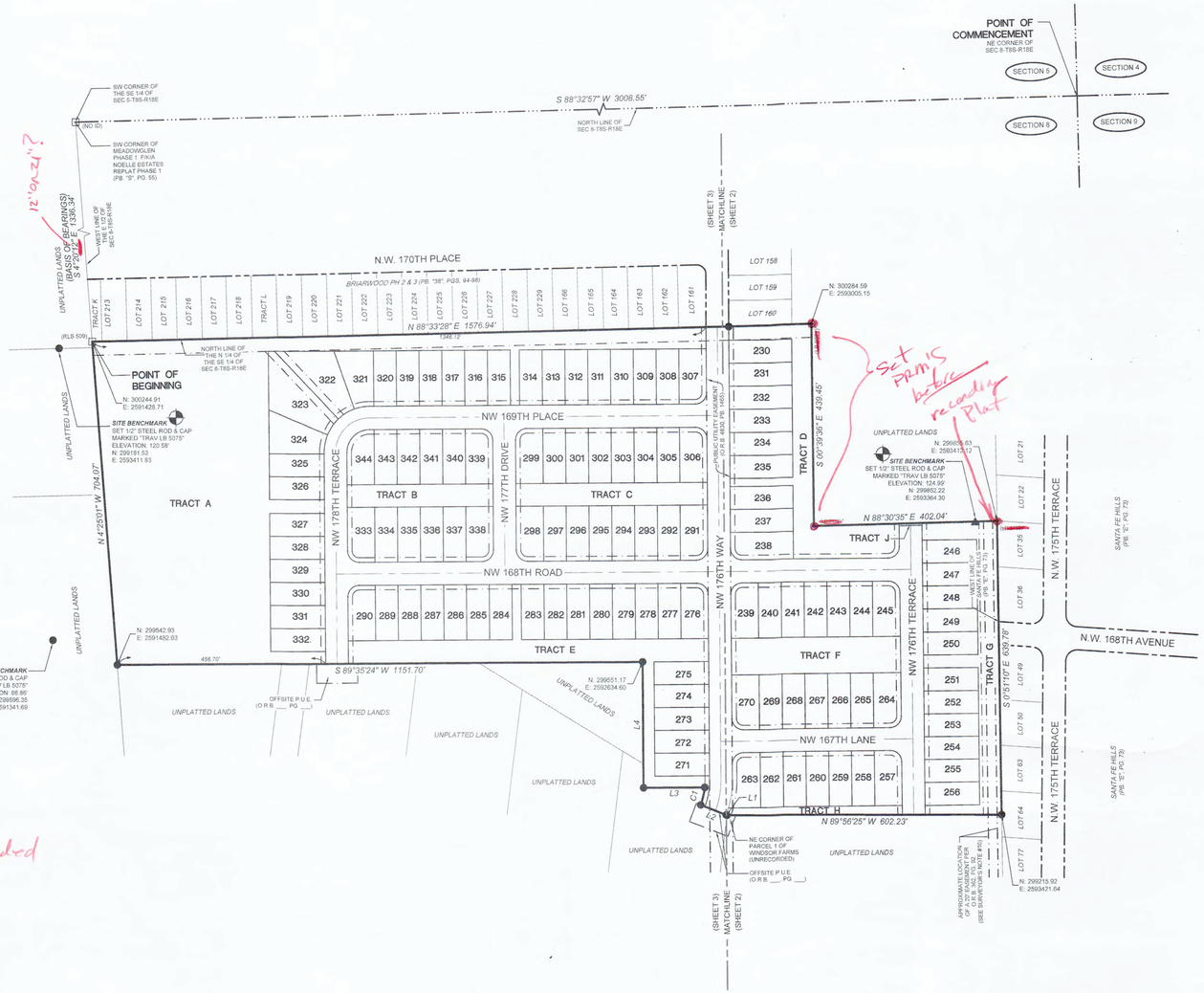
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



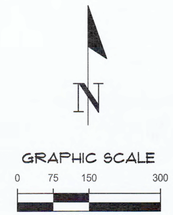


CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1(M)	N 58°37'56" W	1.94'
L2(M)	N 68°55'46" W	60.00'
L3(M)	N 89°35'24" E	134.21'
L4(M)	N 00°24'36" W	275.00'



OWNER'S CERTIFICATION AND DEDICATION

FLORIDA TIMBER CO., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "BRIARWOOD - PHASE 4" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER. MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES. THE SAID HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY.

WITNESS

WITNESS

JEREMY PARKER, PRESIDENT
FLORIDA TIMBER CO.
PO BOX 357133
GAINESVILLE, FL 32635

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JEREMY PARKER, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY

DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD - PHASE 4" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

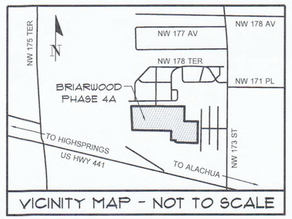
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CHW, LLC. LB 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Tech: cfoels Plot Date: May 15,2024 12:57pm Filename: N:\2022_22-0245\Department\01_Survey\DWG\PLAT FHA_22-0245 BRIARWOOD - PHASE 4A PLAT JW.dwg

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE

0 25 50 100

SCALE: 1" = 50'

SURVEYOR'S NOTES

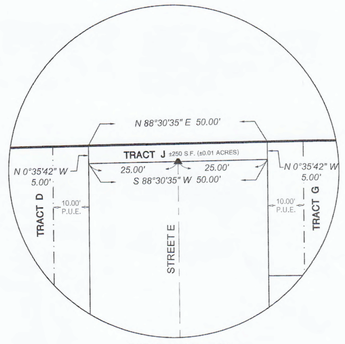
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3. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 20'
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   REAR (ACCESSORY) = 10'
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6. TREES PLANTED IN THE RIGHT OF WAYS AND COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ALL DISTANCES SHOWN HEREON ARE IN FEET AT GROUND AND INTENDED TO BE ACCURATE THE HUNDREDTH OF A FOOT.
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11. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
12. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
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18. WATER AND SEWER SERVICES ARE BEING PROVED BY THE CITY OF ALACHUA, FLORIDA.
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LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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S.F. = SQUARE FEET
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SEC 8-T8S-R18E=SECTION 8 TOWNSHIP 8 SOUTH RANGE 18 EAST
~~LOT CORNER MONUMENTATION TO BE SET/ ACPD WITH 5/8" STEEL ROD & CAP (PRM LB 6075)~~
⊡ = FOUND 4"X4" CONCRETE MONUMENT (NOTED)
◉ = FOUND 5/8" STEEL ROD & CAP (NOTED)
● = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
▲ = SET NAIL AND DISK (PCP LB 5075)
◭ = BENCHMARK

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 58°37'56" W	1.94'
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L4	N 0°24'36" W	275.00'
L5	N 0°35'42" W	44.76'
L6	N 0°24'36" W	34.87'
L8	N 0°35'42" W	95.31'
L9	N 0°24'36" W	84.70'
L10	N 0°24'36" W	34.87'

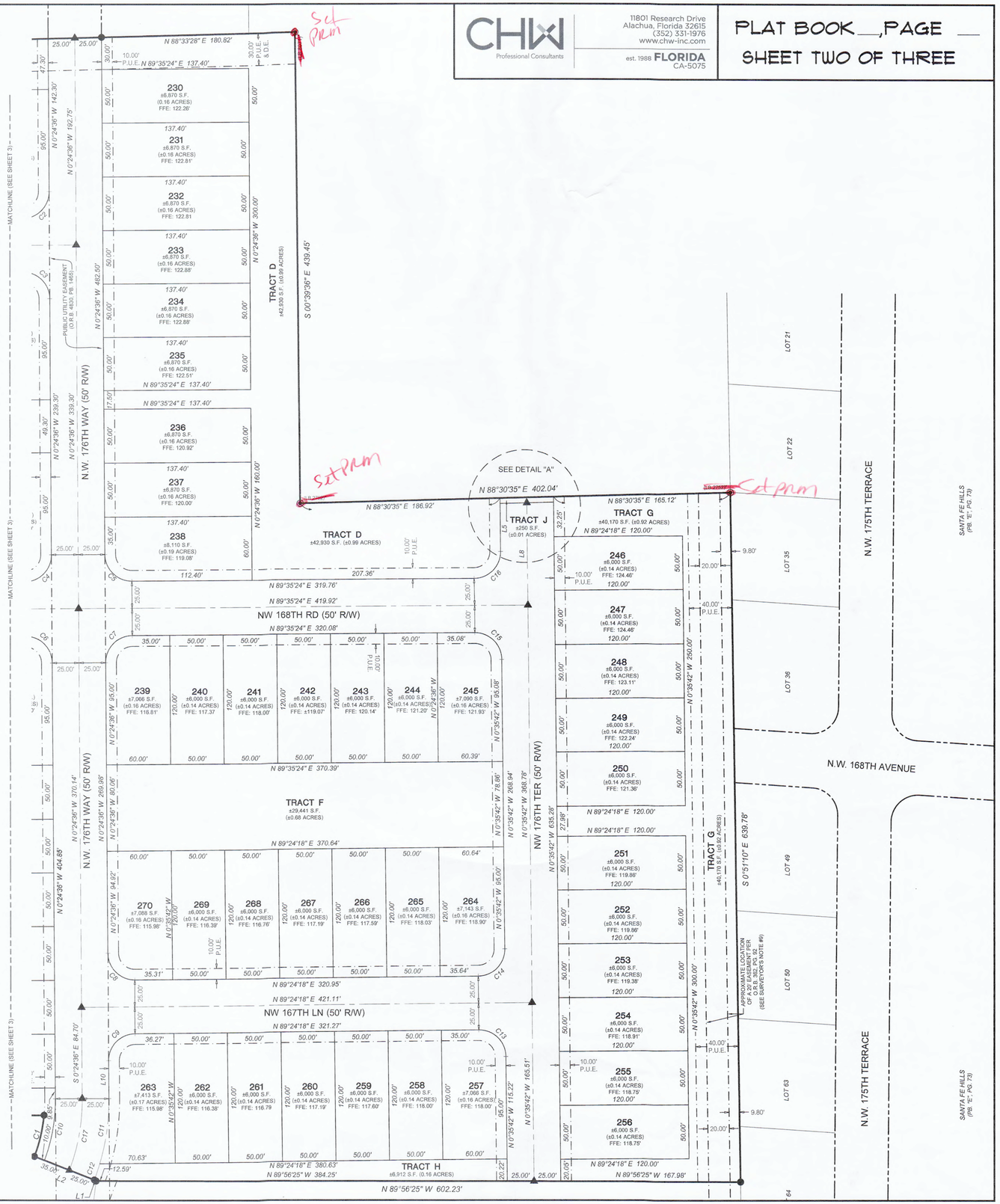
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C7	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C8	39.35'	25.00'	90°11'06"	35.41'	N 45°30'09" W
C9	39.19'	25.00'	89°48'54"	35.30'	N 44°29'51" E
C10	58.11'	155.00'	21°28'50"	57.77'	N 10°19'49" E
C11	61.15'	205.00'	17°05'36"	60.92'	N 8°08'06" E
C12	15.71'	205.00'	4°23'26"	15.71'	N 18°52'32" E
C13	39.27'	25.00'	90°00'00"	35.36'	N 45°35'42" W
C14	39.27'	25.00'	90°00'00"	35.36'	N 44°24'18" E
C15	39.19'	25.00'	89°48'54"	35.30'	N 45°30'09" W
C16	39.35'	25.00'	90°11'06"	35.41'	N 44°29'51" E
C17	67.48'	180.00'	21°28'50"	67.09'	N 10°19'49" E



DETAIL "A" (1" = 20')

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET TWO OF THREE



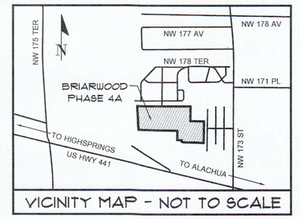
Tech: chobs Plot Date: May 15,2024 12:57pm Filename: N:\2022\22-0246\Departments\01_Survey\DWG\PLAT PHA\22-0246 BRIARWOOD - PHASE 4A PLAT 2M.dwg

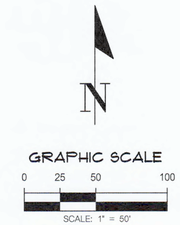
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PLAT BOOK __, PAGE __
SHEET THREE OF THREE

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA





SURVEYOR'S NOTES

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C18	117.81'	75.00'	90°00'00"	106.07'	N 44°35'24" E
C19	78.54'	50.00'	90°00'00"	70.71'	N 44°35'24" E
C20	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C21	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C22	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C23	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C24	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C25	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C26	157.08'	100.00'	90°00'00"	141.42'	N 44°35'24" E
C27	40.20'	100.00'	23°01'50"	39.93'	S 11°06'19" W
C28	41.81'	100.00'	23°57'14"	41.50'	S 34°35'51" W
C29	41.72'	100.00'	23°54'21"	41.42'	S 58°31'38" W
C30	33.35'	100.00'	19°06'35"	33.20'	S 80°02'06" W

City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

April 29, 2024

Sent by electronic mail to chadc@chw-inc.com

Chad Colson, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Briarwood Phase 4 Final Plat (PSP24-0005)

Dear Mr Colson:

On April 3, 2024, the City of Alachua received your application for Final Plat of Phase 4 for the Briarwood subdivision. The application proposes the subdivision of a ±34.17-acre subject property into 115 single family lots with associated open space and right-of-way. The Preliminary Plat for this project was approved by the City of Alachua City Commission on November 13, 2023.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Thursday, May 16, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*

a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).

3. *Land Rights*
   a. Title commitment states Florida Timber Co as land owner, but Plat states Troon Creek, LLC with mortgage held by Long Creek Investments, LLC. Will Troon Creek take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Florida Timber Co will be needed unless Troon Creek, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request.

4. *Miscellaneous*
   a. Relabel/ retitle Plat to remove A from '4A'. Proposed plat encompasses entirety of Phase 4 shown in the approved preliminary plat. Subsequent projects titled 4B, 4c, etc. may be mistakenly associated with the approved preliminary plat for Phase 4.
   b. Application form response Section A.11 includes a typo in zoning district.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo dated April 25, 2024 (attached).
   b. The applicant must address all comments provided by Robert Graver, PSM, of eda, inc. in a letter dated April 17, 2024 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASS'T CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **April 25, 2023**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/24/2024

RE: **Briarwood Phase 4 Subdivision Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
A.	**Comment on Apr Submittal** **Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
1.	**Comment on Apr Submittal** **Plat Book, Sheet 1**

NO.	COMMENTS
	OWNER'S CERTIFICATION AND DEDICATION paragraph Please add the following to this paragraph. THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Also, the phrase "FLETCHER'S TRACE OWNERS ASSOCIATION" is now part of this paragraph, and is a leftover from a previous project. Please replace with applicable text. **Conditional Approval**
2	
3	
4	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

April 17, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Briarwood – Phase 4A
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Briarwood – Phase 4A. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (4): The Graphic and Stated Scale as shown on Sheet One is incorrect.

177.091 (6): There is no bearing reference to a well established and monumented line.

177.091 (7): Permanent reference monuments are required to be set at 3 corners in the NE corner of the Plat.

177.091 (11): The call for the SW corner of the SE 1/4 of Section 5, as recorded in Plat Book O, page 32, in the legal description is in error.

177.061: The survey business name, Lb No., and address is required under the Surveyor's Certificate.

177.081 (1) I do not review for conformance to City of Alachua Ordinances and Regulations.

177.091 (19): The North and South lines of Tract A should be dimensioned; the East limits of Tract E lying South of Lot 271 need to be defined and dimensioned.

177.091 (19): Bearings need to be shown on the lot lines of Lots 244, 263 and 270.

177.091 (29): The abbreviations for R/W, SF, and SEC 8 -T8S – R18E need to be included in the Legend.

Sheets 2 and 3 are drawn at a scale of 1" = 60'. As per the City of Alachua requirements, the graphic scale shall not exceed 1" = 50'.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Briarwood - Phase 4A.docx

BRIARWOOD - PHASE 4A

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET ONE OF THREE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

This cannot be correct.

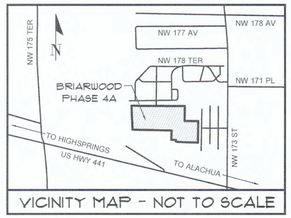
COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 32, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "B", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE POINT OF BEGINNING; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK "E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.73 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 794.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

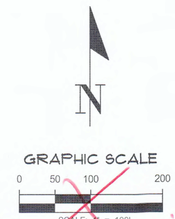
SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HERE HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENT POINT NAME 2602009BM2 WITH A PUBLISHED ELEVATION OF 132.13 FEET AND FDOT CONTROL MONUMENT POINT NAME 2602009BM3 WITH A PUBLISHED ELEVATION OF 77.96 FEET.
3. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 20'
   REAR = 15'
   REAR (ACCESSORY) = 10'
   SIDE = 7.5'
   STREET SIDE = 12.50'
4. THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONT OF EACH LOT EXCEPT AS OTHERWISE SHOWN ON THIS PLAT.
5. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
6. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. ALL DISTANCES SHOWN HEREON ARE IN FEET AT GROUND AND INTENDED TO BE ACCURATE THE HUNDREDTH OF A FOOT.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. THE 20' EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 362, PG. 92 IS CENTERED OVER AN EXISTING BURIED TELECOMMUNICATIONS LINE. THIS SURVEYOR WAS NOT FURNISHED RECORD DRAWINGS OF THE BURIED TELECOMMUNICATIONS LINE TO SHOW THE LOCATION OF THE EASEMENT. THE LOCATION SHOWN HEREON IS AN APPROXIMATE LOCATION.
10. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
11. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
12. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
13. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
14. THIS PLAT CONTAINS ONE-HUNDRED AND FIFTEEN (115) LOTS, TEN (10) TRACTS AND 243,484.65 S.F. (5.59 ACRES) OF ROADWAY ("TRACT I").
15. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
16. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE LOT FRONTAGE SIDEWALK.
17. TRACTS A, B, C, D, E, F, G, H AND J SHOWN HEREON ARE DRAINAGE , UTILITIES, ACCESS AND OPEN SPACE/STORM WATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RECLAIM WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
18. WATER AND SEWER SERVICES ARE BEING PROVED BY THE CITY OF ALACHUA, FLORIDA.
19. THIS PLAT IS THREE (3) SHEETS IN TOTAL. SEE SHEET ONE (1) FOR OVERALL PLAT LIMITS AND OVERALL BOUNDARY INFORMATION. SEE SHEET TWO (2) AND THREE (3) FOR INDIVIDUAL LOT INFORMATION. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.

This is not a bearing reference. It must be to a well monumented line.

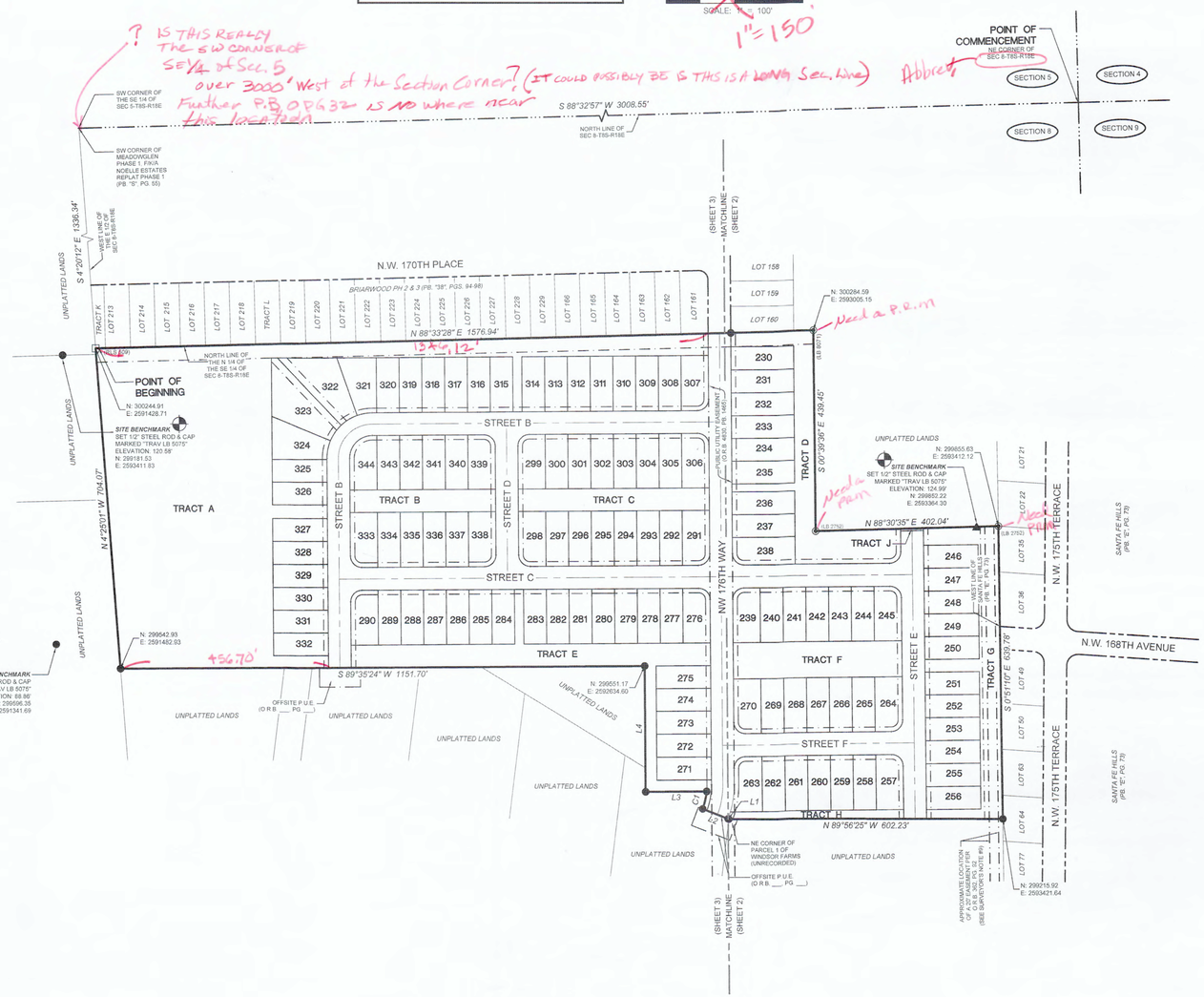


VICINITY MAP - NOT TO SCALE



1"=150'

? IS THIS REALLY THE SW CORNER OF SE¼ of Sec. 5 over 3000' West of the Section Corner? (IT COULD POSSIBLY BE IS THIS IS A LONG Sec. Line) Abbrev. Further P.B.O.B 632 IS NO where near this location



LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
F/K/A = FORMERLY KNOWN AS
O.R.B. = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG. = PAGE
FFE = FINISHED FLOOR ELEVATION
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
☐ = FOUND 4"X4" CONCRETE MONUMENT (NOTED)
◉ = FOUND 5/8" STEEL ROD & CAP (NOTED)
● = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
⊕ = BENCHMARK

SEC 8-T8S-R18E = R/W=

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)	39.18'	145.00'	15°28'53"	39.06'	N 13°19'48" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)	N 58°37'56" W	1.94'
L2(M)	N 68°55'46" W	60.00'
L3(M)	N 89°35'24" E	134.21'
L4(M)	N 00°24'36" W	275.00'

OWNER'S CERTIFICATION AND DEDICATION

TROON CREEK, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "BRIARWOOD - PHASE 4A", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

WITNESS

CRAIG J. ROUHIER, JR., MANAGER
TROON CREEK DEVELOPMENT, LLC
643 EGRET PLACE DRIVE
WINTER GARDEN, FL 34787

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

LONG CREEK INVESTMENTS, LLC, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED:_____ MORTGAGEE:_____

BY:_____

WITNESS

TITLE:_____

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACRES)T AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY

DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, ~~AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS~~. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD - PHASE 4A" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

SURVEY BUSINESS, LB NO. — ADDRESS

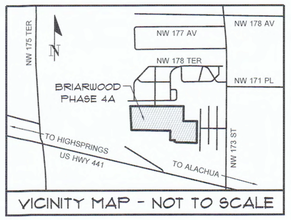
Tech: chada Plot Date: Mar 22,2024 10:13am Filename: C:\Acad\Resources\Temp\AcPublish_10164\22-0246 BRIARWOOD – PHASE 4A PLAT.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET TWO OF THREE

BRIARWOOD - PHASE 4A

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 60'

SURVEYOR'S NOTES

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3. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 20'
   REAR = 15'
   REAR (ACCESSORY) = 10'
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4. THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONT OF EACH LOT EXCEPT AS OTHERWISE SHOWN ON THIS PLAT.
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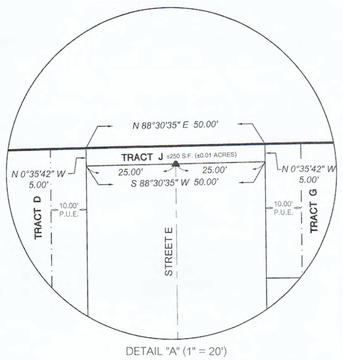
LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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SF=
R/W=

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 58°37'56" W	1.94'
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L3	N 89°35'24" E	134.21'
L4	N 0°24'36" W	275.00'
L5	N 0°35'42" W	44.76'
L6	N 0°24'36" W	34.87'
L8	N 0°35'42" W	95.31'
L9	N 0°24'36" W	84.70'
L10	N 0°24'36" W	34.87'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.18'	145.00'	15°28'53"	39.06'	N 13°19'48" E
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C6	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C7	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C8	39.35'	25.00'	90°11'06"	35.41'	N 45°30'09" W
C9	39.19'	25.00'	89°48'54"	35.30'	N 44°29'51" E
C10	58.11'	155.00'	21°28'50"	57.77'	N 10°19'49" E
C11	61.15'	205.00'	17°05'36"	60.92'	N 8°08'06" E
C12	15.71'	205.00'	4°23'26"	15.71'	N 18°52'32" E
C13	39.27'	25.00'	90°00'00"	35.36'	N 45°35'42" W
C14	39.27'	25.00'	90°00'00"	35.36'	N 44°24'18" E
C15	39.19'	25.00'	89°48'54"	35.30'	N 45°30'09" W
C16	39.35'	25.00'	90°11'06"	35.41'	N 44°29'51" E
C17	67.48'	180.00'	21°28'50"	67.09'	N 10°19'49" E



DETAIL "A" (1" = 20')



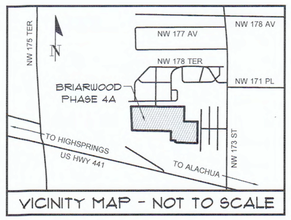
Tech: chido Plot Date: Mar 22,2024 10:15am Filename: C:\Acad\Resources\Temp\AcPublish_1036\A1.22-0246 BRIARWOOD - PHASE 4A P.dwt.dwg

BRIARWOOD - PHASE 4A

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET THREE OF THREE



VICINITY MAP - NOT TO SCALE

N

GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 60'

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HERE HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENT POINT NAME 2602009BM2 WITH A PUBLISHED ELEVATION OF 132.13 FEET AND FDOT CONTROL MONUMENT POINT NAME 2602009BM3 WITH A PUBLISHED ELEVATION OF 77.96 FEET.
3. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 20'
   REAR = 15'
   REAR (ACCESSORY) = 10'
   SIDE = 7.5'
   STREET SIDE = 12.50'
4. THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONT OF EACH LOT EXCEPT AS OTHERWISE SHOWN ON THIS PLAT.
5. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
6. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. ALL DISTANCES SHOWN HEREON ARE IN FEET AT GROUND AND INTENDED TO BE ACCURATE THE HUNDREDTH OF A FOOT.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. THE 20' EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 362, PG. 92 IS CENTERED OVER AN EXISTING BURIED TELECOMMUNICATIONS LINE. THIS SURVEYOR WAS NOT FURNISHED RECORD DRAWINGS OF THE BURIED TELECOMMUNICATIONS LINE TO SHOW THE LOCATION OF THE EASEMENT. THE LOCATION SHOWN HEREON IS AN APPROXIMATE LOCATION.
10. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
11. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
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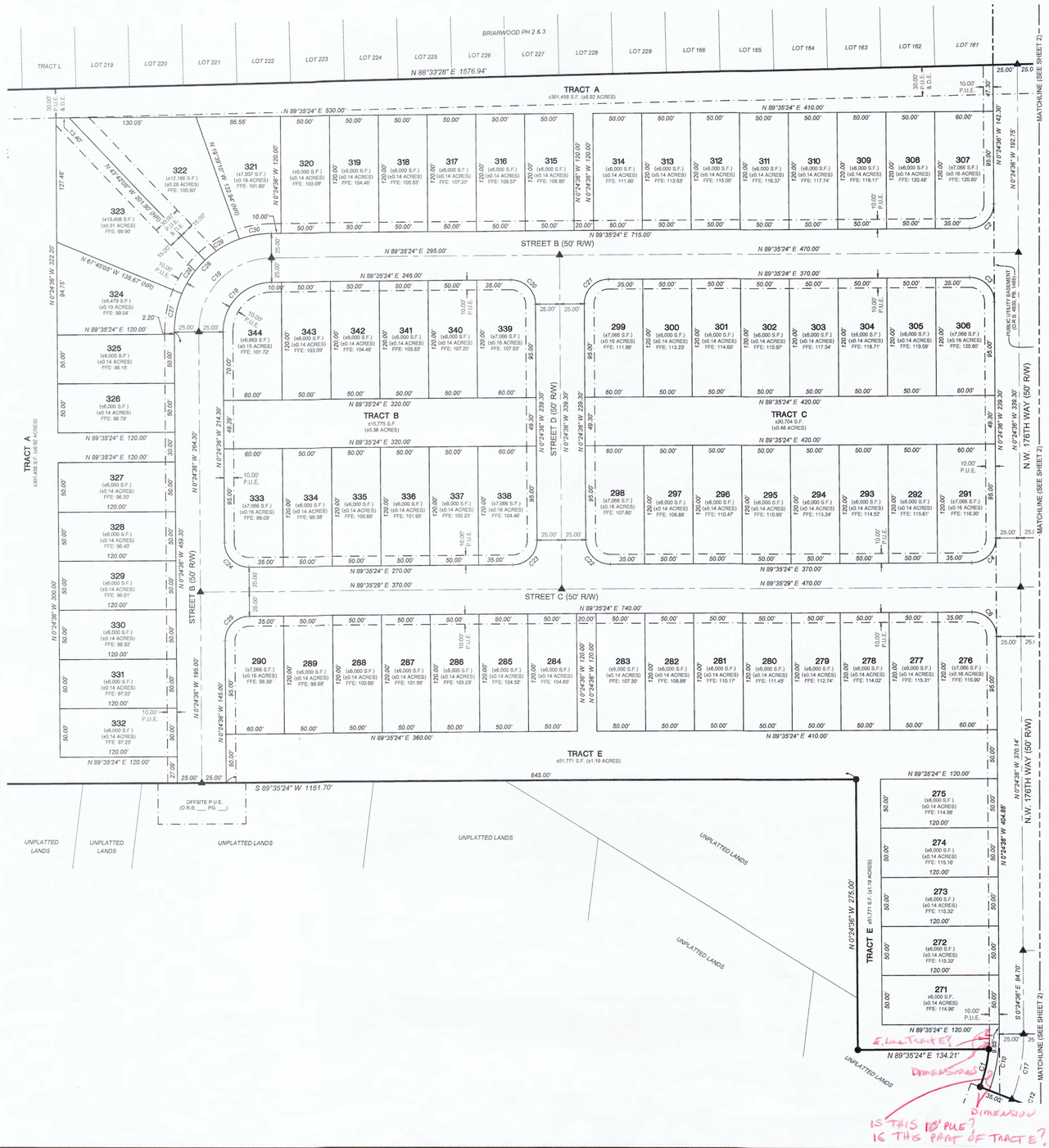
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⌖ = BENCHMARK

SF=
0.40

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
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L2(M)	N 68°55'46" W	60.00'
L3(M)	N 89°35'24" E	134.21'
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C17	67.48'	180.00'	21°28'50"	67.09'	N 10°19'49" E
C18	117.81'	75.00'	90°00'00"	106.07'	N 44°35'24" E
C19	78.54'	50.00'	89°59'59"	70.71'	N 44°35'24" E
C20	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C21	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C22	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C23	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C24	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C25	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C26	157.08'	100.00'	90°00'00"	141.42'	N 44°35'24" E
C27	40.20'	100.00'	23°01'50"	39.93'	S 11°06'19" W
C28	41.81'	100.00'	23°57'14"	41.50'	S 34°35'51" W
C29	41.72'	100.00'	23°54'21"	41.42'	S 58°31'38" W
C30	33.35'	100.00'	19°06'35"	33.20'	S 80°02'06" W



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City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 05/16/2024

NAME & DESCRIPTION OF PROJECT Briarwood Phase 4 Subdivision

115 Single Family Lots

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 1700 Block of CR 235A City of Alachua Fl

Tax Parcel Numbers 03044-010-002, 03044-012-001, 03044-012-003, 03044-012-004 and 03044-012-005

Acreage 34.17

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 115
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [x] Final
- [x] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	115	**units X 0.12 Elementary School Multiplier**	14	**Student Stations**
MIDDLE	115	**units X 0.06 Middle School Multiplier**	7	**Student Stations**
HIGH	115	**units X 0.09 High School Multiplier**	11	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	0	**units X 0.06 Elementary School Multiplier**	0	**Student Stations**
MIDDLE	0	**units X 0.03 Middle School Multiplier**	0	**Student Stations**
HIGH	0	**units X 0.03 High School Multiplier**	0	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Craig Rouhier

Mailing Address: 643 Egret Place Drive

Winter Garden, FL 34787

Phone: 407-756-0058

Email: crouhier@gmail.com

PROPERTY OWNER

Name: Florida Timber Co.

Mailing Address PO Box 357133

Gainesville, FL 32635

Phone: 352-318-8880

Email eparker84@gmail.com

CERTIFICATION

PROJECT NAME : Briarwood Phase 4 **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 14

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 7

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 11

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: May 28, 2024

City of Alachua Staff

A complete application for the development project was accepted on

Date: April 4, 2024

Signed: Adam Hall

Digitally signed by Adam Hall
DN: cn=Adam Hall, o=City of Alachua, ou=Planning and Community Development, email=ahall@cityofalachua.com, c=US
Date: 2024.05.08 15:12:48 -04'00'

Printed Name:

*163.3180(6)(g), F.S. (2023)

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

April 4, 2024

Sent by electronic mail to chadc@chw-inc.com

Chad Colson, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review for the Final Plat of Phase 4A of Briarwood Subdivision

Dear Mr. Colson:

On April 3, 2024 the City of Alachua received your application for the Final Plat of Phase 4A of the Briarwood Subdivision. The preliminary plat of Phase 4 was approved by the City Commission on November 13, 2023.

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 application is complete, **contingent upon receipt of the following items** no later than **5:00 PM on Thursday, April 11, 2024**.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

Please address the following:

1. **Final Plat Application Section A. 4, Phase/ Unit Number:** Application indicates Phase name is "4A", however, the preliminary plat and construction plans are titled "4". Submitted application appears to be for entirety of Phase 4 as approved in the Preliminary Plat and in the Construction Plans, which are still currently under review. Please clarify.
2. **Final Plat Application Attachment #6, Concurrency Impact Analysis:** Provided concurrency analysis does not utilize latest data from the City's concurrency monitoring reports. Revise and resubmit.
3. **Final Plat Application Attachment #9, Off-site PUEs Legal and Sketches:** Cover letter indicates that there are no off-site PUEs, however, the plat depicts one at the southern terminus of NW 176th Way. Provide sketch and legal of this off-site PUE.

4. **Final Plat Application Attachment #16, Environmental Resource Permit (ERP) from the Suwannee River Water Management District (SRWMD):** Provide ERP for project or evidence of application to SRWMD.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Briarwood Phase 4 (the "Agreement") is made by and between Troon Creek LLC a Florida limited liability company, whose principal address is 643 Egret Place Drive, Winter Garden, FL 32787, (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Briarwood Phase 4, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Briarwood Phase 4 (the "Final Plat"); and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

All of the Improvements shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.]

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not

be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of **$227,650.94** which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements **$2,276,509.36** set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of $198,362.49 which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.

b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.

c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.

e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.

f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide

each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole

expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before November 18, 2027. If Developer has not completed all of the House Sidewalks by November 18, 2027, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House

Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $166,668.00 ($138,890 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $13,889 ($138,890 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:**

Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Troon Creek LLC
Via Hand Delivery:	643 Egret Place Drive Winter Garden, FL 32787
Via U.S. Mail:	643 Egret Place Drive Winter Garden, FL 32787
With copy to:	

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

(Witness No. 1 - Signature)

CRAIG ROWTHORN, SR

(Witness No. 1 - Printed)

11770 NW 35TH ST

(Witness No. 1 – Address) Ocala, FL 34482

(Witness No. 2 - Signature)

Susan Furdek

(Witness No. 2 - Printed)

3200 SE 36th loop Ocala, FL

(Witness No. 2 – Address)

DEVELOPER

By: craig rowthorn JR.

Its: manager

Date: 7-15-24

STATE OF Florida
COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 15th day of July 2024 by [Developer Signatory], as [Title] of [Developer], ☑ who is personally known to me or ☐ who has produced _____ _____ as identification.

SUSAN DUNN FURDEK
Notary Public - State of Florida
Commission # HH 160192
My Comm. Expires Aug 2, 2025
(Notary Stamp)

Signature of Notary Public
Printed Name of Notary: Susan Dunn Furdek
Commission Number: HH 160192
Commission Expiration: 8/2/25

ATTEST: **CITY OF ALACHUA**

William M. DaRoza, City Manager/Clerk

Gib Coerper, Mayor

Approved as to Form:

Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 32, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK 'E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70

FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

Exhibit “B”
Final Plat

NOT USED IN THIS AGREEMENT

Exhibit "C"
Certificate of Concurrency Compliance

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 4

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Troon Creek, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 22nd day of July, 2024.

R E C I T A L S

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Briarwood Phase 4 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 115 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 28,750 gallons per day (115 lots x 250 gallons per day) of wastewater capacity for the 115 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 31,625 gallons per day (115 lots x 275 gallons per day) of water capacity for the 115 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 115 units proposed in Briarwood Phase 4 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 1,084 Average Annual Daily Trips ("AADT") and 108 Peak Hour Trips along CR235 A (from US 441 to NCL)(Segment 16); 687 Average Annual Daily Trips ("AADT") and 68 Peak Hour Trips along US 441 (from I-75 to CR 235A)(Segment 6); 69 Average Annual Daily Trips ("AADT") and 7 Peak Hour Trips along US 441 (from CR235A to NW 188th Street)(Segment 7).

5. The City will reserve 1.44 acres (2.5 persons per household x 115 units x 5 acres per 1,000 persons) of recreation capacity for the 115 units proposed in Briarwood Phase 4 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 212.75 tons per year (0.73 tons per capita per year x 2.5 persons per household x 115 units) of solid waste capacity for the 70 units proposed in Briarwood Phase 4 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 14 student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 7 (seven) student stations in the Alachua SCSA for middle schools, and 11 student stations in the Alachua SCSA for high schools, for the 115 units proposed in Briarwood Phase 4.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 22nd day of July, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 22nd day of July, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____By: _____
William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 4 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____
Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign) _____

(print) Susan Furdek

DEVELOPERS/OWNERS

TROON CREEK, LLC
a Florida Limited Liability Company
By:

_____
(sign)

(print) Craig Rauhier Jr.

(title) Manager

STATE OF FLORIDA

COUNTY OF Florida

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR BRIARWOOD PHASE 4 was acknowledged before me, **by means of ☑ physical presence or ☐ online notarization,** on this 15th day of July, 2024, by _____, who is (personally known to me) OR (who has produced _____ as identification).

_____
Notary Public, State of Florida at Large
Commission No.: HH 160192
Expiration: 8/2/25 [SEAL]

SUSAN DUNN FURDEK
Notary Public - State of Florida
Commission # HH 160192
My Comm. Expires Aug 2, 2025

Exhibit “1”
Property

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 32, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK 'E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70

FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

SPRUCE CREEK
Civil Engineering, Inc

1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phase 4**
Date: **11-Jul-24**

Below is the engineer's estimate of probable costs for Phases 4 consisting of 115 single family lots.

Description of Work		Cost
Clearing, Erosion Control, grass and Earthwork	$	1,036,281.25
Concrete Work (Sidewalks, curbs, etc.) (City)	$	384,832.90
Onsite Paving (City)	$	520,768.65
Storm Structures, Pipe and Weirs	$	706,464.14
Sanitary Sewer System (City)	$	585,994.85
Potable Water System (City)	$	577,957.56
Landscape and hardscape	$	60,550.00
Total Estimated Cost (To be owned by the City)	**$**	**2,069,553.96**
Total Estimated Cost (To be owned by the HOA)	**$**	**1,803,295.39**
Total Estimated Cost	**$**	**3,872,849.35**
Total Cost + 10% Contingency	**$**	**4,260,134.29**

David F. Glunt, PE
FL PE No. 57459
Managing Partner

Briarwood Phase 4 Subdivision Estimate of Construction Costs
Prepared by Spruce Creek Civil Engineering, Inc

18-Mar-24

Description	Unit	Quantity	Price/Unit	Total
Clearing, Erosion Control, Grass and Earthwork				
Silt Fence	LF	5775	$ 3.25	$ 18,769
Construction Entrance	EA	2	$ 2,500.00	$ 5,000
Clearing/Disk Site	AC	34.17	$ 5,200.00	$ 177,684
Cut to Onsite (Excavation)	CY	104589	$ 5.50	$ 575,240
Import Fill In Place	CY	0	$ 12.35	$ -
Seed/Mulch	SY	30352	$ 2.00	$ 60,704
Sod Pond Slopes only with Bahia Sod	SY	30352	$ 5.50	$ 166,936
2' Bahia Sod Behind Curb	SY	2110	$ 5.90	$ 12,449
Clearing and Earthwork Subtotal				**$ 1,016,781.25**
Concrete Work (Sidewalks, curbs, etc.)				
ADA Ramps	EA	0	$ 1,295.00	$ -
5' Sidewalk(Common Area Only) w/ ADA ramps	SF	22766	$ 8.15	$ 185,543
Drop Curb and Gutter	LF	9490	$ 21.00	$ 199,290
Concrete Subtotal				**$ 384,832.90**
Onsite Paving				
12" Stabilized Subgrade	SY	17086	$ 4.00	$ 68,344
8" Limerock Base	SY	13923	$ 13.15	$ 183,087
1.5" Type Sp 9.5 Asphalt in One Lift	SY	13923	$ 16.40	$ 228,337
Striping and Signs	LS	1	$ 21,000.00	$ 21,000
Fine Grade Roadways	LS	1	$ 20,000.00	$ 20,000
Paving Subtotal				**$ 520,768.65**

Sanitary Sewer				
8" SDR 26 PVC Gravity Sewer Main 0-6'	LF	517	$37.45	$ 19,362
8" SDR 26 PVC Gravity Sewer Main 6-8'	LF	294	$42.20	$ 12,407
8" SDR 26 PVC Gravity Sewer Main 8-10'	LF	1,331	$46.95	$ 62,490
8" SDR 26 PVC Gravity Sewer Main 10-12'	LF	1,705	$51.70	$ 88,149
8" SDR 26 PVC Gravity Sewer Main 12-14'	LF	688	$56.44	$ 38,831
Connect to Existing Manhole	EA	2	$2,950.00	$ 5,900
Single Services	EA	115	$894.35	$ 102,850
Sanitary Sewer Manhole 0-6'	EA	4	$5,284.43	$ 21,138
Sanitary Sewer Manhole 6-8'	EA	2	$5,598.45	$ 11,197
Sanitary Sewer Manhole 8-10'	EA	10	$7,569.19	$ 75,692
Sanitary Sewer Manhole 10-12'	EA	7	$8,122.69	$ 56,859
Sanitary Sewer Manhole 12-14'	EA	3	$9,601.21	$ 28,804
Move Existing Forcemain Around Inlets	EA	1	$6,850.00	$ 6,850
Dewatering	LF	4,535	$10.50	$ 47,618
TV Testing	LS	1	$7,850.00	$ 7,850
Sanitary Sewer Subtotal				**$ 585,994.85**

Storm Drainage				
Dewater Storm	LF	3433	$ 10.00	$ 34,330
15" HDPE	LF	1795	$ 49.75	$ 89,301
18" HDPE	LF	1004	$ 56.90	$ 57,128
24" HDPE	LF	572	$ 78.40	$ 44,845
19"x30" ERCP	LF	38	$ 151.83	$ 5,770
Double Closed Flume Curb Inlet	EA	2	$ 10,700.00	$ 21,400
Manhole	EA	8	$ 5,280.00	$ 42,240
3' Wide Earthen Weir	EA	1	$ 2,375.00	$ 2,375
6' Wide Earthen Weir	EA	1	$ 2,800.00	$ 2,800
10' Wide Earthen Weir	EA	2	$ 3,125.00	$ 6,250
50' Wide Earthen Weir	EA	1	$ 31,250.00	$ 31,250
V' Notch Earthen Weir	EA	2	$ 2,000.00	$ 4,000
24" U-Endwall	EA	4	$ 4,794.00	$ 19,176
18" U-Endwall	EA	2	$ 3,840.00	$ 7,680
15" U-Endwall	EA	4	$ 3,422.00	$ 13,688
19"x30" MES	EA	1	$ 6,000.00	$ 6,000
5'x5' Rip Rap	EA	13	$ 750.00	$ 9,750
Type P-4 Curb Inlet	EA	2	$ 8,246.59	$ 16,493
Type P-1 Curb Inlet	EA	14	$ 8,887.53	$ 124,425
Type 6 Curb Inlet	EA	2	$ 8,808.20	$ 17,616
Type P-2 Curb Inlet	EA	6	$ 9,087.47	$ 54,525
Type 5 Curb Inlet	EA	4	$ 7,900.00	$ 31,600
Type 'V' Inlet	EA	2	$ 5,902.78	$ 11,806
Type 'C' DBI	EA	11	$ 3,324.37	$ 36,568
Clean, Flush & TV	LF	3433	$ 4.50	$ 15,449
Storm Sewer Subtotal				**$ 706,464.14**

Water Main						
Tie into Existing	EA	4	$	2,250.00	$	9,000
8" PVC Watermain	LF	4,200	$	46.70	$	196,140
Deflect Existing Watermain Around Storm	EA	5		$6,850.00	$	34,250
Fittings & Restrains - Water	LS	1	$	72,612.02	$	72,612
FH Assemblies	EA	5	$	7,409.83	$	37,049
8" Gate Valves	EA	22	$	2,908.59	$	63,989
Temp Jumper	EA	4	$	2,150.00	$	8,600
Single Services	EA	11	$	1,086.75	$	11,954
Double Services	EA	52	$	2,573.33	$	133,813
2" Blow Off	EA	3	$	1,100.00	$	3,300
Test and Chlorinate	LS	1	$	7,250.00	$	7,250
Potable Water Subtotal					**$**	**577,958**

Landscape and Hardscape						
PVC Fence	LF	0	$	30.00	$	-
Landscape Street Trees	EA	173	$	350.00	$	60,550
Landscape and Hardscape Subtotal					**$**	**60,550**

Total	**$**	**3,853,349.35**

Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

SPRUCE CREEK
Civil Engineering, Inc

1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phase 4**
Date: **11-Jul-24**

Below is the engineer's estimate of probable costs for Phases 4 consisting of 115 single family lots.

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Managing Partner

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Import Fill In Place	CY	0	$ 12.35	$ -
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Sod Pond Slopes only with Bahia Sod	SY	30352	$ 5.50	$ 166,936
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Potable Water Subtotal					**$**	**577,958**

Landscape and Hardscape						
PVC Fence	LF	0	$	30.00	$	-
Landscape Street Trees	EA	173	$	350.00	$	60,550
Landscape and Hardscape Subtotal					**$**	**60,550**

Total	**$**	**3,853,349.35**

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

SPRUCE CREEK
Civil Engineering, Inc

1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phase 4**
Date: **30-Apr-24**

Below is the engineer's estimate of probable costs for Phase 4 sidewalks on single family lots.

Description	Unit	Quantity	Price/Unit	Total
5' Sidewalk (Lots)	LF	4,085	$34.00	$138,890

David F. Glunt, PE
FL PE No. 57459
Managing Partner

May 16, 2024

Adam Hall, AICP, Principal Planner
Planning and Community Development Department City of Alachua
P.O. Box 9 Alachua, FL 32616

HAND DELIVERED

RE: Major Subdivision — Final Plat Application Submittal for Briarwood, Phase 4
Tax Parcel Nos. 03044-010-002,03044-012-005,03044-012-004, 03044-012-003, 03044-012-001 (CHW Project #22-0246.01)

Dear Adam:

Enclosed for your review and approval, please find the referenced, Maior Subdivision — Final Plat Application Submittal for Briarwood, Phase 4, one CD with copies of all the submittal items saved on it, and four (4) copies of each of the following items (except where noted):

1) Revised Phase 4 application
2) Revised Briarwood, Phase 4 Plat and Briarwood Phase 4 Boundary Survey – signed and sealed.
3) Updated Title Certification – Title commitment
4) Legal Description of Property consisting of 34.17 acers of land
5) Revised cost of construction
6) Plat Review Comments addressed.

We thank you for your time and effort in the review of our Final Plat Application Submittal for Briarwood, Phase 4, on behalf of our client, Florida Timber Co. Please let us know if you have any questions or require any additional information.

Sincerely,
Causseaux, Hewett, & Walpole, LLC

Chad Colson, PSM
Director of Surveying, Transportation + Geospatial Services

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Briarwood
2. Preliminary Plat Approval Date: 11/13/23
3. Construction Plans Approval Date: TBD
4. Phase/Unit Number (if applicable): 4
5. Number of proposed lots/dwelling units: 115
6. Housing Type (i.e., attached/detached units): single family homes
7. Address of Subject Property: N/A
8. Parcel ID Number(s): 03044-010-002, 03044-012-005, 03044-012-004, 03044-012-003, 03044-012-001
9. Existing Use of Property: vacant
10. Future Land Use Map Designation: Medium Density Residential, Community Commercial
11. Zoning Designation: PD-R, PD-COMM
12. Acreage: 34.17

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Chad Colson Title: Director of Surveying
   Company (if applicable): CHW, LLC
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: chadc@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Florida Timber Co.
   Mailing Address: PO Box 357133
   City: Gainesville State: FL ZIP: 32635

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ☐ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
   c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
   d. Name and address of subdivider.
   e. North arrow, graphic scale, and date of plat drawing.
   f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
   g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   h. Legal description of the property to be subdivided.
   i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
   k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
   l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
   m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
   n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
   o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
   p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
   q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
   r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
   s. Location and description of required permanent reference monuments and markers.
   t. Building setback lines.
   u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
   v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
   w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. 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).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Chad Colson, PSM, Director of Surveying

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of APRIL 3, 2024, by CHAD COLSON who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: ANN M. MULLINS
Notary Public, State of Florida

My Commission Expires: ANN M. MULLINS MY COMMISSION # HH30703 EXPIRES: October 21, 2024

SPRUCE CREEK
Civil Engineering, Inc

CONCURRENCY IMPACT ANALYSIS MEMO

To: Adam Hall, AICP, City of Alachua Planning & Community Development
From: David F. Glunt, PE
Date: April 11, 2024
RE: Briarwood Phase 4

This application is for 115 lots in Phase 4 of the single-family detached subdivision on ±24.17 acres of Alachua County Tax Parcels 03044-011-001, 03044-011-002, 03044-011-003 and 03044-010-003. The site is located north of US Highway 441 and south of Briarwood Phases 1-3 (adjacent to CR 235-A). The onsite Future Land Use (FLU) category is Medium Density Residential and the Zoning District classification is Planned Unit Development Residential (PUD-RES), which allows four (4) to eight (8) dwelling units per acre. The site is proposed to be developed in 1 phase.

The following analysis estimates the potential impacts on City of Alachua's public facilities from the proposed Phase 4 development of 115 single family homes.

ROADWAYS / TRANSPORTATION

Land Use1 (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	115	9.44	1086	0.74	85	0.99	114

DATA SOURCE IS FROM THE ITE TRIP GENERATION 10TH EDITION

Approval of this application may generate **1,086 average daily vehicle trips**. The proposed development *is not anticipated to negatively* impact the adopted LOS for adjacent and nearby roadways, as demonstrated in the tables below.

Traffic Category	US Hwy 441 (I-75 to CR 235A)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	39000	3510
Existing Traffic	27914	2652
Reserved Trips with Final Dev Order	8025	681
Available Capacity	3061	177
Project Trip Generation	688	72
Remaining Capacity	2373	105

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2023 DEVELOPMENT MONITORING REPORT

Traffic Category	US Hwy 441 (CR 235A to NW 188th Street)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	43000	3870
Existing Traffic	21000	1995
Reserved Trips with Final Dev Order	5625	525
Available Capacity	16375	1350
Project Trip Generation	69	7
Remaining Capacity	16306	1343

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2023 DEVELOPMENT MONITORING REPORT

Traffic Category	CR 235-A (North of US Hwy 441)	
	AADT	PM Peak Hour
Comp Plan Max Service Vol	15120	1359
Existing Traffic	1402	133
Reserved Trips with Final Dev Order	2345	225
Available Capacity	11373	1001
Project Trip Generation	1086	114
Remaining Capacity	10287	887

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2023 DEVELOPMENT MONITORING REPORT

Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadways are CR 235-A, which the project site is directly fronting and US Hwy 441, which is the nearest major intersection. This development is not anticipated to contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. The data above demonstrates that each affected roadway segment will have sufficient capacity to serve the project and the roadway segments will continue to operate within the allowable LOS.

POTABLE WATER / SANITARY SEWER

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,390,833
Reserved Capacity[2]	**425,691**
Project Capacity	**31,625**
Residual Capacity	**451,851**
Percentage of Permitted Design Capacity Utilized	**80.35%**
Sources:	
1. City of Alachua Public Services Department, April 2022	
2. Table 1	

The project will be served by the existing City of Alachua potable water infrastructure. The anticipated impacts from the proposed residential development *will not* adversely impact the City's adopted LOS for potable water.

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	**397,160**
Project Capacity	**28,750**
Residual Capacity	**354,840**
Percentage of Permitted Design Capacity Utilized	**76.34%**
Sources:	
1. City of Alachua Public Services Department, April 2022	
2. Table 1	

The project will be served by the existing City of Alachua wastewater infrastructure. The anticipated impacts from the residential development *will not* adversely impact the City's adopted LOS for sanitary sewer.

Recreation Area

Table 5a. Recreational Impacts - Final Development Orders	
System Category	**Acreage**
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	54.22
Reserved Capacity[3]	**12.17**
Project Capacity	**1.44**
Available Recreation Acreage	**67.65**

1. Table 5c. Recreational Facilities

2. 2020 US Census; Policy 1.2.b, Recreation Element

Formula: 10,574 persons / (5 acres / 1,000 persons)

3. Table 1

The City of Alachua currently has excess recreation area acreage. In addition, will provide recreational areas. The residential development is anticipated to not adversely impact the City's existing recreational infrastructure.

Solid Waste

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	**Lbs Per Day**	**Tons Per Year**
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[2]	**48,570.00**	**8,864.19**
Project Capacity	**1,165.75**	**212.75**
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element

Formula: 10,844 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2022

The City's solid waste facility has sufficient capacity to adequately serve the proposed residential development. The residential development is not anticipated to adversely impact the City's adopted LOS for this system.

LOCAL AREA SCHOOLS

Student Generation Multipliers			
	Elementary	Middle	High
Single Family Rates	0.12	0.06	0.09
Briarwood Phase 4 (115 DU)	14	7	11
Source: Alachua County Public Schools Five Year District Facilities Plan			

The project generates a demand of **14 elementary, 7 middle, and 11 high school student stations** to this system**.** The residential development is not anticipated to adversely impact the adopted LOS for this system.

SPRUCE CREEK
Civil Engineering, Inc

COMPREHENSIVE PLAN CONSISTENCY MEMO

To:	Adam Hall, AICP, City of Alachua Planning & Community Development
From:	David F Glunt P.E.
Date:	July 17, 2023
RE:	Briarwood Phase 4

This application is for a 115-lot single-family detached subdivision on ±34.17 acres of Alachua County Tax Parcels 03044-010-002, 03044-012-001, 03044-012-003, 03044-012-004 and 03044-012-005. The site is located north of US Highway 441 and south of Briarwood Phases 1-3. The onsite Future Land Use (FLU) category is Medium Density Residential and the Zoning District classification is Planned Development Residential (PD-RES) which allows four (4) to eight (8) dwelling units per acre. The site is proposed to be developed in 1 phase. The developer's future development plans will consist of providing commercial components and apartments on the properties to the south.

The following narrative explains the project's conformance and consistency to specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies for this application. Conformance and consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.c: *Medium Density Residential (4 to 8 dwelling units per acre):* The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

The proposed subdivision has Medium Density Residential FLU classification. This application seeks to permit 115 single-family dwelling units. The proposed 115 units over 34.17 acres yields 3.37 units per acre which is less than the allowable 4 to 8 units per acre. Since this is part of a planned development, a lower density is permitted in this area. A maximum of 350 apartments are allowed

adjacent to the south of the proposed residential phase of development in which a portion lie within the Medium Density Residential Land use to bring the overall density above four (4) units per acre.

> 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.

Since the adjacent zonings are either residential or agricultural, landscape buffers are not required per Section 6.2.2(D)(3)(c). However, the PD requires a 40' buffer adjacent to the Santa Fe Hills subdivision to the east. The developer is proposing to provide a perimeter landscape and stormwater tract along the north property line, adjacent to the east property line and along the southern boundary. The landscape buffer area is adjacent to the property line with a planted, cascading, dry retention stormwater management system located internally in the tract as allowed by the PD. The western boundary is buffered with a stormwater tract which is part of the overall cascading, dry retention stormwater management system that will be landscaped.

> 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.

The proposed development exceeds the 10% minimum open space requirement. Onsite open spaces are comprised of stormwater management facilities, landscaping, buffers, and open park/green spaces.

> Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

The proposed development combines the onsite stormwater management facilities and open park/green space.

> GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

This application is consistent with the Comprehensive Plan and the PD development standards as approved by the City of Alachua City Commission. The project was designed to maximize onsite natural features by utilizing the natural topography of the site.

> 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.

There are no onsite wetlands or flood prone areas onsite.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are no steep slopes onsite.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are four soil types located onsite:

3—Arredondo fine sand, 0 to 5 percent slopes (HSG: A)
5—Fort Meade fine sand, 0 to 5 percent slopes (HSG: A)
30—Kendrick sand, 2 to 5 percent slopes (HSG: B)
69—Arredondo fine sand, 5 to 8 percent slopes (HSG: A)

According to the NRCS soil database, each of the four sandy soil types mentioned above are conducive to residential developments with minimal limitations. Site design will address these limitations with an improved stormwater management system.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood prone areas onsite.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

There are no wetlands located onsite. An "Environmental Assessment Report" of the site was performed by Bio-Tech Consulting Inc. on August 3rd, 2022 and determined that there are no endangered species on site.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

The site is not known to have listed species.

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.

The Concurrency Impact Analysis report estimates the impacts that development of the subdivision will have on available public facilities and services. There are no anticipated impacts to facilities and/or services and are anticipated to operate below the adopted capacity.

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.

Public facilities shall continue to operate at or below established LOS standards with the development of the project.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

The proposed subdivision will connect to the City's potable drinking water system and sanitary sewer collection system.

TRANSPORTATION ELEMENT

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

The site's proposed ingress/egress on CR 235-A is located at the previously approved access location. One additional ingress/egress on CR 235-A, approximately 700 feet to the north will operate as an emergency access. Two internal roads are designed for future expansion to the south of the subject site. One of the road stubs will eventually connect with US Hwy 441 when the apartments or any additional single family lots are developed. The project will connect to the Briarwood Subdivision on the north.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5:
Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are four soil types located onsite:

3—Arredondo fine sand, 0 to 5 percent slopes (HSG: A)
5—Fort Meade fine sand, 0 to 5 percent slopes (HSG: A)
30—Kendrick sand, 2 to 5 percent slopes (HSG: B)
69—Arredondo fine sand, 5 to 8 percent slopes (HSG: A)

According to the NRCS soil database, each of the four sandy soil types mentioned above are conducive to residential developments with minimal limitations. Site design will address these limitations with an improved stormwater management system.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The ±24.17-acre subject property does not contain onsite wetland features, as evidenced by the "Environmental Assessment Report" performed by Bio-Tech Consulting Inc. on August 3rd, 2022.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

GOAL 3:
Stormwater. Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The stormwater management system will be designed to maximize distribution of surface water runoff and utilize cascading dry retention systems to maximize aquifer recharge. Existing low areas are reserved for stormwater management applications to minimize onsite grading and preserve predevelopment hydrology patterns.

Objective 3.3:
The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.
Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:
1. Joint use of retention and detention basins for passive recreation, habitat and open space.
2. Use of vegetation, such as cypress and river birch, in retention and detention basin to enhance stormwater management objectives.
3. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.
5. Where retention and detention basins are located along County roads or State roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's drainage retention basin landscaping standards.

The proposed subdivision utilizes open space tracts for a stormwater system which will interconnect the onsite green spaces. The stormwater system will be designed in concert with access from the resident's back yards. The stormwater management facilities will be landscaped to provide a more aesthetic park environment.

SPRUCE CREEK
Civil Engineering, Inc

1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phase 4**
Date: **30-Apr-24**

Below is the engineer's estimate of probable costs for Phase 4 sidewalks on single family lots.

Description	Unit	Quantity	Price/Unit	Total
5' Sidewalk (Lots)	LF	4,085	$34.00	$138,890

David F. Glunt, PE
FL PE No. 57459
Managing Partner

SPRUCE CREEK
Civil Engineering, Inc

1982 State Road 44 ▪ Suite 360
New Smyrna Beach, FL 32168

Estimate of Probable Costs

Developer:
Craig Rouhier
Troon Development, LLC
643 Egret Place Drive
Winter Garden, FL 32787

Project Name: **Briarwood Subdivision Phase 4**
Date: **30-Apr-24**

Below is the engineer's estimate of probable costs for Phases 4 consisting of 115 single family lots.

Description of Work		Cost
Clearing, Erosion Control, grass and Earthwork	$	1,036,281.25
Concrete Work (Sidewalks, curbs, etc.)	$	384,832.90
Onsite Paving	$	520,768.65
Storm Structures, Pipe and Weirs	$	706,464.14
Sanitary Sewer System	$	585,994.85
Potable Water System	$	577,957.56
Landscape and hardscape	$	60,550.00
Total Estimated Cost	**$**	**3,872,849.35**
Total Cost + 10% Contingency	**$**	**4,260,134.29**

David F. Glunt, PE
FL PE No. 57459
Managing Partner

LEGAL DESCRIPTION

22-0246

Professional Consultants

DATE: MAY 16, 2024
PROJECT NAME: BRIARWOOD PHASE 4A
PROJECT NO: 22-0246
DESCRIPTION FOR: OVERALL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 24, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK 'E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70

FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

BOUNDARY SURVEY

LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 17 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (PREPARED BY THIS SURVEYOR)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 24, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE POINT OF BEGINNING; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK "E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)	39.18'	145.00'	15°28'53"	39.06'	N 13°19'48" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)	N 58°37'56" W	1.94'
L2(M)	N 68°55'46" W	60.00'
L3(M)	N 89°35'24" E	134.21'
L4(M)	N 00°24'36" W	275.00'

GRAPHIC SCALE
0 75 150 300
N

SURVEYORS NOTES:

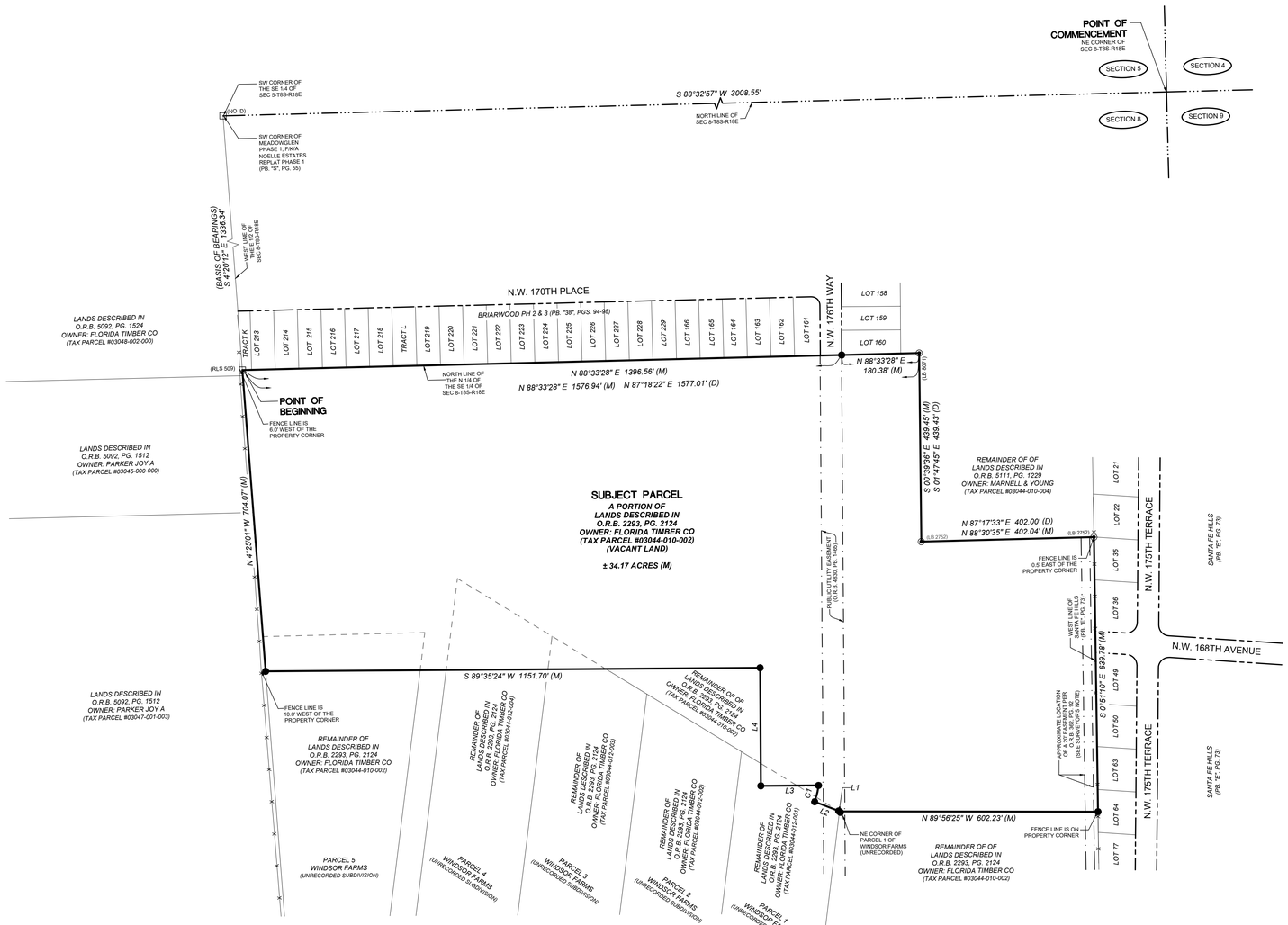
1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983). BEARINGS ARE BASED ON THE MEASURED BEARING OF SOUTH 4°20'12" EAST OF THE WEST LINE OF THE EAST HALF (1/2) OF SECTION 8.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE OPINION. TITLE OPINION WAS FURNISHED BY THE LAW OFFICES OF CARL L. JOHNSON, DATED SEPTEMBER 12, 2022. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. THE 20' EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 362, PG. 92 IS CENTERED OVER AN EXISTING BURIED TELECOMMUNICATIONS LINE. THIS SURVEYOR WAS NOT FURNISHED RECORD DRAWINGS OF THE BURIED TELECOMMUNICATIONS LINE TO SHOW THE LOCATION OF THE EASEMENT. THE LOCATION SHOWN HEREON IS AN APPROXIMATE LOCATION.

LEGEND:

(D) = DATA BASED ON RECORDED INFORMATION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
F/K/A = FORMERLY KNOWN AS
O.R.B. = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG. = PAGE
⊡ = FOUND 4"X4" CONCRETE MONUMENT (NOTED)
◉ = FOUND 5/8" STEEL ROD & CAP (NOTED)
● = SET 5/8" STEEL ROD & CAP (CHW PRM LB 5075)
—X— = 4' WIRE FENCE
— — = PARCEL LINE
— — = EASEMENT LINE
——— = SUBJECT PARCEL LINE
——— = SECTION LINE
——— = SECTION LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



REVISION 07/02/2024: UPDATED NOTE 1 TO INCLUDE BASIS OF BEARINGS.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 150'

VERIFY SCALE BAR IS TRUE WHEN PLOTTING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1"

CERTIFIED TO:

CRAIG L. ROLLHER, JR.
TROON CREEK 3, LLC
TROON DEVELOPMENT, LLC

SURVEY DATE:	07/15/2022
REVISION DATE:	07/02/2024
PROJECT NUMBER:	22-0246.01
TECHNICIAN:	NMB/
DRW CHK'D:	VAL
CHK'D BY:	CAC
FIELD BOOK & PAGE:	548 / 58-65

CHAD A. COLSON, PSM, Professional Surveyor & Mapper, No. 7142, STATE OF FLORIDA

Professional Surveyor & Mapper FIL License No. 7142

This map prepared by:

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: chads Plot Date: Jul 02,2024 12:31pm Filename: H:\2022\22-0246\Department\01_Survey\DWG PLAT PHA\22-0246 BRIARWOOD – PHASE 4 BOUNDARY.dwg

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __

SHEET ONE OF THREE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT CONTAINING 34.17 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983). BEARINGS ARE BASED ON THE MEASURED BEARING OF SOUTH 4°20'12" EAST OF THE WEST LINE OF THE EAST HALF (1/2) OF SECTION 8.
2. VERTICAL DATUM SHOWN HERE HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENT POINT NAME 2602009BM2 WITH A PUBLISHED ELEVATION OF 132.13 FEET AND FDOT CONTROL MONUMENT POINT NAME 2602009BM3 WITH A PUBLISHED ELEVATION OF 77.96 FEET.
3. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 20'
   REAR = 15'
   REAR (ACCESSORY) = 10'
   SIDE = 5'
   STREET SIDE = 12.50'
4. THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONT OF EACH LOT EXCEPT AS OTHERWISE SHOWN ON THIS PLAT.
5. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
6. TREES PLANTED IN THE RIGHT OF WAYS AND COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ALL DISTANCES SHOWN HEREON ARE IN FEET AT GROUND AND INTENDED TO BE ACCURATE THE HUNDREDTH OF A FOOT.
9. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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11. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
12. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
13. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
14. THIS PLAT CONTAINS ONE-HUNDRED AND FIFTEEN (115) LOTS, TEN (10) TRACTS AND 243,484.65 S.F. (5.59 ACRES) OF ROADWAY ("TRACT I").
15. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(8) AND (9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
16. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE LOT FRONTAGE SIDEWALK.
17. TRACTS A, B, C, D, E, F, G, H AND J SHOWN HEREON ARE DRAINAGE , UTILITIES, ACCESS AND OPEN SPACE/STORM WATER TRACTS. IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTIONS FACILITIES SYSTEM, RECLAIM WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
18. WATER AND SEWER SERVICES ARE BEING PROVED BY THE CITY OF ALACHUA, FLORIDA.
19. THIS PLAT IS THREE (3) SHEETS IN TOTAL. SEE SHEET ONE (1) FOR OVERALL PLAT LIMITS AND OVERALL BOUNDARY INFORMATION. SEE SHEET TWO (2) AND THREE (3) FOR INDIVIDUAL LOT INFORMATION. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.

LEGEND:

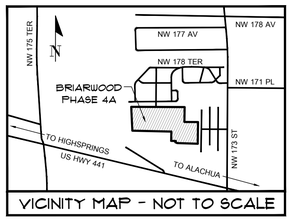
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
F/K/A = FORMERLY KNOWN AS
O.R.B. = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG. = PAGE
FFE = FINISHED FLOOR ELEVATION
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
SEC 8-T8S-R18E = SECTION 8 TOWNSHIP 8 SOUTH RANGE 18 EAST
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
⊡ = FOUND 4"X4" CONCRETE MONUMENT (NOTED)
● = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
= BENCHMARK

FLOOD ZONE:

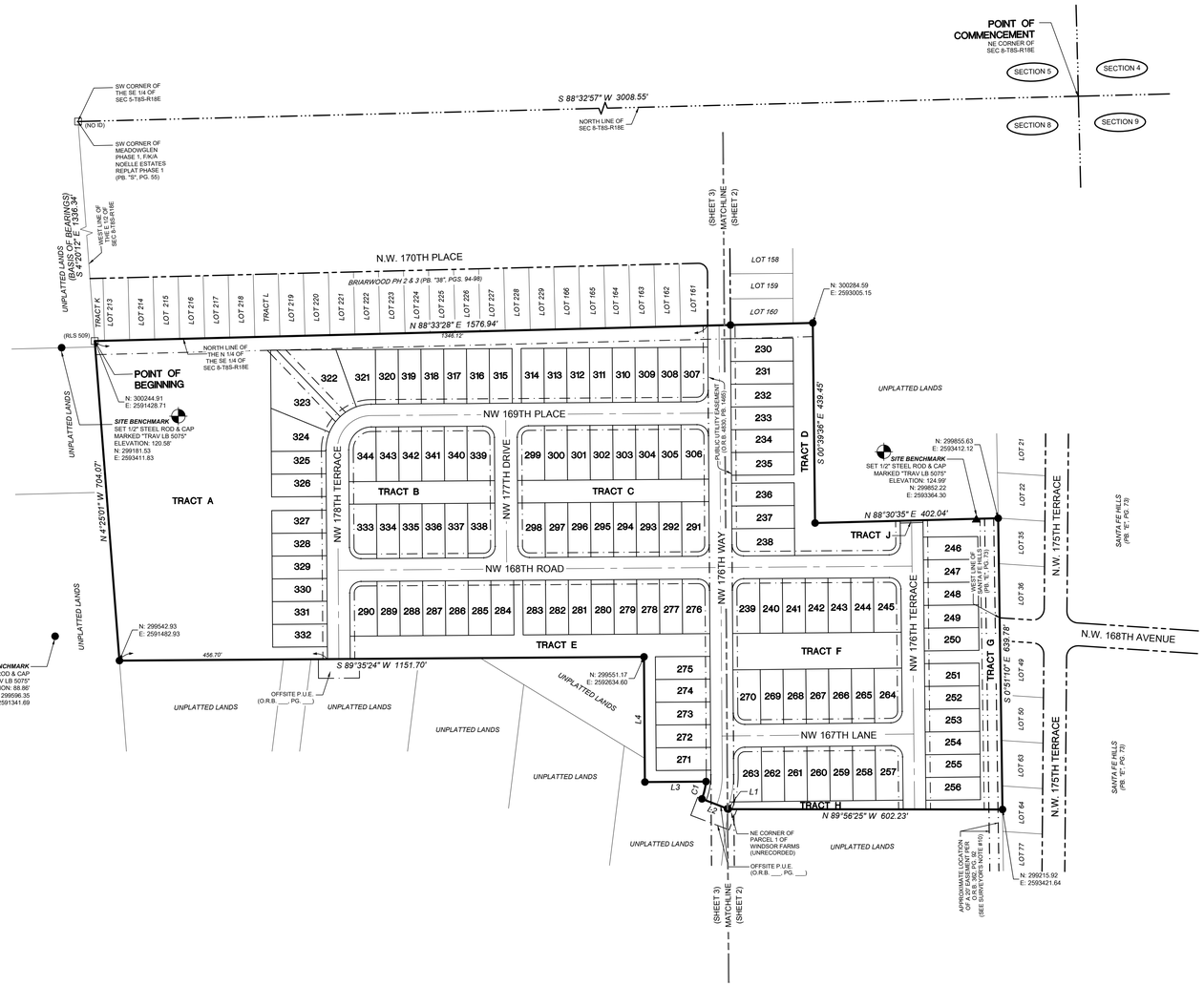
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



VICINITY MAP - NOT TO SCALE



CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)	39.18'	145.00'	15°28'53"	39.06'	N 13°19'48" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
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L2(M)	N 68°55'46" W	60.00'
L3(M)	N 89°35'24" E	134.21'
L4(M)	N 00°24'36" W	275.00'

GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'

OWNER'S CERTIFICATION AND DEDICATION

FLORIDA TIMBER CO., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "BRIARWOOD - PHASE 4" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES. THE SAID HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY.

WITNESS

WITNESS

JEREMY PARKER, PRESIDENT
FLORIDA TIMBER CO.
PO BOX 357133
GAINESVILLE, FL 32635

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JEREMY PARKER, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY

DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1- PLATTING OF FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BRIARWOOD - PHASE 4" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

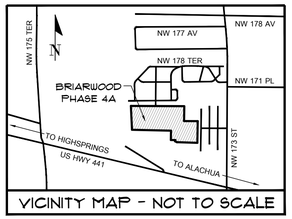
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CHW, LLC. LB 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

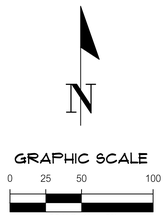
Tech: chods Plot Date: Jul 02,2024 12:16pm Filename: C:\Local Resources\Temp\AcPublish_13928\22-0246 BRIARWOOD - PHASE 4 PLAT.dwg

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES

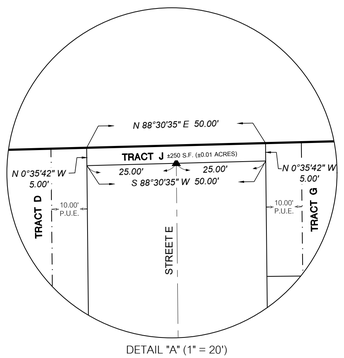
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LEGEND:

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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L3	N 89°35'24" E	134.21'
L4	N 0°24'36" W	275.00'
L5	N 0°35'42" W	44.76'
L6	N 0°24'36" W	34.87'
L8	N 0°35'42" W	95.31'
L9	N 0°24'36" W	84.70'
L10	N 0°24'36" W	34.87'

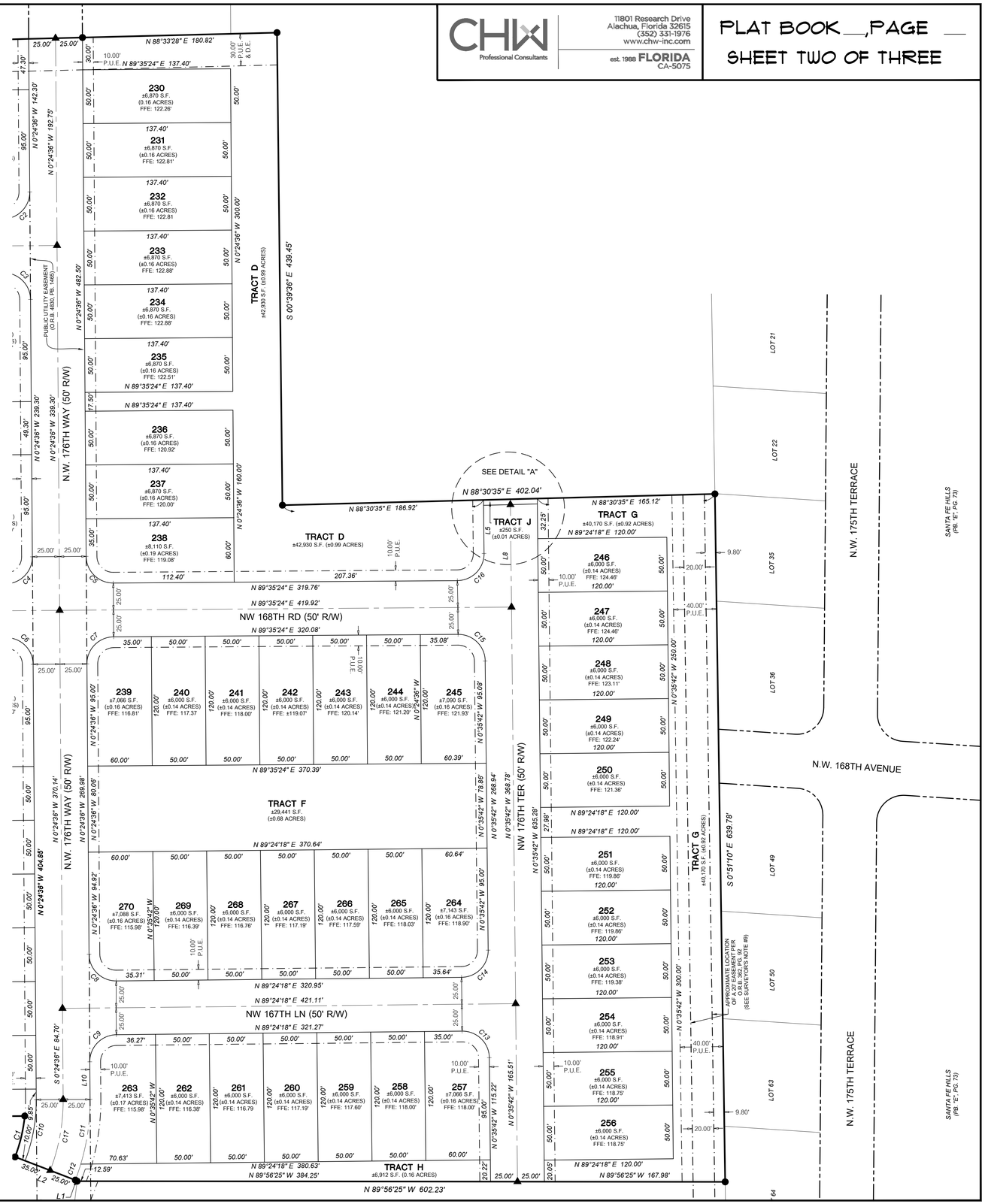
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C6	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C7	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C8	39.35'	25.00'	90°11'06"	35.41'	N 45°30'09" W
C9	39.19'	25.00'	89°48'54"	35.30'	N 44°29'51" E
C10	58.11'	155.00'	21°28'50"	57.77'	N 10°19'49" E
C11	61.15'	205.00'	17°05'36"	60.92'	N 8°08'06" E
C12	15.71'	205.00'	4°23'26"	15.71'	N 18°52'32" E
C13	39.27'	25.00'	90°00'00"	35.36'	N 45°35'42" W
C14	39.27'	25.00'	90°00'00"	35.36'	N 44°24'18" E
C15	39.19'	25.00'	89°48'54"	35.30'	N 45°30'09" W
C16	39.35'	25.00'	90°11'06"	35.41'	N 44°29'51" E
C17	67.48'	180.00'	21°28'50"	67.09'	N 10°19'49" E



DETAIL "A" (1" = 20')

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET TWO OF THREE



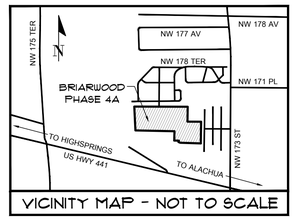
Tech: chodc Plot Date: Jul 02,2024 12:16pm Filename: C:\Acodfiles\cwk1\Temp\AcPublish_13928\22-0246 BRIARWOOD - PHASE 4 PLAT.dwg

CHW Professional Consultants
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PLAT BOOK __, PAGE __
SHEET THREE OF THREE

BRIARWOOD - PHASE 4

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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C18	117.81'	75.00'	90°00'00"	106.07'	N 44°35'24" E
C19	78.54'	50.00'	90°00'00"	70.71'	N 44°35'24" E
C20	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W

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C22	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C23	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C24	39.27'	25.00'	90°00'00"	35.36'	N 45°24'36" W
C25	39.27'	25.00'	90°00'00"	35.36'	N 44°35'24" E
C26	157.08'	100.00'	90°00'00"	141.42'	N 44°35'24" E
C27	40.20'	100.00'	23°01'50"	39.93'	S 11°06'19" W
C28	41.81'	100.00'	23°57'14"	41.50'	S 34°35'51" W
C29	41.72'	100.00'	23°54'21"	41.42'	S 58°31'38" W
C30	33.35'	100.00'	19°06'35"	33.20'	S 80°02'06" W

Revised on May 15, 2024 at 2:34 pm as Revision 1 DM1

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	**Cipparone & Cipparone, P.A.**
Issuing Office:	**1525 International Parkway** **Suite 1071 Lake Mary, FL 32746**
Loan ID Number:	
Commitment Number:	**24030217 RP Examiner - Robert Pesotski - rpesotski@oldrepublictitle.com**
Your File No.:	**24-3006**
Property Address:	**No Address, Alachua, FL 00000**

Old Republic National Title Insurance Company
151 Southhall Lane Suite #250
Maitland, Florida 32751

SCHEDULE A
COMMITMENT

1. Commitment Effective Date: May 12, 2024 at 5:00pm

2. Policy to be issued:

   (a) 2021 ALTA OWNER'S POLICY (with Florida Modifications) — Proposed Policy Amount: $1,235,000.00
   Proposed Insured:

   Troon Creek 3, LLC, a Florida limited liability company

   (b) 2021 ALTA LOAN POLICY (with Florida Modifications) — Proposed Policy Amount: $100.00
   Proposed Insured:

   Lender with contractual obligations under a loan agreement with the proposed purchaser identified in Schedule A herein

3. The estate or interest in the Land described at the Commitment Date is Fee Simple.

4. The Title is, at the Commitment Date, vested in: **Florida Timber Co., a Florida corporation, and as disclosed in the Public Records, has been since March 23, 1998**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

5. The Land is described as follows:

See Attached Legal Description

Issued through the Office of:
Cipparone & Cipparone, P.A.
1525 International Parkway
Suite 1071
Lake Mary, FL 32746
Phone: 321-275-5914



Authorized Signature

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B - I
COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Warranty Deed from Florida Timber Co., a Florida corporation to the proposed insured.

   Together with proof that Florida Timber Co., a Florida corporation is currently in good standing under the laws of the State of Florida. If the current transaction involves: (1) the disposition of substantially all of a corporation's property or assets; (2) theconveyance of corporate property to an officer, director or agent who is also a signatory; (3) conveyance of property for minimum consideration; or (4) the execution of documents incident to the transaction by an officer other than the president, chief executive officer or any vice-president, then a recordable resolution of the corporation's Board of Directors must be obtained. If the conveyance will result in the disposition of substantially all assets of the corporation, in addition to the resolution from the Board of Directors; proof must be submitted that the Shareholders holding a majority of the shares of the corporation approved the sale in accordance with the terms contained in the resolution from the Board of Directors.

6. Mortgage from Troon Creek 3, LLC, a Florida limited liability company to the proposed insured mortgagee.

   The agent must:
   (1) Determine that Troon Creek 3, LLC, a Florida limited liability company, is in good standing in the state of its formation; and
   (2) Establish that the person(s) executing the deed or mortgage to be issued are authorized by law to execute said instruments on behalf of the company.
   (3) If any managing member is a legal or commercial entity, require a good standing certificate from the date of purchase through to the present time, and proof of authority to execute documents on behalf of the legal or commercial entity.
   (4) Obtain an affidavit from authorized signatory on behalf of said limited liability company should be recorded stating that:
   A) The member/manager executing the deed or mortgage is authorized under the articles of organization and operating agreement, or Statement of Authority (if Florida LLC), and all necessary consents obtained;
   B) The LLC has not been dissolved;
   C) The LLC, nor any of its members are currently debtors to any bankruptcy proceedings and
   D) All members/managers of the LLC are identified.

7. Obtain written authorization from the company to issue the commitment if the amount of the policy or policies to be issued exceeds your agency limits.

8. Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

9. Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.

10. Provide a satisfactory Owner's Affidavit of Possession and No Liens. Said affidavit, when properly executed at closing by the seller(s) if any and mortgagor's herein will serve to delete the standard lien and possession exceptions for the policy(ies) to be issued.

Taxes for the year 2023 in the gross amount of $320.91 are PAID. Tax ID Number 03044-010-002

Taxes for the year 2023 in the gross amount of $43.66 are PAID. Tax ID Number 03044-012-005

Taxes for the year 2023 in the gross amount of $43.66 are PAID. Tax ID Number 03044-012-004

Taxes for the year 2023 in the gross amount of $43.66 are PAID. Tax ID Number 03044-012-003

Taxes for the year 2023 in the gross amount of $43.66 are PAID. Tax ID Number 03044-012-001

Note: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Alachua County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

SCHEDULE B - II
COMMITMENT

Exceptions From Coverage

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

7. Restrictions, conditions, reservations, easements and other matters contained on the Plat of Briarwood - Phase 4A, as recorded in Plat Book_____, Page_____, Public Records of Alachua County, Florida.

8. Easement in favor of American Telephone and Telegraph Company, recorded in O.R. Book 362, Page 92, Public Records of Alachua County, Florida.

9. Public Utility Easement recorded in O.R. Book 4830, Page 1465, Public Records of Alachua County, Florida.

10. Planned Development Regulatory Agreement for Briarwood Town Center PD Project, recorded in O.R. Book 5094, Page 1715, Public Records of Alachua County, Florida.

11. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

EXHIBIT A

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 24, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE POINT OF BEGINNING; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK 'E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00'51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Prepared By and Return To:

Calvin Harding, Jr. Esq.
Cipparone & Cipparone, P.A.
1525 International Parkway, Suite 1011
Lake Mary, Florida 32746
(321) 275-5915

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRIARWOOD

This Third Amendment to Declaration of Covenants, Conditions, and Restrictions of Briarwood ("Third Amendment") is made as of the Effective Date (as defined herein) by Troon Creek LLC, a Florida limited liability company ("Declarant").

RECITALS:

WHEREAS, Troon Creek LLC, a Florida limited liability company, as Declarant, executed that certain Declaration of Covenants, Conditions, and Restrictions of Briarwood, dated as of the 10th day of November, 2020 ("Original Declaration"); that certain First Amendment to Declaration of Covenants, Conditions, and Restrictions of Briarwood, dated as of the 19th day of January, 2022 ("First Amendment"); and that certain Second Amendment to Declaration of Covenants, Conditions, and Restrictions of Briarwood, dated as of the 12th day of December, 2022 ("Second Amendment"); and

WHEREAS, the Original Declaration was recorded as Instrument #3296547 in Official Records Book 4830, Page 1495, of the Public Records of Alachua County, Florida; the First Amendment was recorded as Instrument #3394235 in Official Records Book 4971, Page 946, of the Public Records of Alachua County, Florida; and the Second Amendment was recorded as Instrument #3461249 in Official Records Book 5056, Page 1779, of the Public Records of Alachua County, Florida

WHEREAS, the Original Declaration, First Amendment and Second Amendment shall be collectively referred to hereinafter in this Third Amendment as the Declaration; and

WHEREAS, the Declarant, as of the date of this Third Amendment, continues to own Class B membership in the Association; and

WHEREAS, per Article II, Section 3(a) of the Declaration, Declarant has the unilateral right, privilege and option, from time to time, to annex and subject additional real property to the provisions of the Declaration, without the consent of the Members or Institutional Mortgagees; and

WHEREAS, per Article XVI, Section 5 of the Declaration, so long as there is a Class B membership, the Declarant has the right to amend the Declaration without the consent of the Owners; and

WHEREAS, the Declarant now desires to amend the Declaration to annex additional real property (commonly known as Briarwood Phase Four); and

NOW, THEREFORE, the Declaration is amended as follows:

1. The recitals set forth above are true and correct and incorporated herein by this reference.

2. Exhibit "A". Property. Declarant hereby annexes and subjects that certain real property, commonly known as Briarwood Phase Four, to the Declaration. As such, Exhibit "A" of the Original Declaration is hereby deleted in its entirety and the revised Exhibit "A" (which is attached to this Third Amendment), is substituted in its place and stead.

3. Except as otherwise specifically set forth in this Third Amendment, the Declaration shall remain unmodified and in full force and effect.

[Signature Pages to Follow].

IN WITNESS WHEREOF, this Third Amendment is executed on the day and year last written below (the "Effective Date").

Signed, sealed and delivered
in our presence as witnesses:

(Witness #1 Signature)

Susan Furdek
(Witness #1 Printed Name)

3200 SE 36th Loop Ocala, FL
(Witness #2 Address)

(Witness #2 Signature)

Audrey Chandler
(Witness #2 Printed Name)

10268 SW 41st Ave Ocala FL
(Witness #2 Address)

TROON CREEK LLC,
a Florida limited liability company

By: _____

Printed Name: Craig J. Rouhier, Jr.

Title: Manager

Date: 3-4-24

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 4th day of March, 2024, by Craig J. Rouhier, Jr., as Manager of **TROON CREEK LLC,** a Florida limited liability company, on behalf of the company. He is [✓] personally known to me or [ ] has produced _____ as identification.

SUSAN DUNN FURDEK
Notary Public - State of Florida
Commission # HH 160192
My Comm. Expires Aug 2, 2025

[Seal]

Notary Public Signature

Susan Dunn Furdek
(Notary Public Printed Name)

Notary Public, State of Florida
Commission No.: HH160192
My commission expires: 8/2/25

ASSOCIATION JOINDER

Briarwood Homeowners Association of Alachua, Inc., a Florida corporation not-for-profit, whose mailing address is 643 Egret Place Drive, Winter Garden, Florida 34787, hereby approves and joins in the Third Amendment to Declaration of Covenants, Conditions, and Restrictions of Briarwood, and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Third Amendment.

In Witness Whereof, Briarwood Homeowners Association of Alachua, Inc. has executed this Joinder on this 4th day of March, 2024.

Signed, sealed and delivered
in our presence as witnesses:

(Witness #1 Signature)

Susan Furdek
(Witness #1 Printed Name)

3200 SE 36th Loop Ocala, FL
(Witness #1 Address)

(Witness #2 Signature)

Audrey Chandler
(Witness #2 Printed Name)

10268W 141st Ave Ocala FL
(Witness #2 Address)

BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC., a Florida corporation not-for-profit

By: _____

Print Name: Craig J. Rouhier, Jr.

Title: President

Date: 3-4-24

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 4th day of March, 2024, by Craig J. Rouhier, Jr., as President of **BRIARWOOD HOMEOWNERS ASSOCIATION OF ALACHUA, INC.,** a Florida corporation not-for-profit, on behalf of the corporation. He is [✓] personally known to me or [ ] has produced _____ as identification.

SUSAN DUNN FURDEK
Notary Public - State of Florida
Commission # HH 160192
My Comm. Expires Aug 2, 2025

[Seal]

Notary Public Signature

Susan Dunn Furdek
(Notary Public Printed Name)

Notary Public, State of Florida
Commission No.: HH 160192
My commission expires: 8/2/25

EXHIBIT "A"

PROPERTY

BRIARWOOD PHASE 1, AS PER THAT PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 33 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

BRIARWOOD PHASES 2 AND 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 94 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

[BRIARWOOD PHASE FOUR, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS]:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2293, PAGE 2124 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN SOUTH 88°32'57" WEST, ALONG NORTH LINE OF SAID SECTION 8, A DISTANCE OF 3008.55 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5 AS RECORDED IN PLAT BOOK "O", PAGE 32, OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1, AS RECORDED IN PLAT BOOK "S", PAGE 55, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE OF SAID SECTION 8, RUN SOUTH 04°20'12" EAST, ALONG THE WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 1336.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 8, AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 88°33'28" EAST, A DISTANCE OF 1576.94 FEET; THENCE RUN SOUTH 00°39'36" EAST, A DISTANCE OF 439.45 FEET; THENCE RUN NORTH 88°30'35" EAST, A DISTANCE OF 402.04 FEET TO A POINT ON THE WEST LINE OF SANTA FE HILLS SUBDIVISION, AS RECORDED IN PLAT BOOK "E", PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'10" EAST, ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 639.78 FEET; THENCE RUN NORTH 89°56'25" WEST, A DISTANCE OF 602.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1, WINDSOR FARMS, AN UNRECORDED SUBDIVISION; THENCE RUN NORTH 58°37'56" WEST, A DISTANCE OF 1.94 FEET; THENCE RUN NORTH 68°55'46" WEST, A DISTANCE OF

60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°19'48" EAST, 39.06 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'53", AN ARC LENGTH OF 39.18 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 89°35'24" WEST, A DISTANCE OF 134.21 FEET; THENCE RUN NORTH 00°24'36" WEST, A DISTANCE OF 275.00 FEET; THENCE RUN SOUTH 89°35'24" WEST, A DISTANCE OF 1151.70 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8; THENCE RUN NORTH 04°25'01" WEST, ALONG THE SAID WEST LINE OF THE EAST HALF (1/2) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF BRIARWOOD, PHASE 2 AND 3, AS RECORDED IN PLAT BOOK “38” PAGES 94-98 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 04°25'01” EAST ALONG SAID WEST LINE OF THE EAST 1/2 (HALF) OF SAID SECTION 8, A DISTANCE OF 704.07 FEET; THENCE RUN NORTH 89°35'24” EAST, A DISTANCE OF 436.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'24” EAST, A DISTANCE OF 90.00 FEET; THENCE RUN SOUTH 00°24'36” EAST, A DISTANCE OF 42.09 FEET; THENCE RUN SOUTH 89°35'24” WEST, A DISTANCE OF 90.00 FEET; THENCE RUN NORTH 00°24'36” WEST, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING.

SAID PUBLIC UTILITY EASEMENT CONTAINING 3,788 SQUARE FEET, MORE OR LESS.

CERTIFIED TO:

CITY OF ALACHUA

SHEET NO: 1 OF 2

This map prepared by:

CERTIFICATE OF AUTHORIZATION NO. L.B. 5075

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHAD A. COLSON PSM License Number 7142 STATE OF FLORIDA Professional Surveyor and Mapper

CHAD A. COLSON

Professional Surveyor & Mapper Fla. License No. 7142

DATE: 04-09-2024

TECHNICIAN: WES

CHECKED BY: CAC

PROJECT NUMBER: 22-0246

CHW AN NV5 COMPANY

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1985 FLORIDA CA-5075

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT
SOUTHWEST CORNER
BRIARWOOD PH 2 & 3
(PLAT BOOK "38", PAGES 94-98)

SOUTH LINE OF BRIARWOOD PH 2 & 3 RECORDED IN PLAT BOOK "38", PAGES 94-98

N

GRAPHIC SCALE
0 15 30 60

(BASIS OF BEARINGS)
S 04°25'01" E 704.07'

WEST LINE OF THE E 1/2 OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 18 EAST

N 89°35'24" E 436.70'

POINT OF BEGINNING

L1
L2
L3
L4

P.U.E. #1
± 3,788 S.F.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°35'24" E	90.00'
L2	S 00°24'36" E	42.09'
L3	S 89°35'24" W	90.00'
L4	N 00°24'36" W	42.09'

LEGEND:

S.F. = SQUARE FEET
PH = PHASE
P.U.E. = PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 04°25'01" E OF THE WEST LINE OF THE EAST HALF (1/2) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE SHEET 1 OF 2)

CERTIFIED TO:

CITY OF ALACHUA

SHEET NO.: 2 OF 2

This map prepared by:

CERTIFICATE OF AUTHORIZATION NO. L.B. 5075

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHAD A. COLSON

(SEE SHEET 1 OF 2)

Professional Surveyor & Mapper Fla. License No. 7142

DATE: 04-10-2024
TECHNICIAN: WES
CHECKED BY: CAC
PROJECT NUMBER: 22-0246

SCALE: 1" = 60'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CHW
AN NIV15 COMPANY
11801 Research Drive
Alachua, Florida 32615
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SAID PUBLIC EASEMENT CONTAINING 3,852 SQUARE FEET, MORE OR LESS.

CERTIFIED TO:

GAINESVILLE REGIONAL UTILITIES

SHEET NO.
1 OF 2

This map prepared by:

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SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
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SKETCH - NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT
SOUTHWEST CORNER
BRIARWOOD PH 2 & 3
(PLAT BOOK "38", PAGES 94-98)

SOUTH LINE OF BRIARWOOD PH 2 & 3 RECORDED IN PLAT BOOK "38", PAGES 94-98

(BASIS OF BEARINGS)
S 04°25'01" E 704.07'

WEST LINE OF THE E 1/2 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST

N

GRAPHIC SCALE
0 15 30 60

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 68°55'46" E	60.00'
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L4	S 20°52'31" W	48.62'
L5	N 69°07'29" W	90.00'
L6	N 20°52'31" E	42.29'
L7	S 69°07'29" E	10.10'

N 89°35'24" E 1151.70'

S 00°24'36" E
275.00'

N 89°35'24" E
134.21'

POINT OF BEGINNING

NE CORNER OF PARCEL 1 OF WINDSOR FARMS (UNRECORDED)

L7 C1 L2 L6 L1 L3 L4 L5

P.U.E. #2
± 3,852 S.F.

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.18'	145.00'	15°28'53"	19.71'	39.06'	S 13°19'48" W

LEGEND:

S.F. = SQUARE FEET
PH = PHASE
P.U.E. = PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 04°25'01" E OF THE WEST LINE OF THE EAST HALF (1/2) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE SHEET 1 OF 2)

CERTIFIED TO:

CITY OF ALACHUA

SHEET NO: 2 OF 2

This map prepared by:

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CHAD A. COLSON

(SEE SHEET 1 OF 2)

Professional Surveyor & Mapper Fla. License No. 7142

DATE: 04-10-2024
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City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 7/18/2023

NAME & DESCRIPTION OF PROJECT BRIARWOOD PHASE 4 SUBDIVISION

115 SINGLE FAMILY LOTS

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 17000 BLOCK OF CR-235-A

CITY OF ALACHUA, FLORIDA

Tax Parcel Numbers 03044-010-002, 03044-012-001, 03044-012-003, 03044-012-004

AND 03044-012-005

Acreage 34.17

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units: 115

☐ Multi Family — Number of Units:

☐ Exempt (See exemptions on page 2)

Level of Review

☑ Pre-Application Conference ☑ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	115	**units X 0.12 Elementary School Multiplier**	14	**Student Stations**
MIDDLE	115	**units X 0.06 Middle School Multiplier**	7	**Student Stations**
HIGH	115	**units X 0.09 High School Multiplier**	11	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.09 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: CRAIG ROUHIER
Mailing Address: 643 EGRET PLACE DRIVE
WINTER GARDEN, FL 34787
Phone: 407 756-0058
Email: CROUHIER@GMAIL.COM

PROPERTY OWNER

Name: GOLDEN POND FARMS, INC.
Mailing Address PO BOX 357133
GAINSEVILLE, FL 32635
Phone: 352 318-8880
Email eparker84@gmail.com

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 2018-2019 Capacity Tables)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 3 yrs — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

Page 3

MALLARD CONSTRUCTION & ELECTRIC
9310 NW 188TH WAY
ALACHUA, FL 32615

COONS & NEEBLING
16710 NW 174TH TER
ALACHUA, FL 32615

HUNTER KADERIAN
16824 NW 174TH TER
ALACHUA, FL 32615

DASA RASANATH A
16916 NW 174TH TER
ALACHUA, FL 32615

ROGERS BILLY J & THERESA N
13 HICKORY VALLEY DR
CABOT, AR 72023-8186

JESSIE RAYMOND M
120 SW DUKES DR LOT 14
LAKE CITY, FL 32024

CHIARELLI INVESTMENT CO
14707 NW 186TH AVE
ALACHUA, FL 32615

GONZALES FRANCES G
16816 NW 174TH TER
ALACHUA, FL 32615-4731

HEATON & VAN CLEEF
16818 NW 175TH TER
ALACHUA, FL 32615

ROCKS CHRISTOPHER & RACHEL
16803 NW 175TH TER
ALACHUA, FL 32615

ORIE DEANDREW L & ADRIENNE D
16655 NW 175TH TER
ALACHUA, FL 32615-2709

LONGVALLEY I LLC
2500 LEHIGH AVE
GLENVIEW, IL 60026

CARR JASON SHAW
16830 NW 175TH TER
ALACHUA, FL 32615

JARMON DONNA LYNN
16817 NW 175TH TER
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHOR
703 NE 1ST STREET
GAINESVILLE, FL 32601

MAXWELL & PROUD
16658 NW 175TH TER
ALACHUA, FL 32615

MYRICK ROBERT D & LINDA S
3715 NW 31ST TER
GAINESVILLE, FL 32605

SAYERS JEAN-MARC
16904 NW 174TH TER
ALACHUA, FL 32615

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615

HEATON & VAN CLEEF
16818 NW 175TH TER
ALACHUA, FL 32615

LAWSON & LAWSON
16825 NW 175TH TER
ALACHUA, FL 32615

CARR JASON SHAW
16830 NW 175TH TER
ALACHUA, FL 32615

IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

GARCIA & GARCIA
17523 NW 168TH AVE
ALACHUA, FL 32615

PATNODE WILLIAM J & CATHERINE M
16608 NW 175TH TER
ALACHUA, FL 32615

CALTON & NALL
16704 NW 175TH TER
ALACHUA, FL 32615

PARKER CASEY JAMESON & SEU YUEN
16640 NW 175TH TER
ALACHUA, FL 32615

Parcel Summary

Parcel ID	03044-012-001
Prop ID	12597
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 462.96 FT S 59 DEG E 625.15 FT POB S 59 DEG E 45.86 FT S 79 DEG E 202.49 FT N 5 DEG E 852.32 FT N 59 DEG W 267.23 FT S 5 DEG W 925.45 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYOR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$92,232	$92,232	$92,232	$92,232	$92,232
Just (Market) Value	**$92,232**	**$92,232**	**$92,232**	**$92,232**	**$92,232**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	4.24	184694.4	0	0	PD-COMM
5500	TIMBER 2	0.76	33105.6	0	0	PD-COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	Unqualified (U)	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	
5/11/2000	$100	MS	2293	2120	Unqualified (U)	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	
4/25/2000	$100	MS	2293	2122	Unqualified (U)	Improved	* EVELYN S WEELS	* CURTIS SMYDER	
4/11/2000	$100	MS	2293	2118	Unqualified (U)	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WEELS	
4/11/2000	$100	MS	2293	2116	Unqualified (U)	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Parcel Summary

Parcel ID	03044-010-002
Prop ID	12587
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM NE COR SEC S 3640.22 FT TO N R/W HWY 441 N 79 DEG W 1694.27 FT POB N 5 DEG E 679.46 FT S 79 DEG E 642.03 FT N 2 DEG W 946.31 FT W 402 FT N 439.43 W 1577.01 FT TO W LINE OF E1/2 OF SEC S 5 DEG E 1286.52 FT SELY ALG CURVE 462.98 FT S 59 DEG E 671 FT S 7 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	37.8
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$14,700	$14,700	$14,700	$14,700	$14,700
Agricultural (Market) Value	$109,620	$109,620	$109,620	$109,620	$109,620
Just (Market) Value	**$109,620**	**$109,620**	**$109,620**	**$109,620**	**$109,620**
Assessed Value	$14,700	$14,700	$14,700	$14,700	$14,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$14,700	$14,700	$14,700	$14,700	$14,700
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	1.08	47044.8	0	0	PD-R
5500	TIMBER 2	36.72	1599523.2	0	0	RMF-8

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	Unqualified (U)	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	
5/11/2000	$100	MS	2293	2120	Unqualified (U)	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	
4/25/2000	$100	MS	2293	2122	Unqualified (U)	Improved	* EVELYN S WELLS	* CURTIS SMYDER	
4/11/2000	$100	MS	2293	2118	Unqualified (U)	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	
4/11/2000	$100	MS	2293	2116	Unqualified (U)	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	
3/23/1998	$196,200	MS	2160	1691	Unqualified (U)	Improved	* HELEN SMYDER FAMILY INC	* GEORGE E SMYDER	

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

Schneider GEOSPATIAL

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Last Data Upload: 4/2/2024, 4:04:02 AM

Parcel Summary

Parcel ID	03044-012-003
Prop ID	12599
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 462.96 FT S 59 DEG E 108.37 FT POB S 59 DEG E 258.39 FT N 5 DEG E 925.45 FT N 59 DEG W 258.39 S 5 DEG W 925.45 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$105,000	$105,000	$105,000	$105,000	$105,000
Just (Market) Value	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	PD-COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	Unqualified (U)	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	
5/11/2000	$100	MS	2293	2120	Unqualified (U)	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	
4/25/2000	$100	MS	2293	2122	Unqualified (U)	Improved	* EVELYN S WELLS	* CURTIS SMYDER	
4/11/2000	$100	MS	2293	2118	Unqualified (U)	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	
4/11/2000	$100	MS	2293	2116	Unqualified (U)	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Parcel Summary

Parcel ID	03044-012-004
Prop ID	12600
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 315.27 FT POB SELY ALG CURVE 147.69 FT S 59 DEG E 108.37 FT N 5 DEG E 925.45 FT N 59 DEG W 258.12 FT S 5 DEG W 930.70 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 4 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$105,000	$105,000	$105,000	$105,000	$105,000
Just (Market) Value	**$105,000**	**$105,000**	**$105,000**	**$105,000**	**$105,000**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	PD-COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	Unqualified (U)	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	
5/11/2000	$100	MS	2293	2120	Unqualified (U)	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	
4/25/2000	$100	MS	2293	2122	Unqualified (U)	Improved	* EVELYN S WELLS	* CURTIS SMYDER	
4/11/2000	$100	MS	2293	2118	Unqualified (U)	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	
4/11/2000	$100	MS	2293	2116	Unqualified (U)	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Parcel Summary

Parcel ID	03044-012-005
Prop ID	12601
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM NW COR E1/2 SEC S 5 DEG E 1958.57 FT POB S 5 DEG E 663.77 FT SELY ALG CURVE 251.48 FT N 5 DEG E 774.98 FT S 87 DEG W 376.62 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCELS 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$2,000	$2,000	$2,000	$2,000	$2,000
Agricultural (Market) Value	$21,000	$21,000	$21,000	$21,000	$21,000
Just (Market) Value	**$21,000**	**$21,000**	**$21,000**	**$21,000**	**$21,000**
Assessed Value	$2,000	$2,000	$2,000	$2,000	$2,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,000	$2,000	$2,000	$2,000	$2,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	PD-COMM

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sales, Permits, Sketches, Photos.

Schneider GEOSPATIAL

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1683699 2 PGS
2000 JUN 02 09:27 AM BK 2293 PG 2124
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK1 Receipt#017328
Doc Stamp-Deed: 0.70
By: _____ D.C.

This document prepared by and to be returned to:
Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
P. O. Box 727
High Springs, Florida, 32655

Tax Parcel Number:
03044-000-000

Grantee's Tax Identification Number:
Florida Timber Co. / 65-0201021

QUITCLAIM DEED

THIS INDENTURE made this 17th day of May, 2000,

BETWEEN Charles R. Smyder, whose post office address is P.O. Box 842, Alachua, Florida, 32616, herein called Grantor, and

Florida Timber Co., a Florida corporation, whose post office address is P.O. Box 7133, Gainesville, Florida, 32605, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim to grantee all of the following described land, situate, lying and being in the county(ies) of Alachua state of Florida, to wit:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Section 8; thence run South 1 deg. 47 min. 45 sec. East, along the East line of said Section, a distance of 3640.22 feet to the north Right-of-Way line (R/W) of US Highway No. 441; thence North 79 deg. 03 min. 19 sec. West, along said North R/W line, a distance of 471.55 feet to a concrete monument and the POINT OF BEGINNING; thence continue North 79 deg. 03 min. 19 sec. West along said R/W line, a distance of 1023.03 feet; thence North 5 deg. 01 min. 39 sec. East, a distance of 680.39 feet; thence South 79 deg. 03 min. 19 sec. East, a distance of 452.00 feet to a concrete monument at the Southwest corner of Santa Fe Hills as recorded in Plat Book "E", page 73 of the Public Records of Alachua County, Florida; thence South 87 deg. 28 min. 57 sec. East, along the South line of said subdivision, a distance of 477.99 feet; thence South 1 deg. 45 min. 29 sec. East, a distance of 765.55 feet to the North R/W line of US Highway No. 441 and the POINT OF BEGINNING. (N-4)

LESS AND EXCEPT the following described property: Commence at the Northeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the East line of said Section 8, South 01 deg. 47 min. 45 sec. East, 3640.22 feet to the North right of way line of U.S. Highway No. 441, thence run along said right of way line, North 79 deg. 03 min. 19 sec. West, 1274.53 feet to and for the point of beginning. Thence continue North 79 deg. 03 min. 19 sec. West, 137.45 feet to a point of curve, thence run along said curve (being concave to the Northeast, having a central angle of 84 deg. 06 min. 07 sec. and a radius of 25.00 feet) a distance of 36.70 feet to a point of tangent; thence run North 05 deg. 02 min. 49 sec. East, 252.64 feet, thence run South 79 deg. 03 min. 19 sec. East, 160.00 feet, thence run South 05 deg. 02 min. 49 sec. West, 275.19 feet to the point of beginning. Subject to easement for the purpose of ingress-egress and public utilities over and across the East 40 feet of South 70 feet thereof.

ALSO

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of Section 8; thence run South 1 deg. 47 min. 45 sec. East, along the East line of said section, a distance of 3640.22 feet to the North Right-of-Way line (R/W) of US Highway No. 441; thence North 79 deg. 03 min. 19 sec. West, along said North R/W line, a distance of 1694.27 feet to a concrete monument and the POINT OF BEGINNING; thence North 5 deg. 50 min. 15 sec. East, a distance of 679.46 feet; thence South 79 deg. 03 min. 19 sec. East, a distance of 642.03 feet to a concrete monument at the Southwest corner of Santa Fe Hills as per plat recorded in Plat Book "E", page 73 of the Public Records of Alachua County, Florida; thence North 2 deg. 05 min. 44 sec. West, along the West line of said subdivision, a distance of 946.31 feet; thence South 87 deg. 17 min. 33 sec. West, a distance of 402.00 feet; thence North 1 deg. 47 min. 45 sec. West, a distance of 439.43 feet; thence South 87 deg. 18 min.

22 sec. West, a distance of 1577.01 feet to the West line of the East Half of Section 8; thence South 5 deg. 35 min. 27 sec. East, along said West line, a distance of 1286.52 feet to the North R/W line of old State Road No. 25, said point being the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 2281.63 feet, a central angle of 11 deg. 37 min. 34 sec., and a chord of 462.18 feet bearing South 65 deg. 41 min. 32 sec. East; thence southeasterly along said R/W curve, a distance of 462.98 feet to the end of said R/W curve; thence South 59 deg. 52 min. 45 sec. East, along said R/W line, a distance of 671.00 feet to the North R/W line of US Highway No. 441; thence South 79 deg. 03 min. 19 sec. East, along said R/W line, a distance of 202.48 feet to the POINT OF BEGINNING. (N-6)

The subject property is not the homestead of the Grantor.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Print Name GARY D. GRUNDER

Charles R. Smyder

Witness: Print Name SARAH S. NYSTROM

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me May 17, 2000 by Charles R. Smyder who

( ) is personally known to me
( ) who has produced a valid Florida driver's license as identification
( ) who produced _____ as identification

Notary Public at Large, State of Florida

GARY D. GRUNDER
OFFICIAL SEAL
Notary Public State Of Florida
My Commission Expires 7-6-2003
COMMISSION # CC 847763
PERSONALLY KNOWN OTHER ID

(SEAL)
5881v

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12587

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 010 002	UNASSIGNED LOCATION RE	1700

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	14,700	0	14,700	112.33
LIBRARY GENERAL	1.0339	14,700	0	14,700	15.20
SCHOOL CAP PROJECT	1.5000	14,700	0	14,700	22.05
SCHOOL DISCRNRY & CN	0.7480	14,700	0	14,700	11.00
SCHOOL GENERAL	3.1840	14,700	0	14,700	46.80
SCHOOL VOTED	1.0000	14,700	0	14,700	14.70
CHILDREN'S TRUST	0.4612	14,700	0	14,700	6.78
SUWANNEE RIVER WATER MGT DIST	0.3113	14,700	0	14,700	4.58
CITY OF ALACHUA	5.9500	14,700	0	14,700	87.47

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $320.91

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

COM NE COR SEC S 3640.22 FT TO N R/W HWY 441 N 79 DEG W 1694.27 FT POB N 5 DEG E
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $320.91

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 12587

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03044 010 002	UNASSIGNED LOCATION RE

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

PAY ONLY ONE AMOUNT

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☐	Nov 30, 2023	$0.00
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FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12597

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 012 001	UNASSIGNED LOCATION RE	1700

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	2,000	0	2,000	15.28
LIBRARY GENERAL	1.0339	2,000	0	2,000	2.07
SCHOOL CAP PROJECT	1.5000	2,000	0	2,000	3.00
SCHOOL DISCRNRY & CN	0.7480	2,000	0	2,000	1.50
SCHOOL GENERAL	3.1840	2,000	0	2,000	6.37
SCHOOL VOTED	1.0000	2,000	0	2,000	2.00
CHILDREN'S TRUST	0.4612	2,000	0	2,000	0.92
SUWANNEE RIVER WATER MGT DIST	0.3113	2,000	0	2,000	0.62
CITY OF ALACHUA	5.9500	2,000	0	2,000	11.90

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $43.66

LEGAL DESCRIPTION

COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 462.96 FT S 59 DEG E 625
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $43.66

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

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2023 PAID REAL ESTATE 12597

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

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ACCOUNT NUMBER	PROPERTY ADDRESS
03044 012 001	UNASSIGNED LOCATION RE

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FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12599

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 012 003	UNASSIGNED LOCATION RE	1700

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	2,000	0	2,000	15.28
LIBRARY GENERAL	1.0339	2,000	0	2,000	2.07
SCHOOL CAP PROJECT	1.5000	2,000	0	2,000	3.00
SCHOOL DISCRNRY & CN	0.7480	2,000	0	2,000	1.50
SCHOOL GENERAL	3.1840	2,000	0	2,000	6.37
SCHOOL VOTED	1.0000	2,000	0	2,000	2.00
CHILDREN'S TRUST	0.4612	2,000	0	2,000	0.92
SUWANNEE RIVER WATER MGT DIST	0.3113	2,000	0	2,000	0.62
CITY OF ALACHUA	5.9500	2,000	0	2,000	11.90

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $43.66

LEGAL DESCRIPTION

COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 462.96 FT S 59 DEG E 108
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $43.66

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 12599
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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ACCOUNT NUMBER	PROPERTY ADDRESS
03044 012 003	UNASSIGNED LOCATION RE

FLORIDA TIMBER CO
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John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12600

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 012 004	UNASSIGNED LOCATION RE	1700

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	2,000	0	2,000	15.28
LIBRARY GENERAL	1.0339	2,000	0	2,000	2.07
SCHOOL CAP PROJECT	1.5000	2,000	0	2,000	3.00
SCHOOL DISCRNRY & CN	0.7480	2,000	0	2,000	1.50
SCHOOL GENERAL	3.1840	2,000	0	2,000	6.37
SCHOOL VOTED	1.0000	2,000	0	2,000	2.00
CHILDREN'S TRUST	0.4612	2,000	0	2,000	0.92
SUWANNEE RIVER WATER MGT DIST	0.3113	2,000	0	2,000	0.62
CITY OF ALACHUA	5.9500	2,000	0	2,000	11.90

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $43.66

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

COM NW COR E1/2 SEC S 5 DEG E 2622.34 FT SELY ALG CURVE 315.27 FT POB SELY ALG C
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $43.66

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 12600

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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ACCOUNT NUMBER	PROPERTY ADDRESS
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John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12601

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 012 005	UNASSIGNED LOCATION RE	1700

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	2,000	0	2,000	15.28
LIBRARY GENERAL	1.0339	2,000	0	2,000	2.07
SCHOOL CAP PROJECT	1.5000	2,000	0	2,000	3.00
SCHOOL DISCRNRY & CN	0.7480	2,000	0	2,000	1.50
SCHOOL GENERAL	3.1840	2,000	0	2,000	6.37
SCHOOL VOTED	1.0000	2,000	0	2,000	2.00
CHILDREN'S TRUST	0.4612	2,000	0	2,000	0.92
SUWANNEE RIVER WATER MGT DIST	0.3113	2,000	0	2,000	0.62
CITY OF ALACHUA	5.9500	2,000	0	2,000	11.90

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $43.66

LEGAL DESCRIPTION

COM NW COR E1/2 SEC S 5 DEG E 1958.57 FT POB S 5 DEG E 663.77 FT SELY ALG CURVE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$43.66

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 12601

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ACCOUNT NUMBER	PROPERTY ADDRESS
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Receipt # 23-0034832 $41.91 Paid 11/23/2023

March 22, 2024

Craig Rouhier Jr.
Partner
Troon Development, LLC
643 Egret Place Drive
Winter Garden, Florida 24787

RE: Briarwood Town Center Phase 4 Trip Generation

Dear Craig,

The trip generation for Phase 4 of the Briarwood Town Center is provided below. The trip generation is based on the ITE Trip Generation Manual 11th Edition.

Trip Generation - Briarwood Phase 4									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	115	1,147	85	21	64	113	71	42

Sincerely,

Brian Snyder, P.E.
Project Manager

N:\2022\22-0246\Departments\04_Engineering\04_Traffic\LETTER 240322 Phase 4 Owner Authorization for Final Plat.docx

Bio-Tech Consulting Inc.
Environmental and Permitting Services

December 1, 2023

David F. Glunt, P.E., Managing Partner
Spruce Creek Civil Engineering, Inc.
1982 State Road 44; Suite 360
New Smyrna Beach, Florida 32168

Proj: Briarwood Phase 4; Alachua County, Florida
Section 8; Township 8 South; Range 18 East
(BTC File #1036-07)
RE: Environmental Assessment

Dear Mr. Glunt:

The purpose of this document is to provide the City of Alachua with the environmental information associated with the approximately 34.17-acre Briarwood Phase 4 project. This site is located north of Northwest US Highway 441 and directly south of the Briarwood Phase 3 project limits; within Section 8, Township 8 South, Range 18 East, Alachua County, Florida (Figures 1, 2 and 3). Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the Briarwood Phase 4 project site in July of 2022. The environmental assessment included the following elements:

- **Review of soil types mapped within the site boundaries;**
- **Evaluation of land use types/vegetative communities present;**
- **Field review for occurrence of protected flora and fauna; and,**
- **An overview of potential development constraints.**

SOILS

According to the Soil Survey of Alachua County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), four (4) soil types occur within the site boundaries (Figure 4). These soils include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

info@bio-techconsulting.com www.bio-techconsulting.com

- **Arredondo fine sand, 0 to 5 percent slopes (#3)**
- **Fort Meade fine sand, 0 to 5 percent slopes (#5)**
- **Kendrick sand, 2 to 5 percent slopes (#30)**
- **Arredondo fine sand, 5 to 8 percent slopes (#69)**

The following presents a brief description of these soil types mapped for the site:

Arredondo fine sand, 0 to 5 percent slopes (#3) is a nearly level to gently sloping, well-drained soil found in both small and large areas of uplands. Slopes are smooth to convex. Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. Surface runoff is slow. The water table in this soil is at a depth of more than 72 inches.

Fort Meade fine sand, 0 to 5 percent slopes (#5) is a nearly level to gently sloping, well-drained soil that is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres. Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown and the lower 14 inches is dark brown. The available water capacity is low to medium. The permeability is rapid. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

Kendrick sand, 2 to 5 percent slopes (30) is a gently sloping, well-drained soil in the gently rolling uplands. The available water capacity is low in the surface and subsurface layers, medium in the upper 5 inches of the subsoil, and medium to high below this depth. Permeability is rapid in the surface and subsurface layers. The water table is more than 72 inches below the surface.

Arredondo fine sand, 5 to 8 percent slopes (#69) is a well-drained soil that is in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands. The areas vary from about 5 to 40 acres. Typically, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsurface layer is yellowish brown fine sand to a depth of 65 inches. The yellowish-brown subsoil extends to a depth of 88 inches or more. The upper 6 inches is sandy loam, and the lower 17 inches is sandy clay loam. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the sandy surface

and subsurface layers and moderately slow in the loamy subsoil. Organic matter content is low. Surface runoff is slow. The water table is more than 72 inches below the surface.

Pursuant to the Hydric Soils of Florida Handbook, Fourth Edition (March, 2007), the Florida Association of Environmental Soil Scientists (FAESS) does not consider the main components or inclusions present in any of the soil types associated with the site to be hydric.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The Briarwood Phase 4 project site currently supports one (1) land use type/vegetative community (Figure 5). This land use type/vegetative community was identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The on-site upland land use type/vegetative community is classified as Disturbed Lands (740). There is no on-site wetland/surface water land use type/vegetative community within the limits of the subject property. The following provides a brief description of the on-site land use type/vegetative community.

Uplands:

740 Disturbed Lands

The entirety of the overall property contained a former planted pine plantation that is currently most consistent with the Disturbed Lands (740) FLUCFCS classification. Based upon the on-site assessment conducted and a review of historical aerials, it appeared that all of the pine trees were harvested from this area subsequent to 2018. Vegetative species observed within this area included a scattered mixed canopy and sub-canopy of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*), American sweetgum (*Liquidambar styracifliua*), pignut hickory (*Carya glabra*), eastern red cedar (*Juniperus virginiana*), earpod tree (*Enterolobium contortisiliquum*), Chinese tallowtree (*Sapium sebiferum*), Chinaberry tree (*Melia azerarach*), wax myrtle (*Myrica cerifera*), and winged sumac (*Rhus copallium*); with an understory of gallberry (*Ilex glabra*), common ragweed (*Ambrosia artemisiifolia*), blackberry (*Rubus cuneifolius*), dogfennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), American pokeweed (*Phytolacca americana*), pricklypear cactus (*Opuntia humifusa*), goldenrod (*Solidago* spp.), field sandspur (*Krameria lanceolata*), tuberous sword fern (*Nephrolepis cordifolia*), American beautyberry (*Callicarpa americana*), beggar ticks (*Bidens alba*), lantana (*Lantana strigocamara*), muscadine vine (*Vitis rotundifolia*), caesarweed (*Urena lobata*), eastern bracken fern (*Pteridium aquilinum*), Virginia pepperweed (*Lepidium virginicum*), shiny blueberry (*Vaccinium myrsinites*), hairy indigo (*Indigofera hirsuta*), saltbush (*Baccharis halimifolia*), cogongrass (*Imperata cylindrica*) and sedges (*Carex* spp. and *Cyperus* spp.).

WILDLIFE AND PROTECTED SPECIES

Utilizing methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (July 2020), an assessment for "listed" floral and faunal species occurring within the site boundaries was conducted on July 1 and 5, 2022. The cursory survey included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (June 2021) that have the potential to occur in Alachua County (Table 1).

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture (FDA) or U.S. Fish and Wildlife Service (USFWS) was identified on the site during the assessments conducted. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians:
brown anole (*Norops sagrei*)
Cuban tree frog (*Osteopilus septentrionalis*)
eastern black racer (*Coluber constrictor*)
Florida leopard frog (*Lithobates sphenocephalus sphenocephalus*)
green anole (*Anolis carolinensis*)
oak toad (*Anaxyrus quercicus*)
southern cricket frog (*Acris gryllus*)
southern toad (*Anaxyrus terrestris*)

Birds:
American Crow (*Corvus caurinus*)
Black Vulture (*Coragyps atratus*)
Blue Jay (*Cyanocitta cristata*)
Great Egret (*Ardea alba*)
Mourning Dove (*Zenaida macroura*)
Northern Bobwhite (*Colinus virginianus*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Loggerhead Shrike (*Lanius ludovicianus*)
Red-shouldered Hawk (*Buteo lineatus*)
Swallow-tailed Kite (*Elanoides forficatus*)
White-tailed deer (*Odocoileus virginianus*)

Mammals:
eastern cottontail (*Sylvilagus floridanus*)
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
northern raccoon (*Procyon lotor*)
Virginia opossum (*Didelphis virginiana*)

None of the above identified species are listed in FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (June 2021). The following provides a brief description of particular wildlife species as they relate to the development of the site.

***Gopher Tortoise* (*Gopherus polyphemus*)**
State Listed as "Threatened" by the FFWCC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by USFWS, and as of September 2007 is now classified as "Threatened" by the FFWCC. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Alachua County have a possibility of occurring in this area as they are a gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon corais couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed on the site at the time the wildlife assessments were conducted.

The site was surveyed for the existence of gopher tortoises through the use of pedestrian transects. The survey covered approximately 70% of the suitable gopher tortoise habitat present within the site boundaries. No gopher tortoises or gopher tortoise burrows were identified within the site. However, it is recommended to conduct a 100% gopher tortoise survey within 90 days prior to the start of construction activities, as a 100% gopher tortoise survey may be required by the FFWCC to confirm that no tortoises occupy the site.

It should be noted the FFWCC provides three (3) options for developers that have gopher tortoises on their site. These options include: 1) avoidance (i.e., maintain at least a 25-foot distance from construction activities), 2) preservation of habitat and 3) off-site relocation. If a gopher tortoise presence is confirmed on the site, a permit would be required through the FFWCC prior to any on-site construction activities. Based on the expected site development plan, the likely option for resolving a potential gopher tortoise issue is off-site relocation and would require that any gopher tortoise within 25 feet of proposed construction activities be relocated off-site to an approved recipient site.

***Eastern Indigo Snake* (*Drymarchon couperi*)**
Federally Listed as "Threatened" by USFWS

The Eastern indigo snake (*Drymarchon couperi*) is listed as Threatened by USFWS, based on dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida; in northern Florida and southern Georgia, it primarily occurs in sandhill habitats.

No evidence of eastern indigo snakes was observed within the site during the wildlife survey conducted by BTC. The site does not contain an abundance of gopher tortoise burrows, holes, cavities and other refugia to support this species nor does it contain suitable xeric eastern indigo snake habitat (scrub, sandhill, or scrubby flatwoods). In addition, based on the USFWS's August 2013 Consultation Key for the Eastern Indigo Snake, as the site is located in Alachua County and since the development of the site will likely result in the removal of less than twenty-five (25) acres of suitable xeric habitat (scrub, sandhill, or scrubby flatwoods) and less than twenty-five (25) gopher tortoise, a key determination would likely result in a finding of "not likely to adversely affect (NLAA)" the eastern indigo snake. As such, based on the required permit conditions that would allow the above finding, a survey specific to eastern indigo snakes is not likely to be required. However, if a formal eastern indigo snake survey is required by the USFWS or another agency, the formal survey can be accomplished from October 1st-April 30th for a minimum of five (5) surveys with 2 days of optimal weather (overnight low temperature above 60º F). It should be noted that eastern indigo snake mitigation may be purchased in lieu of conducting a formal survey. At a minimum, a federal permit (if applicable) will be conditioned for the use of the USFWS's "Standard Protection Measures for the Eastern Indigo Snake." It will also be conditioned "such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity." Any permit will also be conditioned "such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work." Additionally, during site clearing, the USFWS may require following the recommendations in the Service's Standard Protection Measures for the Eastern Indigo Snake. This involves signage and educational material posted at the site.

***Bald Eagle* (*Haliaeetus leucocephalus*)**
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FFWCC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FFWCC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.
In addition to the on-site evaluation for listed species, BTC conducted a desktop review of FFWCC's database and Audubon's EagleWatch program database for recorded Bald Eagle nests on the site or within the surrounding 660 feet of the site. This review revealed that there are no Bald Eagle nests through the 2021-2022 nesting season, on the site or within 660-feet of the site boundaries (see Figure 6 and Audubon Florida EagleWatch Map). Thus, no developmental constraints are expected with respect to Bald Eagle nests.

USFWS CONSULTATION AREAS

The USFWS have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with federal permitting under Section 10 and Section 404 of the Clean Water Act (CWA). It should be noted that a listed species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

A desktop review of USFWS Consultation Areas that may be associated with the subject site revealed that this site does not fall within any USFWS Consultation Areas (Figure 7).

ENVIRONMENTAL PERMITTING

Permitting through the Suwannee River Water Management District (SRWMD) and Florida Department of Environmental Protection (FDEP) will be required to develop the site. The approximate limits of the on-site wetlands/surface waters were delineated utilizing the top-of-bank method in accordance with local, state and federal guidelines (Figure 8). These delineations will need to be approved via an on-site wetland line review with all pertinent regulatory agencies during the permitting process. This site is located in the Santa Fe River Basin.

Suwannee River Water Management District (SRWMD)

An Environmental Resource Permit (ERP) will be required through the SRWMD to authorize the construction and operation of a stormwater management system for the site and for all wetland and/or other surface water impacts (both direct and secondary) in association with the development of the site. Impacts to the project's wetland and/or other surface water communities would be permittable by the SRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed. Due to the on-site ponds which are historically shown to be upland cut, it is unlikely that mitigation will be required for any proposed wetland impacts. Coordination with the Division of Historical Resources (DHR) and the Florida Fish and Wildlife Conservation Commission (FFWCC) will be necessary as part of the ERP process.

Florida Department of Environmental Protection (FDEP)

State 404 Program

Section 404 of the Clean Water Act (CWA) requires that federal authorization be obtained for all activities that propose the placement of dredged or fill material in "Waters of the United States" (WOTUS). The regulatory program established by CWA Section 404 is jointly implemented by the United States Environmental Protection Agency (EPA) and the United States Army Corps of

Engineers (USACE) and applies to regulated activities associated with development, water resource projects (dams, levees, etc.), infrastructure, and mining. Guidelines that outline the conditions under which the implementing agency may, or may not, issue a permit are described in CWA Section 404(b)(1) Guidelines. Included in those guidelines is the mandate that discharges of dredged or fill material into WOTUS are not permissible if (a) a practicable alternative exists that is less damaging to the aquatic environment, or (2) the nation's waters would be significantly degraded. Under that mandate, in most cases, the applicant's burden to justify impacts to jurisdictional wetlands includes an alternative sites analysis, in which the applicant is required to justify that the subject site is the most viable in the vicinity for the project, and will result in lesser environmental impacts compared to alternative site locations. The applicant is then required to demonstrate on-site avoidance and minimization of impacts, to the maximum practicable extent, while allowing for the project purpose.

CWA Section 404(b)(1) Guidelines also define conditions under which a State may assume the permitting authority under CWA Section 404. In December of 2020, the Florida Department of Environmental Protection (FDEP) assumed federal permitting authority for most wetland and surface water resources regulated exclusively under Section 404 of the Clean Water Act (CWA). The State 404 Program is a separate program and process from the existing State ERP Program described in the SRWMD section above, and applies only to those waters not regulated under other federal legislation. Wetlands and surface water resources associated with tidal waters or traditional navigable waters are regulated under Section 10 of the Rivers and Harbors Act. For those waters ("retained waters"), including wetlands and/or other surface waters that fall within the 300-foot guideline established from the ordinary high-water mark or mean high tide line of the Section 10 waters, the USACE will retain federal permitting authority. It should be noted that regulated activities proposed in waters assumed by the State 404 Program are still required to meet all standards mandated under the CWA Section 404(b)(1) guidelines.

With respect to the subject site, as the property does not contain any wetlands and/or other surface waters that would be associated with Section 10 waters, the federal permitting authority has been assumed by the FDEP under Section 404. Currently, FDEP considers all wetland and/or surface water resources to be federally jurisdictional unless the applicant provides documentation proving otherwise. Once a site plan has been created, a Waters of the U.S. (WOTUS) Determination and "No Permit Required" can be submitted to determine jurisdictional and non-jurisdictional systems (interior, isolated). As stated above, there are no wetlands and/or other surface waters withn the limits of the subject property. As such, there are no WOTUS.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

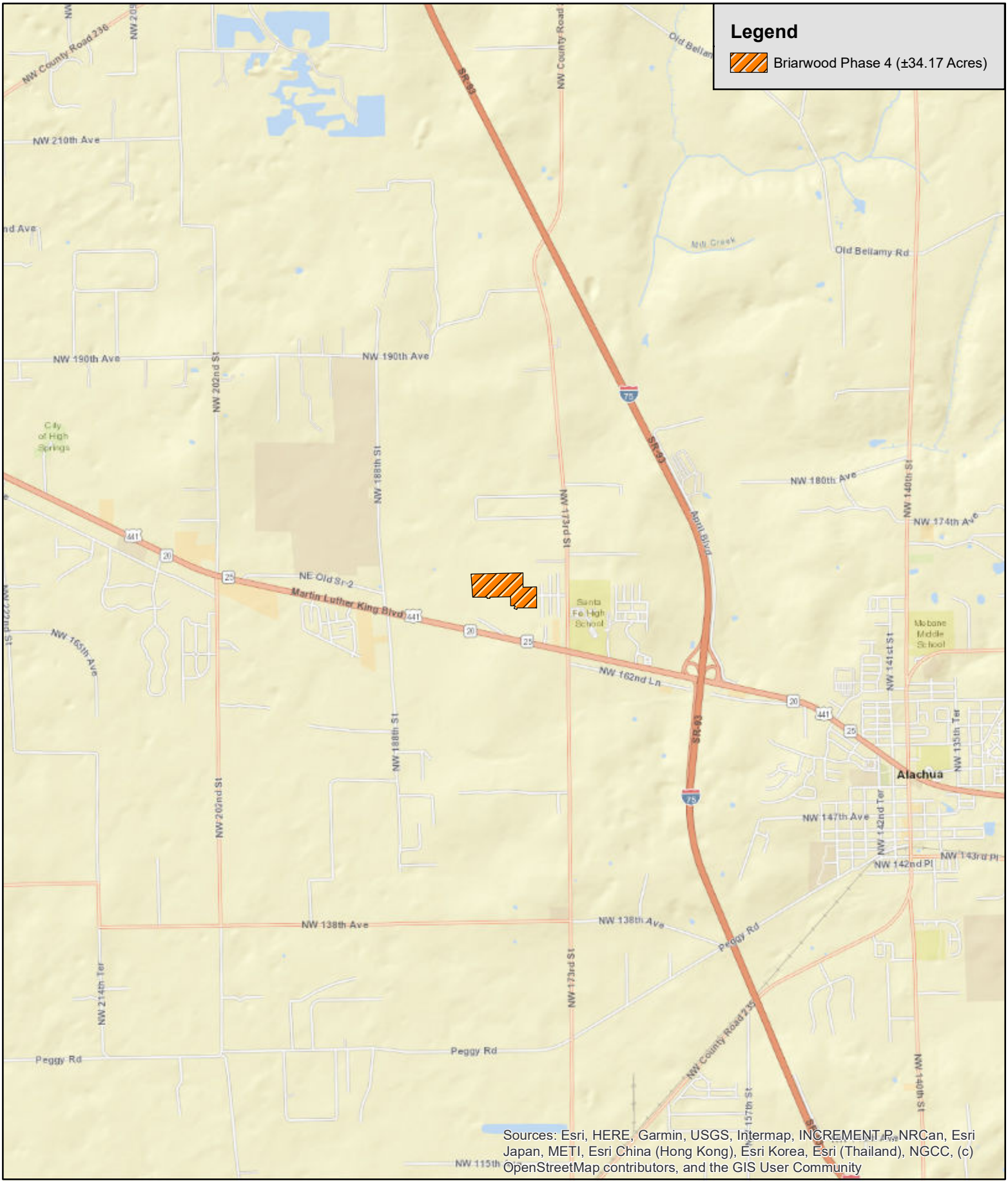


Stephen Butler
Director



John Miklos
President

Attachments



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Briarwood Phase 4
Alachua County, Florida
Figure 1
Location Map

N
W E
S

4,400 Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023



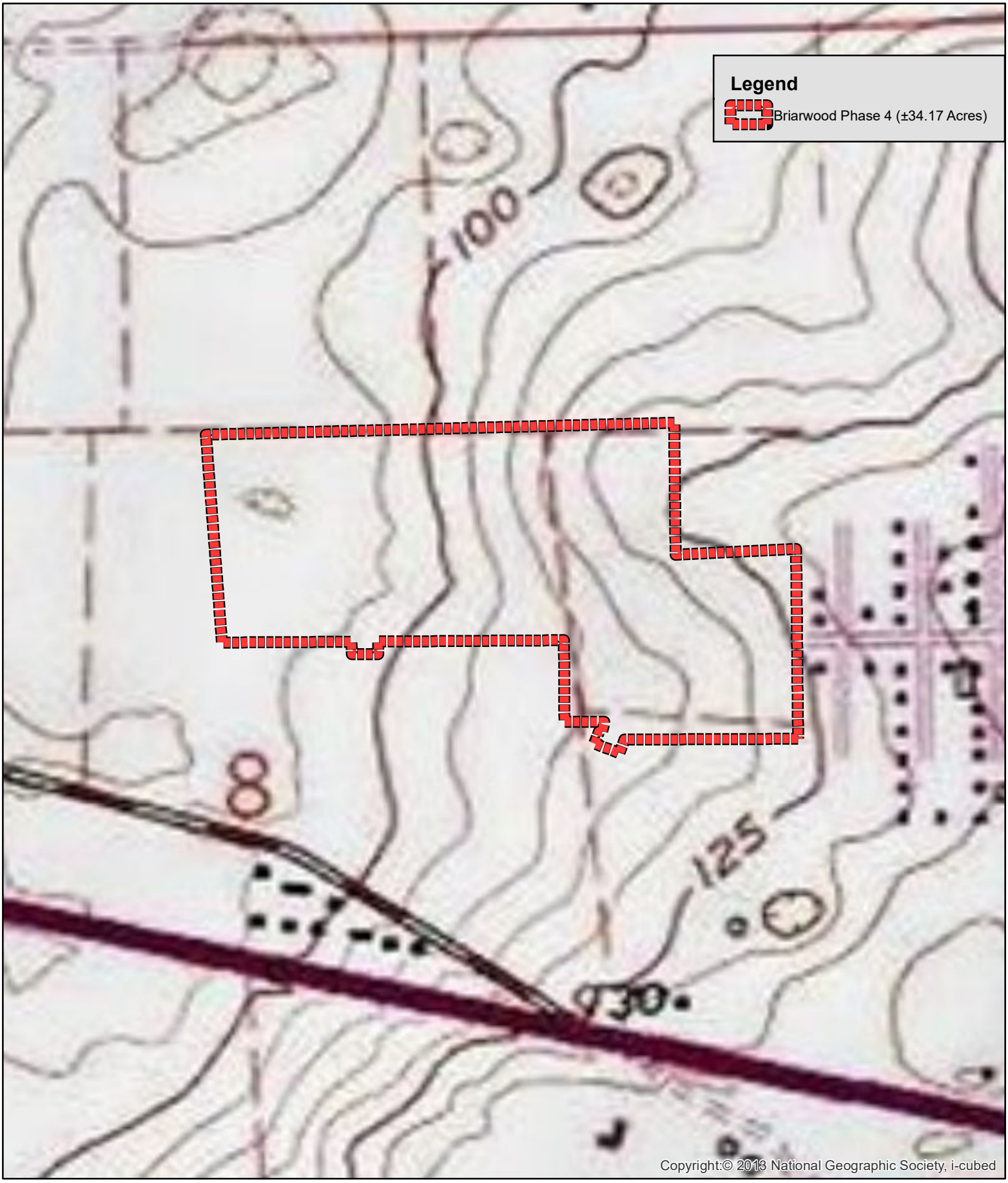
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Briarwood Phase 4
Alachua County, Florida
Figure 2
2022 Aerial Photograph

N
W E
S

320
Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023



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Briarwood Phase 4
Alachua County, Florida
Figure 3
USGS Topographic Map

N
W E
S

490
Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023



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Briarwood Phase 4
Alachua County, Florida
Figure 4
USDA - NRCS Soils Map

N
W E
S

320
Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023



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Briarwood Phase 4
Alachua County, Florida
Figure 5
FLUCFCS Map

N
W E
S

320
Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023



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Briarwood Phase 4
Alachua County, Florida
Figure 6
Wildlife Survey

N
W E
S

320
Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023



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Briarwood Phase 4
Alachua County, Florida
Figure 7
Wildlife Proximity Map

N
W E
S

1,400
Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023



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Briarwood Phase 4
Alachua County, Florida
Figure 8
USFWS Consultation Area Map

N
W E
S

490
Feet

Project #: 1036-07
Produced By: SEB
Date: 12/1/2023

Table 1:

Potentially Occuring Listed Wildlife and Plant Species in Alachua County

Scientific Name	Common Name	Federal Status	State Status	Occurrence Status
FISH				
Acipenser oxyrinchus desotoi	Gulf Sturgeon	T	FT	C
AMPHIBIANS				
Ambystoma cingulatum	Frosted Flatwoods Salamander	T	FT	C
REPTILES				
Alligator mississippiensis	American Alligator	T(S/A)	FT	C
Drymarchon corais couperi	Eastern Indigo Snake	LT	FT	C
Gopherus polyphemus	Gopher Tortoise	C	ST	C
Lampropeltis extenuata	Short-tailed Snake		ST	C
Macrochelys suwanniensis	Suwannee Alligator Snapping Turltle		ST	P
Pituophis melanoleucus	Florida Pine Snake		ST	C
BIRDS				

Antigone canadensis pratensis	Florida Sandhill Crane		ST	C
Aphelocoma coerulescens	Florida Scrub-Jay	T	FT	C
Athene cunicularia floridana	Florida Burrowing Owl		ST	C
Egretta caerulea	Little Blue Heron		ST	C
Egretta tricolor	Tricolored Heron		ST	C
Falco sparverius paulus	Southeastern American Kestrel		ST	P
Mycteria americana	Wood Stork	T	FT	C
MAMMALS				
INVERTEBRATES				
Medionidus walkeri	Suwannee Moccasinshell	T	FT	P
Palaemonetes cummingi	Squirrel Chinmey Cave Shrimp	T	FT	P
VASCULAR PLANTS				
Adiantum tenerum	Brittle Maidenhair Fern		E	
Agrimonia incisa	incised groove-bur		T	
Asplenium monanthes	single-sorus spleenwort		E	
Asplenium pumilum	dwarf spleenwort		E	
Asplenium verecundum	modest spleenwort		E	
Blechnum occidentale var. minor	hammock fern		E	
Brickella cordifolia	Flyr's brickell-bush		E	
Callirhoe papaver	poppy mallow		E	
Calopogon multiflorus	many-flowered grass-pink		T	
Coelorachis tuberculosa	Piedmont jointgrass		T	
Ctenium floridanum	Florida toothache grass		E	
Forestiera godfreyi	Godfrey's swampprivet		E	
Hartwrightia floridana	hartwrightia		T	
Litsea aestivalis	pondspice		E	
Malaxis unifolia	green adder's-mouth orchid		E	
Matelea floridana	Florida spiny-pod		E	
Monotropa hypopithys	pinesap		E	
Myriopteris microphylla	southern lip fern		E	
Najas filifolia	narrowleaf naiad		T	
Pecluma plumula	plume polypody		E	
Persicaria meisneriana var. beyrichiana	branched tearthumb		E	
Pteroglossaspis ecristata	giant orchid		T	
Pycnanthemum floridanum	Florida mountain-mint		T	
Salix floridana	Florida willow		E	
Salvia urticifolia	nettle-leaved sage		E	
Sideroxylon alachuense	silver buckthorn		E	
Stylisma abdita	scrub stylisma		E	
Thelypteris reptans	creeping maiden fern		E	
Verbesina heterophylla	variable-leaf crownbeard		E	
Zephyranthes simpsonii	redmargin zephyrlily		T	

FEDERAL LEGAL STATUS

LE-Endangered: species in danger of extinction throughout all or a significant portion of its range.

LT-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

E(S/A)-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

T(S/A)-Threatened due to similarity of appearance (see above).

PE-Proposed for listing as Endangered species.

PT-Proposed for listing as Threatened species.

C-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing

XN-Non-essential experimental population.

MC-Not currently listed, but of management concern to USFWS.
N-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

STATE LEGAL STATUS - ANIMALS

LE-Endangered: species, subspecies, or isolated population so few or depleted in number or so restricted in range that it is in imminent danger of extinction.
LT-Threatened: species, subspecies, or isolated population facing a very high risk of extinction in the future.

LS-Species of Special Concern is a species, subspecies, or isolated population which is facing a moderate risk of extinction in the future.
PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.
PS-Proposed for listing as Species of Special Concern.
N-Not currently listed, nor currently being considered for listing.

STATE LEGAL STATUS - PLANTS

LE-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely
LT-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

PE-Proposed for listing as Endangered.

PT-Proposed for listing as Threatened.
N-Not currently listed, nor currently being considered for listing.

COUNTY OCCURRENCE STATUS

Vertebrates and Invertebrates:
C = Confirmed

P = Potential
N = Nesting

Plants, Natural Communities, and Other:
C = Confirmed
R = Reported

** See Rank and Status Explanations and Definitions, Special Animal Listings - Federal and State Status

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

December 22, 2023

Craig Rouhier
Troon Creek, LLC
645 Egret Place Dr
Winter Garden, FL,34787

Subject: Request for Additional Information: ERP-001-227428-4, Briarwood Phase 4 Convergence

Dear Craig Rouhier,

The item(s) discussed below must be provided before project review can be completed as per Chapters 40B-400 and 62-330, Florida Administrative Code (F.A.C.). Please submit the following items to the Suwannee River Water Management District (District) by March 21, 2024.

1. The major modification application fee for a major modification with a project area less than 40 acres and less than 3 acres of work in, on, or over wetlands, is $1,055. Please provide the application fee. Please note the application number when payment is made. [See Chapter 40B-1.706, F.A.C.]

2. Please provide the surety for construction. For a project with a project area of 40 acres or less the required amount is $3,000. Please include application number when payment is made. This can be credit card, check, money order or letter of credit. Credit cards can be used through our E-permitting system and will be accepted immediately. Checks and money orders can be hand delivered or mailed to the District. Letters of credit will need approval by District attorneys [See 40B-1.704, F.A.C.].

3. Please provide clarification if an HOA will be changing from the previous permit. [See Chapter 62-330.060(4), F.A.C.]

4. Please provide clarification if Troon Creek, LLC will be the operation and maintenance entity prior to transfer of operation and maintenance to the HOA.

5. Please provide the property's legal description in a word document format so that it can be used in the Recorded Notice of ERP in Alachua County's public records. [See ERP AH Volume I, Section 12.6(b)]

6. Please provide clarification if any offsite areas are entering the stormwater management system. [See ERP Applicant's Handbook Volume II, Section 2.3]

7. Upon staff review, sheet 56 of the stormwater report states Basin 401 has a top of pond area of 0.103 acres, however the CN table states the top of pond area is 0.085 acres. Basins 403, 408, and 415 are also inconsistent. Please provide reasonable assurance the top of pond areas are consistent throughout the report. Please provide reasonable assurance the top of pond elevations are considered 100% impervious for the curve number calculation. [See Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume II, Section 4.7]

8. Upon staff review, the drainage area for Basin 409 in the model is not the same as the table on page 64 of the stormwater report. Please provide reasonable assurance the drainage areas are consistent throughout the report.

9. Please provide clarification how the offsite depressions (0046 and 0047) percolation rates and seasonal high groundwater elevation were determined.

10. Please provide clarification if the previously permitted basins 0134 and 0135 were designed to handle the runoff from basins 0411 and 0412.

11. Upon staff review, page 101 of the stormwater report states Basin 404 has a top of pond elevation of 88.5 feet and page 59 states the top of pond elevation is 87 feet. Please provide clarification on the top of pond elevation and provide reasonable assurance it is consistent throughout the report.

12. Upon staff review, some of the weighted curve numbers are 50 and 41. Please provide clarification how these were determined.

13. Upon staff review, Basins 407, 410, and 414 are overtopped and several other basins do not have at least a foot of freeboard. Please provide at least 1 foot of freeboard between the maximum pond stages and top of pond elevations. [See Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume II, Section 4.7]

14. Please provide emergency overflow structures. Please provide reasonable assurance that the top of the emergency overflow structures are designed below the top of pond and above the maximum pond stage. [See ERP AH Volume II, Section 5.1.2]

15. Please provide reasonable assurance energy dissipation is provided for flow into and out of the stormwater ponds. [See ERP AH Volume II, Section 5.1.2]

16. Please provide detail drawings including elevations of all weirs on the plans.

17. Please provide the weighted runoff coefficient value calculation for each basin. Please provide reasonable assurance the top of pond elevations are considered 100% impervious for the runoff coefficient calculation. Please provide reasonable assurance the total water quality volume is treated prior to discharging offsite. [See Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume II, Section 4.3]

18. Please provide reasonable assurance that the water quality treatment volumes are recovered within 72 hours. [See AH Volume II Section 4.4]

19. Please provide the ICPR model outputs for all required storm events showing the storage volumes designed into the retention systems recover one-half of the total volume within seven days following the end of the 100 year design storm event, and the total volume within 30 days following the end of the 100 year design storm event for the storm events. [See AH Volume II Section 3.4]

20. Please provide clarification if there are any offsite points of discharge.

21. Please schedule a site visit with the District environmental science reviewer (Sarah Corbett, Sarah.Corbett@srwmd.org). Additional permitting questions may occur due to the results of this site inspection. [See 62-330.060 F.A.C., 62-330.201 F.A.C.]

22. Please note: your project may require a Generic Permit for Stormwater Discharge for Large and Small Construction Activities, as part of the Florida NPDES stormwater program regulated by the Florida Department of Environmental Protection (FDEP). This permit is separate from the Environmental Resource Permit for which you are applying. Please refer to FDEP's program website, http://www.dep.state.fl.us/water/stormwater/npdes/, for more information.

This letter constitutes a request for additional information pursuant to Chapters 40B-1 and 40B-400 or 62-330, F.A.C., and Chapters 120 and 373, Florida Statutes. It is a violation of District rules to begin any work on the project before a permit is issued.

When submitting requested information, please use the E-permitting system as the District prefers electronic submittals to paper submittals. You can access the E-permitting system from our website, www.mysuwanneeriver.com

If you have any questions, you may contact me by phone at 386.362.1001 or by email at Sara.Ferson@srwmd.org.

Sincerely,

Sara Zybell Ferson, E.I.
Program Engineer
Division of Resource Management

Cc: David Glunt, P.E., Spruce Creek Civil Engineering, Inc.
Stephen Butler, Bio-tech Consulting, Inc.
Jeremy Parker, Florida Timber Co.

SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED FOR BY THE PROPERTY OWNERS PURSUANT TO SECTION 171.044, FLORIDA STATUTES; MAKING CERTAIN FINDINGS; PROVIDING FOR LAND USE, ZONING, AND LAND DEVELOPMENT REGULATIONS, AND ENFORCEMENT OF THE SAME; PROVIDING DIRECTIONS TO THE CLERK OF THE COMMISSION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

ITEM 2: Ordinance 2024-17, a petition by Daniel Shore, agent for Humberto P. Alonso, owner, in reference to Alachua County Tax Parcel Numbers 04442-000-000, providing for the voluntary annexation of parcels of land contiguous to the boundaries of the City of Newberry, Florida, as shown on the location map below. The area to be annexed is located in Section 17, Township 10 South, Range 18 East, Alachua County, Florida, consisting of 9.85 acres, more or less.

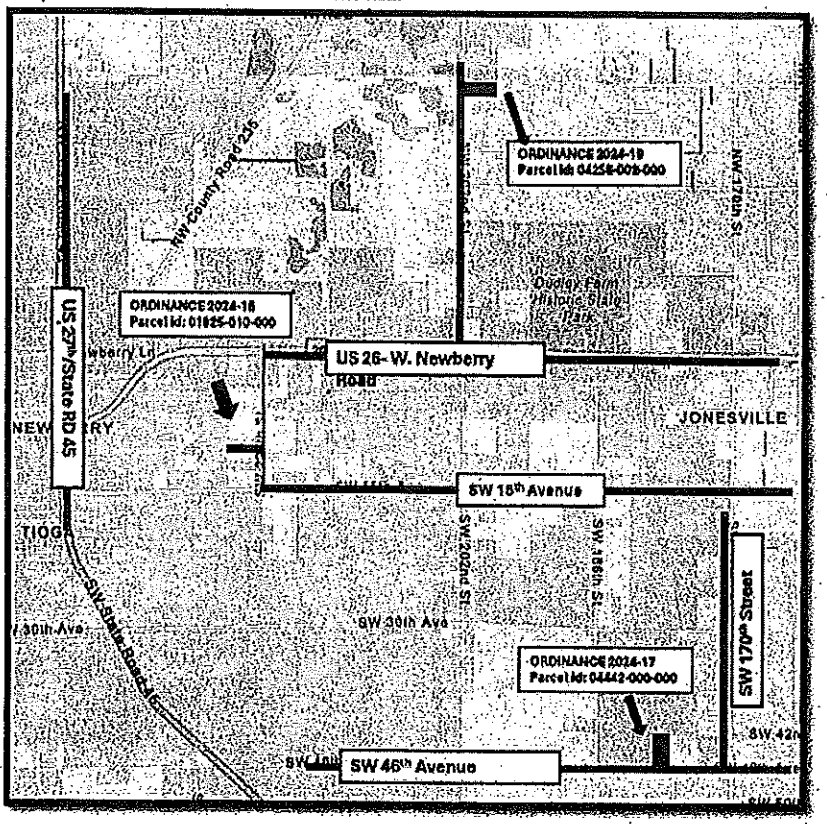
ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, ANNEXING CERTAIN PORTIONS OF UNINCORPORATED ALACHUA COUNTY THAT INCLUDES PARCEL NOS. 04442-000-000, AS MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED FOR BY THE PROPERTY OWNERS PURSUANT TO SECTION 171.044, FLORIDA STATUTES; MAKING CERTAIN FINDINGS; PROVIDING FOR LAND USE, ZONING, AND LAND DEVELOPMENT REGULATIONS, AND ENFORCEMENT OF THE SAME; PROVIDING DIRECTIONS TO THE CLERK OF THE COMMISSION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

ITEM 3: Ordinance 2024-19, a petition by Paul and Pamela Smith, owner, in reference to Alachua County Tax Parcel Numbers 04258-002-000, providing for the voluntary annexation of parcels of land contiguous to the boundaries of the City of Newberry, Florida, as shown on the location map below. The area to be annexed is located in Section 30, Township 09 South, Range 18 East, Alachua County, Florida, consisting of 30 acres, more or less.

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, ANNEXING CERTAIN PORTIONS OF UNINCORPORATED ALACHUA COUNTY THAT INCLUDES PARCEL NOS. 04258-002-000, AS MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED FOR BY THE PROPERTY OWNERS PURSUANT TO SECTION 171.044, FLORIDA STATUTES; MAKING CERTAIN FINDINGS; PROVIDING FOR LAND USE, ZONING, AND LAND DEVELOPMENT REGULATIONS, AND ENFORCEMENT OF THE SAME; PROVIDING DIRECTIONS TO THE CLERK OF THE COMMISSION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.



The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of a public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the petitions. Please call 352-472-5440, or email EconomicDevelopment@NewberryFL.gov to request a copy of the application(s) including the legal description be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

(Published: Alachua County Today - July 11, 2024)

P.M., THURSDAY, JULY 25, 2024.

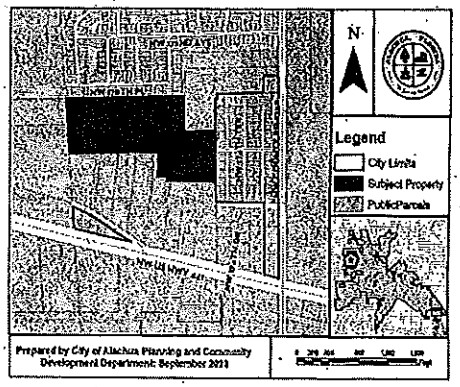
FOR FURTHER INFORMATION ON THE ELECTION CALL THE CITY CLERK'S OFFICE AT 386-454-1416 X 6.

(Published: Alachua County Today - June 27, 2024, July 4, 2024, and July 11, 2024)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 2024 at 6:00 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 Chad Colson, PSM, of CHW, LLC applicant and agent, for Florida Timber Co., property owner, for consideration of the Final Plat for Briarwood Phase 4. The final plat proposes to subdivide a ±34.17-acre subject property into a total of 115 lots with associated common areas and road right-of-way. The subject property is located south of Briarwood Phases 1-3, west of the Santa Fe Hills subdivision, and north of US 441, consisting of Tax Parcel Numbers 03044-010-002, 03044-012-001, and 03044-012-003 through 03044-012-005; Future Land Use Map (FLUM) Designation: Medium Density Residential and Community Commercial; Zoning: Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

AFFIDAVIT FOR POSTED LAND USE SIGN

RECEIVED
JUL 08 2024
BY:

I Michael Ventre, POSTED THE LAND USE
(Name)
SIGN ON 7/8/24 FOR THE Briarwood Phase 4 Final Plat
(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.

Michael Ventre
(Signature)

Two (2)
(Number of signs)

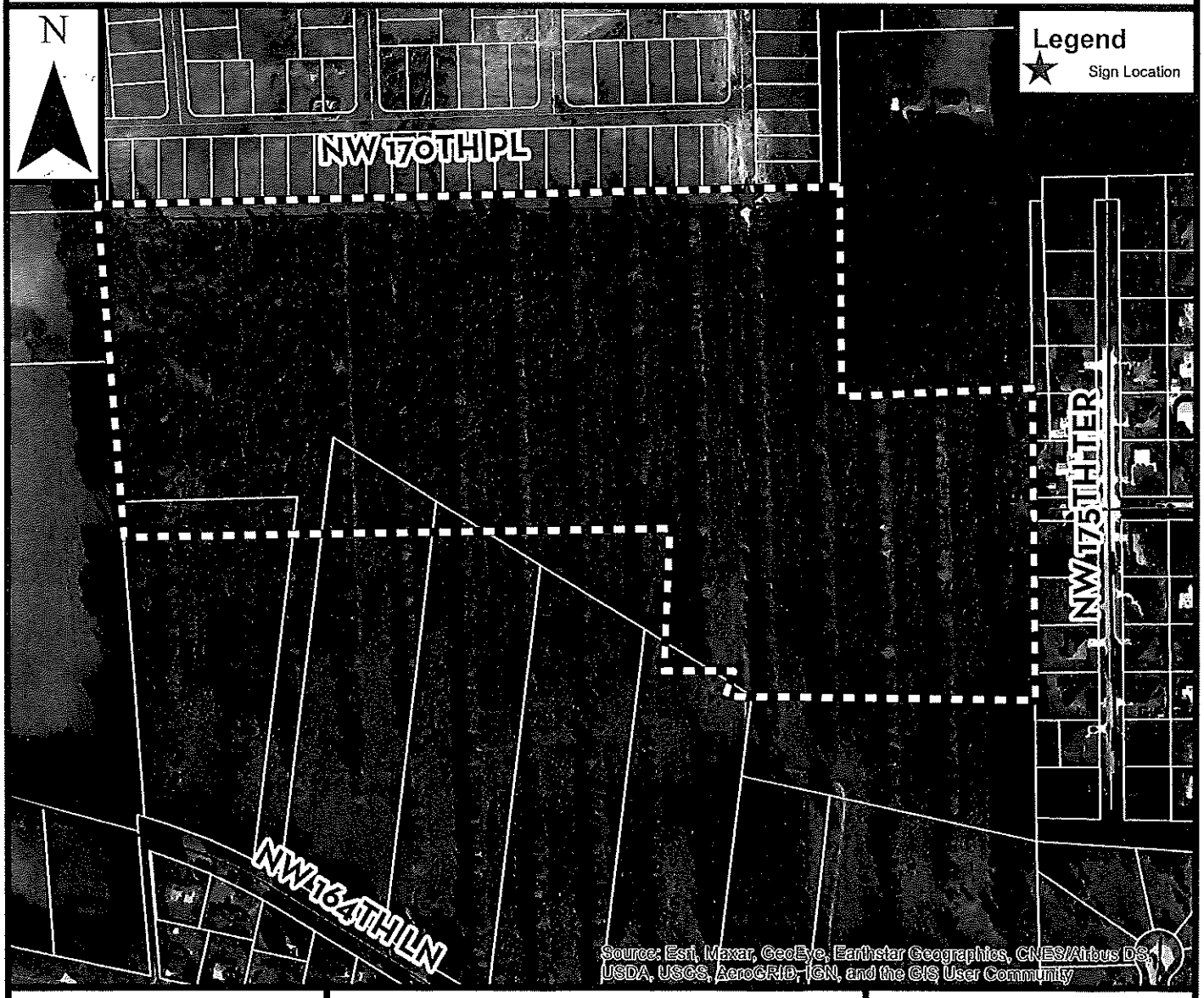
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Briarwood Phase 4 Final Plat



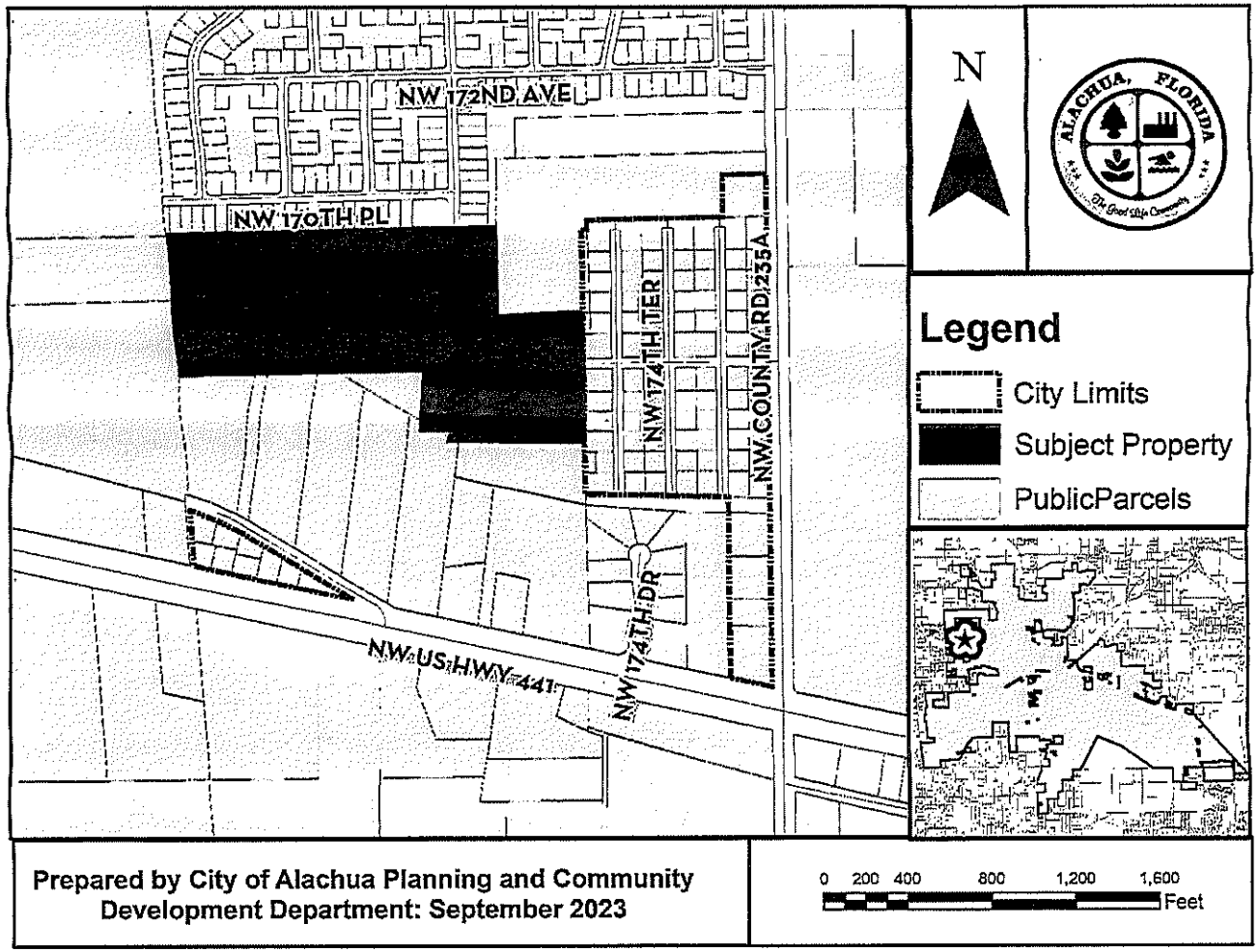
Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 130 260 520 Feet

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JULY 22, 2024 @ 6:00 PM

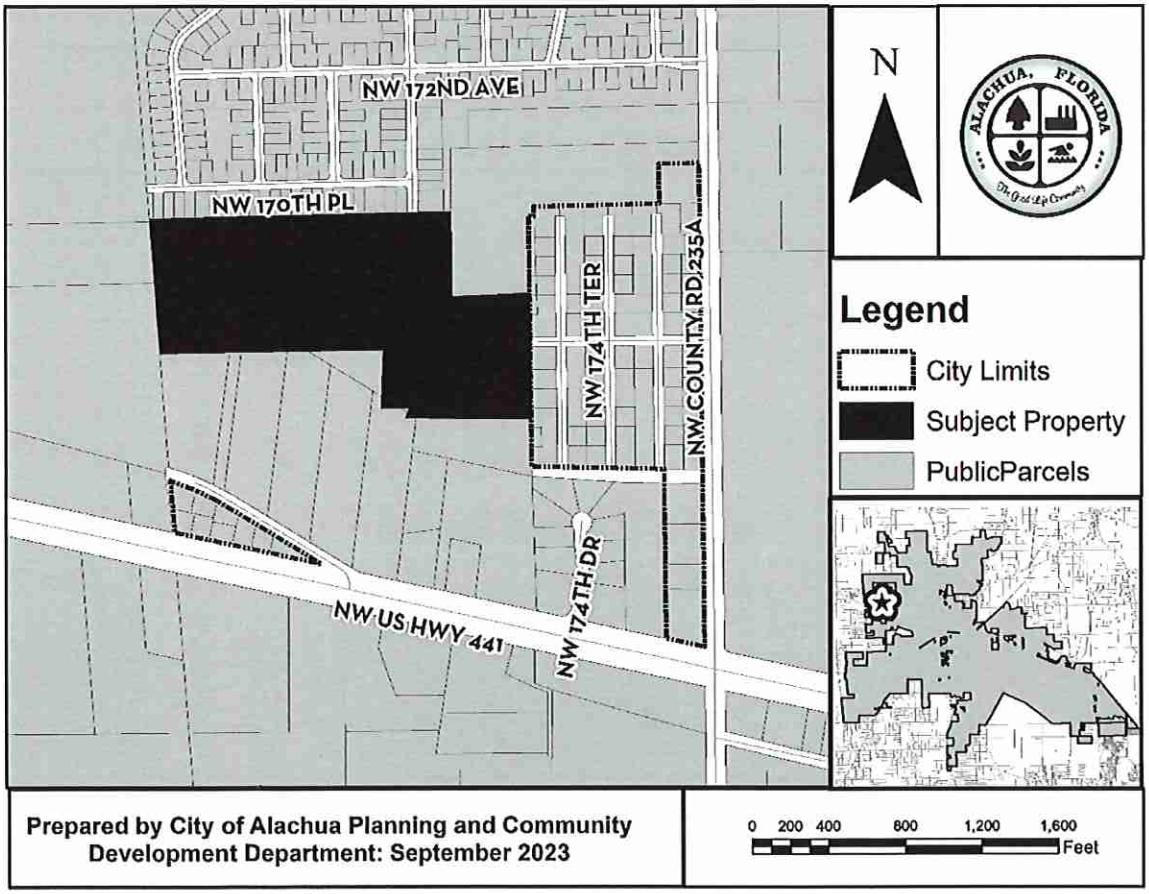
City of ALACHUA
the good life community

MAILED
JUL 0 8 2024

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

ELKINS DELRIE C LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655-2016

WALDRON KRISTIE DENISE
16728 NW 174TH TER
ALACHUA, FL 32615-4731

PLUMLEY RYAN
16719 NW 175TH TER
ALACHUA, FL 32615

SMYDER CHARLES R SR SUCCESSOR TRUSTEE
PO BOX 842
ALACHUA, FL 32616-0842

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

GONZALEZ & MORENO H/W
17794 NW 175TH AVE
ALACHUA, FL 32615

THOMAS MELISSA
16922 NW 174TH TER
ALACHUA, FL 32615

GONZALES CHARLES MANUEL & MEREDITH JOYCE
2891 SE 19TH AVE
GAINESVILLE, FL 32641-1065

BURNS & GONZALES
10616 THORNE DR
FT WASHINGTON, MD 20744

KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

RYAN LARMANN INSURANCE AGENCY INC
14521 MAIN ST
ALACHUA, FL 32615

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615-2712

REED & SUMMERS
4985 NW 39TH AVE
GAINESVILLE, FL 32606

GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

SALAZAR FLOSSIE LIFE ESTATE
16431 US HIGHWAY 441
ALACHUA, FL 32615-5265

BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

GREEN THOMAS RYAN & JOAN M
16722 NW 174TH TER
ALACHUA, FL 32615

CAUCHON MARC V DMD PA
PO BOX 1478
ALACHUA, FL 32615

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

SMYDER TOYO A HEIRS
PO BOX 1067
HIGH SPRINGS, FL 32655-1067

FELLOWS BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

MAILED
JUL 0 8 2024

PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

MORGAN JACK L & BETTY
16806 NW 175TH TER
ALACHUA, FL 32615-4737

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
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

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

'ean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
P.O. Box 1215
High Springs, FL 32655

George & Joan Walker
12910 NW 151 Rd
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th place
Alachua, FL 32615

Lynn Hunter
19005 NW 138th Ave
Alachua, FL 32615

MAILED
JUL 08 2024

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: July 22, 2024

SUBJECT: Preliminary Plat – Tara Forest West (PPP21-0005): A request by Logan Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of the Preliminary Plat of the Tara Forest West Subdivision, which proposes the subdivision of a ±198.39 acre subject property into a total of 523 single family lots, with associated common areas and right-of-way, generally located north of US 441,west of NW 147th Drive, Tara Baywood and Tara Forest East Subdivisions; Portions of Tax Parcel Numbers 03067-001-000 and 03008-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:
Staff recommends that the City Commission approve the preliminary plat of the Tara Forest West subdivision subject to the 13 conditions provided in Exhibit "A" and located on page 21 of the Staff Report upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of the Tara Forest West subdivision, subject to the 13 conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

Summary

This application is a request by Logan Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC., property owner, for consideration of the preliminary plat for the Tara Forest West subdivision project, which proposes the subdivision of a ±198.39 acre subject property into a total of 523 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in six phases. The subject property consists of portions of Tax Parcels 03067-001-000 and 03008-000-000, and is located east of the Tara Forest East and Tara Baywood Subdivisions, north of US 441 and south of the Dogwood Acres subdivision.

The subject property was subject to Large Scale Comprehensive Plan Amendment (Ordinance 09-14) that amended the Future Land Use Map Designation for the property from Agriculture to Moderate Density Residential and Recreation. The zoning designations for the subject property were amended by Ordinance 10-23. The adopted zoning designations for the subject property were A (Agricultural) and RSF-4 (Residential Single Family – 4).

The proposed Tara Forest West subdivision will consist of lots ranging size from ±7,294 square

feet to ±19,841 square feet, with the majority of lots being ±7,500 square feet. The preliminary plat proposes 523 single family residential lots. The preliminary plat proposes 13 common areas located throughout project. The largest common areas located on the west side of the project will serve as stormwater retention and detention for the project as well as house the proposed amenities for the development. The stormwater facilities are located in the Agricultural (A) zoned area of the project and will therefore require a special exception permit. This application has been reviewed concurrently with this preliminary plat application. The proposed lots (except for Lot 468) located along the property boundary with the Dogwood Acres residential subdivision are a minimum of 10,000 square feet in size and a minimum of 100' in width.

One (1) access connection to US 441 will be completed as part of Phase 1 of the project. An additional connection to US 441 will be required with or before Phase 4. Additional interconnections will be made as the project is developed and as other adjacent projects are developed to the east (Tara Forest East and Tara Baywood) and to the south (Tara Phoenicia). No connection to April Boulevard is contemplated by this preliminary plat. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

At the June 11, 2024, Planning and Zoning Board meeting, the Board voted 3-1 in favor of forwarding the application to the City Commission with a recommendation to approve, with an additional condition regarding the placement of fencing along the project's border with Dogwood Acres. This condition has been added and can be found in Exhibit 'A' of the revised staff report. At the June 11, 2024, Planning and Zoning Board meeting, the Board voted 3-1 in favor of the Tara Forest West special exception, which permits the placement of the development's stormwater ponds in the portions of the property zoned A (Agricultural).

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

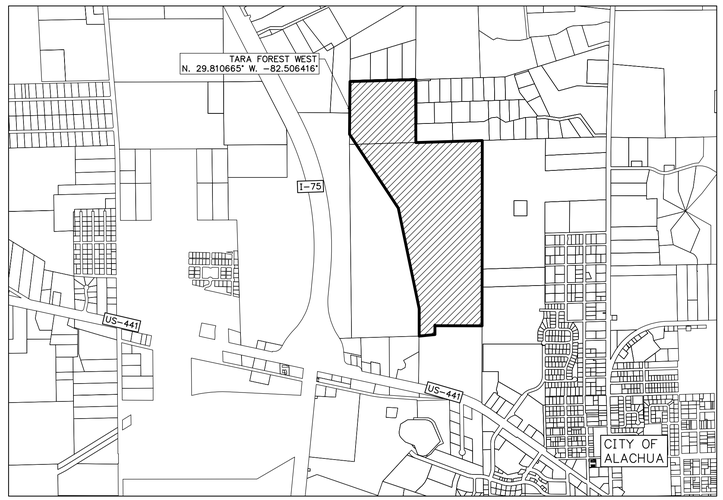
ATTACHMENTS

1. Tara Forest West Preliminary Plat
2. Staff Report with Exhibit B (revised)
3. Tara Forest West Preliminary Plat Application Materials
4. Neighborhood Workshop Materials
5. Public Notice Materials for the July 22, 2024 City Commission Meeting
6. Public Comments Received
7. June 11, 2024 PZB Minutes

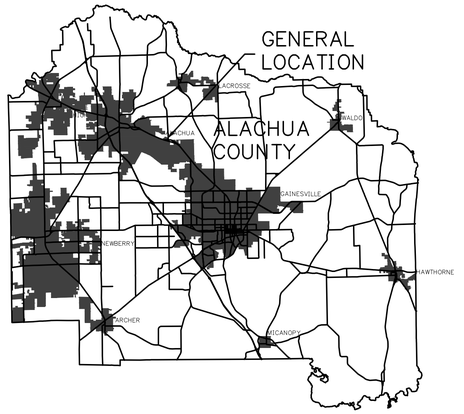
GENERAL DEVELOPMENT INFORMATION

1.	PROPOSED NAME OF SUBDIVISION:	TARA FOREST WEST
2.	OWNER:	TARA FOREST, LLC 7717 NW 20TH LANE GAINESVILLE, FL 32605 (352) 278-5317
3.	CIVIL ENGINEER:	JBROWN PROFESSIONAL GROUP INC. CHRISTOPHER A. POTTS, P.E. 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
4.	SURVEYOR:	JBROWN PROFESSIONAL GROUP INC. TROY WRIGHT, PSM 7210 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
5.	VICINITY MAP:	SEE MAP THIS SHEET
6.	TAX PARCEL NO'S.:	03067-001-000, 03008-000-000.
7.	PARCEL SIZE:	198.39± ACRES (523 LOTS)
8.	SECTION/TOWNSHIP/RANGE	10/08S/18E
9.	FUTURE LAND USE:	MODERATE DENSITY RESIDENTIAL
10.	ZONING:	RSF-4, CI
11.	ROADWAY TYPE:	URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPE PIPING AND RENTAL LIGHTS FROM CITY OF ALACHUA
12.	UTILITY PROVIDERS:	WATER: CITY OF ALACHUA SEWER: CITY OF ALACHUA ELECTRIC: CITY OF ALACHUA PHONE/CABLE: WINDSTREAM/COX
13.	FEMA FLOOD PLAIN:	MAP: 12001C0120D ZONE: A MAP: 12001C0110D ZONE: A

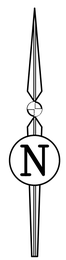
PRELIMINARY PLAT OF TARA FOREST WEST FOR TARA FOREST, LLC ALACHUA, FL



LOCATION MAP



GENERAL COUNTYWIDE LOCATION MAP
N.T.S.



TARA FOREST WEST	
SHEET INDEX	
SHEET NO.	TITLE
C0.0	COVER SHEET
C1.0	SOILS MAP
C2.0	MASTER PHASING PLAN
C3.0	MASTER DRAINAGE PLAN
C4.0 – C4.2	TYPICAL ROADWAY SECTIONS
C4.3	TYPICAL SECTIONS AND UTILITY ALLOCATIONS
C5.0	MASTER UTILITY PLAN
SUR-1 – SUR 18	BOUNDARY & TOPOGRAPHIC SURVEY
RP-1 – RP-10	PRELIMINARY PLAT

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

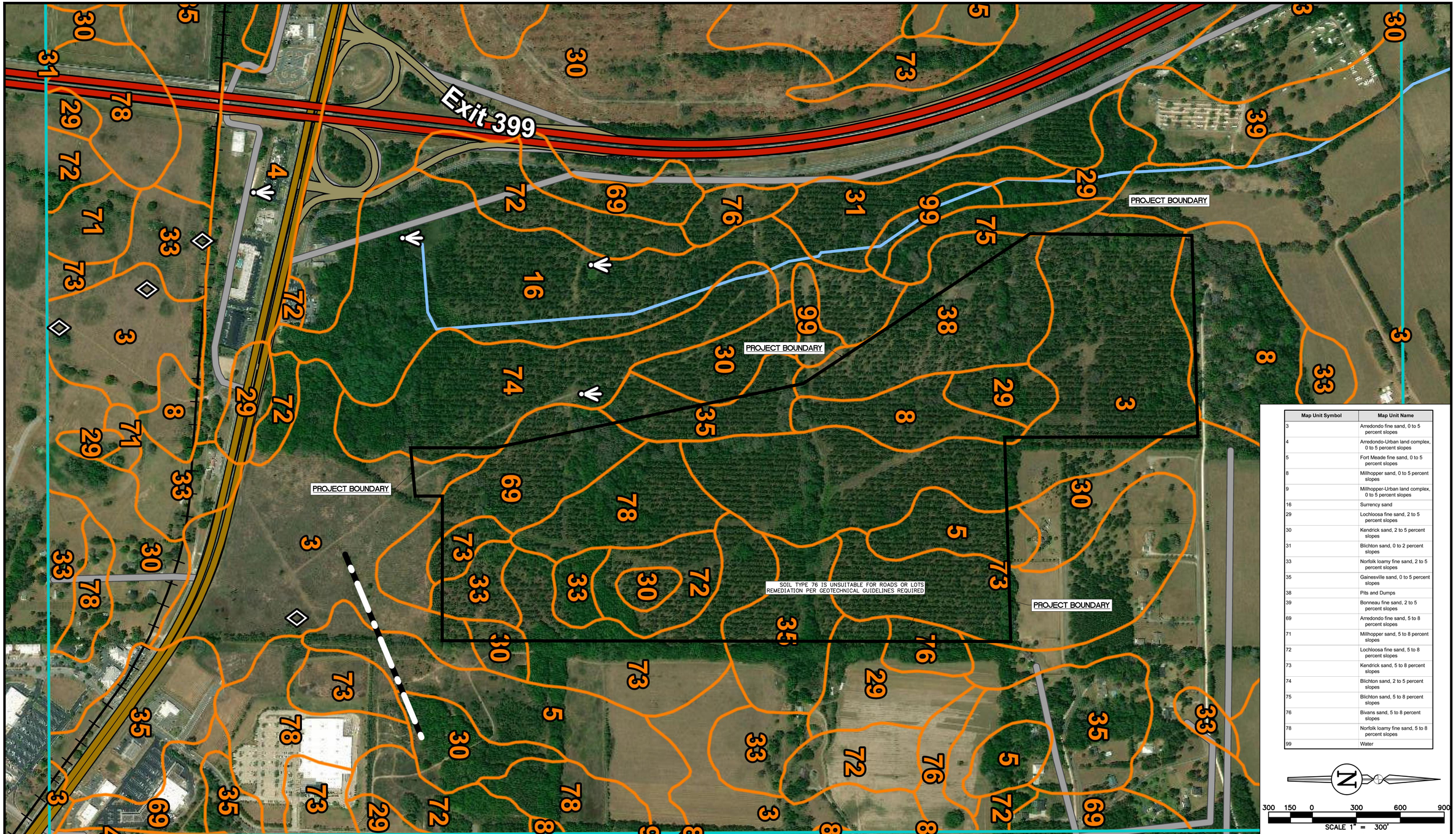
DATE: MAY 2024

PROJECT NO: 398-21-03

CLIENT: TARA FOREST ALACHUA, FLORIDA

PROJECT: TARA FOREST WEST

SHEET NO: C0.0



Map Unit Symbol	Map Unit Name
3	Arredondo fine sand, 0 to 5 percent slopes
4	Arredondo-Urban land complex, 0 to 5 percent slopes
5	Fort Meade fine sand, 0 to 5 percent slopes
8	Millhopper sand, 0 to 5 percent slopes
9	Millhopper-Urban land complex, 0 to 5 percent slopes
16	Surrency sand
29	Lochloosa fine sand, 2 to 5 percent slopes
30	Kendrick sand, 2 to 5 percent slopes
31	Blichton sand, 0 to 2 percent slopes
33	Norfolk loamy fine sand, 2 to 5 percent slopes
35	Gainesville sand, 0 to 5 percent slopes
38	Pits and Dumps
39	Bonneau fine sand, 2 to 5 percent slopes
69	Arredondo fine sand, 5 to 8 percent slopes
71	Millhopper sand, 5 to 8 percent slopes
72	Lochloosa fine sand, 5 to 8 percent slopes
73	Kendrick sand, 5 to 8 percent slopes
74	Blichton sand, 2 to 5 percent slopes
75	Blichton sand, 5 to 8 percent slopes
76	Bivans sand, 5 to 8 percent slopes
78	Norfolk loamy fine sand, 5 to 8 percent slopes
99	Water

N

300 150 0 300 600 900

SCALE 1" = 300'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY
NOT FOR CONSTRUCTION

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JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: SOILS MAP

DATE: MAY 2024

PROJECT NO: 398-21-03

CLIENT: TARA FOREST
ALACHUA, FLORIDA

PROJECT: TARA FOREST
WEST

SHEET NO: C1.0

GENERAL NOTES:

1. TRAFFIC CALMING DEVICES SHALL COMPLY WITH SECTION 7.2.5(C) AND 7.2.5(D)(2). LOCATIONS OF TRAFFIC CALMING DEVICES WILL BE DETERMINED DURING EACH CONSTRUCTION PLAN SUBMITTAL.
2. PARKING REQUIREMENT:

   NEIGHBORHOOD RECREATION CENTER:

   REQUIRED: 1 SPACE PER 3 PERSONS DESIGN CAPACITY (50 PEOPLE / 3) X 1 = 17 SPACES

   PROVIDED: 19 SPACES

   PUBLIC/PRIVATE PARK:

   REQUIRED: NONE

EXISTING BUSINESSES
ZONING = CI
28.50 AC

EXISTING SUBJECT PROPERTY
ZONING = CSV

EXISTING SUBJECT PROPERTY
ZONING = A

EXISTING SUBJECT PROPERTY
ZONING = RSF-4

EXISTING SUBDIVISION
DOGWOOD ACRES
ZONING = A
87.86 AC

FUTURE TARA
PHOENICIA
ZONING = CI
39.88 AC

FUTURE TARA BAYWOOD
ZONING = RSF-6
35.32 AC

FUTURE TARA FOREST EAST
ZONING = RSF-3
112.50 AC

BASIN 1A
BASIN 1B
BASIN 1C
BASIN 2
BASIN 3
BASIN 4

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6

PROJECT BOUNDARY (TYP)
PHASE LINE (TYP)
PHASE 1 AND PHASE 2 BOUNDARY LINE
PHASE 2 AND PHASE 3 BOUNDARY LINE
PHASE 3 AND PHASE 4 BOUNDARY LINE
PHASE 4 AND PHASE 5 BOUNDARY LINE
50' WETLAND BUFFER (TYP)
75' WETLAND BUFFER (TYP)
20' WIDE DRAINAGE EASEMENT
30' WIDE DRAINAGE EASEMENT
15' WIDE DRAINAGE EASEMENT
12' WIDE MULTI-USE PATH
RAISED CROSSWALK (TRAFFIC CALMING)
ACCESS EASEMENT THROUGH TARA PHOENICIA
PROPOSED ROAD B TURNAROUND

LANDS OF TARA FOREST LLC A PORTION OF TAX PARCEL 03067-001-000

LANDS OF TARA FOREST LLC TAX PARCEL 03067-001-000

LANDS OF TARA FOREST LLC TAX PARCEL 03020-000-000

LANDS OF NATURAL GAS SPELEOLOGICAL SOCIETY, INC. TAX PARCEL 03066-002-001

TAX PARCEL 03066-002-000

A PORTION OF TAX PARCEL 03067-001-000

CITY OF ALACHUA LIFT STATION TAX PARCEL 03067-601-602

LANDS OF LOWES HOME CENTERS INC TAX PARCEL 03067-006-010

LANDS OF TARA DEVELOPMENT CO LLC TAX PARCEL 03067-601-000

LANDS OF TARA BAYWOOD LLC TAX PARCEL 03067-063-000

LANDS OF TARA FOREST LLC TAX PARCEL 03067-000-000

LANDS OF TARA FOREST LLC TAX PARCEL 03067-005-000

T.P. 03013-010-010

T.P. 03013-010-009

DOGWOOD ACRES P.B. Q, PG. 38

1ST ADDITION REPLAT P.B. 22, PG. 73

LOT 11B T.P. 03013-020-018

LOT 12A T.P. 03013-020-012

LOT 11A T.P. 03013-020-011

LOT 12B T.P. 03013-020-019

LOT 10 T.P. 03013-010-010

LOT 13A 03013-020-013

LOT 9 T.P. 03013-020-009

LOT 8 T.P. 03013-020-008

LOT 14 T.P. 03013-020-007

LOT 1 T.P. 03013-020-020

LOT 8 T.P. 03013-010-008

N00°35'24"E 343.82'

N00°35'18"E 660.64'

N00°36'01"E 100.60

S00°01'40"E 1319.75'

N00°01'49"E 575.38'

S00°01'26"W 185.63'

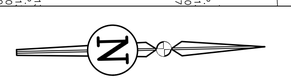
S00°04'42"W 1319.75'

N89°54'32"W 1656.26'

N89°55'55"E 1194.58'

S89°54'32"E 1656.26'

S00°04'42"W 1319.75'



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: MASTER PHASING PLAN

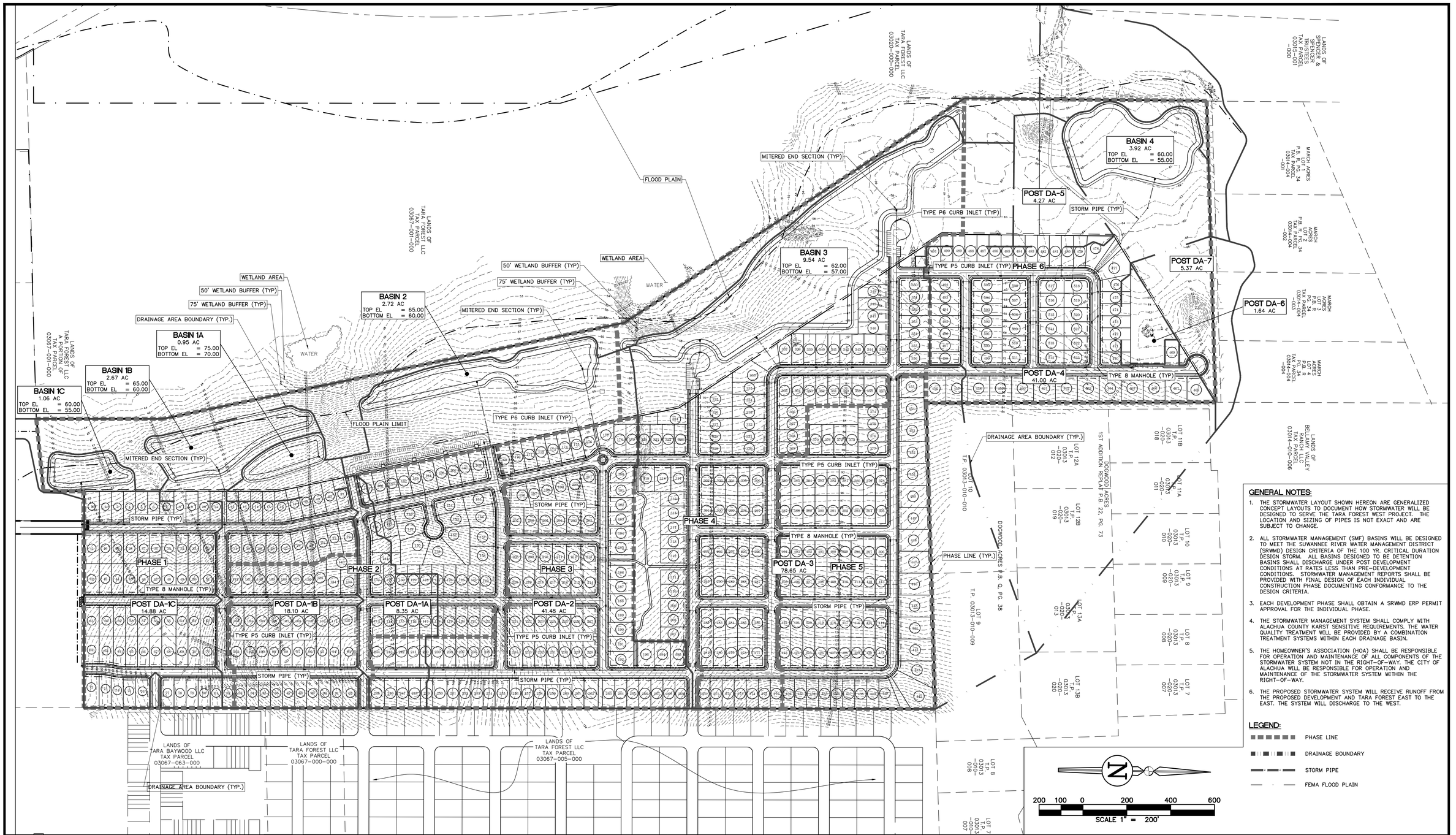
DATE: MAY 2024

PROJECT NO: 398-21-03

CLIENT: TARA FOREST ALACHUA, FLORIDA

PROJECT: TARA FOREST WEST

SHEET NO: C2.0



GENERAL NOTES:

1. THE STORMWATER LAYOUT SHOWN HEREON ARE GENERALIZED CONCEPT LAYOUTS TO DOCUMENT HOW STORMWATER WILL BE DESIGNED TO SERVE THE TARA FOREST WEST PROJECT. THE LOCATION AND SIZING OF PIPES IS NOT EXACT AND ARE SUBJECT TO CHANGE.
2. ALL STORMWATER MANAGEMENT (SMF) BASINS WILL BE DESIGNED TO MEET THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) DESIGN CRITERIA OF THE 100 YR. CRITICAL DURATION DESIGN STORM. ALL BASINS DESIGNED TO BE DETENTION BASINS SHALL DISCHARGE UNDER POST DEVELOPMENT CONDITIONS AT RATES LESS THAN PRE-DEVELOPMENT CONDITIONS. STORMWATER MANAGEMENT REPORTS SHALL BE PROVIDED WITH FINAL DESIGN OF EACH INDIVIDUAL CONSTRUCTION PHASE DOCUMENTING CONFORMANCE TO THE DESIGN CRITERIA.
3. EACH DEVELOPMENT PHASE SHALL OBTAIN A SRWMD ERP PERMIT APPROVAL FOR THE INDIVIDUAL PHASE.
4. THE STORMWATER MANAGEMENT SYSTEM SHALL COMPLY WITH ALACHUA COUNTY KARST SENSITIVE REQUIREMENTS. THE WATER QUALITY TREATMENT WILL BE PROVIDED BY A COMBINATION TREATMENT SYSTEMS WITHIN EACH DRAINAGE BASIN.
5. THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY.
6. THE PROPOSED STORMWATER SYSTEM WILL RECEIVE RUNOFF FROM THE PROPOSED DEVELOPMENT AND TARA FOREST EAST TO THE EAST. THE SYSTEM WILL DISCHARGE TO THE WEST.

LEGEND:

- PHASE LINE
- DRAINAGE BOUNDARY
- STORM PIPE
- FEMA FLOOD PLAIN

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842**

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SHEET TITLE: **MASTER DRAINAGE PLAN**

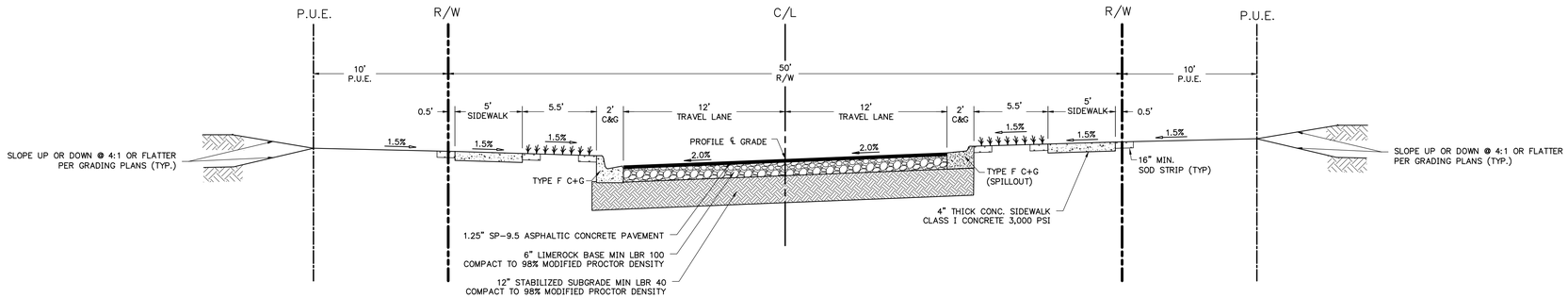
DATE: MAY 2024

PROJECT NO: 398-21-03

CLIENT: **TARA FOREST**
ALACHUA, FLORIDA

PROJECT: **TARA FOREST**
WEST

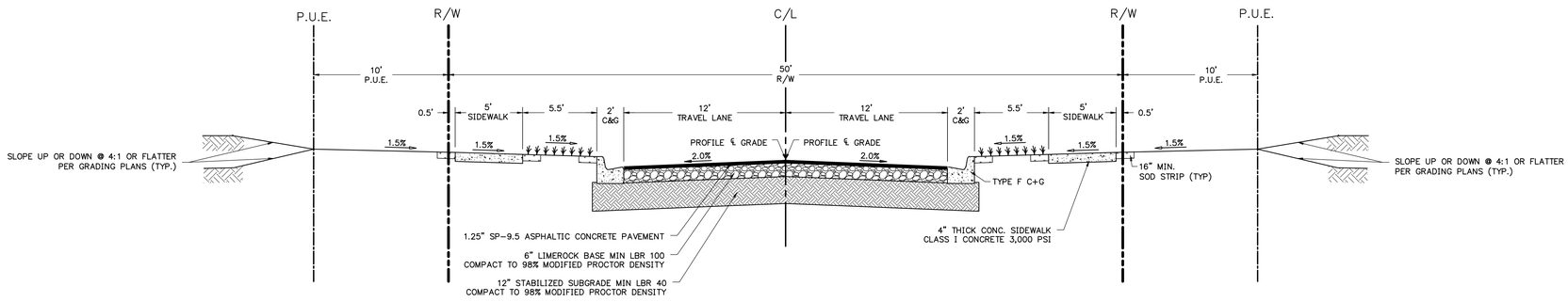
SHEET NO: **C3.0**



TYPICAL ROADWAY SECTION - 1

ROAD A ROAD I
ROAD B ROAD K
ROAD C ROAD N
ROAD G ROAD P

NOTE: THE PUE EASEMENT ALONG THE SIDE YARD OF LOTS IS 7.5' TO BE CONSISTENT WITH THE 7.5' SIDE BUILDING SETBACK.



TYPICAL ROADWAY SECTION - 2

ROAD E ROAD M
ROAD F ROAD Q
ROAD H ROAD R
ROAD J ROAD S
ROAD L ROAD T
ROAD O

NOTE: THE PUE EASEMENT ALONG THE SIDE YARD OF LOTS IS 7.5' TO BE CONSISTENT WITH THE 7.5' SIDE BUILDING SETBACK.

GENERAL NOTES:

1. ALL DISTURBED AREAS WITHIN THE R/W AND PUE SHALL BE SEEDED, FERTILIZED, AND MULCHED (UNLESS OTHERWISE NOTED).
2. PROVIDE 16" MIN SOD STRIP ADJACENT TO ALL NEW CONCRETE (S/W, CURB, ETC.)
3. DESIGN SPEED = 25 MPH
4. POSTED SPEED = 25 MPH

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: TYPICAL ROADWAY SECTIONS

DATE: MAY 2024

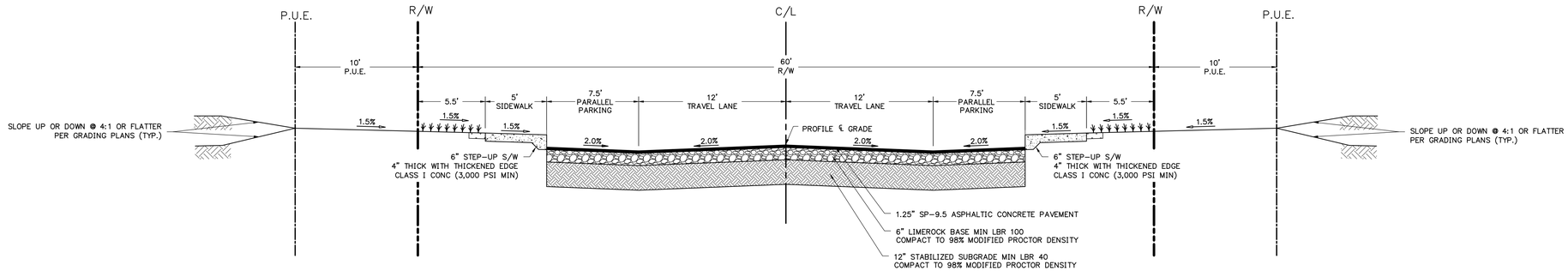
PROJECT NO: 398-21-03

CLIENT: TARA FOREST ALACHUA, FLORIDA

PROJECT: TARA FOREST WEST

SHEET NO: C4.0

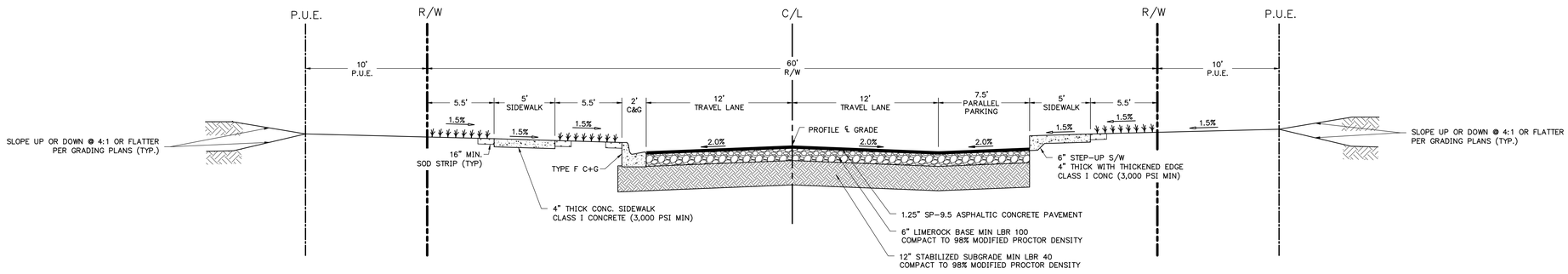
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TYPICAL ROADWAY SECTION - 3

ROAD D
ROAD F
ROAD J
ROAD O
ROAD L

NOTE: THE PUE EASEMENT ALONG THE SIDE YARD OF LOTS IS 7.5' TO BE CONSISTENT WITH THE 7.5' SIDE BUILDING SETBACK.



TYPICAL ROADWAY SECTION - 4

ROAD J
ROAD O

NOTE: THE PUE EASEMENT ALONG THE SIDE YARD OF LOTS IS 7.5' TO BE CONSISTENT WITH THE 7.5' SIDE BUILDING SETBACK.

GENERAL NOTES:

1. ALL DISTURBED AREAS WITHIN THE R/W AND PUE SHALL BE SEEDED, FERTILIZED, AND MULCHED (UNLESS OTHERWISE NOTED).
2. PROVIDE 16" MIN SOD STRIP ADJACENT TO ALL NEW CONCRETE (S/W, CURB, ETC.)
3. DESIGN SPEED = 25 MPH
4. POSTED SPEED = 25 MPH

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REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: TYPICAL ROADWAY SECTIONS

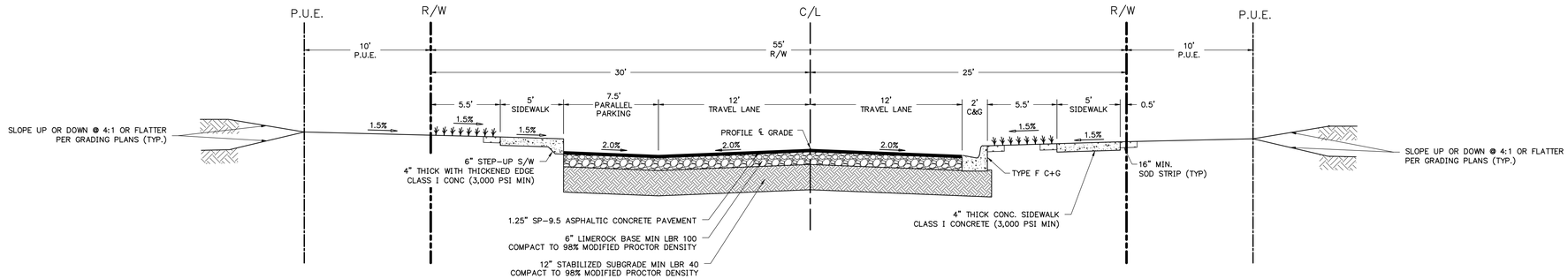
DATE: MAY 2024

PROJECT NO: 398-21-03

CLIENT: TARA FOREST ALACHUA, FLORIDA

PROJECT: TARA FOREST WEST

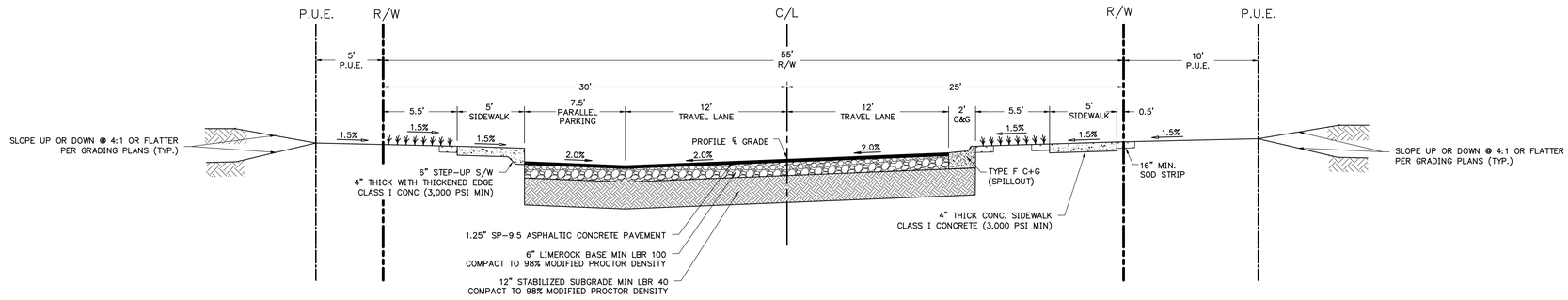
SHEET NO: C4.1



TYPICAL ROADWAY SECTION - 5

ROAD F

NOTE: THE PUE EASEMENT ALONG THE SIDE YARD OF LOTS IS 7.5' TO BE CONSISTENT WITH THE 7.5' SIDE BUILDING SETBACK.



TYPICAL ROADWAY SECTION - 6

ROAD N

NOTE: THE PUE EASEMENT ALONG THE SIDE YARD OF LOTS IS 7.5' TO BE CONSISTENT WITH THE 7.5' SIDE BUILDING SETBACK.

GENERAL NOTES:

1. ALL DISTURBED AREAS WITHIN THE R/W AND PUE SHALL BE SEEDED, FERTILIZED, AND MULCHED (UNLESS OTHERWISE NOTED).
2. PROVIDE 16" MIN SOD STRIP ADJACENT TO ALL NEW CONCRETE (S/W, CURB, ETC.)
3. DESIGN SPEED = 25 MPH
4. POSTED SPEED = 25 MPH

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: TYPICAL ROADWAY SECTIONS

DATE: MAY 2024

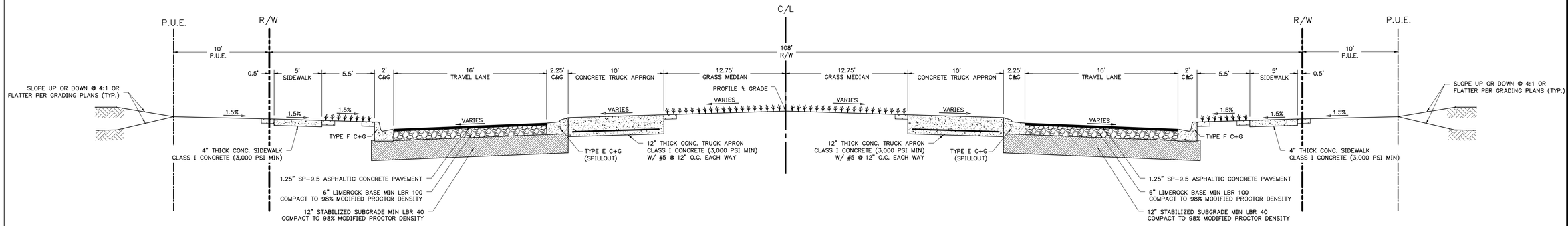
PROJECT NO: 398-21-03

CLIENT: TARA FOREST ALACHUA, FLORIDA

PROJECT: TARA FOREST WEST

SHEET NO: C4.2

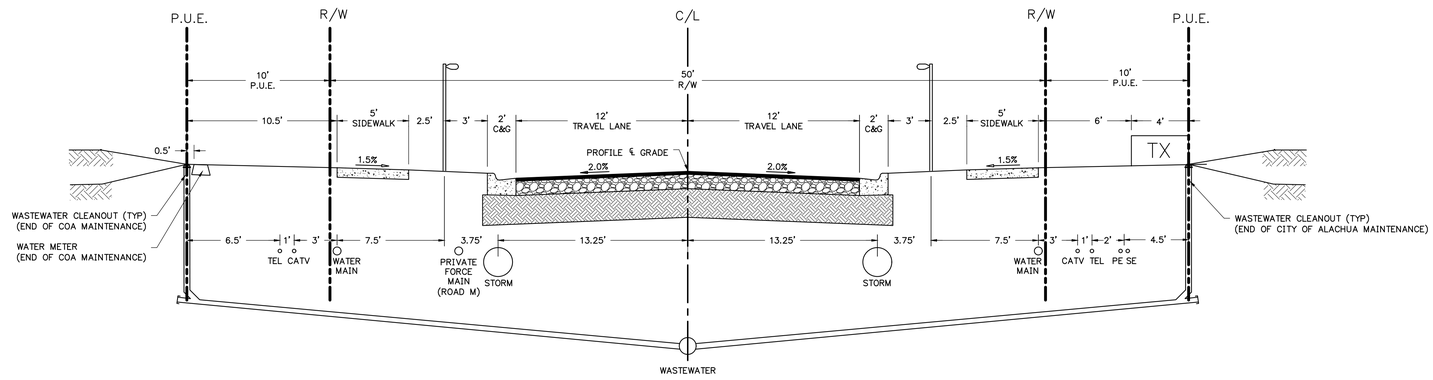
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TYPICAL ROADWAY SECTION - 7

ROAD A & ROAD H ROUND-A-BOUT

NOTE: THE PUE EASEMENT ALONG THE SIDE YARD OF LOTS IS 7.5' TO BE CONSISTENT WITH THE 7.5' SIDE BUILDING SETBACK.



TYPICAL UTILITY ALLOCATION

N.T.S

GENERAL NOTES:

1. ALL DISTURBED AREAS WITHIN THE R/W AND PUE SHALL BE SEEDED, FERTILIZED, AND MULCHED (UNLESS OTHERWISE NOTED).
2. PROVIDE 16" MIN SOD STRIP ADJACENT TO ALL NEW CONCRETE (S/W, CURB, ETC.)
3. DESIGN SPEED = 25 MPH
4. POSTED SPEED = 25 MPH

NOTES:

1. FOR CLARITY, THE WASTEWATER CLEANOUT IS SHOWN AT THE PUE BOUNDARY. AS PER COA, INSTALL CLEANOUTS IN THE MIDDLE OF THE PUE.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: TYPICAL SECTIONS AND UTILITY ALLOCATIONS

DATE: MAY 2024

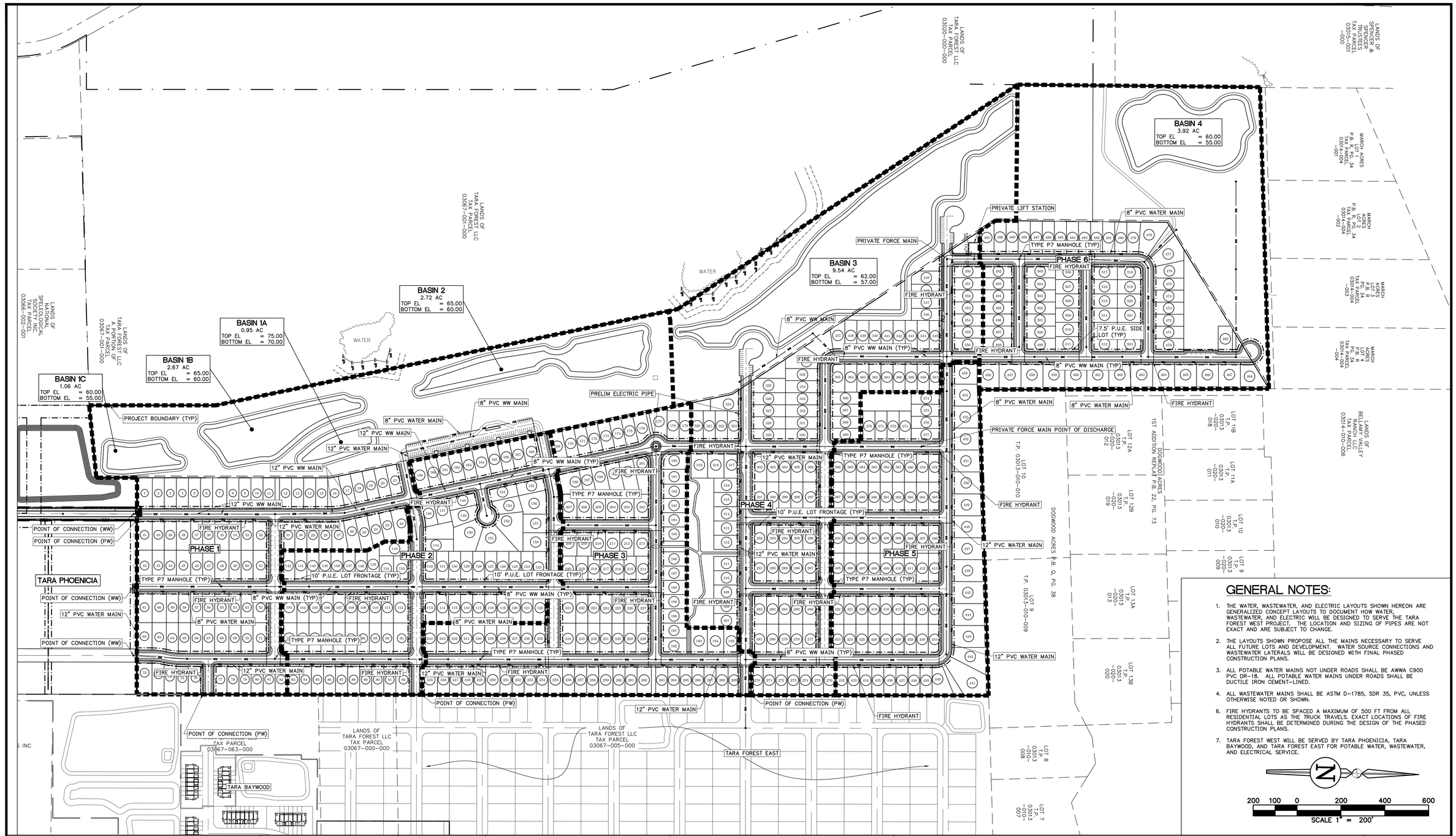
PROJECT NO: 398-21-03

CLIENT: TARA FOREST ALACHUA, FLORIDA

PROJECT: TARA FOREST WEST

SHEET NO: C4.3

J:\398-21-03 - Tara Forest West\Production\Civil\Preliminary Plat\Sheets\C4.3 TYPICAL ROADWAY SECTIONS.dwg, 5/7/2024 12:05:05 PM, Timo



GENERAL NOTES:

1. THE WATER, WASTEWATER, AND ELECTRIC LAYOUTS SHOWN HEREON ARE GENERALIZED CONCEPT LAYOUTS TO DOCUMENT HOW WATER, WASTEWATER, AND ELECTRIC WILL BE DESIGNED TO SERVE THE TARA FOREST WEST PROJECT. THE LOCATION AND SIZING OF PIPES ARE NOT EXACT AND ARE SUBJECT TO CHANGE.
2. THE LAYOUTS SHOWN PROPOSE ALL THE MAINS NECESSARY TO SERVE ALL FUTURE LOTS AND DEVELOPMENT. WATER SOURCE CONNECTIONS AND WASTEWATER LATERALS WILL BE DESIGNED WITH FINAL PHASED CONSTRUCTION PLANS.
3. ALL POTABLE WATER MAINS NOT UNDER ROADS SHALL BE AWWA C900 PVC DR-18. ALL POTABLE WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT-LINED.
4. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35, PVC, UNLESS OTHERWISE NOTED OR SHOWN.
6. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500 FT FROM ALL RESIDENTIAL LOTS AS THE TRUCK TRAVELS. EXACT LOCATIONS OF FIRE HYDRANTS SHALL BE DETERMINED DURING THE DESIGN OF THE PHASED CONSTRUCTION PLANS.
7. TARA FOREST WEST WILL BE SERVED BY TARA PHOENICIA, TARA BAYWOOD, AND TARA FOREST EAST FOR POTABLE WATER, WASTEWATER, AND ELECTRICAL SERVICE.

200 100 0 200 400 600
SCALE 1" = 200'

REVISIONS

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ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: MASTER UTILITY PLAN

DATE: MAY 2024

PROJECT NO: 398-21-03

CLIENT: TARA FOREST ALACHUA, FLORIDA

PROJECT: TARA FOREST WEST

SHEET NO: C5.0

TARA FOREST WEST

SITUATED IN

SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

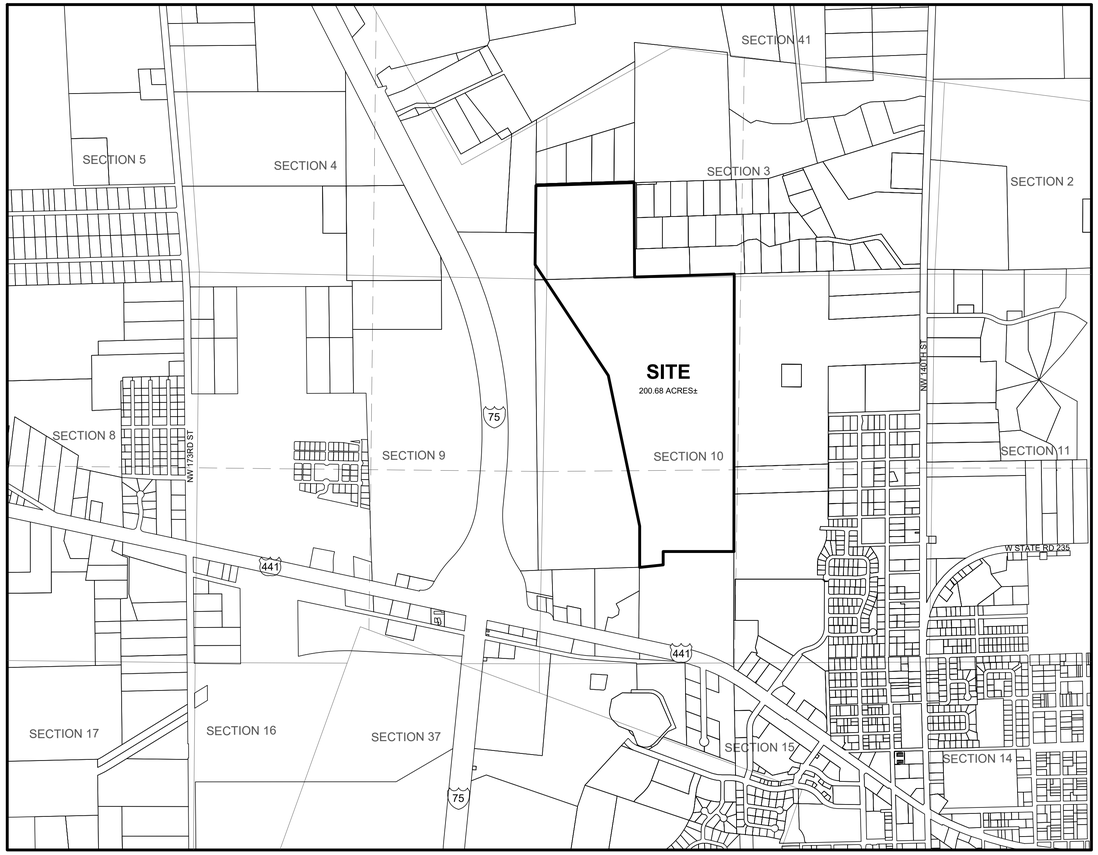
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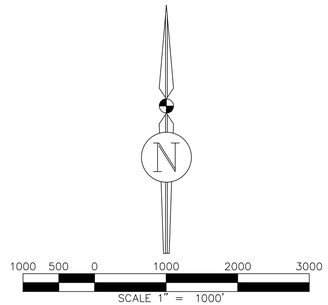
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ____ , Page ____
Sheet One of Ten

VICINITY MAP





BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

NOTES

1. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°04'47"W FOR THE EAST LINE OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE6005), WITH A PUBLISHED ELEVATION OF 170.03 FEET.
3. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM ON 1983, 2011 ADJUSTMENT AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE6005), WITH A PUBLISHED POSITION IN U.S. SURVEY FEET OF:
   NORTHING = 256,559.510
   EASTING = 2,674,388.152
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PER FLORIDA STATUTE 177 PART 1 PLATTING.
4. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY THIS FIRM COMPLETED ON JANUARY 20, 2022.
7. THE MAJORITY OF THE PROPERTY (190.73 ACRES OR 95%) IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X." PORTIONS ON THE WEST SIDE OF THE PROPERTY (9.95 ACRES OR 5%) LIE WITHIN FLOOD HAZARD "ZONE A." AREAS ARE APPROXIMATE BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D. ALL LOTS LOTS LIE WITHIN MINIMAL FLOOD HAZARD "ZONE X."
8. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
9. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
10. THIS PLAT IS COMPRISED OF 10 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 3 THRU 10 ARE LOT DETAIL SHEETS.

LEGAL DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 3, 4 AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN NORTH 00°04'47" EAST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1529.95 FEET TO THE POINT OF BEGINNING. THENCE RUN NORTH 89°54'32" WEST, A DISTANCE OF 987.28 FEET; THENCE RUN SOUTH 00°01'26" WEST, A DISTANCE OF 185.63 FEET; THENCE RUN SOUTH 84°29'08" WEST, A DISTANCE OF 331.55 FEET TO THE SOUTHEAST CORNER OF A CONSERVATION EASEMENT PER CITY OF ALACHUA ORDINANCE 10 23, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 00°01'49" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 575.38 FEET; THENCE RUN NORTH 11°45'36" WEST, A DISTANCE OF 2150.78 FEET; THENCE RUN NORTH 33°25'32" WEST, A DISTANCE OF 1857.78 FEET TO THE WEST LINE OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 00°35'24" EAST ALONG SAID WEST LINE OF SECTION 3, A DISTANCE OF 343.82 FEET TO THE NORTHEAST CORNER OF SAID CONSERVATION EASEMENT; THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION THREE NORTH 00°36'01" EAST, A DISTANCE OF 100.60 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5141, PAGE 2294, OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°35'18" EAST ALONG SAID WEST LINE OF SECTION 3, A DISTANCE OF 660.64 FEET; THENCE RUN NORTH 88°18'02" EAST, A DISTANCE OF 1375.00 FEET; THENCE RUN SOUTH 00°11'40" EAST, A DISTANCE OF 1319.75 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED SECTION 3, ALSO BEING THE NORTH LINE OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 88°15'55" EAST ALONG SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 1394.59 FEET TO THE EAST LINE OF THE WEST 1/2 OF SECTION 10; THENCE RUN SOUTH 00°04'47" WEST ALONG SAID EAST LINE, A DISTANCE OF 3883.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 198.39 ACRES, MORE OR LESS.

SUBDIVIDER

TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FL 32605

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4729 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville (352) 375-8999 | St. Augustine (904) 799-0999
Toll Free (877) JBPro-FL | FirstName@jbpro.com

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST WEST" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREET, ROADS, DRIVES, RIGHTS-OF-WAYS, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. COMMON AREAS 2-18 ARE HEREBY DEDICATED TO THE MASTER HOA, THE SUB HOA, THE CDD, THE CITY OF ALACHUA, OR UTILITY PROVIDERS FOR PROPER PURPOSES. COMMON AREA 1 IS HEREBY DEDICATED TO TARA FOREST, LLC FOR PROPER PURPOSES.

TARA FOREST, LLC

_____ BY: _____
WITNESS
PRINT NAME _____

_____ _____
WITNESS SAYED MOUKHTARA
PRINT NAME _____ AUTHORIZED MEMBER
(352) 278-5317
sayed@moukhtara.com

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SAYED MOUKHTARA, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF TARA FOREST, LLC. SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST WEST AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY THIS FIRM COMPLETED ON 1/20/2022 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____

TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210
(352) 375-8999 EXT 1301
troy.wright@jbpro.com

JBROWN PROFESSIONAL GROUP, INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, LOGAN B. PETERS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 88516, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____

LOGAN B. PETERS, P.E.
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 88516
(352) 375-8999 EXT 1203
logan.peters@jbpro.com

JBROWN PROFESSIONAL GROUP, INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____
AND
APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST:
_____
CITY MANAGER
FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____
DEPUTY CLERK DATE

TARA FOREST WEST

SITUATED IN

SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BUILDING SETBACK REQUIREMENTS

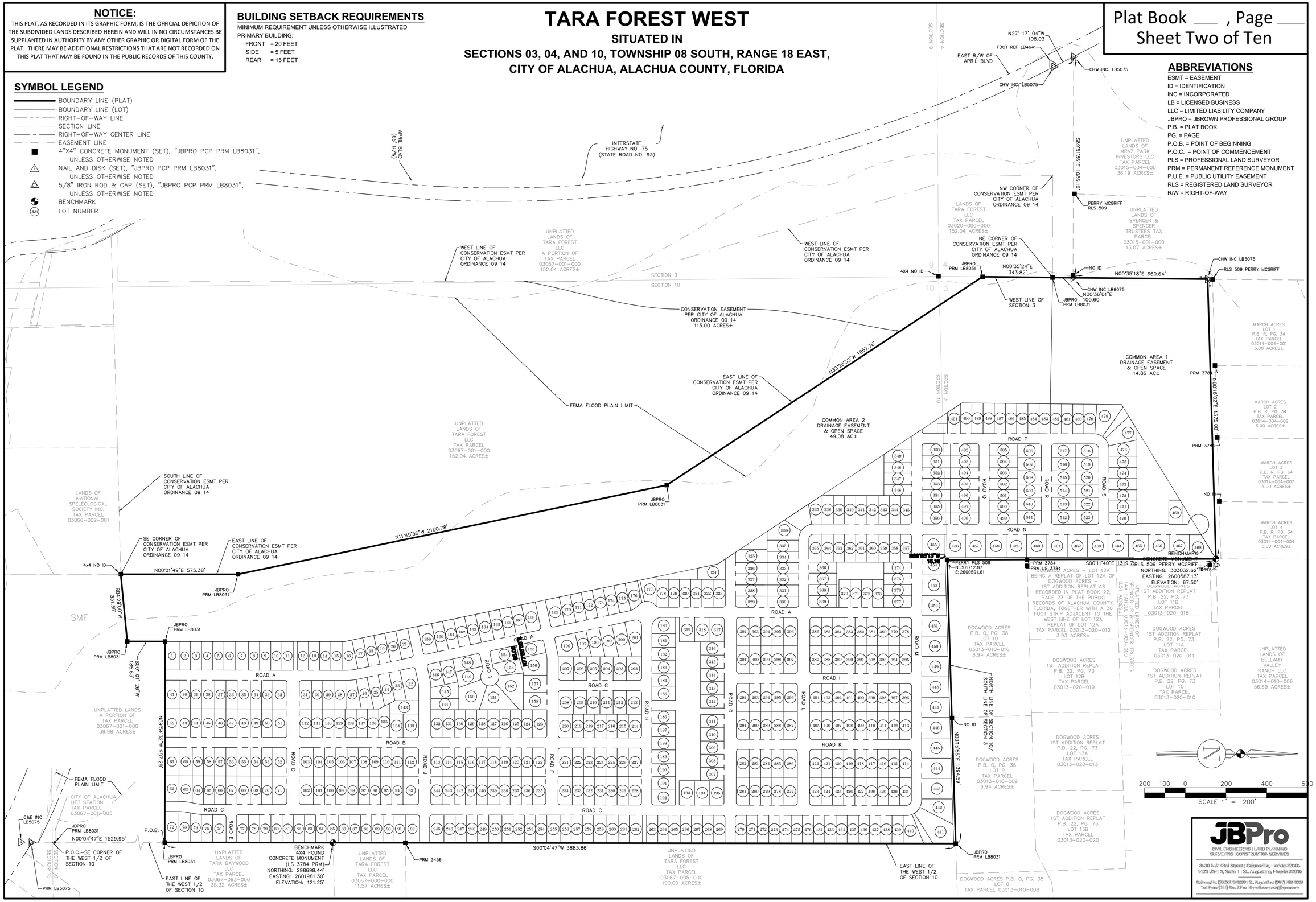
MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- SECTION LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- 4"X4" CONCRETE MONUMENT (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- 5/8" IRON ROD & CAP (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- BENCHMARK
- (321) LOT NUMBER

ABBREVIATIONS

ESMT = EASEMENT
ID = IDENTIFICATION
INC = INCORPORATED
LB = LICENSED BUSINESS
LLC = LIMITED LIABILITY COMPANY
JBPRO = JBROWN PROFESSIONAL GROUP
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITY EASEMENT
RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT-OF-WAY



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Gainesville: (352) 376-6999 | St. Augustine: (904) 706-0999
Toll Free: (800) 226-1238 | Email: contact@jbpro.com

TARA FOREST WEST

SITUATED IN

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Plat Book ___ , Page ___
Sheet Three of Ten

ABBREVIATIONS

FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
P.B. = PLAT BOOK
PG. = PAGE
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET

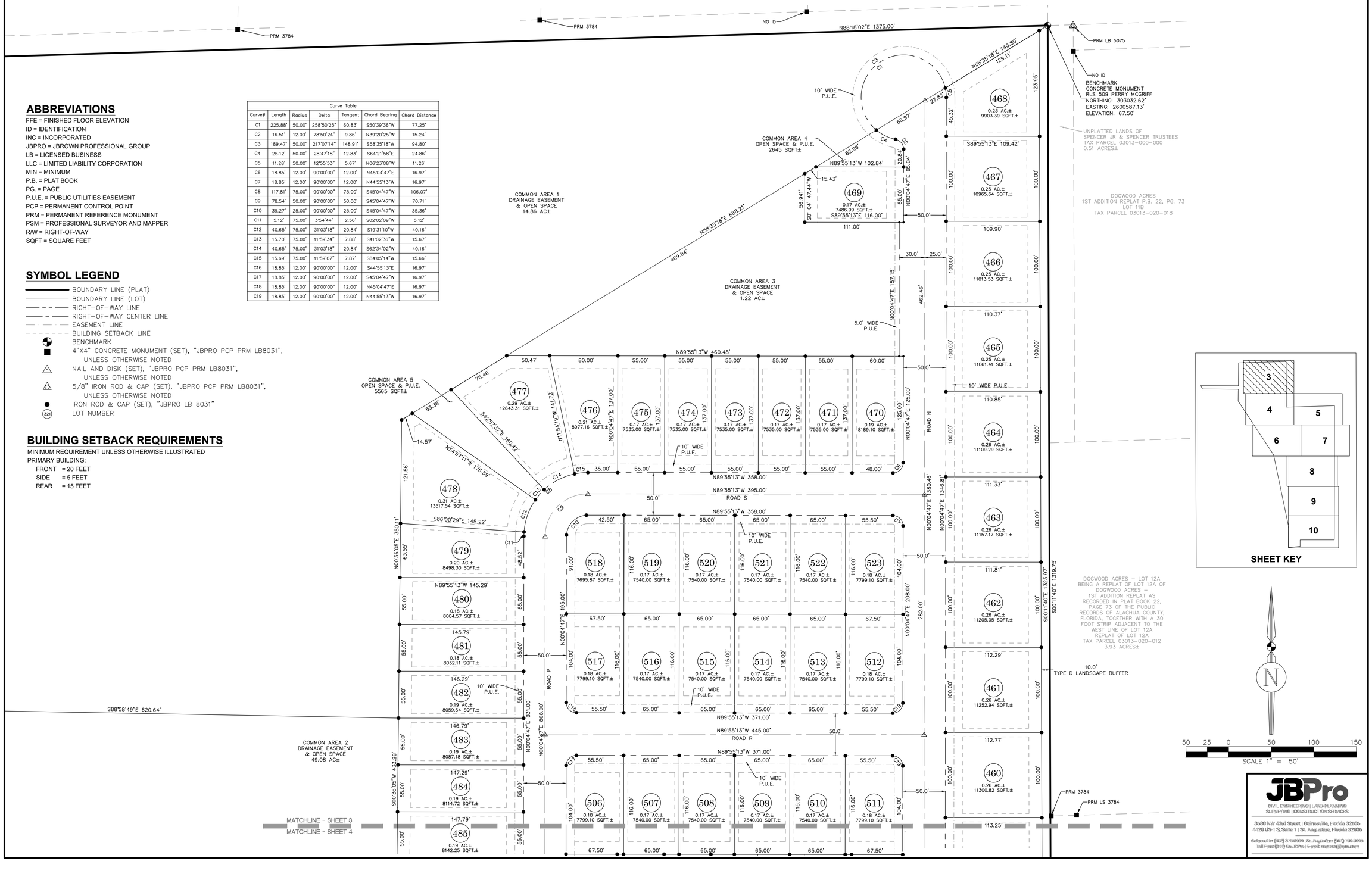
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- BENCHMARK
- 4"X4" CONCRETE MONUMENT (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- 5/8" IRON ROD & CAP (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- IRON ROD & CAP (SET), "JBPRO LB 8031"
- (321) LOT NUMBER

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	225.88'	50.00'	258°50'25"	60.83'	S50°39'36"W	77.25'
C2	16.51'	12.00'	78°50'24"	9.86'	N39°20'25"W	15.24'
C3	189.47'	50.00'	217°07'14"	148.91'	S58°35'18"W	94.80'
C4	25.12'	50.00'	28°47'18"	12.83'	S64°21'58"E	24.86'
C5	11.28'	50.00'	12°55'53"	5.67'	N06°23'08"W	11.26'
C6	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C7	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C8	117.81'	75.00'	90°00'00"	75.00'	S45°04'47"W	106.07'
C9	78.54'	50.00'	90°00'00"	50.00'	S45°04'47"W	70.71'
C10	39.27'	25.00'	90°00'00"	25.00'	S45°04'47"W	35.36'
C11	5.12'	75.00'	3°54'44"	2.56'	S02°02'09"W	5.12'
C12	40.65'	75.00'	31°03'18"	20.84'	S19°31'10"W	40.16'
C13	15.70'	75.00'	11°59'34"	7.88'	S41°02'36"W	15.67'
C14	40.65'	75.00'	31°03'18"	20.84'	S62°34'02"W	40.16'
C15	15.69'	75.00'	11°59'07"	7.87'	S84°05'14"W	15.66'
C16	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C17	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C18	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C19	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'



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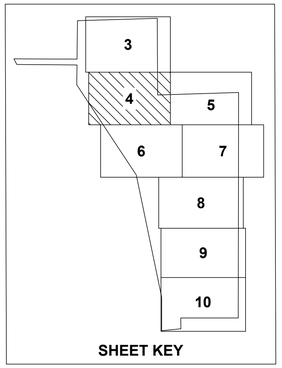
TARA FOREST WEST

SITUATED IN

SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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Plat Book ____ , Page ____
Sheet Four of Ten



SHEET KEY

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C20	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C21	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C22	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C23	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C24	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C25	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C26	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C27	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C28	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C29	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C30	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'

SYMBOL LEGEND

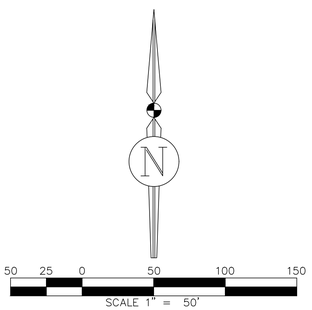
- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ■ 4"x4" CONCRETE MONUMENT (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- △ NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- ● IRON ROD & CAP (SET), "JBPRO LB 8031"
- (521) LOT NUMBER

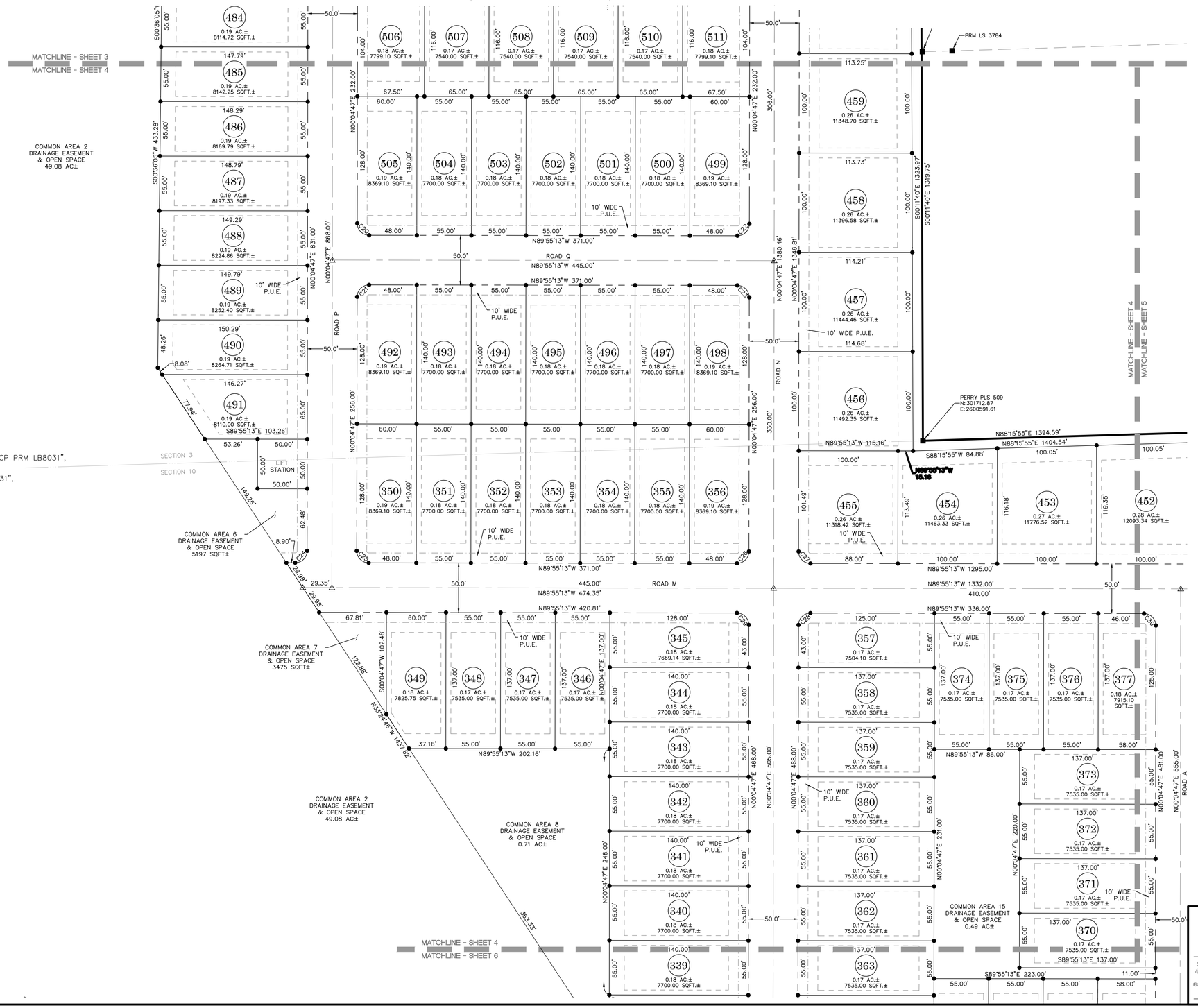
BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

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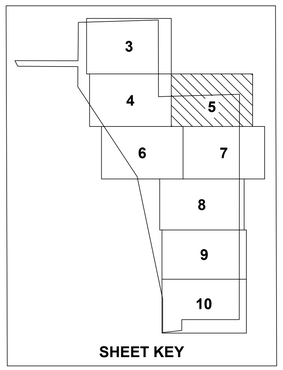
TARA FOREST WEST

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SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST,
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Plat Book ___ , Page ___
Sheet Five of Ten

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C30	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C31	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C32	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C33	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C34	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C35	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C36	39.27'	25.00'	90°00'00"	25.00'	N44°55'13"W	35.36'
C37	78.54'	50.00'	90°00'00"	50.00'	N44°55'13"W	70.71'
C38	117.81'	75.00'	90°00'00"	75.00'	N44°55'13"W	106.07'
C39	35.50'	75.00'	27°07'06"	18.09'	N76°21'40"W	35.17'
C40	40.65'	75.00'	31°03'18"	20.84'	N47°16'28"W	40.16'
C41	12.74'	75.00'	9°43'56"	6.39'	N26°52'51"W	12.72'
C42	28.92'	75.00'	22°05'40"	14.64'	N10°58'02"W	28.74'



SHEET KEY

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ■ 4"X4" CONCRETE MONUMENT (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- △ NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- ● IRON ROD & CAP (SET), "JBPRO LB 8031"
- (321) LOT NUMBER

ABBREVIATIONS

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PCP = PERMANENT CONTROL POINT
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PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

DOGWOOD ACRES P.B. Q, PG. 38
LOT 10
TAX PARCEL 03013-010-010
6.94 ACRES±

DOGWOOD ACRES P.B. Q, PG. 38
LOT 9
TAX PARCEL 03013-010-009
6.94 ACRES±

DOGWOOD ACRES P.B. Q, PG. 38
LOT 8
TAX PARCEL 03013-010-008

MATCHLINE - SHEET 4
MATCHLINE - SHEET 5
MATCHLINE - SHEET 5
MATCHLINE - SHEET 7

NO ID
JBPRO PRM LB8031
10.0' TYPE D LANDSCAPE BUFFER
N88°15'55"E 1404.54'
N89°55'13"W 1295.00'
N89°55'13"W 1332.00'
N89°55'13"W 250.00'
N89°55'13"W 237.00'
S89°55'13"E 137.00'
S27°11'53"W 183.39'
N58°15'11"E 174.52'
N67°59'08"E 153.80'
S00°04'47"W 151.03'
S00°04'47"W 865.01'
N00°04'47"E 555.00'
N00°04'47"E 476.00'
N00°04'47"E 463.00'
ROAD A
ROAD I
ROAD K
ROAD M
ROAD C
10' WIDE P.U.E.
COMMON AREA 16
DRAINAGE EASEMENT
& OPEN SPACE
4348 SQFT±

453 0.27 AC.± 11776.52 SQFT.±
452 0.28 AC.± 12093.34 SQFT.±
451 0.28 AC.± 12410.16 SQFT.±
450 0.29 AC.± 12726.99 SQFT.±
449 0.30 AC.± 13043.81 SQFT.±
448 0.31 AC.± 13360.63 SQFT.±
447 0.31 AC.± 13677.45 SQFT.±
446 0.32 AC.± 13994.28 SQFT.±
445 0.33 AC.± 14311.10 SQFT.±
444 0.34 AC.± 14627.92 SQFT.±
443 0.34 AC.± 14944.75 SQFT.±
442 0.30 AC.± 13051.13 SQFT.±
441 0.46 AC.± 19881.47 SQFT.±
440 0.23 AC.± 10092.81 SQFT.±
439 0.17 AC.± 7535.00 SQFT.±
438 0.17 AC.± 7535.00 SQFT.±
437 0.17 AC.± 7535.00 SQFT.±
436 0.17 AC.± 7535.00 SQFT.±
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432 0.17 AC.± 7535.00 SQFT.±
431 0.18 AC.± 7743.37 SQFT.±
430 0.17 AC.± 7535.00 SQFT.±
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424 0.17 AC.± 7535.00 SQFT.±
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422 0.17 AC.± 7535.00 SQFT.±
421 0.17 AC.± 7535.00 SQFT.±
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418 0.17 AC.± 7535.00 SQFT.±
417 0.17 AC.± 7535.00 SQFT.±
416 0.17 AC.± 7535.00 SQFT.±
415 0.17 AC.± 7535.00 SQFT.±
414 0.18 AC.± 7846.60 SQFT.±
413 0.18 AC.± 7846.60 SQFT.±
412 0.17 AC.± 7535.00 SQFT.±
411 0.17 AC.± 7535.00 SQFT.±
410 0.17 AC.± 7535.00 SQFT.±
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406 0.17 AC.± 7535.00 SQFT.±
405 0.17 AC.± 7535.00 SQFT.±
404 0.17 AC.± 7535.00 SQFT.±
403 0.17 AC.± 7535.00 SQFT.±
402 0.17 AC.± 7535.00 SQFT.±
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399 0.17 AC.± 7535.00 SQFT.±
398 0.17 AC.± 7535.00 SQFT.±
397 0.17 AC.± 7535.00 SQFT.±
396 0.18 AC.± 7846.60 SQFT.±
395 0.18 AC.± 7846.60 SQFT.±
394 0.17 AC.± 7535.00 SQFT.±
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379 0.17 AC.± 7535.00 SQFT.±
378 0.18 AC.± 7846.60 SQFT.±
377 0.18 AC.± 7915.10 SQFT.±
376 0.17 AC.± 7535.00 SQFT.±
373 0.17 AC.± 7535.00 SQFT.±
372 0.17 AC.± 7535.00 SQFT.±
371 0.17 AC.± 7535.00 SQFT.±
370 0.17 AC.± 7535.00 SQFT.±

50 25 0 50 100 150
SCALE 1" = 50'

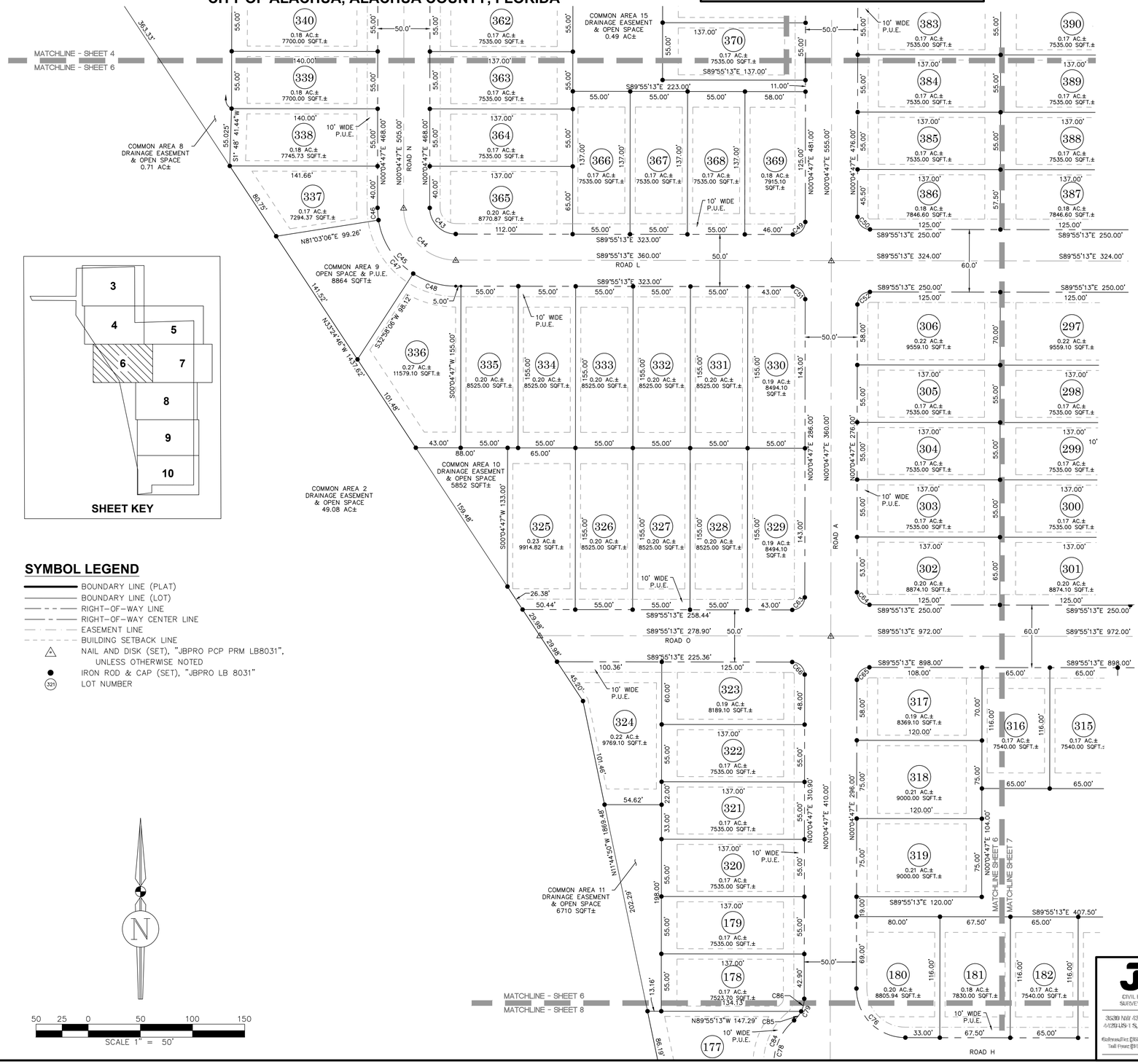
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Gainesville: (352) 378-1900 | St. Augustine: (904) 780-1900
Toll Free: (855) JBrown1 | Email: contact@jbpro.com

TARA FOREST WEST

SITUATED IN
SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
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Plat Book ___ , Page ___
Sheet Six of Ten



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C43	39.27'	25.00'	90°00'00"	25.00'	S44°55'13"E	35.36'
C44	78.54'	50.00'	90°00'00"	50.00'	S44°55'13"E	70.71'
C45	117.81'	75.00'	90°00'00"	75.00'	S44°55'13"E	106.07'
C46	11.82'	75.00'	9°01'41"	5.92'	S04°26'03"E	11.81'
C47	62.94'	75.00'	48°05'00"	33.46'	S32°59'24"E	61.11'
C48	43.05'	75.00'	32°53'19"	22.14'	S73°28'33"E	42.46'
C49	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C50	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C51	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C52	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C63	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C64	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C65	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C66	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C76	73.83'	47.00'	90°00'00"	47.00'	S44°55'13"E	66.47'
C78	93.89'	54.00'	99°36'58"	63.92'	N00°19'57"E	82.50'
C79	23.59'	27.00'	50°03'39"	12.61'	N25°06'37"E	22.85'
C84	59.09'	54.00'	62°41'32"	32.89'	S18°47'40"W	56.18'
C85	11.04'	27.00'	23°25'28"	5.60'	N38°25'42"E	10.96'
C86	12.55'	27.00'	26°38'10"	6.39'	N13°23'53"E	12.44'

ABBREVIATIONS

FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- △ NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- ● IRON ROD & CAP (SET), "JBPRO LB 8031"
- (321) LOT NUMBER

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

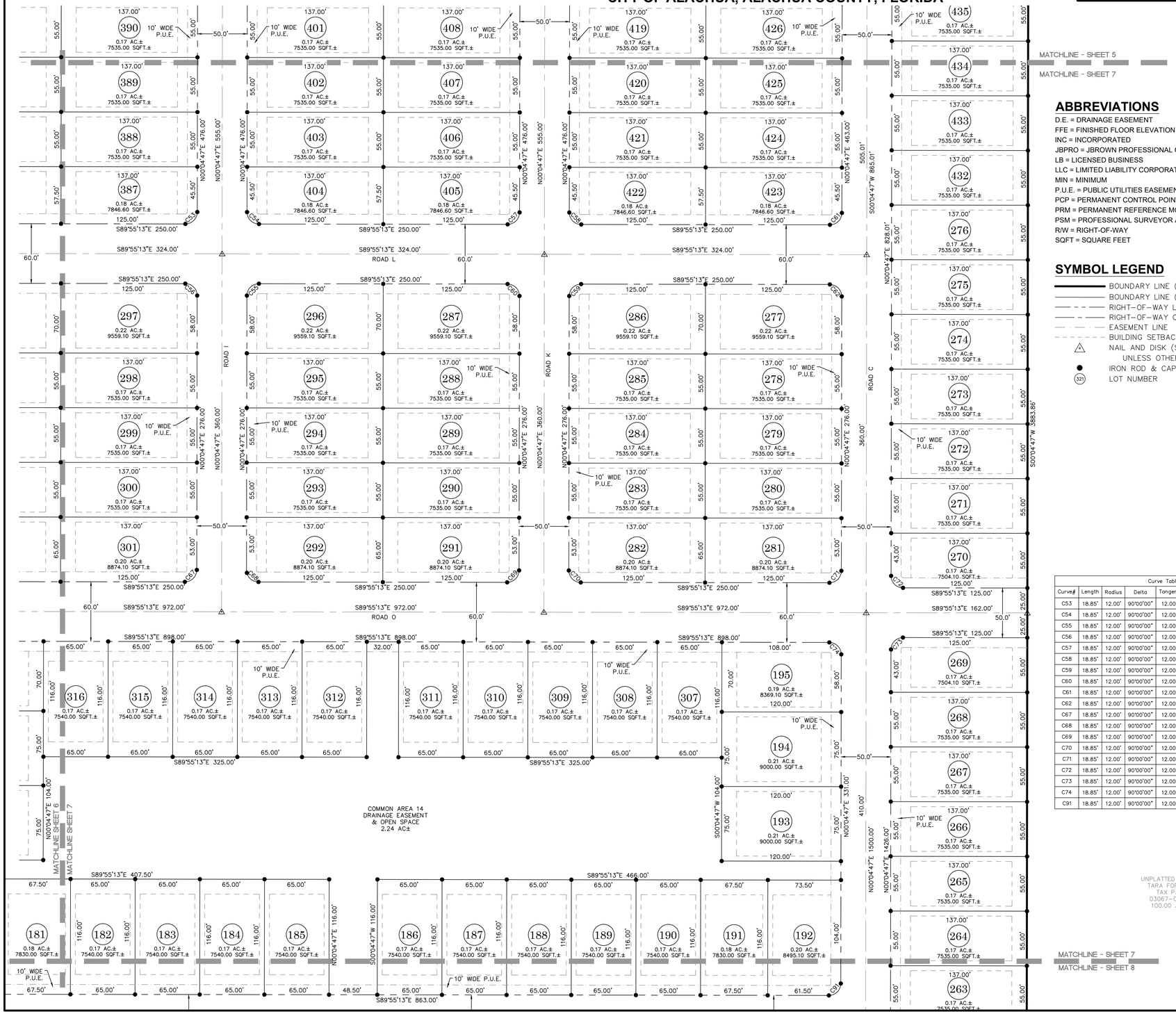
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Gainesville (352) 376-1821 | St. Augustine (904) 940-6988
Toll Free (866) JBPro-11 | Email: events@jbpro.com

TARA FOREST WEST

SITUATED IN
SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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Plat Book ___ , Page ___
Sheet Seven of Ten



ABBREVIATIONS

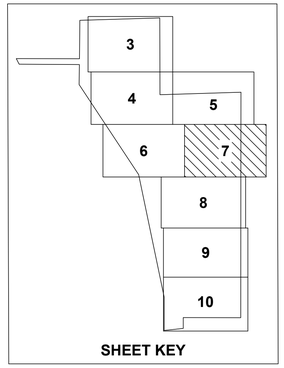
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
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SYMBOL LEGEND

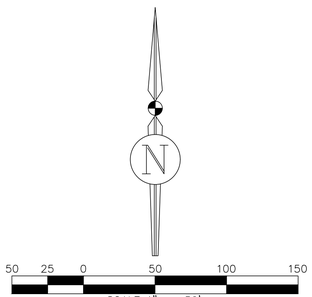
- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- △ NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- ● IRON ROD & CAP (SET), "JBPRO LB 8031"
- (321) LOT NUMBER

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C53	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C54	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C55	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C56	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C57	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C58	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C59	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C60	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C61	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C62	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C67	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C68	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C69	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C70	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C71	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C72	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C73	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C74	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C91	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'



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Gainesville: (352) 378-1900 | St. Augustine: (904) 797-1900
Toll Free: (866) 338-1951 | Email: customercare@jbpro.com

TARA FOREST WEST

SITUATED IN

SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
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Plat Book ___ , Page ___
Sheet Eight of Ten

BUILDING SETBACK REQUIREMENTS
MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET


SHEET 6
MATCHLINE - SHEET 7
MATCHLINE - SHEET 8
MATCHLINE-SHEET 8
MATCHLINE-SHEET 9
ROAD H
ROAD G
ROAD B
ROAD C
ROAD A
ROAD F
ROAD T
COMMON AREA 12, D.E. & OPEN SPACE 1402 SQFT±
COMMON AREA 17, D.E. & OPEN SPACE 2740 SQFT±
COMMON AREA 2 DRAINAGE EASEMENT & OPEN SPACE 49.08 AC±
10' WIDE P.U.E.
S89°55'13"E 863.00'
S89°55'13"E 972.00'
S89°55'13"E 282.00'
S89°55'13"E 330.00'
S89°55'13"E 256.00'
S89°55'13"E 249.53'
S89°55'13"E 208.00'
S89°55'13"E 373.72'
S89°55'13"E 410.72'
N89°55'13"W 180.80'
N89°55'13"W 147.29'
S77°55'58"W 173.92'
S74° 04' 06.64"W
N12°04'02"W 324.05'
N12°04'02"W 371.28'
N12°04'02"W 324.05'
N12°04'02"W 324.05'
N12°04'02"W 324.05

TARA FOREST WEST

SITUATED IN

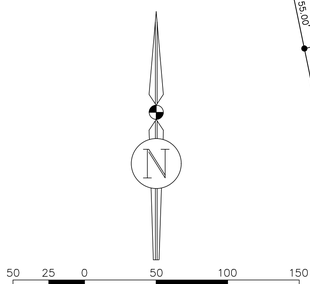
SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

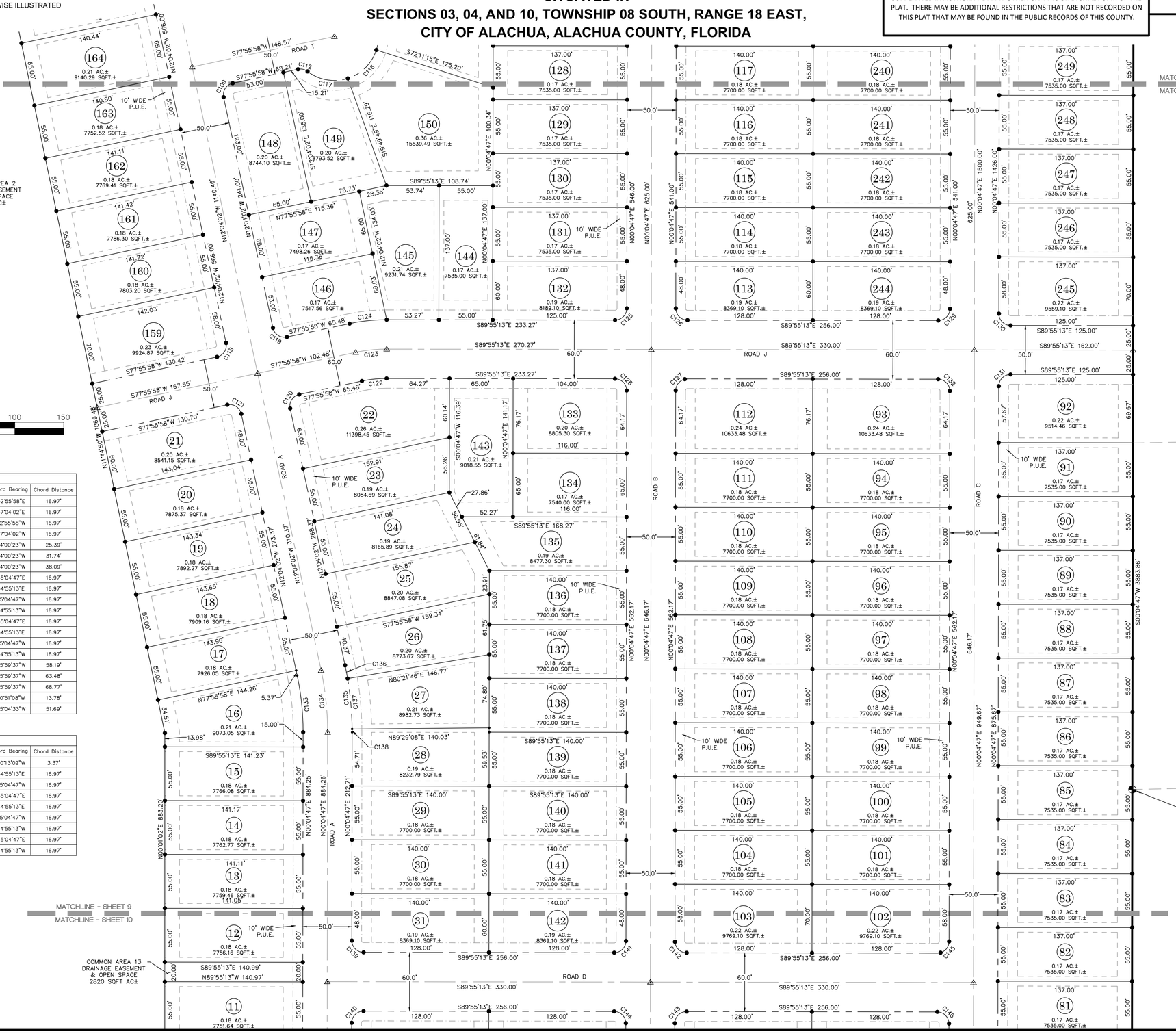
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Plat Book ___ , Page ___
Sheet Nine of Ten

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET





Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C118	18.85'	12.00'	90°00'00"	12.00'	N32°55'58"E	16.97'
C119	18.85'	12.00'	90°00'00"	12.00'	S57°04'02"E	16.97'
C120	18.85'	12.00'	90°00'00"	12.00'	S32°55'58"W	16.97'
C121	18.85'	12.00'	90°00'00"	12.00'	N57°04'02"W	16.97'
C122	25.44'	120.00'	12°08'49"	12.77'	S84°00'23"W	25.39'
C123	31.80'	150.00'	12°08'49"	15.96'	S84°00'23"W	31.74'
C124	38.16'	180.00'	12°08'49"	19.15'	S84°00'23"W	38.09'
C125	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C126	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C127	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C128	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C129	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C130	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C131	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C132	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C133	58.30'	275.00'	12°08'49"	29.26'	N05°59'37"W	58.19'
C134	63.60'	300.00'	12°08'49"	31.92'	N05°59'37"W	63.48'
C135	68.90'	325.00'	12°08'49"	34.58'	N05°59'37"W	68.77'
C136	13.78'	325.00'	2°25'48"	6.89'	N10°51'08"W	13.78'
C137	51.75'	325.00'	9°07'22"	25.93'	N05°04'33"W	51.69'

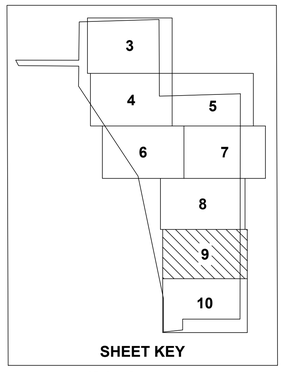
Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C138	3.37'	325.00'	0°35'40"	1.69'	N00°13'02"W	3.37'
C139	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C140	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C141	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C142	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C143	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C144	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C145	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C146	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- BENCHMARK
- NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
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PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET



BENCHMARK
4X4 FOUND
CONCRETE MONUMENT
(LS 3784 PRM)
NORTHING: 298698.44'
EASTING: 2601981.30'
ELEVATION: 121.25'

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Toll Free (877) 376-3999 | Email: events@jbpro.com

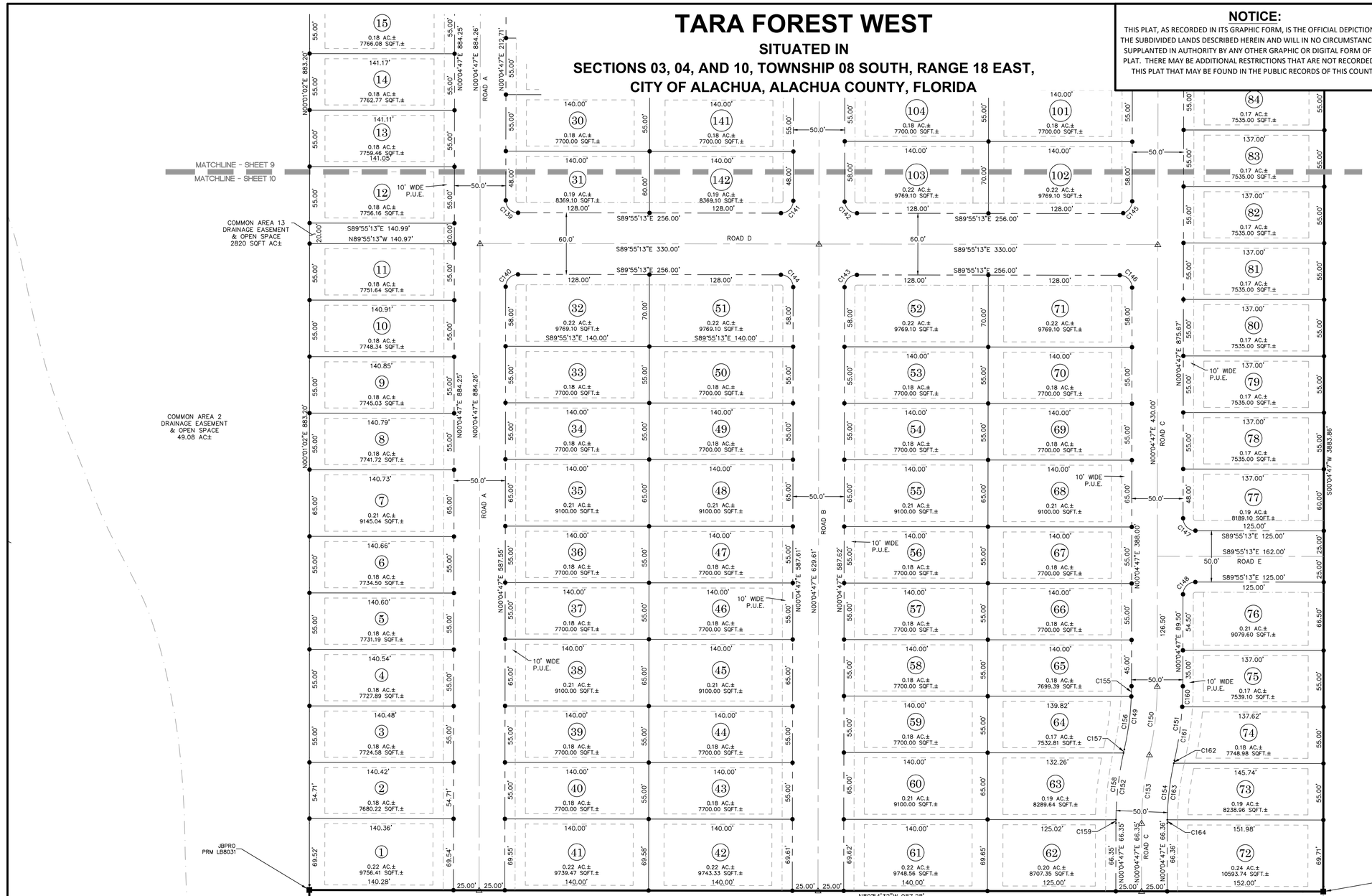
TARA FOREST WEST

SITUATED IN

SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet Ten of Ten



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C139	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C140	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C141	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C142	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C143	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C144	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C145	18.85'	12.00'	90°00'00"	12.00'	N45°04'47"E	16.97'
C146	18.85'	12.00'	90°00'00"	12.00'	N44°55'13"W	16.97'
C147	18.85'	12.00'	90°00'00"	12.00'	S44°55'13"E	16.97'
C148	18.85'	12.00'	90°00'00"	12.00'	S45°04'47"W	16.97'
C149	61.62'	275.00'	12°50'19"	30.94'	N06°29'57"E	61.49'
C150	67.22'	300.00'	12°50'19"	33.75'	N06°29'57"E	67.08'
C151	72.82'	325.00'	12°50'19"	36.57'	N06°29'57"E	72.67'
C152	72.82'	325.00'	12°50'19"	36.57'	S06°29'57"W	72.67'
C153	67.22'	300.00'	12°50'19"	33.75'	S06°29'57"W	67.08'
C154	61.62'	275.00'	12°50'19"	30.94'	S06°29'57"W	61.49'
C155	10.00'	275.00'	2°05'02"	5.00'	N01°07'19"E	10.00'
C156	51.62'	275.00'	10°45'17"	25.89'	N07°32'28"E	51.54'
C157	3.99'	325.00'	0°42'11"	1.99'	S12°34'01"W	3.99'
C158	65.51'	325.00'	11°32'59"	32.87'	S06°26'26"W	65.40'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C159	3.32'	325.00'	0°35'09"	1.66'	S00°22'22"W	3.32'
C160	20.01'	325.00'	3°31'41"	10.01'	N01°50'38"E	20.01'
C161	52.81'	325.00'	9°18'38"	26.46'	N08°15'47"E	52.75'
C162	2.85'	275.00'	0°35'39"	1.43'	S12°37'17"W	2.85'
C163	55.45'	275.00'	11°33'08"	27.82'	S06°32'54"W	55.35'
C164	3.32'	275.00'	0°41'32"	1.66'	S00°25'34"W	3.32'

UNPLATTED LANDS
A PORTION OF
TAX PARCEL
03067-001-000
39.98 ACRES±

ABBREVIATIONS

FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ■ 4"X4" CONCRETE MONUMENT (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- △ NAIL AND DISK (SET), "JBPRO PCP PRM LB8031", UNLESS OTHERWISE NOTED
- ● IRON ROD & CAP (SET), "JBPRO LB 8031"
- (321) LOT NUMBER

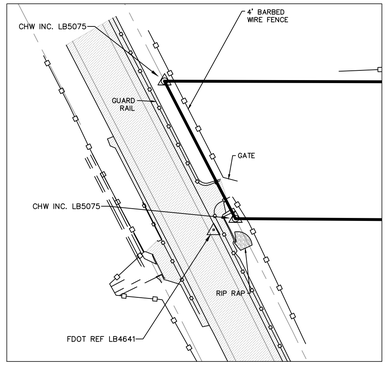
BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

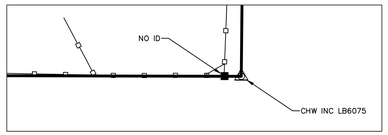
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4709 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 376-6999 | St. Augustine: (904) 706-6999
Toll Free: (800) 226-1994 | E-mail: contact@jbpro.com

BOUNDARY & TOPOGRAPHIC SURVEY

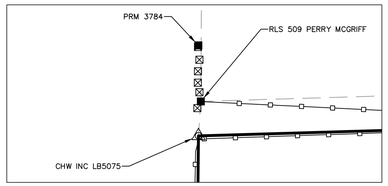
IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



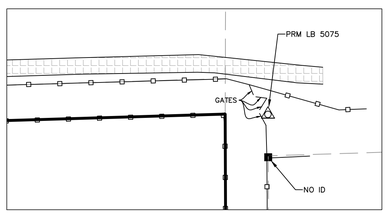
DETAIL 1
1" = 50'



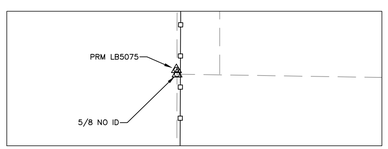
DETAIL 2
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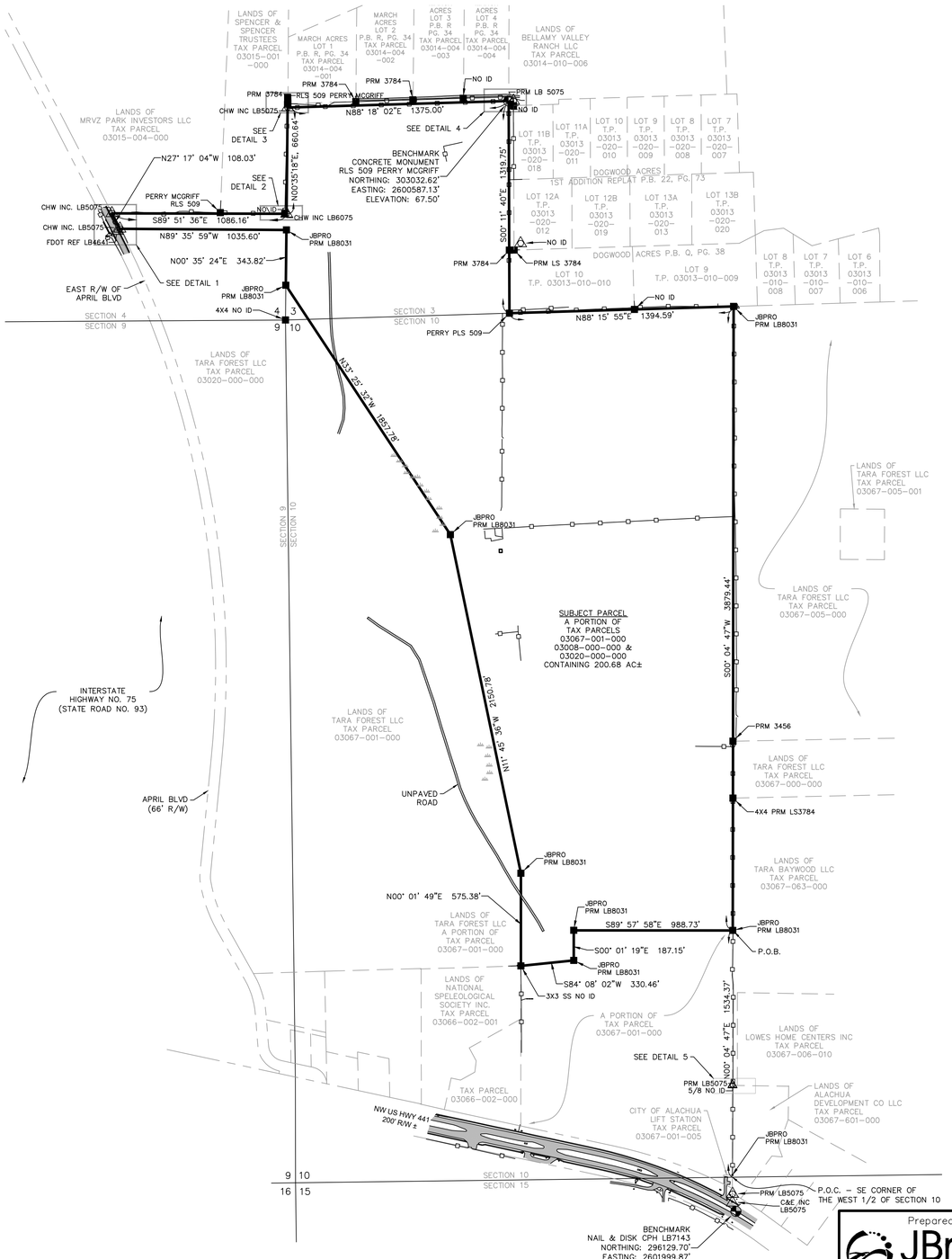
DETAIL 3
1" = 50'



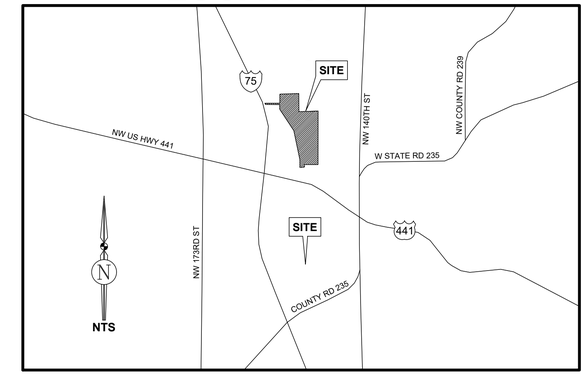
DETAIL 4
1" = 50'



DETAIL 5
1" = 50'



LOCATION MAP



LEGAL DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 3, 4 AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN NORTH 00°04'47" EAST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1534.37 FEET TO THE POINT OF BEGINNING. THENCE RUN SOUTH 89°57'58" EAST, A DISTANCE OF 988.73 FEET; THENCE RUN SOUTH 00°01'19" EAST, A DISTANCE OF 187.15 FEET; THENCE RUN SOUTH 84°08'02" WEST, A DISTANCE OF 330.46 FEET TO THE SOUTHEAST CORNER OF A CONSERVATION EASEMENT PER CITY OF ALACHUA ORDINANCE 10 23, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 00°01'49" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 575.38 FEET; THENCE RUN NORTH 11°45'36" WEST, A DISTANCE OF 2150.78 FEET; THENCE RUN NORTH 33°25'32" WEST, A DISTANCE OF 1857.78 FEET TO THE WEST LINE OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 00°35'24" EAST ALONG SAID WEST LINE OF SECTION 3, A DISTANCE OF 343.82 FEET; THENCE RUN NORTH 89°35'59" WEST, A DISTANCE OF 1035.60 FEET TO THE EAST RIGHT-OF-WAY OF APRIL BOULEVARD; THENCE RUN NORTH 27°17'04" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 108.03 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN SOUTH 89°51'36" EAST, A DISTANCE OF 1086.16 FEET TO THE AFOREMENTIONED WEST LINE OF SECTION 3; THENCE RUN NORTH 00°35'18" EAST ALONG SAID WEST LINE OF SECTION 3, A DISTANCE OF 660.64 FEET; THENCE RUN NORTH 88°18'02" EAST, A DISTANCE OF 1375.00 FEET; THENCE RUN SOUTH 00°11'40" EAST, A DISTANCE OF 1319.75 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED SECTION 3, ALSO BEING THE NORTH LINE OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 88°15'55" EAST ALONG SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 1394.59 FEET TO THE EAST LINE OF THE WEST 1/2 OF SECTION 10; THENCE RUN SOUTH 00°04'47" WEST ALONG SAID EAST LINE, A DISTANCE OF 3879.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 200.68 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

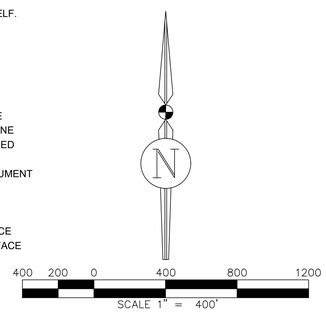
1. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°04'47"W FOR THE EAST LINE OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE6005), WITH A PUBLISHED ELEVATION OF 170.03 FEET.
3. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM ON 1983, 2011 ADJUSTMENT AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE6005), WITH A PUBLISHED POSITION IN U.S. SURVEY FEET OF:
   NORTHING = 256,559.510
   EASTING = 2,674,388.152
4. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON APRIL 29, 2021.
5. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
6. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
7. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. SHEETS V-01 THRU V-18 MUST BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF.

ABBREVIATIONS

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
ID = IDENTIFICATION
INC = INCORPORATED
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY COMPANY
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT-OF-WAY
TP = TAX PARCEL

SYMBOL LEGEND

- BOUNDARY LINE
- FENCE LINE
- GUARD RAIL
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- IRON ROD - CAPPED
- NAIL AND DISK
- CONCRETE MONUMENT
- BENCHMARK
- POST
- WETLAND FLAG
- ASPHALT SURFACE
- CONCRETE SURFACE
- UNPAVED ROAD



NW US HWY 441
ALACHUA, FLORIDA

Prepared By:
JBrown Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-6333
E-MAIL: contact@jbprogroup.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

TROY V WRIGHT, PSM
Professional Surveyor and Mapper

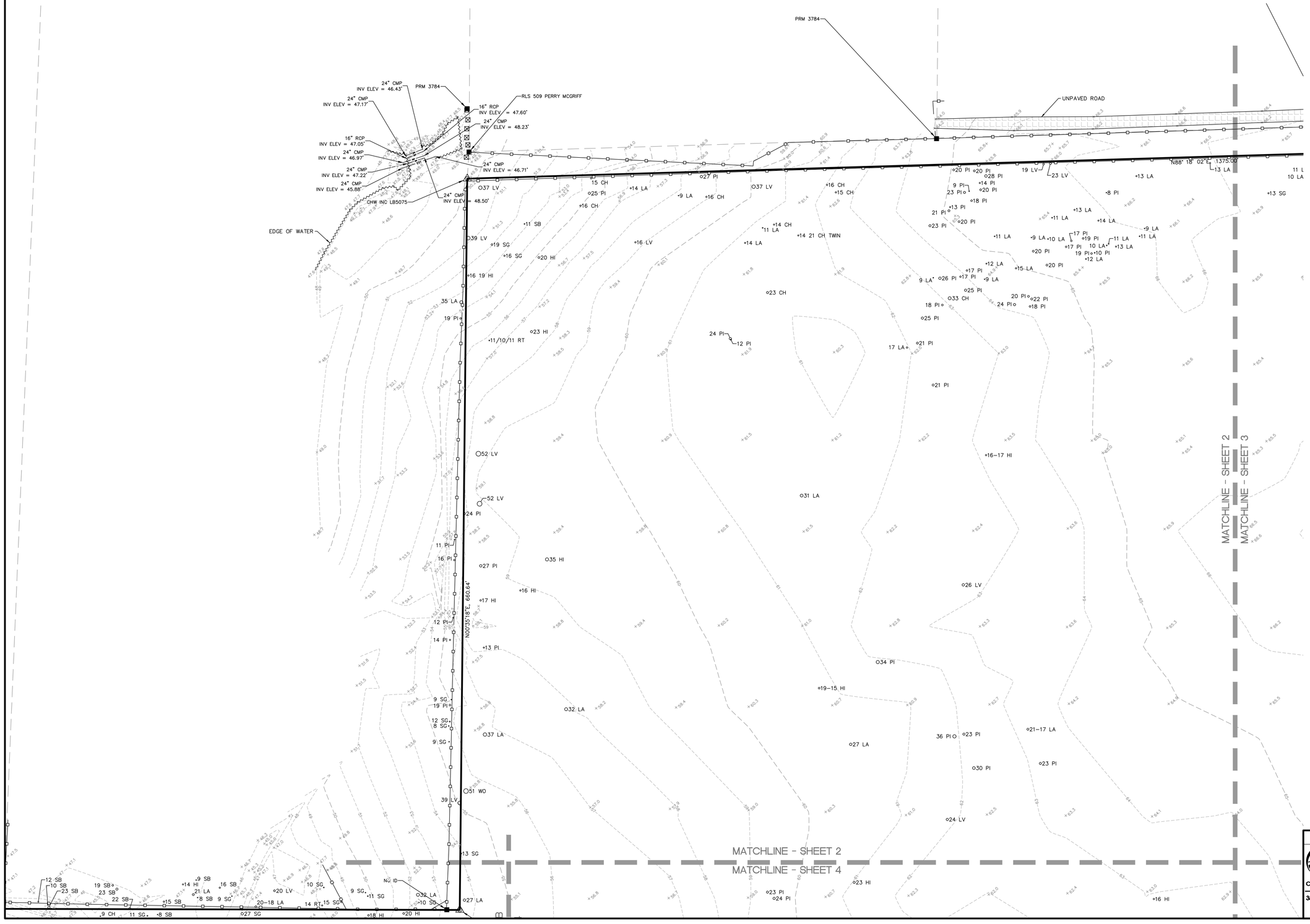
BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:
1. SAYED MOUKHTARA

Scale:	1"=400'
Proj. No.	398-19-03
Drawn:	T.Hensley
Checked:	T.Wright
Dwg. Name:	398-19-03-ST1
Dwg. Date:	4/30/2021
Field Book:	N/A
Pages:	N/A
Sheet:	**V-01**

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



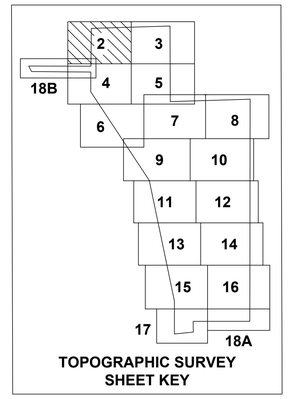
SYMBOL LEGEND

- BOUNDARY LINE
- FENCE LINE
- TAX PARCEL LINE
- EST — STORMWATER LINE
- CONCRETE MONUMENT
- POST
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

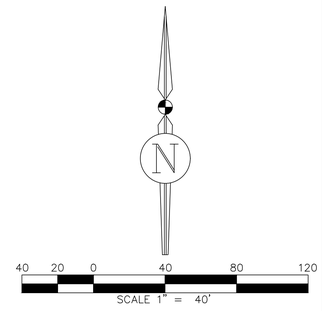
ABBREVIATIONS

CMP = CORRUGATED METAL PIPE
ELEV = ELEVATION
INC = INCORPORATED
INV = INVERT
LB = LICENSED SURVEYING BUSINESS
PRM = PERMANENT REFERENCE MONUMENT
RCP = REINFORCED CONCRETE PIPE
RLS = REGISTERED LAND SURVEYOR

TREES:
CH = CHERRY LAUREL
HI = HICKORY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
RT = RAIN TREE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WO = WATER OAK



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

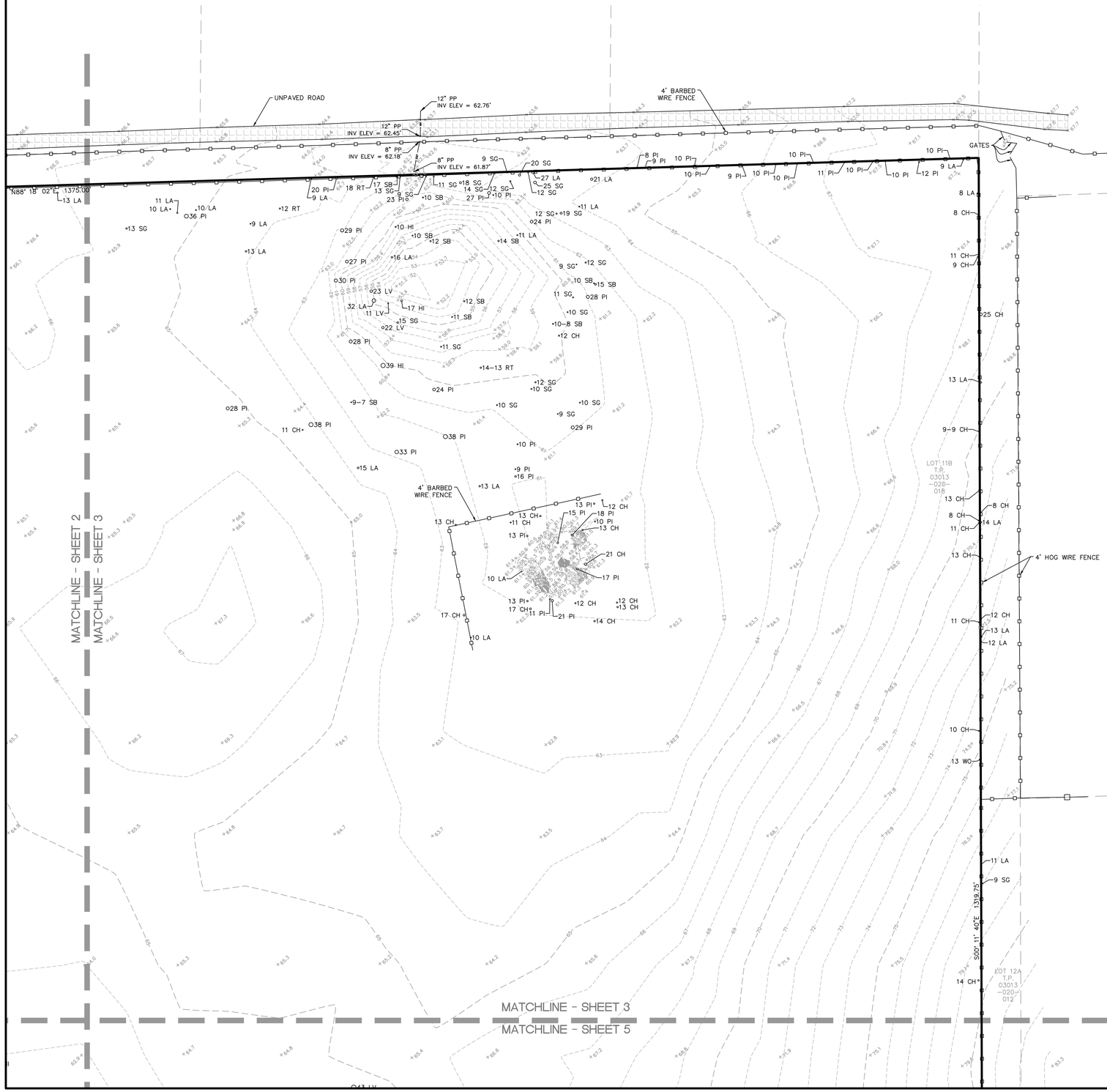
BOUNDARY & TOPOGRAPHIC SURVEY

JBrown Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbprogroup.com

Scale:	1"=40'
Proj. No.	398-19-03
Drawn:	T.Hensley
Checked:	T. Wright
Dwg. Name:	398-19-03-ST1
Dwg. Date:	4/30/2021
Field Book:	N/A
Pages:	N/A
Sheet:	V-02

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



SYMBOL LEGEND

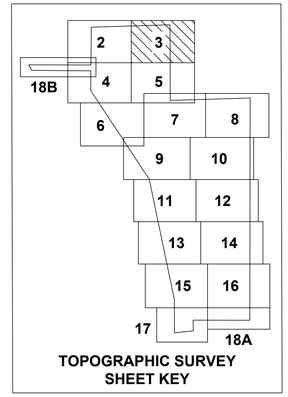
- BOUNDARY LINE
- FENCE LINE
- TAX PARCEL LINE
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

ABBREVIATIONS

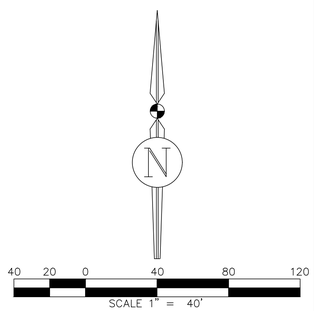
ELEV = ELEVATION
INV = INVERT
PP = PLASTIC PIPE

TREES:

CH = CHERRY LAUREL
HI = HICKORY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
RT = RAIN TREE
SB = SUGARBERRY
SG = SWEETGUM



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

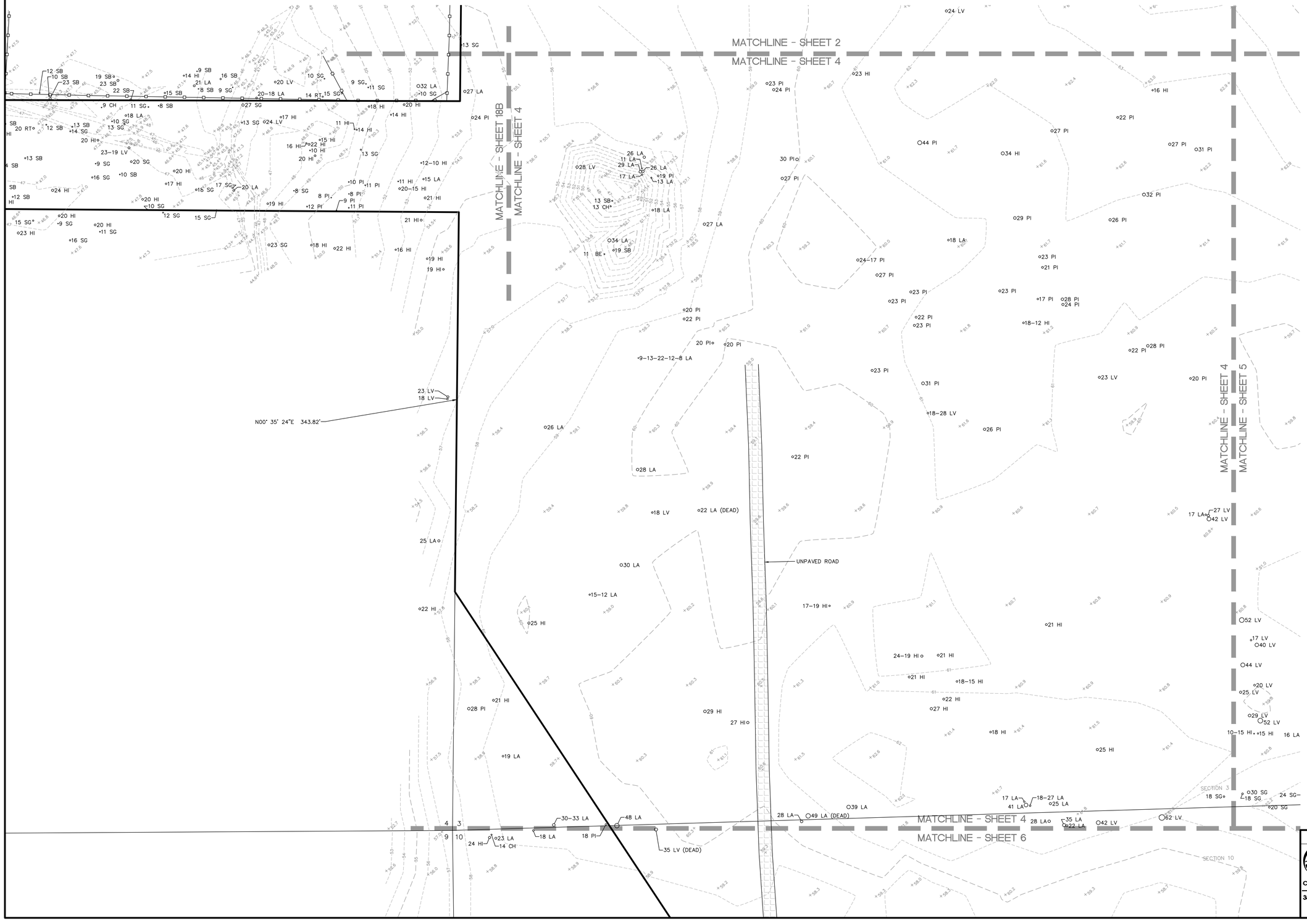
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Dwg. Name:	398-19-03-ST1
Dwg. Date:	4/30/2021
Field Book:	N/A
Pages:	N/A
Sheet:	V-03

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



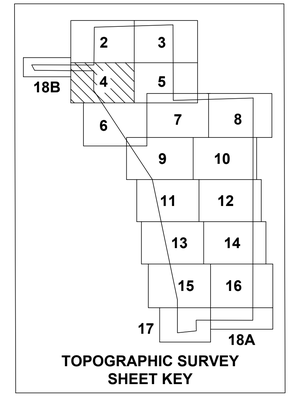
SYMBOL LEGEND

- BOUNDARY LINE
- FENCE LINE
- TAX PARCEL LINE
- SECTION LINE
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

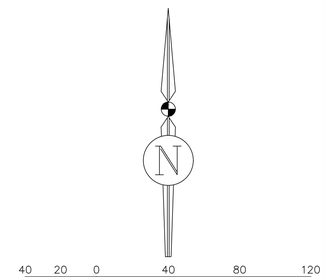
ABBREVIATIONS

TREES:

BE = BOXELDER
CH = CHERRY LAUREL
HI = HICKORY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

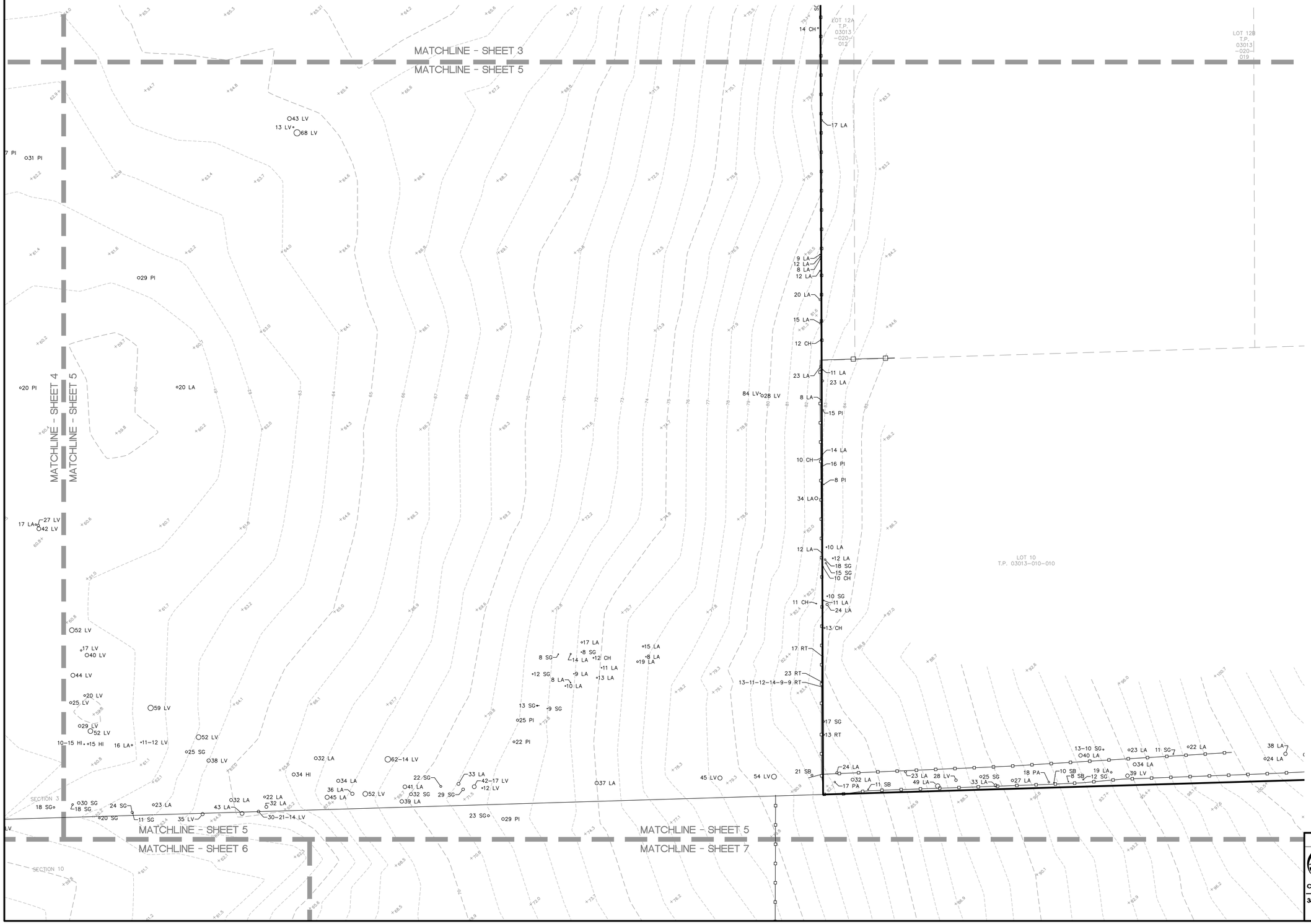
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Drawn:	T.Hensley
Checked:	T. Wright
Dwg. Name:	398-19-03-ST1
Dwg. Date:	4/30/2021
Field Book:	N/A
Pages:	N/A
Sheet:	V-04

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



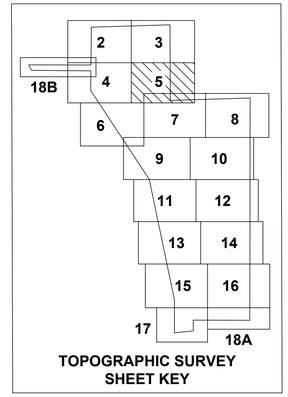
SYMBOL LEGEND

- BOUNDARY LINE
- FENCE LINE
- TAX PARCEL LINE
- SECTION LINE
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES

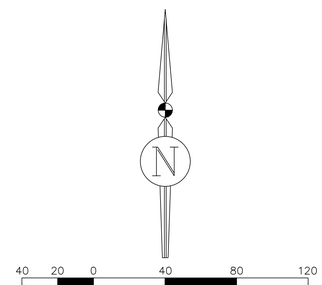
ABBREVIATIONS

TREES:

- CH = CHERRY LAUREL
- HI = HICKORY
- LA = LAUREL OAK
- LV = LIVE OAK
- PA = PALM
- PI = PINE
- RT = RAIN TREE
- SB = SUGARBERRY
- SG = SWEETGUM



TOPOGRAPHIC SURVEY SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

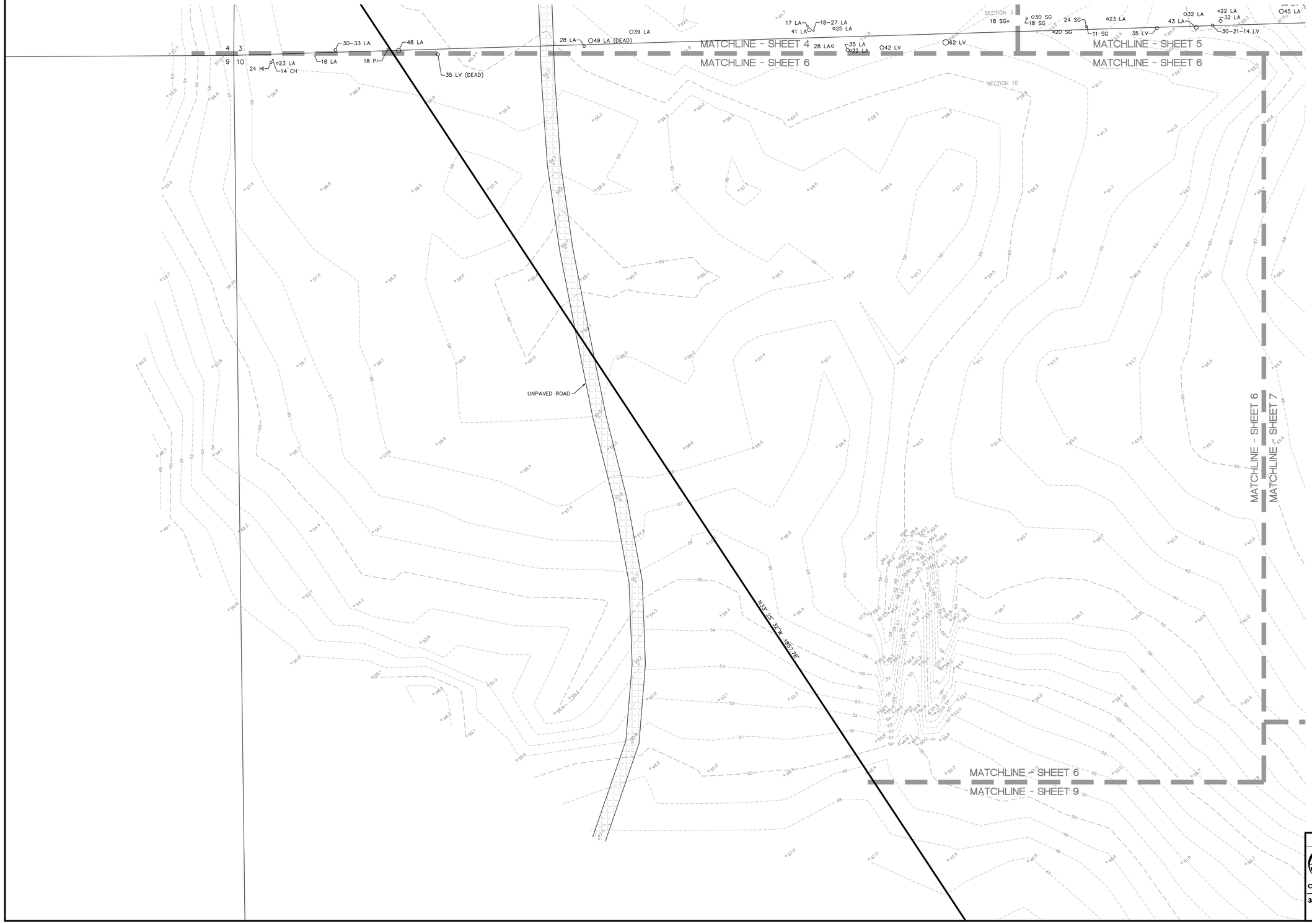
BOUNDARY & TOPOGRAPHIC SURVEY

JBrown Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbprogroup.com

Scale:	1"=40'
Proj. No.	398-19-03
Drawn:	T.Hensley
Checked:	T. Wright
Dwg. Name:	398-19-03-ST1
Dwg. Date:	4/30/2021
Field Book:	N/A
Pages:	N/A
Sheet:	V-05

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



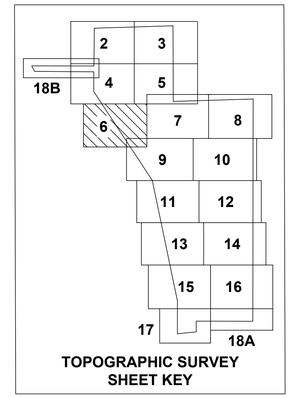
SYMBOL LEGEND

- BOUNDARY LINE
- SECTION LINE
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

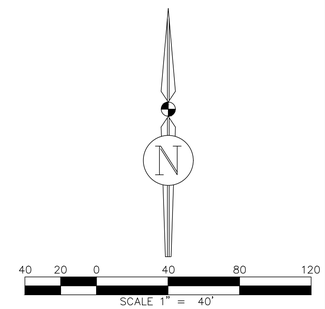
ABBREVIATIONS

TREES:

- CH = CHERRY LAUREL
- HI = HICKORY
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

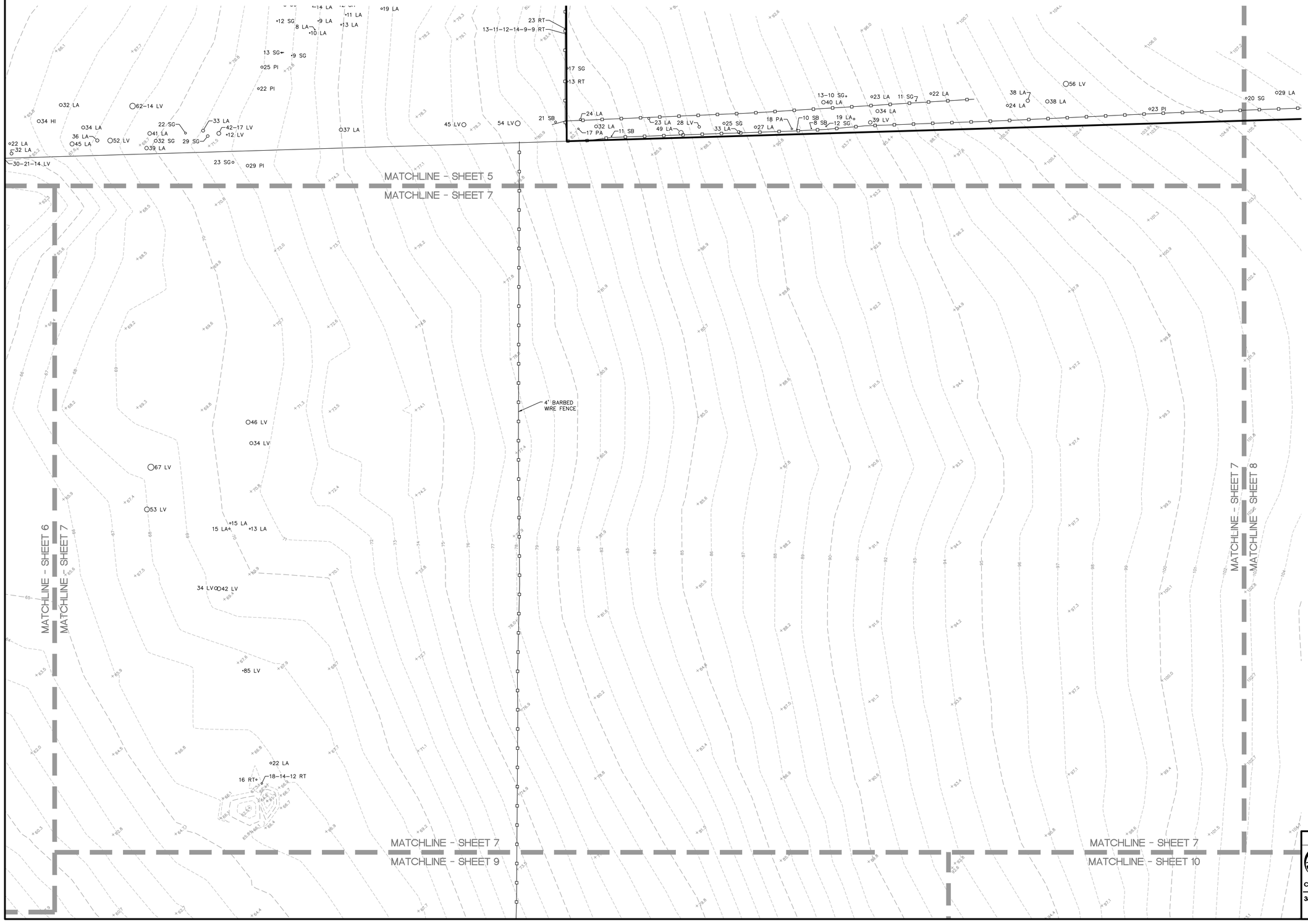
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Field Book:	N/A
Pages:	N/A
Sheet:	V-06

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



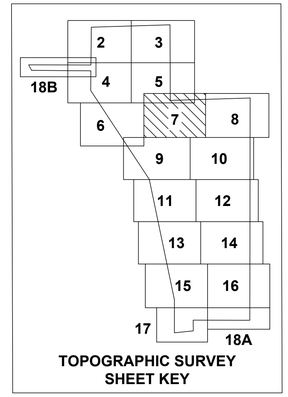
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- FENCE LINE
- SECTION LINE
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
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- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

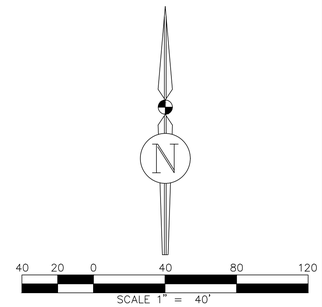
ABBREVIATIONS

TREES:

- LA = LAUREL OAK
- LV = LIVE OAK
- PA = PALM
- RT = RAIN TREE
- SG = SWEETGUM



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

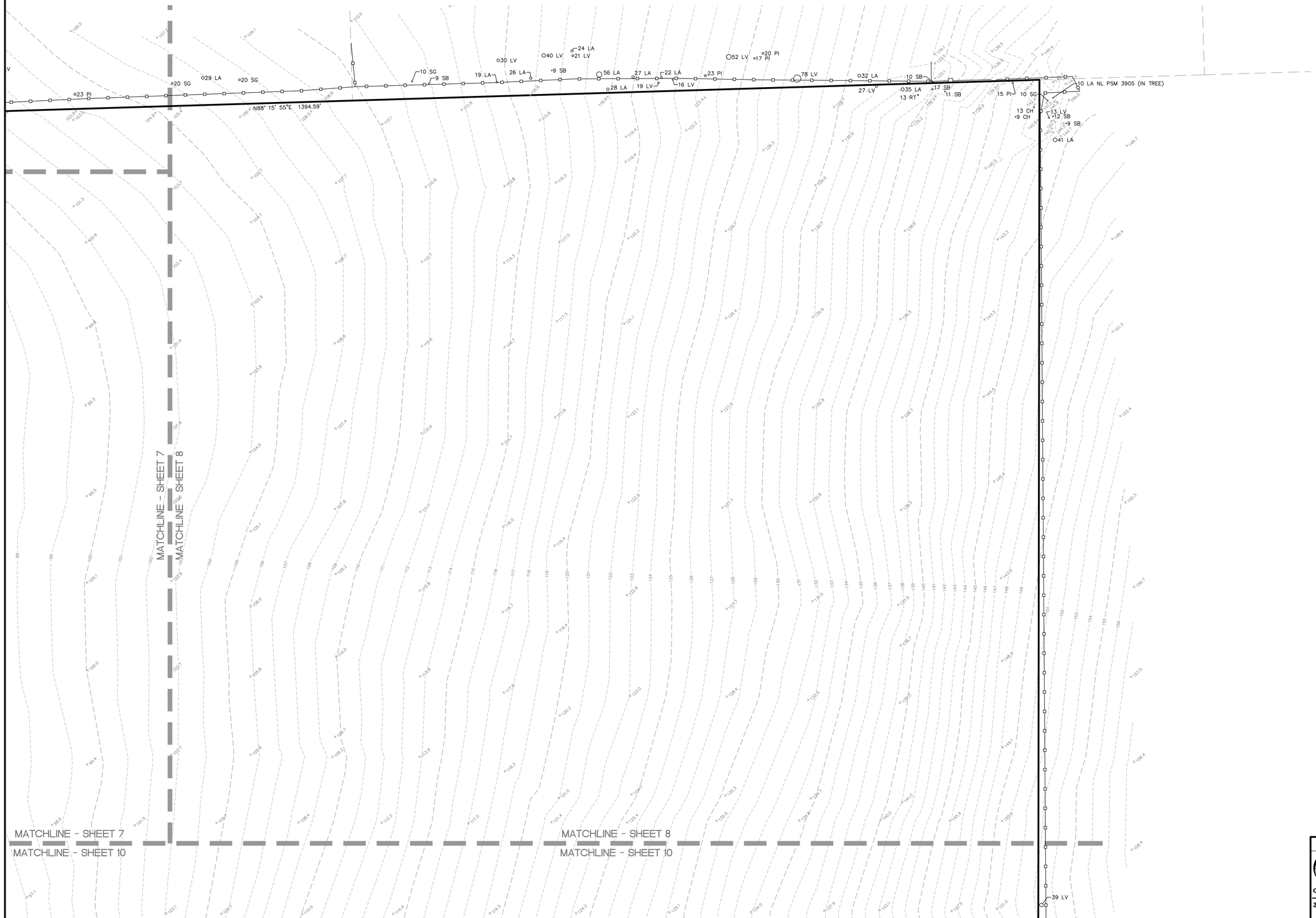
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Pages:	N/A
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BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



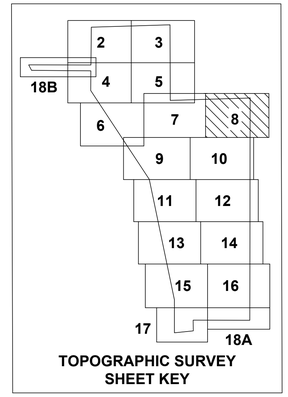
SYMBOL LEGEND

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- FENCE LINE
- TAX PARCEL LINE
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- UNPAVED ROAD

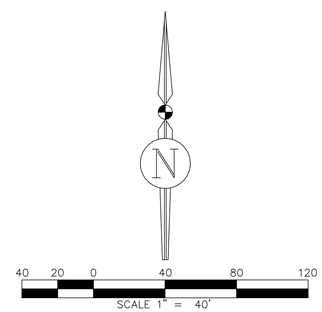
ABBREVIATIONS

TREES:

- CH = CHERRY LAUREL
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- RT = RAIN TREE
- SB = SUGARBERRY
- SG = SWEETGUM



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

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Pages:	N/A
Sheet:	V-08

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

MATCHLINE - SHEET 6
MATCHLINE - SHEET 9

MATCHLINE - SHEET 7
MATCHLINE - SHEET 9

MATCHLINE - SHEET 9
MATCHLINE - SHEET 10

MATCHLINE - SHEET 9
MATCHLINE - SHEET 11

GATE

4' BARBED WIRE FENCE

EDGE OF WATER

69 LV
13 LA
69 LV
13 LA
25 RT
29 LA
49 LV
15 RT
16 RT
60 LV
23 PI
28 PI
24 LV
29 LV
27 LV
16 SB
22 LV
34 LV
22 SG
25 LV

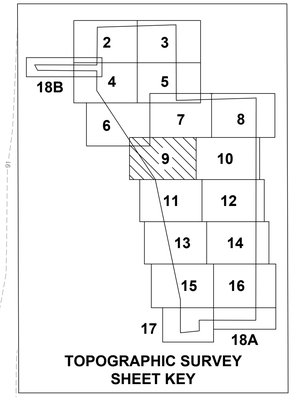
SYMBOL LEGEND

- BOUNDARY LINE
- FENCE LINE
- EDGE OF WATER
- WETLAND FLAG
- 9 SYC — TREE-SIZE (INCHES) AND SPECIES
- 132.2 — SPOT ELEVATION - SOFT SURFACE
- 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES

ABBREVIATIONS

TREES:

- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- RT = RAIN TREE
- SB = SUGARBERRY
- SG = SWEETGUM



TOPOGRAPHIC SURVEY
SHEET KEY

N

40 20 0 40 80 120

SCALE 1" = 40'

NW US HWY 441
ALACHUA, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

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Pages:	N/A
Sheet:	V-09

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

MATCHLINE - SHEET 7
MATCHLINE - SHEET 10

MATCHLINE - SHEET 8
MATCHLINE - SHEET 10

MATCHLINE - SHEET 9
MATCHLINE - SHEET 10

MATCHLINE - SHEET 10
MATCHLINE - SHEET 12

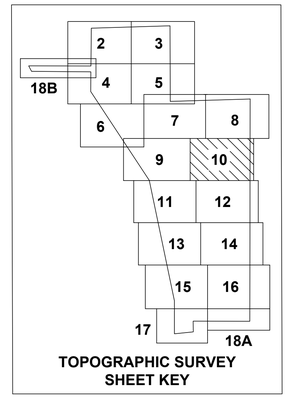
SYMBOL LEGEND

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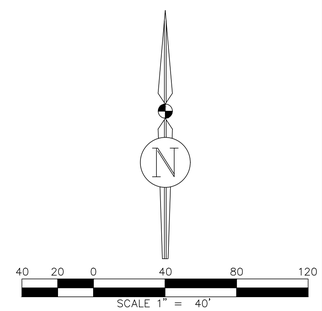
ABBREVIATIONS

TREES:

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- PI = PINE
- RT = RAIN TREE
- SB = SUGARBERRY
- SG = SWEETGUM
- WO = WATER OAK



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

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Pages:	N/A
Sheet:	V-10

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

MATCHLINE - SHEET 9

MATCHLINE - SHEET 11

69 LV

13 LA

18'X20' DILAPIDATED BUILDING

72-64 LV

54 LV

58 LV

61-48 LV

18 RT

20 PI

22 RT

29 LV

20-27 LV

27 RT

36 PI

51 LV

59 LV

48 LV

36 LVO

58 LV

44 LV

59 LV

38-34 LV TWIN

62 LV

23 RT

30 LV

60 LV

33 LV

73 LV

23 RT

19 RT

18 LA

21 RT

65 LV

50 LV

28 RT

28 LV

22 LV

54 LVO

20 RT

UNPAVED ROAD

MATCHLINE - SHEET 11

MATCHLINE - SHEET 12

MATCHLINE - SHEET 11

MATCHLINE - SHEET 13

SUB
A
TZ
03C
0300
03C
CONTAIN

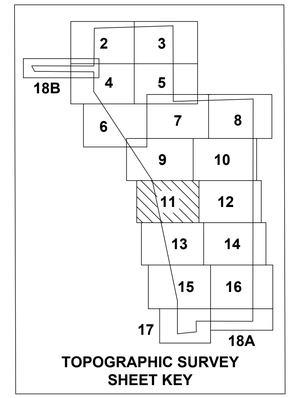
SYMBOL LEGEND

- BOUNDARY LINE
- FENCE LINE
- EDGE OF WATER
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

ABBREVIATIONS

TREES:

- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- RT = RAIN TREE
- TWIN = TWIN TRUNK



TOPOGRAPHIC SURVEY
SHEET KEY

N

40 20 0 40 80 120

SCALE 1" = 40'

NW US HWY 441
ALACHUA, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

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Sheet:	V-11

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

MATCHLINE - SHEET 11

MATCHLINE - SHEET 12

SUBJECT PARCEL
A PORTION OF
TAX PARCELS
03067-001-000
03008-000-000 &
03020-000-000
CONTAINING 200.68 AC±

S00° 04' 47"W 3879.44'

36 LA
9 SB
10 SB
11 SB
81 LV
11 LA
11 RT
25 LA
15 RT
22 RT
11 RT
38 LA
12 LV
41 LA
28 LA
74 LV
45 LA
59 LA
29 LA
17 LA
40 LV
48 LV
18 LA
51 LA
17 LA
43 LA
32 LA
17 LA
14 LA
38 LA
29-25 LA
33 LA
18 LA
18 LA
16 LA
19 SG
21 LA
25 LA
27 LA
19 LA
40 LA
22 LA
65 LV
15 LA
21 LV
30 LV
13 LA
21 LV
35 LV
42 LA
9 LA DEAD
10 LV
32 LV
30 LA
42 LA
16 SG
16 SG

MATCHLINE - SHEET 12

MATCHLINE - SHEET 14

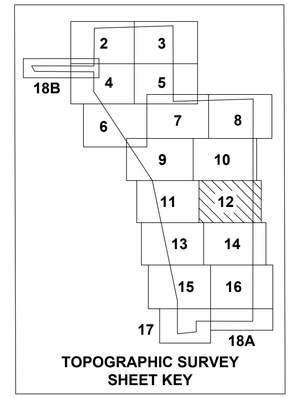
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- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES

ABBREVIATIONS

TREES:

- LA = LAUREL OAK
- LV = LIVE OAK
- RT = RAIN TREE
- SB = SUGARBERRY
- SG = SWEETGUM



TOPOGRAPHIC SURVEY
SHEET KEY

N

40 20 0 40 80 120

SCALE 1" = 40'

NW US HWY 441
ALACHUA, FLORIDA

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Sheet:	V-12

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

MATCHLINE - SHEET 11

MATCHLINE - SHEET 13

28 LV
22 LV
54 LV
20 RT
48 LV DEAD
62 LV
40-35 LV TW
25 PI
18 PI
26 PI
28-18 LA TW
24PI
18-13 LV TW
22 PI
19 PI
26 PI
25 PI DEAD
26 PI DEAD
16LI
20 SG
23 SG
31 HB TW
29PI
26 PI
44-33-32-35-24 LV
26 PI
15PI
33 SG
18 LA
17 PI
12 LA
8 WO
25 SG
25 SG
18 SG
9 SG
18 LV
42 LV
18 SG
49 LA
39-31-24 WO
18 DEAD
14 DEAD
8 HO
34 LA
19 WO
41 LA DEAD
40 LV
27 SG
13 SG DEAD
18 SG
31 WO
10 LV
49 LV
24 LA
30 LV
60 LV
19 LV
10 LV
20 LA
12 PI
12 PI
11 PI
12 LA
UNPAVED ROAD
EDGE OF WATER
S 36°25'50" W
N 36°25'50" E

MATCHLINE - SHEET 13

MATCHLINE - SHEET 14

MATCHLINE - SHEET 13

MATCHLINE - SHEET 15

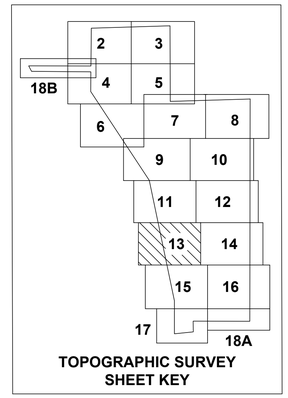
SYMBOL LEGEND

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- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

ABBREVIATIONS

TREES:

- HO = HOLLY
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- RT = RAIN TREE
- SG = SWEETGUM
- TW = TWIN TRUNK
- WO = WATER OAK



TOPOGRAPHIC SURVEY
SHEET KEY

N

40 20 0 40 80 120

SCALE 1" = 40'

NW US HWY 441
ALACHUA, FLORIDA

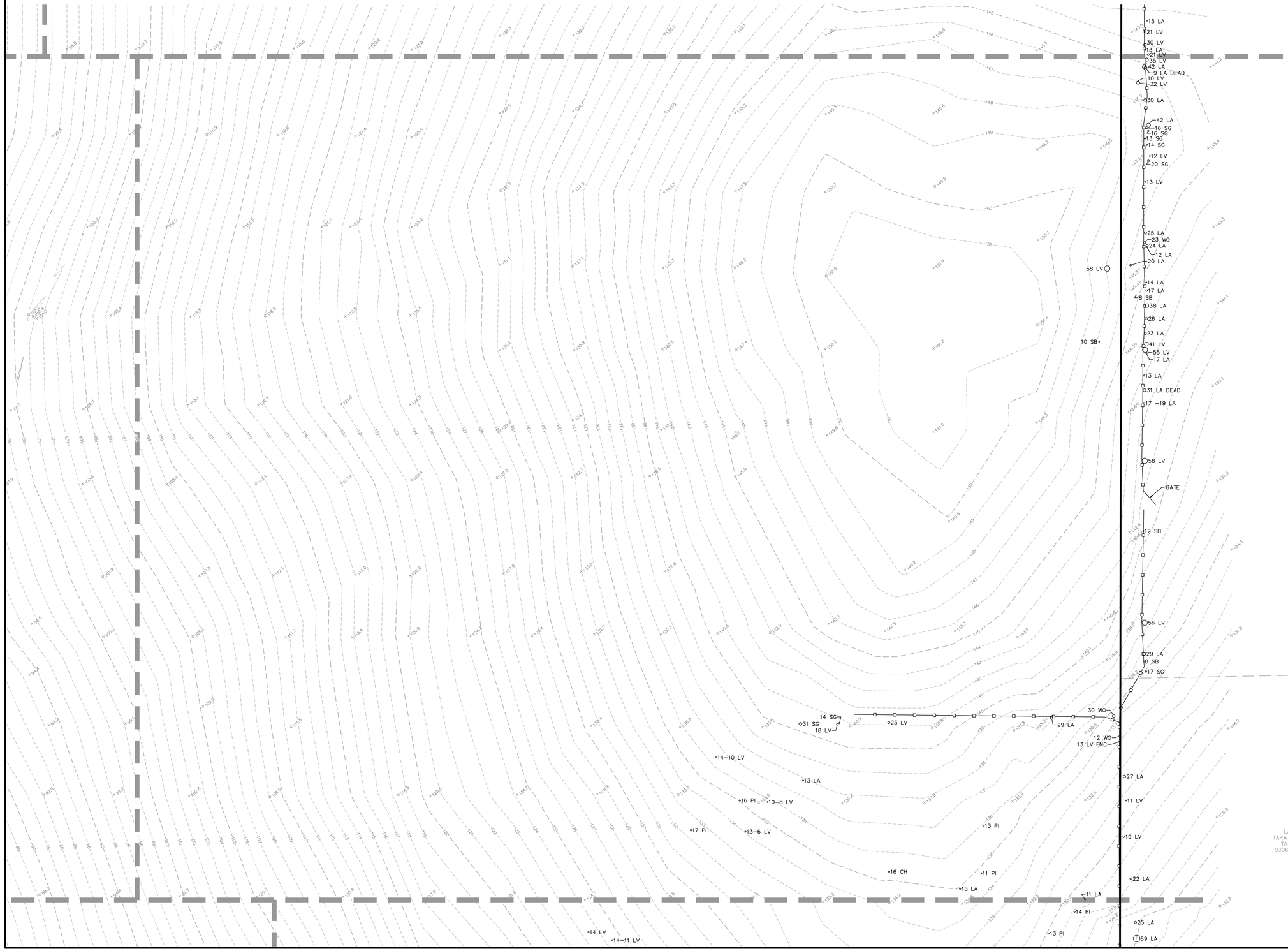
BOUNDARY & TOPOGRAPHIC SURVEY

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BOUNDARY & TOPOGRAPHIC SURVEY

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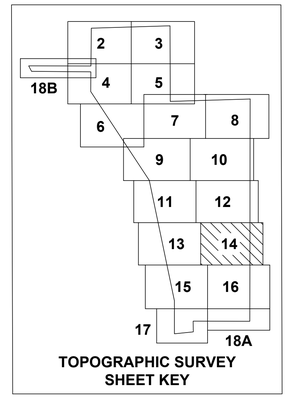
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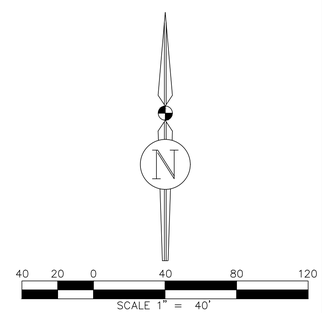
ABBREVIATIONS

TREES:

- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- SB = SUGARBERRY
- SG = SWEETGUM
- WO = WATER OAK



TOPOGRAPHIC SURVEY
SHEET KEY



LANDS OF
TARA FOREST LLC
TAX PARCEL
03067-000-000

NW US HWY 441
ALACHUA, FLORIDA

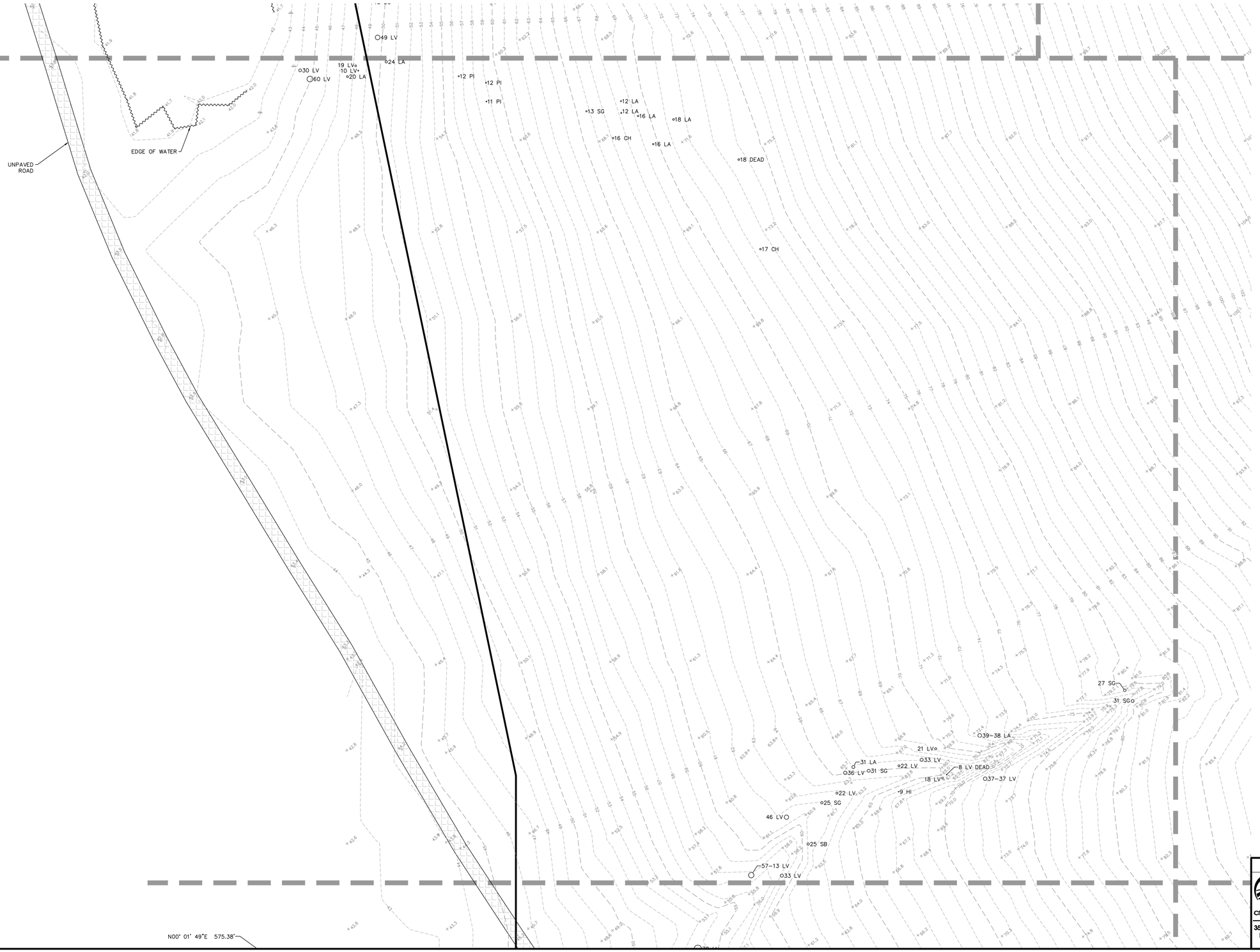
BOUNDARY & TOPOGRAPHIC SURVEY

JBrown Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbprogroup.com

Scale:	1"=40'
Proj. No.	398-19-03
Drawn:	T.Hensley
Checked:	T. Wright
Dwg. Name:	398-19-03-ST1
Dwg. Date:	4/30/2021
Field Book:	N/A
Pages:	N/A
Sheet:	V-14

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



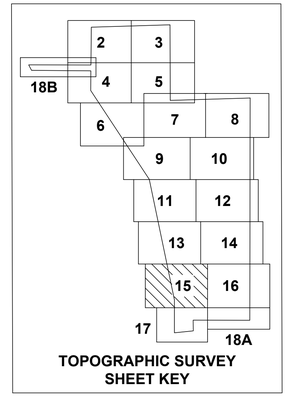
SYMBOL LEGEND

- BOUNDARY LINE
- EDGE OF WATER
- WETLAND FLAG
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- UNPAVED ROAD

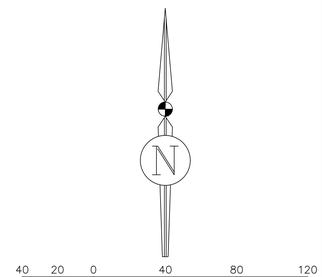
ABBREVIATIONS

TREES:

- CH = CHERRY LAUREL
- DEAD = DEAD TREE
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- SG = SWEETGUM



TOPOGRAPHIC SURVEY SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

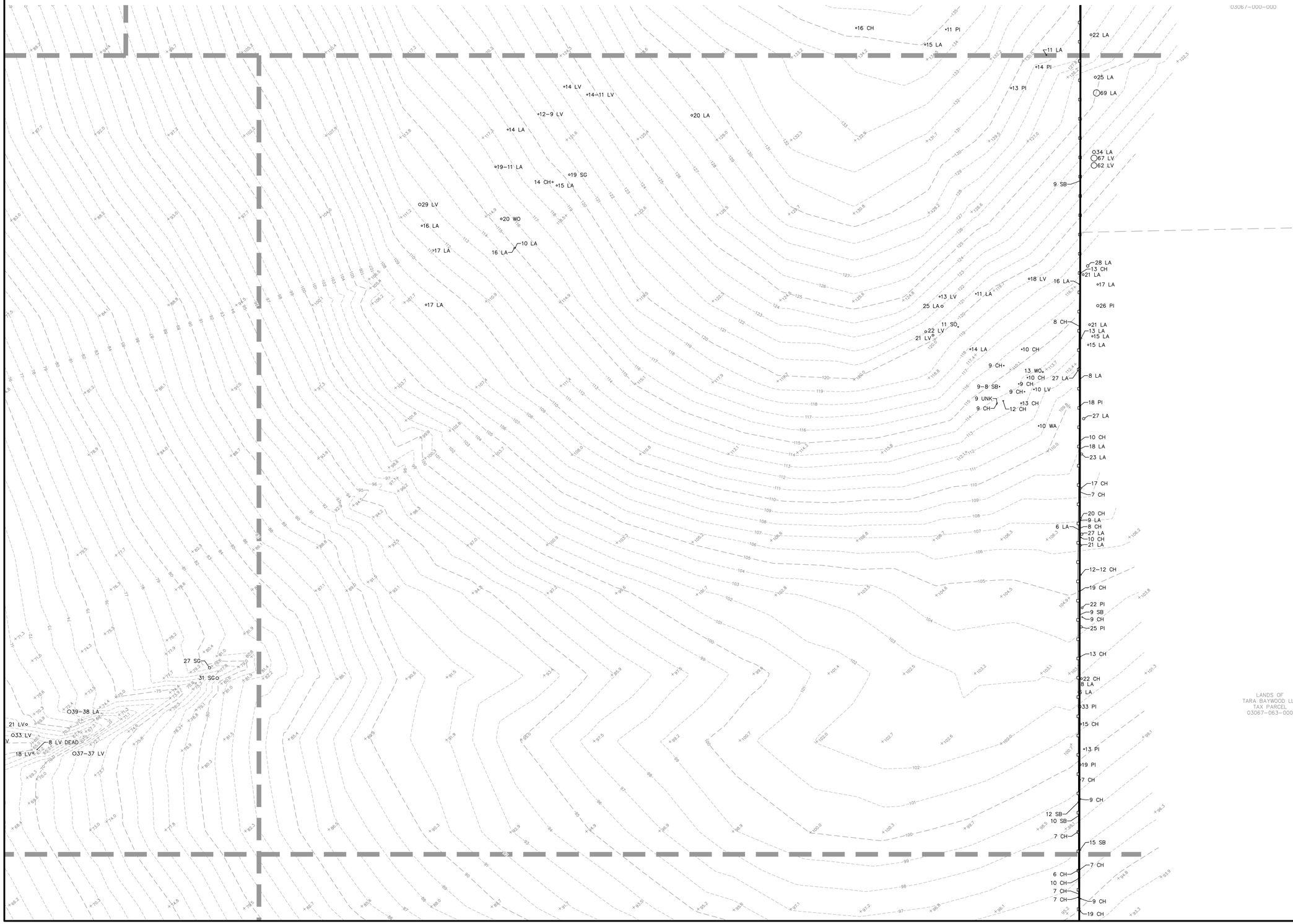
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BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



LANDS OF
TARA BAYWOOD LLC
TAX PARCEL
03067-063-000

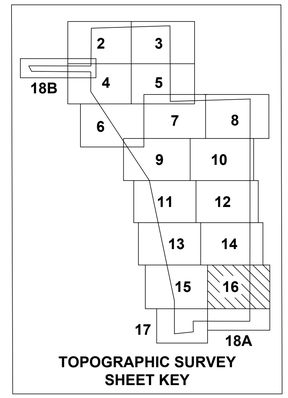
SYMBOL LEGEND

- BOUNDARY LINE
- FENCE LINE
- TAX PARCEL LINE
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES

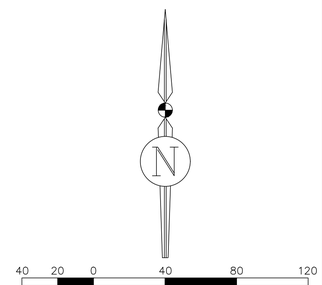
ABBREVIATIONS

TREES:

- CH = CHERRY LAUREL
- DEAD = DEAD TREE
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- SB = SUGARBERRY
- SG = SWEETGUM
- SO = SHUMARD OAK
- UNK = UNKNOWN
- WA = WHITE ASH
- WO = WATER OAK



TOPOGRAPHIC SURVEY
SHEET KEY



NW US HWY 441
ALACHUA, FLORIDA

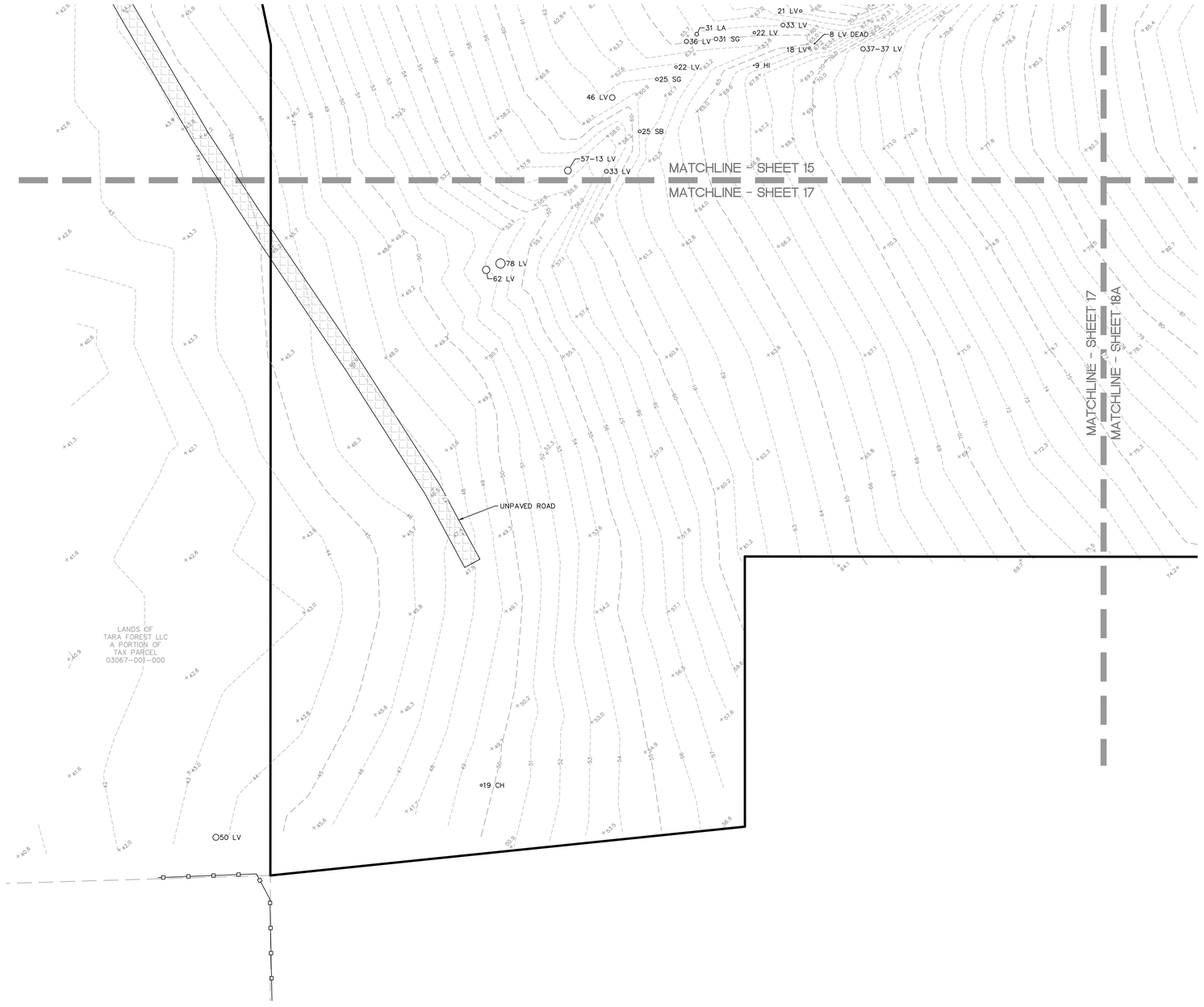
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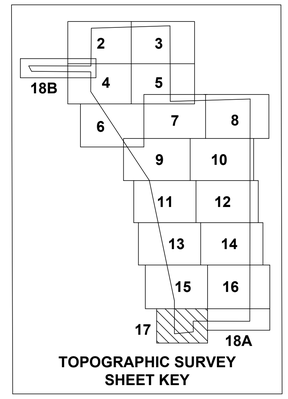
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- FENCE LINE
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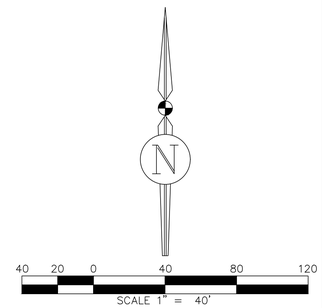
ABBREVIATIONS

TREES:

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- DEAD = DEAD TREE
- HI = HICKORY
- LA = LAUREL OAK
- LV = LIVE OAK
- SB = SUGARBERRY
- SG = SWEETGUM



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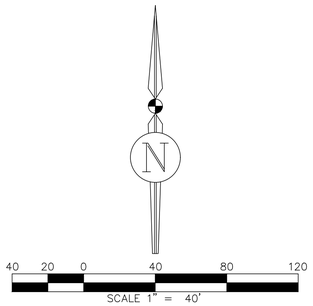
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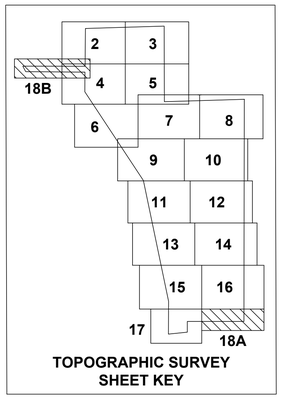
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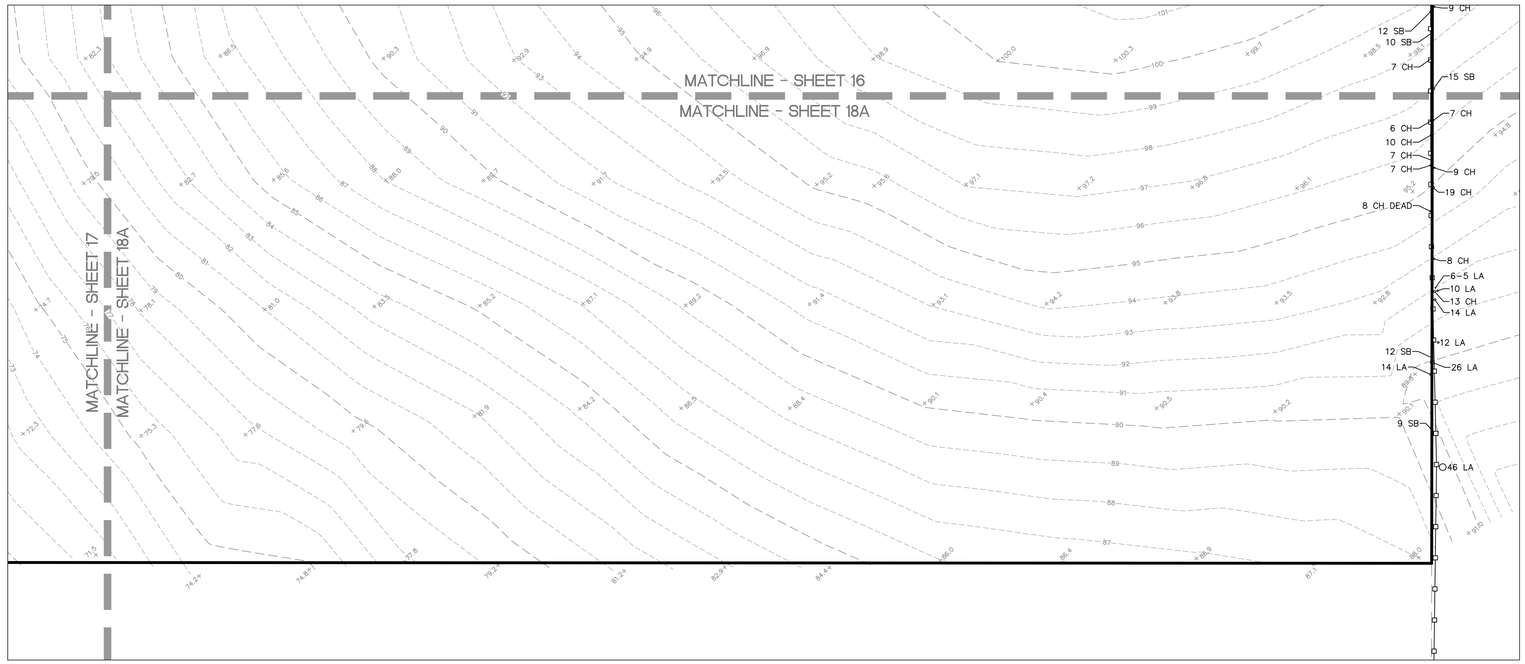
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 3, 4 & 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA





TOPOGRAPHIC SURVEY SHEET KEY



SYMBOL LEGEND

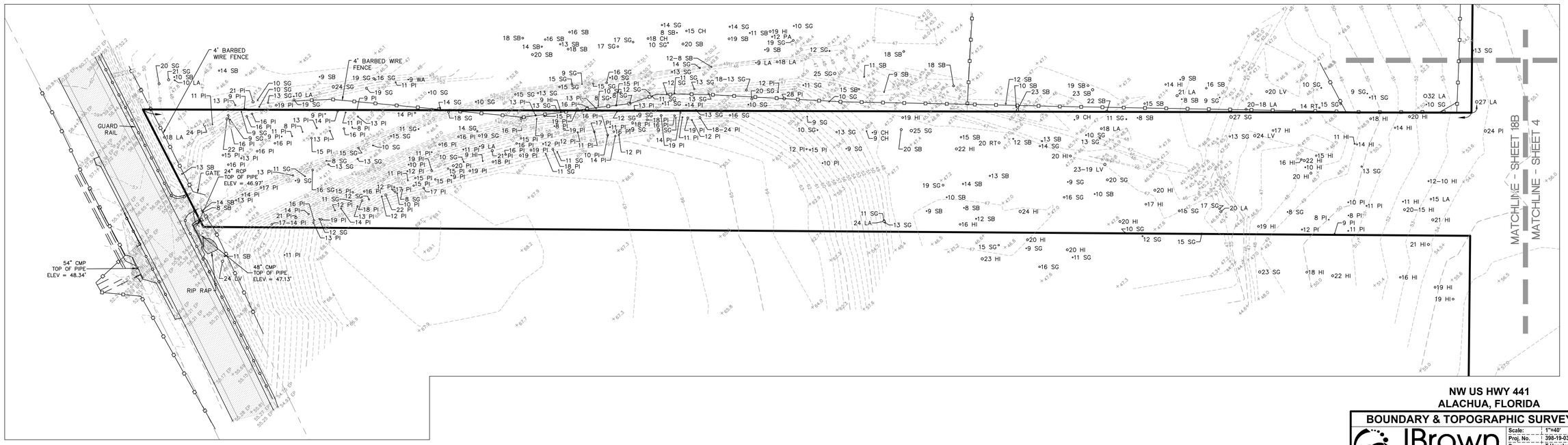
- BOUNDARY LINE
- FENCE LINE
- GUARD RAIL
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE
- RIP RAP

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE
ELEV = ELEVATION
INV = INVERT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE

TREES:

- CH = CHERRY LAUREL
- DEAD = DEAD TREE
- HI = HICKORY
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- RT = RAIN TREE
- SB = SUGARBERRY
- SG = SWEETGUM
- WA = WHITE ASH



NW US HWY 441
ALACHUA, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

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City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: ~~June 11, 2024~~ July 22, 2024
Quasi-Judicial Hearing **Application: PPP21-0005**

SUBJECT:	A request for consideration of the preliminary plat of the Tara Forest West Subdivision, which proposes the subdivision of a ±198.39 acre subject property into a total of 523 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Logan Peters, P.E., JBrown Professional Group, Inc.
PROPERTY OWNER:	Tara Forest, LLC
PARCEL ID NUMBER:	Portions of 03067-001-000 and 03008-000-000
FLUM DESIGNATION:	Moderate Density Residential and Recreation
ZONING:	RSF-4 and Agriculture
OVERLAY:	N/A
ACREAGE:	±198.39
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Tara Forest West Subdivision to the City Commission with a recommendation to approve subject to the ~~12~~ 13 conditions provided in Exhibit "A" and located on page 21 of the 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 Preliminary Plat of the Tara Forest West Subdivision to the City Commission, with a recommendation to approve, subject to the ~~12~~ 13 conditions provided in Exhibit "A" and located on page 21 of the Staff Report.*

SUMMARY & BACKGROUND

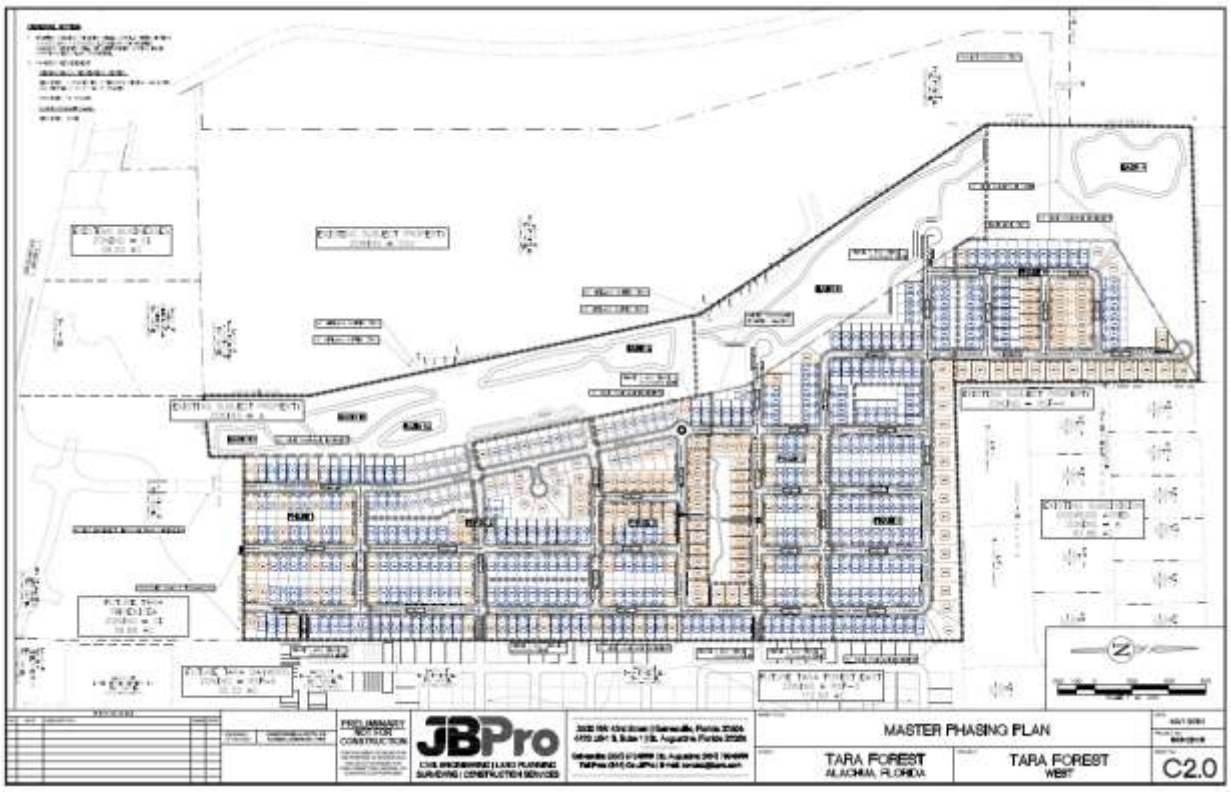
This application is a request by Logan Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC., property owner, for consideration of the preliminary plat for the Tara Forest West subdivision project, which proposes the subdivision of a ±198.39 acre subject property into a total of 523 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in six phases. The subject property consists of portions of Tax Parcels 03067-001-000 and 03008-000-000, and is located east of the Tara Forest East and Tara Baywood Subdivisions, north of US 441 and south of the Dogwood Acres subdivision.

The subject property was subject to Large Scale Comprehensive Plan Amendment (Ordinance 09-14) that amended the Future Land Use Map Designation for the property from Agriculture to Moderate Density Residential and Recreation. The zoning designations for the subject property were amended by Ordinance 10-23. The adopted zoning designations for the subject property were A (Agricultural) and RSF-4 (Residential Single Family – 4).

The proposed Tara Forest West subdivision will consist of lots ranging size from ±7,294 square feet to ±19,841 square feet, with the majority of lots being ±7,500 square feet. The preliminary plat proposes 523 single family residential lots. The preliminary plat proposes 13 common areas located throughout project. The largest common areas located on the west side of the project will serve as stormwater retention and detention for the project as well as house the proposed amenities for the development. The stormwater facilities are located in the Agricultural (A) zoned area of the project and will therefore require a special exception permit. This application has been reviewed concurrently with this preliminary plat application. The proposed lots (except for Lot 468) located along the property boundary with the Dogwood Acres residential subdivision are a minimum of 10,000 square feet in size and a minimum of 100' in width.

One (1) access connection to US 441 will be completed as part of Phase 1 of the project. An additional connection to US 441 will be required with or before Phase 4. Additional interconnections will be made as the project is developed and as other adjacent projects are developed to the east (Tara Forest East and Tara Baywood) and to the south (Tara Phoenicia). No connection to April Boulevard is contemplated by this preliminary plat. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.



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	Dogwood Acres	Moderate Density Residential	A (Agricultural)
East	Tara Forest East / Tara Baywood	Moderate Density Residential /Medium Density Residential	Residential Single Family – 3 (RSF-3)/ Residential Single Family – 6 (RSF-6)
West	Vacant / Conservation	Conservation	Conservation (CSV)
South	Vacant Commercial	Commercial	Commercial Intensive (CI)

Map 1. Vicinity Map

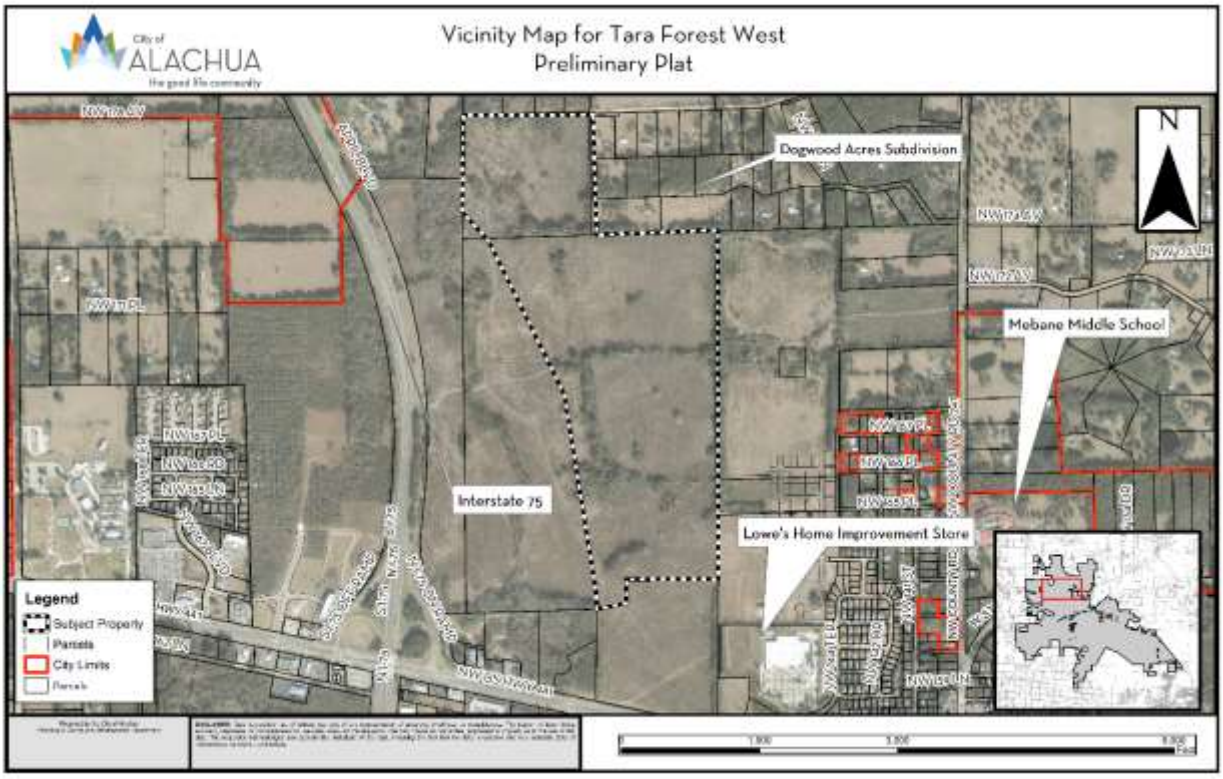
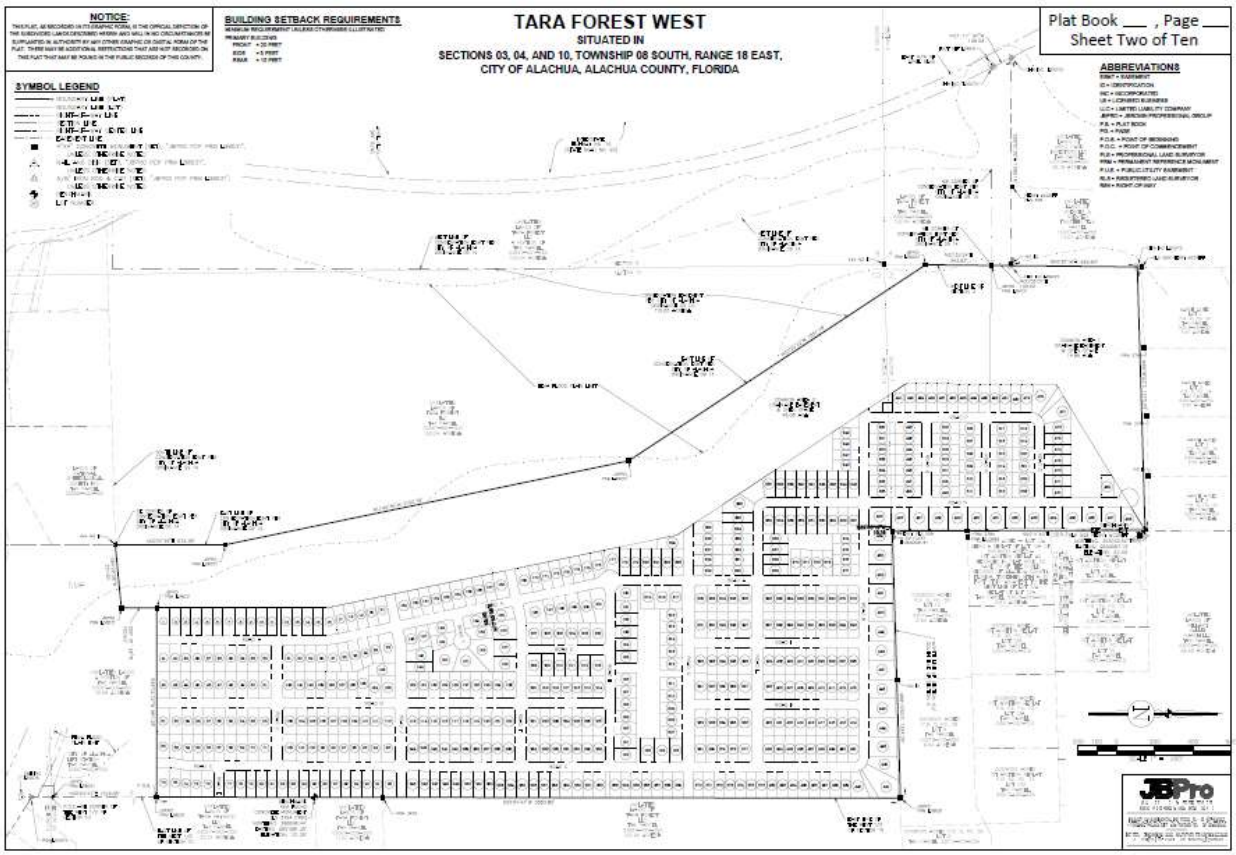


Illustration 1. Overall Site Plan for Tara Forest West



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 August 18th, 2021, at the Swick House. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by approximately 15 persons. 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.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre and Recreation. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. **Single family detached dwelling units;**

2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.c: The proposed preliminary plat includes lots for single family detached residential units which are a permitted use within the Moderate Density Future Land Use Designation.

Objective 1.7: Recreation

The City shall designate a Recreation land use category for all publicly or privately owned recreational lands. In order to provide the opportunity for recreation activities, and recreational uses may be allowed in any land use category provided such uses are compatible with adjacent land uses and are consistent with this Comprehensive Plan.

Policy 1.7.c: Recreation uses, such as neighborhood parks or commercial recreation, shall be allowed in other land use categories other than the Recreation land use category when compatible with adjacent land uses and land use categories.

Policy 1.7.d: Publicly owned recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio while privately owned recreation uses within this land use category shall be limited to less than or equal to 0.05 floor area ratio.

Analysis of Consistency with Objective 1.7 and Policies 1.7.c and 1.7.d: A portion of the subject property has a Future Land Use Designation of Recreation, which allows for recreation uses such as neighborhood parks. The floor area ratio maximum would be .05 FAR, as the proposed recreational features associated with the stormwater facilities are private.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used agricultural operations such as silviculture. The subject property includes an approximate .64 acre wetland area. Other than gopher tortoises there are no known listed plant or animal species located on the property. If any 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.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The proposed preliminary plat has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development 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 Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that

would be deficient as a result of this application.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Analysis of Consistency with Policy 1.4.b: The proposed preliminary plat shows connections to the proposed Tara Baywood and Tara Forest East projects. There are no collector or arterial streets associated with this plat.

Community Facilities Element

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:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible 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.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible 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.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of 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 is accessible 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system. The proposed preliminary plat includes an area for a future lift station.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible 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.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible 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.
3. A water main exists within 2,640 feet 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 is accessible 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species

and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

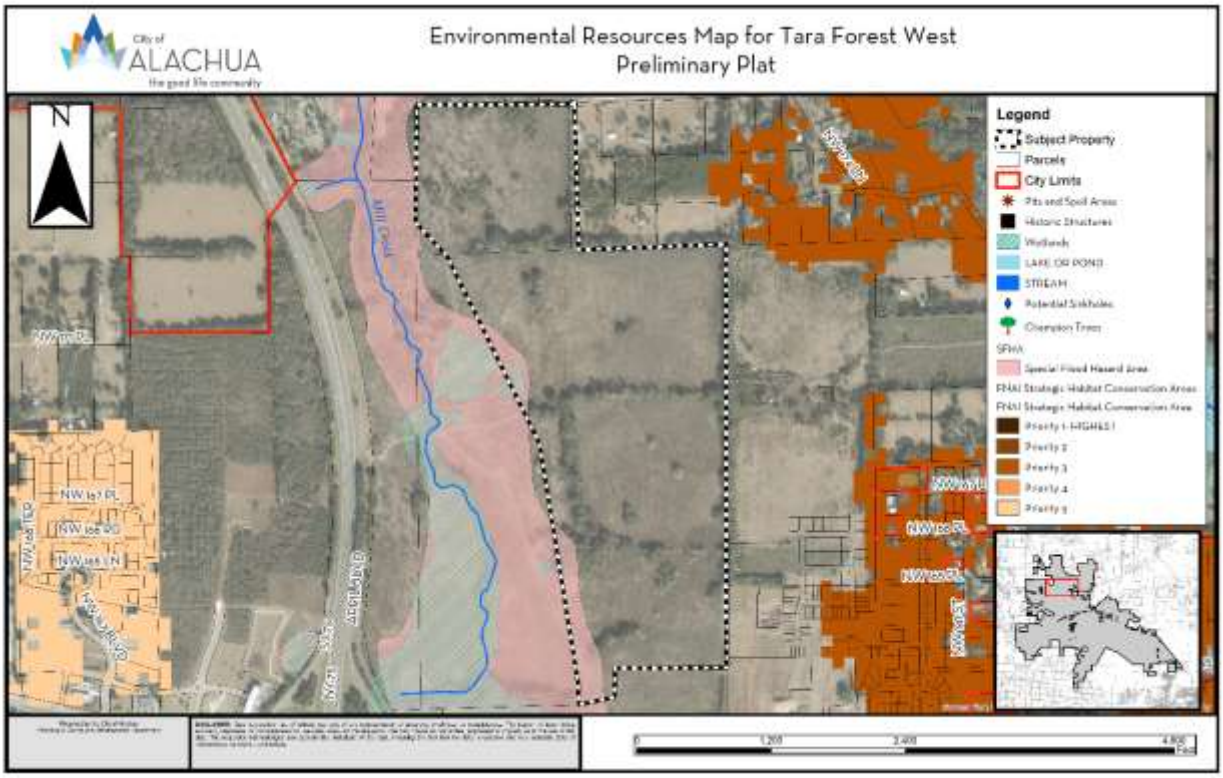
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There is an approximate .64-acre area of wetlands located on the subject property. Wetland separation requirements as outlined in Goals, Objectives, and Policies of the City's Comprehensive Plan have been adhered to. The applicant will be required to meet the applicable requirements of Alachua County as well.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to the best available data, there are wetland areas located near the western boundary of the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. The applicant will be required to obtain all applicable permits required related to wetlands and wetland buffers. The preliminary plat shows separation requirements from these wetland areas that meet the City of Alachua Comprehensive Plan Standards.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. 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.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon 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, other than those described below. 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: An environmental assessment completed by Creative Environmental Solutions, Inc was submitted with the preliminary plat application. The only listed plant or animal species identified on site were gopher tortoises. The report indicates that there are approximately 7 gopher tortoise burrows on site. A condition has been added that will require 100% gopher tortoise surveys for any final plat submitted for this project.

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 14 soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	60.7
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	6.9
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	12.3
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Not limited	6.9
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	4.9
Norfolk loamy fine sand, 2 to 5 percent slopes	B	Well drained	Not limited	7.5
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	14.8
Pits and Dumps	NA	NA	Not rated	16.7
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	12.7
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	8.2
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited	28.5
Blichton sand, 2 to 5 percent slopes	C/D	Poorly drained	Very limited	1.4
Bivans sand, 5 to 8 percent slopes	C/D	Poorly drained	Very limited	2.1
Norfolk loamy fine sand, 5 to 8 percent slopes	B	Well drained	Not limited	14.2

Evaluation: The majority of the area proposed for single family lots do not pose significant limitations for construction of single-family homes without basements. There is one small area (2.1 acres) that does pose significant limitations and will require further assessment at time of Construction Plan submittal for this phase.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" (areas determined to be outside of the 500-year floodplain) and Flood Zone "A" (areas determined to be inside the 500-year floodplain with no base flood elevations provided) designations.

Evaluation: The floodplain hazard areas (Zone "A") are located along the western boundary of the subject property. Any development within the floodplain hazard area will be required to meet the standards set forth in Section 6.9 of the City's LDRs.

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: GIS data available from Alachua County indicated one potential karst sensitive area on site. Further geotechnical investigation by GSE Engineering & Consulting, Inc. on behalf of the applicant indicates that this area had sinkholes in the past, but that there is no active ground loss in other areas of the site.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(3)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(3)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (3) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(3)(e) is provided below.

2.4.10(G)(3)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision

Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed Preliminary Plat- 523 single family dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, preliminary plats are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. 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 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Forest East 4 S/D Preliminary Plat	Residential [1]	4,932 (2,466/2,466)	397 (103/294)	492 (314/178)
Potential Trips		**4,932 (2,466/2,466)**	**397 (103/294)**	**492 (314/178)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 523 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 523 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 523 x .76 = 87 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 (from SR 235 to I-75)[1]
Maximum Service Volume[2]	39,000
Existing Traffic[3]	25,096
Reserved Trips[4]	3,107
Available Capacity[4]	10,797
Potential Impact Generated by Proposed Preliminary Plat[5]	4,932
Residual Capacity after Proposed Preliminary Plat[6]	**5,865**
PM Peak Hour Traffic Analysis	**US 441 (from SR 235 to I-75)[1]**
Maximum Service Volume[2]	3,510
Existing Traffic[3]	2,198
Reserved Trips[4]	268
Available Capacity[4]	1,044
Potential Impact Generated by Proposed Preliminary Plat[5]	492
Residual Capacity after Proposed Preliminary Plat[6]	**552**

1 FDOT roadway segment number shown in parenthesis. 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 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua May 2024 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 523 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 523 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 523 x .76 (26% enter/ 74 % exit)
6 The application is for a PRELIMINARY Development Order. Concurrency will NOT be reserved.

Evaluation: As shown in Table 5, affected segment 5 will not be deficient after the proposed preliminary plat. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	401,945
Potential Potable Water Demand from Proposed Amendment **	143,825
Residual Capacity	**205,980**
Percentage of Permitted Design Capacity Utilized	**91.04%**

Sources:
** City of Alachua September 2023 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 523 units*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 143,825 gallons per day at build out. This analysis is based on the practicable development potential of 523 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat review stage. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	376,009
Projected Potential Wastewater Demand from Proposed Amendment **	130,750
Residual Capacity	**441,276**
Percentage of Permitted Design Capacity Utilized	**84.71%**

Sources:
** City of Alachua May 2024 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 523 units*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 130,750 gallons per day. This analysis is based on the practicable development potential of 523 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat review stage. It is anticipated that the proposed development will not adversely

affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	10.83
Potential Demand Generated by Development[3]	6.75
Residual Recreational Capacity After Impacts	**62.83**

Sources:
1 *City of Alachua May 2024 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.5 persons per dwelling x 523 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.18 acres
Acreage Required to Serve Demand Generated by Development[2]	1.35 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	14.53 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**41.73 %**

1 *Source: City of Alachua May 2024 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (6.75 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 6.75 recreational acres, and for improved passive park space by 1.35 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the final plat review stage. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	47,884.21	8,738.87
Projected Solid Waste Demand from Application[3]	5,397.36	985.02
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2023; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua May 2024 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 523 dwellings/yr per capita)*
4 *New River Solid Waste Facility, April 2024*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 985.02 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the final plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) Final determination is required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. A preliminary capacity determination was issued by SBAC that indicated that capacity was available to meet student station demand created by this development. At this time, it is anticipated that the proposed preliminary plat will result in a demand of 141 total student stations (63 for elementary, 31 for middle, and 47 for high school).

Any future determination must find that the students generated by the proposed preliminary plat can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

TARA FOREST, LLC
(TARA FOREST WEST SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. If any development is proposed to take place within a Special Flood Hazard Area, base flood elevations will be required to be established in accordance with Section 6.9.4 (E)(1)(b) at time of Construction Plan or building permit application.
2. Prior to the Issuance of a Certificate of Completion for Improvements or release of the Plat for Phase 1 of the Tara Forest West subdivision, an improved roadway connection to US Highway 441 through the project currently known as Tara Phoenicia shall be completed and approved by the City. The Plat for Phase 1 shall not be released or recorded until improved roadway connection to US Highway 441 has been completed.
3. Concurrent with the submittal of a final plat application for Phase 3 of the Tara Forest West subdivision, the applicant shall provide an intermediate traffic impact study which is approved by the City and that analyses the operations and safety of the existing traffic pattern. The developer shall make any improvements required by the City, at the City's sole discretion, at Developer's expense, associated with the proportionate share of any deficiencies identified in the revised traffic impact analysis. The Final Plat for Phase 3 shall not be released or recorded until any improvements noted in the intermediate traffic impact study have been completed and approved by the appropriate jurisdiction.
4. Concurrent with the submittal of any application for construction plans that include Phase 4 of the Tara Forest West subdivision, a revised traffic impact analysis report shall be provided to and accepted by the City for review. This study must include the second connection to US 441 for the project and include an intersection control evaluation (ICE) for the proposed connection. The developer shall make any improvements required by the City, at the City's sole discretion, at Developer's expense, associated with the proportionate share of any deficiencies identified in the revised traffic impact analysis.
5. Prior to the Issuance of a Certificate of Completion for Improvements or release of the Plat for Phase 4 of the Tara Forest West subdivision, a second connection to US Highway 441 through the project currently known as Tara Phoenicia shall be completed. The Plat for Phase 4 shall not be released or recorded until the second improved roadway connection to US Highway 441 has been completed.
6. Traffic calming measures shall be provided approximately every 500 feet and at connections to existing subdivisions. Traffic calming measures shall also be provided at connections to subdivisions for which a preliminary plat has been approved. Traffic calming measures include, but are not limited to traffic islands, speed humps, speed bumps, speed tables, or 4 way controlled intersections.
7. A 100% gopher tortoise survey shall be completed for any area subject to development in any final plat submitted. The survey shall be valid for a period of three years from date of report and must include a list of all local, state, and federal permits required for relocation of any gopher tortoises encountered on site.

8. Construction Plans that include any area found to have Blichton sand (2 to 5 percent slopes) or Bivans sand (5 to 8 percent slopes) shall address remediation and design considerations for these soils.
9. Modifications to these conditions shall require the approvals necessary for the approval of preliminary plats, including recommendation by the Planning and Zoning Board and approval by the City Commission.
10. The applicant acknowledges and agrees that the applicant and owner will obtain all other applicable local, state, and federal permits before the commencement of site work.
11. A recorded access easement as described in the submitted sketch shall be provided prior to any Planning and Zoning hearing.
12. The applicant acknowledges and agrees that Conditions 1-11 and 12 as stated ~~above~~ do not inordinately burden the land and shall be binding upon the property owners, including any subsequent property owners, successors, or assigns.
13. A privacy fence which is a minimum of 6' in height shall be installed on the rear lot lines of any lot within the Tara Forest West subdivision that is adjacent to the Dogwood Acres subdivision. Fence shall be made of wood, masonry (other than unfinished or painted CMU block), composite, or vinyl materials. Location and design shall be depicted in the construction plans that includes any lot adjacent to the Dogwood Acres subdivision. A covenant or restriction shall be added to the covenants and restrictions for Tara Forest West that requires maintenance, upkeep, and keeping in good repair this fence by either the property owner or the property owners' association for Tara Forest West.

EXHIBIT "B"

TO

TARA FOREST, LLC
(TARA FOREST WEST SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

Independent Review of the Traffic Impact Study Update for the Tara Forest West & Tara Phoenicia Stage 1 Development Project for the City of Alachua, Florida; Prepared by Volkert, Inc., May 2024

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Traffic Impact Study Update for the Tara Forest West & Tara Phoenicia Stage 1 Development Project. This project is located on the north side of US 441 (Florida Department of Transportation State Highway) and west NW 147th Drive (City of Alachua Road). The Traffic Impact Study Update was prepared by Hagen Consulting Services, LLC in May 2024.

The Tara Forest West & Tara Phoenicia Stage 1 Development Traffic Impact Study Update is an update of the original traffic study for this project that was prepared by Buckholz Traffic in 2021. The Buckholz Traffic Study had the vast majority of project traffic accessing US 441 via the existing traffic signal at US 441/NW 147th Drive and at a median opening on US 441 that is west of NW 147th Drive. Traffic from Tara Forest West & Tara Phoenicia (TFWTP) would access NW 147th Drive via NW 157th Lane. This access management plan was very efficient and did not require any additional traffic signalization on US 441 for project traffic. Between the completion of the Buckholz Traffic Study in 2021 and the updated traffic impact study in 2024, property ownership along NW 157th Lane had changed. This change in ownership made it no longer practical for the TFWTP project to use NW 157th Lane to access NW 147th Drive and the existing traffic signal on US 441. In addition, the City of Alachua, in its long-range transportation plan, anticipates construction of the Peggy Road Connector project. This project will construct a new traffic signalized intersection on US 441 just west of the TFWTP project, at the location that was planned for the never constructed Super Walmart project access road on the south side of US 441. These changes resulted in a significant challenge for the access management plan for the TFWTP project and will require significant coordination with the Florida Department of Transportation (FDOT) District 2 Office.

The Tara Forest West portion of the project is residential, and the Tara Phoenicia portion of the project is commercial. In order to proceed with the TFWTP project, the developer decided to break the TFWTP project into two stages. Stage 1 will consist of only the first three residential phases planned for completion in 2025, 2027 and 2029 in Tara Forest West. Stage 2 will construct the remaining residential phases in Tara Forest West and the commercial development in Tara Phoenicia. Stage 1 will have one street at a median opening on US 441 that aligns with the east portion of Tara Forest West (east connection). This median opening on US 441 will be a directional median opening (allows right in/right out/left in and prohibits left out). Traffic in Stage 1 that exits onto US 441 and is headed east will have to travel a short distance west on US 441 to the next median opening and make a U-Turn to head east. A new traffic study will be required in conjunction with Stage 2. This new traffic study will address the issue with the concept of having the proposed Peggy Road/US 441 traffic signal also provide access to the TFWTP project. The Stage 1 TFWTP project contains 269 residential lots that will generate 2,508 daily trips with 183

AM peak hour trips (46 entering, 137 exiting) and 252 PM peak hour trips (159 entering, 93 exiting). The Stage 1 TFWTP project buildout year is 2029.

The independent review of the Traffic Impact Study Update (Study) will include the following:

- Review of the Introduction.
- Review of the Background of this Report.
- Review of the Existing Conditions.
- Review of Trip Generation.
- Review of Access Changes.
- Review of Phasing of the Development.
- Review of Intersection Level of Service (LOS) Analysis.
- Review of Stage 1 – Analysis of Operations.
- Review of Conclusions and Recommendations.
- Listing of any additional Volkert Comments/Recommendations.

Review of the TFWTP Stage 1 Development Project Traffic Impact Study Update

Introduction

This section of the Study provides a description of the project, its location (shown on Figure 1) and states the three purposes of the Study. The three purposes of the Study are:

1. Update the trip generation estimates for the project from the original Buckholz Study in 2021 (utilized the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition)* to the new ITE *Trip Generation Manual, 11th Edition.*
2. Address changes in the proposed access management (ingress/egress to/from US 441) for the project.
3. Present a plan for development of the project.

Volkert Comments/Suggestions:

1. For reference, the previous Buckholz Traffic Study should be included in the Study Appendix.
2. At the end of this section, it references that the Master Phasing Plan drawing for Tara Forest West is included in Appendix A. On this master plan drawing are three streets that head south to US 441. However, the drawing does not show how these three streets become one street that becomes the direct connection to US 441 (east connection). Changes to this drawing, or an additional drawing, are needed to clarify how these three streets become one street and access US 441.

Background of this Report

This section of the Study describes how the Study proceeded to its current status. An updated Study was submitted to the City in December 2023. The City of Alachua and the Florida Department of Transportation requested the following modifications to the submitted Study:

1. Provide a higher level of commercial development in Tara Phoenicia that would increase the number of trips generated (provide higher intensity land uses that would be anticipated).
2. Recommend that the new traffic signal that was originally proposed on US 441 for the later stages of the TFWTP project (west connection) be located at the proposed Peggy Road connector intersection on US 441 that the City of Alachua and FDOT are proposing.

Given that the Peggy Road connector project will require several years to become a reality, the developer of TFWTP decided to separate the project into two Stages. Stage 1 will consist of just the first three phases of Tara Forest West (buildout year of 2029). Stage 2 will consist of the final three phases of Tara Forest West and Tara Phoenicia. This staged approach will allow the project to start development while the details of the Peggy Road connector intersection on US 441 are finalized. An additional traffic study will be required before Stage 2 of the project can proceed. Volkert concurs with the information in this section and has no comments or suggestions.

Existing Conditions

This section of the Study describes the existing conditions on US 441 in the vicinity of the TFWTP project. Volkert concurs with the information in this section and has no comments or suggestions.

Trip Generation

This section of the Study documents the trip generation for the Tara Forest West residential portion of the project at full buildout (538 units). The trip generation was calculated based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition.* This document is accepted by transportation engineering and planning agencies nationwide as the reliable source for estimating trips generated by various types of land uses. ITE Land Use Code 210, Single Family Detached Housing, was utilized to calculate the trip generation. The trip generation for the Tara Phoenicia portion of the project was not calculated because the type of commercial land use has not been determined at this point in the development of the project.

At full buildout, the Tara Forest West residential portion of the project will generate approximately 4,745 daily trips. The AM peak hour trip generation is estimated to be 344 AM peak hour trips (86 inbound/258 outbound). The PM peak hour trip generation is estimated to be 483 PM peak hour trips (304 inbound/179 outbound). The trip generation was correctly calculated and is shown in Table 1. Volkert concurs with the information in this section and has no comments or suggestions.

Access Changes

This section of the Study describes the access/roadway changes on US 441 needed to accommodate the TFWTP project. As was stated previously, the original access plan in the Buckholz Study was to utilize the existing traffic signal at US 441/NW 147th Drive via NW 157th Lane and a stop-controlled access at an existing median opening on US 441. This median opening on US 441 would be converted to a directional median opening. Since it was no longer feasible for the project to access NW 157th Lane, the access plan for the originally submitted TFWTP Updated Traffic Study was to utilize two direct connections onto US 441. As was previously stated, this concept was modified to (1) a direct connection onto US 441 for Stage 1 (east

connection), and (2) incorporate the planned US 441/Peggy Road connector traffic signal as the second access point for Stage 2. In addition, indirect minor connections will be available through the approved Tara Forest East and Tara Baywood developments.

Volkert Comments/Suggestions:

1. The following need to be clearly stated in the Study:
    a. All traffic that exits the east connection and is headed east on US 441 has to first travel west on US 441 to the next median opening and then make a U-turn at that median opening to travel east on US 441.
    b. The existing median opening on US 441 just west of the proposed east connection will be closed.
    c. The U-turn maneuver will occur at the second existing median opening that is west of the proposed east connection. This median opening is also the general location of the proposed Peggy Road signalized intersection of US 441.
2. At the median opening where the U-turn maneuver will take place, perform the following:
    a. For the AM peak hour, determine the length of the left turn lane and the standard deceleration taper (the AM peak hour is the longest anticipated queue for this left turn lane).
    b. Will the existing left turn lane at this median opening have to be extended? If yes, by how much?
    c. If the left turn lane must be extended, the design has to satisfy the appropriate FDOT design standards.
    d. State how the traffic distribution for the AM peak hour was estimated.
3. A discussion on FDOT access management median opening spacing standards on US 441 for Stage 1 should be included in the Study. Does the access management plan for Stage 1 satisfy FDOT access management standards?
4. A right turn lane on US 441 at the east connection should be constructed. This right turn lane will improve traffic safety and capacity. The length of the right turn lane and the deceleration taper need to be determined using the FDOT Multimodal Access Management Guidebook.
5. Volkert highly recommends that an additional drawing(s) be added to the Study to clarify the proposed access management for the TFWTP project. This drawing(s) needs to show the following.
    a. The section of US 441 from NW 147th Drive (access to Lowes) to April Blvd.
    b. The existing median openings and the distances between the median openings along this section of US 441.
    c. Where NW 149th Terrace and NW 158th Lane intersect US 441. When reading the Study, it is assumed that the Stage 1 east connection from Tara Forest West to US 441 aligns with the existing median opening on US 441. This median opening will align with NW 149th Terrace and NW 158th Lane on the south side of US 441. Is this alignment correct? If yes, it needs be stated in the Study that the directional median opening on US 441 at the Tara Forest West east connection will need to be designed to accommodate (1) eastbound traffic on US 441 turning left into the Tara Forest West east connection, and (2) westbound traffic on US 441 turning left

into NW 149th Terrace and NW 158th Lane. If the proposed directional median opening on US 441 does not align with NW 149th Terrace and NW 158th Lane, this needs to be stated in the Study along with how these two streets will be accessed by westbound traffic on US 441.

d. Where the Stage 1 east connection from Tara Forest West is to be located on US 441.
e. The location on US 441 for the proposed Peggy Road/US 441 traffic signalized intersection.

6. A list of all the intersections and/or roadway modifications on US 441 for Stage 1 should be included in this section.
7. All drawings in the Study should be 8.5 x 11 inches.

Phasing of the Development

This section of the Study describes the proposed phasing of the Tara Forest West residential portion of the project. It needs to be noted that the incorporation of the US 441/Peggy Road connector traffic signal may change the phasing and/or access management of the project for later stages of development. Volkert concurs with the information in this section and has no comments or suggestions.

Intersection Level of Service (LOS) Analysis

This section of the Study documents the LOS for the PM peak hour at the intersection of the east connection from Tara Forest West at the directional median opening on US 441. The LOS was computed using the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM).* The 2025 traffic from the Buckholz traffic study was used along with the trips generated from Tara Forest West. In addition, a two percent annual traffic growth rate was utilized for traffic on US 441. The LOS was computed for the six development phases of the Tara Forest West project. All traffic from Tara Forest West was assumed to use this one direct connection.

The LOS analysis showed that the one direct connection to US 441 can satisfactorily accommodate the Tara Forest West Traffic for the first three phases of development. The LOS starts to break down (unacceptable LOS) with phase 4 and an additional connection from Tara Forest West to US 441 would be needed. However, by dividing the TFWTP project into two phases, only the first three phases are being considered for approval at this time. Therefore, the Stage 1 portion of the TFWTP project has acceptable LOS at the one direct connection onto US 441 at the directional median opening.

Volkert Comments/Suggestions:

1. An AM peak hour LOS analysis should be performed for this intersection.
2. Determine the length of the left turn lanes at the directional median opening. Turn lane lengths should be based on the expected queue length and standard deceleration taper length.

Stage 1 – Analysis of Operations

This section of the Study documents the Highway Capacity Analysis Summary for the PM peak hour for the east connection from Tara Forest West at the directional median opening on US 441. This is a stop-controlled intersection (no traffic signal). The HCM for stop controlled intersections is pessimistic in providing LOS for this type of intersection. The HCM analysis shows that the first three phases of the Tara Forest Development will operate at a satisfactory LOS.

Volkert Comments/Suggestions:

1. The results of the AM peak hour LOS analysis need to be added to this section.

Conclusions and Recommendations

This section of the Study lists the conclusions and recommendations for Stage 1 of the Tara Forest West project. These are as follows.

1. At ultimate buildout, the Tara Forest West residential project will generate 4,745 total trips. The AM peak hour will generate 344 trips; the PM peak hour will generate 483 trips.
2. For Stage 1, the Tara Forest West residential project will generate 2,508 total trips. The AM peak hour will generate 183 trips; the PM peak hour will generate 252 trips.
3. For Stage 1, the stop sign controlled directional median opening on US 441 at the east connection to Tara Forest West can accommodate project traffic.
4. The Study recommendation is to construct the first three phases of the Tara Forest West residential project with the east connection located at the directional median opening on US 441.

Volkert Comments/Suggestions:

1. A list of all the intersection and/or roadway modifications on US 441 for Stage 1 should be included in this section.

Additional Volkert Comments/Recommendations

1. It should be stated in the Study that US 441 has been field reviewed to guarantee that all the recommended intersection and roadway modifications can be constructed.
2. After an FDOT roadway connection permit has been approved and constructed, it can be difficult to modify it at a future time. The total access management plan for this project, Stage 1 and 2, should be conceptually described in the Study.
3. It should be stated in the Study that it is possible that at some time in the future, the U-turn maneuver on US 441 at the median opening west of the east connection may become problematic with respect to traffic safety and/or capacity. Stage 2 may be required to construct innovative intersection and/or roadway designs on US 441 to address this situation. An Intersection Control Evaluation (ICE) would be required and included in any future traffic studies.
4. The City of Alachua needs to closely coordinate this project with Alachua County to ensure neither agency is responsible for improvements associated with this project.
5. It Is important to keep in mind that this Study only impacts Stage 1 of the TFWTP project. It is essential that a new traffic study be prepared before any additional phases/Stage 2

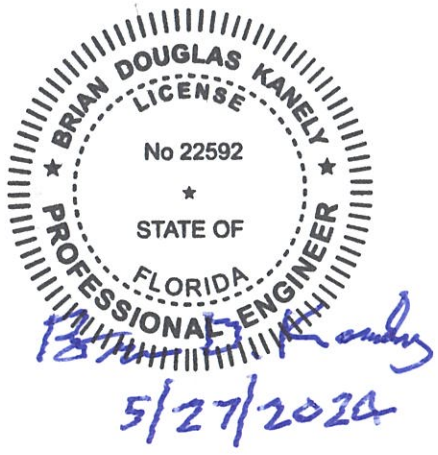
of this project are approved. More than one additional traffic study for this project may be required as this project progresses to completion.

6. The future west connection for this project may be required to coordinate with and/or connect to the future Peggy Road Connector signalized intersection on US 441.
7. US 441 is an FDOT highway. It also serves as an alternate route for I-75 traffic when an incident closes a portion of I-75. The City of Alachua needs to closely coordinate with FDOT on any development projects that impact US 441 in the City of Alachua city limits.
8. Volkert has had the opportunity to perform independent reviews on numerous projects for the City of Alachua. All of these projects impact sections of US 441 from the south city limits (near the intersection of US 441/NW 43rd Street) to the north city limits (NW 188th Street). The TFWTP project discussed in this review impacts the section of US 441 between CR 235 by Alachua Elementary School to I-75. Eventually this section of US 441 will need modifications to address the traffic impacts from annual traffic growth on US 441 and from city approved developments along this section of US 441. Volkert recommends that the City of Alachua request FDOT to conduct a corridor study of US 441 through the City of Alachua. Numerous approved development projects will be impacting US 441 over the upcoming decade. Also, the planned Peggy Road connection at the old Walmart Super Center site will have significant impacts on US 441. A comprehensive approach to the US 441 corridor would be valuable to addressing traffic capacity and safety along US 441.

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Tara Forest West Tara Phoenicia project. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
May 27, 2024
Cell: 352-262-3580
Email: briank5030@outlook.com



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

May 23, 2024

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Tara Forest West Preliminary Plat (PPP21-0005)

Dear Ms Peters:

On May 2, 2024, the City of Alachua received your revised application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±200.68 acre subject property into a total of 538 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, May 30, 2024. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the 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.

Please address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

E. Outside Review

a. Address all comments issued by Brian Kanely, P.E., of Volkert, Inc in his letter submitted May 12, 2024 and attached to this letter. These comments have also been provided to Hagen Consulting Services, LLC separately.

G. Informational

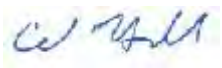
a. If any development is proposed to take place within a Special Flood Hazard Area, base flood elevations will be required to be established in accordance with Section 6.9.4 (E)(1)(b) at time of Construction Plan application.

b. Conditions will be proposed as part of any recommended approval. Subject to change, draft conditions can be found below:
    i. Prior to the Issuance of a Certificate of Completion for Improvements for Phase 1 of the Tara Forest subdivision, an improved roadway connection to US Highway 441 through the project currently known as Tara Phoenicia shall be completed.
    ii. Concurrent with the submittal of any application for construction plans that include Phase 4, a revised traffic impact analysis report shall be provided to the City for review. The developer shall make any improvements required, at Developer's expense, associated with the proportionate share of any deficiencies identified in the revised traffic impact analysis.
    iii. Prior to the Issuance of a Certificate of Completion for Improvements for Phase 4 of the Tara Forest subdivision, a second connection to US Highway 441 through the project currently known as Tara Phoenicia shall be made.
    iv. Traffic calming measures shall be provided approximately every 500 feet and at connections to existing or approved subdivisions. Traffic calming measures include, but are not limited to traffic islands, speed humps, speed bumps, speed tables, or 4 way controlled intersections.
    v. A 100% gopher tortoise survey shall be completed for any area subject to development in any final plat submitted. The survey shall be valid for a period of three years from date of report and must include a list of all local, state, and federal permits required for relocation of any gopher tortoises encountered on site.
    vi. Modifications to these conditions shall only be done in accordance with the original preliminary plat approval process.

New Comment: Zoning Exhibit cites Future Land Use Amendment Ordinance and displays Future Land Use Designations. Please see attached Ordinance and revise zoning exhibit accordingly.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

/attachments
cc: Kathy Winburn, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Carson Crocket, AICP Candidate, Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
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May 21, 2024

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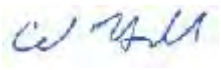
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Project File

DRAFT

Independent Review of the Traffic Impact Study Update for the Tara Forest West & Tara Phoenicia Stage 1 Development Project for the City of Alachua, Florida; Prepared by Volkert, Inc., May 2024

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Traffic Impact Study Update for the Tara Forest West & Tara Phoenicia Stage 1 Development Project. This project is located on the north side of US 441 (Florida Department of Transportation State Highway) and west NW 147th Drive (City of Alachua Road). The Traffic Impact Study Update was prepared by Hagen Consulting Services, LLC in May 2024.

The Tara Forest West & Tara Phoenicia Stage 1 Development Traffic Impact Study Update is an update of the original traffic study for this project that was prepared by Buckholz Traffic in 2021. The Buckholz Traffic Study had the vast majority of project traffic accessing US 441 via the existing traffic signal at US 441/NW 147th Drive and at a median opening on US 441 that is west of NW 147th Drive. Traffic from Tara Forest West & Tara Phoenicia (TFWTP) would access NW 147th Drive via NW 157th Lane. This access management plan was very efficient and did not require any additional traffic signalization on US 441 for project traffic. Between the completion of the Buckholz Traffic Study in 2021 and the updated traffic impact study in 2024, property ownership along NW 157th Lane had changed. This change in ownership made it no longer practical for the TFWTP project to use NW 157th Lane to access NW 147th Drive and the existing traffic signal on US 441. In addition, the City of Alachua, in its long-range transportation plan, anticipates construction of the Peggy Road Connector project. This project will construct a new traffic signalized intersection on US 441 just west of the TFWTP project, at the location that was planned for the never constructed Super Walmart project access road on the south side of US 441. These changes resulted in a significant challenge for the access management plan for the TFWTP project and will require significant coordination with the Florida Department of Transportation (FDOT) District 2 Office.

The Tara Forest West portion of the project is residential, and the Tara Phoenicia portion of the project is commercial. In order to proceed with the TFWTP project, the developer decided to break the TFWTP project into two stages. Stage 1 will consist of only the first three residential phases planned for completion in 2025, 2027 and 2029 in Tara Forest West. Stage 2 will construct the remaining residential phases in Tara Forest West and the commercial development in Tara Phoenicia. Stage 1 will have one street at a median opening on US 441 that aligns with the east portion of Tara Forest West (east connection). This median opening on US 441 will be a directional median opening (allows right in/right out/left in and prohibits left out). Traffic in Stage 1 that exits onto US 441 and is headed east will have to travel a short distance west on US 441 to the next median opening and make a U-Turn to head east. A new traffic study will be required in conjunction with Stage 2. This new traffic study will address the issue with the concept of having the proposed Peggy Road/US 441 traffic signal also provide access to the TFWTP project. The Stage 1 TFWTP project contains 269 residential lots that will generate 2,508 daily trips with 183

AM peak hour trips (46 entering, 137 exiting) and 252 PM peak hour trips (159 entering, 93 exiting). The Stage 1 TFWTP project buildout year is 2029.

The independent review of the Traffic Impact Study Update will include the following:

- Review of the Introduction.
- Review of the Background of this Report.
- Review of the Existing Conditions.
- Review of Trip Generation.
- Review of Access Changes.
- Review of Phasing of the Development.
- Review of Intersection Level of Service (LOS) Analysis.
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    d. Where the Stage 1 east connection from Tara Forest West is to be located on US 441.
    e. The location on US 441 for the proposed Peggy Road/US 441 traffic signal.
2. When reading the Study, it is assumed that the Stage 1 east connection from Tara Forest West to US 441 aligns with the existing median opening on US 441 that aligns with NW 149th Terrace and NW 158th Lane on the south side of US 441. Is this alignment correct? If yes, it needs be stated in the Study that the directional median opening on US 441 at the Tara Forest West east connection will need to be designed to accommodate (1) eastbound traffic on US 441 turning left into the Tara Forest West east connection, and (2) westbound traffic on US 441 turning left into NW 149th Terrace and NW 158th Lane. If the proposed directional median opening on US 441 does not align with NW 149th Terrace and NW 158th Lane, this needs to be stated in the Study along with how these two streets will be accessed by westbound traffic on US 441.
3. When southbound Tara Forest West traffic from the east connection makes the right turn onto US 441 at the directional median opening, that traffic has to go west on US 441 and make a U-Turn at the next median opening. Also, a westbound left turn lane on US 441 will be needed for the traffic making the U-Turn. This needs to be stated in the Study. There is approximately seven hundred feet between the two existing median openings. This should be sufficient linear distance to accommodate the left turn lane for the westbound U-Turn traffic on US 441 and the eastbound traffic on US 441 that is making the left turn at the direction median opening to access the Tara Forest West east connection. It should be verified in the Study that this access management plan on US 441 is feasible from a roadway design perspective. If for some design reason this access management plan on US 441 is not feasible, that needs to be stated in the Study and an alternate plan provided. Ultimately, the access management plan on US 441 for Stage 1 is under the purview of FDOT.

Phasing of the Development

This section of the Study describes the proposed phasing of the Tara Forest West residential portion of the project. It needs to be noted that the incorporation of the US 441/Peggy Road connector traffic signal may change the phasing and/or access management of the project for later stages of development. Volkert concurs with the information in this section and has no comments or suggestions.

Intersection Level of Service (LOS) Analysis

This section of the Study documents the LOS at the intersection of the east connection from Tara Forest West at the directional median opening on US 441. The LOS was computed using the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM).* The 2025 traffic from the Buckholz traffic study was used along with the trips generated from Tara Forest West. In addition, a two percent annual traffic growth rate was utilized for traffic on US 441. The LOS was computed for the six development phases of the Tara Forest West project. All traffic from Tara Forest West was assumed to use this one direct connection.

The LOS analysis showed that the one direct connection to US 441 can satisfactorily accommodate the Tara Forest West Traffic for the first three phases of development. The LOS starts to break down (unacceptable LOS) with phase 4 and an additional connection from Tara Forest West to US 441 would be needed. However, by dividing the TFWTP project into two phases, only the first three phases are being considered for approval at this time. Therefore, the Stage 1 portion of the TFWTP project has acceptable LOS at the one direct connection onto US 441 at the directional median opening. Volert concurs with the information in this section and has no comments or suggestions.

Stage 1 – Analysis of Operations

This section of the Study documents the Highway Capacity Analysis Summary for the east connection from Tara Forest West at the directional median opening on US 441. This is a stop-controlled intersection (no traffic signal). The HCM for stop controlled intersections is pessimistic in providing LOS for this type of intersection. The HCM analysis shows that the first three phases of the Tara Forest Development will operate at a satisfactory LOS. Volkert concurs with the information in this section has no comments or suggestions.

Conclusions and Recommendations

This section of the Study lists the conclusions and recommendations for Stage 1 of the Tara Forest West project. These are as follows.

1. At ultimate buildout, the Tara Forest West residential project will generate 4,745 total trips. The AM peak hour will generate 344 trips; the PM peak hour will generate 483 trips.
2. For Stage 1, the Tara Forest West residential project will generate 2,508 total trips. The AM peak hour will generate 183 trips; the PM peak hour will generate 252 trips.
3. For Stage 1, the stop sign controlled directional median opening on US 441 at the east connection to Tara Forest West can accommodate project traffic.
4. The Study recommendation is to construct the first three phases of the Tara Forest West residential project with the east connection located at the directional median opening on US 441.

Volert concurs with the information in this section and has no comments or suggestions.

Additional Volkert Comments/Recommendations

1. It Is important to keep in mind that this Study only impacts Stage 1 of the TFWTP project. It is essential that a new traffic study be prepared before any additional phases/Stage 2 of this project are approved.

2. US 441 is an FDOT highway. It also serves as an alternate route for I-75 traffic when an incident closes a portion of I-75. The City of Alachua needs to closely coordinate with FDOT on any development projects that impact US 441 in the City of Alachua city limits.
3. Volkert has had the opportunity to perform independent reviews on numerous projects for the City of Alachua. All of these projects impact sections of US 441 from the south city limits (near the intersection of US 441/NW 43rd Street) to the north city limits (NW 188th Street). The TFWTP project discussed in this review impacts the section of US 441 between CR 235 by Alachua Elementary School to I-75. Eventually this section of US 441 will need modifications to address the traffic impacts from annual traffic growth on US 441 and from city approved developments along this section of US 441. Volkert recommends that the City of Alachua request FDOT to conduct a corridor study of US 441 through the City of Alachua. Numerous approved development projects will be impacting US 441 over the upcoming decade. Also, the planned Peggy Road connection at the old Walmart Super Center site will have significant impacts on US 441. A comprehensive approach to the US 441 corridor would be valuable to addressing traffic capacity and safety along US 441.

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Tara Forest West Tara Phoenicia project. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
May 12, 2024
Cell: 352-262-3580
Email: briank5030@outlook.com

ORDINANCE 10-23

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURE (A) AND COMMERCIAL INTENSIVE (CI) TO CONSERVATION (CSV), AGRICULTURE (A), RESIDENTIAL SINGLE FAMILY – 4 (RSF-4), RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8), AND COMMERCIAL INTENSIVE (CI) ON APPROXIMATELY 523 ACRES; LOCATED NORTH OF U.S. HIGHWAY 441 AND ADJACENT TO AND ON THE EAST AND WEST SIDE OF INTERSTATE HIGHWAY 75 (I-75); ALACHUA, FLORIDA. TAX PARCEL NUMBERS 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, AND 03067-001-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (rezoning), as described below, has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on August 10, 2010 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held a duly advertised public hearing on September 13, 2010 and October 11, 2010 on the proposed amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agriculture (A) (±483 acres) and Commercial Intensive (CI) (±40 acres) to Conservation (CSV) (±115 acres), Agriculture (A) (±107 acres), Residential Single Family – 4 (RSF-4) (±174.5 acres), Residential Multiple Family – 8 (RMF-8) (±36.1 acres), and Commercial Intensive (CI) (±90 acres) for Tax Parcel Numbers 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, and 03067-001-000, in accordance with the legal description found in Exhibit A attached hereto.

Section 2. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Rezoning is in compliance with the Land Development Regulations.
3. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. **Effective Date**

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the 13th day of September, 2010.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of October, 2010.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Traci L. Cain, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Parcel 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, AND 03067-001-000

Taxpayer:	MEGAHEE ENTERPRISES, LTD., LLLP.
Mailing:	2632 NW 43rd ST # 94 GAINESVILLE, FL 32606
Location:	
Sec-Twn-Rng:	10-8-18
Use:	TIMBER SI 80-89
Tax Jurisdiction:	Alachua 1700
Area:	ALACHUA COMMERCIAL
Subdivision:	

Legal:

PARCEL "A" – "RESIDENTIAL SINGLE FAMILY – 4 (RSF-4)" WEST OF INTERSTATE HIGHWAY NO. 75
40.00 ACRES MORE OR LESS

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S88°27'52"W, ALONG THE NORTH LINE OF SAID SECTION 9, 1312.38 FEET TO A POINT ON A WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SECTION 9; THENCE RUN SOUTH 01°59'25" EAST ALONG SAID WESTERLY LINE, 685.49 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/4 OF SAID GOVERNMENT LOT 2; THENCE SOUTH 88°51'35" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/4 OF SAID GOVERNMENT LOT 2, A DISTANCE OF 388.01 FEET TO THE **POINT OF BEGINNING;** THENCE DEPARTING SAID SOUTH LINE, SOUTH 01°08'25" EAST, A DISTANCE OF 2428.36 FEET; THENCE SOUTH 86°50'13" WEST, A DISTANCE OF 609.29 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF SAID PUBLIC RECORDS; THENCE NORTH 03°09'47" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1571.87 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 83°31'01" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 181.99 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF EXCEPTION PARCEL #3, AS RECORDED IN OFFICIAL RECORDS BOOK 463, PAGE 378 OF SAID PUBLIC RECORDS; THENCE NORTH 01°43'40" WEST, ALONG THE EASTERLY LINE OF SAID EXCEPTION PARCEL #3, A DISTANCE OF 895.97 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTH 1/4 OF GOVERNMENT LOT 2; THENCE NORTH 88°51'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 854.78 FEET TO THE **POINT OF BEGINNING,** SAID TRACT OF LAND CONTAINING 40.00 ACRES MORE OR LESS.

PARCEL "B" – "RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8)" WEST OF INTERSTATE HIGHWAY NO. 75
36.14 ACRES MORE OR LESS

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN SOUTH 88°27'52" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, 1312.38 FEET TO A POINT ON A WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SECTION 9 AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 01°59'25" WEST, ALONG SAID WESTERLY LINE, 330.60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO 93 (ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75), SAID POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°03'15" EAST, 1850.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'42", AN ARC LENGTH OF 1859.51; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 81°29'36" WEST, A DISTANCE OF 450.14 FEET; THENCE RUN SOUTH 01°08'25" EAST, A DISTANCE OF 774.83 FEET; THENCE RUN SOUTH 08°39'32" WEST, A DISTANCE OF 841.86 FEET; THENCE RUN SOUTH 86°50'13" WEST, A DISTANCE OF 321.92 FEET; THENCE RUN NORTH 01°08'25" WEST, A DISTANCE OF 2428.36 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF AFOREMENTIONED GOVERNMENT LOT 2; THENCE RUN NORTH 88°51'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 388.01 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/4 OF GOVERNMENT LOT 2; THENCE RUN NORTH 01°59'25" WEST, ALONG THE EAST LINE OF SAID OF GOVERNMENT LOT 2, A DISTANCE OF 685.49 FEET TO THE **POINT OF BEGINNING,** SAID TRACT OF LAND CONTAINING 36.14 ACRES MORE OR LESS.

PARCEL "C" – "COMMERCIAL INTENSIVE (CI)" WEST OF INTERSTATE HIGHWAY NO. 75
50.00 ACRES MORE OR LESS

A TRACT OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA

	COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN SOUTH 88°27'52" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, 1166.40 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO 93 (ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75), SAID POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°11'34" EAST, 1492.51 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°22'21", AN ARC LENGTH OF 1497.00 FEET TO THE **POINT OF BEGINNING;** THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTHERLY WITH A CURVE CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 12°55'46", A RADIUS OF 5579.58 FEET, AN ARC LENGTH OF 1259.10 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02°02'31" EAST, 1256.43 FEET TO THE END OF SAID CURVE; THENCE SOUTH 04°25'25" WEST, 677.53 FEET; THENCE SOUTHWESTERLY WITH A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 22°01'31", A RADIUS OF 894.93 FEET, AN ARC LENGTH OF 344.02 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 28°22'41" WEST, 341.91 FEET; THENCE SOUTH 39°23'26" WEST, 407.80 FEET; THENCE SOUTHWESTERLY WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 12°10'00", HAVING A RADIUS OF 507.62 FEET, AN ARC LENGTH OF 107.79 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 33°26'40" WEST, 107.59 FEET; THENCE SOUTH 27°23'48" WEST, 161.37 FEET TO A CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE LEAVE SAID RIGHT OF WAY LINE AND RUN NORTH 79°06'35" WEST, ALONG A SOUTHERLY LINE OF SAID LANDS, 524.10 FEET TO A CORNER OF SAID LANDS; THENCE RUN SOUTH 10°53'25" WEST ALONG A SOUTHERLY LINE OF SAID LANDS, 175.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441); THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 323.10 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 03°09'47" WEST, ALONG THE EAST LINE OF SAID LANDS, 1068.68 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 86°50'13" EAST, A DISTANCE OF 931.21 FEET; THENCE RUN NORTH 08°39'32" EAST, A DISTANCE OF 841.86 FEET; THENCE RUN NORTH

	01°08’25” WEST, A DISTANCE OF 774.83 FEET; THENCE RUN NORTH 81°29’36” EAST, A DISTANCE OF 450.14 FEET TO THE **POINT OF BEGINNING,** SAID TRACT OF LAND CONTAINING 50.00 ACRES MORE OR LESS. **PARCEL “D” – “AGRICULTURE (A)” EAST OF INTERSTATE HIGHWAY NO. 75** **43.00 ACRES MORE OR LESS** A TRACT OF LAND SITUATED SECTIONS 4, 9, AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 00°39’57” WEST, ALONG THE EAST LINE OF SAID SECTION 4, 660.58 FEET TO THE NORTHEAST CORNER OF THE SOUTH ½ OF GOVERNMENT LOT 7 OF SAID SECTION 4, AND THE **POINT OF BEGINNING**; THENCE RUN SOUTH 88°52’31” WEST, DEPARTING SAID EAST LINE OF SECTION 4, 1085.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A COUNTY MAINTAINED PAVED SERVICE ROAD FOR INTERSTATE HIGHWAY NO. 75; THENCE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY LINE; (1) THENCE SOUTH 28°28’08” EAST, A DISTANCE OF 108.03 FEET; (2) THENCE SOUTHERLY WITH A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 32°53’33”, A RADIUS OF 5945.58 FEET, AN ARC LENGTH OF 3413.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12°01’22” EAST, 3366.57 FEET; (3) THENCE RUN SOUTH 04°25’25” WEST, 711.16 FEET; (4) THENCE SOUTHERLY WITH A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 14°48’53”, A RADIUS OF 161.18 FEET, AN ARC LENGTH OF 41.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02°58’59” EAST, 41.56 FEET; (5) THENCE SOUTHEASTERLY WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 20°11’12”, A RADIUS OF 828.93 FEET, AN ARC LENGTH OF 292.05 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20°28’59” EAST, 290.54 FEET; (6) THENCE RUN SOUTH 30°34’35” EAST, 303.35 FEET; THENCE NORTH 88°46’05” EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 248.78 FEET; THENCE NORTH 01°13’55” WEST, A DISTANCE OF 2401.40 FEET; THENCE RUN NORTH 17°41’04” WEST, A DISTANCE OF 1849.70 FEET; THENCE RUN NORTH 00°39’56” WEST, A DISTANCE OF 414.61 FEET; THENCE RUN NORTH 88°52’31” EAST, A DISTANCE OF 500.02 FEET TO THE AFOREMENTIONED EAST LINE OF SECTION 4; THENCE RUN NORTH 00°39’57” WEST, ALONG SAID EAST LINE OF SECTION 4, A DISTANCE OF 100.00 FEET

TO THE **POINT OF BEGINNING**; SAID TRACT OF LAND CONTAINING 43.00 ACRES MORE OR LESS.

PARCEL "E" – "CONSERVATION (CSV)" EAST OF INTERSTATE HIGHWAY NO. 75 115.00 ACRES MORE OR LESS

A TRACT OF LAND SITUATED IN SECTIONS 3, 4, 9, AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 00°39'57" WEST, ALONG THE EAST LINE OF SAID SECTION 4, 216.17 FEET TO THE **POINT OF BEGINNING**; THENCE RUN SOUTH 34°40'48" EAST, DEPARTING SAID EAST LINE OF SECTION 4, A DISTANCE OF 1857.79 FEET; THENCE RUN SOUTH 13°00'52" EAST, A DISTANCE OF 2150.78 FEET; THENCE RUN SOUTH 01°13'55" EAST, A DISTANCE OF 576.44 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 87°05'19" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST 1/4, 1228.23 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2209, PAGE 2673 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "ADJACENT PARCEL"; THENCE RUN SOUTH 02°01'16" EAST, 410.28 FEET TO A BOUNDARY CORNER OF SAID "ADJACENT PARCEL"; THENCE RUN NORTH 79°00'47" WEST, ALONG A BOUNDARY LINE OF SAID "ADJACENT PARCEL" AND A WESTERLY PROJECTION THEREOF, 372.98 FEET TO THE EAST RIGHT OF WAY LINE OF A COUNTY MAINTAINED PAVED SERVICE ROAD FOR INTERSTATE HIGHWAY NO. 75; THENCE RUN NORTH 05°25'05" WEST, ALONG SAID RIGHT OF WAY LINE, 70.38 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 573.62 FEET; THENCE RUN NORTHERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°59'13", AN ARC DISTANCE OF 250.16 FEET (CHORD BEARING AND DISTANCE OF NORTH 17°47'24" WEST, 248.18 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN NORTH 32°28'58" WEST, ALONG SAID RIGHT OF WAY LINE, 12.04 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE WESTERLY PROJECTION OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 10; THENCE RUN NORTH 30°34'35" WEST, ALONG SAID EAST

	RIGHT OF WAY LINE, 40.98 FEET; THENCE RUN NORTH 88°46’05” EAST, DEPARTING SAID EAST RIGHT OF WAY LINE, 248.78 FEET; THENCE RUN NORTH 01°13’55” WEST, 2401.40 FEET; THENCE RUN NORTH 17°41’04” WEST, 1849.70 FEET; THENCE RUN NORTH 00°39’56” WEST, 414.61 FEET; THENCE RUN NORTH 88°52’31” EAST, 500.02 FEET TO THE AFOREMENTIONED EAST LINE OF SECTION 4; THENCE RUN SOUTH 00°39’57” EAST, ALONG SAID EAST LINE OF SECTION 4, 343.81 FEET TO THE **POINT OF BEGINNING**; SAID TRACT OF LAND CONTAINING 115.00 ACRES MORE OR LESS. **PARCEL “F” – “AGRICULTURE (A)” EAST OF INTERSTATE HIGHWAY NO. 75** **63.89 ACRES MORE OR LESS** A TRACT OF LAND SITUATED IN SECTIONS 3 AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 00°39’57” WEST, ALONG THE WEST LINE OF SAID SECTION 3, 216.77 FEET TO THE **POINT OF BEGINNING**; THENCE RUN NORTH 00°39’57” WEST, ALONG THE WEST LINE OF SAID SECTION 3, 1103.06 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 3; THENCE RUN NORTH 86°59’10” EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, 1376.16 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID GOVERNMENT LOT 4; THENCE RUN SOUTH 57°23’45” WEST, 889.69 FEET; THENCE RUN SOUTH 00°39’57” EAST, 783.39 FEET; THENCE RUN SOUTH 34°40’48” EAST, 1437.62 FEET; THENCE RUN SOUTH 13°00’52” EAST, 1869.48 FEET; THENCE RUN SOUTH 01°13’55” EAST, 1069.69 FEET; THENCE RUN SOUTH 83°13’47” WEST, 331.55 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 10; THENCE RUN NORTH 01°13’55” WEST, 576.44 FEET; THENCE RUN NORTH 13°00’52” WEST, 2150.78 FEET; THENCE RUN NORTH 34°40’48” WEST, 1857.79 FEET TO THE **POINT OF BEGINNING**; SAID TRACT OF LAND CONTAINING 63.89 ACRES MORE OR LESS. **PARCEL “G” – “RESIDENTIAL SINGLE FAMILY – 4 (RSF-4)” EAST OF INTERSTATE HIGHWAY NO. 75** **134.50 ACRES MORE OR LESS** A TRACT OF LAND SITUATED IN SECTIONS 3, AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA

	COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 86°59'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, 1394.10 FEET TO THE SOUTHEAST CORNER OF THE WEST ½ OF GOVERNMENT LOT 4 OF SAID SECTION 3, AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 86°59'52" EAST, ALONG SAID NORTH LINE OF SECTION 10, 1393.88 FEET TO THE EAST LINE OF THE WEST ½ OF SAID SECTION 10, THENCE RUN SOUTH 01°10'34" EAST, ALONG SAID EAST LINE, 3883.86 FEET; THENCE RUN SOUTH 88°49'26" WEST, 987.56 FEET; THENCE RUN NORTH 01°13'55" WEST, 883.19 FEET; THENCE RUN NORTH 13°00'52" WEST, 1869.48 FEET; THENCE RUN NORTH 34°40'48" WEST, 1437.62 FEET; THENCE RUN NORTH 00°39'57" WEST, 783.39 FEET; THENCE RUN NORTH 57°23'45" EAST, 889.69 FEET TO THE NORTH EAST CORNER OF THE WEST 1/2 OF AFOREMENTIONED GOVERNMENT LOT 4 OF SECTION 3; THENCE RUN SOUTH 01°26'39" EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF GOVERNMENT LOT 4 OF SECTION 3, 1319.50 FEET TO THE **POINT OF BEGINNING**; SAID TRACT OF LAND CONTAINING 134.50 ACRES MORE OR LESS. **PARCEL "H" – "COMMERCIAL INTENSIVE (CI)" EAST OF INTERSTATE HIGHWAY NO. 75** **40.00 ACRES MORE OR LESS** A TRACT OF LAND SITUATED IN SECTIONS 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 86°59'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, 2787.98 FEET TO THE EAST LINE OF THE WEST ½ OF SAID SECTION 10; THENCE RUN SOUTH 01°10'34" EAST, ALONG SAID EAST LINE 3883.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 01°10'34" EAST, ALONG SAID EAST LINE AND A SOUTHERLY PROJECTION THEREOF, 1600.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15°06'09", A RADIUS OF 2996.79 FEET, AN ARC LENGTH OF 789.93 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 71°39'28" WEST, 787.64 FEET; THENCE RUN NORTH 79°06'35" WEST, ALONG

	SAID RIGHT OF WAY LINE, 586.97 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 10; THENCE RUN NORTH 01°13'35" WEST ALONG SAID EAST LINE, 995.32 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST 1/4; THENCE RUN NORTH 83°13'47" EAST, 331.55 FEET; THENCE RUN NORTH 01°13'55" WEST, 186.50 FEET; THENCE RUN NORTH 88°49'26" EAST, 987.56 FEET TO THE **POINT OF BEGINNING**; SAID TRACT OF LAND CONTAINING 40.00 ACRES MORE OR LESS.

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City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 21, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 5/21/2024

RE: **Tara Forest West Preliminary Plat**

Public Services has reviewed the subject project (May Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
A.	**Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
1.	**Comment on March Submittal** **Sheets C4.0. C4.1, C4.2 as applicable.** Please show a Typical Roadway section for the segment of Road M that includes the private force main. **Conditional Approval** **Comment on May Submittal** **Approved**

NO.	COMMENTS
2	**Comment on March Submittal** **Sheet C5.0** Please change General Note 3 to: "3. ALL POTABLE WATER MAINS NOT UNDER ROADS SHALL BE AWWA C900 PVC DR-18. ALL POTABLE WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT-LINED." **Conditional Approval** **Comment on May Submittal** **Approved**
3	**Comment on March Submittal** **Sheet C5.0** Both lift station and force main shall be private. Thus change the following two callouts to: "FORCE MAIN" to "**PRIVATE** FORCE MAIN" "FORCE MAIN POINT OF DISCHARGE" to "**PRIVATE** FORCE MAIN POINT OF DISCHARGE" **Conditional Approval** **Comment on May Submittal** **Approved**
4	
5	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

MEMORANDUM

Tara Forest West Preliminary Plat

May 20, 2024

Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: May 20, 2024

RE: Tara Forest West Preliminary Plat Seventh Review

CHW has reviewed the plans submitted for the Tara Forest West Preliminary Plat and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Comment cleared.
11. Comment cleared.
12. Comment cleared.
13. Comment cleared.
14. Comment cleared.
15. Comment cleared.
16. Comment cleared.
17. Comment cleared.
18. Comment cleared.
19. Comment cleaned.
20. Comment cleared.
21. Comment cleared.
22. Comment cleared.
23. Comment cleared.
24. Comment cleared.

Second Review Comments

25. Comment cleared.
26. Comment cleared.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

27. Comment cleared.
28. Comment cleared.
29. Comment cleared.
30. Comment cleared.
31. Comment cleared.

Third Review Comments

32. Comment cleared.

Fifth Review Comments

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.

Sixth Review Comments

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

April 18, 2024

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Tara Forest West Preliminary Plat (PPP21-0005)

Dear Ms Peters:

On March 28, 2024, the City of Alachua received your revised application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±200.68 acre subject property into a total of 538 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, May 2, 2024. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the 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. Additionally, please note that this project requires connection to US 441 and staff does not anticipate forwarding any final plat for this project to the City Commission until such time as the Tara Phoenicia Infrastructure Plan is forwarded to the City Commission.

Please address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

B. Concurrency Impact Analysis

a. Provided concurrency analysis provides overall traffic impacts generated by the proposed development, but does not provide impacts to all impacted transportation facilities. Please provide analysis showing adequate capacity on all impacted transportation segments.

New Comment: Confirm number of units. Solid waste and recreation state 538 units, but traffic states 523 units. Percentage of permitted design capacity utilized for water and wastewater appear to be incorrect and not considering reserved capacity.

E. Outside Review
   a. Address all comments issued by Daniel Young, P.E, of CHW, Inc. in a letter dated April 16, 2024 and attached to this letter.
   b. Outside traffic review of submitted traffic study currently being completed. Review comments from outside reviewer will be forwarded when received.
   c. Address all comments issued by the City of Alachua Public Services Department in the attached memo from Michael Carrillo, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, dated April 15, 2024.

F. New Comments
   a. Per Fee Resolution 20-13, application fee covers 1 completeness review and 2 PAT Comment reviews. An additional PAT review will be needed to review responses to the items listed above, therefore a resubmittal fee equal to 25% of the original application fee shall be required upon resubmittal. The original application fee for the preliminary plat was $6,400 therefore the resubmittal fee shall be $1,600.
   b. Basins 1A-1C, 2, and 3 have all shifted into the lands designated as Conservation on the Future Land Use Map and zoned CSV on the Official Zoning Atlas. Minor utilities are not permitted in the CSV zone district per Table 4.1-1 of Article 4. Stormwater ponds must be moved outside of those areas.

New Comment: Please see GIS imagery attached. Based on this, it appears that Basins 1-B and 3 are within the Conservation FLUM. Provide exhibit demonstrating that the ponds are not located within this area or revise pond locations.

   c. The southern terminus of Road B does not connect to any future or planned roads and would therefore need to be designed as a T or L stub or a roundabout, per Section 7.2.5 (D). Section 7.2.5 (G) prohibits dead-end streets.

New Comment: This turnaround will be required to be paved surface and to accommodate large vehicle turn movement. This can be shown via note and design provided at time of Construction Plans submittal.

G. Informational
   a. If any development is proposed to take place within a Special Flood Hazard Area, base flood elevations will be required to be established in accordance with Section 6.9.4 (E)(1)(b) at time of Construction Plan application.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

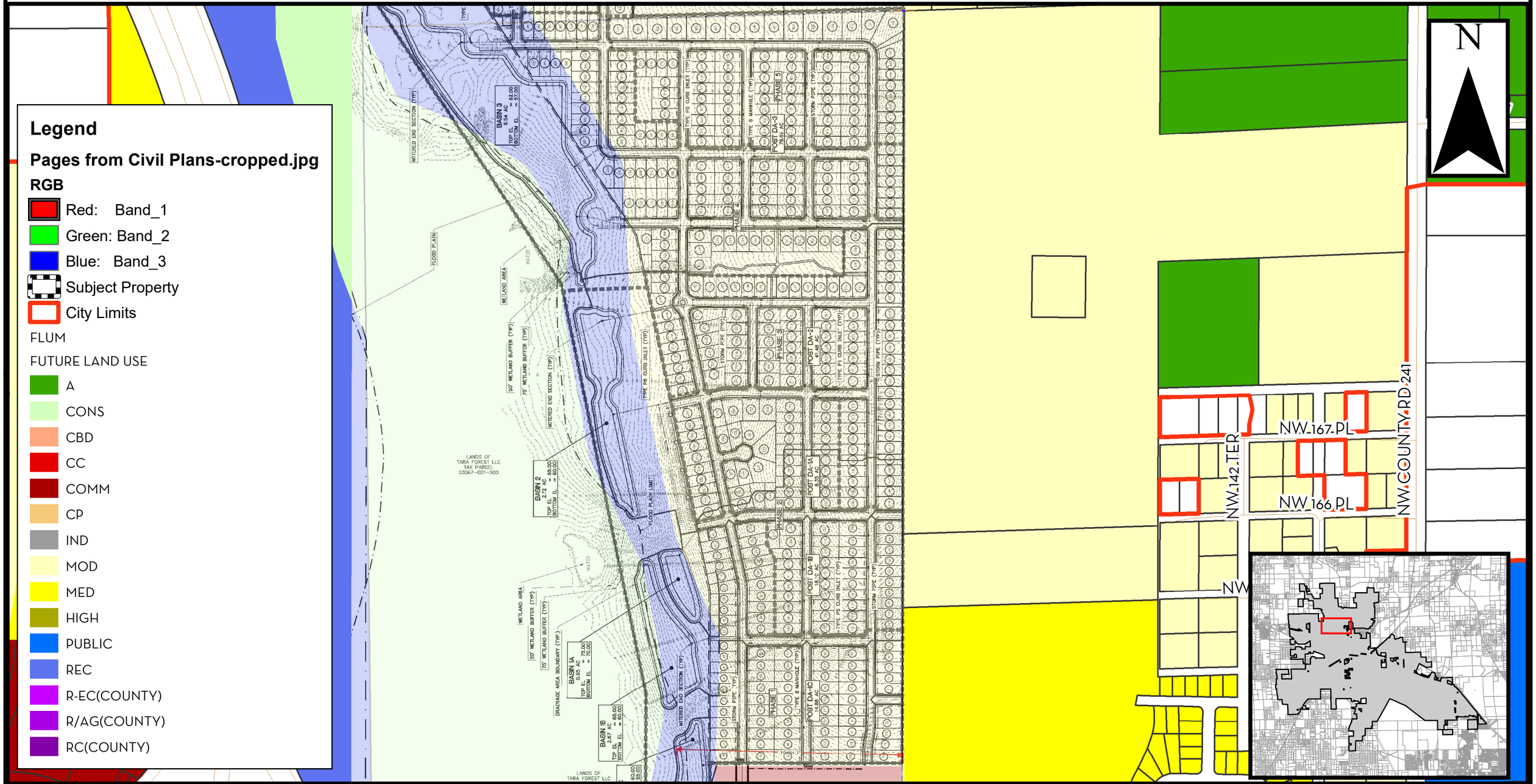
Adam Hall, AICP
Principal Planner

/attachments
cc: Kathy Winburn, Planning & Community Development Director

Justin Tabor, AICP, Principal Planner
Carson Crocket, AICP Candidate, Planner
Project File

City of ALACHUA
the good life community

FLUM Tara Forest West



Prepared by the City of Alachua
Planning & Community Development Department

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 900 1,800 3,600 Feet

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **April 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/15/2024

RE: **Tara Forest West Preliminary Plat**

Public Services has reviewed the subject project (March Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
A.	**Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
1.	**Comment on March Submittal** **Sheets C4.0. C4.1, C4.2 as applicable.** Please show a Typical Roadway section for the segment of Road M that includes the private force main. **Conditional Approval**

NO.	COMMENTS
2	**Comment on March Submittal** **Sheet C5.0** Please change General Note 3 to: "3. ALL POTABLE WATER MAINS NOT UNDER ROADS SHALL BE AWWA C900 PVC DR-18. ALL POTABLE WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT-LINED." **Conditional Approval**
3	**Comment on March Submittal** **Sheet C5.0** Both lift station and force main shall be private. Thus change the following two callouts to: "FORCE MAIN" to "**PRIVATE** FORCE MAIN" "FORCE MAIN POINT OF DISCHARGE" to "**PRIVATE** FORCE MAIN POINT OF DISCHARGE" **Conditional Approval**
4	
5	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

MEMORANDUM

Tara Forest West Preliminary Plat

April 16, 2024

Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: April 16, 2024

RE: Tara Forest West Preliminary Plat Fifth Review

CHW has reviewed the plans submitted for the Tara Forest West Preliminary Plat and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Comment cleared.
11. Comment cleared.
12. Comment cleared.
13. Comment cleared.
14. Comment cleared.
15. Comment cleared.
16. Comment cleared.
17. Comment cleared.
18. Comment cleared.
19. Comment cleaned.
20. Comment cleared.
21. Comment cleared.
22. Comment cleared.
23. Comment cleared.
24. Comment cleared.

Second Review Comments

25. Comment cleared.
26. Comment cleared.

27. Comment cleared.
28. Comment cleared.
29. Comment cleared.
30. Comment cleared.
31. Comment cleared.

Third Review Comments

32. Comment cleared.

Fifth Review Comments

1. Based on previous submittals for adjacent projects, the flood plain shown in these plans is at el. 52 and the provided plans show flood plain impacts. Please provide some information or assurance that said impact will be addressed during the construction plan approval process.
   Sixth Review: Please provide information on the flood plain compensating storage in the concurrency impact analysis. Please be aware that there are concerns about the flood plain compensating storage for Tara Phoenicia, Tara Forest West, and Tara April and CHW recommends to the City that the approval of Tara Forest West Final Development Plans/Construction Plans be contingent on the demonstration, construction, and final City acceptance of appropriate flood plain compensating storage.
2. Per City's requirement, please show all wetlands and wetland setbacks. The City requires all wetlands and wetland setbacks within a project area to be shown in order to assure that no wetlands impacts are missed.
   Sixth Review: Please note that all wetlands and wetland setbacks do not appear to be shown. Please revise as appropriate. Specific areas of concern include the wetlands adjacent to Basin 3.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.

Sixth Review Comments

1. Please demonstrate access and utility connections to existing infrastructure.
2. Please clarify proposed access and utility connection point to Tara Baywood in Phase 1. Per the Baywood construction plans, the water main and roadway end prior to the shared property line.
3. Please show the water main located along the project boundary between Tara Phoenicia and Tara Forest West. Please clarify if a connection to said water main is proposed.
4. In the preliminary plat set, please number all of the lots on the overall sheet.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 22, 2024

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Tara Forest West Preliminary Plat (PPP21-0005)

Dear Ms Peters:

On December 14, 2023, the City of Alachua received your revised application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±200.68 acre subject property into a total of 538 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, March 7, 2024. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the 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. Additionally, please note that this project requires connection to US 441 and staff does not anticipate forwarding any final plat for this project to the City Commission until such time as the Tara Phoenicia Infrastructure Plan is forwarded to the City Commission.

Please address the following insufficiencies:

Deficiencies to be Addressed
** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

B. Concurrency Impact Analysis

a. Provided concurrency analysis provides overall traffic impacts generated by the proposed development, but does not provide impacts to all impacted transportation facilities. Please provide analysis showing adequate capacity on all impacted transportation segments.

New Comment: Revised concurrency analysis not found. Submit revised concurrency analysis.

E. Outside Review
   a. Please address all comments issued by Daniel Young, P.E, of CHW, Inc. in a letter dated January 11, 2024 and attached to this letter.
   b. Outside traffic review of submitted traffic study currently being completed. Review comments from outside reviewer will be forwarded when received.

F. New Comments
   a. Per Fee Resolution 20-13, application fee covers 1 completeness review and 2 PAT Comment reviews. An additional PAT review will be needed to review responses to the items listed above, therefore a resubmittal fee equal to 25% of the original application fee shall be required upon resubmittal. The original application fee for the preliminary plat was $6,400 therefore the resubmittal fee shall be $1,600.
   b. Basins 1A-1C, 2, and 3 have all shifted into the lands designated as Conservation on the Future Land Use Map and zoned CSV on the Official Zoning Atlas. Minor utilities are not permitted in the CSV zone district per Table 4.1-1 of Article 4. Stormwater ponds must be moved outside of those areas.
   c. The southern terminus of Road B does not connect to any future or planned roads and would therefore need to be designed as a T or L stub or a roundabout, per Section 7.2.5 (D). Section 7.2.5 (G) prohibits dead-end streets.
   d. Lots 441 through 483 do not meet the Note 5 of Table 5.1-2 as recently amended by Ordinance 24-01. Note 5 reads: Proposed platted lots within 100 feet of an existing residential platted subdivision in the Agriculture & RSF-1 zoning districts are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 10,000 square feet, minimum width of 100 feet, and a 10-foot wide Type D landscape buffer along the project perimeter. Proposed platted lots within 100 feet of an existing residential platted subdivision in the RSF-3 zoning district are limited to the 'Dwelling, single-family detached' unit type and shall have a minimum lot size of 7,500 square feet and a minimum width of 75 feet.
   e. Provide sketch of access through Tara Phoenicia and include with plans.
   f. Cover sheet references "Planned Development Amendment" under Building Setback requirements. This project is not part of a Planned Development.
   g. Please address presence and planned treatment of Bivans Sand 5 to 8% slopes (Map Unit Number 76). This area is approximately 2.5 acres in size.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments
cc: Kathy Winburn, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Carson Crocket, Planner
Project File

MEMORANDUM

Tara Forest West Preliminary Plat

January 11, 2024

CHW Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: January 11, 2024

RE: Tara Forest West Preliminary Plat Fifth Review

CHW has reviewed the plans submitted for the Tara Forest West Preliminary Plat and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Comment cleared.
11. Comment cleared.
12. Comment cleared.
13. Comment cleared.
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15. Comment cleared.
16. Comment cleared.
17. Comment cleared.
18. Comment cleared.
19. Comment cleaned.
20. Comment cleared.
21. Comment cleared.
22. Comment cleared.
23. Comment cleared.
24. Comment cleared.

Second Review Comments

25. Comment cleared.
26. Comment cleared.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

27. Comment cleared.
28. Comment cleared.
29. Comment cleared.
30. Comment cleared.
31. Comment cleared.

Third Review Comments

32. Comment cleared.

Fifth Review Comments

1. Based on previous submittals for adjacent projects, the flood plain shown in these plans is at el. 52 and the provided plans show flood plain impacts. Please provide some information or assurance that said impact will be addressed during the construction plan approval process.
2. Per City's requirement, please show all wetlands and wetland setbacks. The City requires all wetlands and wetland setbacks within a project area to be shown in order to assure that no wetlands impacts are missed.
3. Please clarify what will be done with the land between Tara Forest West and the proposed Tara April.
4. Please clarify the projection to the April Blvd ROW at the north end of the project. It is not understood what this is for and what will be done with this area.
5. Please show all of the parcel (including the areas set aside for other projects) in the plat.
6. Please show Tara Forest East and Tara Baywood as they are approved and having them in the plans will allow the interconnectivity of the projects to be evaluated, especially as no access for Tara Forest West is shown in the submitted plans.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2023

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Tara Forest West Preliminary Plat

Dear Ms Peters:

On April 26, 2023, the City of Alachua received your revised application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±200.68 acre subject property into a total of 538 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, July 13, 2023. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the 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. Additionally, please note that this project requires connection to US 441 and staff does not anticipate forwarding the preliminary plat application or the related special exception application to the Planning and Zoning Board until such time as the Tara Phoenicia Infrastructure Plan is forwarded to the City Commission.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed
** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

B. Concurrency Impact Analysis

a. Provided concurrency analysis provides overall traffic impacts generated by the proposed development, but does not provide impacts to all impacted transportation facilities. Please provide analysis showing adequate capacity on all impacted transportation segments.

New Comment: Provide revised concurrency impact analysis memo that includes all impacted transportation segments and demonstrate adequate capacity is available on all segments.

E. Outside Review

a. Please address all comments issued by Daniel Young, P.E, of CHW, Inc. in a letter dated May 10, 2023 and attached to this letter.
b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated May 11, 2023 and attached to this letter.

F. New Comments

a. Per Fee Resolution 20-13, application fee covers 1 completeness review and 2 PAT Comment reviews. An additional PAT review will be needed to review responses to the items listed above, therefore a resubmittal fee equal to 25% of the original application fee shall be required upon resubmittal. The original application fee for the preliminary plat was $6,400 therefore the resubmittal fee shall be $1,600.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Carson Crocket, Planner
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 11, 2023**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/10/2023

RE: **Tara Forest West Preliminary Plat**

Public Services has reviewed the subject project (September 2022 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 14th Submittal** **Sheet C3.0** Under General Notes, please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY." Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** **Approved**
2.	**Comments on Oct 14th Submittal** **Sheet C3.0** Stormwater piping is shown entering stormwater Basins 2 & 3.

NO.	COMMENTS
	Please review stormwater Basin 1. Should stormwater piping also enter this basin? Please evaluate & **resubmit** if necessary. **Comments on Feb 2nd Submittal** **Approved**
3	**Comments on Oct 14th Submittal** **Sheet C4.0** **Typical Utility Allocation** The wastewater cleanout is shown at the PUE boundary. COA now prefers that the cleanout be located in the middle of the PUE. Thus, please add a note similar to: "For clarity, the wastewater cleanout is shown at the PUE boundary. As per CoA, install cleanouts in the middle of the PUE." Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** **Approved**
4	**Comments on Oct 14th Submittal** **Sheet C4.0** **Typical Utility Allocation** Please increase the distance from the tree to the water main from 9 feet to 10 feet. To compensate, decrease the distance from TEL cable to the PE/SE from 3 feet to 2 feet. Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** Trees are no longer shown on any of the Typical Allocations so this comment no longer is applicable. **No Exceptions Noted**
5	**Comments on Oct 14th Submittal** **Sheet C5.1** General Note 3: Please add "DR-18" to this note. Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** **Approved**
6	**Comments on Oct 14th Submittal**

NO.	COMMENTS
	In preparing the Construction Documents, please keep in mind the following CoA requirements: • Wastewater laterals enter at lot corners, not the lot centerline. In case there are obstructions such as P-Inlets and electrical transformer, route laterals a suitable distance from such obstructions. • Minimum distance of 10 feet between trees and water mains. Suggest that the landscape architect be notified of this requirement ASAP. **FYI**
7	**Comment on Feb 2nd Submittal** **Sheet C4.0** Typical Roadway Section 1 What is the purpose of the very narrow 2.5-foot PUE? Please **submit** response. **Comment on June 8th Submittal** This section is now Section 5, C4.2 **Approved**
8	**Comment on Feb 2nd Submittal** **Sheets C4.0 through C4.3 and various other sheets.** The major assumption is that the PUEs along roadways are 7.5 feet, which is very unusual. Please change the width of such PUEs to 10 feet, which is the traditional PUE width. The City needs a 10-foot PUE width to perform various maintenance activities. Note that Sheet 3 of the Plat Book calls out a front setback requirement of 20-feet. A 10-foot PUE is compatible with this front setback requirement. Please **submit** response and the modified affected sheets. **Comment on June 8th Submittal** The Engineer's response is duly noted. Nevertheless, please provide PUEs along roadways at 10 feet. **Revise** and **Resubmit** applicable sheets. **Comments on September 2022 Documents** **Sheet C4.2** Typical Roadway Section 6 (Road N) The PUE on the left is only 5 ft. What utilities will be installed in it? Is width sufficient for utility access and maintenance? Please **submit** response & revised sheet, as applicable.

NO.	COMMENTS
9	**Comment on Feb 2nd Submittal** **Sheet C4.1** Typical Roadway Section 3 calls out concrete truck aprons. What is their purpose? Thickness of the concrete truck aprons is not called out. Is the required thickness greater than 4-inches? Please **submit** response and the modified sheet. **Comment on June 8th Submittal** This section is now Section 7, C4.3 **Approved**
10	**Comment on Feb 2nd Submittal** **Sheet C5.0** General Note 4: Although SDR 35 thickness is suitable in most applications, there are certain applications where SDR 26 is required. Thus suggest this note be changed to: "4. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDCR 35, PVC, UNLESS OTHERWISE NOTED OR SHOWN". **Comment on June 8th Submittal** **Approved**
11	**Comment on Feb 2nd Submittal** **Sheets C2.0, C3.0, C5.0** Is a lift station adjacent to Lot 497? If so, please call it out as a "PRIVATE LIFT STATION". What is the proposed discharge point of this lift station? Please **submit** response and the modified affected sheets. **Comment on June 8th Submittal** **Approved**
12	**Comment on Feb 2nd Submittal**

NO.	COMMENTS
	Sheet C5.0 West of lot 519, either a wastewater main or lateral is shown. What is its purpose? Please **submit** response. **Comment on June 8th Submittal** **Approved**
13	**Comment on Feb 2nd Submittal** **Sheet C4.2** Typical Roadway Section 5 shows an inverted crown. Where does the collected stormwater discharge? Please **submit** response. **Comment on June 8th Submittal** **Approved**
14	**Comment on Feb 2nd Submittal** **Sheet C5.0** Certain segments of wastewater mains are shown as 10-inch. Please change to 12-inch as 10-inch is an uncommon size and the City has few stocked parts. Please **submit** response and the modified affected sheet. **Comment on June 8th Submittal** **Approved**
15	**New Comment on September 2022 Documents** **Sheets C4.3 and C5.0** The force main from the private lift station will be installed in the PUE/ROW along Road N. The Typical Utility Allocation shown on C4.3 does not show the force main, perhaps simply because the force main is not typical. Please confirm that the force main routed along Road N will be not interfered with by other utilities such as a water main. Please **submit** response and applicable sheet(s), as necessary. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design

NO.	COMMENTS
	engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
16	**New Comment on September 2022 Documents** **Plat Book, Sheet One of Ten** Under Certificate of Subdivider's Engineer, please confirm that PE License 43879 is appropriate. Please **submit** response and applicable sheet(s), as necessary. **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
17	**New Comment on September 2022 Documents** **Sheet C3.0** General Note 6: Consider modifying this note to take into account the drainage to/from Tara Forest East. Please **submit** response and applicable sheet(s), as necessary **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
18	
19	
20	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

MEMORANDUM

Tara Forest West Preliminary Plat

May 10, 2023

Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: May 10, 2023

RE: Tara Forest West Preliminary Plat Fourth Review

CHW has reviewed the plans submitted for the Tara Forest West Preliminary Plat and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Comment cleared.
11. Comment cleared.
12. Comment cleared.
13. Comment cleared.
14. Comment cleared.
15. Comment cleared.
16. Comment cleared.
17. Comment cleared.
18. Comment cleared.
19. Comment cleaned.
20. Comment cleared.
21. Comment cleared.
22. Comment cleared.
23. Comment cleared.
24. Comment cleared.

Second Review Comments

25. Comment cleared.
26. Comment cleared.

27. Comment cleared.

28. Comment cleared.

29. On sheet C5.0, please note that the easement provided for the wastewater main between lots 510 and 511 is not sufficient.
    Third Review: Please revise either the location of the wastewater main or bottom width of the proposed PUE so that the proposed main is located entirely within the easement.

    Fourth Review: Please note that the lot numbers have changed to 493 and 492. Please expand the easement or move the wastewater main so that the wastewater main does not encroach onto lot 493.

30. Comment cleared.

31. Comment cleared.

Third Review Comments

32. Please provide phasing for all proposed improvements in Common Area 1, especially the stormwater management facilities.

    Fourth Review: Please clarify which phase Basin 3 and Basin 4 will be constructed with and if they will be constructed with multiple phases as is indicated for Basin 3.

Adam Hall

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Thursday, December 01, 2022 10:15 AM
To: Shannon E McMorrow
Subject: Re: Reviews for Tara Forest West and Schmidt Farms

Shannon,

Thank you very much!

Adam Hall
City of Alachua

From: "Shannon E McMorrow" <shannon.mcmorrow@wsp.com>
To: "Adam Hall" <ad_hall@cityofalachua.org>, "Shannon E McMorrow" <shannon.mcmorrow@wsp.com>
Cc: "Glen Andersen" <glen.andersen@wsp.com>
Sent: Thursday, December 1, 2022 9:05:26 AM
Subject: RE: Reviews for Tara Forest West and Schmidt Farms

I apologize Adam,
I had reviewed and sent my comments to Glen, and somehow it slipped through the cracks.

My review of the GSW report is that they have done further review and have made a conclusion/recommendation that active ground loss is not occurring in the portion of the site < 75 feet.
Which they have signed and sealed.
Therefore, I feel like they have addressed the concerns we brought up in our initial review.

Please let me know if you want to chat, or need additional information.

Thank you

Shannon McMorrow
Senior Scientist II

M+ 1 352-284-7094

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Thursday, December 1, 2022 8:53 AM
To: Shannon E McMorrow <shannon.mcmorrow@wsp.com>

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 14, 2022

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Tara Forest West Preliminary Plat

Dear Mrs Peters:

On June 8, 2022, the City of Alachua received your revised application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±200.68 acre subject property into a total of 538 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Thursday, March 10, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the 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.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

A. Land Use

a. Under Ordinance 21-07 (adopted June 14, 2021, but not yet codified) a Special Exception permit is required for stormwater facilities in the A (Agricultural) zoning district. The special exception must be approved prior to the consideration of the preliminary plat.

New Comment: Special Exception permit application has been received. PAT Comments have been issued concurrently with this letter.

B. Concurrency Impact Analysis

a. Provided concurrency analysis provides overall traffic impacts generated by the proposed development, but does not provide impacts to all impacted transportation facilities. Please provide analysis showing adequate capacity on all impacted transportation segments.
b. Please provide AADT for east driveway connection.

Revised information not identified. Trip generation numbers have been provided but impacted segments, as defined in Section 2.4.14 of the City's LDRs have not been analyzed for available capacity.

New Comment: Referenced Concurrency Study not identified in submittal material.

C. Article 5- Dimensional Standards

m. Block containing Lots 247 – 280 appears to exceed maximum block length.
New Comment: Subdivision variance application not yet received.

E. Outside Review

a. Please address all comments issued by Daniel Young, P.E, of CHW, Inc. in a letter dated June 27, 2022 and attached to this letter.
b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated June 29, 2022 and attached to this letter.
d. Environmental review has been completed by Wood Environment and Infrastructure Solutions, Inc.
Additional analysis provided October 24, 2022 and currently under review by the City's outside environmental consultant.

F. New Comments

a. Submitted traffic study states there will be connection to US 441, however, this is not shown on the preliminary plat. Additionally, the preliminary plat shows connection to Tara Baywood and Tara Forest East, however, Construction Plans have not yet been reviewed or submitted for those connections. Additionally, the traffic study does not appear to consider the connection to Tara Baywood and trips being routed to the intersection of US 441/NW 147th Drive. Without connections in place to US 441 and NW 147th Drive, Staff cannot make a recommendation of approval for the Preliminary Plat for Tara Forest West. The Traffic Study must be updated to address the connection to US 441 and NW 147th Drive.
b. Figure 6 of Archeological Resources report appears to show high incidence of artifacts in vicinity of Basin 1-C. Provide further analysis and study as recommended on Page 27 of the report provided to the City. Phase 2 analysis of 8AL7459 is required as well. See Objective 3.11, Archeological Preservation, of the Future Land Use Element in the City of Alachua Comprehensive Plan. Staff also recommends contacting the Florida

Division of Historical Resources to ensure all appropriate permitting processes are being pursued.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **June 29, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 6/29/2022

RE: **Tara Forest West Preliminary Plat**

Public Services has reviewed the subject project (June 08 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 14th Submittal** **Sheet C3.0** Under General Notes, please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY." Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** **Approved**
2.	**Comments on Oct 14th Submittal** **Sheet C3.0** Stormwater piping is shown entering stormwater Basins 2 & 3.

NO.	COMMENTS
	Please review stormwater Basin 1. Should stormwater piping also enter this basin? Please evaluate & **resubmit** if necessary. **Comments on Feb 2nd Submittal** **Approved**
3	**Comments on Oct 14th Submittal** **Sheet C4.0** **Typical Utility Allocation** The wastewater cleanout is shown at the PUE boundary. COA now prefers that the cleanout be located in the middle of the PUE. Thus, please add a note similar to: "For clarity, the wastewater cleanout is shown at the PUE boundary. As per CoA, install cleanouts in the middle of the PUE." Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** **Approved**
4	**Comments on Oct 14th Submittal** **Sheet C4.0** **Typical Utility Allocation** Please increase the distance from the tree to the water main from 9 feet to 10 feet. To compensate, decrease the distance from TEL cable to the PE/SE from 3 feet to 2 feet. Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** Trees are no longer shown on any of the Typical Allocations so this comment no longer is applicable. **No Exceptions Noted**
5	**Comments on Oct 14th Submittal** **Sheet C5.1** General Note 3: Please add "DR-18" to this note. Please **resubmit** this sheet. **Comments on Feb 2nd Submittal** **Approved**
6	**Comments on Oct 14th Submittal**

NO.	COMMENTS
	In preparing the Construction Documents, please keep in mind the following CoA requirements: • Wastewater laterals enter at lot corners, not the lot centerline. In case there are obstructions such as P-Inlets and electrical transformer, route laterals a suitable distance from such obstructions. • Minimum distance of 10 feet between trees and water mains. Suggest that the landscape architect be notified of this requirement ASAP. **FYI**
7	**Comment on Feb 2nd Submittal** **Sheet C4.0** Typical Roadway Section 1 What is the purpose of the very narrow 2.5-foot PUE? Please **submit** response. **Comment on June 8th Submittal** This section is now Section 5, C4.2 **Approved**
8	**Comment on Feb 2nd Submittal** **Sheets C4.0 through C4.3 and various other sheets.** The major assumption is that the PUEs along roadways are 7.5 feet, which is very unusual. Please change the width of such PUEs to 10 feet, which is the traditional PUE width. The City needs a 10-foot PUE width to perform various maintenance activities. Note that Sheet 3 of the Plat Book calls out a front setback requirement of 20-feet. A 10-foot PUE is compatible with this front setback requirement. Please **submit** response and the modified affected sheets. **Comment on June 8th Submittal** The Engineer's response is duly noted. Nevertheless, please provide PUEs along roadways at 10 feet. **Revise** and **Resubmit** applicable sheets.
9	**Comment on Feb 2nd Submittal** **Sheet C4.1** Typical Roadway Section 3 calls out concrete truck aprons. What is their purpose? Thickness of the concrete truck aprons is not called out. Is the required thickness greater than 4-inches?

NO.	COMMENTS
	Please **submit** response and the modified sheet. **Comment on June 8th Submittal** This section is now Section 7, C4.3 **Approved**
10	**Comment on Feb 2nd Submittal** **Sheet C5.0** General Note 4: Although SDR 35 thickness is suitable in most applications, there are certain applications where SDR 26 is required. Thus suggest this note be changed to: "4. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDCR 35, PVC, UNLESS OTHERWISE NOTED OR SHOWN". **Comment on June 8th Submittal** **Approved**
11	**Comment on Feb 2nd Submittal** **Sheets C2.0, C3.0, C5.0** Is a lift station adjacent to Lot 497? If so, please call it out as a "PRIVATE LIFT STATION". What is the proposed discharge point of this lift station? Please **submit** response and the modified affected sheets. **Comment on June 8th Submittal** **Approved**
12	**Comment on Feb 2nd Submittal** **Sheet C5.0** West of lot 519, either a wastewater main or lateral is shown. What is its purpose? Please **submit** response. **Comment on June 8th Submittal** **Approved**

NO.	COMMENTS
13	**Comment on Feb 2nd Submittal** **Sheet C4.2** Typical Roadway Section 5 shows an inverted crown. Where does the collected stormwater discharge? Please **submit** response. **Comment on June 8th Submittal** **Approved**
14	**Comment on Feb 2nd Submittal** **Sheet C5.0** Certain segments of wastewater mains are shown as 10-inch. Please change to 12-inch as 10-inch is an uncommon size and the City has few stocked parts. Please **submit** response and the modified affected sheet. **Comment on June 8th Submittal** **Approved**
15	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

MEMORANDUM

Tara Forest West Preliminary Plat

June 27, 2022

Professional Consultants

To: Mr. Adam Hall

From: Daniel Young, PE

Date: June 27, 2022

RE: Tara Forest West Preliminary Plat Second Review

CHW has reviewed the plans submitted for the Tara Forest West Preliminary Plat and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Comment cleared.
11. Comment cleared.
12. Comment cleared.
13. Comment cleared.
14. Comment cleared.
15. Comment cleared.
16. Comment cleared.
17. Comment cleared.
18. Comment cleared.
19. Comment cleaned.
20. Comment cleared.
21. Comment cleared.
22. Comment cleared.
23. Comment cleared.
24. Comment cleared.

Second Review Comments

25. Comment cleared.
26. Comment cleared.

27. Comment cleared.
28. Comment cleared.
29. On sheet C5.0, please note that the easement provided for the wastewater main between lots 510 and 511 is not sufficient.
    Third Review: Please revise either the location of the wastewater main or bottom width of the proposed PUE so that the proposed main is located entirely within the easement.
30. Comment cleared.
31. Comment cleared.

Third Review Comments

32. Please provide phasing for all proposed improvements in Common Area 1, especially the stormwater management facilities.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # Tara Forest West **APPLICATION DATE** 10/20/21

NAME & DESCRIPTION OF PROJECT Tara Forest West Preliminary Plat Subdivision of 540 single family detached dwellings

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 15845 NW US HWY 441

Tax Parcel Numbers 03067-001-000, 03020-000-000, 03008-000-000

Acreage 393.95

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 540
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

Page 1

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	540	**units X 0.14 Elementary School Multiplier**	76	**Student Stations**
MIDDLE	540	**units X 0.06 Middle School Multiplier**	32	**Student Stations**
HIGH	540	**units X 0.08 High School Multiplier**	43	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.09 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Logan B. Peters
Mailing Address: 3530 NW 43rd Street
Gainesville, FL 32606
Phone: 352-375-8999
Email: logan.peters@jbpro.com

PROPERTY OWNER

Name: Tara Forest, LLC
Mailing Address 7717 NW 20th Lane
Gainesville, FL 32605
Phone:
Email

Page 2

CERTIFICATION

PROJECT NAME : Tara Forest West **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 2020-2021 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 76

- ☐ Capacity Available — Available Capacity 272
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 32

- ☐ Capacity Available — Available Capacity 427
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 43

- ☐ Capacity Available — Available Capacity 328
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 10.22.2021

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

Page 3

GSE Engineering & Consulting, Inc.

October 18, 2022

Sayed Moukhtara
Tara Forest, LLC
7717 NW 20th Lane
Gainesville, Florida 32605

Summary Report of a Geological Review and Active Ground Loss Evaluation
Tara Forest West, Tara Phoenicia, Tara April
Alachua, Alachua County, Florida
GSE Project No. 14759B

GSE Engineering & Consulting, Inc. (GSE) has performed a geological review to provide an opinion on the locations of active ground loss at the Tara Forest West, Tara Phoenicia and Tara April projects in Alachua, Florida. This review and report have been prepared at your request.

Background Information

We understand that you propose to develop these properties into residential and commercial developments. The sites are generally located at the northeast quadrant of the U.S. Highway 441 and I-75 intersection in Alachua, Florida and contains approximately 555 +/- acres. Figure 1 indicates the project location.

GSE has performed geotechnical explorations at these sites to assist with stormwater management facility and infrastructure design. Please refer to reports under GSE Project Numbers 14759, 14759A, 14891 and 15138 previously submitted.

We understand the City of Alachua retained Wood Environment & Infrastructure Solutions, Inc. (Wood) to assist with the development review process. As part of this review, Wood had concerns that active ground loss may be occurring below ground elevations of 75 feet. Wood recommended that the portion of the site lower than elevation 75 feet be analyzed further with engineering and geologic studies to identify if there is actual active ground loss occurring.

This geologic review has been performed to evaluate whether active ground loss is occurring at the site.

Regional Geology

In order to understand the mechanisms of ground loss, the regional geology of the site must be reviewed and considered. Ground loss in Alachua County typically occurs from soil erosion and sinkhole development. Ground loss from soil consolidation typically does not occur, as the majority of the soils in Alachua County are over consolidated from prior land form changes (sea level rise/recession and soil deposition) that occurred in the geologic past (millions of years ago).

Alachua County straddles two physiographic provinces: Northern Highlands and Coastal Lowlands[1]. A broad karst escarpment known as the Cody Scarp separates these two provinces.

The Northern Highlands, which lie north and east of the Cody Scarp, are underlain by a thick sequence of relatively impermeable Miocene to Pleistocene sediments. Because of this thick sequence of sediments, the Northern Highlands Province contains few karst features. This upland plateau is nearly level, sloping gently to the west, north and east. Elevation ranges from about 150 to 200 feet above sea level. The plateau, which originally extended completely across the county, has many swamps. Sinkholes are not common within the plateau, but a few are found near its margin.

Thin Plio-Pleistocene sediments overlying thin and discontinuous, residual Miocene strata and Eocene limestone characterize the Lowlands. Karst features are numerous in the Lowlands. The western plains region has low relief. Elevation ranges from about 50 to 80 feet above sea level. The plain is devoid of stream channels, but it is dotted with sinks and limestone mines. While the Ocala Limestone is essentially near the surface in this region, many of the old sinks have become filled (some to a depth of 250 feet) with sand, clayey sand, and sandy clay. These soil materials come from marine submergence, soil creep and slumping, and stream transport from the Northern Highlands. This sinkhole fill tends to mask many of the karst irregularities of the Ocala surface.

The Cody Scarp, which separates the Northern Highlands from the Coastal Lowlands, contains large sinkholes, sinking streams, and other karst features. The bottoms of the karst features often penetrate to the Ocala Limestone and the depressions are usually filled with organic soils, fluvial and lacustrine sediments, and clay-rich soils. The hills within the scarp contain Miocene sediments similar to the Northern Highlands Province. Many of the large, flat-bottomed lakes and wet prairies are associated with the scarp and represent coalescent sinkholes known as poljes and uvalas. Many of these level prairies and lakes, most of which are near or below 60 feet NGVD, are associated with ground water levels.

Three major geologic formations occur at or near the surface within the county. These formations have influenced soil development. They are, in order of decreasing age, the Ocala Limestone of Eocene age, the Miocene to Pliocene Hawthorn Group, and the Plio-Pleistocene Terrace Deposits.

The Ocala Limestone underlies the entire county; exposures are common in the Coastal Lowlands in the southern and western parts of the county. Here a limestone plain is formed which is covered by a veneer of loose sand in most places. Thin and discontinuous beds of clay-rich soils may also occur in this region of the county. The Ocala Limestone consists of soft, white to cream colored, chalky, limestone that is approximately 98 percent calcium carbonate. Boulders and irregular masses of chert are common near the top. In many areas the Ocala is cavernous and fractured.

The Miocene Hawthorn Group includes at least three formations in Alachua County. These are, from bottom to top, the Penny Farms Formation, Marks Head Formation, and Coosawhatchie Formation[2]. All three formations consist of varying proportions of interbedded clay, sand, limestone, and dolostone, all of which are phosphatic.

---

1 White, W.A., 1970. The Geomorphology of the Florida Peninsula. Florida Geological Survey, Bulletin 51.

2 Scott, T.M., 1988. The Lithostratigraphy of the Hawthorn Group (Miocene) of Florida. Florida Geological Survey, Bulletin No. 59.

The Hawthorn Group crops out in isolated areas around the town of Micanopy and in an irregular pattern along the Cody Scarp from Lochloosa Lake northwestward through Gainesville and into the north-Northern and northwestern part of the county. Much of the outcrop area is hill and valley terrain created by the formation of karst features at the foot of the escarpment. A thin veneer of loose sands of the older Plio-Pleistocene Terrace deposits covers the Hawthorn Group of sediments in the Cody Scarp and Northern Highlands. The Hawthorn Group lies unconformably on the solution-pitted Ocala Limestone surface.

The most recent formation is a surface mantle of fine to medium sand, silt, and clay that formed as Pliocene and Pleistocene sea levels fluctuated and periodically inundated portions of the county. Primarily, the terrace deposits overlie the Hawthorn Group. They are exposed in the Northern and eastern parts of the county.

The site is located in the rolling hills topography of Alachua County that lies within the Cody Scarp geology. Site elevations range from about 45 feet to more than 150 feet. The site is located just northeast of the Mill Creek Sink Cave. The Mill Creek Sink Cave is a well-documented sinkhole that is connected to an underground cavern system that is commonly used for cave diving. The Wood report identifies the approximate location of the cave system, which runs to the south across U.S. Highway 441 and to the east along the northern edge of U.S. Highway 441. Cave divers have documented that the cave system to the north has collapsed and is infilled with soil. The cave system is generally on the order of 100 to 200+ feet below land surface.

General Site Observations and Historic Site Use

Mr. Kenneth L. Hill, P.E. and Mr. Jason E. Gowland, P.E. with GSE have visited the site on numerous occasions to observe the site conditions. In addition, we have reviewed historical aerials of the site to observe the changes in the surface conditions of the site.

The site is currently mostly open land that is grown up in tall weeds. There are tree lines and wooded areas scattered throughout the site. Mill Creek is wooded along its banks. The majority of the site below elevation 75 feet is a valley along Mill Creek, with moderate to steep topography sloping up to the east and west from the creek.

From approximately 2004 to 2020, the site was planted in pine trees. The pine trees were harvested around 2020. Prior to 2004, the site was mostly open pasture with scattered tree lines and wooded areas dating back to 1964.

The 1964 aerial, attached as Figure 4, indicates that some of the site had been disturbed. The northern portion of the site and an area along the north side of U.S. Highway 441 appear disturbed, and possibly used as borrow areas or construction staging. This aerial is from the time period when the I-75 construction was nearing completion (there are no autos on I-75 but autos are present on U.S Highway 441). Ponds and wetland areas are easily identifiable on the aerial, along with the meandering Mill Creek. Mill Creek appears to be dry in this aerial, as this creek primarily transports stormwater runoff. A wet weather pond in the central portion of the site east of Mill Creek appears to be man made and from the land disturbance.

The 1971 aerial, attached as Figure 5, indicates the site is mostly pasture with scattered tree lines and woods. The majority of Mill Creek is located in open pasture and appears wet. Wetlands and ponds are identifiable. The disturbed areas are somewhat overgrown with pasture, but appear to have poor coverage.

The 1982 aerial, attached as Figure 6, shows that the site has remained pasture with no significant change since 1971. The poor established pasture in the northern disturbed area is more established. The site appears dry, with no water in Mill Creek and the ponds and wet weather pond areas showing less standing water. The most obvious change is the presence of a "black dot" in the northern portion of the site. The dot is believed to be a small chimney sinkhole, as this dot is at the location of a cluster of chimney sinkholes that are present on the site. These sinkholes were previously evaluated by GSE in our Project No. 14759A.

The 1994 aerial, attached as Figure 7, shows that the site is essentially in the same condition as prior years. Mill Creek appears wet. There is no vegetation along the majority of the creek. The location of the "black dot" now has two or three dots, indicating additional chimney sinkholes have developed. A 1999 aerial, not shown, indicates a fence has been constructed around the area of the "black dots" in a square shape. Remnants of this fence remain on the site today and surround the cluster of chimney sinkholes. This confirms the black dots on the aerial are chimney sinkholes which developed from about 1982 to 1999. The 2004 aerial shows the site is planted in pine trees, and remained in this condition until their harvest around 2020.

Evaluation and Discussion of Active Ground Loss

Wood has concerns with the potential of active ground loss in the lower elevations of the site. Based upon our observation of the site and review of historical data, we agree that active ground loss is occurring at the north end of the site at the location of the cluster of chimney sinkholes (see GSE Project No. 14759A). It is our opinion that active ground loss, other than normal surface erosion, is not occurring over the remainder of the site.

Wood specifically is concerned with two features they believe are swallets. The Wood report describes the locations of these features as *immediately adjacent to the western boundary of the property (in the lower 1/3 of the property boundary) and the other on the western side of Mill Creek immediately south of the first one.* The Wood Figure 5 shows the location of one swallet. The locations of both swallets described by Wood are not within the property boundaries (they are off site) and it is our opinion they have no impact on the Tara properties.

During a telephone conference with Wood, they believed that slow ground subsidence has occurred in the lower elevations along Mill Creek over the years. This opinion was based upon comparison of USGS Topographic Maps (digitizing the elevations and overlaying them). It is our opinion this conclusion cannot be made based upon the quality of the data. USGS Map Accuracy Standards[3] states the accuracy of 1:24,0000 USGS Topographic Maps is 5 feet vertically and 40 feet horizontally. This means that any point on the map may have an elevation that is 5 feet higher or lower than what is shown. Further, any point may be 40 feet in any direction away from where it is shown.

As a comparison of the accuracy of the USGS Topographic Maps, we overlayed the USGS topographic maps from 1963 and 1999 (Figures 2 and 3) onto the site topographic surveys. The topographic surveys were provided by eda and JBPro. These overlays show that the horizontal and vertical accuracy is reasonably within this range for the portion of the site above elevation 75 feet. Below elevation 75 feet, the horizontal accuracy is far less than 40 feet (the 50 feet contour lines are approximately 175 apart) and the vertical accuracy is generally beyond 5 feet. This is shown on Figures 2 and 3.

---

3 USGS Fact Sheet 171-99, November 1999

An opinion that a few feet of ground subsidence has occurred cannot be supported by data with this accuracy. Further, there are other sites nearby and that border this site that have improvements that are below elevation 75 feet, including portions of U.S Highway 441. If slow ground subsidence was actively occurring below elevation 75 feet, there would be reported damage to existing facilities. We are not aware of slow ground subsidence damage to nearby properties. We are aware of sudden ground subsidence caused by collapse type sinkholes.

GSE agrees that ground subsidence related to soil erosion is and can continue to occur at this site. This is entirely related to the quality of ground cover and rainfall intensity. Soil erosion is occurring along Mill Creek and in natural and man-made drainage swales where ground cover is poor. It is our opinion that slow ground subsidence related to karst geology is not occurring.

Sinkholes in Alachua County are typically sudden collapse type features. The typical geology of the Cody Scarp is a thin sand layer covering clay-rich soils. A pinnacled limestone formation is below the clay-rich soil at varying depths. A surficial groundwater table is typically not present or is a transient perched condition on the clays. Sinkholes develop from the sudden erosion or collapse of soil into cracks, crevices and voids in the upper portion of the limestone formation and the development of sinkholes is commonly related to high intensity rain events. These sinkholes typically vary from a few feet in diameter to 10 to 20 feet in diameter. The cluster of sinkholes at the north end of the site are typical sinkholes for the Cody Scarp geology. GSE is not aware of a slow ground subsidence type sinkhole occurring in the Cody Scarp geology of Alachua County.

Slow ground subsidence related to karst geology is common in the Central Florida region where the geology is different. The geology in Central Florida typically consists of 40+ feet of sandy soil that overlies confining clay-rich soils. Limestone is typically at depths of 100+ feet. A surficial groundwater table is typically present within 10 feet of land surface. Slow ground subsidence occurs from the raveling (erosion) of the sandy soils through breaches in the clay confining layer into voids in the limestone formation from the infiltration of the surficial water table into the Floridan Aquifer (groundwater recharge). This type of ground subsidence can take days or years to develop. This area of Alachua County does not have this type of geology (there is no persistent surficial groundwater table to slowly infiltrate and induce raveling), and therefore, does not have slow ground subsidence related to karst geology.

Summary

GSE has performed additional analysis and evaluations of the Tara project sites in Alachua, Florida to evaluate the potential for active ground loss. It is GSE's opinion that one isolated area at the northern portion of the site has active ground loss in the form of a cluster of chimney sinkholes that developed from approximately 1982 through 1999. These features were evaluated in GSE Project Number 14759A. It is GSE's opinion that active ground loss is not occurring in the portions of the site lower than elevation 75 feet over the remainder of the site. The two swallets identified by Wood are located off site and in our opinion have no impact on these sites. It is GSE's opinion that requiring further geological or geotechnical studies to evaluate active ground loss is an unnecessary requirement that is not warranted by the regional geology.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

KENNETH L. HILL LICENSE No. 40146 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Kenneth L Hill
Digitally signed by Kenneth L Hill
Date: 2022.10.18 12:01:46 -04'00'
on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

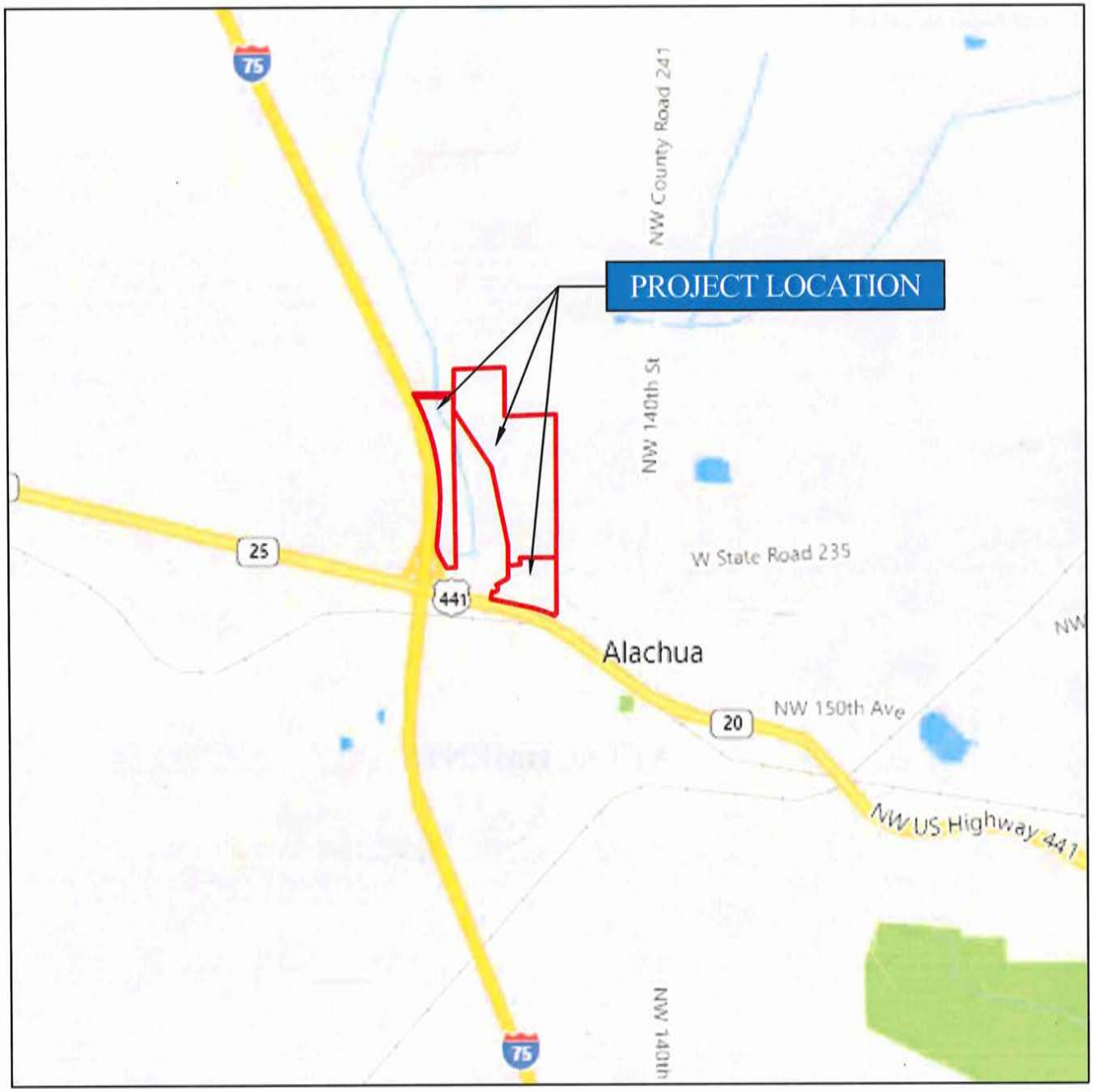
Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration Number 40146

KLH/ JEG:ldj
Q:\Projects\14759B Tara Forest West - Ground Subsidence Evaluation\14759B.docx

Attachments: Figure 1 – Site Location Map
Figure 2 – 1963 USGS Topo Map Overlay on Current Topo
Figure 3 – 1999 USGS Topo Map Overlay on Current Topo
Figure 4 – 1964 Aerial
Figure 5 – 1971 Aerial
Figure 6 – 1982 Aerial
Figure 7 – 1994 Aerial

Distribution: Addressee (1)
File (1)

ATTACHMENTS



NORTH

NOT TO SCALE

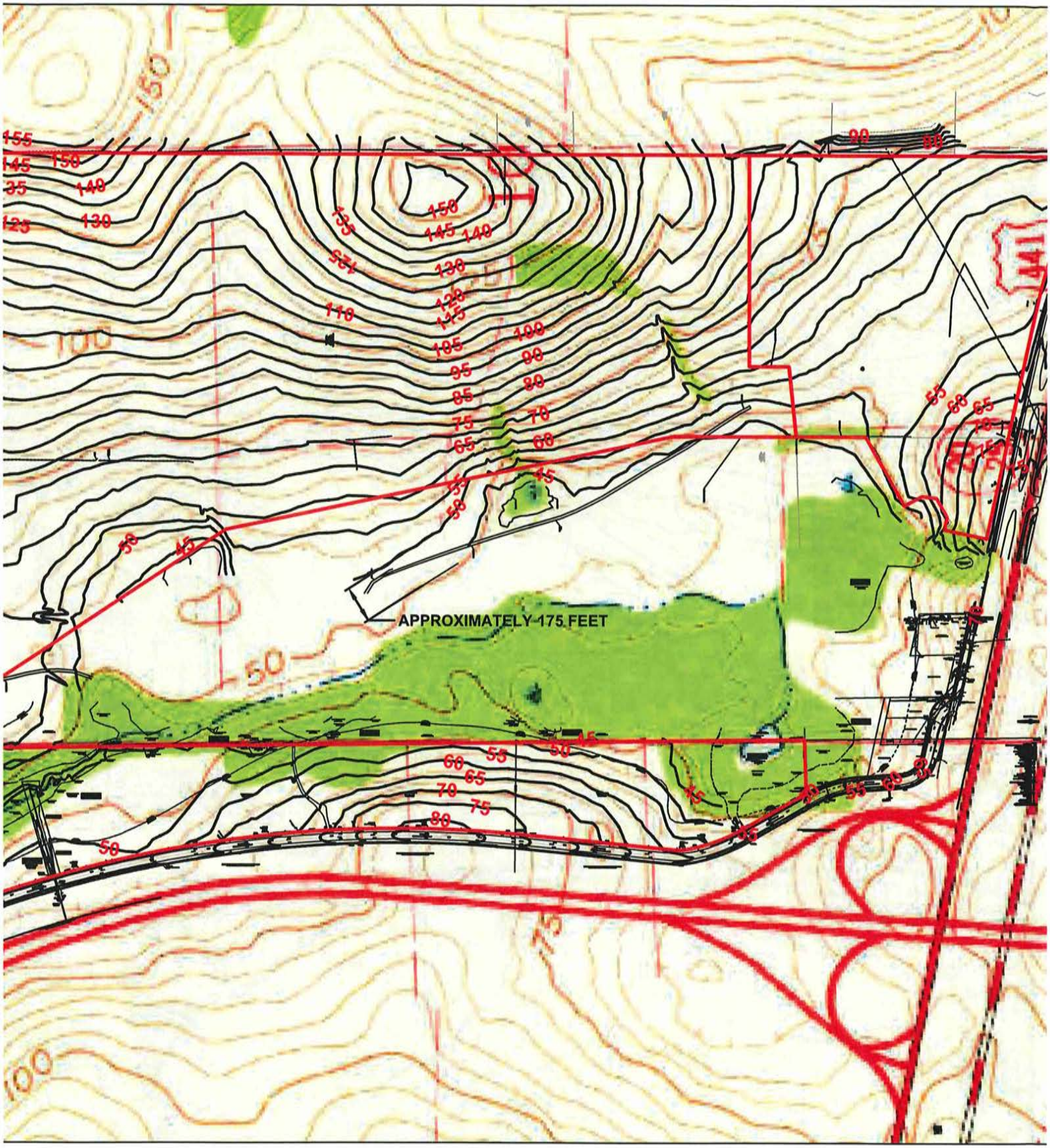
TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

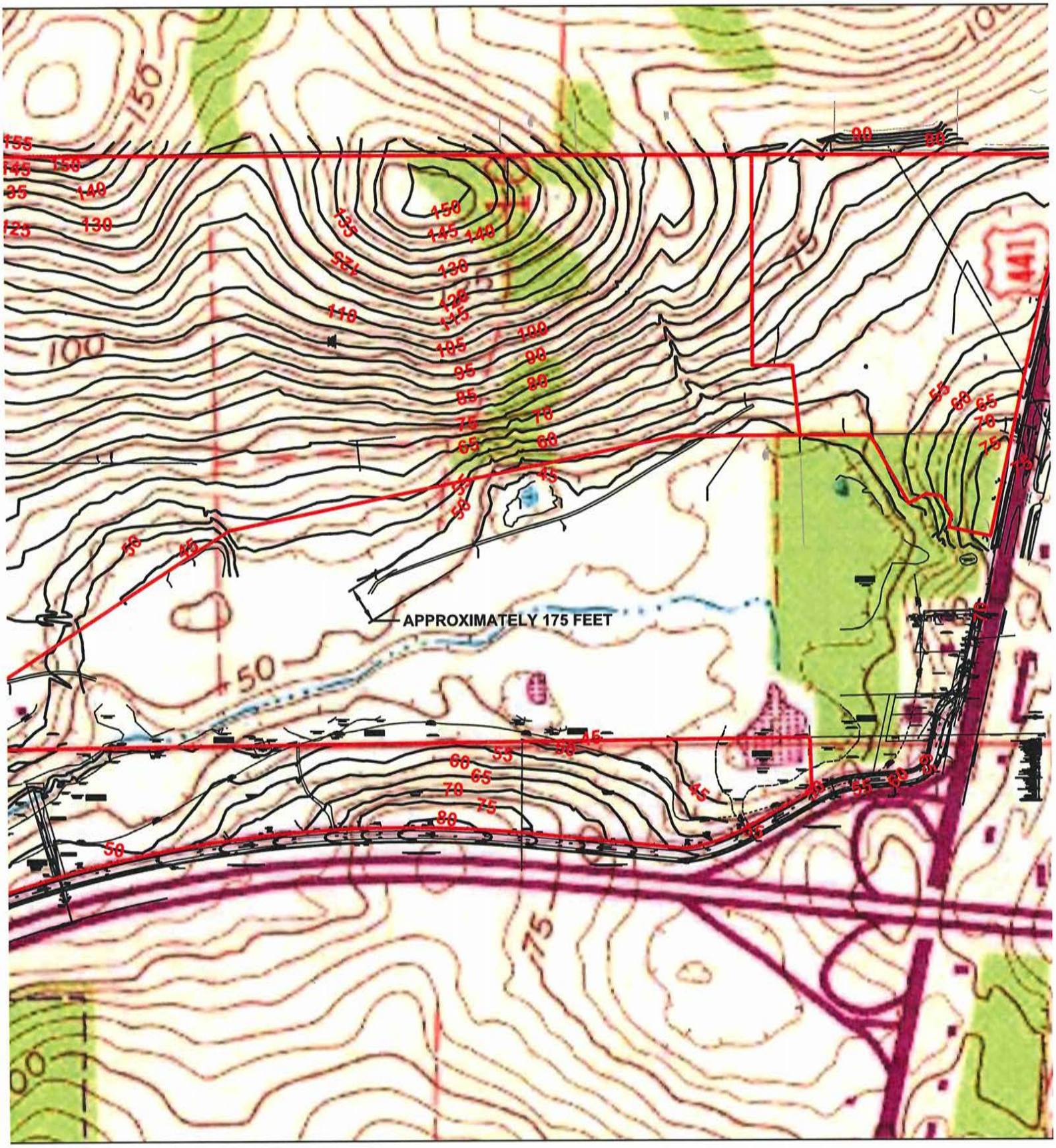
PROJECT SITE LOCATION MAP

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE 1

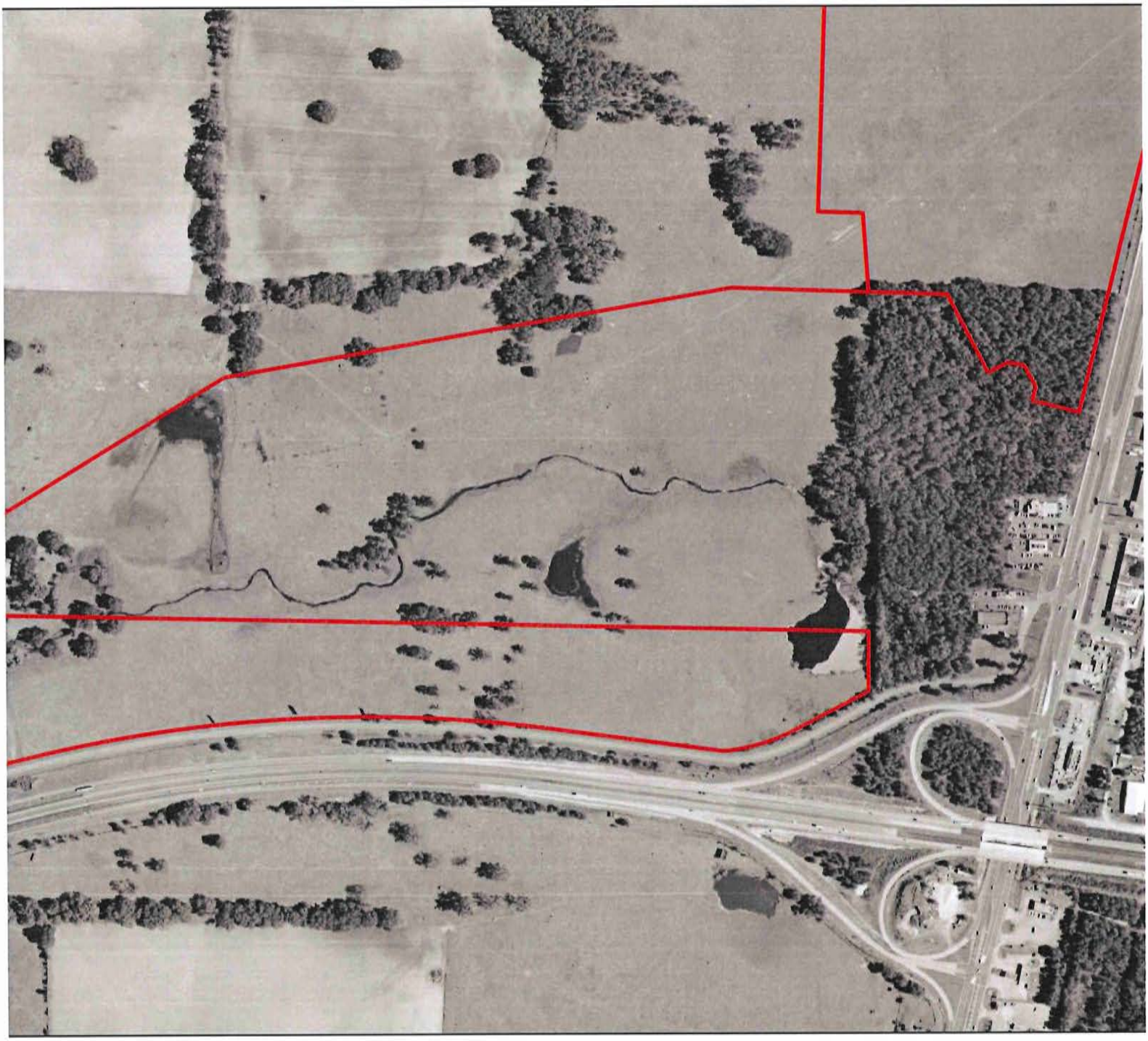

APPROXIMATELY 175 FEET


APPROXIMATELY 175 FEET









BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, PhD

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/25/2019

Municipality	Schools	Grade Level	Permanent Capacity	Enrollment 9/25/2019	Utilization Percentage
City of Alachua	Alachua	3 - 5	525	300	57%
County	Archer	PK - 5	489	540	110%
County	Chiles	PK - 5	727	809	111%
CoG	Duval (DELA)	PK - 1	408	163	40%
CoG	Foster	PK - 5	467	470	101%
CoG	Glen Springs	PK - 5	463	479	103%
County	Hidden Oak	PK - 5	744	770	103%
County	Idylwild	PK - 5	557	690	124%
City of Alachua	Irby	PK - 2	536	382	71%
County	Lake Forest	PK - 5	598	392	66%
CoG	Littlewood	PK - 5	588	722	123%
County	Meadowbrook	PK - 5	722	875	121%
CoG	Metcalfe	PK - 5	432	194	45%
CoG	Parker	PK - 5	489	644	132%
Newberry	Newberry	PK - 4	471	625	133%
CoG	Norton	PK - 5	669	635	95%
CoG	Rawlings	PK - 5	427	307	72%
Hawthorne	Shell	PK - 5	366	344	94%
CoG	Talbot	PK - 5	726	733	101%
CoG	Terwilliger	PK - 5	575	482	84%
County	Wiles	PK - 5	725	923	127%
CoG	Williams	PK - 5	590	546	93%
	Elementary Total		12,294		102%
CoG	Bishop	6 - 8	1,068	668	63%
County	Fort Clarke	6 - 8	875	992	113%
County	Kanapaha	6 - 8	1,107	1,120	101%
CoG	Lincoln	6 - 8	1,053	701	67%
City of Alachua	Mebane	6 - 8	779	376	48%
CoG	Westwood	6 - 8	1,150	1,073	93%
	Middle Total		6,032		82%
County	Buchholz	9 - 12	1,979	2,309	117%
County	Eastside	9 - 12	1,954	1,277	65%
CoG	Gainesville	9 - 12	1,935	1,955	101%
CoG	Loften	9 - 12	512	268	52%
Newberry	Newberry	9 - 12	671	664	99%
City of Alachua	Santa Fe	9 - 12	1,291	1,128	87%
	High Total		8,342		91%
Hawthorne	Hawthorne	6 - 12	664	367	55%
High Springs	High Springs Comm.	PK - 8	982	982	100%
Newberry	Oak View	5 - 8	709	932	131%
	Combination Total		2,355		98%
	District Schools Total		29,023		94%
CoG	AQ Jones	6 - 12	181	68	38%
CoG	Sidney Lanier	K - 12	369	177	48%
	Centers Total		550		45%
	DW Total (w/Centers)		29,573	27,082	93%

>=100%	Hawthorne Capacity = 664 (178 Middle, 486 High)
95% - 99.9%	High Springs Capacity = 982 (18 Head Start, 546 Elem., 418 Middle)
<=94.9%	Oak View Capacity = 709 (90 Elem., 619 Middle) - permanent capacity

Tara Forest, Tara Phoenicia, and Tara Baywood Site Environmental Resource Assessment

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601





Prepared by:
Shannon McMorrow, PWS
Senior Scientist

Reviewed by:
Suzy Baird
Senior Scientist

Wood Project No.: 2402210028

December 2021

Tara Forest, Tara Phoenicia, and Tara Baywood Site Environmental Resource Assessment

Technical Review Report

Alachua, Florida
Project # 2402210028 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
404 SW 140th Terrace
Newberry, FL 32669
USA
T: 352.332.3318

December 2021

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Appendix A USFWS Information for Planning and Consultation (IPaC) Resource List Report

List of Acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
SRWMD	Suwannee River Water Management District
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

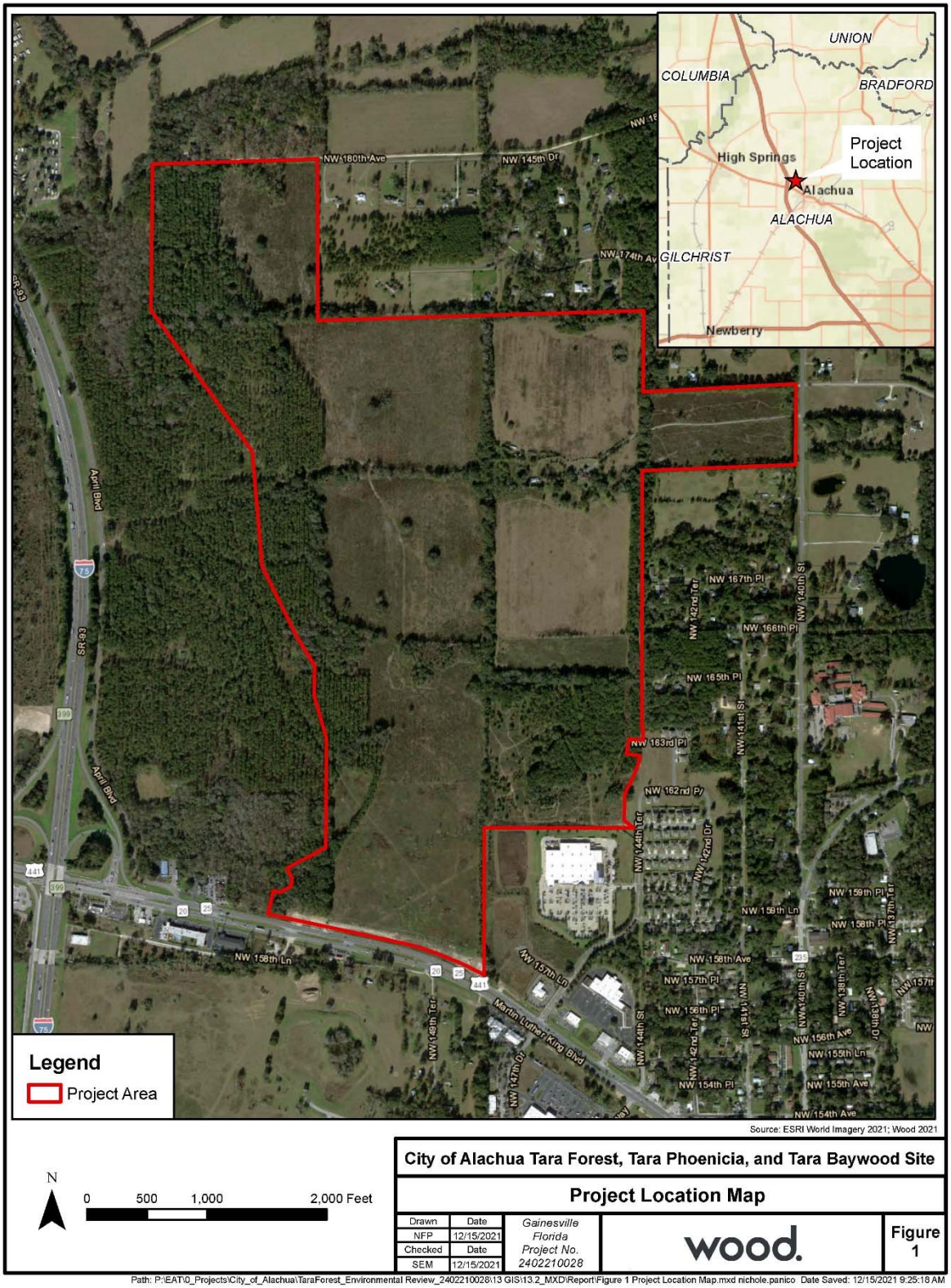
Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Resource Assessment Report prepared by Creative Environmental Solutions, Inc (July 2021) for the Tara Forest, Tara Phoenicia, and Tara Baywood Site.

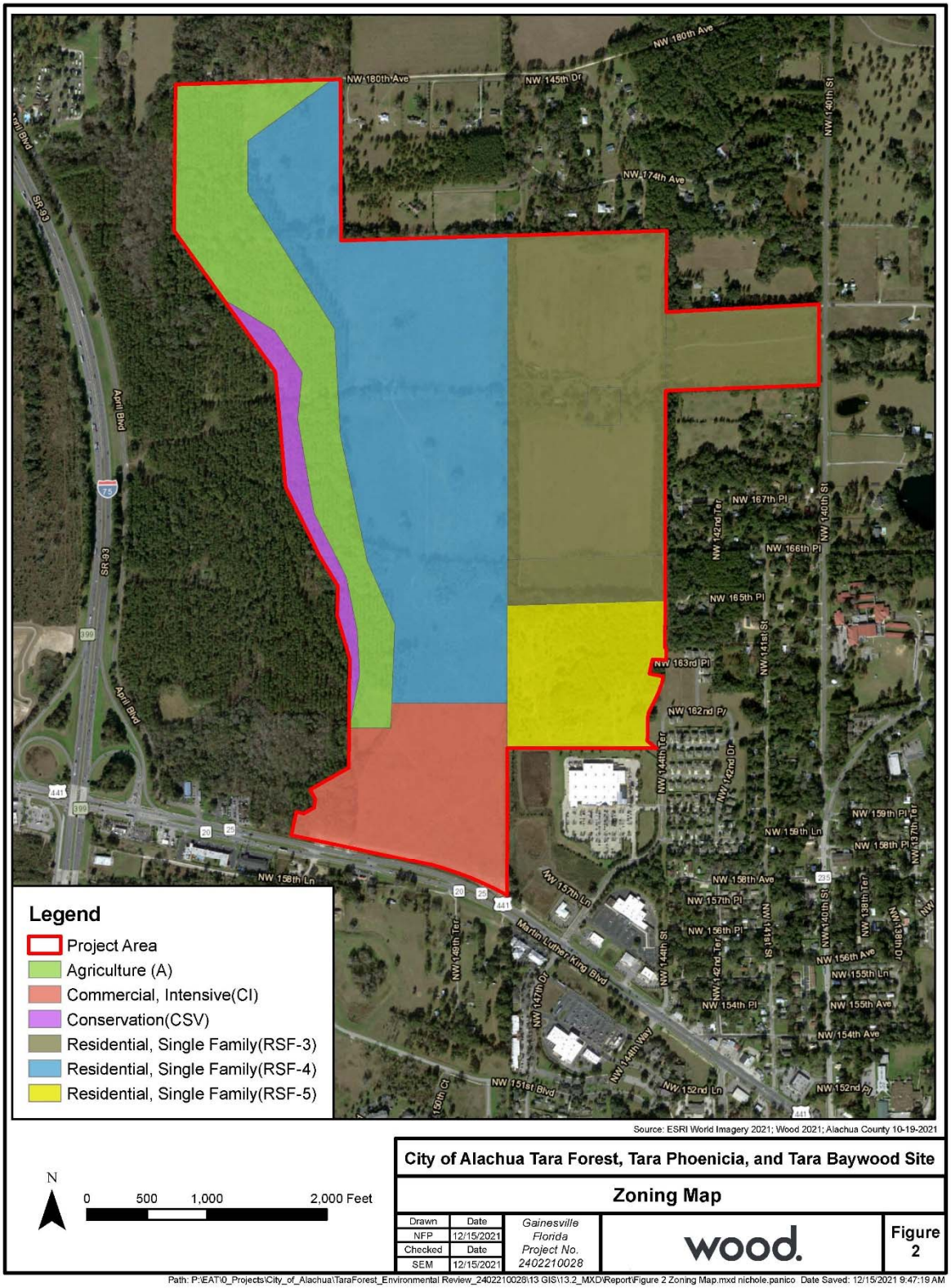
1.2 Background

Tara Forest, LLC. submitted an Environmental Resource Assessment Report to the City for the Tara Forest, Tara Phoenicia, and Tara Baywood Site prepared by Creative Environmental Solutions, Inc. (dated July 2021). The City has requested Wood review the report because the subject parcel is east of and upgradient from Mill Creek and Mill Creek Sink. Due to the Karst environment and presence of sink holes in the vicinity of the Project Site, the City requested a review of readily available information on underground caves, and potential design considerations and/or avoidance areas.

The applicant (Tara Forest, LLC) is seeking to develop a portion of Tara Forest, Tara Phoenicia and Tara Baywood Site (**Figure 1**). The 378 +/- acre property is located northeast of the intersection of Interstate 75 and US Highway 441 and is currently zoned as Agriculture, Commercial, Conservation, and Residential (**Figure 2**).

Wood scientists have reviewed the Environmental Resource Assessment Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Resource Assessment are presented in Section 2 and 3.


UNION
COLUMBIA
BRADFORD
Project Location
High Springs
Alachua
ALACHUA
GILCHRIST
Newberry
NW 180th Ave
NW 145th Dr
NW 174th Av
SR 93
April Blvd
NW 167th Pl
NW 166th Pl
NW 165th Pl
NW 163rd Pl
NW 162nd Pl
NW 158th Ln
NW 157th Ln
NW 159th Pl
NW 159th Ln
NW 158th Pl
NW 158th Ave
NW 157th Pl
NW 156th Pl
NW 156th Ave
NW 155th Ln
NW 155th Ave
NW 154th Pl
NW 154th Ave
Martin Luther King Blvd
Legend
Project Area
Source: ESRI World Imagery 2021; Wood 2021
N
0 500 1,000 2,000 Feet
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Project Location Map
Drawn Date 12/15/2021
Checked Date 12/15/2021
SEM
Gainesville Florida Project No. 2402210028
wood.
Figure 1
Path: P:\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 1 Project Location Map.mxd nichole.panico Date Saved: 12/15/2021 9:25:18 AM



Source: ESRI World Imagery 2021; Wood 2021; Alachua County 10-19-2021

City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site

Zoning Map

Drawn	Date	Gainesville Florida Project No. 2402210028	wood.	Figure 2
NFP	12/15/2021			
Checked	Date			
SEM	12/15/2021			

Path: P:\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 2 Zoning Map.mxd nichole.panico Date Saved: 12/15/2021 9:47:19 AM

2.0 Environmental Assessment and Listed Species Survey Review

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Resource Assessment report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

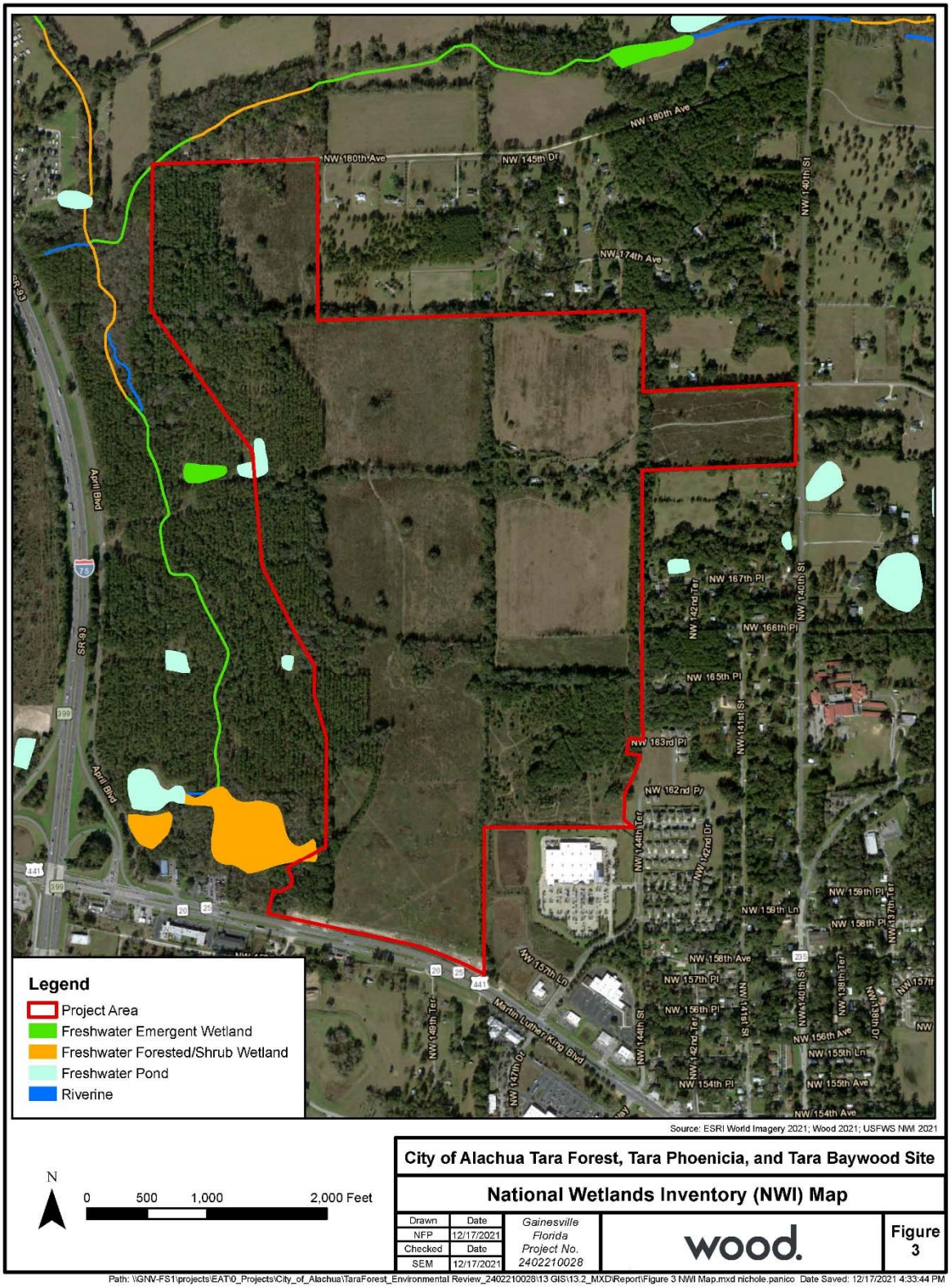
2.1 Wetland Delineation Review

Creative Environmental Solutions scientists delineated the wetland habitat on and adjacent to the subject property on June 11, 2021.

Wood scientist reviewed the USFWS National Wetland Inventory and NRCS soils (provided in the Environmental Resource Assessment report) to aid in identification of wetlands. The USFWS NWI map is shown as **Figure 3**.

On December 14, 2021, Wood scientists reviewed the wetland delineation and agreed with the general location of the wetland boundary lines. Prior to development, the wetland delineation will need to be verified by Alachua County and Suwannee River Water Management District (SRWMD).

Creative Environmental Solutions, Inc. also mapped upland habitats throughout the property as upland hardwood forest, mixed hardwood-pine, floodplain marsh, and coniferous plantation. Wood scientists reviewed the property and generally agreed with Creative Environmental Solutions assessment.


Legend
Project Area
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
NW 180th Ave
NW 145th Dr
NW 140th St
NW 174th Ave
SR 93
April Blvd
NW 167th Pl
NW 142nd Ter
NW 166th Pl
NW 165th Pl
NW 141st St
NW 163rd Pl
NW 162nd Pl
NW 144th Ter
NW 142nd Dr
NW 159th Pl
NW 159th Ln
NW 158th Pl
NW 158th Ave
NW 157th Pl
NW 157th Ln
NW 156th Pl
NW 149th Ter
NW 147th Dr
Martin Luther King Blvd
NW 144th St
NW 142nd Ter
NW 154th Pl
NW 155th Ln
NW 155th Ave
NW 156th Ave
NW 154th Ave
NW 138th Ter
NW 138th Dr
N
0
500
1,000
2,000 Feet
Source: ESRI World Imagery 2021; Wood 2021; USFWS NWI 2021
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
National Wetlands Inventory (NWI) Map
Drawn
Date
NFP
12/17/2021
Checked
Date
SEM
12/17/2021
Gainesville
Florida
Project No.
2402210028
wood.
Figure
3
Path: \\GNV-FS1\projects\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 3 NWI Map.mxd nichole.panico Date Saved: 12/17/2021 4:33:44 PM

2.2 Threatened & Endangered Species Review

Creative Environmental Solutions scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the Creative Environmental Solutions assessment. The methods used by Creative Environmental Solutions are consistent with methods that Wood scientists follow for listed species evaluations. However, we also use the USFWS Information for Planning and Consultation (IPaC) Resource List Report (USFWS, 2021a). The IPaC resources list report includes an informal list of endangered species, critical habitat, migratory birds, wildlife refuges, and wetlands (collectively referred to as trust resources) under the USFWS jurisdiction that are known or expected to be on or near the project area (**Appendix A**).

The IPaC resources list included three species not included in the FNAI species list for the project site. These included the eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*), the frosted flatwoods salamander (*Ambystoma cingulatum),* and Monarch Butterfly (*Danaus plexippus*). **Table 1** outlines the species listed in the IPaC resource lists, their preferred habitat, and if that preferred habitat is found on the subject property. Foraging habitat for the eastern black rail (freshwater marshes) is noted as being present in the wetlands of the subject property. Although the frosted flatwoods salamander was listed by IPAC for the subject property, the current range for this species does not overlap with the subject property (USFWS, 2021b). The monarch butterfly was recently announced as a candidate species by USFWS, but it is not yet listed or proposed for listing, and there are no Section 7 of the Endangered Species Act requirements at this time (USFWS, 2021b). Creative Environmental Solutions also did not discuss several state listed wildlife species that were listed by FNAI as potentially occurring on the subject site. These species include the burrowing owl and the Florida mouse. These species, their preferred habitat, and if that preferred habitat is found on the subject property is included in **Table 1**.

On December 14, 2021 Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists agreed with the habitat assessments made by Creative Environmental Solutions scientists. Creative Environmental Solutions observed 2 gopher tortoise burrows, and Wood scientists observed a third burrow on December 14, 2021 (**Figure 4**). Based on Creative Environmental Solutions assessment, they anticipate 6.8 (7) gopher tortoises inhabit the site. Prior to development, a Florida Fish and Wildlife Conservation Commission (FWC) compliant gopher tortoise survey would be required.

Creative Environmental Solutions did not discuss the state listed plant species that may occur on the subject property. **Table 1** includes the listed plants identified in the FNAI species report. No listed plant species are anticipated to occur on the subject property, and were not observed during Wood's site assessment on December 14, 2021.

No threatened or endangered wildlife or plant species were observed during Wood's site assessment.

2.3 Tree Protection

The Creative Environmental Solutions report did not discuss tree protection. Wood scientists observed many large trees on the property. If large trees are to be removed as part of the development, a City of Alachua Tree Removal Permit will be required.

Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	Yes
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No, subject property outside current range of species.
Danaus plexippus	Monarch Butterfly	FC	Milkweed host plant (primarily *Asclepias spp.*) [c]	No
Athene cunicularia floridana	Florida Burrowing Owl	ST	Open prairies with little understory vegetation	No, subject property outside current range
Podomys floridanus	Florida Mouse	SSC	Xeric uplands with sandy soils, such as sandhill and scrub	No
Agrimonia incisa	Incised Groove-bur	ST	Fire maintained longleaf pine forest [f]	No
Calopogon multiflorus	Many-flowered Grass-pink	ST	Dry to moist flatwoods with longleaf pine, wiregrass, saw palmetto [e]	No
Hartwrightia floridana	Hartwrightia floridana	ST	Seepage slopes, edge of baygalls and springheads, wet prairies, and wet flatwoods [e]	No
Litsea aestivalis	Pondspice	SE	Peaty soils in edges of baygalls, flatwoods ponds, and cypress domes [e]	No
Matelea floridana	Florida Spiny-pod	SE	Upland hardwood forests [f]	Yes
Pycnanthemum floridanum	Florida Mountain Mint	ST	Wet swales/depressions in pine flatwoods, wet prairies, floodplain forest [f]	No
Salix floridana	Florida Willow	SE	Very wet, calcareous soils usually in dense floodplain forest [f]	No
Sideroxylon alachuense	Silver Buckthorn	SE	Upland hardwood forests around lime sinks and on shell mounds [e]	No

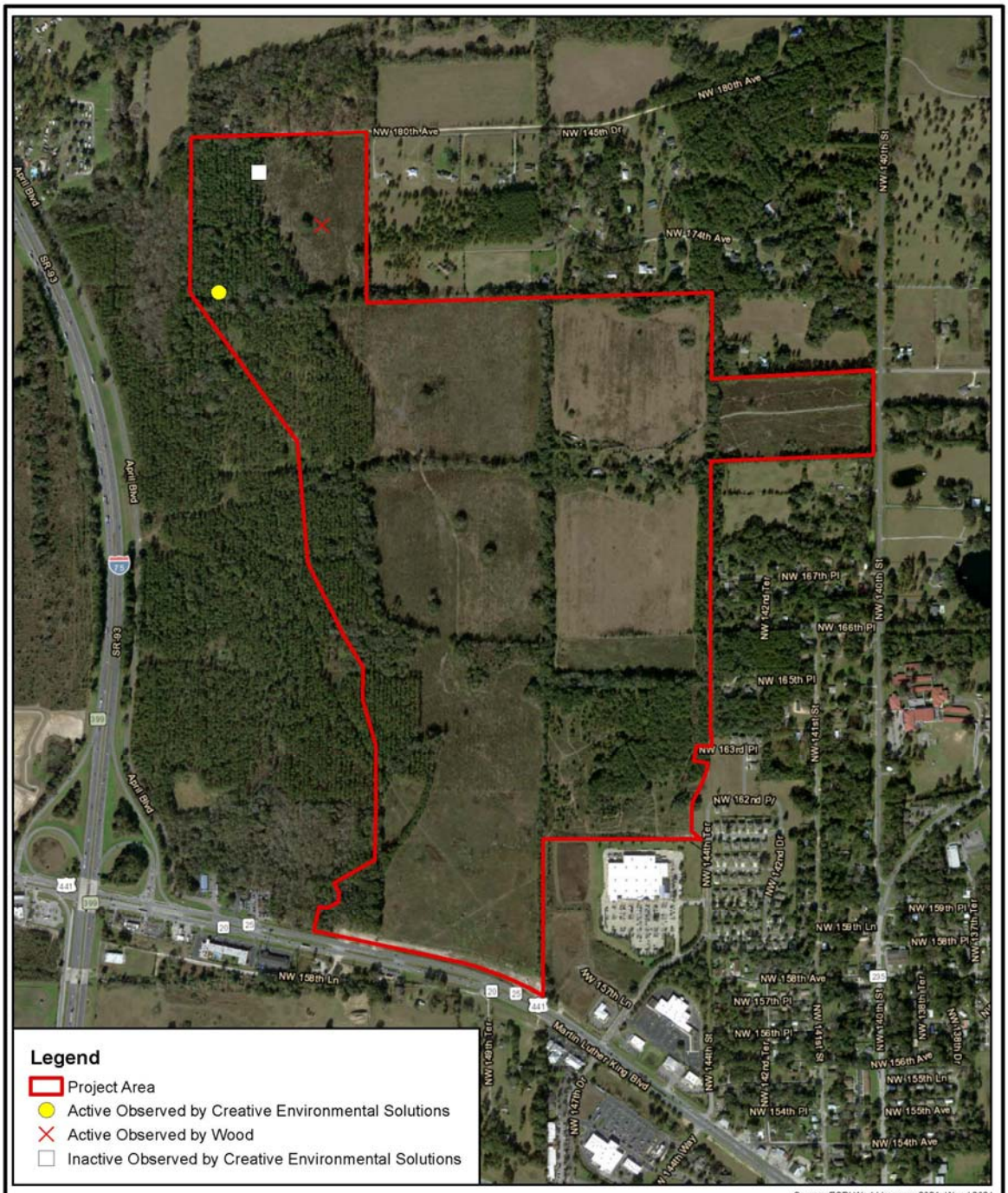
Prepared by: SEM Checked by: JLM

Note:

PT = Federally Proposed Threatened
FT = Federally Designated Threatened
FE = Federally Designated Endangered
ST = State Designated Threatened
FC = Federal Candidate
SE = State Endangered

Sources:

(a) USFWS. 2021a. IPaC Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2021), unless otherwise stated
  a. FWC. 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2021b)
  a. USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2021. Site Visit on December 14, 2021.
(e) FNAI, 2019. Florida Natural Area Inventory Field Guide. Species Field Guides - Florida Natural Areas Inventory (fnai.org).
(f) Nature Serve, 2021. Nature Server Explorer. Search Results | NatureServe Explorer . Accessed December 15, 2021.


Legend
Project Area
Active Observed by Creative Environmental Solutions
Active Observed by Wood
Inactive Observed by Creative Environmental Solutions
NW 180th Ave
NW 145th Dr
NW 174th Ave
NW 140th St
April Blvd
SR-93
NW 167th Pl
NW 166th Pl
NW 165th Pl
NW 163rd Pl
NW 162nd Pl
NW 158th Ln
NW 137th Ln
Martin Luther King Blvd
NW 158th Ave
NW 157th Pl
NW 156th Pl
NW 156th Ave
NW 155th Ln
NW 154th Pl
NW 154th Ave
Source: ESRI World Imagery 2021; Wood 2021
N
0 500 1,000 2,000 Feet
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Approximate Location of Gopher Tortoise Burrows Map
Drawn Date
NFP 12/15/2021
Checked Date
SEM 12/15/2021
Gainesville Florida
Project No. 2402210028
wood.
Figure 4
Path: \\GNV-FS1\projects\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 4 Approximate Location of Gopher Tortoise Burrows.mxd nichole.panico Date Saved: 12/15/2021 11:31:04 AM

3.0 Geological Assessment

Creative Environmental Solutions' report indicated "No significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site". They also indicated there were no surface features observed that indicated a direct connection to the Floridan aquifer.

According to Butt et al. (2006), the Mill Creek Sink Cave is located along the southern perimeter of the project site (**Figure 5**) and is a direct connection to the Floridan Aquifer.

The entire study area is known to be underlain with an extensive cave network and to have active karst features such as sinkholes, swallets (sinking streams), and areas that have experienced substantial subsidence. The sink noted just off the southwest corner of the property in the Creative Environmental Solutions report and shown in (**Figure 5**) is the Mill Creek Sink and is a very large water-filled sinkhole providing direct diver access to a large tunnel network in the upper Florida Aquifer.

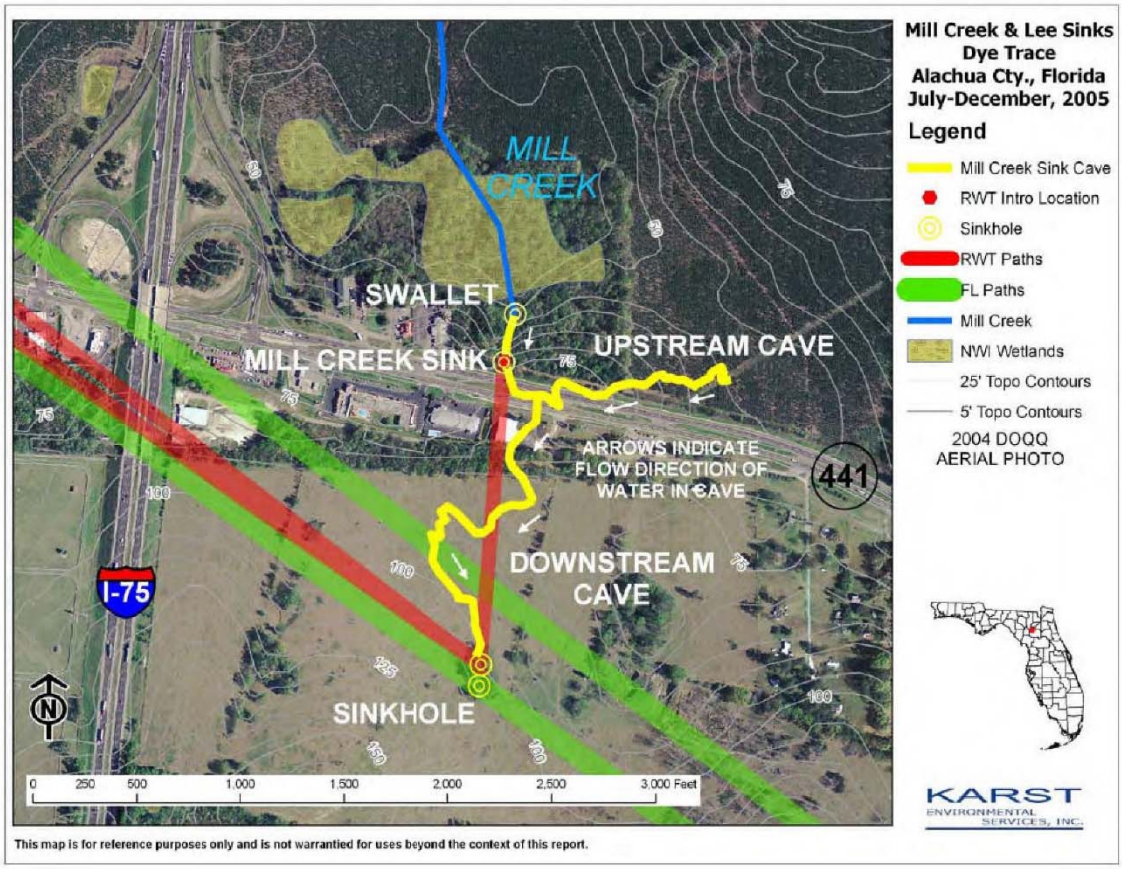
Based on a comparison of the site topographic information since 1962 (USGS), the entire western boundary of the property (<75ft elevation) appears to be an area potentially experiencing active ground subsidence. Based on the 1962 topographic map there are sinkholes present at multiple locations along this western boundary. The historical topographic maps (USGS), also indicate the presence of a sinkhole in the northwestern portion of the site and in the general vicinity of the northern portion of the eastern boundary (**Figure 6**).

The Mill Creek Sink is directly connected to the Upper Floridan Aquifer and there at least two features shown on the 1962 topographic map along Mill Creek stream valley that appear to be swallets; one immediately adjacent to the western boundary of the property (in the lower 1/3rd of the property boundary) and the other on the western side of Mill Creek immediately south and west of the first one) (**Figure 6**). There are isolated locations along the northern and eastern portion of the property and in at least one stream valley cutting diagonally across the property that appear to be exhibiting ground subsidence consistent with the formation and development of sinkholes. Whether or not these types of features are directly connected to the Floridan Aquifer would need to be demonstrated in the field.

3.1 Avoidance Areas and Recommendations

In general, within the lower Mill Creek Valley (elevation < 75 ft contour, western portion of the property), may be susceptible to subsidence, and development in these areas should consider the possibility of subsidence or sinkhole formation. Further, the depressional areas and stream valleys identified in **Figure 6**, and the Mill Creek Sink Cave shown in **Figure 5**, may experience more settlement over time, with potential for sink hole formation.

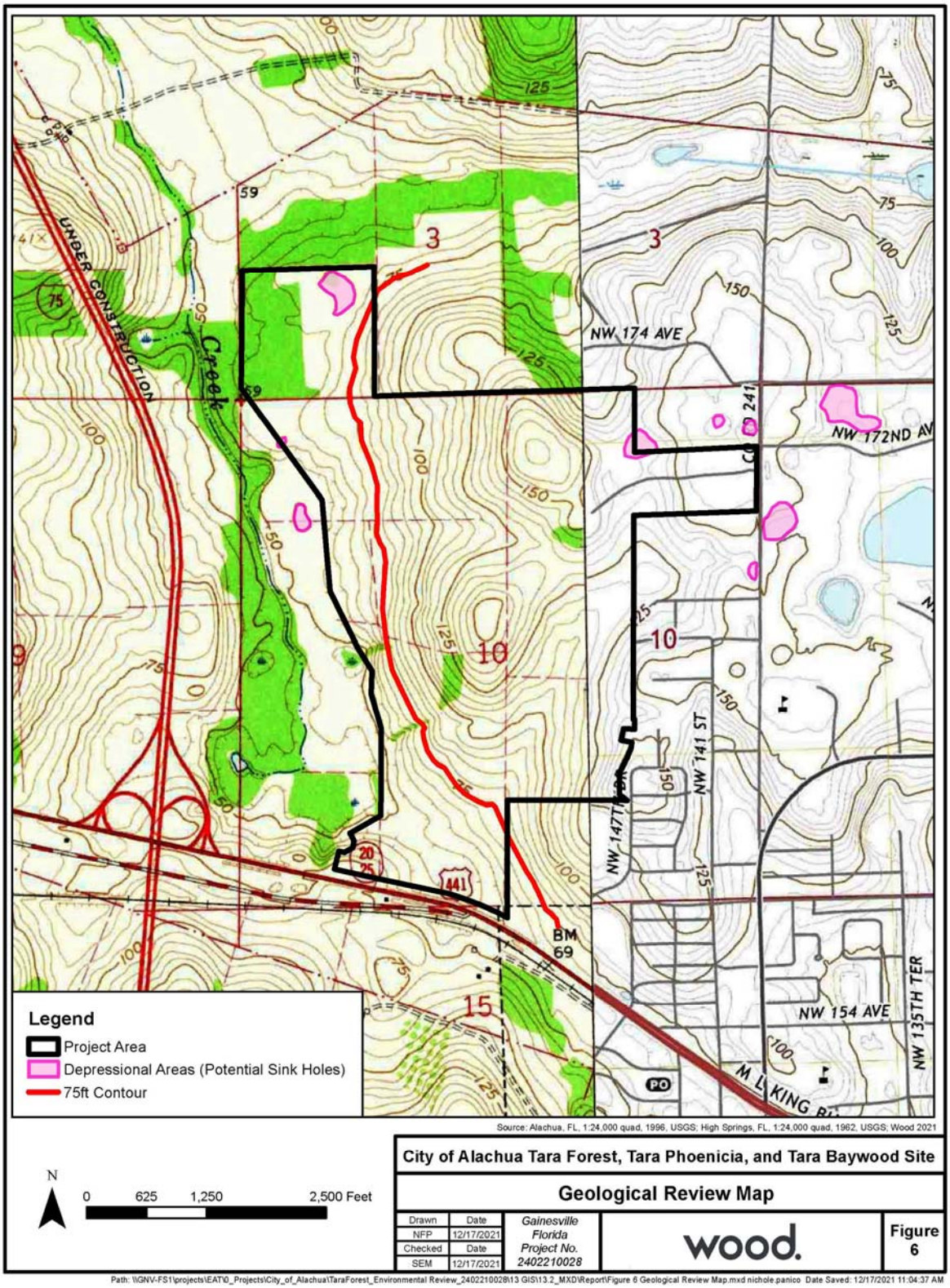
Wood recommends evaluating the likelihood of ground loss due to karst by performing site-specific engineering and geological studies. Following additional investigation, Wood recommends avoiding development in areas that have shown ground loss between the 1960's and today and selecting areas for development at higher elevations.



Source: Karst Environmental Solutions, Inc. 2005

City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site		
Mill Creek & Lee Sinks Dye Trace Study Map		
Gainesville Florida Project No. 2402210028	wood.	Figure 5

Path: \\GNV-FS1\projects\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 5 Mill Creek & Lee Sinks Dye Trace Study Map.mxd nichole.panico Date Saved: 12/15/2021 10:16:44 AM


Legend
Project Area
Depressional Areas (Potential Sink Holes)
75ft Contour
NW 174 AVE
NW 172ND AV
NW 141 ST
NW 147TH TER
NW 154 AVE
NW 135TH TER
UNDER CONSTRUCTION
Creek
BM 69
441
Source: Alachua, FL, 1:24,000 quad, 1996, USGS; High Springs, FL, 1:24,000 quad, 1962, USGS; Wood 2021
N
0 625 1,250 2,500 Feet
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Geological Review Map
Drawn Date NFP 12/17/2021
Checked Date SEM 12/17/2021
Gainesville Florida Project No. 2402210028
wood.
Figure 6
Path: \\GNV-FS1\projects\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 6 Geological Review Map.mxd nichole.panico Date Saved: 12/17/2021 11:04:37 AM

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Resource Assessment Report for the Tara Forest, Tara Phoenicia, and Tara Baywood Site prepared by Creative Environmental Solutions. Although, the report did not address some of the listed species with the potential to occur on the site, species on the IPAC resources list and state listed plant species, impact to listed species are not anticipated.

Wetlands are protected under Rule 62-330.020 Environmental Resource Permitting of the Florida Administrative Code (F.A.C.), Section 404 of the Clean Water Act [United States Environmental Protection Agency (USEPA)], and Alachua County Code of Ordinances (Part II, Title 7, Chapter 77). If future development includes impacts to these wetlands or the wetland buffer (as defined by Alachua County and SRWMD) Environmental Resource Permit (ERP) and Alachua County development permits will be required.

The assessment of geologic features within the subject site did not include a thorough review of historical topographic maps or published reports about the karst nature of the surrounding landscape. Section 3 of this report outlines concerns and recommendations associated with the geology of the subject site. Additional site-specific engineering and geological studies are recommended.

5.0 References

Florida Fish and Wildlife Conservation Commission (FWC). 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.

Florida Natural Area Inventory. 2019. Florida Natural Area Inventory Field Guide. Species Field Guides - Florida Natural Areas Inventory (fnai.org).

Butt, P.L., S. Boyes, and T.L. Morris. 2006. Mill Creek and Lee Sinks Dye Trace, July through December 2005. Karst Environmental Services, Inc. for Alachua County Environmental Protection Department. June 7, 2006

Nature Serve. 2021. Nature Server Explorer. Search Results | NatureServe Explorer. Accessed December 15, 2021.

United States Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Consultation (IPaC) Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.

Appendix A
USFWS Information for Planning and Consultation (IPaC) Resource List Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Alachua County, Florida



Local office

North Florida Ecological Services Field Office

(904) 731-3336
(904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NOT FOR CONSULTATION

NAME	STATUS
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork Mycteria americana No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake Drymarchon corais couperi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise Gopherus polyphemus No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6994	Candidate

Amphibians

NAME	STATUS
Frosted Flatwoods Salamander Ambystoma cingulatum Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4981	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

NOT FOR CONSULTATION

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN

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	THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird Fregata magnificens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

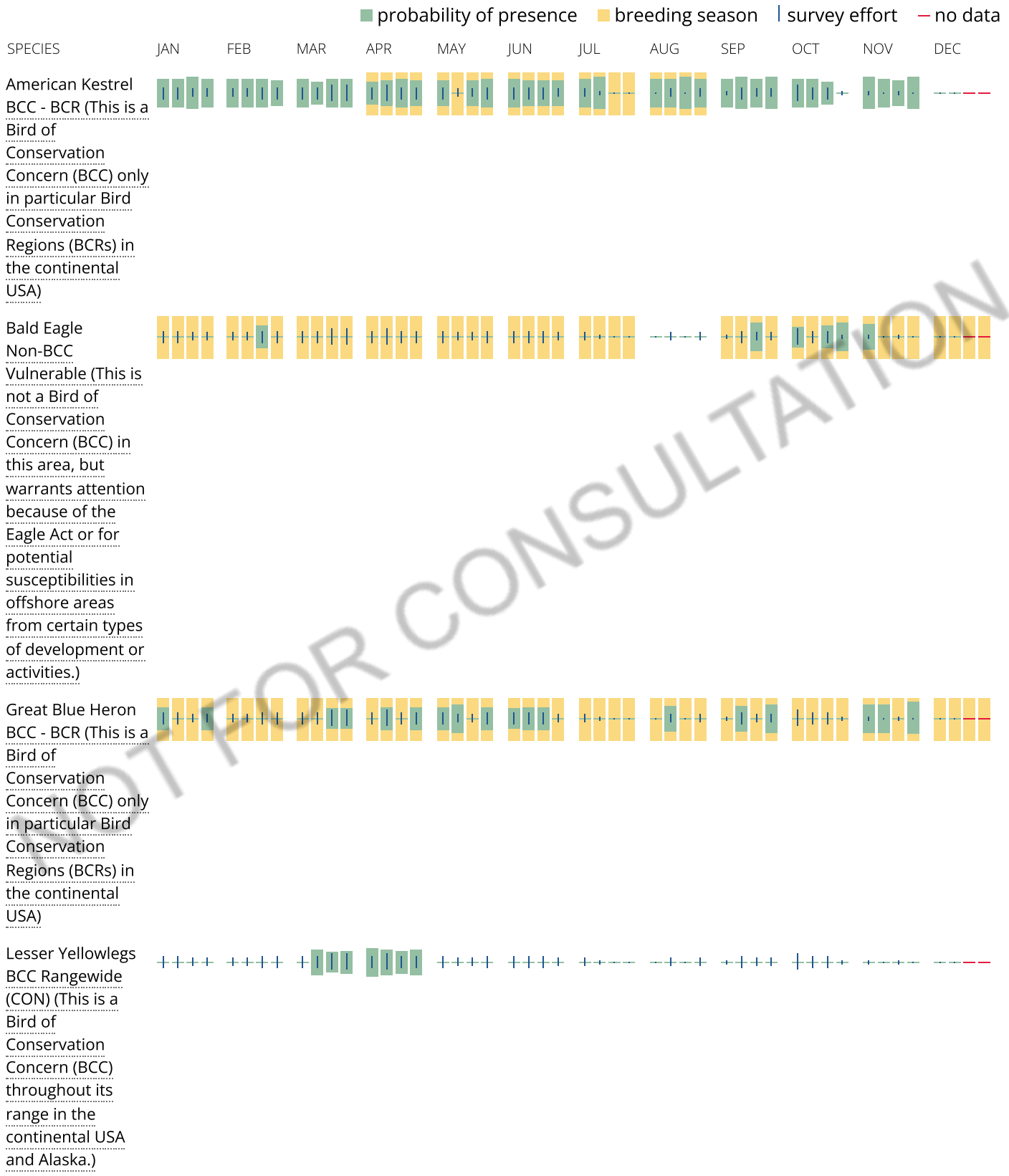
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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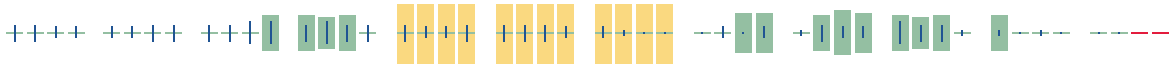
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



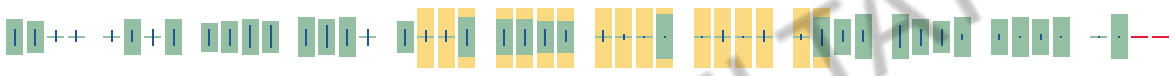
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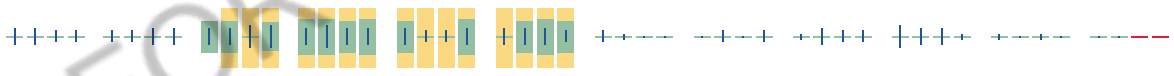
Magnificent Frigatebird BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Swallow-tailed Kite BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

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For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in

activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

June 29, 2022

Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

RE: TARA FOREST WEST, TARA APRIL & TARA PHOENICIA

Dear Mr. Moukhtara:

This letter is in regards to the above referenced projects.

It has come to the attention of City staff ("Staff") during the review of development applications involving the above three referenced projects that were submitted at various times, that numerous aspects and requirements for them are inextricably intertwined or dependent on other prerequisites before they can be considered for final approval. In other words, none of the above projects stands on their own merit, but instead, they are dependent on the approval of the other applications.

As such, Staff, including Planning & Community Development and Public Services, will not be proceeding with further review of each of these projects in their current form, as it does not appear that any of them can receive ultimate final approval standing individually on their own merit. As Staff has been reviewing the viability of the above referenced projects, the interdependency of one project on the other or on other applications has become readily apparent. Staff does not wish to mislead any applicant regarding the success of an application.

If you wish to discuss the above, a meeting with City staff can be arranged.

Regards,

Mike DaRoza
City Manager

Cc: Kathy Winburn, Planning & Community Development Director
Rodolfo Valladares, Public Services Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 4, 2021

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Comments for Tara Forest West Preliminary Plat

Dear Mrs Peters:

On October 14, 2021, the City of Alachua received your revised application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±200.68 acre subject property into a total of 538 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

The revised application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting is scheduled to be held on November 8, 2021 to discuss the needed revisions to the submitted application. 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, December 6, 2021. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the 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.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

A. Land Use

a. Proposed preliminary plat appear to show a structure that could be defined as a neighborhood recreation center. Please note that this use is not permitted with the A (Agricultural) zoning district.
b. Please provide parking calculations for proposed structures and uses in common area/ open space.
c. Under Ordinance 21-07 (adopted June 14, 2021, but not yet codified) a Special Exception permit is required for stormwater facilities in the A (Agricultural) zoning district. The special exception must be approved prior to the consideration of the preliminary plat.
d. Traffic study discusses connection to US 441 and NW 157th Lane, but these connections are not shown in the preliminary plat. These should be included with the preliminary plat or a separate infrastructure plan should be submitted. The proposal for 538 single family homes accessing US 441 through Baywood or Tara Forest East would not be acceptable.
e. Please verify if any stormwater runoff from this project will be directed towards proposed stormwater management facilities in Tara Baywood or Tara Forest East.

B. Comprehensive Plan Consistency

a. Policy 1.2.a of the Future Land Use Element response states that the development will consist of single family attached and detached units. Please verify. Single family attached units not permitted in RSF-4 zoning district.
b. Please identify amount of open space proposed in acreage and % of subject property to demonstrate compliance with Policy 2.5.a of the Future Land Use Element.

C. Concurrency Impact Analysis

a. Provided concurrency analysis provides overall traffic impacts generated by the proposed development, but does not provide impacts to all impacted transportation facilities. Please provide analysis showing adequate capacity on all impacted transportation segments.
b. Please provide AADT for east driveway connection.

D. Article 5- Dimensional Standards

a. Provide acreages for all common areas.
b. Depict setback lines for Lot 496.
c. Sheet 4 – Lot 502 references Curve C363, but this curve not identified in curve table.
d. Sheet 4 – Lot 335 references Curve C453, but this curve not identified in curve table.
e. Sheet 4 – Lots 497 and 498 appear to exceed a depth of three times the width.
f. Depict setback lines for Lot 437.
g. Sheet 8 – Lots 150 – 163 do not depict rear lot line dimensions.
h. Sheet 9 – Identify area to west of Lot 76. Common area?
i. Sheet 9 – Identify area to west of Lot 197. Common area?
j. Depict building setbacks for Lot 198. Please evaluate buildability of lot given limited envelope.
k. Sheet 10. Identify area to west of Lots 77 and 96. Common area?
l. Sheet 4 – Lot 98 does not appear to meet minimum width of 50'.

E. Article 7- Subdivision Standards

a. Block with Lots 371-375/ 402-404 does not appear to meet minimum block length per Section 7.2.3 (B)(2).
b. Block with Lots 405, 406, and 433 does not appear to meet minimum block length per Section 7.2.3 (B)(2).
c. Block with Lots 77-80/ 93-96 does not appear to meet minimum block length per Section 7.2.3 (B)(2).

d. Block with Lots 37-41/ 53-56 does not appear to meet minimum block length per Section 7.2.3 (B)(2).
e. Block with Lots 57-60/ 73-76 does not appear to meet minimum block length per Section 7.2.3 (B)(2).
f. Block with Lots 268-284 appears to exceed maximum block length per Section 7.2.3(B)(2).
g. Block with Lots 6-14/97-105 appears to exceed maximum block length per Section 7.2.3(B)(2).
h. Lot 497 exceeds maximum depth to width ratio of 3:1 per Section 7.2.4 (B)(2). Width calculated 58.54'. Depth calculated 190'.
i. Lot 498 exceeds maximum depth to width ratio of 3:1 per Section 7.2.4(B)(2). Width calculated 43.37'. Depth calculated 210'.
j. Lot 433 is a double frontage lot, which is prohibited per Section 7.2.4 (C).
k. Western termini of Roads R, Q, P may not meet intersection angle requirements per Section 7.2.5 (I)(1)(c). Please provide angle of approach for each intersection.
l. Southern terminus of Road I does not meet intersection angle requirement per Section 7.2.5. (I)(1)(c). Please revise.
m. Provide fire protection information to demonstrate compliance with Section 7.3.9.
n. Northern terminus of Road A appears to be dead end, which is prohibited under Section 7.2.5 (G). Adjacent property is developed so no street stub is required.
o. The following lots appear to not meet the minimum radii per Section 7.2.5 (I)(3):

i. 481
ii. 482
iii. 495
iv. 503
v. 33
vi. 304
vii. 270
viii. 254
ix. 281
x. 285
xi. 255
xii. 259
xiii. 260
xiv. 267
xv. 231
xvi. 239
xvii. 240
xviii. 244
xix. 138
xx. 143
xxi. 164
xxii. 169
xxiii. 180
xxiv. 181
xxv. 185
xxvi. 186
xxvii. 191
xxviii. 192
xxix. 203
xxx. 204
xxxi. 209
xxxii. 47
xxxiii. 42
xxxiv. 42
xxxv. 53
xxxvi. 52
xxxvii. 48
xxxviii. 121
xxxix. 122
xl. 66
xli. 61
xlii. 60
xliii. 73
xliv. 72
xlv. 67
xlvi. 72
xlvii. 73
xlviii. 80
xlix. 81
l. 86
li. 87
lii. 92
liii. 93

F. Outside Review
a. Please address all comments issued by Daniel Young, P.E, of CHW, Inc. in a letter dated November 2, 2021 and attached to this letter.

b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated November 1, 2021 and attached to this letter.
c. Traffic review is currently underway by Brian Kanley of Volkert, Inc. Comments are anticipated by November 22, 2021. Once received, these will be forwarded.
d. Environmental review is currently underway by Wood Environment and Infrastructure Solutions, Inc. Comments are anticipated by November 29, 2021. Once received, these will be forwarded.

G. Miscellaneous/ General Comments
a. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at: https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO
b. Alachua County Environmental Protection Department (EPD) requires review of potential impacts to wetlands, surface water bodies and other natural resources. It is recommend that the applicant contact Alachua County EPD to coordinate this review. Additional information is available at: https://alachuacounty.us/Depts/epd/Pages/countywideresources.aspx
c. Provide Block labels for all blocks.
d. Please provide key for symbols shown on soils map sheet.
e. Phase lines shown appear to transect lots. Please address.
f. Lot 474 does not appear to be shown on Sheet C2.0 Master Phasing Plan.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

/attachments

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **November 1 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 11/1/2021

RE: **Tara Forest West Preliminary Plat**

Public Services has reviewed the subject project (October 14 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 14th Submittal** **Sheet C3.0** Under General Notes, please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY." Please **resubmi**t this sheet.
2.	**Comments on Oct 14th Submittal** **Sheet C3.0** Stormwater piping is shown entering stormwater Basins 2 & 3. Please review stormwater Basin 1. Should stormwater piping also enter this basin?

NO.	COMMENTS
	Please evaluate & **resubmit** if necessary.
3	**Comments on Oct 14th Submittal** **Sheet C4.0** **Typical Utility Allocation** The wastewater cleanout is shown at the PUE boundary. COA now prefers that the cleanout be located in the middle of the PUE. Thus, please add a note similar to: "For clarity, the wastewater cleanout is shown at the PUE boundary. As per CoA, install cleanouts in the middle of the PUE." Please **resubmit** this sheet.
4	**Comments on Oct 14th Submittal** **Sheet C4.0** **Typical Utility Allocation** Please increase the distance from the tree to the water main from 9 feet to 10 feet. To compensate, decrease the distance from TEL cable to the PE/SE from 3 feet to 2 feet. Please **resubmit** this sheet.
5	**Comments on Oct 14th Submittal** **Sheet C5.1** General Note 3: Please add "DR-18" to this note. Please **resubmit** this sheet.
6	**Comments on Oct 14th Submittal** In preparing the Construction Documents, please keep in mind the following CoA requirements: • Wastewater laterals enter at lot corners, not the lot centerline. In case there are obstructions such as P-Inlets and electrical transformer, route laterals a suitable distance from such obstructions. • Minimum distance of 10 feet between trees and water mains. Suggest that the landscape architect be notified of this requirement ASAP. **FYI**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

MEMORANDUM

Tara Forest West Preliminary Plat

November 2, 2021

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: November 2, 2021

RE: Tara Forest West Preliminary Plat

CHW has reviewed the plans submitted for the Tara Forest West Preliminary Plat and have the following comments:

1. Please provide sheet C5.0, Utility Allocations. If this sheet no longer exists, please remove it from the sheet index.
2. Please label the project boundary.
3. Please clarify the scale on sheet C3.0; the shown scale is 1" = 20' but the scale on sheets with similar layouts is 1" = 200'.
4. Per item "i" of the plans criteria, please provide the zoning of all adjacent properties.
5. Per item "j" of the plans criteria, please provide the acreage of all adjacent land.
6. Pursuant to comments 2 and 3, please clarify if the property to the west with the multi-use paths is within the project area.
7. Per item "k" of the plans criteria, please show building setbacks on lots with approximate dimensions.
8. Per item "k" of the plans criteria, please show and dimension all proposed easements, including public utility easements. Please note that this includes easements for potable water and sanitary sewer.
9. Pursuant to comment 7, please clarify the fact that the typical roadway sections on sheet C4.0 show a 10 ft PUE on both sides of the right-of-way but the PUE is not shown on any of the plans sheets.
10. Per item "k" of the plans criteria, please provide the acreage for the common areas shown on sheets RP-1 to RP-10.
11. Per item "l" of the plans criteria, please provide lot numbers on sheets C2.0, C3.0, and C5.1.
12. Per item "m" of the plans criteria, thank you for providing general note 7 on sheet C5.1. Please provide on the plan where the connection points for water and sewer will be located and please provide information on the electrical service.
13. Per item "m" of the plans criteria, please note that at the current scale, sheet C5.1 is illegible. Please provide detail sheets for utility layout.
14. Per item "n" of the plans layout, please clarify the FEMA flood zone for the project area. Sheet C0.0 shows a flood zone of "A" and sheet C3.0 shows the limit of a FEMA flood plain. Please clarify if the flood plain shown on C3.0 is the flood zone referenced on C0.0 and clarify the flood zone for the remaining area.
15. Please either label or remove the flood plain limits from sheet C5.1.
16. Per item "n" of the plans criteria, please show the limits of wetlands shown on C3.0.
17. Pursuant to comment 16, please note that impacts to wetlands will need to be mitigated.
18. Per item "o" of the plans criteria, please provide drainage divides.
19. Per item "o" of the plans criteria, please provide information on drainage direction.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

20. Please note that at the provided scale, C3.0 is illegible. Please provide detailed drainage sheets.
21. Per item “p”, please label all preliminary plat sheets with “NOT FOR FINAL RECORDING”.
22. Please clarify which phase each of the proposed SMFs will be built in, as several of the SMFs cross phase lines.
23. Please provide dimensions ROWs and easements on preliminary plat sheets, including PUEs for lots.
24. CHW recommends hatching the project area on sheet C0.0 for clarity. No response required.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 20, 2021

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Tara Forest West Preliminary Plat

Dear Ms Peters:

On October 14, 2021, the City of Alachua received your revised application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±200.68 acre subject property into a total of 538 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

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 application is complete.

An in-depth review of the content of the application will now be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled at a later date.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Planner *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Also sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Tara Forest West Preliminary Plat

Dear Ms Peters:

On August 23, 2021, the City of Alachua received your application for the Preliminary Plat of Tara Forest West, which proposes to subdivide a ±393.95 acre subject property into a total of 540 lots (consisting of Tax Parcel Numbers 03067-001-000 and 03008-000-000), with associated common areas, open space, stormwater management facilities, and right-of-way.

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 application is incomplete.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

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

1. **Major Subdivision Preliminary Plat Application, Response A.5, Number of Proposed Lots:** Proposed number of lots is 540. The total amount of land in Moderate Density Residential, however, appears to be 134.50 acres, per Ordinance 09-14. This would result in a maximum residential density of 538 units (134.50 acres x 4 du/acre). Please address. Concurrency calculations and traffic study may need to be revised to reflect new total amount.
2. **Major Subdivision Preliminary Plat Application, Response A.12, Acreage:** Cover sheet of plans and application state acreage is 335.63 acres, while legal description and provided survey show area as 200.68 acres. Provided comprehensive plan consistency analysis states overall acreage is 393.95 acres. Please verify acreage and ensure consistency throughout application.
3. **Subdivision Application, Preliminary Plat Attachment #1 – Plans:**
   a. **Attachment #1.i: Zoning of Adjacent Properties:** Provided vicinity map does not show zoning designations of adjacent properties.

b. **Attachment #1.n: Natural Features:** Provided plans do not include environmental features of the subject property including wetlands, streams, water courses, special flood hazard areas, etc.

4. **Major Subdivision Preliminary Plat Application, Attachment #2. – Concurrency Impact Analysis:**
   a. Concurrency Analysis for Transportation refers to the provided traffic study entitled "Tara Phoenicia/ Tara West Phase I Traffic Study" completed by Buckholz Traffic and dated March 2021. This traffic study does not contemplate full build out of Tara Forest West, and does not provide analysis of impacts to the affected traffic segments as required by Section 2.4.14 (H)(2)(b), of the City of Alachua Land Development Regulations. A revised concurrency analysis and traffic study showing transportation impacts by the complete Tara Forest West project to the affected traffic segments must be provided.
5. **Major Subdivision Preliminary Plat Application, Attachment #3. – Comprehensive Plan Consistency Analysis:**
   a. Response to Policy 1.2.a of the Future Land Use Element indicates that this development is a part of a new overall Planned Development – Residential zoned project. Subject property is zoned Commercial Intensive (CI), Agricultural (A), and Residential Single Family- 4 (RSF-4). If intent is that the property or properties will be zoned to Planned Development – Residential (PD-R), this rezoning should occur prior to submission of preliminary plat.
   b. Response to Policy 1.10.g of the Conservation and Open Space Element indicates that there are no wetlands on the subject property, however, Figure 7 of the provided environmental assessment shows flagged wetlands within the project area. The response also indicates that this project is part of a larger development to be known as "Tolosa". Please address.
   c. Response to Objective 1.12 and Policy 1.12.d of the Conservation and Open Space Element indicates that there are no wetlands or surface water bodies within the project area. However, Figure 7 of the provided environmental assessment shows flagged wetlands within the project area. Additional, various figures from the provided environmental assessment show Mill Creek to be located in the area where a roadway connection from the residential lots to April Boulevard is proposed. Response also references "Tolosa". Please address.
6. **Major Subdivision Preliminary Plat Application, Attachment #4. – Mailing Labels:**
   a. Provided mailing labels did not include all person and organizations registered with the City to receive notice of development applications. Please find this list here:
   b. Only one set of incomplete mailing labels included with submittal. Please provide additional set of complete mailing labels.
7. **Major Subdivision Preliminary Plat Application, Attachment #10 – Traffic Impact Analysis:**
   a. Provided traffic study entitled "Tara Phoenicia/ Tara West Phase I Traffic Study" completed by Buckholz Traffic and dated March 202 does not contemplate full build out of Tara Forest West, and does not provide analysis of impacts to the affected traffic segments as required by Section 2.4.14 (H)(2)(b), of the City of Alachua Land Development Regulations.
   b. Traffic study states there will be, among other connections, an unsignalized connection to US 441, however the submitted preliminary plat does not show this connection. Plans also show connection from residential lots to April Boulevard through a new roadway connection, but this connection is not contemplated by the submitted traffic study.
8. **Major Subdivision Preliminary Plat Application, Attachment #11 – Environmental Assessment:**
   a. Submitted preliminary plat includes connection between residential lots and April Boulevard, which appears to potentially impact environmentally sensitive lands including surface water and/or wetlands. This connection does not appear to have been contemplated in the environmental assessment entitled "378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site, Alachua County Environmental Resources Assessment" completed by Creative Environmental Solutions, Inc, and dated July 18, 2021.

Per Section 2.2.6 (B), failure to address the deficiencies noted above within 45 calendar days will result in administrative withdrawal of the application. Three hard copies of submitted application are available for retrieval from the Building Department at City Hall. If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Planner *(by electronic mail)*
Project File

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606
St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086
jbpro.com
(844) Go-JBPro
contact@jbpro.com

May 30, 2024

Mr. Adam Hall, AICP
Planner
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

RE: Tara Forest West Preliminary Plat

Hello Adam,

Please find attached a resubmittal package for Tara Forest West Preliminary Plat. The property consists of Alachua County Parcel Numbers 03067-001-000, 0320-000-000 and 03008-000-00, and is 198.39 acres total. This resubmittal package is provided to address comments provided by the City of Alachua via email on May 23, 2024. Included in this submittal package are hard copies of the following:

- Revised Preliminary Plat (7 copies)
- Zoning Districts Exhibit
- Complete Application Package (2 copies)

Please find below responses to the comments for the above referenced project. The comments have been replicated below followed by responses in bold.

Deficiencies to be addressed:

E. Outside Review
   a. Address all comments issued by Brian Kanely, PE of Volkert, Inc. in his letter submitted May 12, 2024 and attached to this letter. These comments have also been provided to Hagen Consulting Services, LLC separately.
   Response: So noted.

G. Informational
   a. If any development is proposed to take place within a Special Flood Hazard Area, base flood elevations will be required to be established in accordance with Section 6.9.4(E)(1)(b) at time of Construction Plan application.
   Response: So noted.

   b. Conditions will be proposed as part of any recommended approval. Subject to change, draft conditions can be found below:
      i. Prior to Issuance of a Certificate of Completion for Improvements for Phase 1 of the Tara Forest West subdivision, an improved roadway connection to US Highway 441 through the project currently known as Tara Phoenicia shall be completed.
      ii. Concurrent with the submittal of any application for construction plans that include Phase 4, a revised traffic impact analysis report shall be provided to the City for review. The developer shall make any improvements required, at Developer's expense, associated with the proportionate share of any deficiencies identified in the revised traffic impact analysis.
      iii. Prior to the Issuance of a Certificate of Completion for Improvements for Phase 4 of the Tara Forest West subdivision, a second connection to US Highway 441 through the project currently known as Tara Phoenicia shall be made.
      iv. Traffic calming measures shall be provided approximately every 500 feet and at connections to existing or approved subdivisions. Traffic calming measures include, but

are not limited to, traffic islands, speed humps, speed bumps, speed tables, or 4 way controlled intersections.

v. A 100% gopher tortoise survey shall be completed for any area subject to development in any final plat submitted. The survey shall be valid for a period of three years from date of report and must include a list of all local, state and federal permits required for relocation of any gopher tortoises encountered on site.

vi. Modifications to these conditions shall only be done in accordance with the original preliminary plat approval process.

NEW COMMENT: Zoning Exhibit cites Future Land Use Amendment Ordinance and displays Future Land Use Designations. Please see attached Ordinance and revise zoning exhibit accordingly.
Response: So noted. The Zoning Districts Exhibit has been revised according to the information provided in the City of Alachua Ordinance 10-23.

Volkert, Inc. Comments

Traffic Impact Study Items

1. Include the necessary statements and drawings in the Study that document the following:
   a. All traffic that exits the project east connection and is headed east on US 441 has to first travel west on US 441 to the next available median opening and then make a U turn at that median opening to head east.
   b. The existing median opening on US 441 just west of the proposed east connection will be closed.
   c. The U-turn maneuver will occur at the second existing median opening that is west of the proposed east connection. This median opening is also the general location of the proposed Peggy Road signalized intersection on US 441.
   Response: All the requested statements are now included in the report. The drawings also have been updated to reflect these statements.

2. Perform an analysis of the AM peak hour traffic conditions for Stage 1.
   a. Determine the AM peak hour Level of Service at the proposed directional median opening on US 441 that aligns with the project east connection.
   b. Determine the length of the left turn lanes at the proposed directional median opening on US 441 at the project east connection. Turn lane lengths should be based on the expected queue length and standard deceleration taper length.
   Response: AM Peak Hour analysis is included in the report. Left turn and right turn lengths have been identified in accordance with FDOT standards.

3. At the median opening on US 441 where project traffic that has exited the east connection and has to make a U-turn to head east on US 441 (toward Gainesville) perform the following:
   a. Determine the length of the left turn lane needed to accommodate the U-turn maneuver in the AM peak hour {this is the longest queue anticipated for this left turn lane). Will this require that the existing left turn lane be extended, and if yes, by how much?
   b. What is the length of the left turn lane and standard deceleration taper?
   c. The left turn lane design has to satisfy the appropriate FDOT design standards.
   d. How was the traffic distribution determined for the AM and PM U-turn traffic at the median opening west of the east connection? To be conservative, all project traffic is assumed to use the east connection.
   Response: For the U-turn location the length of left turn lane needed is identified in the report. The existing left turn lane is adequate to accommodate the expected demands for Stage 1. The traffic distribution was determined based on the projected US 441 traffic demands in both the AM and PM periods. The proportion of U-turning traffic that exits Tara Forest West is based on the proportion of EB traffic to total (EB + WB) traffic. Thus the AM Peak has a higher proportion

of U-turns than the PM Peak since the AM Peak traffic is heavier EB and the PM Peak traffic is heavier WB.

4. A discussion is required on FDOT access management median opening spacing standards on US 441 for Stage 1. Does the project access management plan satisfy the appropriate FDOT design standards?
   Response: Access Management discussion is now added to the TIS. The project access management plan does not meet the appropriate FDOT design standards, but is close. It is assumed that as this area develops and becomes more urbanized that the access classification may change from Class 3 to Class 5.

5. For the proposed westbound right turn lane on US 441 at the east connection, what is the length of the right turn lane and deceleration taper. Use the criteria from the FDOT Multimodal Access Management Guidebook.
   Response: The length of the right turn lane is now identified in the report. The taper would use the FDOT standard 50' taper. The right turn lane justification was conducted using the NCHRP procedures identified in the FDOT Multimodal Access Management Guidebook.

6. For reference, include the previous Buckholz Traffic Study in the Study Appendix.
   Response: The previous Buckholz Traffic Study is included in the Appendix.

<u>Information to be Included in Drawings added to the Traffic Impact Study Update</u>

1. A drawing showing how the three project roads at the south end of the project become one road and form the single project road at the east connection.
   Response: The Master Phasing Plan has been updated to show the three project roads coming together to form the single project connection at the east connection location for Stage 1.

2. Project drawing(s) that includes the following:
   a. The section of US 441 between NW 147th Drive and April Blvd showing the existing median openings and distances between the median openings.
   b. Where the Stage 1 east connection intersects with US 441.
   c. Where NW 149th Terrace and NW 158th Lane intersect US 441, do these two streets align with the proposed directional median opening at the project east connection?
   d. The location on US 441 for the proposed Peggy Road Connector signalized intersection.
   Response: An Access Management drawing that shows these items has been added as Appendix D.

3. All drawings in the Study to be 8.5 x 11 inches.
   Response: The drawings in the study are 8.5 x 11 with the exception of the Master Phasing Plan which would be illegible at that size.

<u>Additional Information to be Included in the Study</u>

1. A list of the intersection and roadway modifications on US 441 should be included in the Conclusions and Recommendations section of the Study.
   Response: The intersection and roadway modifications on US 441 are included in the Conclusions and Recommendations section of the study.

2. US 441 has been field reviewed to guarantee that the roadway design modifications recommended in the Study can be constructed.
   Response: US 441 has been field reviewed and all of the identified design modifications should be constructable.

3. After an FDOT roadway connection permit has been approved and constructed, *it* can be difficult to modify it at a future time. The total access management plan for this project needs to be conceptually described for this project even though only Stage 1 *is* being reviewed for approval at this time.
   Response: Acknowledged. This is only for Stage 1, and the access management figure shows the anticipated access.

4. As the project is constructed in phases, *it* is possible that the U-turn movement at the median opening west of the east connection may become problematic with respect to traffic safety and/or capacity. Stage 2 may be required to construct innovative intersection and/or roadway designs on US 441 to address this situation. Innovative intersection and/or roadway designs may be more restrictive than a standard traffic signalized intersection. An Intersection Control Evaluation {ICE) would be required and would have to be included in any future traffic studies related to this project.
   Response: Acknowledged. Text has been added to the report reflecting potential for innovative intersection design for Stage 2 and the need for ICE analysis at that time.

5. The City of Alachua needs to closely coordinate this project with Alachua County to ensure neither agency is responsible for improvements warranted by this development.
   Response: Acknowledged. It is not anticipated that either the City of Alachua or Alachua County would be responsible for improvements required by this development.

6. The future west connection for this project may be required to coordinate with and/or connect to the future Peggy Road Connector signalized intersection on US 441.
   Response: The future connection will be coordinated with the City of Alachua and FDOT.

7. Stage 2 will require an updated traffic impact study and more than one future traffic impact study may be required as this project proceeds to completion.
   Response: Acknowledged. Text has been added indicating the anticipation of a second TIS for Stage 2 and need for ICE analysis. Additional studies to be performed as required.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Christopher Potts, PE
Director of Engineering, JBPro

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Tara Forest West
2. Pre-Application Conference Date: 08/27/2020
3. Neighborhood Meeting Date: 08/18/2021
4. Phase/Unit Number (if applicable): N/A
5. Number of proposed lots/dwelling units: 540 Lots
6. Housing Type (i.e., attached/detached units): Single family detached
7. Address of Subject Property: 15845 NW US Hwy 441 Alachua, FL
8. Parcel ID Number(s): 03067-001-000, 03008-000-000
9. Existing Use of Property: Timberland
10. Future Land Use Map Designation: Moderate Density Residential, Conservation, Commercial
11. Zoning Designation: RSF-4, CI
12. Acreage: 335.63

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Logan B. Peters, P.E. Title: Project Manager
   Company (if applicable): JBrown Professional Group Inc.
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: Fl ZIP: 32606
   Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Forest, LLC; Sayed Moukhtara
   Mailing Address: 7717 NW 20th Lane
   City: Gainesville State: Fl ZIP: 32605
   * M s v de e ec ed A ed Age A d v e cce e d c e s dee ed cce e e C s s e d sc e c es e ge c e e e e .

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ☐ Yes ■ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

3. 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).

4. Two (2) sets of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. 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 to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

8. Proof of ownership (i.e., copy of deed).

9. Proof of payment of taxes.

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Logan Peters
Signature of Applicant

Signature of Co-applicant

Logan B. Peters, P.E.
Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this day of July 26th, 2021, by Logan Peters who executed the same and has _____ produced _____ as identification or [X] is personally known to me.

Jennifer Newbegin
Signature of Notary

Print Name: Jennifer Newbegin
Notary Public, State of Florida

My Commission Expires: 12/29/2024

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15845 NW US Hwy 441 Alachua, FL

Parcel ID Number(s): 03067-001-000, 03020-000-000, 03008-000-000

Acreage: 393.95

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title: Manager

Company (if applicable): Tara Forest, LLC

Mailing Address: 7717 NW 20th Lane

City: Gainesville State: Fl ZIP: 32605

Telephone: 352-278-5317 FAX: e-mail: sayed@moukhtara.com

C. AUTHORIZED AGENT

Name: Logan B. Peters, P.E. Title: Project Manager

Company (if applicable): JBrown Professional Group Inc.

Mailing address: 3530 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com

D. REQUESTED ACTION:

Preliminary Plat Application for a 4 Phase, 540 lot single-family residential subdivision.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Sayed Moukhtara

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27 day of July, 2021 by Sayed Moukhtara, who is/are personally known to me, or who has/have produced drivers license as identification.

NOTARY SEAL

DANA L BEAVERS
Notary Public - State of Florida
Commission # GG 163110
My Comm. Expires Mar 13, 2022

Dana L Beavers

Signature of Notary Public, State of Florida

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TARA FOREST WEST
CITY OF ALACHUA MUNICIPAL SYSTEM - CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact of the proposed development 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 for the overall Major Subdivision Preliminary Plat.

A. Potable Water:

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element state that when the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 3a was provided by the City's 2024 Annual Concurrency Status Report, showing the City's current utilization rate is 78.98% and current residual rate is 483,479 gallons per day. The City has not established a level of service for commercial uses.

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,390,833
Reserved Capacity[2]	425,691
Residual Capacity	**483,476**
Percentage of Permitted Design Capacity Utilized	**78.98%**

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Potable Water Project Impact

Below is Table 1 that utilizes 275 gallons per day for residential potable water. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 523 residential units. The total gallons per day for residential development of potable water will be 143,825 gallons per day. 143,825 gallons per day is 29.75% of the residual capacity of potable water, leaving 339,651 gallons per day of residual capacity remaining.

Table 1 – Potable Water	Residential Units	Gallons Per Day
Single Family Detached	523	143,825
Totals	523	143,825
Based off a LOS of 275 gallons per day		

Sources:
1. City of Alachua March 2024 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

B. Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4a indicates that when the sanitary sewer capacity reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4a below shows capacity at 74.43%, therefore there 383,590 gallons per day or 25.57% are available. The City has not established a level of service for commercial uses.

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	397,160
Residual Capacity	**383,590**
Percentage of Permitted Design Capacity Utilized	**74.43%**

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Wastewater Project Impact

Table 2 utilizes 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 523 residential units. The total gallons per day for residential development of potable water will be 130,750 gallons per day. 130,750 gallons per day is 34.09% of the residual capacity of potable water, leaving 252,840 gallons per day of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	523	130,750
Totals	523	130,750
Based off a LOS of 250 gallons per day		

Sources:
4. City of Alachua March 2024 Development Monitoring Report
5. City of Alachua Comprehensive Plan CFNGAR
6. F.A.C. Ch. 64E-6

C. Solid Waste

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	**Lbs Per Day**	**Tons Per Year**
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[2]	**48,570.93**	**8,864.19**
New River Solid Waste Facility Capacity	**50 years**	

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Solid Waste Project Impact

Table 3 utilizes a level of service of .73 tons per capita per year for residential solid waste. The proposed development will utilize 985 tons per year for each residential unit, with a total of 523 residential units. 523 DU * 2.58 Persons/DU *0 .73 tons/person/year = 985 tons/yr = 5,397 lbs/day. 5,397 lbs/day is 11.11% of the Reserved Capacity, leaving 43,173.57 lbs/day of Reserved Capacity remaining.

Table 3 – Solid Waste	Residential Units	Pounds Per Day
Single Family Detached	523	5,397.36
Totals	523	5,397.36
Based off a LOS of .73 tons per capita per year		

D. Stormwater

The project shall comply with all City of Alachua stormwater design criteria and regulations, the permitting requirements of the Suwannee River Water Management District (SRWMD), the requirements of the Florida Department of Environmental Protection, and the requirements of the Alachua County Environmental Protection Department. Stormwater management facilities will be designed for the 100-year critical duration storm event and will ensure that post-development runoff levels do not exceed pre-development runoff levels. Any flood plains will be analyzed at each development stage, and compensation will be provided as necessary. A complete stormwater management design report will be provided for each development phase.

E. Recreation

SYSTEM CATEGORY	**Acreage**
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	54.22
Proposed Demand	6.75
Available Recreation Acreage[1]	69.09

Usage Calculations by proposed uses within the development
523 DU * 2.58 Persons/DU[2] * 5 acres/1,000 Person[3] = 6.75 Acres

Result: Adequate recreation space exists for the proposed project.

F. Transportation

The development is proposing 523 single family units.

Average Annual Daily Traffic Generator Average Rate = 9.44 per dwelling unit.
523 units * 9.44 = 4,937.12 = ***4,938 Average Trips Per Day.***

PM Peak Hour Generator Average Rate = .99 per dwelling unit. 63% entering and 37% exiting. 523 units * .99 = 517.77 = ***518 PM Peak Hour Trips Per Day***

Table 2a. Traffic Impacts

Roadway Segment (FDOT Segment , CoA Comp Plan)	Segment Description	AADT/Peak Hour	Comp Plan MSV	E isting Traffic	Reserved Trips	Available Capacity	Percentage of Capacity Utilized
State Roads	Min LOS Std: D						
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	25,096	3,107	10,797	72.32%
		Peak Hour	3,510	2,198	268	1,044	70.26%

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing), 820 (Shopping Center) and 151 (Mini-Warehouse). The complete traffic study is included in the submittal.

Segment #5	**US 441 From SR 235 to I-75**	**Level of Service: D**
Daily Trip Generation	**AADT (Trips)**	**Peak Hour (Trips)**
Max Service	39,000	3,510
Existing Traffic	25,096	2,198
Reserved	3,107	268
Available	10,797	1,044
New Net Trips	4,938	518
Remaining Capacity	5,859	526

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TARA FOREST WEST
ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. FUTURE LAND USE ELEMENT:

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Response: The proposed density of the subject parcel will not exceed 4 units/acre. Under the moderate density, the allowed density is 2,160 units. The subject property is proposed to be part of a new overall Planned Development Residential, which consists of 538 units on 393.95 acres. The proposed density is 1.37 units per acre, which is well below the maximum allowed density of 4 dwelling units per acre. The development will consist of single family detached units. Therefore, the proposed plat is it is consistent with Future Land Use Element Policy 1.2.a.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Response: All Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations section 6.2.1- Tree Protection Landscaping Standards,

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

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Response: Tree protection will follow and be in compliance City of Alachua Land Development Regulations Section 6.2.1-Tree protection landscaping standards.

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.

Response: The proposed development plan will conform to the Cities of Alachua Land Development Regulations Section 6.7 Open Space Standards.
The open space proposed is 115 acres which is 29.2% of the development acreage.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Response: The proposed development plan will conform to the City's Open Space Standards of the City of Alachua Land Development Regulations Section 6.7.4.

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.

Response: On the west side of the property, the proposed development does have Zone "A" flood areas on it, but they do not contain a finished floor elevation. On the west side ther4e does appear to a flagged wetland line. In addition, the property does have some large trees, which will follow the City of Alachua Land Development Regulations Section 6.2.1- Tree Protection Landscaping Standards.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Response: There are no active or inactive wetlands on the property. However, 2123: Floodplain Marsh A small portion (0.2± acre) of a floodplain marsh (see Photo 6) encroaches the site along its west boundary.
This area was disturbed from recent logging activities. This area is a portion of a larger marsh system created by tail-waters from a nearby creek (Mill Creek) west of the site.

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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.

Response: Concurrency Analysis is provided is provided as Attachment E. The proposed development does not have a significant impact on the level of service for roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, the development meets the level of service required for FLUE Policy 5.2.a.

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

Response: Utility easements will be granted in accordance with Future Land Use Element Policy 7.1.a.

Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.

Response: The site is not an environmentally sensitive area and is not located near the San Felasco Conservation Corridor.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Response: The proposed development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.

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II. TRANSPORTATION ELEMENT:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Response: There are no new collectors or arterial roadways planned as part of this amendment. US 441, which is classified as a Major Collector has ample right- of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

1. Through the extension of a public street from one project to another;
2. Through the extension of a sidewalk from one project to another;
3.Through the extension of a multi-purpose trail from one project to another.

Response: The proposed development will comply with this requirement.

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III. COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE ELEMENT:

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

Response: The proposed e development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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:

1. *A gravity water system exists within 100 ft. of the property line of any residential subdivision lot or single family residence and wastewater 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.*

2. *A gravity wastewater system exists with 500 ft. of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system 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.*

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.*

Response: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Response: Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.

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:

1. A water main exists within 100 ft. of any residential subdivision lot or single family residence 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.

2. A water main exists within 500 ft. of any residential subdivision consisting of 5 units or less 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.

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.

Response: The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

Response: The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.

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Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Response: The proposed development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.

Policy 5.2.b: The City shall require demonstration from engineering results that post development recharge volumes will equal predevelopment recharge volumes to the Florida aquifer.

Response: The stormwater management design calculations for the proposed development will document the stormwater system design for pre-development flow vs. post-development flow.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Response: The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c

IV. CONSERVATION AND OPEN SPACE ELEMENT:

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Response: Future development of the property will address open space locations and contiguity per Policy 1.2.j

Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

Response: Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Response: An environmental assessment of the property including an inventory of listed species has been performed and is included as Attachment H.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	***Required Buffer (feet)***
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Wetlands greater than 0.5 acre that do not support the animal species described above.	*75' average* *50' minimum*
Areas where the animal species described above have been documented within 300 feet of a wetland.	*100' average* *75' minimum*

Response: Wetlands do not exist on the subject property. This property is planned to be a part of a larger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

OBJECTIVE 1.12: Water Resources

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Florida Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Response: Wetlands do not exist on the subject property, however, this property is planned to be a part of a bigger PD-R development to be known as Tolosa. The PD-R property to the south of the subject property does contain wetlands and will be protected per Community Facilities and Natural Groundwater Recharge Element Objective 1.12.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	***Required Buffer (feet)***
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Surface waters greater than 0.5 acre that do not support the animal species described above.	*75' average* *50' minimum*
Areas where the animal species described above have been documented within 300 feet of a surface water	*100' average* *75' minimum*

Response: The subject property does not contain surface waters.

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15500 NW 180TH AVE
ALACHUA, FL 32615

BONFIGLIO JAMES JR & TEATA L
15640 NW 180TH AVE
ALACHUA, FL 32615

CHENEVEY & GRAY-CHENEVEY
15135 NW 174TH AVE
ALACHUA, FL 32615

CONNER & RUSSELL
PO BOX 912
ALACHUA, FL 32616

FLYNN PAUL & LINDA
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ALACHUA, LA 32615

HARRELL GLENN ASHLEY & KIMBERLY
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ALACHUA, FL 32615

LLORCA JORGE MANUEL
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ALACHUA, FL 32616

LUNGER RONALD A & BARBARA L
15300 NW 180TH AVE
ALACHUA, FL 32615

MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

PRATTO & PRATTO
3131 NW 111TH ST
GAINESVILLE, FL 32606

SPENCER ROSE ANN TRUSTEE
17604 NW 140TH ST
ALACHUA, FL 32615

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

BAKER WILLIAM S & PAMELA A
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ALACHUA, FL 32615

BOODRAM SEETERAM & DAVEKA
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HALETHORPE, MD 21227

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ALACHUA, FL 32615

CITY OF ALACHUA
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DURANTE & KOJO
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ALACHUA, FL 32615

ESCOFFERY-LAWRENCE & LAWRENCE
14745 NW 174TH AVE
ALACHUA, FL 32615

FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

FLYNN PAUL & LINDA
15118 NW 174TH AVE
ALACHUA, LA 32615

KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

LBJ ALACHUA LLC
4 DORCHESTER RD
SCARSDALE, NY 10583

LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

MI APA LATIN CAFE OF ALACHUA LLC
15634 NW HWY 441 STE F
ALACHUA, FL 32615

MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

NATIONAL SPELEOLOGICAL SOCIETY II
6001 TULASKI PIKE NW
HUNTSVILLE, AL 35810

PRATTO & PRATTO
3131 NW 111TH ST
GAINESVILLE, FL 32606

SMITH DAVE EUGENE & PAMELA PEARS
15314 NW 89TH ST
ALACHUA, FL 32615

STALBAUM & STALBAUM
4526 SW 63RD BLVD
GAINESVILLE, FL 32608

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

YOUNG ESTATES LLC
14414 NW 60TH AVE
ALACHUA, FL 32615

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
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TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

LYNDA COON
7216 NW 126TH AVENUE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

JBPRO
3530 NW 43RD STREET
GAINESVILLE, FL 32606

CLASSIFIED AD PROOF

Customer: JB Pro
Reference Number: 69928
Price Per Insertion: $77.97
Number of Insertions: 1
Total Price: $77.97

Customer Signature: _____ Date:_____

Neighborhood Meeting Advertisement For Tara Forest West – Major Subdivision – Preliminary Plat

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Major Subdivision Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. Tara Forest, LLC, is proposing Major Subdivision Preliminary Plat to develop 540 single family homes on 393.95 acres, in the City of Alachua, FL. The property is located at 15845 NW US Hwy 441 Alachua, FL. The proposed Major Subdivision Preliminary Plat will encompass, parcels numbers 0 3 0 0 8 - 0 0 0 - 0 0 0 , 03020-000-000, and 03067-001-000. The property is zoned Residential Single Family 4 (RSF-4), Conservation (CSV) and Commercial Intensive (CI).

The Neighborhood Meeting will discuss the proposed Major Subdivision Preliminary Plat, share a copy the plat, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at on August 18th, 2021, at the Swick House Conference Room, located at 15100

NW 142 Terrace, Alachua, FL 32615, between the hours of 6:00PM and 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Chris Potts, Director Engineering, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at Chris.Potts@jbpro.com.

(Published: Alachua County Today - Aug. 5, 2021)

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.



As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Major Subdivision Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. Tara Forest, LLC is proposing Major Subdivision Preliminary Plat to develop 540 single family homes on 393.95 acres in the City of Alachua, FL. The property is located at 15845 NW US Hwy 441 Alachua, FL. The proposed Major Subdivision Preliminary Plat will encompass, parcels numbers 03008-000-000, 03020-000-000, and 03067-001-000.

The neighborhood meeting will be held on August 18th, 2021, at the Swick House Conference Room, located at 15100 NW 142nd Terrace, Alachua, FL 32615, between the hours of 6:00PM and 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Chris Potts, Director Engineering, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at Chris.Potts@jbpro.com.

Contact Person: Chris Potts, PE @ JBrown Professional Group Inc.
Chris.potts@jbprogroup.com
(352) 375-8999

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

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Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Tara Forest West
Preliminary Plat
Neighborhood Meeting
Sign-In Sheet

Name	Address	Phone	Email
C Nicholson	14827 NW 101st Ter, Alachua	352-316-1342	cbrenda2@gmail.com
R Hjelmeir	14819 NW 103 Ter Alachua	352/213-1177	Hjelor@yahoo.com
J. YAKUBSIN	15135 NW 174TH AVE	352/222-8837	YAKMARINE AT AOL.COM
J. SAPP	15118 NW 174th Ave.	352-359-6671	JOHNSAPPZZ@MSN.COM
L. Tucker	14765 NW 174 Ln	386-418-8089 ~~352-~~	Satucker47@gmail.com
J. ANUSZEWSKI	15021 NW 174TH Ln	2392816619	GATORJIMBO@GMAIL.COM
C. KONOSIC	15710 NW US HWY 441	352-256-7227	C.KONOSIC@GMAIL.COM

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Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
Robert HARTLEY	P.O. Box 1627 ALACHUA	352-258 5009	
Cheryl Hartley	Po Box 1627 Alachua	352-258-3906	
Daniel Durante	14907 NW 174th Ave	954-240-4557	me@danieldurante.com
Tyler Allen	14853 NW 174TH AVE	570677-1370	tballen08@yahoo.com

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606
St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086
jbpro.com
(844) Go-JBPro
contact@jbpro.com

Tara Forest West – Preliminary Plat Neighborhood Workshop Summary

Meeting Location: Swick House Cedar Room
Meeting Date and Time: August 18th at 6pm
Meeting Presenter: Chris Potts, PE, JBPro

The neighborhood meeting began on time, with approximately 15 neighbors in attendance. Mr. Potts gave a PowerPoint presentation which described the nature of the application for a preliminary plat and provided a visual representation of the Preliminary Plat for the development at this stage of the permitting and review process. Many questions were asked, and sparked a good discussion on topics like noise and traffic concerns, and environmental and flooding impacts to adjacent properties. The timeline to final buildout was also discussed. Specific questions are listed below, with responses.

1. What is the breakdown of the size and price of the proposed homes? Are there any buffers proposed? What is the overall timeline for this proposed development?
   Response: Mr. Potts explained the proposed minimum lot size of 7,500 sf, estimated home size of 1,200 sf to 2,500 sf one-story and two-story homes, that will likely be priced between $250,000 and $400,000. He explained the recreational zoned parcel that is provided as a buffer between the proposed residential lots and the conservation area, and that no buffer was required or provided between the two residential uses. Mr. Potts mentioned that a 6-foot tall privacy fence would likely be proposed as a way to separate the proposed development from existing residential lots. Several neighbors voiced their opinion of the inadequacy of a 6-foot tall fence, saying they preferred a taller masonry style wall to separate and protect them from noise and light pollution. The option of providing larger lots along the property boundary was discussed. Lastly, Mr. Potts explained the review process and timeframe for the proposed project and mentioned construction for Phase 1 would likely start in approximately 2 years.

2. Who decided the zoning breakdown of the subject parcels?
   Response: Mr. Potts explained the history of the zoning breakdown and that the City made the decision to dedicate the conservation land as the western portion of the property.

3. Is it possible to expand the radius for notifications of future meetings?
   Response: Mr. Potts explained that City of Alachua has a criterion of a 400-foot radius for which to provide notification of public meetings and hearings. He agreed to expand the radius in order to encompass a larger area for future meetings.

4. Discussion was brought up regarding the existing sink holes on site, whether additional pines would be planted on the property during the permitting process, and the occurrence of a helicopter spraying the property.
   Response: Mr. Potts explained that environmental assessments are a required aspect of all proposed developments and we are aware of the sink holes on the property. He mentioned that as JBPro does not own the property, we are unaware of any activities regarding spraying and planting but would be happy to inquire. Concerns regarding what was being sprayed and how it would affect the aquifer were discussed. Mr. Potts explained the stormwater treatment requirements and methods and ensured that no adverse effects from the development would impact the aquifer.

5. The topography of the development and surrounding areas was discussed, as well as flooding concerns.
   Response: Mr. Potts explained that while some fill for the site will be required, it is the intent of the design to follow the natural topography of the land. Flooding concerns were alleviated through discussions of stormwater requirements.

6. Many neighbors voiced concerns regarding the additional traffic load this development will generate, and expressed a lack of faith in the ability to calm traffic and mitigate for the additional volume.
   Response: Mr. Potts explained that this development will undergo review by FDOT as it connects to roads falling within that jurisdiction, and that any improvements will be approved by FDOT in accordance with their standards for design and safety. Neighbors requested a traffic light at the connection to US 441, and Mr. Potts explained that traffic lights are not typically desired by FDOT, but more discussions will be had prior to final approval.

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   ☐ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Logan B. Peters, P.E. Title: Project Manager

   Company (if applicable): JBrown Professional Group Inc.

   Mailing address: 3530 NW 43rd Street

   City: Gainesville State: Fl ZIP: 32606

   Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Tara Forest, LLC

   Mailing Address: 7717 NW 20th Lane

   City: Gainesville State: Fl ZIP: 32605

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Tara Forest West
2. Address of Subject Property: 15845 NW US Hwy 441 Alachua, FL
3. Parcel ID Number(s): 03067-001-000, 03020-000-000, 03008-000-000
4. Section 10 Township 08S Range 18E Grant N/A Acreage: 393.95
5. Existing Use of Property: Timberland
6. Future Land Use Map Designation: Moderate Density Residential, Conservation, Commercial
7. Zoning Designation: RSF-4, CSV, CI
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 540

   ☐ Multi-Family Residential Number of Units _____

   ☐ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
☐ Comprehensive Plan Amendment	■ Preliminary Plat
☐ Large Scale	☐ Final Plat
☐ Small Scale	☐ Site Plan
☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
☐ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Irby & Alachua

    Middle: Mebane

    High: Santa Fe

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	540	units	x	0.14	Elementary School Multiplier*	75.6	Student Stations**
Middle School	540	units	x	0.06	Middle School Multiplier*	32.4	Student Stations**
High School	540	units	x	0.08	High School Multiplier*	43.2	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

** Student generation multipliers may be obtained from SBAC at:* http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

*** Round to the nearest whole number*

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Logan Peters
Signature of Applicant

Signature of Co-applicant

Logan B. Peters, P.E.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 26th day of July, 2021, by Logan Peters

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Jennifer Newbegin
Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____

☐ **Denied** for reasons stated:_____

_____

_____

☐ **Local Government Certification**

Approved by:_____

Date:_____

☐ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

Gainesville (HQ)
St. Augustine
Tallahassee
(844) Go-JBPro
contact@jbpro.com
3530 NW 43rd Street
Gainesville, FL 32606

LEGAL DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 3, 4 AND 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN NORTH 00°04'47" EAST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1529.95 FEET TO THE POINT OF BEGINNING. THENCE RUN NORTH 89°54'32" WEST, A DISTANCE OF 987.28 FEET; THENCE RUN SOUTH 00°01'26" WEST, A DISTANCE OF 185.63 FEET; THENCE RUN SOUTH 84°29'08" WEST, A DISTANCE OF 331.55 FEET TO THE SOUTHEAST CORNER OF A CONSERVATION EASEMENT PER CITY OF ALACHUA ORDINANCE 10 23, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 00°01'49" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 575.38 FEET; THENCE RUN NORTH 11°45'36" WEST, A DISTANCE OF 2150.78 FEET; THENCE RUN NORTH 33°25'32" WEST, A DISTANCE OF 1857.78 FEET TO THE WEST LINE OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 00°35'24" EAST ALONG SAID WEST LINE OF SECTION 3, A DISTANCE OF 343.82 FEET TO THE NORTHEAST CORNER OF SAID CONSERVATION EASEMENT; THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION THREE NORTH 00°36'01" EAST, A DISTANCE OF 100.60 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5141, PAGE 2294, OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°35'18" EAST ALONG SAID WEST LINE OF SECTION 3, A DISTANCE OF 660.64 FEET; THENCE RUN NORTH 88°18'02" EAST, A DISTANCE OF 1375.00 FEET; THENCE RUN SOUTH 00°11'40" EAST, A DISTANCE OF 1319.75 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED SECTION 3, ALSO BEING THE NORTH LINE OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 88°15'55" EAST ALONG SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 1394.59 FEET TO THE EAST LINE OF THE WEST 1/2 OF SECTION 10; THENCE RUN SOUTH 00°04'47" WEST ALONG SAID EAST LINE, A DISTANCE OF 3883.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 198.39 ACRES, MORE OR LESS.

Gainesville (HQ)
St. Augustine
Tallahassee
(844) Go-JBPro
contact@jbpro.com
3530 NW 43rd Street
Gainesville, FL 32606

LEGAL DESCRIPTION BY THIS FIRM:

A PARCEL OF LAND SITUATED IN SECTION 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN NORTH 00°05'56" EAST ALONG SAID 1/2 SECTION LINE 16.81 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°54'04" WEST, A DISTANCE OF 55.00 FEET; THENCE RUN SOUTH 00°05'56" WEST, A DISTANCE OF 55.00' TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2996.79 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 70°59'29" EAST, 726.37 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 728.16 FEET TO THE END OF SAID CURVE; THENCE NORTH 77°52'10" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 586.37 FEET; THENCE NORTH 77°51'07" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 486.49 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 12°08'53" EAST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 77°51'07" EAST, A DISTANCE OF 59.81 FEET; THENCE RUN NORTH 60°49'36" EAST, A DISTANCE OF 101.29 FEET; THENCE RUN NORTH 07°01'30" EAST, A DISTANCE OF 70.52'; THENCE RUN NORTH 28°08'16" WEST, A DISTANCE OF 91.36 FEET; THENCE RUN NORTH 60°43'36" EAST, A DISTANCE OF 367.96 FEET; THENCE RUN NORTH 00°00'26" WEST, A DISTANCE OF 330.30 FEET; THENCE RUN NORTH 84°29'08" EAST, A DISTANCE OF 331.55 FEET; THENCE RUN NORTH 00°01'26" EAST, A DISTANCE OF 185.63 FEET; THENCE RUN SOUTH 89°54'32" EAST; A DISTANCE OF 987.28 FEET TO THE EAST LINE OF THE WEST HALF OF SECTION 10 AND 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'56" WEST ALONG SAID EAST LINE, A DISTANCE OF 1516.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.40 ACRES, MORE OR LESS.

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12108
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03008 000 000	UNASSIGNED LOCATION RE	1700

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES LEVIED
COUNTY GENERAL	7.6414	15,089	0	15,089	115.30
LIBRARY GENERAL	1.0339	15,089	0	15,089	15.60
SCHOOL CAP PROJECT	1.5000	15,089	0	15,089	22.63
SCHOOL DISCRNRY & CN	0.7480	15,089	0	15,089	11.29
SCHOOL GENERAL	3.1840	15,089	0	15,089	48.04
SCHOOL VOTED	1.0000	15,089	0	15,089	15.09
CHILDREN'S TRUST	0.4612	15,089	0	15,089	6.96
SUWANNEE RIVER WATER MGT DIST	0.3113	15,089	0	15,089	4.70
CITY OF ALACHUA	5.9500	15,089	0	15,089	89.78

TOTAL MILLAGE 21.8298 AD VALOREM TA ES $329.39

LEGAL DESCRIPTION

SW1/4 OF SW1/4 OR W1/2 OF LOT 4
DEED APPEARS IN ERROR OR 4738/0321

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TA ES AND ASSESSMENTS $329.39

IF PAID BY	Mar 31, 2024				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
2023 PAID REAL ESTATE 12108
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TA COLLECTOR P.O. Bo 44310 Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03008 000 000	UNASSIGNED LOCATION RE

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Mar 31, 2024	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NE T YEAR VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS

Receipt # 23-0136191 $329.39 Paid 03/24/2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3230894 5 PG(S)
12/9/2019 2:25 PM
BOOK 4738 PAGE 321
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 924842
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $20,741.70
Intang. Tax: $0.00

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF $2,963,090.51. DOCUMENTARY STAMP TAX IN THE AMOUNT OF $20,741.70 IS BEING PAID ON THIS TRANSFER.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 5th day of December, 2019, by LUTHER ACQUISITIONS, LLC, a Florida limited liability company, and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, successor by conversion to Megahee Enterprises, Ltd., a Florida limited partnership, the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to TARA FOREST, LLC, a Florida limited liability company, the address for which is 7717 N.W. 20th Lane, Gainesville, Florida 32605 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

RE Nos.: 03067-001-000, 03008-000-000, 03066-002-000 and 03020-000-000

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2019, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

LUTHER ACQUISITIONS, LLC, a Florida limited liability company

By: _____
Joan M. Jones, Manager

Witness Print Name: Nancy Perry

Witness Print Name: Mary A Robison

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, Manager of LUTHER ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced _____ as identification.

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

Signed, sealed and delivered
in the presence of:

Witness Print Name: Nancy Perry

Witness Print Name: Mary A Robison

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

By: _____
Joan M. Jones
Its: General Partner

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

987932

EXHIBIT "A"

Parcel One & Part of Parcel 7:

That part of the East ½ of Section 9, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441,

Less and except the North ¼ of Government Lot 2; and

Less and Except the right of way of State Road 93 a/k/a Interstate I-75; and

Less and Except that part of Government Lot 7 lying East of the East right of way of State Road 93 a/k/a Interstate I-75;

Also Less and Except the following described property:

Commence at the Southeast corner of Section 9, Township 8 South, Range 18 East, and run North 3° 37' 28" West 286.74 feet to the North right of way of Old State Road No. 25; thence North 79°23'05" West along said right of way 1055.3 feet to its intersection with the West right of way of Interstate No. 75, thence run North 4°26'55" East along said Interstate Road right of way 212.91 feet to its intersection with the South right of way of State Road No. 25 (U.S. No. 441), thence run North 79°06'35" West along said State Road right of way 306.92 feet, thence run North 1°48' 35" West 205.01 feet, thence run North 79°06'35" West 355.34 feet to the North right of way of State Road No. 24 (U.S. No. 441) and the Point of Beginning, thence run North 79° 06'35" West along said right of way 175.00 feet, thence run North 10°53'25" East 175.00 feet, thence South 79°06'35" East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South 27°21'25" West along said right of way 38.71 feet to the p.c. of a 34° 11'20" curve, having a radius of 170.10 feet, an internal angle of 73°32' and being concave to a Northwesterly direction, thence run in a Southwesterly direction along the arc of said right of way curve a distance of 215.08 feet to the P.T. of said curve, thence South 10° 53'25" West 16.00 feet to the Point of Beginning. All being and lying in Section 9, Township 8 South, Range 18 East, Alachua County, Florida.

Also Less and Except:

Commence at the Northeast corner of Government Lot Seven (7), Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, and run South 01°48'22" East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North 79°06'35" West, 351.65 feet to the intersection with the West right of way line of Interstate Highway No. 75 and the North right of way line of U.S. Highway 441; thence run North 79°06'35" West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North 79°06'35" West along said North right of way line, 175.00 feet; thence run North 10°53'25" East, 175.00 feet; thence run South 79°06'35" East, 175.00 feet; thence run South 10°53'25" West, 175.00 feet; to the Point of Beginning.

Together with the following described lands:

The East Sixty-four and 79/100 (64.79) feet of that part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of State Roads Nos. 20 and 25, Alachua County, Florida.
And That part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of U.S. Highway 441 less the East Sixty-four and 79/100 (64.79) feet, Alachua County, Florida.
Less and Except therefrom the lands described in Official Records Book 4334, Page 1074 in favor of the City of Alachua, of the Public Records of Alachua County, Florida.

Together with the following described parcel:

The West ½ of Section 10, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441, Alachua County, Florida. Less and Except the Southwest ¼ of the Southwest ¼, but including that part of the Southwest ¼ of the Southwest ¼ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North 1°48'58" West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North 01°48'58" West along said West Section line 562.78 feet; thence run South 36°22'41" East 524.13 feet; thence run North 89°12'27" East 1039.09 feet; thence run South 38°29'43" East 109 feet, thence run South 87°09'17" West, 1401.60 feet to the West line of Section 10, Township 8 South, Range 18 East and the Point of Beginning. All being and lying in the Southwest ¼ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Two:

The Southwest ¼ of the Southwest ¼ of the West ½ of Lot 4, all lying and being in Section 3, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Three:

A tract of land situated in Section 10, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at a concrete monument at the Southwest corner of aforementioned Section 10, Township 8 South, Range 18 East for a point of reference and run North 88°24'02"East, along the South line of said Section 10, a distance of 792.27 feet; thence run North 00° 39'21" West, along the East line of the West 792.16 feet of the Southwest ¼ of the Southwest ¼ of said Section 10, a distance of 508.06 feet to a concrete monument (LS#3456) on the Northerly right of way line of State Road 20-25 a/k/a U.S. Highway 441 (200 foot right of way); thence run South 77°51'07"East, along said Northerly right of way line, a distance of 143.86 feet to a concrete monument (LS#3456) and the True Point of Beginning; thence run North 12°08'53" East, a distance of 200.00 feet to a concrete monument (LS#3456); thence run South 77°51'07"East, a distance of 59.81 feet to a concrete monument (LS#3456); thence run North 60°49'36" East, a distance of 101.29 feet to a concrete monument (LS#3456); thence run North 07°01'30" East, a distance of 70.52 feet to a concrete monument (LS#3456); thence run North 28°08'16"West, a distance of 91.36 feet to a concrete monument (LS#3456); thence run North 60°43'36" East, a distance of 367.96 feet to a concrete monument (LS#3456) on the East line of the aforementioned Southwest ¼ of the Southwest ¼ of Section 10; thence run South 00°00'26" East, along said East line, a distance of 665.16 feet to a concrete monument (LS#940) on the aforementioned Northerly right of way line; thence run North 77°51'07" West, along said Northerly right of way line, a distance of 486.49 feet to the True Point of Beginning.

Balance of Parcel 7:

The South ½ of the East ½ of Government Lot 7, in Section 4, Township 8 South, Range 18 East, Alachua County, Florida. Less and Except the right of way of State Road No. 93 a/k/a Interstate 75, and Less and Except the 66-foot access road.

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 16, 2021
Secretary of State
6447261221CC

DOCUMENT# L19000063160

Entity Name: TARA FOREST, LLC

Current Principal Place of Business:

7717 NW 20TH LANE
GAINESVILLE, FL 32605

Current Mailing Address:

7717 NW 20TH LANE
GAINESVILLE, FL 32605

FEI Number: 83-3950511

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MOUKHTARA, SAYED
7717 NW 20TH LANE
GAINESVILLE, FL 32605 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

Authorized Person(s) Detail :

Title	AMBR, MANAGER	Title	AMBR
Name	MOUKHTARA, SAYED	Name	LASSEN, BERIT
Address	7717 NW 20TH LANE	Address	7717 NW 20TH LANE
City-State-Zip:	GAINESVILLE FL 32605	City-State-Zip:	GAINESVILLE FL 32605

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 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SAYED MOUKHTARA MANAGER 01/16/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

John Power TAX COLLECTOR Serving Alachua County

2020 PAID REAL ESTATE 12108

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03008 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

SW1/4 OF SW1/4 OR W1/2 OF LOT 4 DEED APPEARS IN ERROR
See Additional Legal on Tax Roll

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	16,513	0	16,513	130.35
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	16,513	0	16,513	18.64
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	16,513	0	16,513	24.77
SCHL DISCRNRY & CN (S01)	0.7480	16,513	0	16,513	12.35
SCHL GENERAL	3.6670	16,513	0	16,513	60.55
SCHOOL VOTED (S01)	1.0000	16,513	0	16,513	16.51
SUWANNEE RIVER WATER MGT DIST	0.3696	16,513	0	16,513	6.10
17 CITY OF ALACHUA	5.3900	16,513	0	16,513	89.01
CHILDREN'S TRUST	0.5000	16,513	0	16,513	8.26

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$366.54

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$366.54

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 12108

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03008 000 000	UNASSIGNED LOCATION RE	

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0044394 $351.88 Paid 11/30/2020

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12766
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03067 001 000	UNASSIGNED LOCATION RE	1700

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES LEVIED
COUNTY GENERAL	7.6414	101,470	0	101,470	775.37
LIBRARY GENERAL	1.0339	101,470	0	101,470	104.91
SCHOOL CAP PROJECT	1.5000	101,470	0	101,470	152.21
SCHOOL DISCRNRY & CN	0.7480	101,470	0	101,470	75.90
SCHOOL GENERAL	3.1840	101,470	0	101,470	323.08
SCHOOL VOTED	1.0000	101,470	0	101,470	101.47
CHILDREN'S TRUST	0.4612	101,470	0	101,470	46.80
SUWANNEE RIVER WATER MGT DIST	0.3113	101,470	0	101,470	31.59
CITY OF ALACHUA	5.9500	101,470	0	101,470	603.75

TOTAL MILLAGE 21.8298 AD VALOREM TA ES $2,215.08

LEGAL DESCRIPTION

W1/2 N OF HIWAY LESS S 995.32 FT OF SW 1/4 OF SW1/4)ALSO IN SEC 15-8-18 THAT PAR
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TA ES AND ASSESSMENTS $2,215.08

IF PAID BY PLEASE PAY	Mar 31, 2024 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR

2023 PAID REAL ESTATE 12766
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TA COLLECTOR P.O. Bo 44310 Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03067 001 000	UNASSIGNED LOCATION RE

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Mar 31, 2024	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NE T YEAR VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS

Receipt # 23-0136191 $2,215.08 Paid 03/24/2024

Al ha Envirotech Consulting, Inc.

PHASE II ARCHAEOLOGICAL INVESTIGATIONS OF THE TARA PHOENICIA SITE (8AL07459) AND THE TARA FOREST MOUND SITE (8AL07466) ALACHUA COUNTY, FLORIDA

Prepared for:
The City of Alachua

Tara Forest, LLC
Gainesville, Florida

Prepared by:
Alpha Envirotech Consulting, Inc.
Jacksonville, Florida

A ril 2023

April 25, 2023

Tara Forest, LLC
Attn: Mr. Sayed Moukhtara
7717 NW 20th Lane
Gainesville, FL 32605

RE Phase II Archaeological Investigations
The Tara Phoenicia Site (8AL07459)
The Tara Forest Mound Site (8AL7466)
Alachua County, Florida
AEC Project No.: 0065-0010

Dear Mr. Moukhtara:

Alpha Environmental Consulting, Inc. (AEC) has completed a Phase II Archaeological Investigations of the above referenced sites. The assessment was conducted in accordance with the Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665) as amended, 36 CFR Part 800: Protection of Historic Properties, and Chapter 267, Florida Statutes, any client specific scope of work provided, and generally accepted industry standards.

This report was prepared solely for the use of Tara Forest, LLC (hereinafter "Client" or "User") and JBPro. No other party shall have the right to rely on this report or the findings herein, without the prior written consent of AEC.

Sincerely,

Al ha Envirotech Consulting, Inc.

Dana Ste.Claire, M.A., RPA
Professional Associate

Amy Fu, P.E.
Principal

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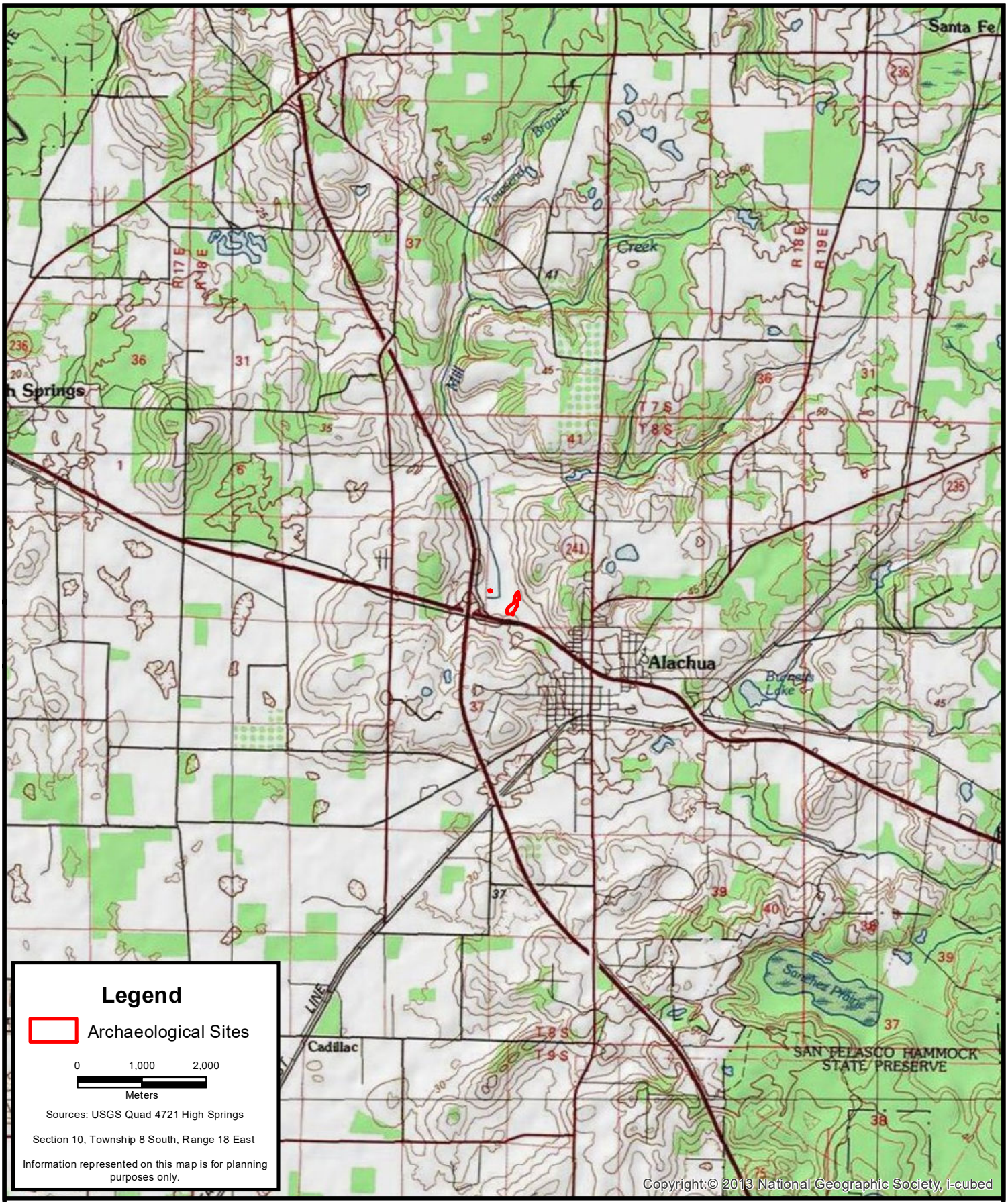
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1.0 INTRODUCTION

From May through August of 2022, Advanced Archaeology, Inc., conducted Phase I cultural resource assessment surveys of the 44.40-acre Tara Phoenicia, the abutting 200-acre Tara Forest West and the adjacent 100-acre Tara Forest Additional Project Areas properties in Alachua, Florida (Mankowski 2022). During these three separate archaeological surveys, seven prehistoric sites were identified, including the Alachua Field site (8AL00166) that was originally recorded in the 1950s. Based on all field data and testing, Advanced Archaeology, Inc., determined (and recommended to the State Historic Preservation Office (SHPO) that sites 8AL07452, 8AL07461, 8AL07462, and 8AL07463, as well as 8AL00166, were not eligible for listing in the . The consultant also identified, recorded, and delineated the general boundaries of the Tara Phoenicia site (8AL07459), an Archaic period to late prehistoric period (ca. 7,000 B.C. – A.D. 1,000) site characterized by deposits of prehistoric lithics and ceramics in varying frequencies, and the Tara Forest Mound Site (8AL07466), described as a low-lying prehistoric "sand mound." Advanced Archaeology, Inc. recommended to the SHPO that both sites were potentially NR eligible and due to the diversity of the artifact assemblage and research potential, as well as the unknown nature and vertical extent of the sites, recommended that Phase II archaeological investigations be conducted at 8AL07459 and 8AL07466 to determine their condition, integrity, and eligibility status. The Tara Forest Mound Site (8AL07466) was suggested to be potentially eligible for listing in the under Criteria D. The Tara Phoenicia site (8AL07459) and the Tara Forest Mound Site (8AL07466) are located within the city limits of Alachua, Alachua County, just north of Highway 441 and east of the I-75 interchange with U.S. 441; Section 10, Township 8 South, Range 18 East (see Figures 1 & 2).

This document reports the findings of Phase II archaeological investigations of 8AL07459 and 8AL7466 conducted in February and March 2023 by Alpha Envirotech Consulting, Inc., to address the requirements of the Florida Division of Historical Resources (DHR)/State Historic Preservation Office (SHPO) pursuant to State cultural resource provisions contained in Section 380.06, Chapters 267 and 373, . The authority for this procedure is Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665 amended), and 36 CFR Part 800: Protection of Historic Properties. The State Historic Preservation Office (SHPO) advises agencies as they identify historic properties (listed or eligible for listing in the), assess effects upon them, and consider alternatives to avoid or minimize adverse effects. This report will also address the requirements of the City of Alachua and Alachua County Land Development Codes.

This report address Phase II archaeological investigations of 8AL07459 and 8AL07466. For background research, including the regional cultural prehistory and history, environmental overview, previous archaeological investigations, and a summary of the other sites identified one and in the immediate proximity of the project area, the reader (and reviewer) is referred to the Phase I CRAS reports generated for the Tara Phoenicia properties (Mankowski 2022a, 2022b & 2022c).



ALPHA ENVIROTECH CONSULTING, INC.

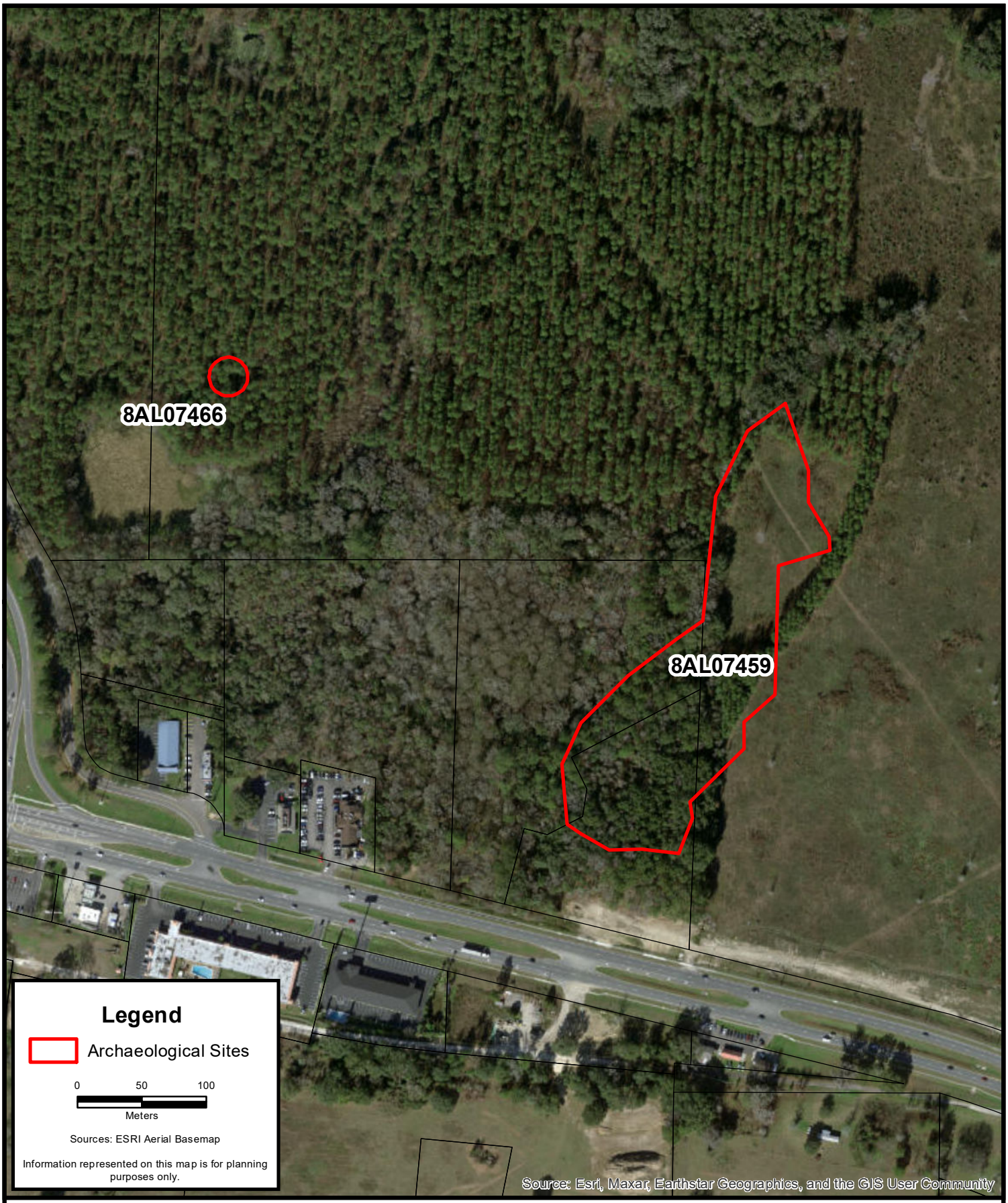
Topographic Location Map

Tara Phoenicia (8AL07459)

Tara Forest Mound (8AL07466)

Project: 0065-0010	Alachua County, FL	Date: Apr 05 2023

Figure: 1



ALPHA ENVIROTECH CONSULTING, INC.

Archaeological Sites

Tara Phoenicia (8AL07459)
Tara Forest Mound (8AL07466)

Project: 0065-0010	Alachua County, FL	Date: Apr 05 2023	Figure: 2

2.0 ALACHUA COUNTY PREHISTORY

Alachua County is located within the Florida's North Central region defined by Milanich (1994). Although archaeology across the county has been limited, indigenous groups spanning the early Weeden Island through Modern periods have been documented within the area's archeological record.

Present-day Florida's earliest occupation occurred during the Paleoindian period, which began some 15,000 years ago. The Florida climate during this period was cooler and drier than today, and freshwater was more difficult to find due to lower sea levels. As a result of the drier climate, many archaeologists believe that these early Floridians relied, in part, on waterholes, sinkholes, and lakes for drinkable water and, along with coastal areas, subsistence and other resources. Similarly, the distribution of recorded Paleoindian sites in Florida suggests that the presence of high-grade chert or limestone outcroppings, which were necessary for tool production, including Suwannee and Simpson projectile points, influenced migration and settlement patterns.

Recent research on Paleoindian sites, such as the Harney Flats site, located in Hillsborough County, has changed the thinking on early prehistoric peoples in Florida and the Southeast (Dunbar 2012; Halligan 2012; Webb 2006). Paleoindian settlement is believed to have been more specialized and sedentary than once thought, particularly in how Pleistocene megafauna such as mastodons were hunted and processed. Data recovered from excavations at Harney Flats site suggests that Paleoindian groups seasonally inhabited areas near freshwater and also demonstrates the need for the continued identification and investigation of terrestrial Paleoindian sites in Florida (Daniel and Wisenbaker 1987).

Climatic changes in Florida during the end of the Pleistocene period correspond with distinct cultural changes that mark the beginning of the Archaic period (7,500 to 1000 B.C.). A warmer climate and wetter conditions due to higher sea levels allowed for a wide variety of new food resources and shifts in settlement patterns and site types. As mesic oak-hickory forests emerged on the landscape and the megafauna of the preceding Pleistocene gradually became extinct, Florida's occupants during this time heavily relied on a diverse variety of small game, fish wild nuts and plants, and freshwater snails for subsistence (Milanich and Fairbanks 1980).

Changes in subsistence also coincided with changes in tool production, as the stone tools once used for hunting and processing megafauna and large game were no longer required. The most common artifacts of the Archaic consist of large, stemmed spear point types that include several variations (Hillsborough, Newnan, Alachua, Putnam, and Marion types). Unlike the highly specialized tools of the Paleoindian period, Archaic stone tools appear to have been used for a variety of purposes and discarded more frequently. Populations also became increasingly more sedentary during this time, resulting in a variety of new site types emerging, such as base camps, short-term camps, procurement camps, and cemeteries. During the Late Archaic, indigenous groups also began making the earliest pottery. These crude fiber-tempered ceramics, known as Orange wares, were constructed using slab techniques and include incised, punctated, and simple stamped designs.

The Deptford cultural tradition is primarily associated by a shift in ceramic technology as sand- or grit-tempered pottery created using coil construction gradually replaced Orange fiber-tempered pottery. During this transitional period, which extended from 1,000 to 500 B.C., coastal regions became more heavily populated, while interior locations served primarily for short-term use. By 500 B.C., two primary cultural traditions dominated the region: Deptford and St. Johns.

The Deptford tradition (500 B.C. to A.D. 200), which is not well represented in North Central Florida, is primarily a coastal tradition. Subsistence practices focused most heavily on marine and coastal resources. Deptford groups relied on wild game and plants to supplement their diets. Ceramics include grit- and sand-tempered pottery with paddle-stamped designs.

Similarly, the St. Johns tradition (500 B.C. to 1565 A.D.) is also primarily concentration within coastal regions. The heaviest concentrations of St. Johns sites have been recorded in North Florida and North, North Central Florida along the St. Johns River and its tributaries. Like the Deptford groups, St. Johns populations heavily exploited coastal and marine resources, especially oysters and fish. St. Johns ceramics are distinct in the presence of a chalky paste containing sponge spicules. Pottery decoration includes check-stamped, incised, and some red filmed.

Beginning circa 200 A.D., two new cultural traditions emerged in the region: Cades Pond and Weeden Island. Weeden Island sites, which include village sites with associated burial mounds and mound complexes, are generally found along the bays, the Gulf of Mexico, and along inland rivers or streams. Weeden Island ceramics are sand-tempered and include a variety of decorations and surface treatments including burnished, punctated, incised, red-filmed, and stamped (Willey 1949).

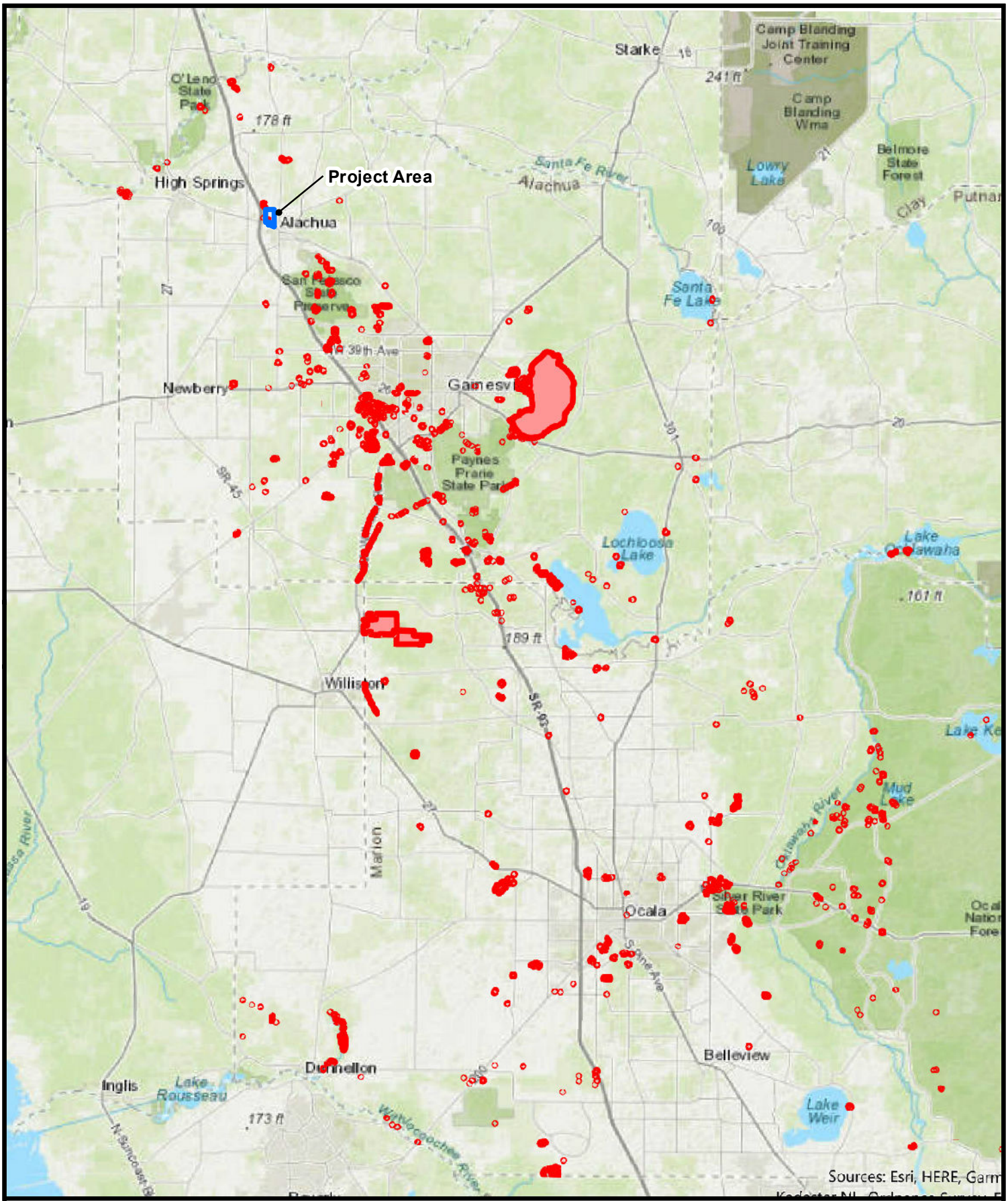
The Cades Pond dominated North Central Florida during this time. Cades Pond populations are noteworthy for their harvest economy in which marsh and aquatic environments were heavily exploited. Cades Pond pottery consists primarily of plain, undecorated ceramics. Weeden Island and St. Johns types are often recovered from Cades Pond sites. Site types include ceremonial complexes with ponds, earthworks, villages, and mounds and villages with or without mounds (Hemmings 1978).

The period between AD 800 to 1700 is associated with the Alachua tradition, which is subdivided into four subperiods: Hickory Pond, Alachua, Potano I, and Potano II. The peoples associated with Hickory Pond are believed to have migrated into the area from southeastern Georgia after A.D. 600. Hickory Pond groups relied on extensive horticulture, and sites are primarily positioned along high grounds with well-drained soils and nearby freshwater sources. Hickory Pond ceramics are sand tempered. Decorations include punctations, cord marking, and net impressing. The most prevalent types are Alachua Net Impressed, Prairie Cord Marked, and Lochloosa Punctated.

3.0 ARCHAIC PERIOD LITHIC RESOURCE SITES IN ALACHUA AND MARION COUNTIES

The Tara Phoenicia sites occupy a prominent position in a geologic landform known as the Ocala Uplift, a region characterized by extensive chert outcrops that were utilized by prehistoric Native Americans for thousands of years, particularly by Archaic period people (see Figure 3, Archaic site distribution map in Alachua and Marion Counties). Because of this occurrence, an overview of Archaic settlement and lithic resource extraction patterns in the Central Highlands region is important in understanding Tara Phoenicia in a broader cultural context and settlement model. The Archaic period in Florida is defined by lithic technologies and cultural practices that correspond with human adaption to warmer, wetter environmental and climatic conditions of the Holocene. These conditions over many generations resulted in increasing population and changes visible in the archaeological record after 8,000 BC (Milanich 1994: 62-63). The changing environmental conditions during the early Archaic periods resulted in increased surface water flow and erosion as temperatures and sea levels rose, exposing new lithic sources. A notable increase in reliance of these local, coarse-grained raw materials can be seen archaeologically. The previously available fine-grained lithic sources utilized during the Paleoindian period may have been inundated by rising sea levels or exhausted by over-exploitation. In consequence, new lithic technologies were practiced by exploiting and manipulating the available coarser-grained lithic resources (Goodyear 1979:10; Ste. Claire 1987:206). This study focuses on the type sites in Alachua and Marion counties associated with the Archaic period.

Around 7,500 B.C., the lanceolate points that define the Paleoindian points and knives were no longer made and instead replaced by a variety of stemmed tools such as Kirk, Wacissa, Hamilton, and Arredondo types (Bullen 1975; Milanich 1994: 63). Additionally, the changing environment also led to the extinction of some of the larger Pleistocene animal species, resulting in the reliance of smaller game and new ecosystems. These changes correspond with the smaller size points and knives produced to adapt to the changing environment. Early Archaic people had access to more fresh water in areas that were previously cold and dry and not suitable for Paleoindian hunters. This allowed early Archaic people to hunt and collect in new site locations based around these new-found resources which transformed from a nomadic Paleoindian subsistence pattern into growing, more sedentary lifestyles along coastal and riverine environments observed during the later Middle Archaic Period (Milanich 1994: 63-64). Studies discerning Early Archaic Bolen spatial and temporal distribution in north central Florida have also been conducted examining the transition from lanceolate-shaped points from the Late Paleoindian period to notched points from the Early Archaic (Thulman 2018: 257, 273). Their interpretations suggested the variation in Bolen hafts is likely made by distinct social groups carrying on point-making traditions, since basal measurements did not reflect functional differences due to environment or resource availability and point types were not evenly distributed in regions (Thulman 2018: 273). Other sites with Paleoindian and Early Archaic components are the Newnan site (8AL356), Payne's Town (8AL366), San Felasco Hammock (8AL461), Rainbow Springs 3 (8MR208), and the Oak Hammock Site (8MR1920) (FMSF).



ALPHA ENVIROTECH CONSULTING, INC.	Archaic Site Distribution Map **Tara Phoenicia (8AL07459)** **Tara Forest Mound (8AL07466)**	
Project: 0065-0010	Alachua County, FL	Date: Apr 24 2023
		Figure: 3

Archaeological evidence for these settlement changes exists from the Early Archaic material found with Paleoindian material from other sites such as Page/Ladson, Little Salt Springs, and Warm Mineral Springs (Milanich 1994:64). Archaic sites also appear more distributed on land while Paleoindian sites are usually inundated with water. Both Paleoindian and Early Archaic peoples established camps around water sources, but the new climatic conditions and fresh water allowed people to sustain larger populations, occupy sites for longer, and perform certain occupation at specific locations. Archaeologically this can be noted by the increase in sites, locations, larger population size, a greater range of tools, and sites with significant number of burials compared to the previous period (Milanich 1994: 67,70). The areas around northern Florida, such as Payne's Prairie and Orange Lake in Alachua and Marion counties provided perched water sources that today yield large quantities of Early Archaic points on the surface, while Paleoindian artifacts are few if not present at all. This pattern was largely documented from collections in Alachua and Marion counties that furthered Archaic period studies throughout the rest of northern Florida (Milanich 1994: 63-64).

The early Archaic period was dryer than present, but by about 3,000 B.C. environmental and climatic conditions became progressively more like the present (Milanich 1994:75). During this era, Middle Archaic sites are found in a variety of locations such as the freshwater shell middens on the St. Johns River and the Atlantic lagoon, the marine shell middens along the Hillsborough River drainage, and the forest of the interior of northern Florida (Milanich 1994:76). Around 5,000 years ago, two basic patterns appear to have developed in peninsular Florida. One pattern emphasizes subsistence on hunting in the upland areas such as the central highlands while the other focuses on fishing and collecting mollusks in lowland aquatic zones such as the St. Johns valley (Goggin 1949; Hemmings and Kohler 1974:45). Lowland sites contain numerous refuse heaps and shell middens that preserved evidence of food remains such as fish, shellfish, mammals both large and small, birds, reptiles and wild plants. In contrast, the uplands consist largely of scattered lithic sites or concentrations of stone tools and toolmaking debris, with little else preserved in the sandy upland soils. The knowledge of the relationship between these site patterns is continually growing as more archaeological research is conducted. The orientation of sites around aquatic areas, and the discovery of Archaic canoes in the area suggest an importance of water travel (Hemmings and Kohler 1974:45; Wheeler et al. 2003). Mounting evidence indicates Archaic groups moved between the uplands and lowlands to take advantage of specific resources.

Small special-use Middle Archaic sites are frequent in the central highlands and appear as lithic scatters. The evidence of the process of extracting lithic material such as chert can be found at quarry sites. Quarry sites are evident by the types of lithic debitage, or waste flakes, left behind when chert is mined and roughly shaped before being transported to another location to be worked into tools (Milanich 1994:78). Special-use camp sites are characterized by lithic debitage and tools such as points, knives, scrapers, and a few larger chopping or hammering tools. Floral and faunal remains are rarely found preserved at these sites because unfavorable soil conditions. These small, camp-size sites were probably used for hunting and collecting on a seasonal basis (Milanich 1994: 78). Larger sites are less common but likely represent central-base settlements occupied by larger groups of people. These sites may cover a large area and contain tens of thousands of chert flakes and tools. The large quantities of lithic flakes and tools found at larger sites contrast sharply with the small quantities at special-use sites (Milanich 1994: 78).

One of the larger, most well-known pre-pottery Archaic type sites, The Newnan site (8AL356) lay east of Gainesville on the high ground separating Newnan's Lake from Payne's Prairie (Milanich 1994: 79). Clausen (1964:8-12) reported the site consisted of a Middle Archaic artifact assemblage of Florida Archaic stemmed, broad-blade lithic projectile points including the Newnan point which is the most distinctive and widespread (Bullen 1975:31; Milanich 1994:76; Wheeler et al 2003:534). The 8AL356 artifact assemblage contained 186 Middle Archaic stemmed projectile points, 95% of these are Newnan points (Clausen 1964; Milanich 1994:80). Other tools include ovate blanks that were probably brought from quarry sites to make points, bifacial knives with rounded or squared bases, sandstone hones, hammerstones, and cruciform drills. The high quantity of flakes, cores, blades, and utilized blades are associated with the well-developed blade industry that makes the 8AL356 site unique considering only a small portion of the site was excavated (Milanich 1994:80). Evidence of thermal alteration, or heat-treated lithics also appeared in 94% of the Newnan projectile points from the type site (Ste. Claire 1987: 206).

Thermal alteration is the slow heating and cooling of the lithic raw material to facilitate flaking to strengthen the coarse-grained lithic material which may cause the product to change colors such as red, become glassy or lustrous, and easier to work (Dickinson and Wayne 2012:27-30; Milanich 1994:76; Purdy 1971; Rick and Chappell 1983; Ste. Claire 1987). Purdy (1971) believed thermal alteration began in the Early Archaic period and continued through the remaining prehistoric periods, but further research by Ste. Claire (1987) confirms practice began in the Early archaic, peaked in the Middle Archaic, and declined during the Transitional Period. Considering the reuse and salvage of lithics by later generations, Ste. Claire also speculated that even though there was a slight increase of thermal alteration after the Transitional period, overall the practice gradually decreased through time. Thus, site 8AL356 and other sites with large quantities of thermally altered materials may indicate a Middle Archaic occupation (Dickinson and Wayne 2012: 27-30; Ste. Claire 1987)

Other point types associated with the Middle Archaic in the area are the Hillsborough, Putnam, Levy, Marion, and Alachua types (Bullen 1975:32; Milanich 1994:76). Clausen (1964:20-21,38-39) noted the distribution of stemmed points and lithic artifacts and suggested there was a relationship between the pre-pottery culture of the Newnan's Lake area and the Mount Taylor culture to the east on the St. Johns River basin (Wheeler et al 2003:534). The relationship between these two areas continues into the subsequent Late Archaic Orange culture indicated by the presence of fiber temper pottery post 2000 B.C. (Milanich 1994: 88; Wheeler et al 2003:534).

On the north side of Lake Newnan, 55 canoes were discovered in 2000 during a drought. The Florida Bureau of Archaeological Research radiocarbon dated 41 of the specimens from The Lake Pithlachocco Canoe site (8AL4792) yielding date ranges from 2300 to 5000 B.P. (Wheeler et al. 2003: 533, 546). The results demonstrate canoes were part of the Archaic adaption to the interconnected aquatic environments. The craftmanship also implies the canoe making traditions during the Archaic period persisted into European contact. The continuity of this watercraft tradition is so persistent it is difficult to distinguish between earlier and later periods (Wheeler et al 2003:546, 548). As of 2003, 16 Archaic period sites were known in the vicinity of Newnan's Lake, most are southwest of the lake, including site 8AL356 (Wheeler et al. 2003: 534). Some sites lay directly on the lake shore, while others lay upland on hills overlooking the lake or other

small ponds and marshes. At least six of these sites have Orange Plain and Orange Incised fiber tempered pottery, indicating Lake Newnan was occupied throughout the Middle and Late Archaic (Wheeler et al. 2003: 534).

The Lake Kanapaha site (8AL172) is also representative of the upland Archaic tradition and lay along the western shoreline of Lake Kanapaha in central Alachua County. The name of the Lake Kanapaha derives from the Timucua word for “palmetto leaves” and “house,” referring to the thatched dwellings built by historic Indians from the Province of Potano, this area aligns with much of Alachua County (Hemmings and Kohler 1974:46-47; Simpson 1956:66-67). The site consists of buried concentrations of Archaic stone tools and debris as well as Woodland ceramics. Site 8AL172 and other similar sites in the vicinity contain evidence of quarrying chert and stone tool production. Quarrying chert activity occurs widespread in this region with little evidence of continual utilization and occupation of these sites. The local chert appears to have been used expediently in archaic and later occupation sites (Hemmings and Kohler 1974:45-6).

Hemmings and Kohler (1974) encountered three general zones; the top foot of the site contained the ceramic zone, interpreted as small intermittent camps along the shoreline dating to the Deptford period (500 B.C. to 200 A.D.); from Levy zone from 1 foot to 2.5 feet the Levy zone contained Florida Archaic Stemmed types such as Levy, as well as scrapers, bifaces, cores, planes, and other tools dating to the Late Archaic Period between 5000 and 2000 BC; and the Pre-Levy zone between 2.5 to 6.5 feet indicated evidence of knapping bifaces and cores of local chert (Dickinson and Wayne 2012:32; Hemmings and Kohler 1974). They interpreted the sites as special use camps, specific to restricted resources, marked by areas of compact occupation, and tool reduction inventories (Dickinson and Wayne 2012:33; Hemmings and Kohler 1974:62). They further conclude that the generalized late archaic tool kit reflects dependence on hunting and collecting, processing of animal and plants, work in wood, bone, antler, hides, plant fibers and other raw materials, and the preparation of stone tools associated with these activities.

Additional assessments of the Lake Kanapaha Site (8AL172) were performed by SouthArc, Inc., in 2001 and 2012. They confirmed the site is a large Archaic lithic quarry and workshop with little evidence of habitation (Dickinson and Wayne 2001:1-3). Their study classified flakes based on the degree of external cortex remaining and the flake form (Dickinson and Wayne 2001; 2012: 27,30). Three categories of cortex were defined: primary, more than 50% of dorsal surface covered by cortex, produced during blank preparation or early stages of core reduction; secondary, less than 50% of dorsal surface cortex covered, occurring during bifacial preform or blank production; and tertiary, flakes with no cortex on the dorsal side which are often smaller, generated during the final stages of tool manufacture or maintenance (Dickinson and Wayne 2001; 2012: 30). They further defined flake types as complete, proximal, distal, medial, and unidentifiable. The cultural material consisted of shatter and flakes with no tool or utilized flakes present They thoroughly examined the debitage based on the degree of external cortex remaining and the flake form. Ideally, sites dominated by shatter, primary and secondary flakes, and few completed tools or preforms indicate the presence of a quarry or workshop. Sites with completed or partial tools, preforms, blanks, and an abundance of non-decortication, tertiary flakes suggest a final production area or a maintenance/campsite. Their research also examined evidence of thermal alteration, suggesting a Middle Archaic component. The 2001 study recorded 33% of the debitage was thermally altered and 80% suggest final stage tool production (Dickinson and

Wayne 2001; 2012: 33-34). The 2012 artifact assemblage suggested the final stage of tool making or maintenance with 46% of the debitage being thermally altered and no tools or expediently utilized flakes present (Dickinson and Wayne 2012:33-34). Since comparatively few lithic tools displayed evidence of usage it is likely the site represents a lithic workshop rather than an occupation or campsite.

Another outcrop of chert quarried in central Florida is the Senator Edwards site (8MR122), located in Marion County. Purdy (1975) interpreted the site as a chipped stone workshop occupied during the Archaic period. The site contained projectile points averaging 6-8 cm long with stemmed bases, Bolen points, and side-notched points, some beveled. Large number of broken projectile tips, broken unstemmed bases, broken stemmed bases, unifacial scrapers, bifacial scrapers, preforms, hammerstones, and large anvils were also present. Stemmed drills, common in Archaic Florida, are notably not present. Previous studies by Witthoft (1969:13) interpret drills as knives that have been sharpened over and over and show no rotary wear (Purdy 1975:182). Since no stemmed scrapers or drills were recovered, Purdy (1975) suggested it would not be necessary to use an implement so long since chert was readily available. The quantity of lithic debris and tools found at larger sites like Senator Edwards contrasts sharply with smaller special-use sites with smaller quantities (Milanich 1994: 78-79). Milanich implied that middle Archaic people performed the same types of activities at their villages and camps as their early Archaic ancestors, but as life became more sedentary central-base settlements such as 8MR122 produced a variety of specialized tools in the process. Milanich also suggested the appearance of the easily transportable tools may imply woodworking connected with building more permanent houses (Milanich 1994: 78-79). Other large workshops sites that possibly functioned as central base settlements are the Johnson Lake site in Marion County and the Haufler site 8AL28 in Alachua County (Milanich 1994:79).

The Golden Hills Archaic Complex represents a series of lithic production sites west of the city of Ocala that date to the Middle to Late Archaic (circa 5000-1000 B.C.) (Austin 2006; Ste. Claire 1983). An archaeological survey by Willis (1983) in Golden Hills recorded a cluster of prehistoric sites, including the Golden Hills aboriginal 2 site (8MR507) a prehistoric chert quarry and the Golden Hills Aboriginal 5 site (8MR510) a lithic scatter suggesting a campsite (Austin 2006: 5-6). Additional excavations by Florida Archaeological Services, Inc. (FAS) mitigated 8MR507 and 8MR510, concluding both sites were part of a single lithic tool production complex from the Middle Archaic (Austin 2006:6; Ste. Claire 1984). Their data indicates all lithic reduction stages, from early to late, were performed at the sites. Activity areas relating to various stages of reduction are spatially defined in clusters of associated stone debitage (Austin 2006; Ste. Claire 1983). Site 8MR507 consisted of hammerstones, hammerstone frags, cores, anvils, stone blanks, and primary and secondary debitage located in distinct areas along the margins of a sink hole, suggesting early reduction activity areas. Site 8MR510 contained Newnan, Levy, and Pinellas points as well as some ceramics, hammerstones, anvils, bifacial blanks, preforms, chert nodules, and waste flakes (Austin 2006: 17; Ste. Claire 1984). High percentages of thermally altered materials were also present at both sites. Ste. Claire (1983) suggested the Golden Hills complex may be associated with an extensive Middle Archaic occupation that lay underneath the Golden Hills Academy area less than 3 miles northeast. Substantial amounts of projectile points, finished tools, and used tools were recovered from the Academy site, but it is not known if this

site functioned as the base camp component of the lithic production complex to the southeast (Austin 2006; Ste. Claire 1983).

Southeastern Archaeological Research, Inc. (SEARCH) excavated 8MR510 in 2006 and expanded the boundaries of the large site and reported artifacts distributed over several topographic highs located southwest of a large wetland (Austin 2006:17-19). Their excavations found areas of high artifact concentration separated by areas of moderate to low artifact concentrations of waste flakes made from the Ocala Limestone formation. The large number of medial-distal fragments combined with a high representation of non-orientable fragments suggested a mix of core-reduction and early state tool production with some mid-to-late-stage reduction activity. Interpretation of the site includes short-term habitation campsites, chert procurement, and stone tool workshops evident by high densities areas. Thermal Alteration was also practiced on 75% of the 1193 artifacts uncovered, supporting the site dates to the Middle to Late Archaic, even with the absence of temporally diagnostic artifacts (Austin 2006:17-19; Ste. Claire 1987). The research conducted by SEARCH duplicated the materials recovered and concurred on the interpretations by FAS (Austin 2006:19).

SEARCH also documented 4 other sites with significantly lower densities of material situated on ridges overlooking wetland features (Austin 2006: 19-22). Thermal alteration was present in over half of the assemblages at the Golden Hills Aboriginal #6 site (8MR511), Golden Ocala #2 site (8MR3261), and Golden Ocala #3 site (8MR3262). Each site has less than 13 waste flakes present. The FMSF lists the sites function as lithic scatters, but the debitage present from 8MR511 suggest tool production activity while 8MR3261 and 8MR3262 suggest late-stage tool production. The Golden Ocala #1 site (8MR3260) contained 38 waste flakes showing signs of quarrying activity, core reduction, and early-stage tool reduction. Compared to the other percentages of thermally altered material at the previously mentioned sites, 8MR3260 only had 8 heat treated flakes. SEARCH determined these four sites have limited research potential due to their small size and limited artifact content (Austin 2006: 19-22).

Northwest of Alachua another series of Middle (5000-3000 BC) to Late Archaic (3000-500 BC) sites were uncovered in 2022 by Advanced Archaeology, Inc. (Mankowski 2022a; 2022b; 2022c; 2022d). The Tara April Scatter site (8AL7452) consists of a sparse prehistoric chert scatter interpreted as a lithic reduction and tool manufacturing encampment (Mankowski 2022d:2, 25). The Tara Forest West Scatter site (8AL7436) is an extensive, but sparse prehistoric chert surface scatter dating to the Middle Archaic and Late Archaic. The site represents a limited-use lithic reduction and tool manufacturing encampment (Mankowski 2022c:25). The Tara Phoenicia site (8AL7459) consists of sparse to dense prehistoric chert and ceramic deposits and extensive scatters that represents a lithic reduction and tool manufacturing encampment (Mankowski 2022a; 2022b; 2022c:25). The Tara Forest Mound (8AL7466) was inaccurately interpreted as a constructed sand mound, with moderate to dense prehistoric chert and ceramic artifact deposits that represents a lithic reduction and tool manufacturing encampment (Mankowski 2022d:3,25). Specimen logs show that primary, secondary, and tertiary flakes are present, with evidence of thermal alteration in many of the assemblages (Mankowski 2022c). The current undertaking includes Phase II excavations and interpretations of The Tara Phoenicia site (8AL7459) and the Tara Forest Mound (8AL7466).

Other examples of Archaic sites that consist of variable to dense scatters representing tool manufacturing encampments include the Dudley Farm Quarry Site (8MR2545), 92-34 Ocala, Scrambletown A (8MR2104), Oak Hammock (8MR1920), White Ranch (8MR3538), Site # 3 (8AL2910), San Felasco Hammock (8AL461), and Paynes Town (8AL366). Diffuse scatters include the Inferno site (8MR2343), Coliseum (8MR2321), USFS OCA15-06/Scrambletown Angel (8MR3915), USFS 92-33, Ocala (8MR2103), Rainbow Springs 3 (8MR208), Rainbow Springs State Park (MR2397), Mare Haven, (8MR152), and Mill Creek site (8AL4821) (Boyer 2016; Boyer et al. 2022; FMSF).

4.0 RESEARCH DESIGN AND FIELD METHODOLOGY

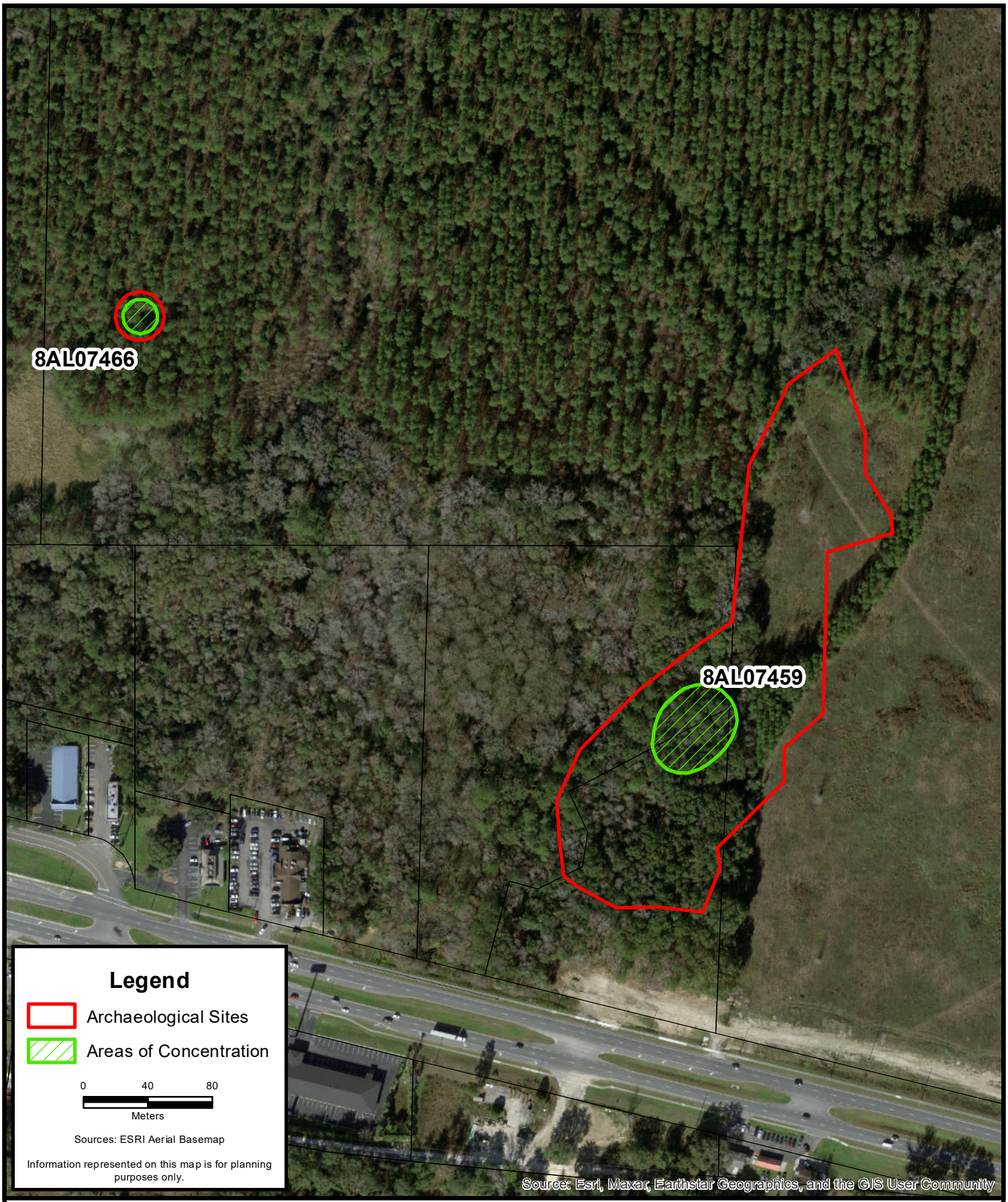
Phase I archaeological survey work defined the general boundaries of the Tara Phoenicia site (8AL07459) and the Tara Forest Mound Site (8AL07466) (Mankowski 2022). Within these parameters - defined by the presence or absence of cultural materials in an extended range - areas of artifact concentration were identified and mapped (in a series of red dots showing positive test pits), particularly for the Tara Phoenicia site. During the current Phase II investigations, archaeologists excavated a series of shovel test pits within these areas and generally across the sites to identify core site areas, or areas of highest artifact density and, consequently, prehistoric activity. These areas of concentration were the focus of Phase II investigations (see Figure 4). Historic aerial maps of the project area show a long history of agricultural impact including timbering, clearcutting, land leveling, row crop farming and silviculture (planted pine). It is highly probable that the areal extent of both sites, particularly the Tara Phoenicia site, was artificially expanded during plowing, tilling, and bulldozing related to these agricultural activities. Phase I CRAS shovel tests that produced singular or low-density artifacts likely reflect this occurrence and pattern of displace cultural materials.

Initial reconnaissance of 8AL07459 and 8AL0766 revealed that both sites were impacted by amateur artifact hunters (site looters), particularly the Tara Forest Mound site which was determined to be completely destroyed (see photographic plates in discussion of 8AL07466). Finding undisturbed ground was a challenge and in the case of 8AL07466, was unfortunately deemed futile. To identify intact (unimpacted) ground, archaeological crews used square-nose shovels to scrape back leaves and topsoil to reveal surface patterns of contiguous pothunter holes. Eventually a backhoe (operated by an archaeologist) was employed to scrape back and expose a wider area of patterned disturbance.

Once presumed undisturbed ground was identified at the Tara Phoenicia site, 17 units were laid out and excavated in the area of concentration to maximize yield of cultural materials and to determine if cultural stratigraphy was present. Five 1 x 1-meter excavation units, four 1 x 2-meter excavation units, three 1 x 3-meter exploratory trenches (excavated in layers by a backhoe), and six .50-meter exploratory units (to determine the extent of the site, depth of deposits, and nature of disturbance) were completed over a month and half period (see Figure 5, site excavation plan). All controlled units were excavated in 10-centimeter levels to depths of a meter and in some cases 110 centimeters below ground surface. Artifacts were bagged and labeled with provenience data (site number, unit number, level, date, etc.).

4,046 artifacts, mostly lithic debitage (96%), were recovered during excavations at the Tara Phoenicia site (8AL07459). Each artifact was cleaned, analyzed, categorized and charted (see artifact vertical distribution tables in Appendix A). The cultural materials were processed at archaeological laboratories in St. Augustine and Dunnellon, with initial organization taking place in the field at Alachua. The results of the lithic analysis are interpreted in the following section. All records of the Tara Phoenicia archaeological investigations, including field notes, research notes, photographs, maps, forms, and manuscripts are stored at the AEC/HCS repositories in St. Augustine and Dunnellon. All archaeological materials were analyzed and curated by professional archaeologists specializing in prehistoric lithic technology.

During Phase II archaeological investigations, any unmarked human burials and human skeletal remains discovered would have been brought to the attention of a District Medical Examiner if it was determined that the burial(s) represent an individual or individuals who have been dead less than 75 years, or to the attention of the State Archaeologist in the case that the remains were determined to be older than 75 years. Archaeological and development activities would cease immediately until proper authorities, the District Medical Examiner or the State Archaeologist, made a determination and authorized the continuance of work through their respective jurisdiction as defined by Florida Statutes. Procedures outlined in Chapter 872.05, Florida Statutes, would be followed regarding site preservation and protection, or mitigation, and reporting, this through the authority and direction of the District Medical Examiner and/or the State Archaeologist. In the event of other types of unexpected archaeological finds occurring during subsequent development of the property, this same procedure will be followed.



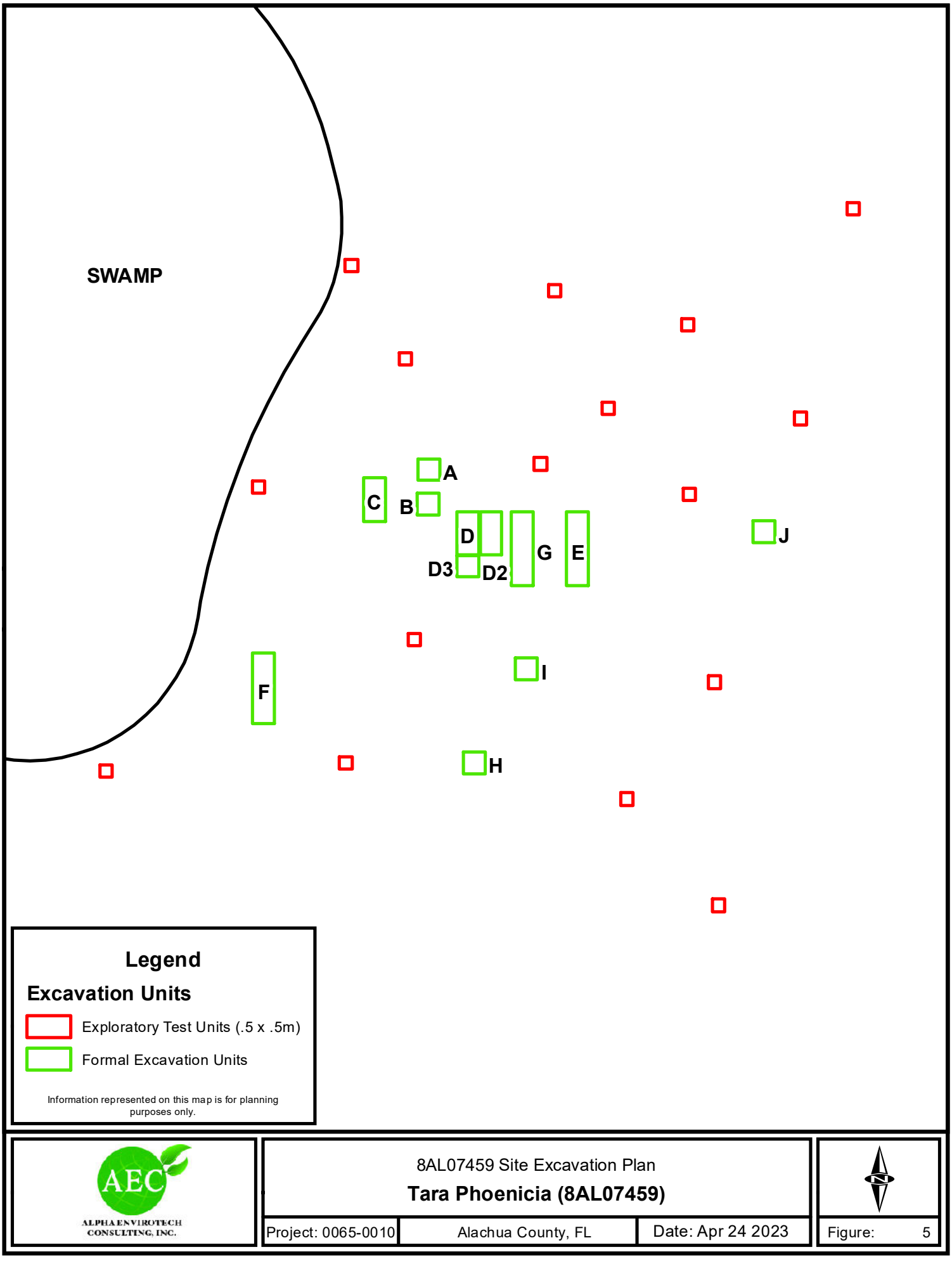
ALPHA ENVIROTECH CONSULTING, INC.

Site Location Map Showing Areas of Concentration

Tara Phoenicia (8AL07459)

Tara Forest Mound (8AL07466)

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ALPHA ENVIROTECH CONSULTING, INC.

8AL07459 Site Excavation Plan

Tara Phoenicia (8AL07459)

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5.0 PHASE II ARCHAEOLOGICAL INVESTIGATIONS RESULTS

Phase II archaeological investigations of the Tara Phoenicia site (8AL07459) and the Tara Forest Mound site (8AL7466) were conducted by Alpha Envirotech Consulting, Inc., to address the statutory requirements of the Florida Division of Historical Resources (DHR)/State Historic Preservation Office (SHPO), as well as the City of Alachua. In particular, archaeological work was conducted to determine if these two prehistoric cultural resources were eligible for listing in the . A discussion of these sites and management recommendations regarding eligibility is as follows:

5.1 Tara Phoenicia Site - 8AL07459



Plate 1 - Chert nodule in adjacent swam

The core of 8AL07459, the Tara Phoenicia site, was identified based on Phase I CRAS survey data, Phase II preliminary test pits and in an unorthodox manner, by the location and concentration of potholes dug by site looters. These initial investigations determined that artifact hunters had impacted the site substantially, but that testable areas remained. Relatively intact areas were revealed by scraping back the ground cover with shovels to expose areas and patterns of disturbance. Eventually, heavy equipment operators (archaeologists) used a backhoe to scrape the surface of the site to expose soil mottling (disturbance from pothunting) as well as identify intact ground. Archaeologists focused excavations within these "clean" site areas rather than

digging through disturbed potholes. Excavation units - 1 x 1-meter, 1 x 2-meter units and 1 x 3-meter units - were placed in undisturbed areas using this method. Based on initial testing, it was estimated that over 70% of the concentrated area of the site had been impacted by artifact collectors (pothunters), thus significantly compromising site integrity. Soils in undisturbed areas were principally beige, loamy sands, homogenous in composition and color, that extended from below topsoil to ca. 100 centimeters below ground surface. Excavation units produced artifacts in varying frequencies, predominantly lithic debitage, in all levels.

Artifacts produced from all units numbered 4,046, most of which was classified as lithic debitage (N = 3,890 or 96.14%). The lithic debitage artifact category includes cores, core fragments, primary and secondary decortication flakes, and secondary non-decortication and tertiary flakes. Primary and secondary flakes were classified based on the amount of cortex present on the exterior face of the flake (complete coverage vs partial coverage).

Based on the type of lithic artifacts recovered, particularly the large quantity of debitage, it is evident that the Tara Phoenicia site functioned as a secondary lithic reduction station. Here, prehistoric people used the site to extract chert stone from outcroppings exposed in a nearby geologic depression and swamp to fashion the early stages of stone tools. The artifact assemblage is characterized by core fragments, decortication flakes, core shatter, lithic debitage, heat-treated chert, stone blanks and preforms, fractured unfinished projectile points and bifaces – all cultural materials that indicate lithic procurement and reduction as a principal site function.

The core and immediate extended area of the Tara Phoenicia site occupies an approximately 40 x 40-meter place on an upland ridge that slopes into an adjacent swamp. The site represents a secondary station (stage) in the lithic extraction and manufacturing process. The primary stage took place at the source of the stone (quarry) where cores and blanks were knocked off large chert nodules exposed in the walls of the depression or along the banks of the swamp. This stone was carried to a higher and drier area for secondary reduction into forms that could be later finished as formal tools. Mosquitos and other insects would be less of a nuisance in these higher elevations at certain times of year, particularly the summertime (if stone was gathered during this season at all). The final lithic manufacturing stage, the completion of project points and other forma tools, most often took place at an associated village site, the location of which is unknown. There is little evidence of final projectile point manufacturing at Tara Phoenicia.

Primary debitage, mainly decortication flakes and large worked nodule and core fragments (Plate 2), are believed to be mostly buried in an adjacent depression. The quantity of debitage in and around this quarry area is probably substantial. Conversely, primary and secondary decortication flakes represent less than 9% of the upland debitage assemblage. This low frequency of decortication material supports the hypothesis that Tara Phoenicia was an intermediary lithic reduction station. The concomitant absence of final tertiary debitage such as small pressure flakes (an 1/8-inch mesh screen was employed at several units in an effort to recover any minute debitage) and finished tools such as final-stage projectile points suggest that stone shaped in the form of blanks and preforms were carried offsite to be finished elsewhere, probably at a village site. This lithic procurement and reduction process representing archaeologically delineated manufacturing stages and stations has been recognized at other sites such as the Golden Hills site to south in Marion County (Ste.Claire 1983) and in other areas of Florida such as the Tampa

Palms sites, particularly the Rock Hammock site, a Hernando projectile point manufacturing complex (Austin and Ste.Claire 1982; Ste.Claire 1982, 1996).

Subsistence related artifacts, mainly a relatively low quantity of ceramics, indicate that prehistoric people were using the Tara Phoenicia site as a short-term, seasonal encampment to procure and shape stone rather than as a permanent occupation.

Two broken Bolen-like project points (one a manufacturing failure and the other a base fractured by impact), a Marianna point, and a turtleback scraper suggest that stone was extracted from the quarry as early as the Early Archaic period (9,500 - 7000 B.C.) A small assemblage of ceramics (105 sherds or 2.6% of the artifact assemblage) and Pinellas points (N = 4) (Plates 3 and 4) indicate that later prehistoric people were using the site for the same purpose. This would indicate that the quarry was a known and desirable source of chert for stone tool manufacture for over 10,000 years. The Middle Archaic period (6,000 - 3,000 B.C) is prominently represented in the artifact assemblage based on the higher frequency of Archaic-Stemmed project point preforms, late-stage manufacturing failures, and nearly finished implements found (Plate 5). These materials were mostly recovered from levels 5 - 10 (50 – 100 centimeters below surface).



Plate 2 – Tara Phoenicia core & core fragment



Plate 3 – Exam les of Tara Phoenicia ceramics including cord and fabric-marked ottery



Plate 4 – Tara Phoenicia, Marianna Point and Pinellas Points



Plate 5 - Archaic stemmed rojectile oint manufacturing se uence (blanks and reforms)

While most of the cultural materials found at Tara Phoenicia evidence a lithic reduction station and encampment, a small number of atypical artifacts represent specialized functions that bear mentioning. An unusual early prehistoric dimple stone (see Plate 6) was recovered from level 7 (60 – 70 cms b.s.) of excavation unit D-2. (1 x 2 meter). Dimple stones have been described as totems and atlatl weights, among other functions (Brawner 2012; Gerrell 1990; Rachels & Knight 2004). The enigmatic stones are often associated with Early Archaic and PaleoIndian period contexts. Three small fragments of clear quartzite were also recovered. The crystal quartz is not native to the region and was likely transported in from areas north of Florida, possibly in trade. The function of the stones is unknown.

One final note about Tara Phoenicia artifacts should be conveyed. A single, clearly identifiable flake knife (with recognizable cutting use wear) was recovered from level 5 of Unit I. In identifying utilized flakes and use wear at stone tool manufacturing sites, lithic analysts should be aware that large quantities of debitage resulting from multiple flintknapping episodes will invariably produce artificial flake "wear" through stone-on-stone contact and by prehistoric technicians and others walking across piles of stone flakes, a "modification" known as trampling wear. The identification of large assemblages of "utilized flakes" such as those described for the Senator Edwards site in Alachua County (Purdy 1975) can significantly skew an interpretation of site function.

Regarding evaluation of the Tara Phoenicia site (8AL07459), certain conditions and data should be considered:

1) The vertical distribution tables (see Appendix A) illustrate substantial "mixing" of early prehistoric materials with later prehistoric artifacts. For example, late period Pinellas points and pottery were recovered from lower excavation levels and early lithic artifacts such as Archaic period projectile points were found in upper levels. In another notable example, a completed Marianna projectile point normally associated with the Early Archaic period was recovered from level 3 of Unit H in the same upper-level zone where St. Johns Check-Stamped pottery and a Pinellas point were found (see Plate 1; Table 1 – Unit H artifact vertical distribution). Prehistoric curation behavior (later period collection of earlier artifacts) may explain some of this condition, but there are too many examples of cultural mixing to ignore.

2) On a related matter, after excavating multiple units across the Tara Phoenicia site, no discernable cultural stratigraphy was identified in the homogenous sandy soils. Moreover, no cultural features such as hearths, post molds, fire pits, individual flintknapping stations, artifact caches, etc. were found.

3) Research of the historic landscapes of the Tara Phoenicia properties through an examination of a historic aerial chronology and other maps reveals extensive impact from early to mid-20th century silviculture (planted pine agriculture) and row crop farming (see Figures 6 – 9). A 19th century survey, historic aerials, and topographic maps were sourced and examined to demonstrate this condition. It is evident most areas of the extended project area have suffered bioturbation or mixing of stratigraphic levels. The entire Tara Phoenicia site area was entirely clearcut and impacted by agricultural activities in the

early 1900s. This likely explains the stratigraphic disturbance observed at Tara Phoenicia. Coniferous plantation (planted pine) agriculture documented for the project area causes extensive disturbance of ground surfaces and subsurface soils due to successive episodes of timbering, plowing, furrowing, and planting. This disturbance can often extend to a half meter in depth.

4) Tara Phoenicia is a secondary lithic reduction site, a site type that is relatively common in the region, particularly during the Archaic period.

5) While 4,046 artifacts were recovered from formal excavations, artifact density cannot be described as high. These artifacts were collected from 11 formal units at depths of at least one meter; some 742 cubic feet of earth was excavated.

6) With the exception of the dimple stone, the artifacts recovered from 8AL07459 are not unique or unusual. They are characteristic of many lithic assemblages known for the region (see Archaic Period Lithic Sites in Alachua and Marion Counties section).

While site disturbance is evident at Tara Phoenicia, a representative assemblage of lithic materials from a secondary lithic reduction site was collected, analyzed, documented, and preserved for future studies. Samples of Tara Phoenicia stone will be submitted to Dr. Robert Austin and Dr. Sam Upchurch for their current Florida chert sources research, a study that will result in a formal publication (Upchurch et al, n.d.). It is suggested that the amount of cultural materials collected in controlled contexts represents a more than adequate lithic assemblage that will be preserved prior to development.

Finally, investigations of the areas surrounding the core site area at Tara Phoenicia revealed substantial outcroppings of chert in the adjacent swamp and a geologic depression, most likely a remnant sinkhole which are common for the area. This quarry area was once an important stage of the stone procurement and lithic reduction process.

In conclusion, because of all these conditions and circumstances, it is the opinion and recommendation that the **Tara Phoenicia site (8AL07459) is ineligible for listing in the *National Register of Historic Places***, and that development of the Tara Phoenicia site will not adversely impact any cultural resources eligible for listing in the . The formal and controlled extraction of a large representative assemblage of artifacts from the site is recommended as a viable mitigation of impact plan for 8AL07459. No further archaeological work is recommended.

Unit H (1 x 2-meter excavation unit)

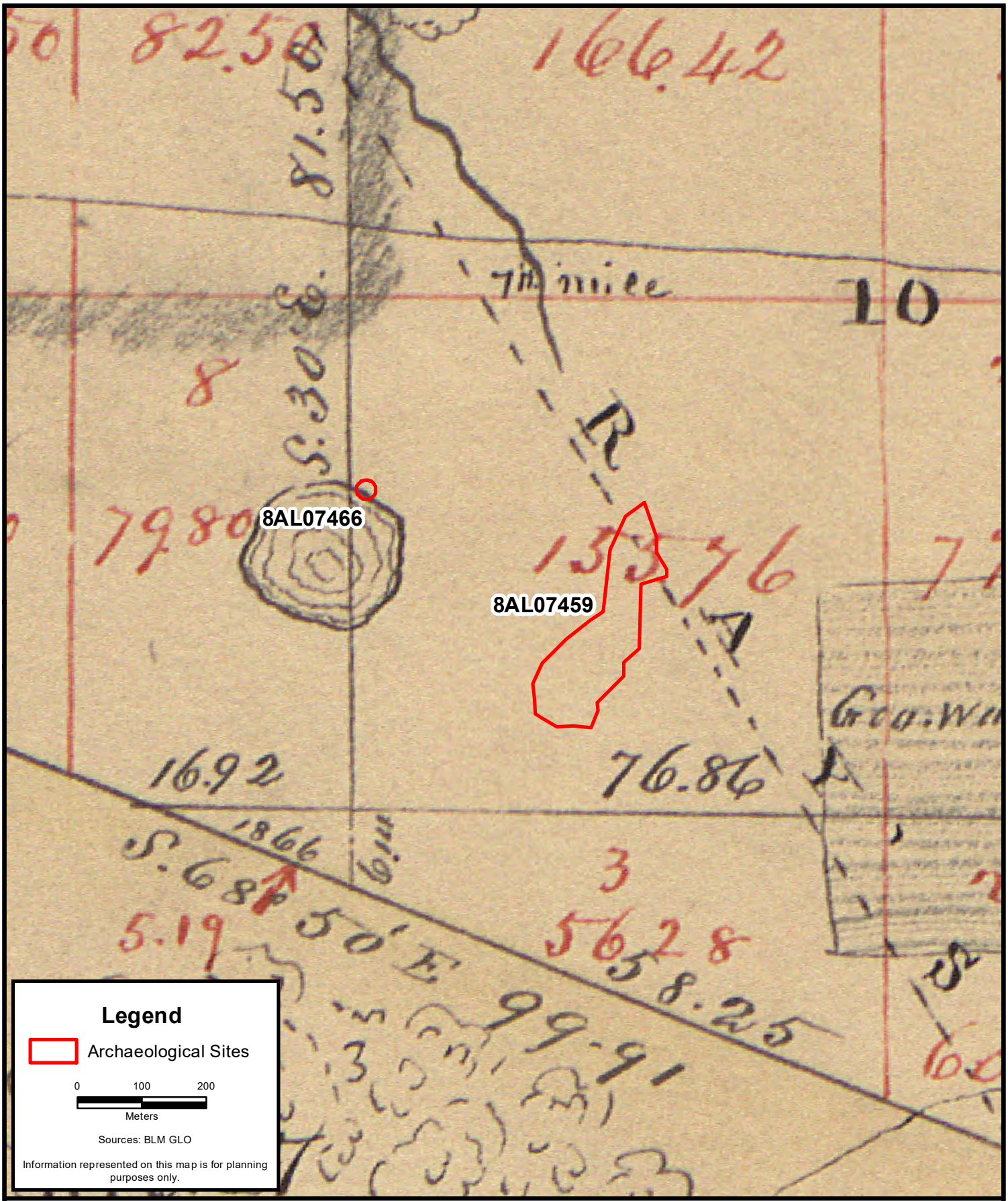
Level	Core/ Core Frag	Prim Decort	Sec Decort	Deb	Tert	PP/ Preform	Sand Temp Pottery	St. Johns Pottery	Total
1		1	3	35		1[1]	1		41
2		3	3	33				1	40
3		1	5	44		2[2]	1	1[3]	54
4		3	3	55		1[4]			62
5	1	3		57	3		5[5]		69
6	1			47	3	2[6]	2[7]		55
7	1	1		50		2[8]		1	55
8		2		26					28
9		1	2	33			1	1[9]	38
10	2	1	1	27			1	1[10]	33
Total	5	16	17	407	6	8	11	5	475

Table 1 – Unit H artifact vertical distribution

[1] Pinellas Point (Distal Impact Fracture, Nearly Complete)
[2] Marianna Point (Complete); Archaic-Stemmed Point, Impact Fracture
[3] Check-Stamped
[4] Archaic-Stemmed Projectile Point Base
[5] Black Slip (Alachua)
[6] Late-Stage Archaic-Stemmed Projectile Point (Fracture) and Mid-Stage Preform
[7] Punctated Ceramics
[8] Late-Stage Archaic-Stemmed Projectile Point (Fracture) and Mid-Stage Preform
[9] Check-Stamped
[10] Semi Fiber-Tempered Ceramic



Plate 6 – Tara Phoenicia, Dimple Stone



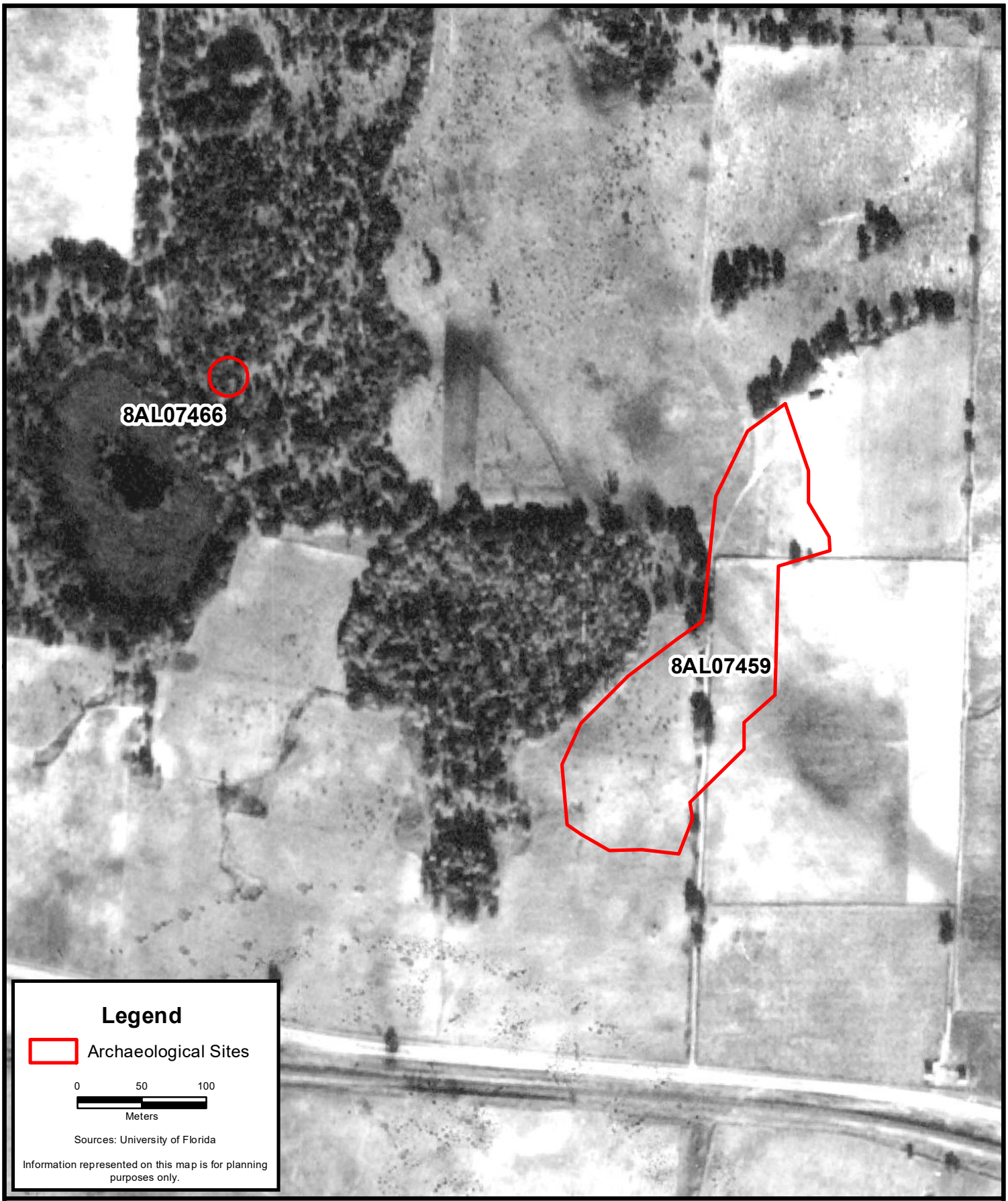
ALPHA ENVIROTECH CONSULTING, INC.

1850 Survey

Tara Phoenicia (8AL07459)
Tara Forest Mound (8AL07466)

Project: 0065-0010	Alachua County, FL	Date: Apr 05 2023

Figure: 6



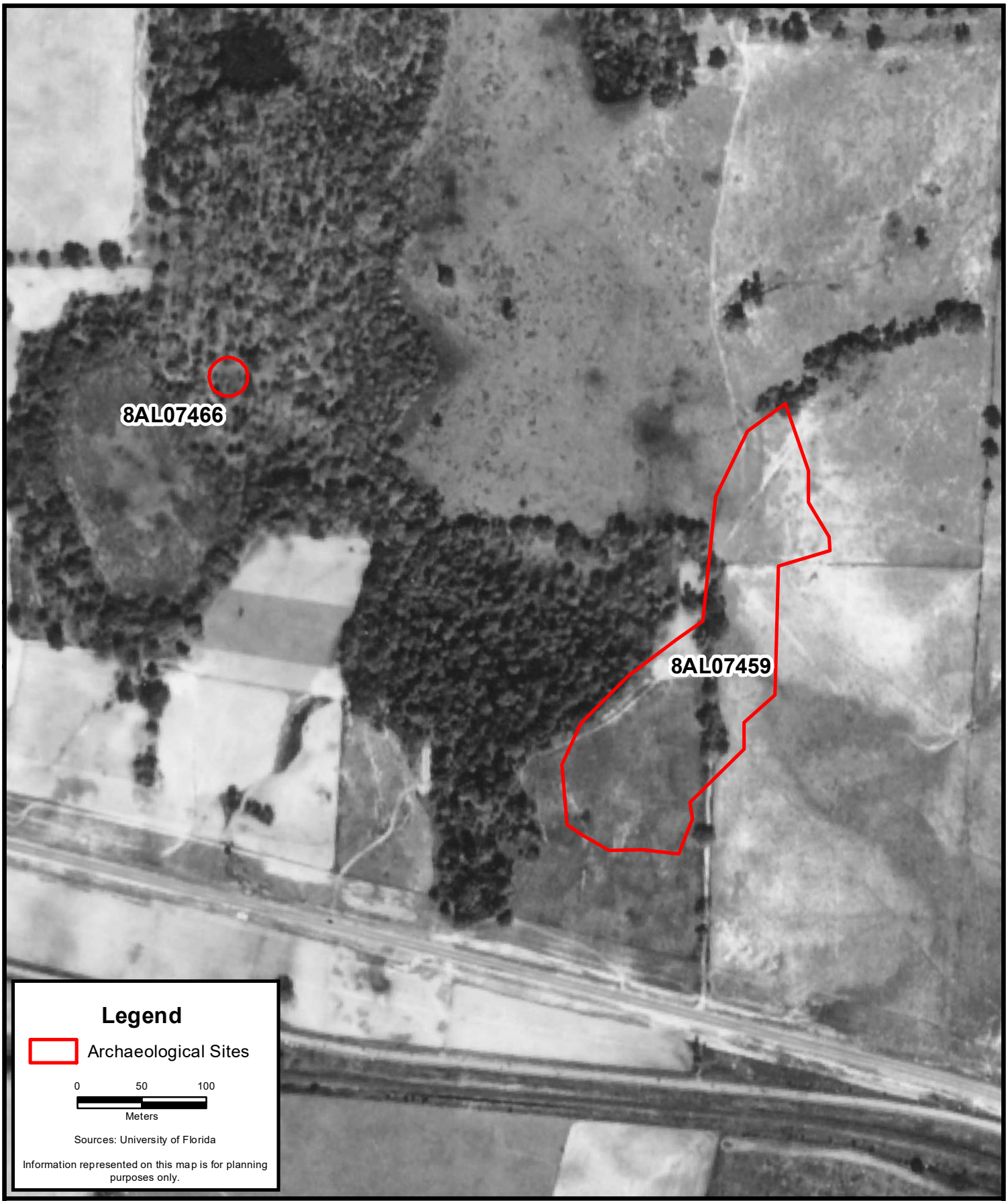
ALPHA ENVIROTECH CONSULTING, INC.

1937 Aerial

Tara Phoenicia (8AL07459)
Tara Forest Mound (8AL07466)

Project: 0065-0010	Alachua County, FL	Date: Apr 05 2023

Figure: 7



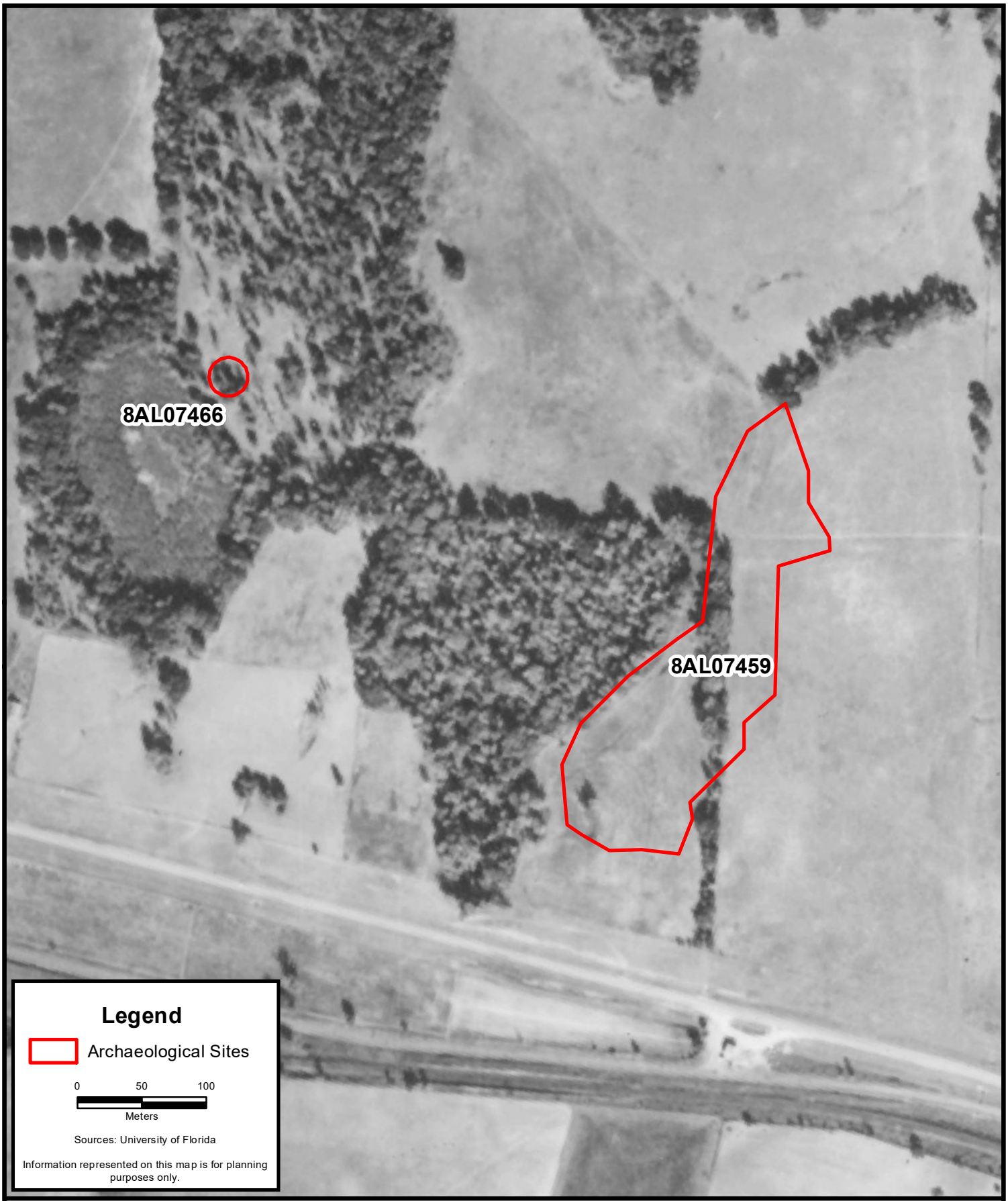
ALPHA ENVIROTECH CONSULTING, INC.

1949 Aerial

Tara Phoenicia (8AL07459)
Tara Forest Mound (8AL07466)

Project: 0065-0010	Alachua County, FL	Date: Apr 05 2023

Figure: 8



ALPHA ENVIROTECH CONSULTING, INC.

1956 Aerial

Tara Phoenicia (8AL07459)
Tara Forest Mound (8AL07466)

Project: 0065-0010	Alachua County, FL	Date: Apr 05 2023

Figure: 9

5.2 Tara Forest Mound site - 8AL07466



Plate 7 - 8AL07466 destruction

Initial investigations of the Tara Forest Mound immediately revealed that 8AL07466 had been destroyed by artifact collectors (pothunters) and prior to this, greatly impacted by agricultural activities (field cultivation) (see Figures 6 - 9). Site destruction is extensive and has occurred over a long period of time.

Two formal 1 x 1-meter units were excavated at 8AL07466 in an effort to discern any surviving cultural deposition in natural stratigraphy, but none was found. The units produced small quantities of lithic (stone) artifacts in disturbed, shallow deposition (the units terminated between 50 - 60 centimeters below surface at hardpan). Any cultural stratigraphy once present is now gone.

Research otential for 8AL07466 is severely limited, if any exists at all, and along with its high degree of disturbance, renders the resource ineligible for listing in the *National Register of Historic Places*. Mankowski (2022) at the Phase I CRAS level of study determined that the Tara Forest Mound site, while extensively disturbed, was eligible for listing in the

under Criteria D which applies to resources, generally archaeological sites, that have yielded or may be likely to yield information important to prehistory or history. The site completely lacks cultural context and consequently retains no research potential. **8AL07466 is not eligible for listing in the *National Register of Historic Places* at any level.** Salvage archaeology was conducted in an effort to retrieve a sample of artifacts, albeit from a disturbed context, to document the site and its cultural material. Representative artifacts were mostly collected from the disturbed backfill.

One final note regarding site function: 8AL07466 is not a mound in the formal archaeological and cultural sense. It is a natural low-lying point of land near an inundated depression as shown on early maps, particularly historic topographic maps (see Figures 6 - 9). It is not a prehistoric habitational or ceremonial mound. In fact, the function of 8AL07466 is nearly identical to that of 8AL07459, the Tara Phoenicia site. The spatially isolated site (ca. 30 x 30 meters) functioned as secondary lithic reduction site where chert, extracted from the same adjacent quarry known for 8AL07459, was shaped into pre-tool forms (blanks and preforms) to be carried back to a village for final production. The two sites are located ca. 300 meters apart on the same wetland (swamp) and extended creek basin, although materials at 8AL07466 were also gathered from an adjacent depression, now a pond. 8AL07459 and 8AL07466 are likely contemporaneous sites.



Plate 8 - 8AL07466 destruction

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APPENDIX A - ARTIFACT VERTICAL DISTRIBUTION TABLES

Unit B (1 1 meter e cavation unit)

Level	Core Frag	Core S	Prim	Sec	Debitage	Tertiary	Fractured PP	Sand Temp	Fabric/Cord	Misc	Total
1			6		19						25
2			4		24				1		29
3					10		1			1[1]	12
4	1	1	2		10	8		1	1		24
5	1		1	1	17	7				1[2]	28
6	1		1	1	15	1					19
7			1	1	10						12
8	1		3		25	7					36
9			1		9						10
10	1		1		9						11
11			1		4	1					6
Total	5	1	21	3	152	24	1	1	2	2	212

[1] Animal Bone Fragment (Deer)
[2] Possible Abrader

Unit C (1 2-meter e cavation unit)

Level	Core Frag	Core Shat	Prim Decort	Sec Decort	Lithic Deb	Tert Flakes	Late-Stage PP	Fract PP	Sand Temp Pottery	St Johns Pottery	Misc.	Total
1			2		24							26
2					6				1			7
3			7	4	55				1			67
4			6	1	37				1	5[1]		50
5			4	2	31			1[2]			1	39
6		1	5	2	35	1						44
7		1	7	3	20							31
8	1				63		1[3]	1[4]				67
9	1	2	14	4	35		1[5]	1[6]			1[7]	60
10			1		4	1						6
11			2		22	2						26
Total	2	4	48	16	332	4	2	3	3	5	2	421

[1] St. Johns Check-Stamp N = 3; Dunn's Creek Red N = 1
[2] Pinellas Point (Impact Fracture)
[3] Archaic Stemmed Projectile Point, Impact Fracture
[4] Archaic Stemmed Projectile Point; Late-Stage Manufacturing Reject
[5] Archaic Stemmed Projectile Point, Late-Stage Manufacturing Reject
[6] Archaic Stemmed Projectile Point; Impact Fracture
[7] Bolen Projectile Point Base, Impact Fracture

Unit D (1 2-meter e cavation unit)

Level	Core Frag/ Shat	Prim. Decort	Sec. Decort	Lithic Deb	Tert. Flakes	Blank Prefm	Late Stage PP	Fract PP	Biface	Sand Temp Pottery	St. Johns Pottery	Fabric/ Cord Pottery	Misc	**Total**
1	1	4		43							3	1[1]		52
2	1	1		27			1[2]				1			31
3		8	4	60				1[3]		1	3			77
4		8	1	59	5					6	1		1[4]	81
5	1	6		70	7						1[5]			85
6	1	7	2	73						2				85
7	1	3		47										51
8	1			66						1[6]	1			69
9		3		56										69
10	1	10		96					1[7]					108
11		11	1	43		1								56
Total	7	61	8	640	12	1	1	1	1	10	10	1	1	**754**

[1] Cord-Marked Pottery
[2] Culbreath Projectile Point (Late Stage Manufacturing Reject)
[3] Pinellas Point (Distal Impact Fracture)
[4] Clear Quartz Fragment
[5] St. Johns Check-Stamped
[6] Deptford Check-Stamped
[7] Turtleback Scraper

Unit D-2 (East) (1 2-meter e cavation unit)

Level	Core Frag	Prim	Sec	Debitage	Tertiary	Flake Tool	Sand Temp	St Johns	Misc	Total
1		1		38	2			1[1]		42
2		1		31				1[2]	1	34
3	1	1	1	64		1	2		1	71
4	1	4	4	85			1[3]		2	97
5		5	1	59				1	1[4]	67
6		3	1	33			2			39
7		3		65			2[5]			70
8		2	2	77	5					86
9	1	2		36						39
10		1		60						61
11		1	1	38						40
Total	3	24	10	586	7	1	7	3	5	646

[1] Check-Stamped
[2] Check-Stamped
[3] Deptford Pottery Bowl, Footed Base (Podal Support)
[4] Dimple Stone
[5] Deptford Stamped

Unit D-3 (South) (1 1-meter e cavation unit)

Level	Core Frag	Core Sham	Prim	Sec	Debitage	Tertiary	Late-Stage PP	Flake Tool	Proj. Point	Sand Temp	St Johns	Misc	Total
1		1	1	3	21			1				1[1]	28
2			1		20			1				1[2]	23
3					22				1[3]	3			26
4			1	1	41	3				1[4]			47
5			5	2	47								54
6			1	3	23		1[5]						28
7			1		45	2				2[6]	2	2	54
8			2	4	48								54
9					30	3				1[7]		1[8]	35
10	1				22								23
11				2	33								35
Total	1	1	12	15	352	8	1	2	1	7	2	5	407

[1] Bone Frag
[2] Carved Stone Fragment
[3] Pinellas Point Complete
[4] Deptford Check-Stamped.
[5] Archaic Stemmed
[6] Deptford Check-Stamped.
[7] Deptford Check-Stamped
[8] Clear Quartzite Fragment

Unit H (1 2-meter e cavation unit)

Level	Core/ Core Frag	Prim Decort	Sec Decort	Deb	Tert	PP/ Preform	Sand Temp Pottery	St. Johns Pottery	Total
1		1	3	35		1[1]	1		41
2		3	3	33				1	40
3		1	5	44		2[2]	1	1[3]	54
4		3	3	55		1[4]			62
5	1	3		57	3		5[5]		69
6	1			47	3	2[6]	2[7]		55
7	1	1		50		2[8]		1	55
8		2		26					28
9		1	2	33			1	1[9]	38
10	2	1	1	27			1	1[10]	33
Total	5	16	17	407	6	8	11	5	475

[1] Pinellas Point (Distal Impact Fracture, Nearly Complete)
[2] Marianna Point (Complete); Archaic-Stemmed Point, Impact Fracture
[3] Check-Stamped
[4] Archaic-Stemmed Projectile Point Base
[5] Black Slip (Alachua)
[6] Late-Stage Archaic-Stemmed Projectile Point (Fracture) and Mid-Stage Preform
[7] Punctated Ceramics
[8] Late-Stage Archaic-Stemmed Projectile Point (Fracture) and Mid-Stage Preform
[9] Check-Stamped
[10] Semi Fiber-Tempered Ceramic

Unit I (1 1 meter e cavation unit)

Level	Core Frag	Prim	Sec	Debitage	Hammerstone	Flake Tool	Proj. Point	Sand Temp	St Johns	Total
1		2		14						16
2		1		18						19
3		1		19						20
4		1		15				3[1]	1	20
5			1	24		1[2]	1[3]	1	1	29
6			4	31						35
7				37	1[4]			1		39
8				16				1		17
9		1		21						22
10			1	16						17
11	1		1	9						11
Total	1	6	7	220	1	1	1	6	2	245

[1] Deptford Check-Stamped
[2] Possible Flake Knife
[3] Archaic-Stemmed Project Point, Haft Fracture (Impact)
[4] Bifacial Hammerstone

Unit J (1 1-meter e cavation unit)

Level	Core Frag	Prim	Sec	Debitage	Hammerstone	Biface	Sand Temp	St Johns	Fiber	Total
1				4						4
2				16		1[1]	2[2]			19
3			1	17	1[3]					19
4		1		27			1	1[4]		30
5		2		29					1[5]	32
6	1			14			2			17
7		2		19			1			22
8				10			2		2[6]	14
9		1		11						12
10										0
Total	1	6	1	147	1	1	8	1	3	169

[1] Archaic-Stemmed Point Stem Fragment
[2] Cord-Marked Pottery
[3] Hammerstone Fragment (with Battering Wear)
[4] Check-Stamped Ceramic
[5] Orange Fiber-Tempered Ceramic
[6] Orange Incised Ceramic

APPENDIX B - FLORIDA MASTER SITE FILE FORMS

☐Original
☒Update

ARCHAEOLOGICAL SITE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult *Guide to Archaeological Site Form* for detailed instructions

Site #8 AL07459
Field Date 2-14-2023
Form Date 3-30-2023
Recorder # DSC-HCS

Site Name(s) Tara Phoenicia **M**ultiple Listing (DHR only) _____
Project Name Phase II Arch Investigations Tara Phoenicia Site **S**urvey # (DHR only) _____
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

USGS 7.5 Map Name HIGH SPRINGS **U**SGS Date 1993 **P**lat or Other Map Historic Aerial Maps
City/Town (within 3 miles) Alachua **I**n City Limits? ☒yes ☐no ☐unknown **C**ounty Alachua
Township 8S **R**ange 18E **S**ection 10 ¼ section: ☐NW ☒SW ☐SE ☐NE Irregular-name: _____
Township ____ **R**ange ____ **S**ection ____ ¼ section: ☐NW ☐SW ☐SE ☐NE
Landgrant _____ **T**ax Parcel # _____
UTM Coordinates: **Z**one ☐16 ☒17 **E**asting ☐☐☐☐☐☐ **N**orthing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **C**oordinate System & Datum _____
Address / Vicinity / Route to:

Just north of Highway 441 a half mile east of the I-75 interchange in Alachua

Name of Public Tract (e.g., park) _____

TYPE OF SITE (select all that apply)

SETTING

☒Land (*terrestrial*)
☐Lake/Pond (*lacustrine*)
☐River/Stream/Creek (*riverine*)
☐Tidal (*estuarine*)
☐Saltwater (*marine*)
☒Wetland (*palustrine*)
☐usually flooded
☐usually dry
☐Cave/Sink (*subterranean*)
☐terrestrial
☐aquatic

STRUCTURES OR FEATURES

☐log boat
☐agric/farm building
☐burial mound
☐building remains
☐cemetery/grave
☐dump/refuse
☐earthworks (historic)
☐fort
☐midden
☐mill
☐mission
☒mound, nonspecific
☐plantation
☐platform mound
☐road segment
☐shell midden
☐shell mound
☐shipwreck
☐subsurface features
☐surface scatter
☐well

FUNCTION

☐campsite
☒extractive site
☒habitation (prehistoric)
☐homestead (historic)
☐farmstead
☐village (prehistoric)
☐town (historic)
☐quarry (prehistoric)

Other Features or Functions (Choose from the list or type a response.)
1. Lithic Scatter/quarry 2. Secondary lithic reduction site

CULTURE PERIODS (select all that apply)

ABORIGINAL

☒Alachua
☐Archaic (nonspecific)
☒Archaic, Early
☒Archaic, Middle
☒Archaic, Late
☐Belle Glade
☐Cades Pond
☐Caloosahatchee
☒Deptford
☐Englewood
☐Fort Walton
☐Glades (nonspecific)
☐Glades I
☐Glades II
☐Glades III
☐Hickory Pond
☐Leon-Jefferson
☐Malabar I
☐Malabar II
☐Manasota
☐Mississippian
☐Mount Taylor
☐Norwood
☒Orange
☐Paleoindian
☐Pensacola
☐Perico Island
☐Safety Harbor
☐St. Augustine
☐St. Johns (nonspecific)
☒St. Johns I
☒St. Johns II
☐Santa Rosa
☐Santa Rosa-Swift Creek
☐Seminole (nonspecific)
☐Seminole: Colonization
☐Seminole: 1st War To 2nd
☐Seminole: 2nd War To 3rd
☐Seminole: 3rd War & After
☐Swift Creek (nonspecific)
☐Swift Creek, Early
☐Swift Creek, Late
☒Transitional
☒Weeden Island (nonspecific)
☐Weeden Island I
☐Weeden Island II
☐Prehistoric (nonspecific)
☒Prehistoric non-ceramic
☒Prehistoric ceramic

NON-ABORIGINAL

☐First Spanish 1513-99
☐First Spanish 1600-99
☐First Spanish 1700-1763
☐First Spanish (nonspecific)
☐British 1763-1783
☐Second Spanish 1783-1821
☐American Territorial 1821-45
☐American Civil War 1861-65
☐American 19th Century
☐American 20th Century
☐American (nonspecific)
☐African-American

Other Cultures (Choose from the list or type a response. For historic sites, give specific dates.)
1. _____ 3. _____
2. _____ 4. _____

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐yes ☒no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required if evaluated; use separate sheet if needed)

Secondary lithic reduction site adjacent to a prehistoric quarry (adjacent swamp). 96.14% of artifacts are lithic debitage. Vertical position of cultural materials indicate stratigraphic mixing. Historic aerials show extensive disturbance of land.

Recommendations for Owner or SHPO Action

Archaeological monitoring of development of site area.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

ARCHAEOLOGICAL SITE FORM

Site #8 AL07459

FIELD METHODS (select all that apply)

SITE DETECTION			SITE BOUNDARY		
☐no field check	☒exposed ground	☐screened shovel	☐bounds unknown	☐remote sensing	☐unscreened shovel
☒literature search	☐posthole tests	☒screened shovel-1/4"	☐none by recorder	☐exposed ground	☒screened shovel
☐informant report	☐auger tests	☒screened shovel-1/8"	☐literature search	☐posthole tests	☐block excavations
☒remote sensing	☒unscreened shovel	☐screened shovel-1/16"	☐informant report	☐auger tests	☐estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan)

Formal 1 x 1 meter and 1 x 2 meter units excavated to ca. one meter below ground surface.

SITE DESCRIPTION

Extent/Size (m^2) 2,000 Depth/stratigraphy of cultural deposit (describe below)

Humic soil 0-20 cm; beige/pale brown sand 0-110 cm b.s. (artifact bearing zone). Concentration of lithic materials occur in a 40 x 40 meter area. Adjacent quarry (swamp) dimensions unknown.

Temporal Interpretation - Components (check one): ☐single component ☒multiple component ☐uncertain

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Principally Archaic Period, Early through Late Archaic; Orange, Transitional, Deptford, Weeden Island, St. Johns I, St. Johns II, Alachua.

Integrity - Overall disturbance: ☐none seen ☐minor ☒substantial ☐major ☐redeposited ☐destroyed-**document!** ☐unknown

Disturbances / threats / protective measures

Site has been impacted by a century of agricultural activities including row crops and silviculture; mixing of cultural materials observed. Development planned for property.

Surface collection: area collected 5000 m^2 # collection units 23 | Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 4114 ⦿count ○estimate | Surface # 68 | Subsurface # 4046

COLLECTION SELECTIVITY

☐unknown ☒unselective (all artifacts) ☐selective (some artifacts) ☐mixed selectivity

SPATIAL CONTROL

☐uncollected ☐general (not by subarea) ☐unknown ☒controlled (by subarea) ☐variable spatial control ☐other (describe in comments below)

ARTIFACT CATEGORIES and DISPOSITIONS

A	-	Lithics
A	-	Stone artifacts
A	-	Ceramics-aboriginal
A	-	Bone-animal or unidentif
A	-	Miscellaneous prehistoric
S	-	
O	-	
I	-	

select a disposition from the list below for each artifact category selected at left

A - category always collected
S - some items in category collected
O - observed first hand, but not collected
R - collected and subsequently left at site
I - informant reported category present
U - unknown

Artifact Comments

DIAGNOSTICS (type or mode, and frequency: e.g., *Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware*)

1.	Archaic preform/PP	N= 7	4.	Pinellas Points	N= 4	7.	Dimple Stone	N= 1
2.	Lithic Debitage	N= 3890	5.	Marianna Point	N= 1	8.	Fabric/Cord Marked Pottery	N= 4
3.	Cores & Core Fragments	N= 14	6.	Bolen Points	N= 2	9.	Deptford Stamped & Base (Podal)	N= 5

ENVIRONMENT

Nearest fresh water: Type Sink Name Unnamed Distance from site (m) _____

Natural community UPLAND HARDWOODS Topography Hill Elevation: Min ____m Max ____m

Local vegetation Live Oak, Hickory (second growth; natural vegetations has been clearcut)

Present land use Agricultural including row crops and silviculture;planned for development

SCS soil series _____ Soil association _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Heritage Services, Inc.
Document description Notes, maps, photographs File or accession #'s _____

2) Document type _____ Maintaining organization Heritage Services, Inc.
Document description _____ File or accession #'s _____

RECORDER & INFORMANT INFORMATION

Informant Information: Name Phase I CRAS Report
Address / Phone / E-mail Advanced Archaeology, Inc., Fort Lauderdale

Recorder Information: Name Dana Ste.Claire, M.A.RPA Affiliation Heritage Services, Inc.
Address / Phone / E-mail St. Augustine; heritageculturalservices@gmail.com heritagesrvcs@aol.com; 904.669.5318

Required Attachments

❶ **PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED *and* SITE PLAN**
Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.

☐Original
☒Update

ARCHAEOLOGICAL SITE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult *Guide to Archaeological Site Form* for detailed instructions

Site #8 AL07466
Field Date 2-14-2023
Form Date 3-30-2023
Recorder # DSC-HCS

Site Name(s) Tara Forest "Mound" **M**ultiple Listing (DHR only) _____
Project Name Phase II Arch. Investigations of Tara Phoenicia **S**urvey # (DHR only) _____
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

USGS 7.5 Map Name HIGH SPRINGS **U**SGS Date 1993 **P**lat or Other Map _____
City/Town (within 3 miles) Alachua **I**n City Limits? ☒yes ☐no ☐unknown **C**ounty Alachua
Township 8S **R**ange 18E **S**ection 10 ¼ section: ☐NW ☒SW ☐SE ☐NE Irregular-name: _____
Township _____ **R**ange _____ **S**ection _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
Landgrant _____ **T**ax Parcel # 03067-001-000
UTM Coordinates: **Z**one ☐16 ☒17 **E**asting ☐☐☐☐☐☐ **N**orthing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ **C**oordinate System & Datum _____
Address / Vicinity / Route to:

Site is located just east of C.R. 241 (NW 140th Street) a half mile north of U.S. Highway 441

Name of Public Tract (e.g., park) _____

TYPE OF SITE (select all that apply)

SETTING

☒Land (*terrestrial*)
☐Lake/Pond (*lacustrine*)
☐River/Stream/Creek (*riverine*)
☐Tidal (*estuarine*)
☐Saltwater (*marine*)
☒Wetland (*palustrine*)
☐usually flooded
☐usually dry
☐Cave/Sink (*subterranean*)
☐terrestrial
☐aquatic

STRUCTURES OR FEATURES

☐log boat
☐agric/farm building
☐burial mound
☐building remains
☐cemetery/grave
☐dump/refuse
☐earthworks (historic)
☐fort
☐midden
☐mill
☐mission
☐mound, nonspecific
☐plantation
☐platform mound
☐road segment
☐shell midden
☐shell mound
☐shipwreck
☐subsurface features
☐surface scatter
☐well

FUNCTION

☐campsite
☒extractive site
☐habitation (prehistoric)
☐homestead (historic)
☐farmstead
☐village (prehistoric)
☐town (historic)
☒quarry (prehistoric)

Other Features or Functions (Choose from the list or type a response.)
1. Lithic Scatter/quarry 2. Extractive site

CULTURE PERIODS (select all that apply)

ABORIGINAL

☒Alachua
☐Archaic (nonspecific)
☐Archaic, Early
☒Archaic, Middle
☒Archaic, Late
☐Belle Glade
☐Cades Pond
☐Caloosahatchee
☐Deptford
☐Englewood
☐Fort Walton
☐Glades (nonspecific)
☐Glades I
☐Glades II
☐Glades III
☐Hickory Pond
☐Leon-Jefferson
☐Malabar I
☐Malabar II
☐Manasota
☐Mississippian
☐Mount Taylor
☐Norwood
☐Orange
☐Paleoindian
☐Pensacola
☐Perico Island
☐Safety Harbor
☐St. Augustine
☐St. Johns (nonspecific)
☒St. Johns I
☒St. Johns II
☐Santa Rosa
☐Santa Rosa-Swift Creek
☐Seminole (nonspecific)
☐Seminole: Colonization
☐Seminole: 1st War To 2nd
☐Seminole: 2nd War To 3rd
☐Seminole: 3rd War & After
☐Swift Creek (nonspecific)
☐Swift Creek, Early
☐Swift Creek, Late
☒Transitional
☐Weeden Island (nonspecific)
☐Weeden Island I
☐Weeden Island II
☐Prehistoric (nonspecific)
☐Prehistoric non-ceramic
☐Prehistoric ceramic

NON-ABORIGINAL

☐First Spanish 1513-99
☐First Spanish 1600-99
☐First Spanish 1700-1763
☐First Spanish (nonspecific)
☐British 1763-1783
☐Second Spanish 1783-1821
☐American Territorial 1821-45
☐American Civil War 1861-65
☐American 19th Century
☐American 20th Century
☐American (nonspecific)
☐African-American

Other Cultures (Choose from the list or type a response. For historic sites, give specific dates.)
1. _____ 3. _____
2. _____ 4. _____

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐yes ☒no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required if evaluated; use separate sheet if needed)

Site has been completely destroyed by artifact collectors. No discernible cultural stratigraphy due to extensive disturbance of deposits. Site integrity has been greatly compromised. Site was once a spatially-isolated secondary lithic reduction area.

Recommendations for Owner or SHPO Action

Site is not a mound, it is a natural topographic feature, an elevated (dry) point of land where prehistoric technicians worked stone. No additional arch. work.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

ARCHAEOLOGICAL SITE FORM

Site #8 AL07466

FIELD METHODS (select all that apply)

SITE DETECTION			SITE BOUNDARY		
☐no field check	☒exposed ground	☐screened shovel	☐bounds unknown	☐remote sensing	☐unscreened shovel
☒literature search	☐posthole tests	☒screened shovel-1/4"	☐none by recorder	☒exposed ground	☒screened shovel
☒informant report	☐auger tests	☐screened shovel-1/8"	☒literature search	☐posthole tests	☐block excavations
☐remote sensing	☒unscreened shovel	☐screened shovel-1/16"	☐informant report	☐auger tests	☐estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan)

Initial test pits to discern level of disturbance in that site was extensively disturbed by artifact hunters. No intact ground could be found. Formal units were excavated to determine if cultural stratigraphy was present. It was not.

SITE DESCRIPTION

Extent/Size (m^2) 1,600 Depth/stratigraphy of cultural deposit (describe below)

Disturbed very dark grayish brown sand at a depth of 0-35 cm. Surface collections from looter holes determines horizontal extent. Core site area measures 40 x 40 meters.

Temporal Interpretation - Components (check one): ☐single component ☒multiple component ☐uncertain

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Probable Archaic, Transitional, St. Johns, and possibly later prehistoric use of site.

Integrity - Overall disturbance: ☐none seen ☐minor ☒substantial ☐major ☐redeposited ☐destroyed-**document!** ☐unknown

Disturbances / threats / protective measures

Recent looting of site evidenced by large holes - SHPO is advised to provide any site protection possible.

Surface collection: area collected _____ m^2 # collection units_____ | Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 87 ⦿count ○estimate | Surface # 61 | Subsurface # 26

COLLECTION SELECTIVITY

☐unknown ☐unselective (all artifacts)
☒selective (some artifacts)
☐mixed selectivity

SPATIAL CONTROL

☐uncollected ☐general (not by subarea)
☐unknown ☐controlled (by subarea)
☒variable spatial control
☐other (describe in comments below)

ARTIFACT CATEGORIES and DISPOSITIONS

A - Lithics
A - Stone artifacts
O - Aboriginal ceramics
R -
A -
S -
O -
I -

select a disposition from the list below for each artifact category selected at left

A - category always collected
S - some items in category collected
O - observed first hand, but not collected
R - collected and subsequently left at site
I - informant reported category present
U - unknown

Artifact Comments

Artifacts were collected from an extremely disturbed context due to widespread impact by artifact hunters. A representative assemblage was collected from the surface and units.

DIAGNOSTICS (type or mode, and frequency: e.g., *Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware*)

1. Preforms/Blanks N= 3
2. Debitage N= 73
3. Core & core fragments N= 5
4. Sand-tempered pottery N= 3
5. Semi-fiber tempered ceramics N= 1
6. St. Johns ceramics N= 2
7. _____ N=
8. _____ N=
9. _____ N=

ENVIRONMENT

Nearest fresh water: Type Sink Name Unnamed Distance from site (m) 15
Natural community FLOODPLAIN FOREST Topography Other Elevation: Min ____m Max ____m
Local vegetation Clearcut devoid
Present land use Cropland
SCS soil series _____ Soil association _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Heritage Services, Inc.
Document description Notes, maps, photographs File or accession #'s _____

2) Document type _____ Maintaining organization Heritage Services, Inc.
Document description _____ File or accession #'s _____

RECORDER & INFORMANT INFORMATION

Informant Information: Name Phase I CRAS Report
Address / Phone / E-mail Advanced Archaeology, Inc., Ft. Lauderdale, Florida

Recorder Information: Name Dana Ste.Claire, M.A. RPA Affiliation Heritage Services, Inc.
Address / Phone / E-mail St. Augustine; heritageculturalservices@gmail.com heritagesrvcs@aol.com; 904.669.5318

Required Attachments

❶ **PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED *and* SITE PLAN**
Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.

APPENDIX C - PHOTOGRAPHIC PLATES



Plate 1 - Ex osing surface of site and disturbed areas



Plate 2 - Surface collection of lithic materials



Plate 3 - Late-stage manufacture Early Archaic eriod side-notched rojectile



Plate 4 - The beginning of 1 x 2 meter excavation Unit C in northwest section of site



Plate 5 - Late stage manufacture failure of a Archaic stemmed rojectile oint



Plate 6 - Archaic Stemmed rojectile oint reform (rejected)



Plate 7 - Late stage Archaic-Stemmed rojectile oint reform, manufacture failure



Plate 8 - Late stage manufacturing reject, Archaic-Stemmed rojectile oint reform



Plate 9 - Late stage manufacturing failure, Archaic-Stemmed rojectile oint reform



Plate 10 - Later stage manufacturing reject, Archaic-Stemmed rojectile oint reform



Plate 11 - Very late stage Archaic-Stemmed reform rejected because of central anomaly



Plate 12 - Chert outcro near sinkhole



Plate 13 - Chert outcro in uarry site



Plate 14 - late stage manufacturing fracture



Plate 15 - 2 x 2 meter excavation unit



Plate 16 - Archaic stemmed rojectile oint (exhausted)



Plate 17 - Dee sand excavation



Plate 18 – Archaic stemmed reform



Plate 19 - Tara Phoenicia (8AL07459), L-R Marianna Point, Pinellas Points x 3



Plate 20 - De tford Pottery Base, Footed (Podal)



Plate 21 - Exam les of various ceramics including De tford Linear Stam ed, St. Johns Check-Stam ed, cord/fabric marked.



Plate 22 - Exam les of Archaic Stemmed manufacturing failures



Plate 23 - Surface Ex osures



Plate 24 - Chert nodule



Plate 25 – Excavation



Plate 26 - Level measurements



Plate 27 - Archaic eriod late stage rojectile oint



Plate 28 - Ex anded excavation unit



Plate 29 - Footed base ceramic vessel



Plate 30 - Dim le stone



Plate 31 - 1 x 2 meter unit showing soil homogeneity



Plate 32 - 8AL07466 extensive disturbance



Plate 33 - 8AL07466 extensive disturbance (destroyed site)



Plate 34 - 8AL07466 1 x 1 unit in disturbed soil



Plate 35 - 8AL07466 collection from looter holes

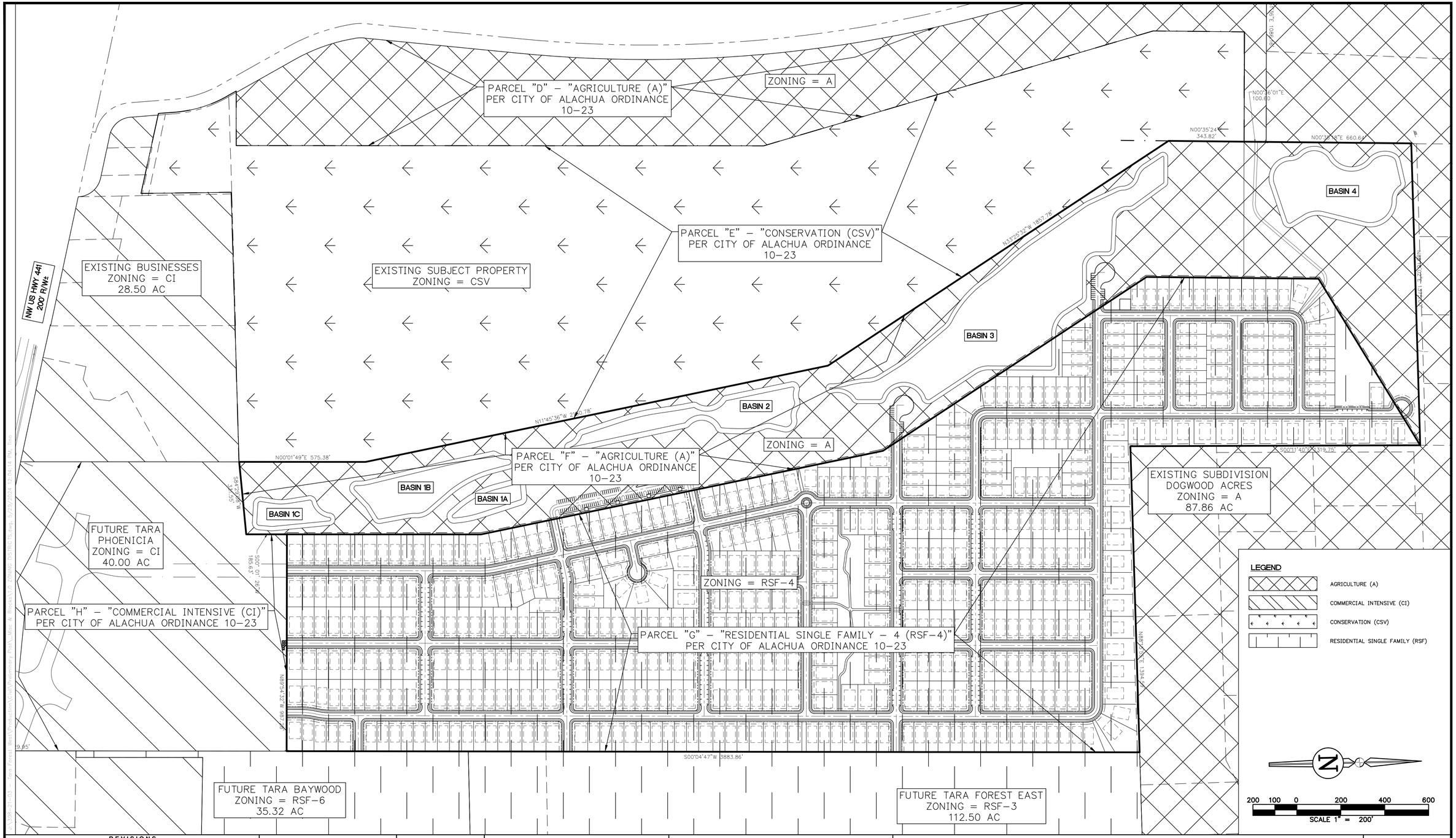
ACKNOWLEDGEMENTS



Much appreciation for the dedicated crew that excavated Tara Phoenicia. L to R:

Michael Cole, Kevin Hooper, Jessica Moore, Timothy Dettloff and Chris Moore.

Not pictured: Carol Ste.Claire, Reese Moore, Casey Ste.Claire, Courtney Boren, Michael Spontak and Dana Ste.Claire.



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
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A PHASE 1 CULTURAL RESOURCES ASSESSMENT SURVEY OF THE TARA PHOENICIA PROJECT AREA, ALACHUA COUNTY, FLORIDA

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CONSULTANT SUMMARY

In April and May 2022, Advanced Archaeology, Inc. conducted a Phase 1 Cultural Resources Assessment Survey of the Tara Phoenicia project area for Mr. Sayed Moukhtara. The property is located in the City of Alachua, Alachua County, Florida, and comprises a portion of one parcel (Parcel ID: 03067-001-000), which is being proposed for the construction of a commercial center. The objective of this investigation was to locate and assess any prehistoric or historic cultural resources that may be present within the project area boundaries, and to determine the effects upon any potential resources found.

This assessment was conducted to fulfill historic resource requirements in response to the Alachua County Land Development Code, and as part of the review by the State of Florida's Division of Historical Resources (DHR Project File No.: 2022-1807), in response to Chapters 267.061 and 373.414, *Florida Statutes*, and in accordance with Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665), as amended in 1992, and 36 C.F.R., Part 800: Protection of Historic Properties. The work and the report conform to the specifications set forth in Chapter 1A-46, *Florida Administrative Code*, and also in accordance with the requirements of the Florida Division of Historical Resources *Module Three Guidelines for Use by Historic Preservation Professionals*. The Principal Investigator is an SOI-qualified archaeologist and architectural historian that meets the U.S. Secretary of the Interior's (SOI) Standards and Guidelines for Archaeology and Historic Preservation.

The project area is located in Section 10, Township 8 South and Range 18 East, as depicted on the USGS High Springs Quadrangle map (Figure 1). The project area is approximately 17.96 hectares (44.40 acres) in size; it's irregularly-shaped, and is bounded by US Highway 441 on its south side, and private properties on all other sides. The upper subsoils across the entire property, at an average depth of 0-20 cm, have been disturbed by historic clearing and farming activities as well as by modern logging as indicated by vintage and modern aerial photographs, pedestrian survey, and disturbed shovel test contexts. The project area currently contains a regenerated growth of understory plants that primarily consists of briar, and there are no structures within the project area (Figures 4 & 5).

Investigations were accomplished by reviewing archival literature, maps, aerial photographs, LIDAR, and conducting fieldwork. A review with the Florida Master Site File (FMSF) indicated that no previously recorded cultural resources or previous cultural resource investigations occur within the project boundaries. A portion of a historic trail (Ray's Trail) is depicted on an 1826 plat map of the project area (Figure 2), which may have once crossed through the project area on an alignment from the northwest corner of the project area and through to its south-central area. This trail could possibly be the same trail that Hernando de Soto used during his march with the Spanish army through this area in AD 1539 (Johnson 1987, Simpson 1930). No evidence of this trail was found within the project area as a result of the fieldwork investigation.

It was determined that the west side of the project area contained a High Probability Zone (HPZ) for prehistoric sites to occur that consisted of elevated and undulating hills and slopes near a wetlands sinkhole. The remaining area of the property that was outside of the High Probability

Zone was determined to be a Moderate Probability Zone (MPZ), characterized as elevated undulating hills and slopes, but with no freshwater sources. A pedestrian survey was conducted across the entire property, and a total of 105 shovel tests were excavated across the project area (Figures 6 & 7) at 25-meter intervals or less on a grid within the High Probability Zone. Shovel tests were excavated at 50-meter intervals within the Moderate Probability Zone.

This archaeological assessment resulted in the documentation of one newly recorded prehistoric site, 8AL7459 (Tara Phoenicia), which is characterized as a sparse to dense prehistoric chert and ceramic artifact deposit that likely represents a lithic reduction and tool manufacturing encampment and scatter. The documented moderate to dense cultural material deposits within shovel tests, resulted in defining a significant area of the site. The associated prehistoric periods for this site are likely Middle Archaic (5000-3000 BC) and Late Archaic (3000-500 BC) based on diagnostic artifacts consisting of chert projectile points and semi-fiber tempered ceramics. The majority of recovered artifacts consisted of tertiary chert flakes with other lesser quantities of recovered artifacts and ecofacts that included chert shatter, chert projectile points, semi-fiber tempered ceramics, sand tempered plain ceramics, red ochre, charcoal, and one snake vertebra (see Appendix I. Field Specimen Log). A total of twenty-nine shovel tests (Shovel Tests 1, 2, 4, 5, 10, 13-17, 19-23, 25, 27, 32-38, 41, 42, & 56-58) were found to be positive for cultural material, which were found at depths that ranged from 0-130 cm; however, the cultural deposit continued to greater depths below 130 cm in some shovel tests, but could not be feasibly accessed and documented by shovel testing methods. Subsoils within positive shovel tests were generally characterized as disturbed dark grayish brown (Munsell: 10YR-4/2) sand at a depth of 0-20 cm, and intact pale brown (10YR-6/3) sand at a depth of 20-110 cm.

The documented site area of 8AL7459 measures approximately 275 meters (902 feet) north to south by 125 meters (410 feet) east to west; however, the site does extend beyond the project area limits. The exact temporal periods of site 8AL7459, its function, and its overall significance is not fully understood; therefore, it has been determined that there is insufficient information at this time to conclude the site's *National Register of Historic Places* (NRHP) eligibility. A full understanding and definition of the site would require further archaeological investigations.

In conclusion, one newly recorded site, 8AL7459, was documented as a result of this Phase 1 Cultural Resources Assessment Survey. It is the consultant’s opinion, based on the available data that site 8AL7459, is determined to have insufficient information to conclude the site's NRHP eligibility; therefore, it is recommended that a Phase 2 Archaeological Assessment be conducted within the significant area of the site, if preservation is not feasible, in order to determine the site’s NRHP eligibility. If human remains are discovered during future construction activities, then the provisions of *Florida Statutes* 872.05 (Offenses Concerning Dead Bodies and Graves) will apply.

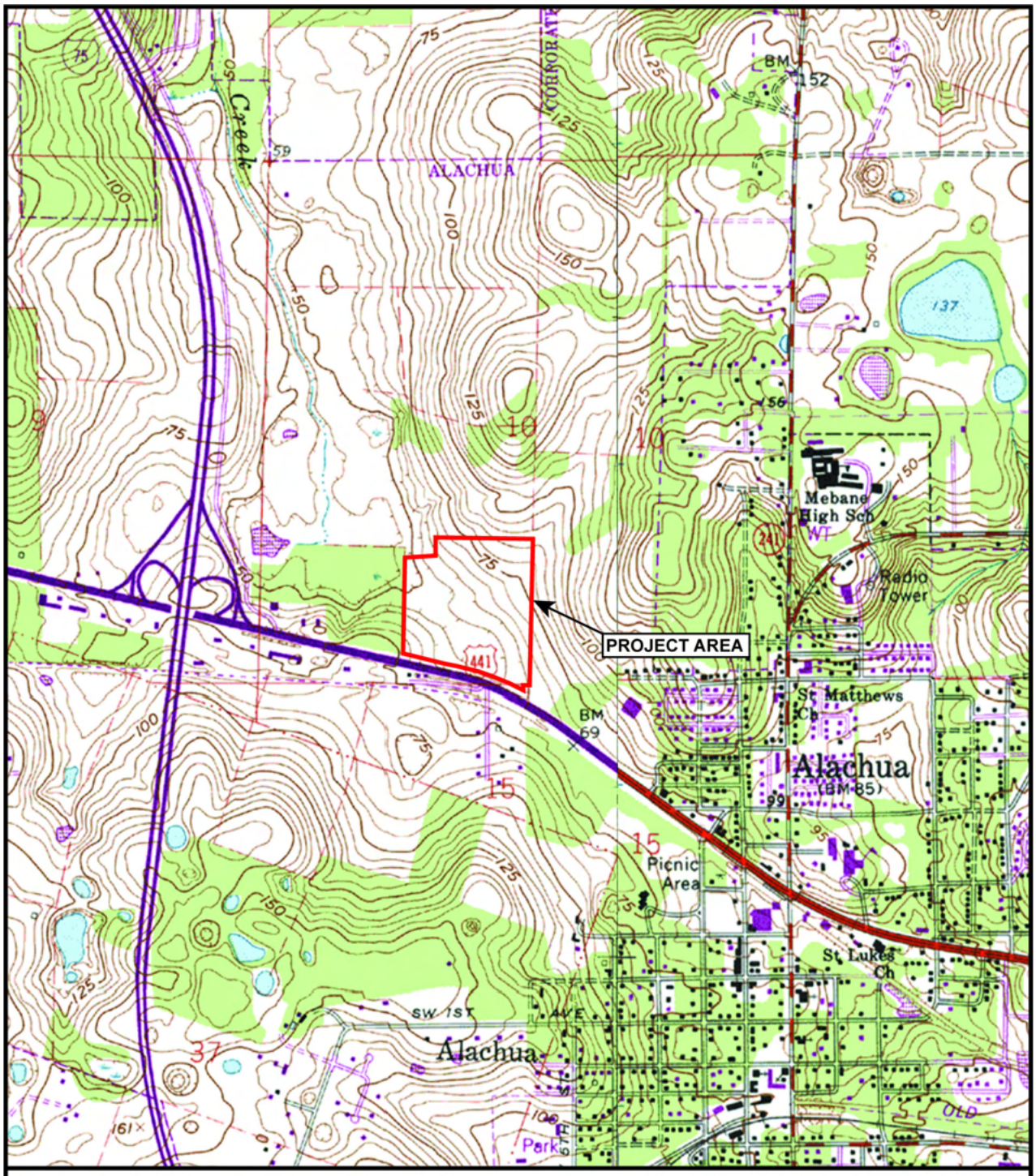


Figure 1. USGS map of the Tara Phoenicia project area.

PROJECT SETTING

The project area is located in Section 10, Township 8 South and Range 18 East, as depicted on the USGS High Springs Quadrangle map (Figure 1). The project area is approximately 17.96 hectares (44.40 acres) in size; it's irregularly-shaped, and is bounded by US Highway 441 on its south side, and private properties on all other sides. The upper subsoils across the entire property, at an average depth of 0-20 cm, have been disturbed by historic clearing and farming activities as well as by modern logging as indicated by vintage and modern aerial photographs, pedestrian survey, and disturbed shovel test contexts. The project area currently contains a regenerated growth of understory plants that primarily consists of briar, and there are no structures within the project area (Figures 4 & 5).

A portion of a historic trail (Ray's Trail) is depicted on an 1826 plat map of the project area (Figure 2), which may have once crossed through the project area on an alignment from the northwest corner of the project area and through to its south-central area. This trail could possibly be the same trail that Hernando de Soto used during his march with the Spanish army through this area in AD 1539 (Johnson 1987, Simpson 1930). The 1826 map also depicts a portion of a pioneer farmstead (map depicts the property owner's name as GeoWalson) at the east side of the project area. A 1937 aerial photograph of the property depicts it as entirely cleared and farmed (Figure 3).

The property lies within the San Felasco Hammock subarea of the Northern Peninsula Slopes in the Ocala Uplift physiographic district. The San Felasco Hammock is characterized as a broad scarp and karst terrain with many high hills that originally supported hardwood forests. The Ocala Uplift District of Florida, which was referred to as the "Lime Sink Region" by the early pioneers, is defined by its low rolling limestone plains that were created by a broad uplift during the Middle and Late Tertiary period. Early Tertiary limestones are found close to the surface in most locations (Brooks 1981). The project area contains undulating hills and slopes with elevations that range primarily from 15 meters to 27 meters amsl (50 feet to 90 feet). Mill Creek is located approximately 280 meters (919 feet) west of the project area, which is the dominant freshwater feature of the area that appears to drain into karst sinkholes and a marsh that is found to the west of the project area.

The project area contains seven soil types according to the USDA Soil Survey of Alachua County, Florida (USDA 1985). These soil types are defined as follows:

· Arredondo fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, well drained soil is in both small and large areas of uplands. Slopes are smooth to convex.

· Arredondo fine sand, 5 to 8 percent slopes. This sloping, well drained soil is in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands.

· Blichton sand, 2 to 5 percent slopes. This gently sloping, poorly drained soil is on gently rolling uplands. Slopes are slightly convex.

· Kendrick sand, 5 to 8 percent slopes: This sloping, well drained soil is usually in elongated areas on long slopes of uplands

· Fort Meade fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, well drained soil is in both small and large areas on the gently rolling uplands.

· Norfolk loamy fine sand, 2 to 5 percent slopes. This gently sloping, well drained soil is in relatively small areas on the rolling uplands. Slopes are slightly convex.

· Lochloosa fine sand, 5 to 8 percent slopes. This sloping, somewhat poorly drained soil is in relatively small areas on sharp breaking slopes and along long, narrow slopes of the upland.

Shovel test subsoils across the project area were generally characterized as disturbed dark grayish brown (Munsell: 10YR-4/2) sand at a depth of 0-20 cm, and intact pale brown (10YR-6/3) sand at a depth of 20-110 cm.

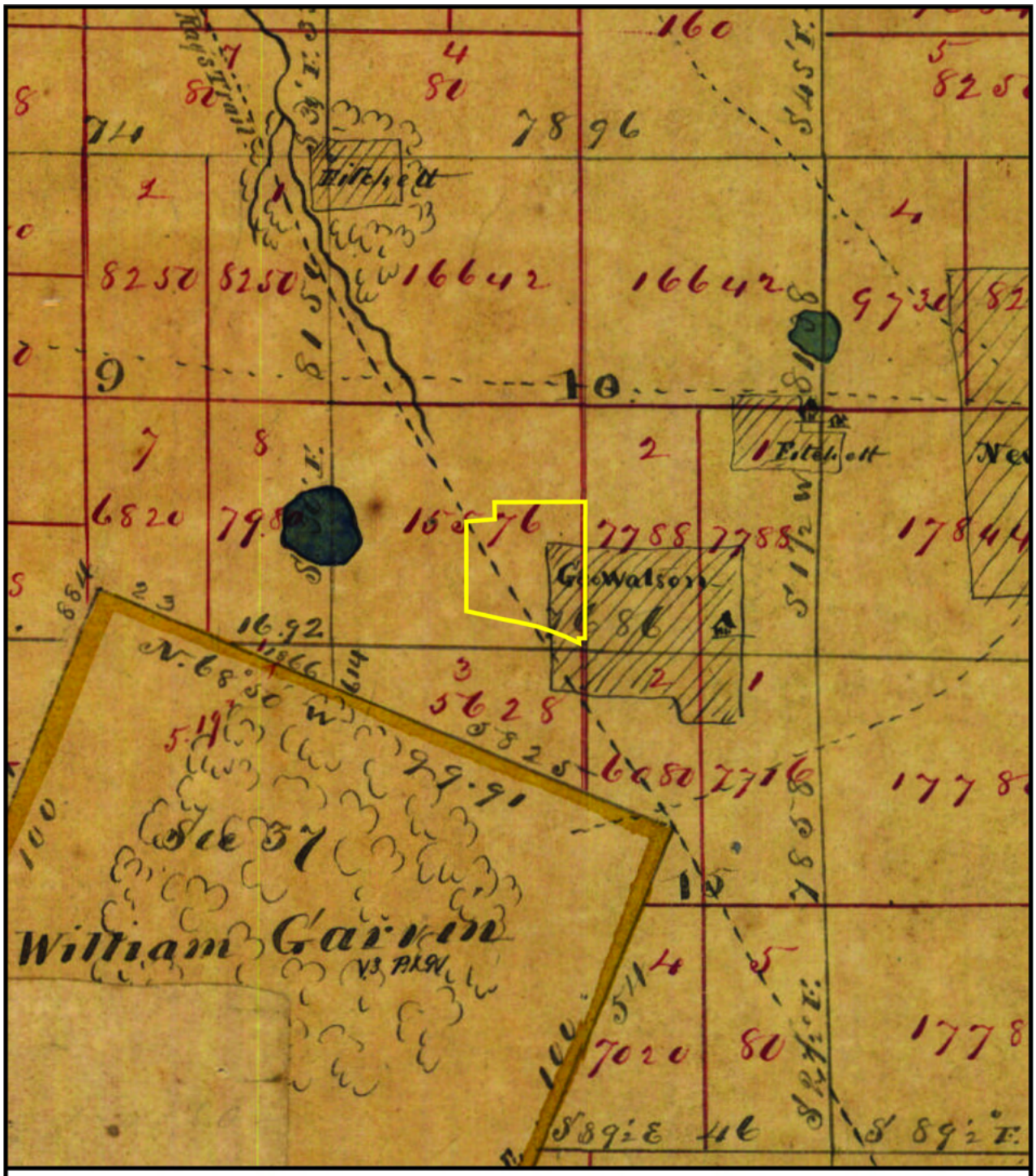


Figure 2. 1826 plat map of the Tara Phoenicia project area.

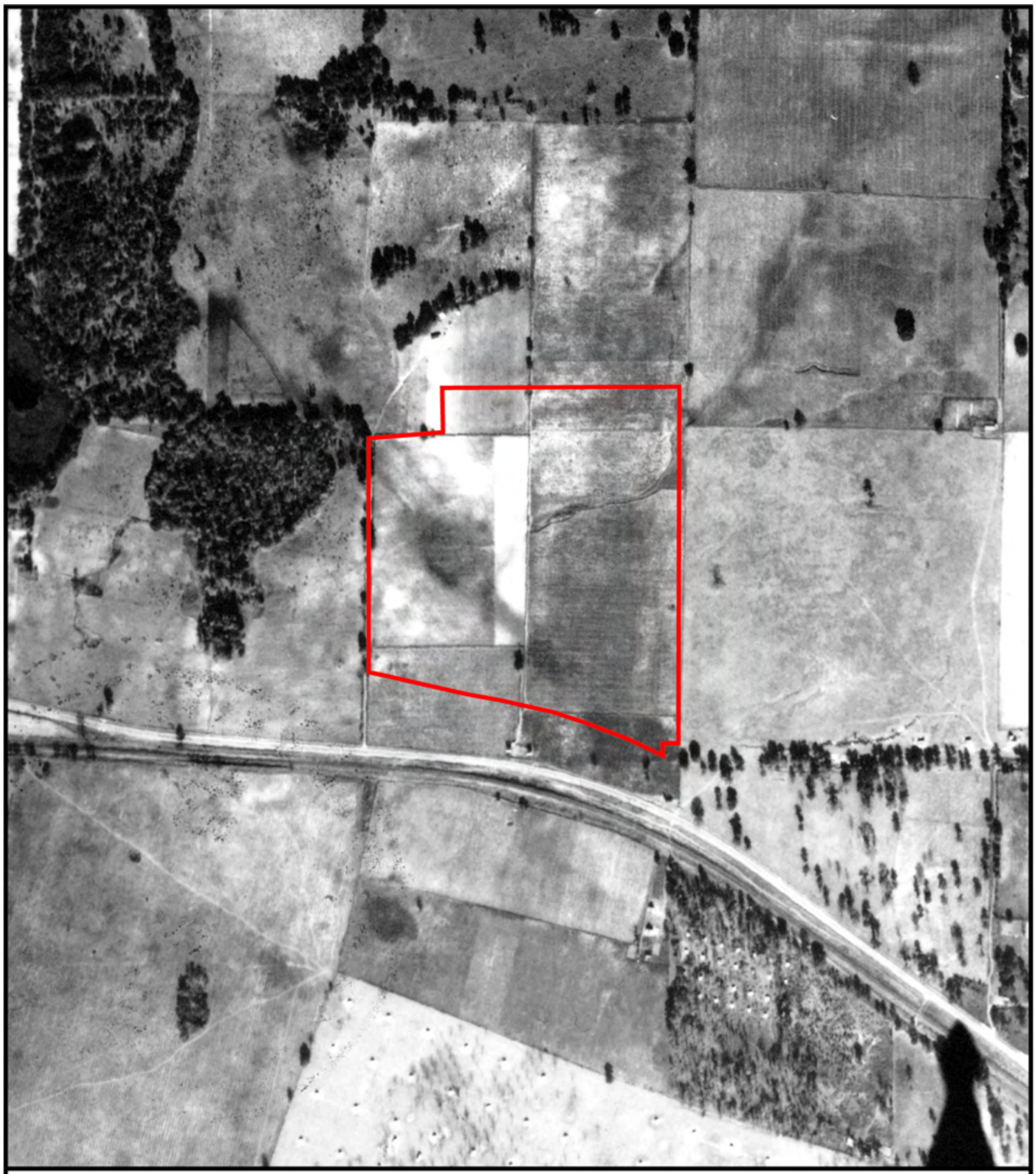


Figure 3. 1937 aerial photograph of the Tara Phoenicia project area.



Figure 4. Photograph view north at the project area.



Figure 5. Photograph view west at the project area.

CULTURAL CONTEXT

Paleoindian Period (12,000-6,500 BC)

The Paleo-Indian period of Florida prehistory begins with the arrival of the first humans to the area at about 11,000-12,000 BC and lasted to about 6500 BC (Milanich and Fairbanks 1980). Once considered nomadic hunters by archaeologists, the Paleo-Indian are now believed to have engaged in settlement and subsistence strategies and not have solely depended on hunting now extinct Pleistocene mammals and gathering wild plants.

A widely accepted model for Paleo-Indian subsistence is the oasis hypothesis by James S. Dunbar and S. David Webb (Dunbar 1991). The oasis model suggests that watering holes were crucial to animals for drinking at a time when Florida was arid and cold and drinking supplies were scarce. In addition to these watering holes attracting the animals for drinking, they also provided the Paleo-Indians with a place to hunt and eat the animals that frequented the locales and as a water supply for themselves (Milanich 1994). This model is supported by the distribution of camps at former watering holes and other perched water sources, including shallow lakes and prairies and sinks in the karstic, Tertiary regions of Florida and other sites just outside the karst regions such as the St. Johns River drainage (Dunbar, Webb and Cring 1989).

Due to preservation biases in the archaeological record, lithic tools generally associated with past hunting and butchering activities are the most frequently recovered artifacts at Paleoindian sites. The most commonly recognized Paleoindian stone implement is the fluted lanceolate projectile point. Diagnostic spear point types found in Florida include Clovis, Simpson, and Suwannee (Bullen 1975). Archaeological evidence also suggests that bone pins, stone knives, lithic scrapers, and atlatls were also used by Paleoindian hunters (Milanich 1994).

Archaic (6,500-500 BC)

The Archaic period of cultural development in Florida is generally believed to have begun at around 6500 BC and lasted to about 1000 BC. Following dramatic changes in climate and the dying out of the Pleistocene megafauna the Archaic period is characterized by a change in adaptive strategies and is marked in the archaeological record by a change in the size and shape of projectile points, changes probably reflecting environmental changes leading to the gradual alteration in subsistence patterns some 5000 years ago at the onset of environmental conditions similar to those of the present. This period is further characterized by the efficient, seasonal exploitation of a wider range of food resources including deer and small game, hardwood nuts, mollusks, and a larger but less carefully worked stone tool assemblage. Some Archaic groups are also believed to have led a semi-sedentary existence (Milanich and Fairbanks 1980). Archaic site types include hunting camps, base camps, butchering sites, quarries and cemeteries.

The environment of the Archaic period was characterized by warmer climatic conditions and higher sea levels, resulting in the emergence of a mesic oak-hickory forest (Milanich and Fairbanks 1980). The Pleistocene megafauna were unable to adapt to the more arid Holocene environment. As a result, Archaic period Indians focused their subsistence strategies on the procurement of

smaller game, fish, wild plant foods, and in some cases, shellfish. Thus, the period seems to have been characterized by changes in human subsistence patterns, tool manufacturing techniques, and the surrounding environment itself. As the population became more sedentary, a variety of site types evolved, including base camps, short-term camps, procurement camps, and cemeteries. By about 6500 BC, the Florida populace had developed a sedentary, or semi-sedentary, settlement system wherein groups seem to have established permanent habitation sites of larger size than had been utilized previously. However, small groups continued to roam the interior, periodically aggregating at large centralized settlements within the central highlands of North Florida (Hemmings and Kohler 1974). While many small lithic scatter sites potentially dating to the Archaic period in Florida have been recorded, only a few large Archaic sites have been investigated archaeologically.

Archaic groups produced a tool assemblage that was not as well executed as those of the Paleoindian period. Qualitatively, Archaic period stone tools are quite different from those of the earlier Paleo era in that, with some prominent exceptions, they appear to have been much more expediently produced. Observable wear patterns indicate varied uses of individual tools, and the degree of attrition is comparatively minimal in many cases, suggesting that tools were used sparingly before being discarded. Paleoindian tools, on the other hand, were manufactured for specific tasks, and were repeatedly used until they were lost, broken or worn out. The most well-known artifacts of the Archaic Period in Florida belong to a family of large, stemmed spear point types that are variations of a basic design, and include Hillsborough, Newnan, Alachua, Putnam and Marion types (Bullen 1975).

Deptford Period (500 BC-AD 500)

Milanich and Fairbanks (1980:66) describe the Deptford people as primarily a "coastal dwelling culture" which relied heavily on maritime subsistence strategies. Deptford culture flourished between circa 500 BC and AD 500. Many Deptford sites include large linear shell middens that contain plain pottery or ceramics with checked patterns stamped on the exterior of the pot (Milanich and Fairbanks 1980). These exterior patterns were produced by impressing or stamping the vessel with carved wooden paddles before firing. These paddled designs have been incorporated into the name of the wares by archaeologists; Deptford Checked-Stamped is an example. The Deptford period is also marked by the gradual change from fiber-tempering to sand and grit-tempering. Besides check-stamping, surface treatments can be plain, cord-wrapped, brushed, punctated, or malleated (Milanich and Fairbanks 1980). Lithic tools are extremely rare in Deptford sites, with only small triangular points occurring in small numbers (SEARCH 2007).

Although the majority of Deptford sites are located on the coast, inland sites have been recorded in the interior forests and inland riverways. Deptford sites are poorly represented in north-central Florida, but these coastal people were apparently coming inland to procure raw materials and seasonal resources. The sites are primarily short-term occupations by small groups likely traveling the inland waterways in search of nuts, berries, and other terrestrial resources. These sites are often found along lakes and streams where hickory and oak are present. In Alachua County, a Deptford component was found at the base of the Law School Mound (8AL297) (Fradkin and Milanich 1977), with a hearth containing the charred fragment of a hickory nut. A few large Deptford sites are found in this region,

mostly dating to post-AD 100; one example is the Big Fanning Springs village site (8LV505) (Weisman and Newman 1995).

St. Johns Culture (500 BC - AD 1565)

St. Johns is characterized by chalky pottery produced between 500 BC and AD 1565, increased population and settlement numbers compared to the Archaic period, construction of sand burial mounds, continued economic dependence on aquatic resources, and greater emphasis on plant cultivation (Goggin 1952:40; Milanich 1994:243-274). While St. Johns ceramics are found across the peninsula, the St. Johns River drainage in central and northeastern Florida was the core area of the St. Johns culture. In eastern and central Florida, the St. Johns culture grew directly out of the Orange culture. This is evidenced by the carryover of late Orange period designs to early St. Johns period pottery. Within the St. Johns period there are two major subdivisions (I and II).

St. Johns I

The St. Johns I period is divided into three subperiods (I, Ia, and Ib) on the basis of observable changes in material culture, most notably ceramics (Goggin 1952:40; Milanich 1994:247). People of the St. Johns I culture (500 BC to AD 100) were foragers who relied primarily upon hunting, fishing and wild plant collecting. During this time, the resources found near freshwater wetlands, swamps, and the coastal zones were typically the most heavily exploited. St. Johns I sites are typically shell middens in coastal zones that contain St. Johns Plain and St. Johns Incised pottery. At St. Johns Ia sites (AD 100 to 500), St. Johns Plain and Incised pottery continued to be produced and a red-painted St. Johns variant called Dunns Creek Red was also made. Exotic Hopewellian artifacts also occur in burial mounds. Weeden Island pottery (a primarily Gulf coast ware) has been recovered from late St. Johns Ia sites, apparently acquired as a trade ware. The St. Johns Ib period (AD 500 to 750) is similar to the Ia period, with the carryover of St. Johns Plain and Incised wares and Dunns Creek Red, but Weeden Island pottery becomes more common. However, the majority of everyday ceramics are plain. As the St. Johns culture progressed, sand mounds continued to be constructed and became larger through time.

St. Johns II

St. Johns II period is further divided into three subperiods (IIa, IIb, and IIc). As populations grew, the number and size of mounds and villages increased. The emergence of check stamping marks the beginning of the St. Johns II period around AD 750 and, along with plain pottery, dominates the assemblages throughout the period. During St. Johns IIa (AD 750-1050), incised and punctated wares, possibly a reflection of Gulf coast influences, occur with some frequency in mounds and middens. Late Weeden Island pottery continued to be traded into the St. Johns region and is recovered in sand burial mounds.

The St. Johns II culture reached its apex in terms of social, political, and ceremonial complexity during the St. Johns IIb period (AD 1050-1513). Classic Mississippian traits such as the construction of large truncated mounds and the presence of Southern Ceremonial Complex burial paraphernalia in association with perceived elite burials are evident (Milanich 1994; Smith 1986), indicating influence from northwest Florida. Some sand burial mounds were quite large and

ceremonially complex, including truncated pyramidal mounds with ramps or causeways leading up to their summits (Milanich 1994:269-270). The rise in the number of St. Johns village and mound sites implies greater cultural complexity compared to that of the earlier St. Johns I period (Milanich 1994:267-274; Miller 1991). Shell and bone ornaments, worked copper, and other exotic materials and artifacts occur with some frequency in burial mounds (Goggin 1952; Milanich 1994).

In addition to the exploitation of aquatic resources for subsistence, it has been suggested that there was an increased dependence on horticulture during St. Johns II times (Goggin 1952; Milanich 1994:263-264). In fact, sixteenth-century French and Spanish documents allege that beans, squash, and maize were heavily cultivated by the Timucua of northern Florida (Bennett 1964, 1975; Lawson 1992), although direct evidence of prehistoric horticulture is lacking for the St. Johns region.

Cades Pond Period (AD 100-600)

A Weeden Island-related culture, exclusive to north-central Florida, is the Cades Pond culture (AD 100-600). Sites associated with this culture are restricted to the region between the Santa Fe River and Orange Lake and occur primarily on the wetter, east side of Alachua County. They are especially common around Paynes Prairie and Orange Lake. Cades Pond was initially defined by Goggin (1949), who noted a resemblance in the ceramics found in burial mounds to the St. Johns culture on the northeast coast and to Weeden Island cultures on the Golf coast (AD 300 to 600). Burial mounds and village sites are found in combination, but each contains distinctive ceramic assemblages. At Cades Pond villages, sand-tempered plain ceramics comprise up to 95 percent of the ceramic assemblage. In contrast, the ceramics found in the burial mounds are dominated by Deptford, Dunns Creek Red, and St. Johns Plain ceramics (Milanich 1994:228). Later period mounds contain early Weeden Island decorated ceramics (Smith 1972). Point types associated with Cades Pond sites include Columbia, Jackson, and Bradford types (Bullen 1975) along with small triangular points.

Alachua Tradition Period (AD 600-1539)

Cades Pond was replaced by the Alachua Tradition about AD 600. This culture is marked by the introduction of an agricultural way of life. The Alachua Tradition was initially defined by Goggin based on survey and excavations he and his students conducted in the late 1940s (Goggin 1947, 1949). Based on these excavations, Goggin concluded that the Alachua Tradition was a sedentary, agricultural way of life with people living in extensive villages. Their pottery was mostly cord-marked or cob-marked. Burial mounds were rare. He noted that this complex did not resemble the surrounding Florida cultures (Goggin 1949:39).

Current evidence indicates that the Alachua Tradition did not evolve from the preceding Cades Pond culture. Instead, it is postulated that Cades Pond people were displaced by the migration of new people into the area, who carried with them a distinct material culture. In the 1970s, Jerald Milanich published several papers on the Alachua Tradition in north-central Florida (Milanich 1971; Milanich et al. 1976). He noted mutually exclusive settlement patterns between the Cades Pond and Alachua peoples. Alachua sites are located on good agricultural soils especially at higher elevations with good drainage along the Hammock Belt (Milanich 1994:334), whereas Cades Pond sites are located adjacent to wetlands. Milanich (1994) postulates that the Alachua Tradition represented a migration of Ocmulgee

social groups from inland southern Georgia, which is evidenced by an artifact assemblage and environmental adaptive strategy similar to that area. However, ceramics resembling the Alachua Tradition also occur on Florida's Gulf coast and the Ocmulgee were not an agricultural people (Milanich 1994).

Based on ceramic seriation, the pre-contact Alachua culture can be subdivided into two main temporal periods: Hickory Pond (AD 600 to AD 1250), and the Alachua (AD 1250 to European contact in 1539). The Hickory Pond ceramic assemblage is dominated by cord- marked vessels that were decorated with paddles or dowels wrapped in cordage. During the Alachua period, cord marking was replaced by cob marking, which is achieved by applying a dried corncob to the wet clay to leave a distinctive cob-marked appearance (Milanich 1994:338). The emergence of cob-marked pottery is assumed to have coincided with the development of maize agriculture. Kohler and Johnson (1986) further defined Alachua series ceramics as including Alachua Cob-Marked, Prairie Cord-Marked, fabric-marked and net-marked (both very rare), punctated over cord-marked (rare), and Lochloosa Punctated.

Ceramic traits may have changed over time in the Alachua Tradition but other cultural traits remained constant. Alachua culture assemblages are dominated by midden deposits, which lack shell but are packed with pottery, bone tools, and lithic artifacts. The small, triangular Pinellas Point is the typical flaked arrow point throughout the Alachua Tradition (Bullen 1975).

Historic Period

Hernando de Soto Expedition

Hernando de Soto was given the title Governor of Cuba by the king of Spain, Carlos V, in 1536. He was also given "La Florida," the area previously given to Pánfilo de Narváez. De Soto chose to use Cuba as a home base for his supplies and for planning his expeditions. He spent his fortune recruiting, arming, and transporting his own army. When he left Spain in 1538, he was heavily in debt. He believed, however, that he would regain his fortune by finding gold in "La Florida." De Soto sent guides ahead to locate and chart a course for his army. The expedition set sail for Florida on the 18th of May 1539, with five large vessels and four smaller ones. On these vessels were de Soto's army as well as priests, women, horses, mules, war dogs, and pigs. On May 25th, they made landfall in the Tampa Bay area. De Soto's expedition initially landed at Piney Point. They made camp at Uzita, which was a native village on the northern shore of the Little Manatee River. Amazingly, a cavalry patrol found a Spanish survivor from an earlier expedition. He had been searching for gold along with Narváez eleven years earlier. The Spanish survivor's name was Juan Ortiz and he had been living as an Indian. Ortiz's rescue was a great find for de Soto since Ortiz could communicate in Spanish and many of the native languages. He could also function as a guide for the area. As de Soto's expedition moved inland, however, they met different native groups whose languages were unfamiliar to Ortiz (University of South Florida 2022).

De Soto's march inland began July 15, 1539, and entered previously unexplored areas of Florida's forests, rivers, bogs, and sand hills. In the vicinity of Zephyrhills and Lumberton, they found no water and several people on the journey almost died of thirst. When they finally came to the Alafia River, they constructed a bridge and crossed successfully. Hernando de Soto and his men trudged through

the wetland areas at the Cove of the Withlacoochee River. One of de Soto's challenges was crossing the Withlacoochee River because it had such strong currents. The army stretched a rope from one side to the other and managed to cross successfully. On July 29th, de Soto occupied the Timucuan Indian province of Ocali (near present-day Ocala). There, de Soto left the main part of his army and led a smaller group through present-day Levy and Alachua counties. When they reached the Santa Fe River, they crossed it and camped at a village named Aguacaleyquen. Hernando de Soto then sent a small group of men back to lead his main group northward to be reunited with them. De Soto and his army decided to head north out of Florida into Georgia. Later, he explored areas of North and South Carolina, as well as Tennessee and Alabama. By the early 1540s, he headed across the Mississippi River to look for gold and silver in what is now Arkansas. In 1542, he became ill and died of a fever (University of South Florida 2022).

Potano

The people of the Alachua culture inhabited north Florida when European explorers arrived. The Potano people are the historic descendants of the Alachua culture mixed with Spanish influence. In order to convert the local Potano Indians to Christianity, the Spanish established Franciscan missions in the region. The Mission San Francisco de Potano (Fox Pond site; 8AL272) was established northwest of modern-day Gainesville in 1603 (Milanich and Hudson 1993). Excavations at some early contact period sites have provided insight into the acculturated Potano peoples (Johnson 1991; Milanich 1972; Weisman 1992).

Cattle ranches were established in this region as a way of supporting the missions and the colonists in St. Augustine. Cattle roamed Paynes Prairie from at least 1650 on (Arnade 1961). Alachua County's name dates to the 1680s when a ranch named "Allachua" was established here (Dunn 1998:14). After the destruction of the mission system by the British in 1702, north- central Florida was essentially abandoned, as the few remaining Indians fled to St. Augustine for safety (Milanich 1995). Seminoles began to occupy the area around Paynes Prairie around 1750 (Fairbanks 1975), utilizing some of the feral cattle abandoned by the Spanish 50 years before.

Seminoles

The people who became known as the Seminoles migrated into Florida from Georgia and Alabama. The Oconee Creeks of central Georgia, led by Cowkeeper (so named because of his large cattle herd), migrated into the Alachua region between 1739 and 1750, eventually becoming the nucleus of the Seminole band (Mahon 1985). Around the same time, a group of Lower Creeks and their Yamassee slaves from southeastern Georgia were led into north Florida by their leader, Secofee. Later, factions of the Upper Creeks from the Alabama Territory also migrated into north Florida as a result of the Creek War of 1813-1814. This conflict was a civil war between the Upper and Lower Creeks. Andrew Jackson, angry that this battle had spilled over into American territory and taken Euro-American lives, formed an alliance between the U.S. Army and the Lower Creek forces and defeated the Upper Creeks, also known as the Red Sticks. The Red Sticks migrated to Florida after their loss, and though they joined the Lower Creek bands already in Florida because they had little choice, they remained bitter toward the Lower Creeks. By 1770, the migration of these various Indian groups into Florida was complete and they began to identify themselves separately from the Creek Confederacy.

The Seminoles were divided into bands, and each band lived in a separate autonomous town. Cuscowilla, one of the largest Seminole towns in Florida during the 1770s is reported to have been located in Alachua County between Payne's Prairie and Lake Tuscawilla near the present-day town of Micanopy. The village was supposedly located along the northwestern shore of Lake Tuscawilla; however, the exact location of Cuscowilla has not been documented archaeologically. Cuscowilla is described by Covington (1993:13) as consisting of some thirty dwellings, several hundred Seminoles, and a "considerable number of Yamassee slaves," cattle and horses, and farm fields. It was the capital village of the region and was governed by Cowkeeper. Covington records two other pre-1770 Seminole towns in Alachua County-Alachua and Santa Fe. Weisman (1989) notes four additional towns- Payne's Town (8AL366), Latchaway, Zetrouer (8AL67) and Lasnick-Sears (8AL67). As Spanish trade during this time was limited, traditional pottery manufacture methods were still employed by the Seminole. In addition, they supplemented flintlock guns with bows and arrows.

William Bartram passed through this area of Florida in 1774 and described the Seminoles in his book *Travels of William Bartram*. Bartram stayed at the town Cuscowilla, and noted that Cowkeeper was dressed simply, ornamented with Creek goods, and had several slaves, who were permitted to marry free Indians. Several "Seminoles" had been baptized and wore silver crosses and understood Spanish. Cowkeeper served a feast of venison, hominy, and water mixed with honey. Arriving at the Alachua savanna (modem-day Payne's Prairie), Bartram witnessed herds of cattle and Seminole horses (Bartram 1928).

Prior to the First Seminole War, the Seminole people prospered in Florida, raising cattle and growing their traditional crops of com, beans, squash, and tobacco (Fairbanks 1973). The British set up several trading posts in Florida and the Seminoles traded deer, wild cattle and furs in exchange for guns, iron tools, cloth and a variety of ornamental jewelry (Fairbanks 1973). This trade brought prosperity to some Seminole individuals.

Alachua County History

Shortly after the United States acquired Florida, Alachua County was created in 1824, encompassing 16 separate present-day counties (Morris 1995:2). Micanopy was the county seat until four years later it was moved to Newnansville (Opdyke 1974). Despite its size, only 2,204 people lived in Alachua in 1830 (Dietrich 1978:13). In an effort to increase the territory's White population, the government sought to remove the Seminoles, resulting in the Second Seminole War (1835-1842). The military erected over 24 forts in the county (Opdyke 1974). The war ended, but the lack of transportation stymied development. The City of Newnansville served as the Alachua County seat until 1854 when a railroad was constructed from Fernandina to Cedar Key. The railroad bypassed the town to the east, and so, to be nearer the railroad the U.S. Land Office relocated there and the Alachua County seat was moved to the new railroad town of Gainesville. Gainesville was founded in 1854 and had a population of 223 residents and an unknown number of slaves (Johns 1963). The Florida Railroad, which connected Fernandina and Cedar Key, came to Gainesville in 1860 and brought about an economic boom (Hildreth and Cox 1981:2). In 1884, when the Savannah, Florida and Western Railroad bypassed Newnansville about a mile to the south, the settlers moved their businesses to a new town called Alachua, which began as a shipping point. Newnansville slowly became a town of the past as it gave way to the new town of Alachua, which was incorporated in 1905 as the City of Alachua that had a population of 526 at the time (Alachua Historical Society 2022).

County growth was stopped by war in 1861. Although no major Civil War battles occurred in Florida, county residents witnessed two skirmishes in 1864. The war ended and sharecropping replaced slavery as the predominant agricultural production strategy. Sea Island cotton became the most popular crop in 1866. However, heavy rains in 1867 ruined the cotton, forcing growers to diversify their crops (Hildreth and Cox 1981:71-73). Destroyed during the war, the railroad was rebuilt by 1867 (Hildreth and Cox 1981:56-57). As railroads crisscrossed the county, they gave birth to towns including Waldo and Archer, High Springs, and Newberry. Agriculture constituted the county's primary industry during the 1870s and 1880s with farmer growing vegetables, citrus, and cotton (Robinson 1882:83-84; Webber 1883). During Reconstruction, the county had a population of 3,767 whites and 4,465 blacks (Opdyke 1974).

PREVIOUS RESEARCH

The general area near the project area has been subjected to very few archaeological investigations, and only a few documented archaeological sites are known to occur, such as site 8AL166 (Alachua Field), which was first documented in 1920 by James Clarence Simpson. Simpson was a self-taught expert in the fields of paleontology, archaeology, zoology, and in various aspects of geology. He was born in 1910 in Micanopy and raised in High Springs, Alachua County. Simpson was hired by the Geological Survey in 1930 (Mitchem 2019). His descriptions of site 8AL166, characterize it as two constructed low sand mounds (at least one of which was 3 feet high and 40 feet in diameter) and a prehistoric village site, which was heavily disturbed or destroyed by historic farming activities. He collected lithic artifacts and pottery from the site (Simpson 1930). Later researchers have suggested that the site is related to the Late Alachua Tradition Period, and has a possible Hernando de Soto contact (AD 1539) association, and also a possible Spanish Period mission site. However, the exact location of this site is no longer known, and is now defined by a general vicinity. A portion of a historic trail (Ray's Trail) is depicted on an 1826 plat map of the area (Figure 2), which may have connected to the site (and once crossed through the subject project area), and also could possibly be the same trail that Hernando de Soto used during his march with the Spanish army through this area of Alachua County (Johnson 1987).

Other notable prehistoric sites in the general area of the project area include sites 8AL3423, 8AL3424,and 8AL3425. These sites were documented as part of the C.A.R.L. archaeological survey in 1997, which are primarily characterized as lithic chert flake scatters of an indeterminate prehistoric period.

FMSF Literature Review

As part of the literature review, a search was conducted with the Florida Division of Historical Resources for relevant archives and literature. As a result of this review, the Florida Master Site File (FMSF) compiled a roster of 126 previously recorded cultural resources (Table 1) and 5 previous cultural resource investigations (Table 2) within a 1.6-kilometer (1.0 mile) radius of the project area. None of these previously recorded cultural resources or previous cultural resource investigations occur within the project area boundaries.

Table 1. Previously Recorded Cultural Resources within a 1.6-Kilometer Radius of the Project Area (Not including structures)

Site No.	Site Name	Site Type
AL00149	NEWNANSVILLE TOWN SITE	Archaeological
AL00166	ALACHUA FIELD	Archaeological
AL00225	NN	Archaeological
AL02930	Small Cemetery	Cemetery
AL03423	APRIL	Archaeological
AL03424	BLU	Archaeological

AL03780	CITY OF ALACHUA DOWNTOWN HISTORIC DIST.	Resource Group
AL05103	Newberry Railroad	Resource Group
AL05393	Jacksonville, Gainsville & Gulf RR	Resource Group

Table 2. Previous Cultural Resource Investigations within a 1.6-Kilometer Radius of the Project Area

Survey No.	Date	Author	Title
27964	2021	SWCA Environmental Consultants	Cultural Resources Constraints Analysis and Field Assessment for the Arbours at Merrillwood Project in Alachua County, Florida
8936	2003	Environmental Resources Management	"Request for Technical Consultation, Tower Replacement, FL-Alachua County
5986	2000	QUATREFOIL/ANDERSON CONSULTING	Historic Structures Survey of Unincorporated Alachua County
5669	1999	MURRAY D. LAURIE	City of Alachua Downtown Redevelopment District, A Survey of Architectural and Historical Resources
1717	1988	Florida Department of Transportation, Tallahassee.	Proposed addition of two (two) traffic lanes in the existing median of I75 (one travel lane in each direction), from SR222 in Alachua County northward to the Georgia State Line.

METHODOLOGY

Prior to conducting fieldwork, relevant archives were consulted and literature was reviewed. This included, but was not limited to, site forms and surveys from the Florida Master Site File (FMSF) in Tallahassee concerning previously recorded sites and investigations located within a 1.6-kilometer (1-mile) radius of the project area, USGS maps, USDA soil maps, LIDAR, historical maps and various historic/modern aerial photographs.

RESEARCH DESIGN

This Phase 1 Cultural Resources Assessment Survey of the Tara Phoenicia project area incorporated the use of certain predictive archaeological site models. These models are based on topographic and vegetative attributes that are associated with prehistoric and historic sites in Alachua County. These models postulate that elevated ridges, xeric sandhills, or upland hardwoods in close proximity to lakes, rivers, sloughs, or sinkholes are high probability areas for prehistoric archaeological sites to occur. Aerial photography and USGS maps aided in revealing anthropogenic changes to the topography and vegetative communities, which defined areas of probability within the project area.

It was determined that the west side of the project area contained a High Probability Zone (HPZ) for prehistoric sites to occur that consisted of elevated and undulating hills and slopes near a wetlands sinkhole. The remaining area of the property that was outside of the High Probability Zone was determined to be a Moderate Probability Zone (MPZ), characterized as elevated undulating hills and slopes, but with no freshwater sources.

FIELDWORK METHODS

A pedestrian survey was conducted across the entire property, and a total of 105 shovel tests were excavated across the project area (Figures 6 & 7) at 25-meter intervals or less on a grid within the High Probability Zone. Shovel tests were excavated at 50-meter intervals within the Moderate Probability Zone. Shovel tests measured 50 cm in diameter and were excavated to the depth of at least 100 cm. All sediments excavated were sifted through a 6.35 mm hardware mesh screen. The location of each shovel test was recorded along with information concerning stratigraphy. Following the recordation process, all shovel tests were backfilled. Photographs were taken to document field conditions, probability zones, shovel tests, and artifacts.

COLLECTIONS

A total of thirty-one field specimens (FS #1-31) were collected as a result of this assessment (see Appendix I. Field Specimen Log).

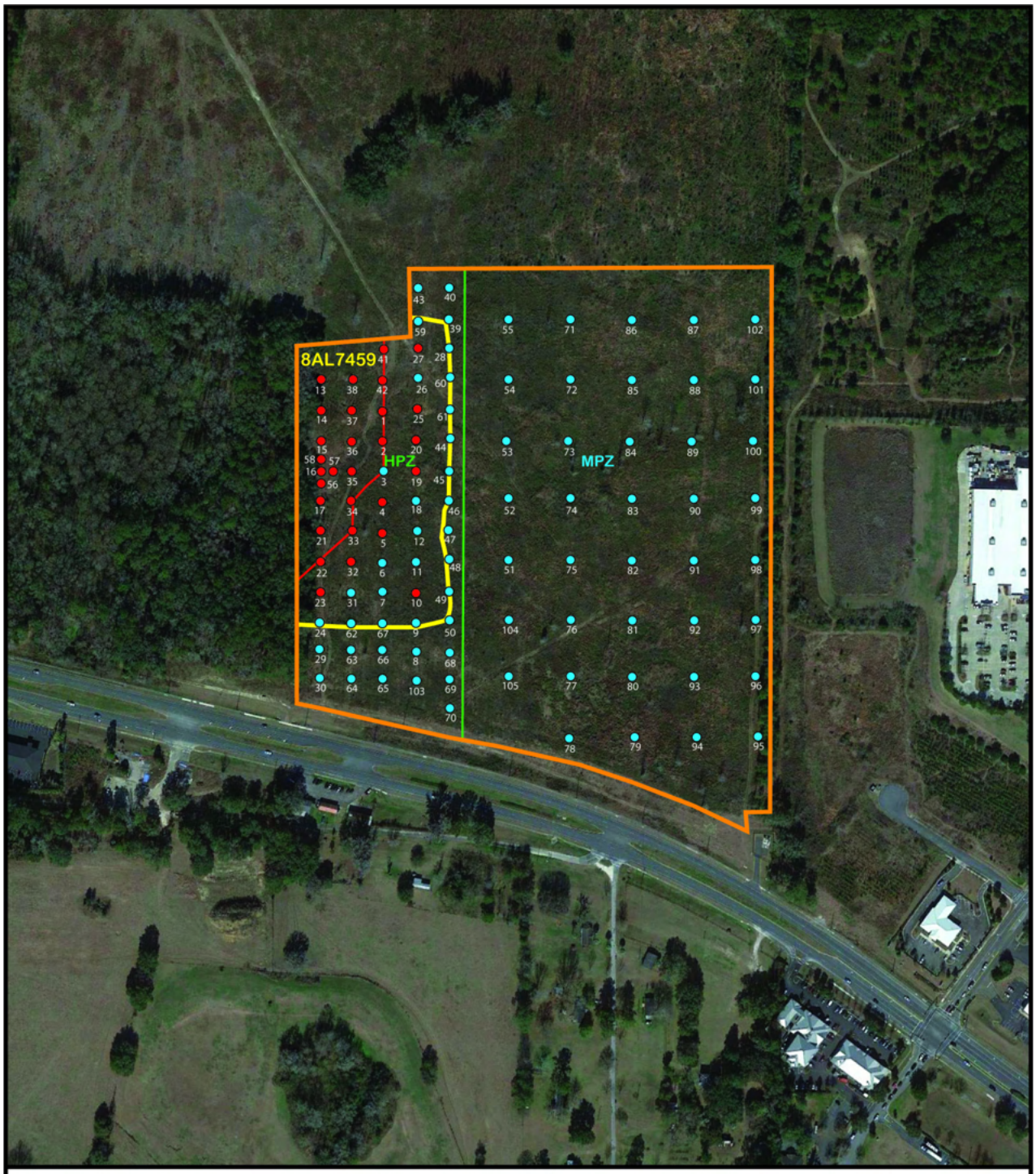


Figure 6. 2021 aerial photograph of the Tara Phoenicia project area, shovel tests, and site 8AL7459.

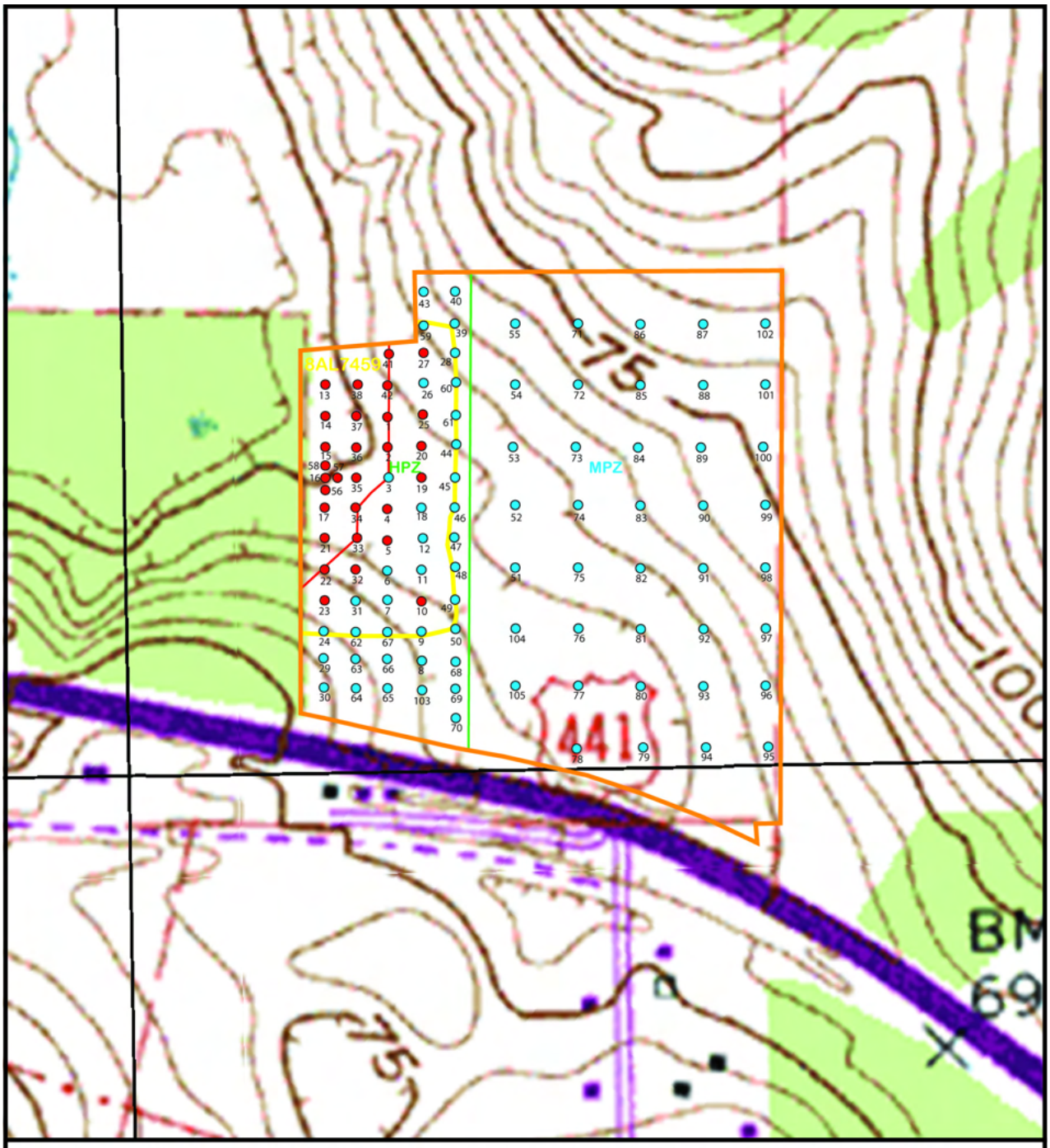


Figure 7. USGS map of the Tara Phoenicia project area, shovel tests, and site 8AL7459.

RESULTS

A review with the Florida Master Site File (FMSF) indicated that no previously recorded cultural resources or previous cultural resource investigations occur within the project boundaries. A portion of a historic trail (Ray's Trail) is depicted on an 1826 plat map of the project area (Figure 2), which may have once crossed through the project area on an alignment from the northwest corner of the project area and through to its south-central area. This trail could possibly be the same trail that Hernando de Soto used during his march with the Spanish army through this area in AD 1539 (Johnson 1987, Simpson 1930). No evidence of this trail was found within the project area as a result of the fieldwork investigation.

This archaeological assessment resulted in the documentation of one newly recorded prehistoric site, 8AL7459 (Tara Phoenicia), which is characterized as a sparse to dense prehistoric chert and ceramic artifact deposit that likely represents a lithic reduction and tool manufacturing encampment and scatter. The documented moderate to dense cultural material deposits within shovel tests, resulted in defining a significant area of the site (Figures 6 & 7). The associated prehistoric periods for this site are likely Middle Archaic (5000-3000 BC) and Late Archaic (3000-500 BC) based on diagnostic artifacts consisting of chert projectile points and semi-fiber tempered ceramics. The majority of recovered artifacts consisted of tertiary chert flakes with other lesser quantities of recovered artifacts and ecofacts that included chert shatter, chert projectile points, semi-fiber tempered ceramics, sand tempered plain ceramics, red ochre, charcoal, and one snake vertebra (see Appendix I. Field Specimen Log). A total of twenty-nine shovel tests (Shovel Tests 1, 2, 4, 5, 10, 13-17, 19-23, 25, 27, 32-38, 41, 42, & 56-58) were found to be positive for cultural material, which were found at depths that ranged from 0-130 cm; however, the cultural deposit continued to greater depths below 130 cm in some shovel tests, but could not be feasibly accessed and documented by shovel testing methods. Subsoils within positive shovel tests were generally characterized as disturbed dark grayish brown (Munsell: 10YR-4/2) sand at a depth of 0-20 cm, and intact pale brown (10YR-6/3) sand at a depth of 20-110 cm.

The documented site area of 8AL7459 measures approximately 275 meters (902 feet) north to south by 125 meters (410 feet) east to west; however, the site does extend beyond the project area limits. The exact temporal periods of site 8AL7459, its function, and its overall significance is not fully understood; therefore, it has been determined that there is insufficient information at this time to conclude the site's *National Register of Historic Places* (NRHP) eligibility. A full understanding and definition of the site would require further archaeological investigations.



Figure 8. Photograph view south at site 8AL7459.



Figure 9. Photograph view west at site 8AL7459.



Figure 10. Photograph of chert projectile points from site 8AL7459 (A: FS1; B: FS12).



Figure 11. Photograph of selective tertiary chert flakes from site 8AL7459 (A, B: FS12; C: FS15; D, E, F: FS16; G, H: FS19).



Figure 12. Photograph of selective chert shatter from site 8AL7459 (A: FS12; B: FS11; C: FS19).



Figure 13. Photograph of selective prehistoric ceramics from site 8AL7459 (A: FS11; B, C: FS13; D: FS15; E: FS14).



Figure 14. Photograph of red ochre from site 8AL7459 (A: FS12; B, C: FS13).

CONCLUSIONS AND RECOMMENDATIONS

In conclusion, one newly recorded site, 8AL7459, was documented as a result of this Phase 1 Cultural Resources Assessment Survey of the Tara Phoenicia project area. It is the consultant's opinion, based on the available data that site 8AL7459, is determined to have insufficient information at this time to conclude the site's NRHP eligibility; therefore, it is recommended that a Phase 2 Archaeological Assessment be conducted within the significant area of the site, if preservation is not feasible, in order to determine the site's NRHP eligibility. If human remains are discovered during future construction activities, then the provisions of *Florida Statutes* 872.05 (Offenses Concerning Dead Bodies and Graves) will apply.

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APPENDIX I. TARA PHOENICIA PHASE 1 CRAS - FIELD SPECIMEN LOG

FS #	Provenience	Description/Count	Date	Collected By
1	Surface Collection	Large Middle Archaic Period chert point (1: missing tip)	30 April 2022	J. Mankowski
2	ST-1: 0-80 cm	Tertiary chert flake (7: two of the flakes are heat treated)	30 April 2022	J. Mankowski
3	ST-2: 40-110 cm	Tertiary chert flake (2: heat treated)	30 April 2022	J. Mankowski
4	ST-10: 60-80 cm	Tertiary chert flake (2: one heat treated)	30 April 2022	J. Mankowski
5	ST-4: 40-80 cm	Tertiary chert flake (3)	30 April 2022	J. Mankowski
6	ST-5: 50-90 cm	Tertiary chert flake (3: two heat treated)	30 April 2022	J. Mankowski
7	ST-19: 60-70 cm	Tertiary chert flake (1)	1 May 2022	J. Mankowski
8	ST-20: 40-80 cm	Tertiary chert flake (5: two heat treated), secondary chert shatter (1)	1 May 2022	J. Mankowski
9	ST-25: 40-80 cm	Tertiary chert flake (2: one heat treated)	1 May 2022	J. Mankowski
10	ST-27: 40-90 cm	Tertiary chert flake (4)	1 May 2022	J. Mankowski
11	ST-56: 0-100 cm	Tertiary chert flake (34: twelve heat treated), tertiary chert shatter (3), secondary chert flake (3), semi-fiber tempered ceramic (1 body)	4 May 2022	J. Mankowski
12	ST-57: 0-120 cm	Tertiary chert flake (46: twenty-one heat treated), tertiary chert shatter (6), chert projectile point tip (1: heat treated),secondary chert flake (5: three heat treated), red ochre (1), charcoal (3)	4 May 2022	J. Mankowski
13	ST-13: 0-130 cm	Tertiary chert flake (26: four heat treated), tertiary chert shatter (1), primary chert shatter (2), secondary chert flake (3), secondary chert shatter (1), semi-fiber tempered ceramic (2 body), red ochre (2)	30 April 2022	J. Mankowski

14	ST-14: 20-120 cm	Tertiary chert flake (23: five heat treated), tertiary chert shatter (1: heat treated), sand tempered plain ceramic (1 body)	30 April 2022	J. Mankowski
15	ST-15: 0-110 cm	Tertiary chert flake (32: six heat treated), large secondary chert shatter (2), semi-fiber tempered ceramic (1 rim)	30 April 2022	J. Mankowski
16	ST-16: 0-120 cm	Tertiary chert flake (65: twenty heat treated), secondary chert shatter (1), secondary chert flake (2)	1 May 2022	J. Mankowski
17	ST-17: 20-110 cm	Tertiary chert flake (9: four heat treated), tertiary chert shatter (1), sand tempered plain ceramic (1 body)	1 May 2022	J. Mankowski
18	ST-58: 0-120 cm	Tertiary chert flake (34: thirteen heat treated), tertiary chert shatter (1: heat treated), secondary chert flake (1), sand tempered plain ceramic (1 body)	4 May 2022	J. Mankowski
19	ST-21: 20-110 cm	Tertiary chert flake (9: five heat treated), semi-fiber tempered ceramic (1 body)	2 May 2022	J. Mankowski
20	ST-22: 20-110 cm	Tertiary chert flake (4: three heat treated)	2 May 2022	J. Mankowski
21	ST-23: 50-60 cm	Tertiary chert flake (1: heat treated)	2 May 2022	J. Mankowski
22	ST-41: 30-70 cm	Tertiary chert flake (2: heat treated)	2 May 2022	J. Mankowski
23	ST-42: 20-40 cm	Tertiary chert flake (2: heat treated)	2 May 2022	J. Mankowski
24	Surface Collection	Tertiary chert flake (1)	3 May 2022	J. Mankowski
25	ST-32: 70-90 cm	Tertiary chert flake (2: one heat treated)	3 May 2022	J. Mankowski
26	ST-33: 40-90 cm	Tertiary chert flake (5: one heat treated), tertiary chert shatter (1)	3 May 2022	J. Mankowski
27	ST-34: 0-110 cm	Tertiary chert flake (6: three heat treated)	3 May 2022	J. Mankowski
28	ST-35: 0-110 cm	Tertiary chert flake (21: five heat treated), tertiary chert shatter (1), semi-fiber tempered ceramic (1 body)	3 May 2022	J. Mankowski

29	ST-36: 0-120 cm	Tertiary chert flake (24: eleven heat treated), tertiary chert shatter (1), primary chert flake (1), secondary chert flake (1)	3 May 2022	J. Mankowski
30	ST-37: 0-120 cm	Tertiary chert flake (25: nine heat treated), primary chert shatter (1), secondary chert flake (1)	3 May 2022	J. Mankowski
31	ST-38: 0-120 cm	Tertiary chert flake (33: eleven heat treated), tertiary chert shatter (2: one heat treated), primary chert flake (3), secondary chert flake (2: two heat treated), faunal bone (1: snake vertebra)	3 May 2022	J. Mankowski

Clear Form Values

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
TARA PHOENICIA PHASE 1 CRAS

Report Title (exactly as on title page)
A PHASE 1 CULTURAL RESOURCES ASSESSMENT SURVEY OF TARA PHOENICIA PROJECT AREA ALACHUA COUNTY, FLORIDA

Report Authors (as on title page) 1. Joseph F. Mankowski 3. _____ 2. _____ 4. _____

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ADVANCED ARCHAEOLOGY, INC. (AAI) TECHNICAL REPORT #535

Supervisors of Fieldwork (even if same as author) Names Joseph F. Mankowski

Affiliation of Fieldworkers: Organization Advanced Archaeology, Inc City Fort Lauderdale

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)
1. Tara Phoenicia 3. _____ 5. _____ 7. _____
2. City of Alachua 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork) Clear Sponsor Values
Name Sayed Moukhtara Organization _____
Address/Phone/E-mail 7717 NW 20th Lane Gainesville, FL 32605

Recorder of Log Sheet Joseph F. Mankowski **Date Log Sheet Completed** 5-31-2022

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Clear Mapping Values

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Alachua 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name HIGH SPRINGS Year 1993 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 4-30-2022 End 5-8-2022 **Total Area Surveyed** (fill in one) 17.96 hectares _____ acres
Number of Distinct Tracts or Areas Surveyed 1
If Corridor (fill in one for each) **Width:** _____ meters _____ feet **Length:** _____ kilometers _____ miles

Survey Log Sheet

Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☐architectural ☐historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

A total of 105 shovel tests were excavated across the project area.

Preliminary Methods (select as many as apply to the project as a whole)

☒Florida Archives (Gray Building)	☐library research- *local public*	☒local property or tax records	☒other historic maps	☒LIDAR
☒Florida Photo Archives (Gray Building)	☐library-special collection	☐newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☒Public Lands Survey (maps at DEP)	☒literature search	☒windshield survey	
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, uncontrolled	☐water screen	☐soil resistivity	☐other remote sensing
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer	☒pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☒LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☒windshield survey	☐occupant interview	☒tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No Clear Check Boxes

Count of Previously Recorded Resources 0 **Count of Newly Recorded Resources** 1

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

List Newly Recorded Site ID#s (attach additional pages if necessary)

8AL7459

Site Forms Used: ☐Site File Paper Forms ☒Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

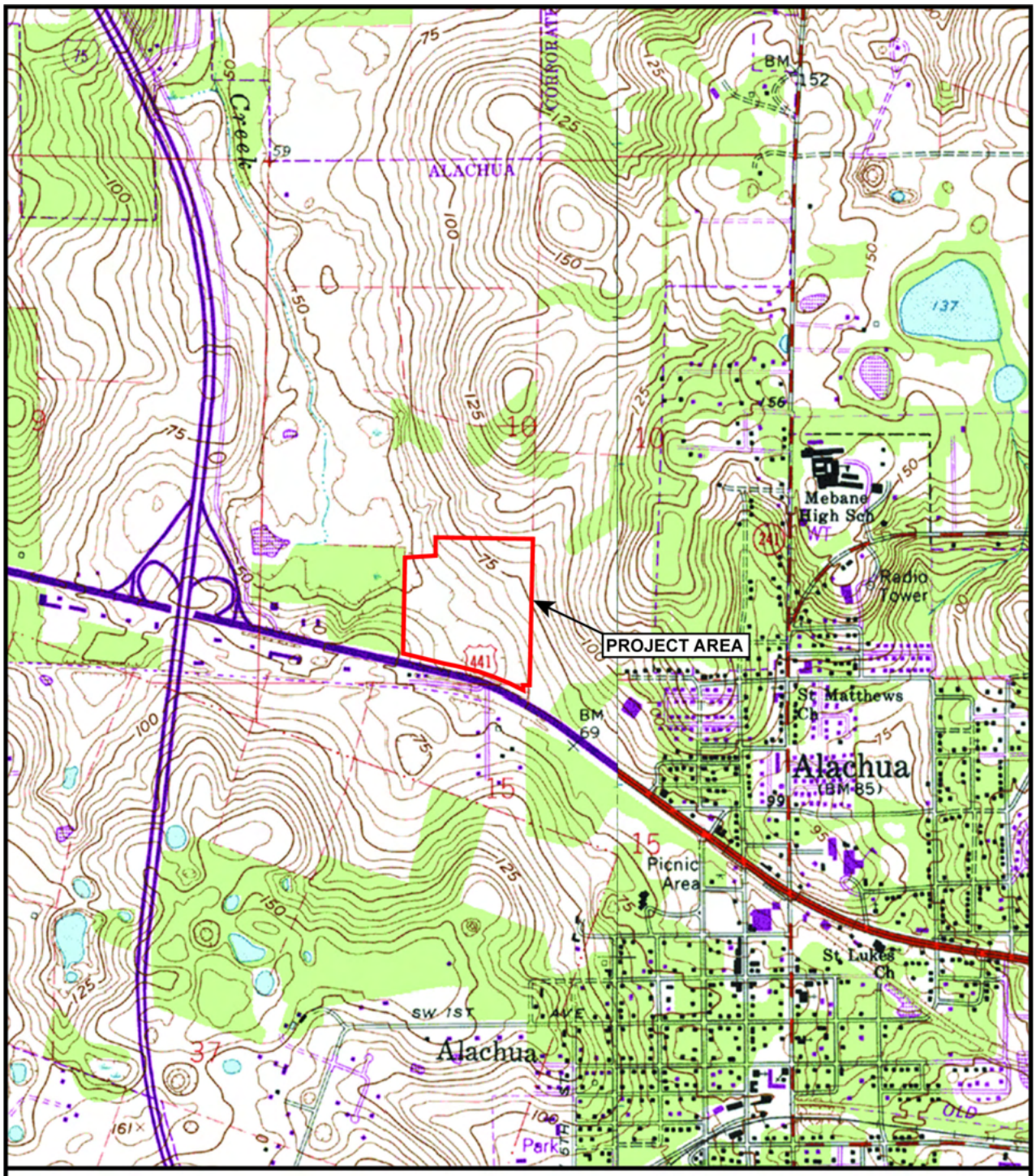
SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects Plotability: _____

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



USGS map of the Tara Phoenicia project area.

N

Base map source: USGS High Springs, 1993
Project location: Township 8 South, Range 18 East, Section 10

0 400 800 Meters

Clear Form Values

Page 1

☒ Original
☐ Update

ARCHAEOLOGICAL SITE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult *Guide to Archaeological Site Form* for detailed instructions

Site #8 AL07459
Field Date 4-30-2022
Form Date 5-31-2022
Recorder # _____

Site Name(s) Tara Phoenicia — Multiple Listing (DHR only) _____
Project Name Tara Phoenicia Phase 1 CRAS — Survey # (DHR only) _____
Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

USGS 7.5 Map Name HIGH SPRINGS — USGS Date 1993 — Plat or Other Map _____
City/Town (within 3 miles) Alachua — In City Limits? ☒ yes ☐ no ☐ unknown — County Alachua
Township 8S — Range 18E — Section 10 — ¼ section: ☐ NW ☒ SW ☐ SE ☒ NE — Irregular-name: _____
Township _____ — Range _____ — Section _____ — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
Landgrant _____ — Tax Parcel # _____
UTM Coordinates: Zone ☐ 16 ☐ 17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Address / Vicinity / Route to:

Name of Public Tract (e.g., park) _____

TYPE OF SITE (select all that apply)

SETTING

- ☒ Land (*terrestrial*)
- ☐ Lake/Pond (*lacustrine*)
- ☐ River/Stream/Creek (*riverine*)
- ☐ Tidal (*estuarine*)
- ☐ Saltwater (*marine*)
- ☐ Wetland (*palustrine*)
  - ☐ usually flooded
  - ☐ usually dry
- ☐ Cave/Sink (*subterranean*)
  - ☐ terrestrial
  - ☐ aquatic

STRUCTURES OR FEATURES

- ☐ log boat
- ☐ agric/farm building
- ☐ burial mound
- ☐ building remains
- ☐ cemetery/grave
- ☐ dump/refuse
- ☐ earthworks (historic)
- ☐ fort
- ☐ midden
- ☐ mill
- ☐ mission
- ☐ mound, nonspecific
- ☐ plantation
- ☐ platform mound
- ☐ road segment
- ☐ shell midden
- ☐ shell mound
- ☐ shipwreck
- ☐ subsurface features
- ☐ surface scatter
- ☐ well

FUNCTION

- ☒ campsite
- ☒ extractive site
- ☒ habitation (prehistoric)
- ☐ homestead (historic)
- ☐ farmstead
- ☐ village (prehistoric)
- ☐ town (historic)
- ☐ quarry (prehistoric)

Other Features or Functions (Choose from the list or type a response.)
1. Lithic Scatter/quarry — 2. _____

CULTURE PERIODS (select all that apply)

ABORIGINAL

- ☐ Alachua
- ☐ Archaic (nonspecific)
- ☐ Archaic, Early
- ☒ Archaic, Middle
- ☒ Archaic, Late
- ☐ Belle Glade
- ☐ Cades Pond
- ☐ Caloosahatchee
- ☐ Deptford
- ☐ Englewood
- ☐ Fort Walton
- ☐ Glades (nonspecific)
- ☐ Glades I
- ☐ Glades II
- ☐ Glades III
- ☐ Hickory Pond
- ☐ Leon-Jefferson
- ☐ Malabar I
- ☐ Malabar II
- ☐ Manasota
- ☐ Mississippian
- ☐ Mount Taylor
- ☐ Norwood
- ☐ Orange
- ☐ Paleoindian
- ☐ Pensacola
- ☐ Perico Island
- ☐ Safety Harbor
- ☐ St. Augustine
- ☐ St. Johns (nonspecific)
- ☐ St. Johns I
- ☐ St. Johns II
- ☐ Santa Rosa
- ☐ Santa Rosa-Swift Creek
- ☐ Seminole (nonspecific)
- ☐ Seminole: Colonization
- ☐ Seminole: 1st War To 2nd
- ☐ Seminole: 2nd War To 3rd
- ☐ Seminole: 3rd War & After
- ☐ Swift Creek (nonspecific)
- ☐ Swift Creek, Early
- ☐ Swift Creek, Late
- ☐ Transitional
- ☐ Weeden Island (nonspecific)
- ☐ Weeden Island I
- ☐ Weeden Island II
- ☐ Prehistoric (nonspecific)
- ☐ Prehistoric non-ceramic
- ☐ Prehistoric ceramic

NON-ABORIGINAL

- ☐ First Spanish 1513-99
- ☐ First Spanish 1600-99
- ☐ First Spanish 1700-1763
- ☐ First Spanish (nonspecific)
- ☐ British 1763-1783
- ☐ Second Spanish 1783-1821
- ☐ American Territorial 1821-45
- ☐ American Civil War 1861-65
- ☐ American 19th Century
- ☐ American 20th Century
- ☐ American (nonspecific)
- ☐ African-American

Other Cultures (Choose from the list or type a response. For historic sites, give specific dates.)
1. _____ — 3. _____
2. _____ — 4. _____

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Potentially eligible individually for National Register of Historic Places? ☐ yes ☐ no ☒ insufficient information
Potentially eligible as contributor to a National Register district? ☐ yes ☐ no ☒ insufficient information
Explanation of Evaluation (required if evaluated; use separate sheet if needed)

This site consists of sparse to dense prehistoric chert and ceramic artifact deposits that likely represent a lithic reduction and tool manufacturing encampment and scatter. There is insufficient data at this time to determine the NRHP eligibility.

Recommendations for Owner or SHPO Action

Preservation or additional archaeological investigations if preservation is not feasible. Boundaries extend beyond project area - further studies advised.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐ yes ☐ no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

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Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

ARCHAEOLOGICAL SITE FORM

Site #8 AL07459

FIELD METHODS (select all that apply)

SITE DETECTION

- ☐ no field check
- ☐ literature search
- ☐ informant report
- ☐ remote sensing
- ☐ exposed ground
- ☐ posthole tests
- ☐ auger tests
- ☐ unscreened shovel
- ☐ screened shovel
- ☒ screened shovel-1/4"
- ☐ screened shovel-1/8"
- ☐ screened shovel-1/16"

SITE BOUNDARY

- ☐ bounds unknown
- ☐ none by recorder
- ☐ literature search
- ☐ informant report
- ☐ remote sensing
- ☐ exposed ground
- ☐ posthole tests
- ☐ auger tests
- ☐ unscreened shovel
- ☒ screened shovel
- ☐ block excavations
- ☐ estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan)

SITE DESCRIPTION

Clear Description Values

Extent/Size (m^2) 34,375 Depth/stratigraphy of cultural deposit (describe below)

Disturbed dark grayish brown sand at a depth of 0-20 cm, and intact pale brown sand at a depth of 20-130 cm; however, deposit extends beyond 130 cm to an unknown depth.

Temporal Interpretation - Components (check one): ☐ single component ☒ multiple component ☐ uncertain

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Likely Middle Archaic Period occupation overlaid by Late Archaic occupation.

Integrity - Overall disturbance: ☐ none seen ☐ minor ☒ substantial ☐ major ☐ redeposited ☐ destroyed-**document!** ☐ unknown

Disturbances / threats / protective measures

Future development. Upper levels of site have been disturbed by farming activities; however, the lower horizons are intact.

Surface collection: area collected _____ m^2 # collection units_____ | Excavation: # noncontiguous blocks _____

ARTIFACTS

Clear Artifact Values

Total Artifacts #_____ ○ count ○ estimate | Surface #_____ | Subsurface #_____

COLLECTION SELECTIVITY

- ☐ unknown
- ☒ unselective (all artifacts)
- ☐ selective (some artifacts)
- ☐ mixed selectivity

SPATIAL CONTROL

- ☐ uncollected
- ☐ general (not by subarea)
- ☐ unknown
- ☒ controlled (by subarea)
- ☐ variable spatial control
- ☐ other (describe in comments below)

ARTIFACT CATEGORIES and DISPOSITIONS

A	Lithics
A	Stone artifacts
A	Aboriginal ceramics
A	Bone-animal or unidentif
S	Charcoal

select a disposition from the list below for each artifact category selected at left

- A - category always collected
- S - some items in category collected
- O - observed first hand, but not collected
- R - collected and subsequently left at site
- I - informant reported category present
- U - unknown

Artifact Comments

DIAGNOSTICS (type or mode, and frequency: e.g., *Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware*)

1. Middle Archaic type chert point	N= 2	4. Semi-fiber tempered ceramics	N=_____	7._____	N=_____
2. Chert flakes	N=_____	5. Sand Tempered Plain ceramics	N=_____	8._____	N=_____
3. Chert shatter	N=_____	6. Red ochre	N=_____	9._____	N=_____

ENVIRONMENT

Clear Environment Values

Nearest fresh water: Type Sink Name Unnamed Distance from site (m) _____

Natural community UPLAND MIXED FOREST Topography Hill Elevation: Min _____m Max _____m

Local vegetation Live oak, Hackberry, pines

Present land use Cropland

SCS soil series _____ Soil association _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location | Maintaining organization Advanced Archaeology, Inc
Document description Notes, maps, photographs | File or accession #'s _____

2) Document type _____ | Maintaining organization _____
Document description _____ | File or accession #'s _____

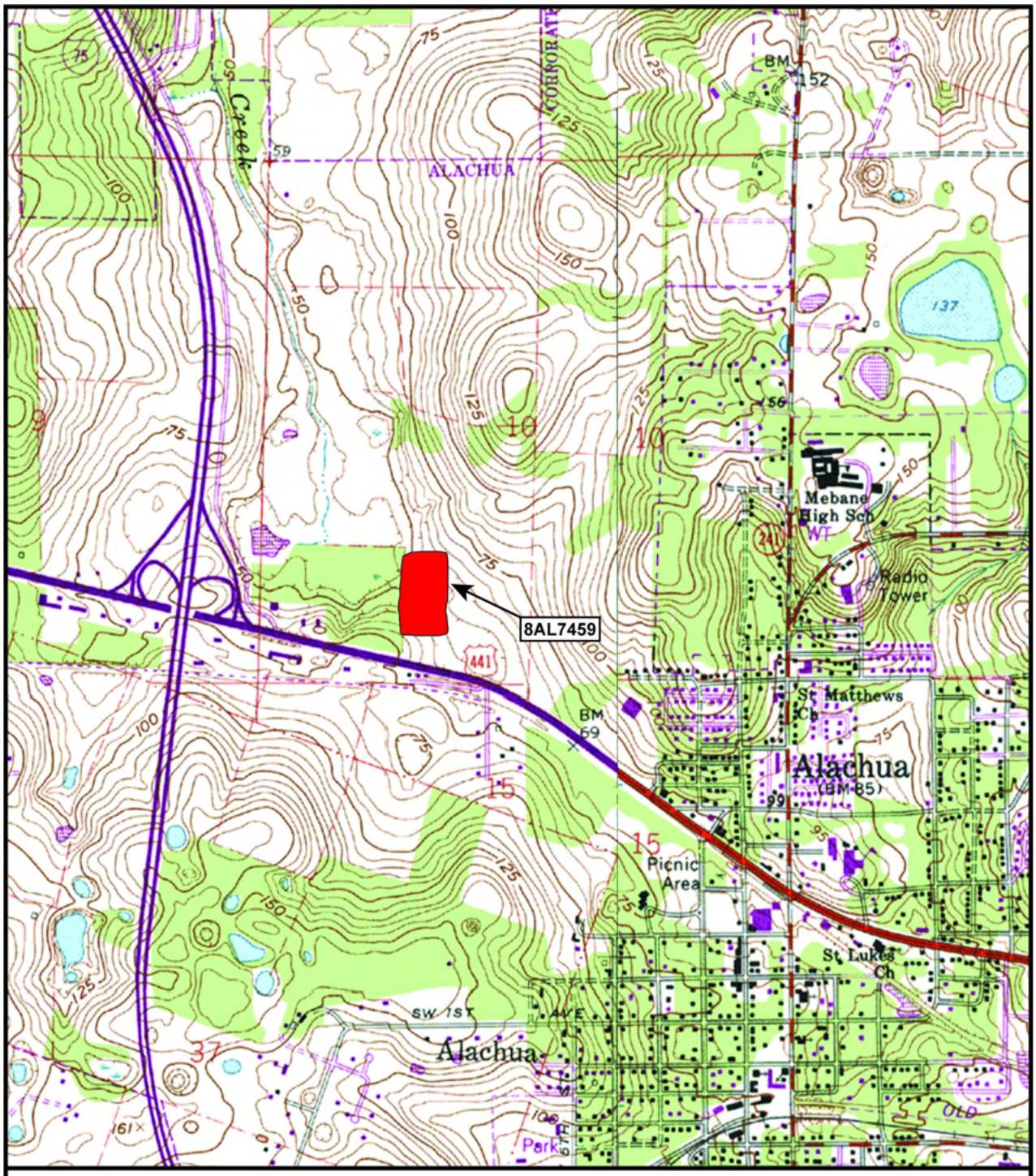
RECORDER & INFORMANT INFORMATION

Informant Information: Name _____
Address / Phone / E-mail _____

Recorder Information: Name Joseph F. Mankowski Affiliation Advanced Archaeology, Inc
Address / Phone / E-mail 1126 S. Federal Hwy# 263 Ft. Lauderdale, FL 33316 contact@advancedarchaeology.com

Required Attachments

❶ **PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED *and* SITE PLAN**
Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



USGS map of 8AL7459 (Tara Phoenicia)

N

Base map source: USGS High Springs, 1993
Site location: Township 8 South, Range 18 East, Section 10

0 400 800 Meters

TRAFFIC IMPACT STUDY UPDATE

Tara Forest West
Tara Phoenicia
Stage 1 Development
Alachua, Florida

May 29, 2024

e ed

City of Alachua
Florida DOT – District 2

s ed e

Sayed Moukhtara
Tara Forest, LLC

e ed

HAGEN CONSULTING SERVICES, LLC

PROFESSIONAL ENGINEER ENDORSEMENT

I hereby certify that I am a Registered Professional Engineer in the State of Florida and currently practicing as the principal of Hagen Consulting Services, LLC.

Hagen Consulting Services, LLC is authorized via Registry No: 27955 to operate as an Engineering Business by the Florida Board of Professional Engineers, State of Florida, Department of Professional Regulation.

I have prepared or supervised the preparation of the evaluation, findings, conclusions, recommendations, and professional opinions/advice contained in this document. My endorsement constitutes my approval of these items.

PROJECT: Tara Forest West / Tara Phoenicia
LOCATION: Alachua, Florida
CLIENT: Tara Forest, LLC

The results contained in this report were developed using procedures and references standard to the transportation engineering practice. These references and procedures were applied using professional judgment and experience.

Name: Lawrence T. Hagen, P.E., PTOE, RSP
Florida P.E. No.: 43968



This item has been digitally signed and sealed by Lawrence T. Hagen on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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APPENDIX D: Access Management

INTRODUCTION

Hagen Consulting Services, LLC is assisting Tara Forest, LLC with an update to the transportation impacts for the proposed new Tara Forest West residential development. The proposed Tara Forest West residential development will ultimately contain 538 single family homes and will be located north of US Highway 441, east of I-75 in Alachua County, Florida. Access to the development will be provided to US 441 via two direct connections through the Tara Phoenicia commercial development. Additional internal connections are also provided through Tara Baywood and Tara Forest East. US 441 in the vicinity of the site is a four-lane divided roadway with a functional classification of "rural principal arterial other" with a posted speed limit of 45 mph. The site is currently vacant and mostly cleared. The project location is shown in **Figure 1** below.



The "Stage 1 Master Phasing Plan" for Tara Forest West is included as **A endix A** to this report.

The purpose of this update to the traffic impact study for Tara Forest West is threefold:

- To update the trip generation estimates from the previous study from the 10th Edition of the Institute of Transportation Engineers (ITE) _____ to the 11th Edition of ITE
- To address changes in the access connections for the development
- To present a plan for the development of the project.

ITE's _____ is the recognized authoritative source for estimating the trips generated by developments such as the proposed Tara Forest West residential and Tara Phoenicia commercial developments. Since the previously approved version of the study for the project prepared by Buckholz Traffic and dated 12-28-2021 (Buckholz 2021 – attached as **A endix B**), has been updated to the 11th Edition. According to , a residential development such as proposed with Tara Forest West falls under ITE Land Use Code 210 – Single-Family Detached Housing. In Buckholz 2021, Tara Phoenicia was modeled to include 30,000 square feet of shopping center (ITE Land Use Code 820) and 100,000 square feet of mini-warehouse space (ITE Land Use Code 151).

BACKGROUND OF THIS REPORT

An updated report reflecting the changes identified above was submitted to the City of Alachua to review in December of 2023. The City has responded indicating that they desire to see a higher level of commercial development for Tara Phoenicia and also have the proposed future signalized connection to US 441 located in conjunction with the proposed future Peggy Road connection that the City and FDOT have reviewed and are pursuing. In an April 18, 2024 Zoom meeting it was agreed to separate this into two studies: one for the first three phases of Tara Forest West, one for the remaining three phases of Tara Forest West plus the development of Tara Phoenicia, in order to allow the initial construction of Tara Forest West to proceed while the details of the future signalized connection to Peggy Road and Tara Phoenicia are finalized in the subsequent study. This report will just cover Stage 1, the first three phases of Tara Forest West. Stage 2 of the development will require a separate traffic impact study that will be submitted at a future date.

EXISTING CONDITIONS

US 441 is a four-lane divided roadway with a posted speed limit of 45 mph in the vicinity of the proposed Tara Forest West development. The typical cross-section is a four-lane rural section with flush grass medians, flush grass shoulders, and open drainage. There are existing sidewalks on both sides of the roadway. The 2023 AADT on US 441 is 26,000 vehicles per day, per FDOT's Florida Traffic Online website.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) 11th Edition was used to calculate the project trip estimates for the new land uses at the project site. Trip generation estimates are shown in terms of daily traffic, as well as the AM and PM peak hours. The proposed Tara Forest West development falls under ITE Land Use Code 210 – Single-Family Detached Housing. The trip generation information for the complete build-out of the proposed Tara Forest West residential development is shown in **Table 1** below:

TABLE 1 Tri Generation
Single-Family Detached Housing – ITE Land Use 210 – 538 Units

	Equation	Units	Trips	Enter	Exit	In	Out
Weekday	Ln(T) = 0.92 Ln(X) + 2.68	538	4745	50%	50%	2372	2372
AM Peak	Ln(T) = 0.91 Ln(X) + 0.12	538	344	25%	75%	86	258
PM Peak	Ln(T) = 0.94 Ln(X) + 0.27	538	483	63%	37%	304	179

ACCESS CHANGES

The previously submitted traffic study by Buckholz Traffic for Tara Forest West and Tara Phoenicia featured two direct connections onto US 441 and a shared connection through the adjoining Baywood Center property to the east via NW 157th Lane to the existing traffic signal at US 441 and NW 147th Drive. However, the ownership of that property has changed from one single owner to multiple owners with different and varied interests related to that private street. Furthermore, the demands requested originally by the previous owner changed to more onerous and involved conditions that would result in delays to the development of both Tara Forest West and Tara Phoenicia. Therefore, the planned development of the properties will utilize the two direct connections onto US 441 at the southern limits of the Tara Phoenicia property without the previously planned connection to NW 157th Lane and NW 147th Drive. In addition to these direct connections, additional indirect minor connections to the roadway network will be available through the approved Tara Forest East and Tara Baywood developments.

INTERSECTION CONFIGURATION

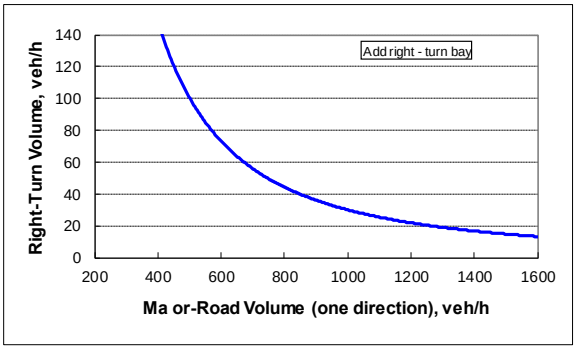
The proposed connection to US 441 for Tara Forest West Stage 1 will be located opposite the existing median opening at NW 149th Terrace/NW 158th Lane. It is intended to be converted to a bi-directional channelized median opening allowing left turns into the side streets but prohibiting left turns or through movements out. NCHRP Report 457 – was used to determine if a WB right turn would be needed at the intersection. Based on the existing speed and the PM Peak Hour opening day traffic volumes, a right turn lane into Tara Forest West is justified. The analysis from the NCHRP Report 457 spreadsheet is shown below.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	1799
Right-turn volume, veh/h:	33

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	11
Guidance for determining the need for a ma or-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



PHASING OF DEVELOPMENT

Stage 1 of the Tara Forest West residential development is being planned to be developed in three phases. The first phase consists of the construction of the first 82 residential units. The second phase consists of the next 87 units. Phase three consists of 100 units. The Trip Generation for each phase of Stage 1 of Tara Forest West is shown in **Table 2**, **Table 3**, and **Table 4** below:

TABLE 2 Tri Generation by Phase – Daily Tri s

Phase	Lots	Total	Daily Trips	% In	% Out	# In	# Out
TFW-1	82	82	841	50%	50%	420	420
TFW-2	87	169	1635	50%	50%	818	818
TFW-3	100	269	2508	50%	50%	1254	1254

TABLE 3 Tri Generation by Phase – AM Peak Tri s

Phase	Lots	Total	AM Trips	% In	% Out	# In	# Out
TFW-1	82	82	62	25%	75%	16	47
TFW-2	87	169	120	25%	75%	30	90
TFW-3	100	269	183	25%	75%	46	137

TABLE 4 Tri Generation by Phase – PM Peak Tri s

Phase	Lots	Total	PM Trips	% In	% Out	# In	# Out
TFW-1	82	82	82	63%	37%	52	31
TFW-2	87	169	163	63%	37%	103	60
TFW-3	100	269	252	63%	37%	159	93

It is anticipated that phase 1 of Tara Forest West would be constructed by 2025, with subsequent phases completed every two years. In the initial phases of construction, just the eastern direct connection to US 441 (east driveway) would be constructed. The east driveway connection to US 441 is presumed to be a directional median opening, allowing eastbound left turns into Tara Forest West and only right turns out of Tara Forest West. When the development traffic approaches a level where it is more than this one connection can handle, the western connection onto US 441 (west driveway) would be constructed.

INTERSECTION LEVEL OF SERVICE (LOS) ANALYSIS

The roadway Level Of Service (LOS) analysis is conducted using the procedures outlined in the Transportation Research Board's (HCM). The HCM procedures represent the state-of-the-practice for the analysis of transportation facilities.

To examine the expected operations of the proposed connection in the AM and PM Peak Hours, the 2025 traffic from the previously approved Buckholz 2021 traffic study was used along with the generated trips from Tara Forest West. A two percent annual background traffic growth rate is used to develop the background traffic for subsequent phases of development. The sum of the background traffic and the generated residential traffic for Tara Forest West result in the Traffic Volumes for Analysis shown for the AM and PM Peak Hours in **Table 5** and **Table 6** below:

TABLE 5 AM Peak Hour Traffic Volumes for Analysis

Phase	Year	EB L	EB T	WB T	WB R	SB R
TFW-1	2025	9	1336	937	6	47
TFW-2	2027	18	1390	975	12	90
TFW-3	2029	27	1446	1015	19	137

TABLE 6 PM Peak Hour Traffic Volumes for Analysis

Phase	Year	EB L	EB T	WB T	WB R	SB R
TFW-1	2025	19	1052	1799	33	31
TFW-2	2027	38	1095	1872	65	60
TFW-3	2029	59	1139	1947	100	93

To be conservative in the initial analyses, all of the Tara Forest West traffic is presumed to use the one connection onto US 441. The project trip distribution was determined based on splitting the traffic in and out of the development in proportion to the background traffic on US 441. The Two-Way STOP-Controlled module of the Highway Capacity Software is utilized to perform the Level of Service analysis of the connection. The results are summarized in **Table 7** and **Table 8** below. The Highway Capacity Software reports are attached as **A endix C**.

TABLE 7 AM Peak Highway Ca acity Analyses

	Eastbound Left		Southbound Right	
Year	Delay	LOS	Delay	LOS
2025	10.4	B	12.7	B
2027	10.7	B	13.9	B
2029	11.0	B	15.6	C

TABLE 8 PM Peak Highway Ca acity Analyses

	Eastbound Left		Southbound Right	
Year	Delay	LOS	Delay	LOS
2025	18.8	C	21.8	C
2027	21.9	C	26.3	D
2029	26.9	D	34.8	D

For the unsignalized intersection analysis, the major street through movements (US 441 through traffic) experiences no delay and therefore no reported Level of Service. The only movements that would experience delay at this directional intersection would be the EB left turn into the site and the SB right turn out of the site. What the analyses show is that the one connection can handle up through the third phase of the Tara Forest West development (Stage 1). However, it would start to break down when we add the traffic of Phase 4 of the development. This would also be when the commercial traffic from Tara Phoenicia would start to be added, so the second connection would need to be built concurrent with the development of the fourth phase of Tara Forest West and with the development of Tara Phoenicia. FDOT has indicated that the future connection to be analyzed in the future traffic study for Stage 2 may be an innovative intersection concept and will require an Intersection Control Evaluation (ICE) to be performed.

DOWNSTREAM U-TURN LEVEL OF SERVICE (LOS) ANALYSIS

All of the traffic exiting Tara Forest West via the Stage 1 connection to US 441 will be forced to turn right onto US 441 to head to the west. However, some residents will certainly have destinations to the east. They will be forced to travel to the existing median opening at the proposed Peggy Road connection site and make a U-turn. There is another existing full median opening that is approximately 480' to the east of the proposed Peggy Road connection that should be closed concurrent with the construction of the Stage 1 connection. For this analysis, it is presumed that the U-turning proportion of the exiting traffic would be proportional to the directional volumes on US 441. This results in a presumed 58.8 percent U-turning traffic volume in the AM Peak Hour, and a 36.9 percent U-turning traffic volume in the PM Peak Hour. This means that of the SB right turning traffic at the Stage 1 connection, 58.8 percent will make a downstream U-turn in the AM Peak Hour, and 36.9 percent will make a downstream U-turn in the PM Peak Hour. The resulting turning movement volumes at the location of the downstream U-turn are shown in **Table 9** and **Table 10** below.

TABLE 9 AM Peak Hour Downstream Traffic Volumes

Phase	Year	EB T	WB U	WB T
TFW-1	2025	1345	27	957
TFW-2	2027	1408	53	1012
TFW-3	2029	1473	81	1071

TABLE 10 PM Peak Hour Downstream Traffic Volumes

Phase	Year	EB T	WB U	WB T
TFW-1	2025	1071	11	1818
TFW-2	2027	1133	22	1910
TFW-3	2029	1197	34	2006

The Highway Capacity Software two-way STOP-controlled methodology was used to analyze the anticipated operation of the downstream U-turning movement. The results are shown in **Table 11** and **Table 12** below.

TABLE 11 AM Peak Hour U-turn LOS

		Westbound U-turn			
Phase	Year	Delay	LOS	v/c	Queue
TFW-1	2025	29.9	D	0.17	0.6
TFW-2	2027	40.4	E	0.36	1.5
TFW-3	2029	64.1	F	0.61	3.2

TABLE 12 PM Peak Hour U-turn LOS

		Westbound U-turn			
Phase	Year	Delay	LOS	v/c	Queue
TFW-1	2025	19.1	C	0.04	0.1
TFW-2	2027	21.4	C	0.10	0.3
TFW-3	2029	24.6	C	0.17	0.6

Although Table 11 shows LOS E in 2027 and LOS F in 2029, these values are misleading. The HCS methodology is widely known to be overly pessimistic in its delay estimates, and thus its LOS determination. Also, it does not take into account the effect of the downstream traffic signal at I-75 that will create additional gaps for these U-turns at this location. In all cases the v/c ratio is not critical and the 95th percentile queue length is less than 4 vehicles. Also, an average delay of just over one minute for an uncontrolled movement is not an unreasonable expected operation on this heavily-traveled corridor in the morning peak hour. This condition is expected to be completely mitigated when Phase 4 of Tara Forest West is constructed as the intersection where the U-turns are occurring is anticipated to be the location of a traffic signal that will be installed at that time.

ACCESS MANAGEMENT

According to FDOT's straight line diagram for US 441 (Roadway ID 26020000) the access classification for the roadway in the vicinity of the proposed connections serving Tara Forest West is Access Class 3 and the posted speed limit is 45 mph. This access class has median opening spacing standards of 1,320 feet for directional openings, and 2,640 feet for full openings.

The proposed Stage 1 connection to US 441 is located at the existing full median opening at NW 149th Terrace/NW 158th Lane which is at mile post 18.676. The existing signalized intersection at NW 147th Drive is located at mile post 18.481 which puts it 0.195 miles, or 1,030 feet away from this existing full median opening. Although this location is less than the 1,320 feet standard spacing for a directional median opening, discussions with the City of Alachua during the planning of Tara Forest West indicated that this location would be preferred for the proposed connection so that it would align with the existing roadways on the south side of US 441 and that they would continue to be served by this intersection. However, as a part of the construction of the Stage 1 connection, the existing full median opening would be converted to a directional median opening to allow left turns into properties to the north and south, but only right turns out. Additionally, the existing full median opening approximately 725 feet west of the proposed Stage 1 connection should be closed with the construction of the connection.

For the proposed Stage 1 connection to Tara Forest West the EB left turn lane has a 95th percentile queue length of 1.1 vehicles (28.2 feet) in the PM and 0.1 vehicles (2.6 feet) in the AM per the 2029 HCS analysis. A minimum of 50' of storage should be provided in addition to the total deceleration distance of 180' for 45 mph speed from FDOT Design Manual Exhibit 212-1. This results in a 230' left turn storage length for the EB left turn lane. The WB left turn lane should be a similar 230' in length. The WB right turn lane into Tara Forest West should similarly be constructed with a length of 230'. The existing left turn lane into the future Peggy Road location is 315' in length, which provides adequately for the 2029 anticipated 95th percentile U-turn queue with the required 180' deceleration distance. A drawing of the anticipated access management is attached as **A endix D**.

CONCLUSIONS AND RECOMMENDATIONS

Based on the foregoing data and analyses provided, the following conclusions and recommendations are offered:

Conclusions:

- For Stage 1 of the development, the first three phases of the residential Tara Forest West will be constructed, with a total of 269 residential units. This results in 183 trips in the AM Peak Hour and 252 trips in the PM Peak Hour.
- One unsignalized directional connection to US 441 will be sufficient to accommodate up through Stage 1 – the first three phases (269 lots) of the Tara Forest West development. Although the HCS analysis shows the SB right turn to be operating at LOS D at the full development and build-out of Stage 1, the average delay per vehicle for that movement is just 34.8 seconds, and the movement operates at a v/c ratio of 0.46 and has a 95th percentile queue length of 2.2 vehicles. This is a very conservative analysis of the operation, presuming that all of the traffic from Tara Forest West uses this connection. Other minor connections through Tara Baywood and Tara Forest East will be available and are expected to reduce the traffic volumes at this intersection to be less than what is analyzed.
- The connection serving Tara Forest West will be a directional median opening with left turn lanes of 230' in both the EB and WB directions and a right turn lane of 230' in the WB direction.
- The existing left turn lane at the future Peggy Road connection location is of adequate length to accommodate the U-turning demand from Tara Forest West in the AM Peak Hour.
- The existing transportation network has the available capacity to accommodate the trips generated by Stage 1 of the Tara Forest West development.

Recommendation:

- Approve the construction of the first three phases of Tara Forest West with one unsignalized directional intersection connection onto US 441 at the proposed east driveway location which aligns with the existing median opening at NW 149th Terrace/NW 158th Lane.

APPENDIX A: Tara Forest West - Stage 1 Master Phasing Plan

GENERAL NOTES:

1. TRAFFIC CALMING DEVICES SHALL COMPLY WITH SECTION 7.2.5(C) AND 7.2.5(D)(2). LOCATIONS OF TRAFFIC CALMING DEVICES WILL BE DETERMINED DURING EACH CONSTRUCTION PLAN SUBMITTAL.
2. PARKING REQUIREMENT:

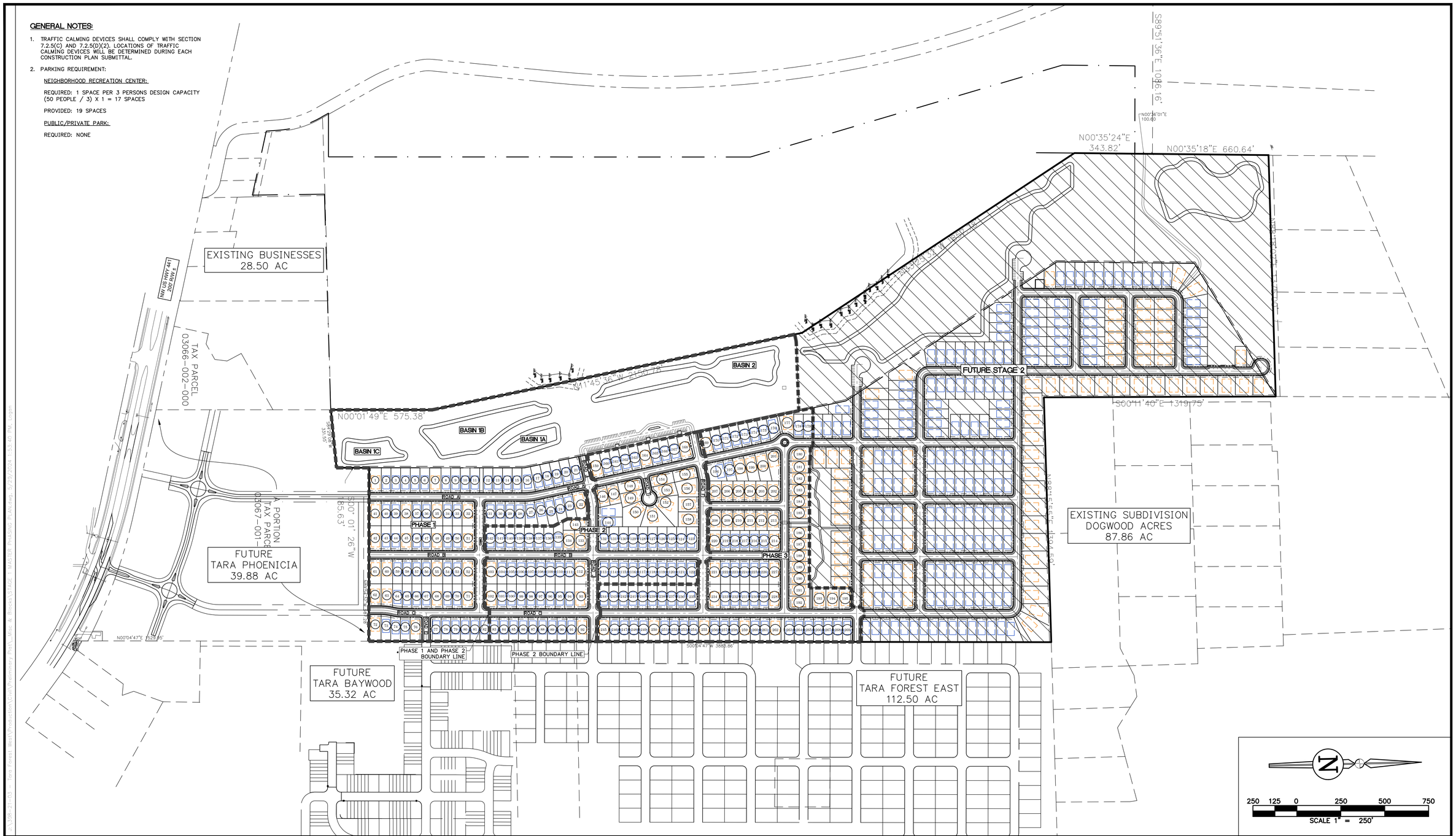
   NEIGHBORHOOD RECREATION CENTER:

   REQUIRED: 1 SPACE PER 3 PERSONS DESIGN CAPACITY (50 PEOPLE / 3) X 1 = 17 SPACES

   PROVIDED: 19 SPACES

   PUBLIC/PRIVATE PARK:

   REQUIRED: NONE



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

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SHEET TITLE: STAGE 1 MASTER PHASING PLAN

DATE: MAY 2024

PROJECT NO: 398-21-03

CLIENT: TARA FOREST
ALACHUA, FLORIDA

PROJECT: TARA FOREST
WEST

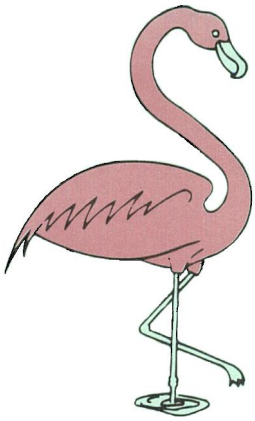
SHEET NO: EX.2.0

APPENDIX B: Buckholz Traffic 2021 Traffic Study

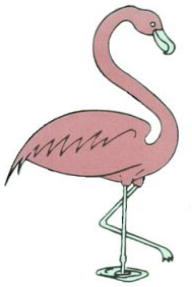
TARA PHOENICIA/TARA FOREST WEST
PHASE I TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

December 2021



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

December 28, 2021

Tara Forest, LLC
c/o Mr. Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

Re: **Tara Phoenicia/Tara Forest West Phase I Traffic Study**

Dear Mr. Moukhtara:

Attached is the new revised Phase I traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 1/3/22. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

Phase I of the proposed Tara Phoenicia mixed-use development and the adjacent Tara Forest West residential development will be constructed on the north side of US 441 approximately 1/2 mile east of I-75 in northern Alachua County, Florida. The development will have direct access to US 441 and NW 157th Lane and indirect access to both CR 241 and NW 147th Drive through the previously approved Tara Forest East and Tara Baywood residential developments. Current access plans call for three internal connections to Tara Forest East, one connection to the end of NW 157th Lane, and one unsignalized limited access point on US 441 (East Driveway).

US 441 is a four lane divided rural principal arterial with left turn lanes accommodated within a grass median. It has a posted speed limit of 45 mph in the vicinity of the site and an FDOT access management classification of 3. CR 241 in the vicinity of the site is a two-lane undivided rural major collector with a posted speed limit of 55 mph. NW 147th Drive and April Boulevard are both two-lane undivided local roads with NW 147th drive having a posted speed limit of 20 mph and April Boulevard having a 25 mph posted speed limit.

Phase I of the Tara Forest West development will contain 539 single family homes while Phase I of the Tara Phoenicia development will contain 30,000 sf of retail space and a 100,000 sf storage facility. Figure 1 shows the site location and surrounding road network while Figure 2 provides the intersection layout and control for various intersections of interest. Appendix A contains the proposed site plan. This Phase I development is expected to be complete by the end of 2025 therefore 2025 was chosen as the design year for this study. The lengthening of all 4 left turn lanes to 300 feet at the US 441/NW 140th Street intersection is assumed to be in place by the 2025 design year.

EXISTING TRAFFIC VOLUMES

Manual turning movement counts (see Appendix B) were conducted by Buckholz Traffic personnel at intersections of interest near the proposed development. The counts were conducted at 15-minute intervals during weekday AM and PM peak periods and include a separate tabulation for trucks. Figures 3 and 4 provide a visual summary of existing weekday peak hour traffic counts at the various intersections. Also shown in Figures 3 and 4 are directional percentages for interstate traffic as derived from these traffic counts. The percentages are a good indicator of the expected trip distribution for site traffic using I-75.

Appendix C provides daily traffic volumes from two nearby FDOT traffic counting stations on US 441 and for the FDOT counting station located on each of the five I-75 ramps. The current Average Daily Traffic (ADT) on the portion of US 441 in the vicinity of the site is estimated at about 27,000 vehicles per day. A linear regression analysis of recent daily traffic counts along US 441 and on the I-75 ramps is also provided in Appendix C. A review of Tables C-1 and C-2 reveal that recent traffic volumes along this stretch of US 441 have been growing at 4% per year.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing), 820 (Shopping Center) and 151 (Mini-Warehouse). Tables 1 through 3 contain the daily, AM peak hour, and PM peak hour trip generation calculations for the development. Since this is a mixed-use development a certain level of internal trip-making can be expected. Tables 4 through 6 contain the internal trip capture calculations for the average weekday, the AM peak hour, and the PM peak hour. Tables 7 through 9 summarize the trip generation calculations. During an average weekday this Phase I development is expected to generate 6752 **external** trips (3376 entering and 3376 exiting) with 552 external trips (200 entering and 352 exiting) occurring during the AM peak hour and 664 external trips (390 entering and 274 exiting) occurring during the PM peak hour.

SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Weekday AM and PM peak hour site trips were directionally distributed as documented in Appendix D. 30% of site traffic was assigned to Interstate 75 with the remaining 70% assigned to local roads. Interstate traffic was assigned to the ramps based on current ramp traffic volumes. The resulting weekday peak hour traffic assignments for the development are provided in Figures 5 and 6.

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT FOR OTHER DEVELOPMENTS

The 551 unit Tara Forest East/Tara Baywood residential development is currently planned immediately to the east of our site. Using traffic data from the December 2019 Tara Forest East Subdivision Traffic Study completed by Buckholz Traffic, site traffic for this background development was assigned to CR 241, NW 147th Drive and US 441 as shown in Figure 7. Traffic oriented towards the west was further assigned to the interstate based on ramp traffic counts under the assumption that 50% is local and 50% uses the Interstate. The resulting weekday peak hour traffic assignments for Tara Forest East are provided in Figures 8 and 9.

2025 BUILD TRAFFIC VOLUMES

The expected weekday AM peak hour and PM peak hour background traffic volumes and Build traffic volumes at various intersections of interest near the site are graphically depicted in Figures 10 through 21. The 2025 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor and then by a corresponding growth factor.

A 1.11 growth factor from 2020 to 2025 for US 441 intersections was determined by averaging the growth factors obtained from three sources: 1. The FDOT count station 4% annual growth rate (Growth Factor = 1.24), 2. Population projections for 2020 and 2030 obtained from the City of Alachuaôs 2036 Long Range Transportation Plan (Growth Factor = 1.08 for 2030 and 1.04 for 2025), and 3. US 441 Peak Hour Traffic Volumes for 2015 and 2036 obtained from Table 1 of the City of Alachuaôs 2036 Long Range Transportation Plan (Growth Factor = 1.13 for 2036 and 1.07 for 2025). The 2025 Build traffic volumes were then obtained by adding the traffic generated by Tara Forest East and the expected site traffic to the 2025 background traffic volumes.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

The unsignalized CR 241/Tara Forest East Driveway intersection and the future unsignalized US 441/East Driveway intersection were analyzed using the two-way stop control methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Tables 10 and 11 contain the capacity analysis results with the supporting calculations provided in Appendix E.

Under 2025 Build conditions both minor movements at the US 441/East Site Driveway intersection are expected to operate at level of service D or better during the weekday AM peak hour with moderate queuing and a volume-to-capacity ratio of less than one. During the weekday PM peak hour, both minor movements are expected to operate at level of service E or better with moderate queuing and a volume-to-capacity ratio of less than one.

Under 2025 Build conditions all minor movements at the CR 241/Tara Forest East Driveway intersection are expected to operate at level of service B or better during both weekday peak hours with minimal queuing and a volume-to-capacity ratio of well less than one. The addition of both left and right auxiliary lanes on CR 241 were assumed for the analysis.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

The signalized US 441/West I-75 Ramps intersection, the signalized US 441/East I-75 Ramps intersection, the signalized US 441/NW 147th Drive intersection, and the signalized US 441/SR 235 intersection were analyzed using the operational methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Recommended consultant timings were used for the analyses with the timings provided in Appendix E. Tables 12 through 15 contain the capacity analysis results with the supporting calculations provided in Appendix F.

Under 2025 No Build conditions with optimized splits and offsets, the US 441/I-75 West Ramps intersection is expected to operate at LOS B during the weekday AM peak hour and LOS E during the weekday PM peak hour (see Table 12). Under 2025 Build conditions with optimized splits and offsets, the US 441/I-75 West Ramps intersection is expected to continue to operate at LOS B during the weekday AM peak hour and LOS E during the weekday PM peak hour.

BUCKHOLZ TRAFFIC

Under 2025 No Build conditions with optimized splits and offsets, the US 441/I-75 East Ramps intersection is expected to operate at LOS D during the weekday AM peak hour and LOS E during the weekday PM peak hour (see Table 13). Under 2025 Build conditions with optimized splits and offsets, the US 441/I-75 East Ramps intersection is expected to operate at LOS D during the weekday AM peak hour and LOS F during the weekday PM peak hour.

Under 2025 No Build conditions with optimized splits, the US 441/NW 147th Drive intersection is expected to operate at LOS B during the both weekday AM and PM peak hours (see Table 14). Under 2025 Build conditions with optimized splits, the US 441/NW 147th Drive intersection is expected to operate at LOS C during both weekday peak hours. Side street lane reconfiguration and side street split phasing, along with the installation of a right turn overlap phase for both the north approach and the south approach is assumed in this analysis.

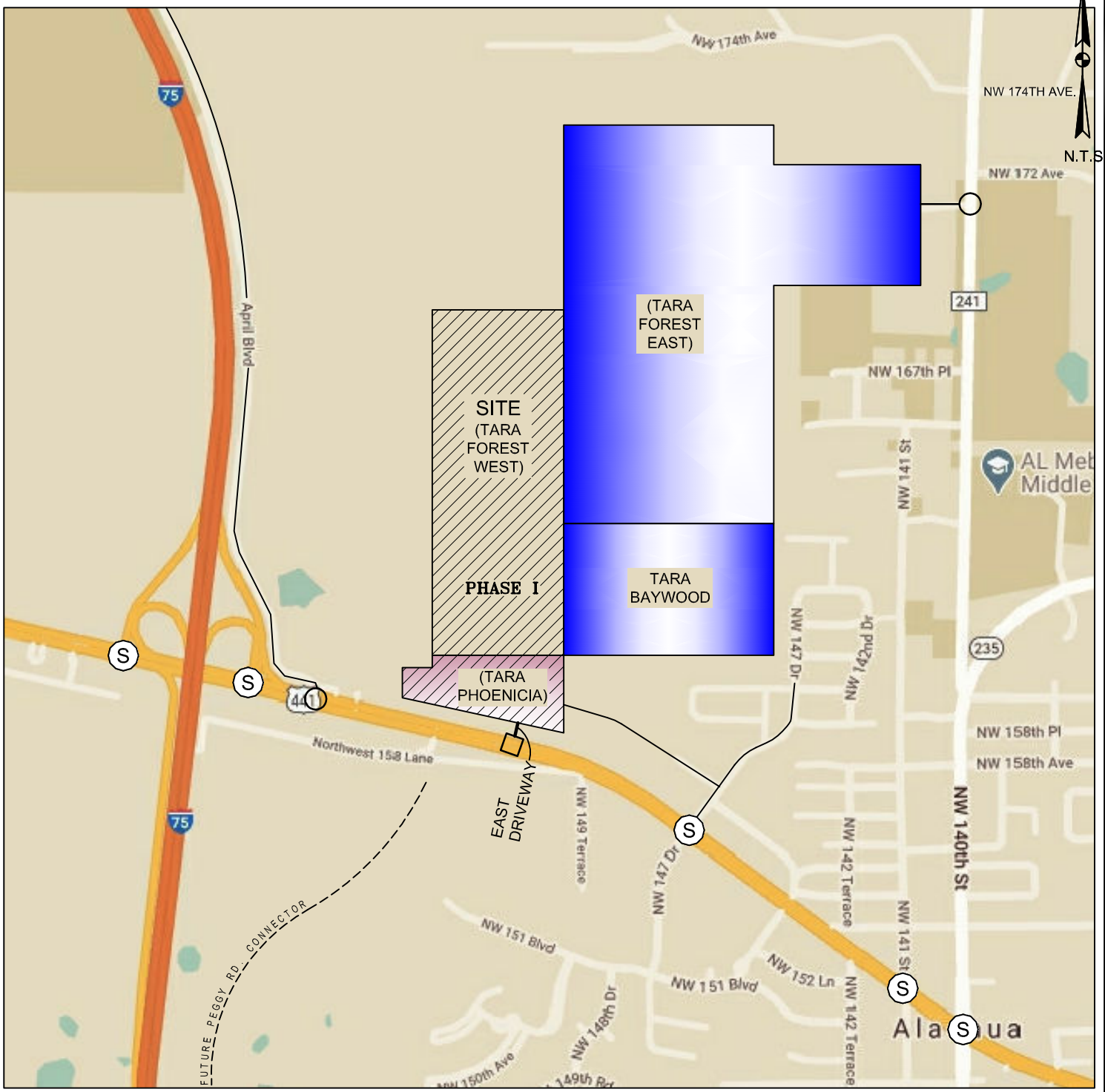
Under 2025 No Build conditions with optimized splits, the US 441/NW 140th Street intersection is expected to operate at LOS D during the weekday AM peak hour and LOS E during the weekday PM peak with extensive queueing and substantial delay and with a high volume-to-capacity above one for the eastbound left turn movement (see Table 15). Under 2025 Build conditions with optimized splits, the US 441/NW 140th Street intersection is expected to operate at LOS E during the weekday AM peak hour and LOS F during the weekday PM peak hour with extensive queueing and substantial delay and with a high volume-to-capacity ratio of well above one for the eastbound left turn movement. The extension of all of the left turn lanes to 300 feet in length, as is currently programmed by others, is assumed in this analysis.

OPERATIONAL CONSIDERATIONS FOR PHASE I ACCESS

Connecting the Tara Phoenicia development to the NW 147th Drive via NW 157th Lane can be expected to have certain operational benefits. With this connection, occupants of both existing and planned residential developments located along NW 147th Drive will have direct access to commercial developments located north of US 441. This improved access should increase the attractiveness of both the residential units and the commercial developments while reducing traffic volumes along US 441. The capacity analysis of the signalized US 441/NW 147th Drive intersection contained in this report demonstrates that, by installing side street split phasing and adding side street right turn overlaps, this intersection should operate in an acceptable manner under 2025 Build conditions with the Phase I Tara Phoenicia/Tara Forest West development in place. Consideration should be given to closing the Advanced Auto Parts driveway that intersects the north approach of this intersection and replacing it with an internal driveway to the north that connects to the existing shopping center parking lot.

Since minimal traffic is expected to enter the Tara Phoenicia/Tara Forest West development using NW 157th Lane (the new East Driveway on US 441 is a more direct route for entering traffic) any negative effects at the unsignalized NW 147th Drive/NW 157th Lane intersection should be minimal - although the addition of a second approach lane on NW 157th Lane would be beneficial.

BUCKHOLZ TRAFFIC



= SITE

= EXISTING TRAFFIC SIGNAL

= NEW TRAFFIC SIGNAL

= DIRECTIONAL MEDIAN OPENING

= FULL ACCESS

Buckholz Traffic

FIGURE 1

SITE LOCATION

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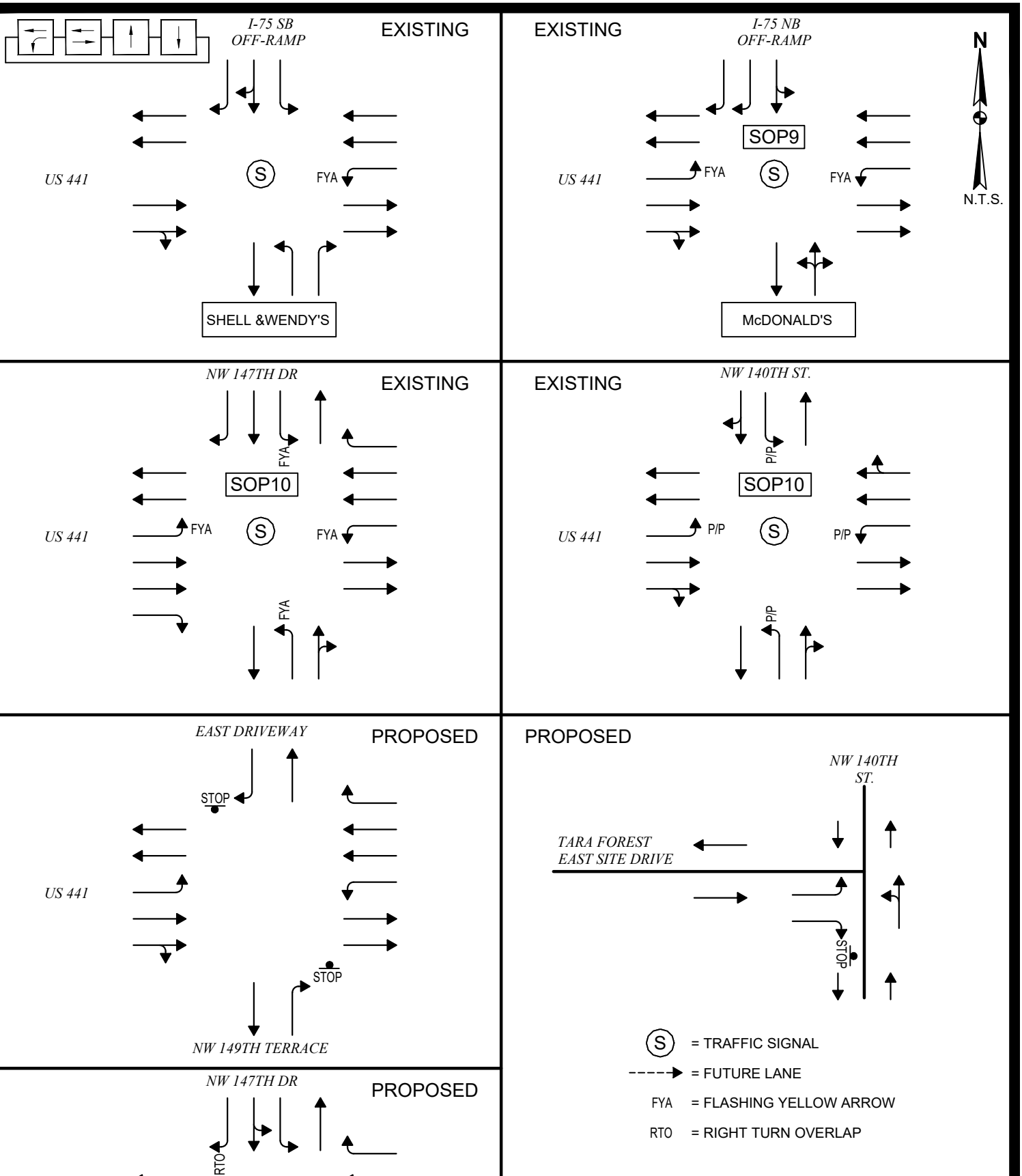


FIGURE 2

INTERSECTION
LAYOUTS

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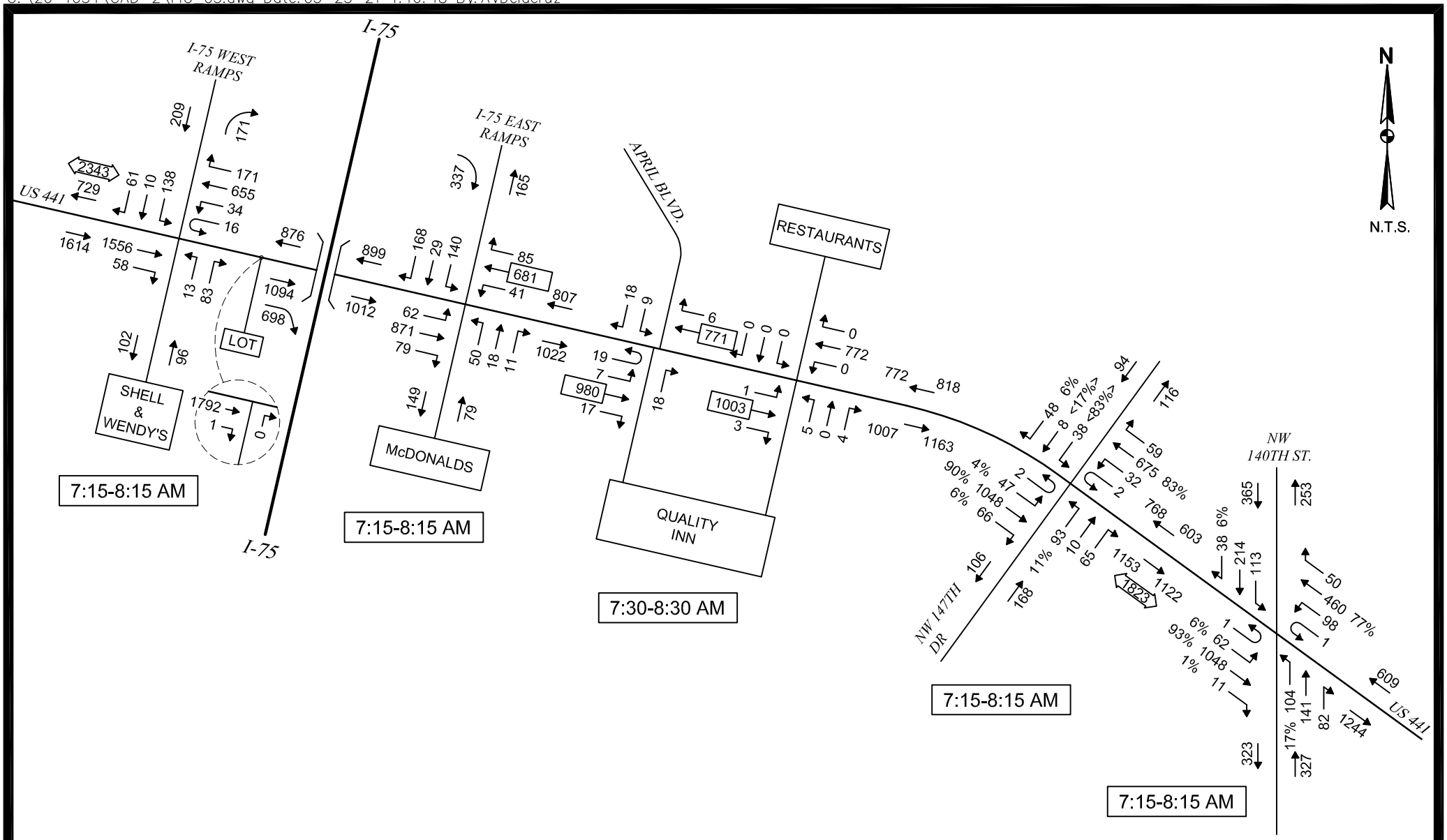


FIGURE 3

TRAFFIC COUNTS

WEEKDAY AM PEAK HOUR

Buckholz Traffic

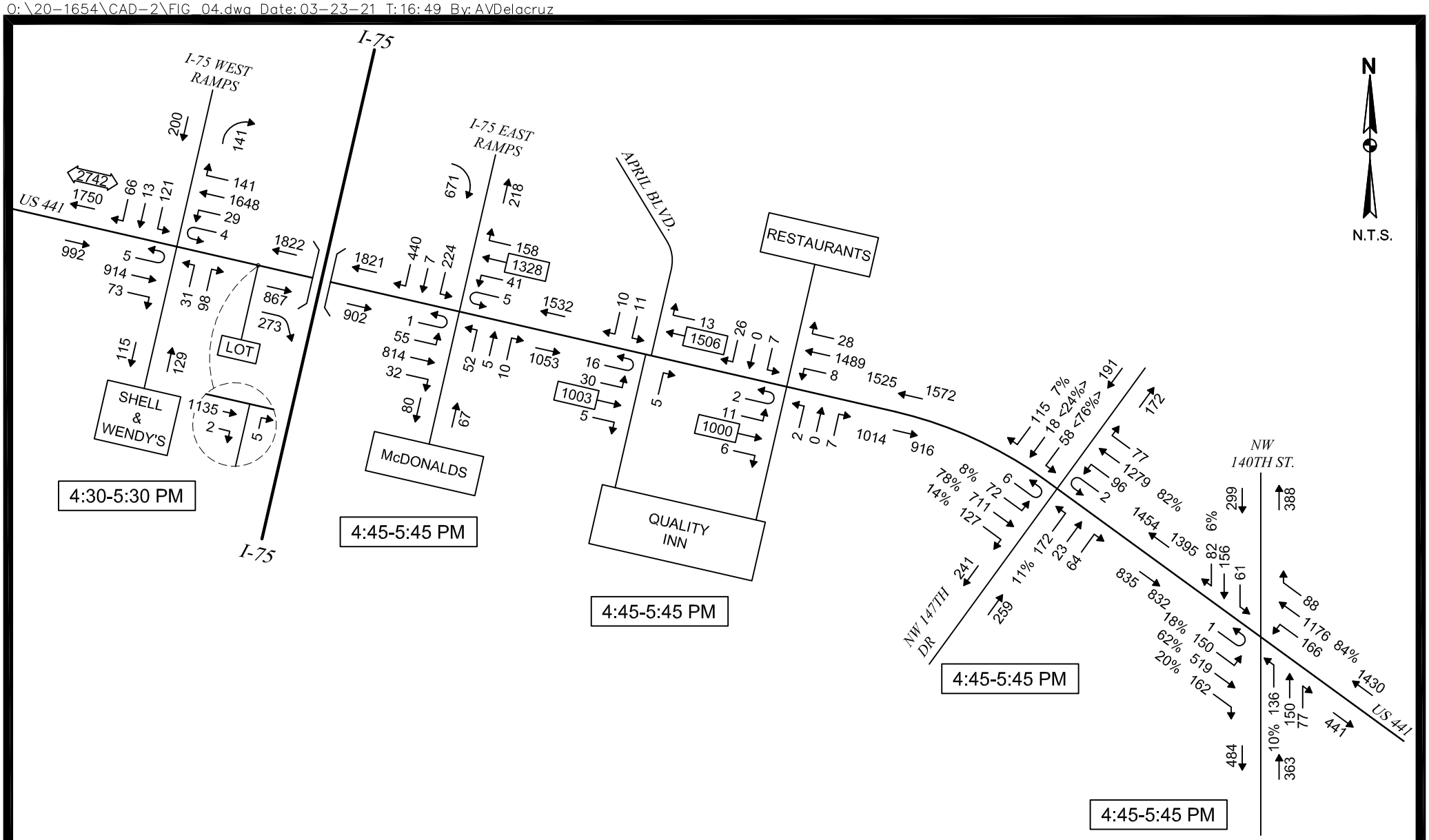


FIGURE 4

TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR

Buckholz Traffic

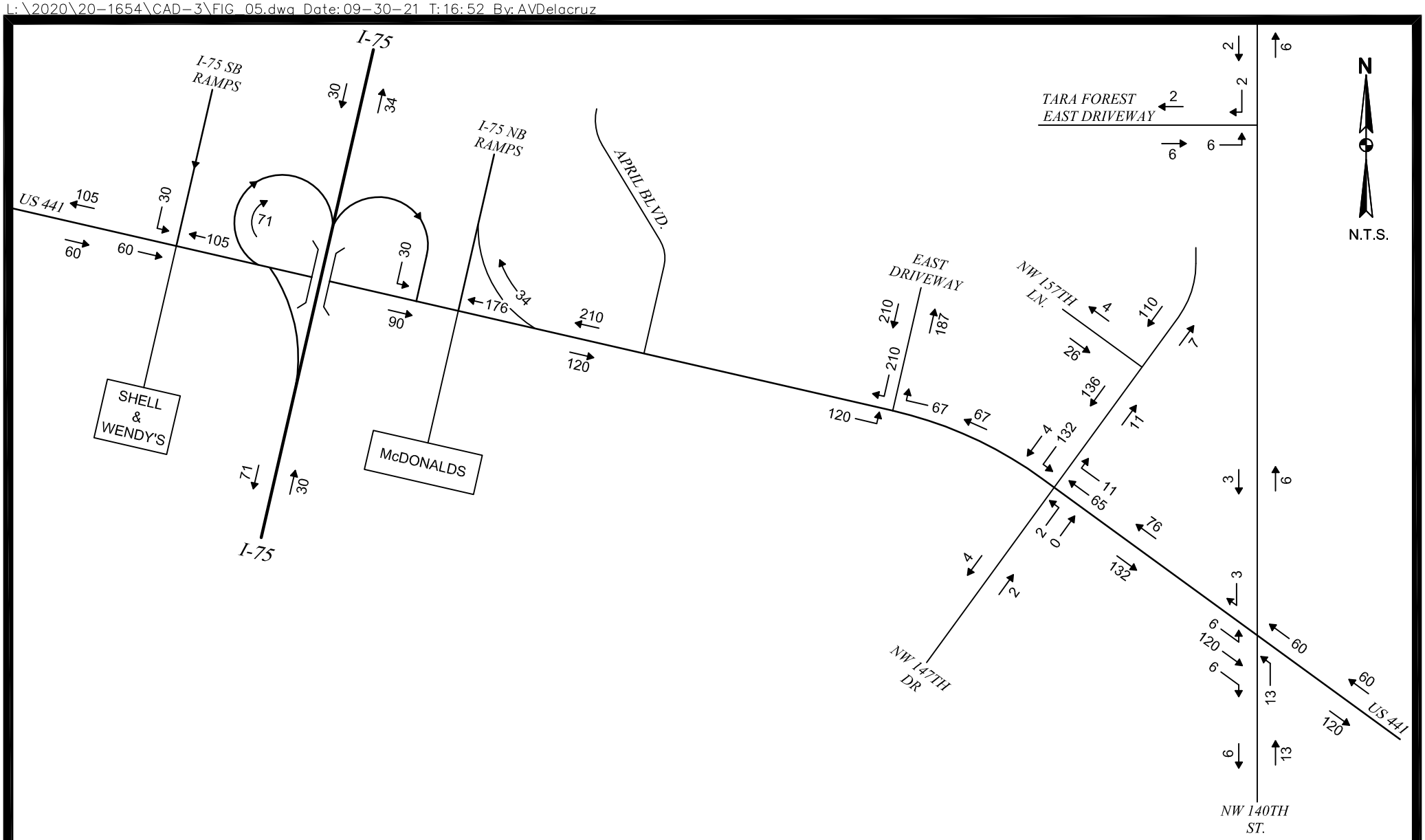


FIGURE 5

SITE TRAFFIC ASSIGNMENT

WEEKDAY AM PEAK HOUR

Buckholz Traffic

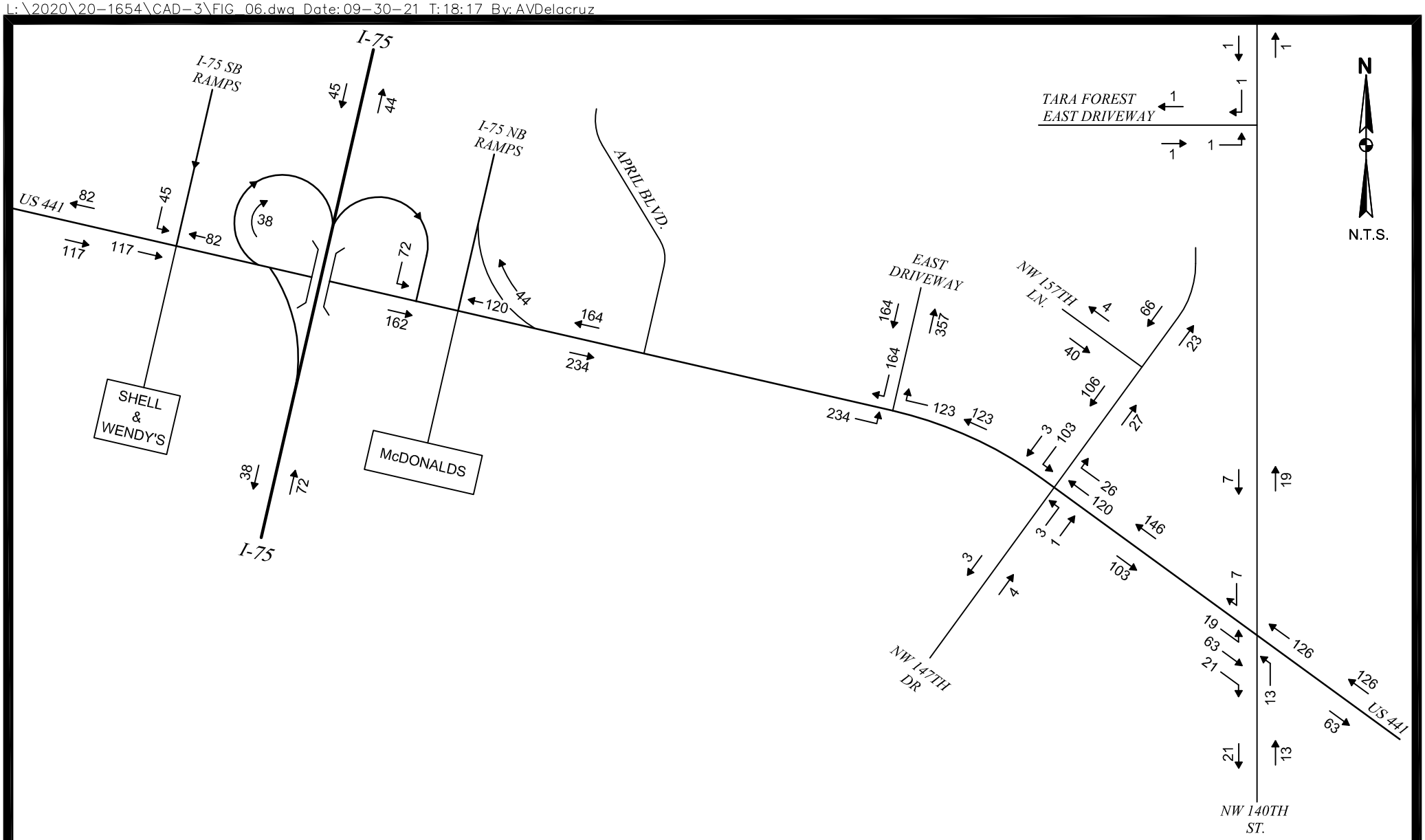
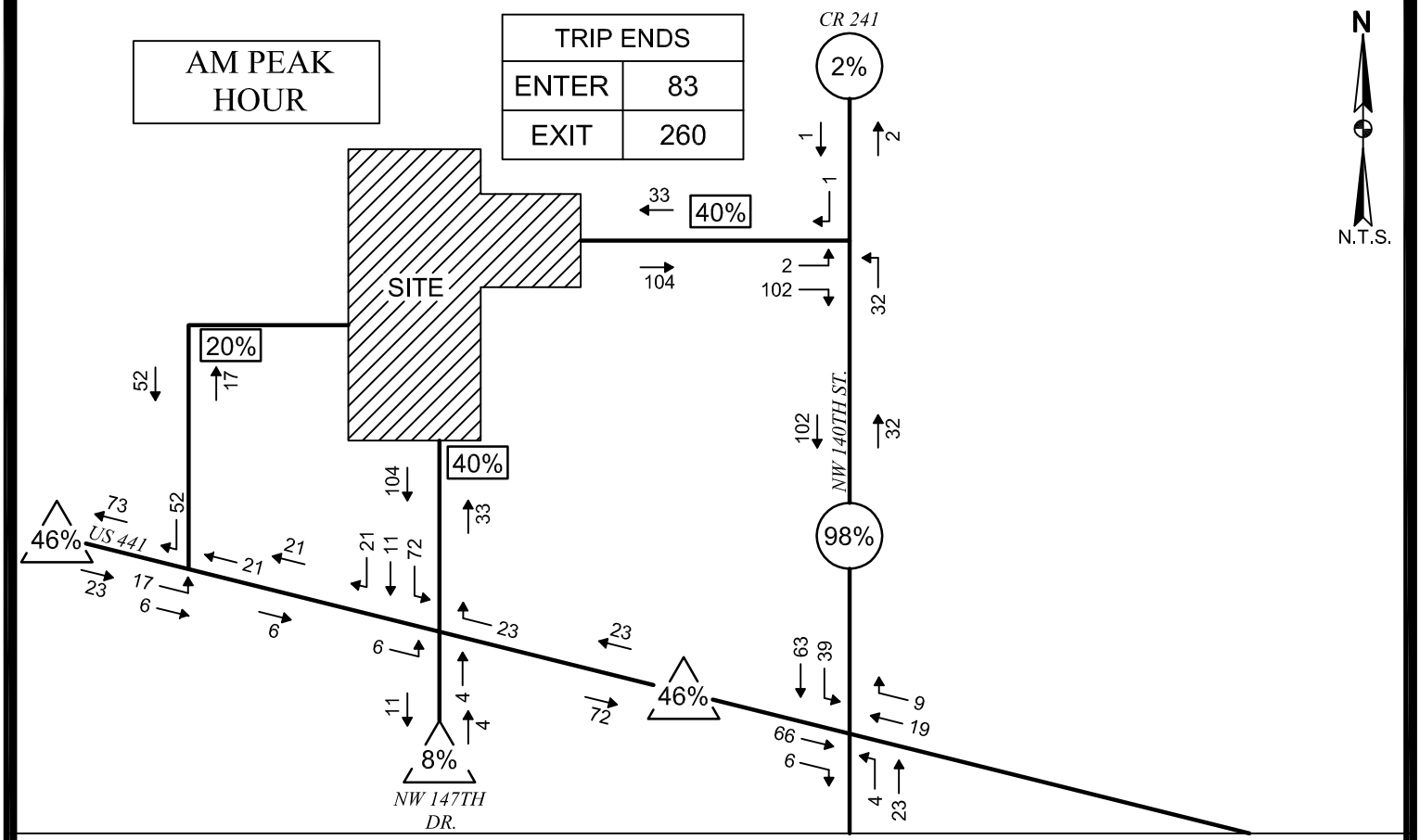


FIGURE 6

SITE TRAFFIC ASSIGNMENT

WEEKDAY PM PEAK HOUR

Buckholz Traffic



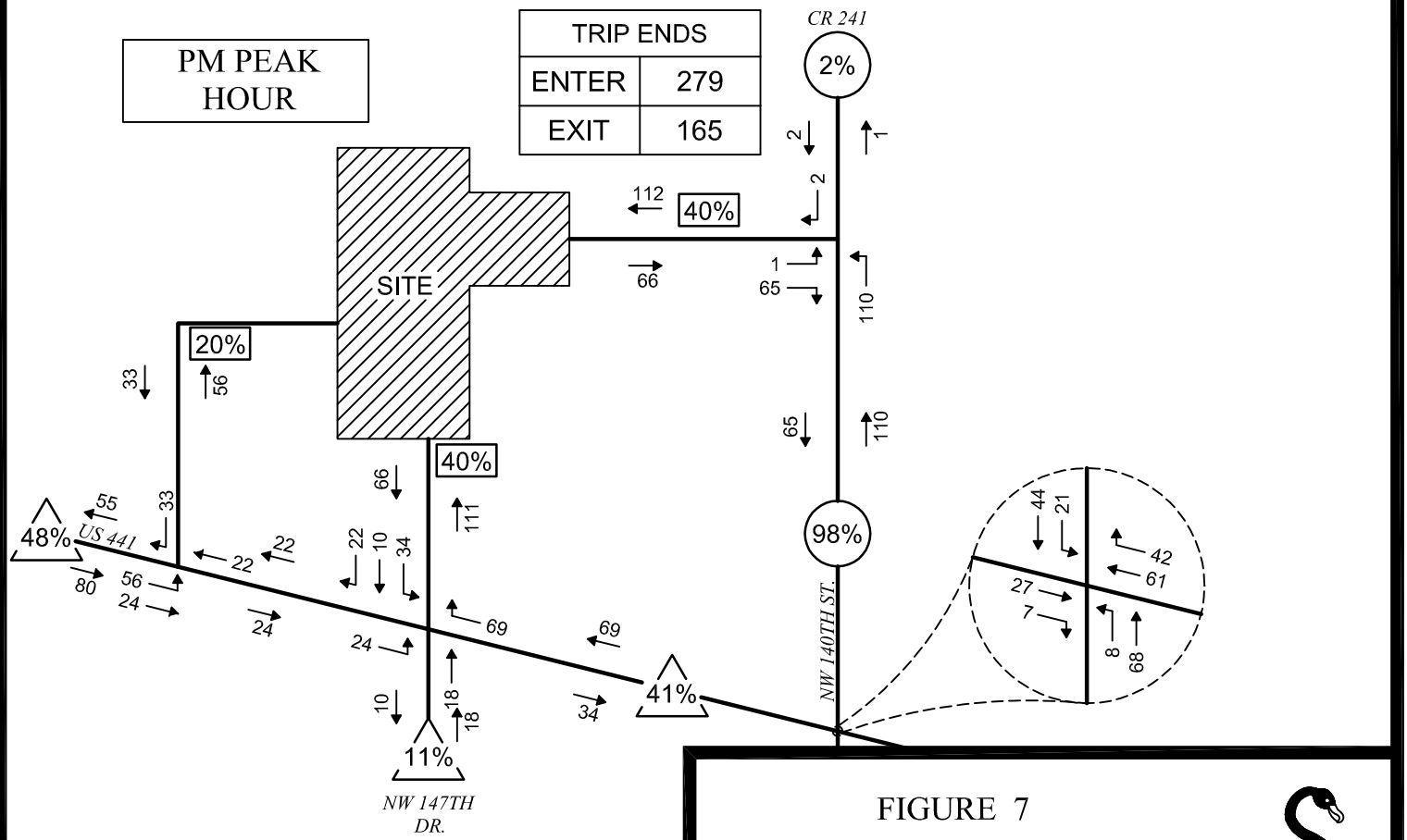
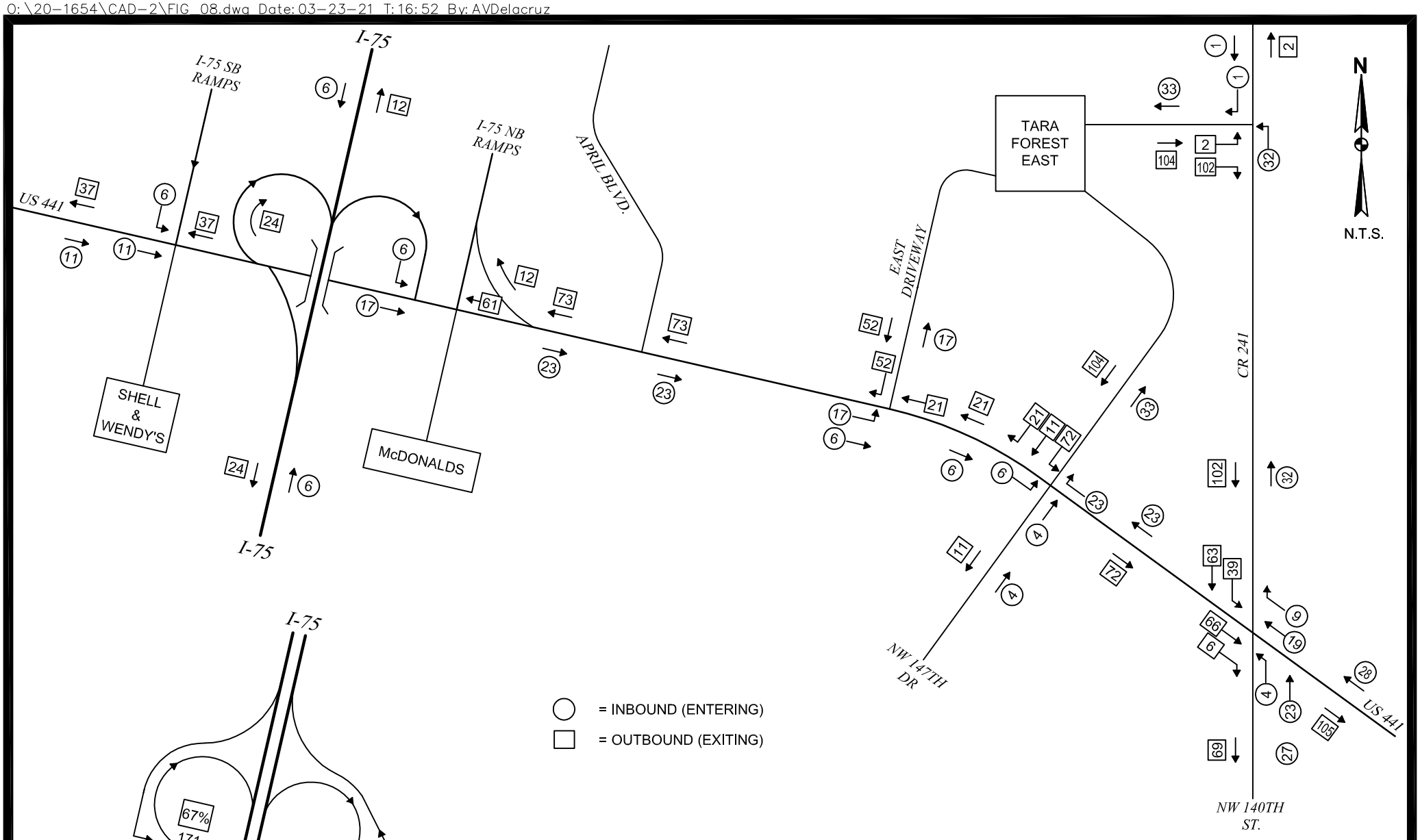


FIGURE 7

TARA FOREST
EAST TRAFFIC
ASSIGNMENT

Buckholz Traffic

O:\20-1654\CAD-2\FIG_07.dwg Date:03-23-21 T:16:51 By:AVDelacruz



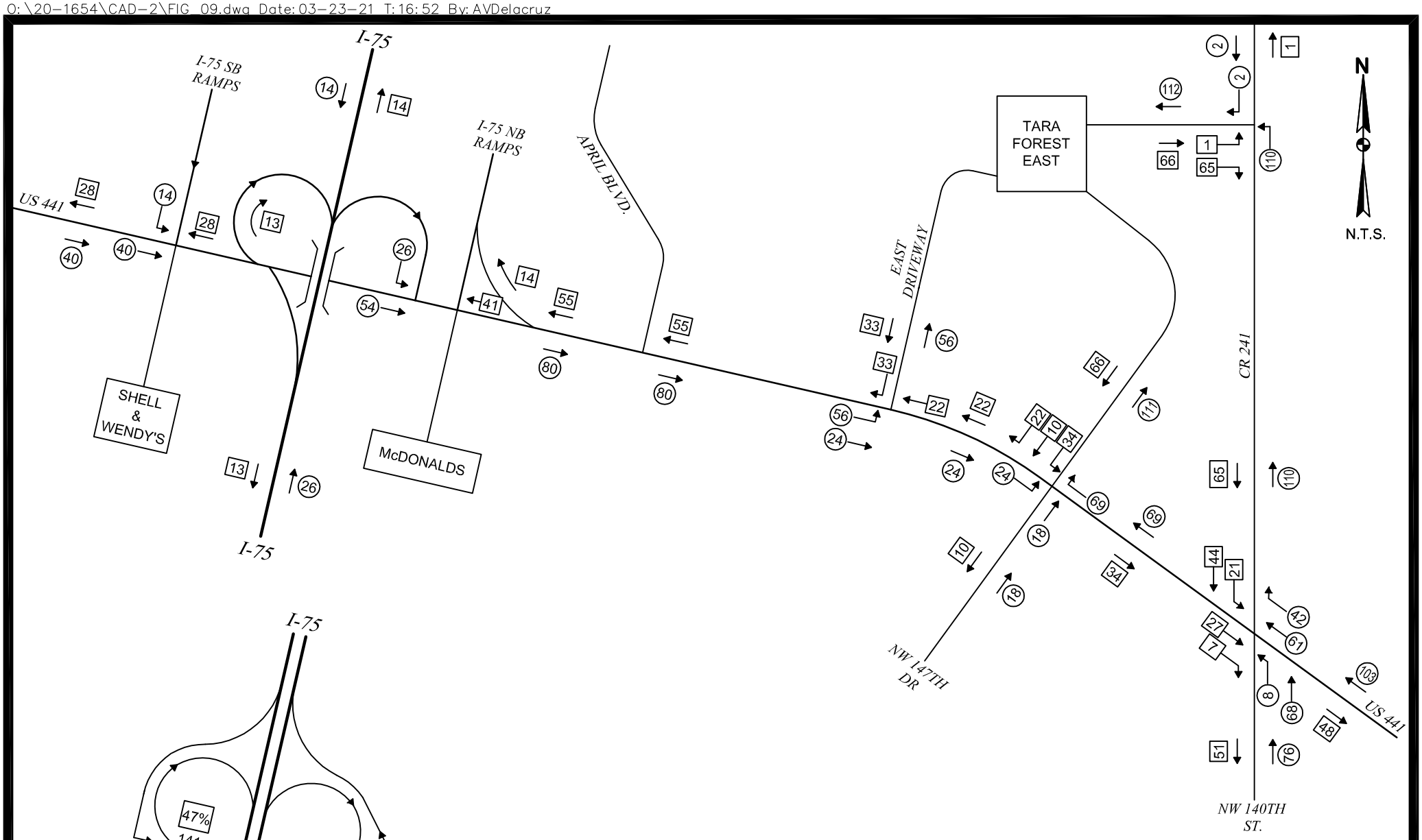
TRAFFIC COUNTS
(SEE FIGURE 3)

Buckholz Traffic

FIGURE 8

TARA FOREST EAST
TRAFFIC ASSIGNMENT
(I-75 AREA)

WEEKDAY AM PEAK HOUR



TRAFFIC COUNTS
(SEE FIGURE 4)

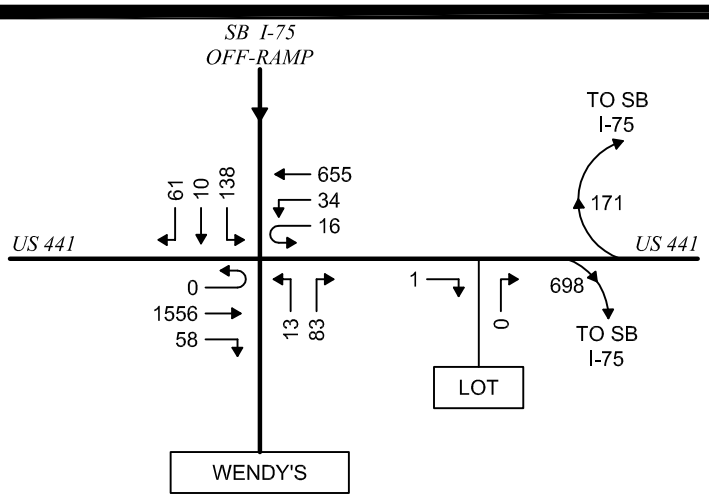
○ = INBOUND (ENTERING)
□ = OUTBOUND (EXITING)

Buckholz Traffic

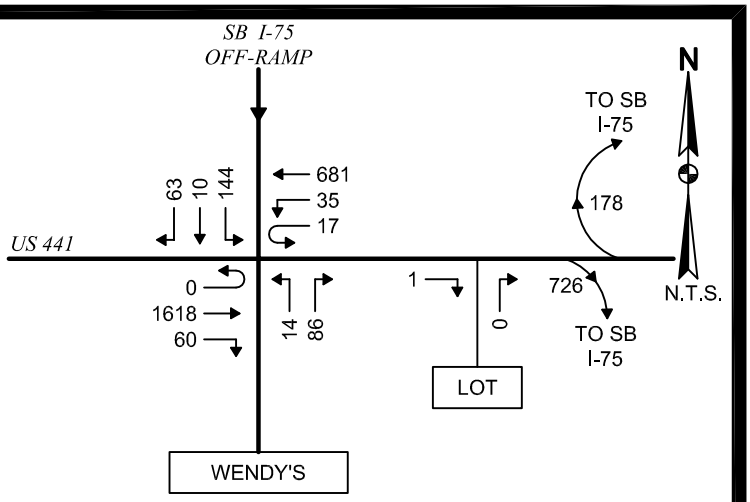
FIGURE 9

TARA FOREST EAST
TRAFFIC ASSIGNMENT
(I-75 AREA)

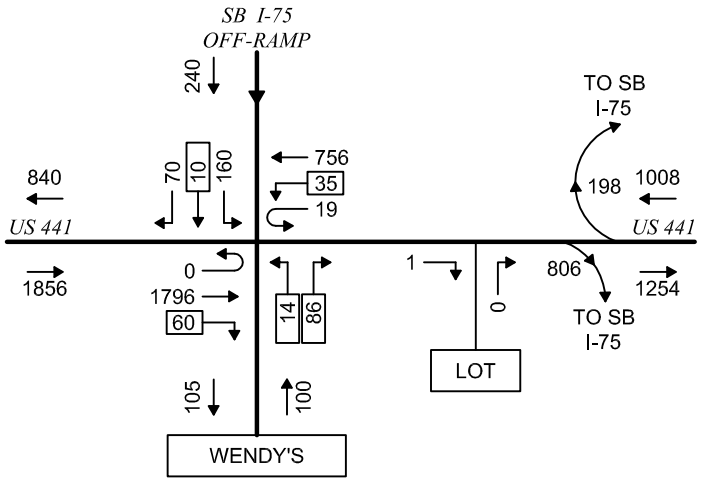
WEEKDAY PM PEAK HOUR



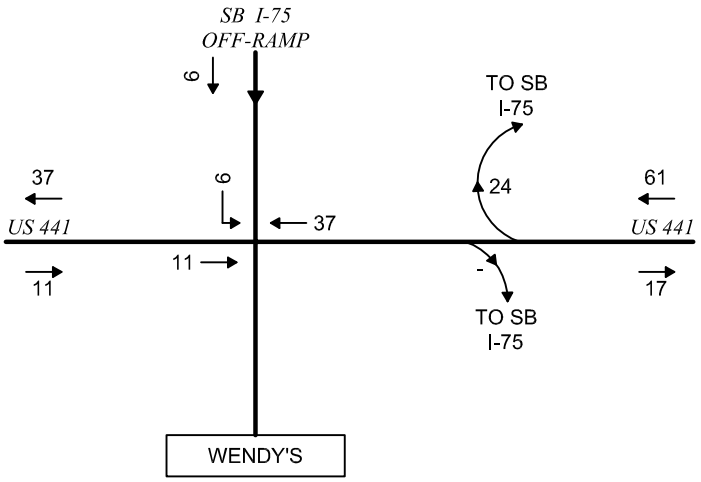
EXISTING TRAFFIC
01/07/21
7:15-8:15 AM



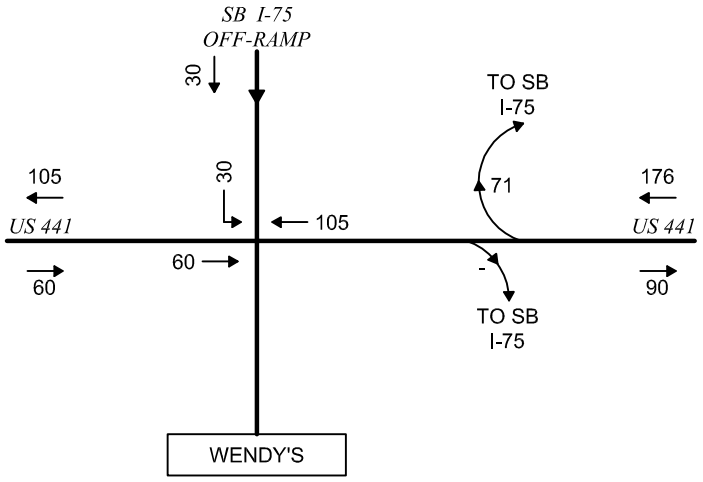
2020 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



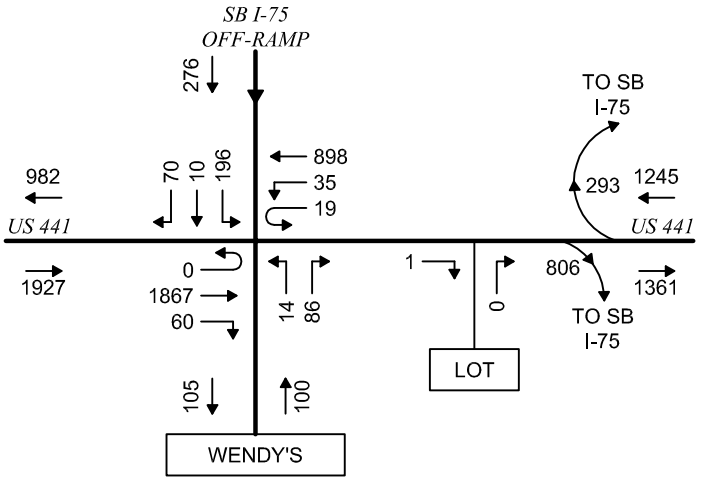
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

XX = GROWTH RATE NOT APPLIED

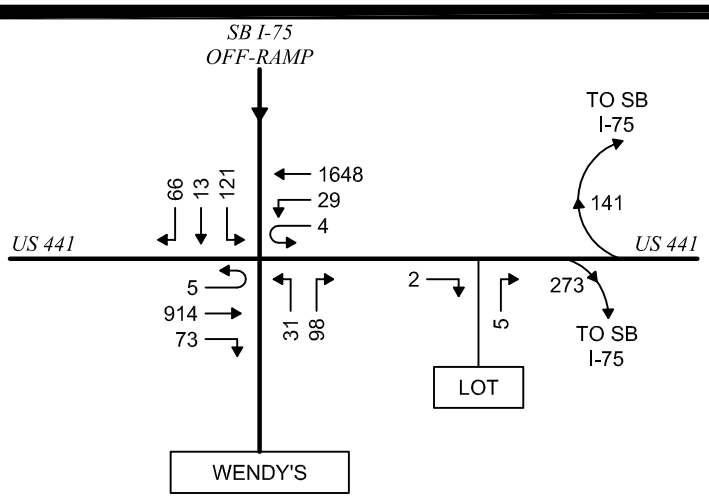
Buckholz Traffic

FIGURE 10

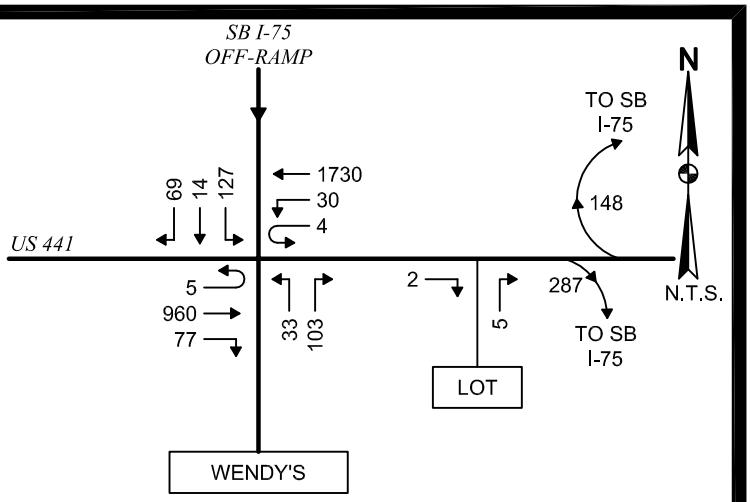
2025 BUILD TRAFFIC
US 441 / I-75 WEST RAMPS

WEEKDAY AM PEAK HOUR

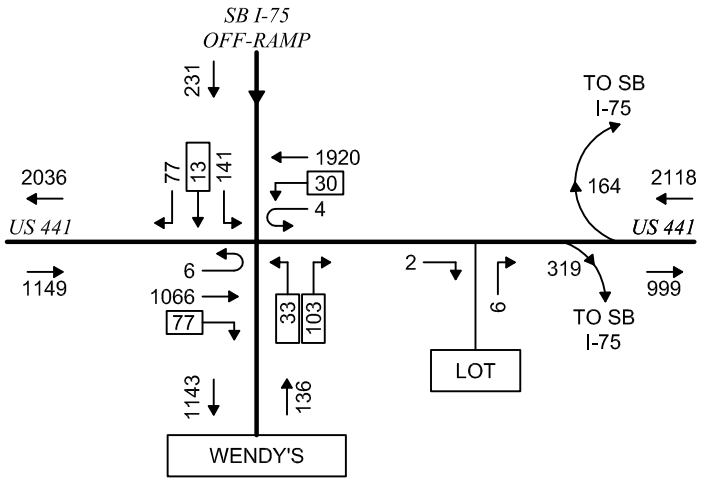
L:\2020\20-1654\CAD-3\FIG_10.dwg Date:09-30-21 T:17:44 By:AVDelacruz



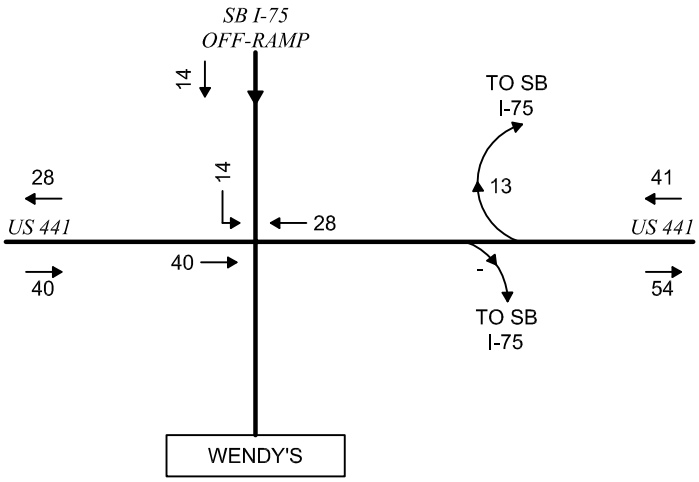
EXISTING TRAFFIC
01/05/21
4:30-5:30 PM



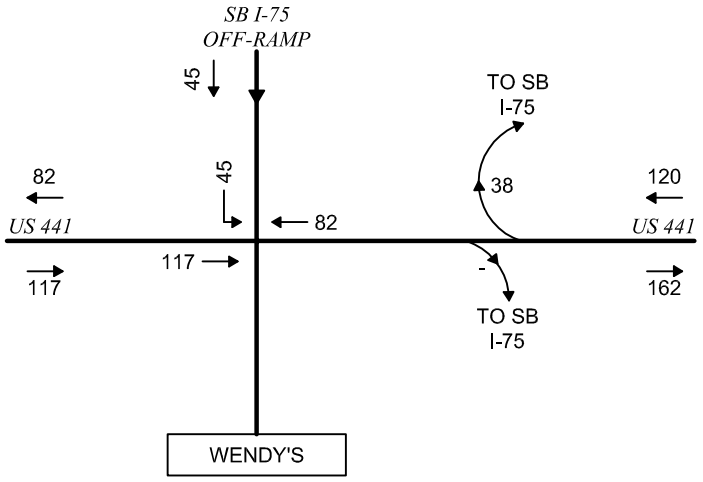
2020 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



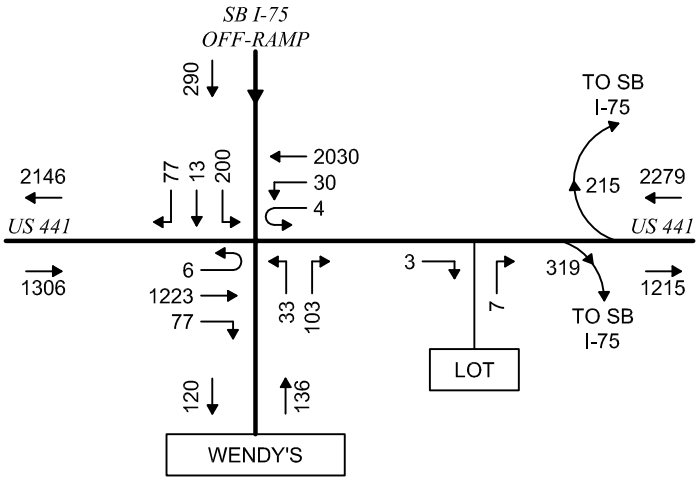
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

XX = GROWTH RATE NOT APPLIED

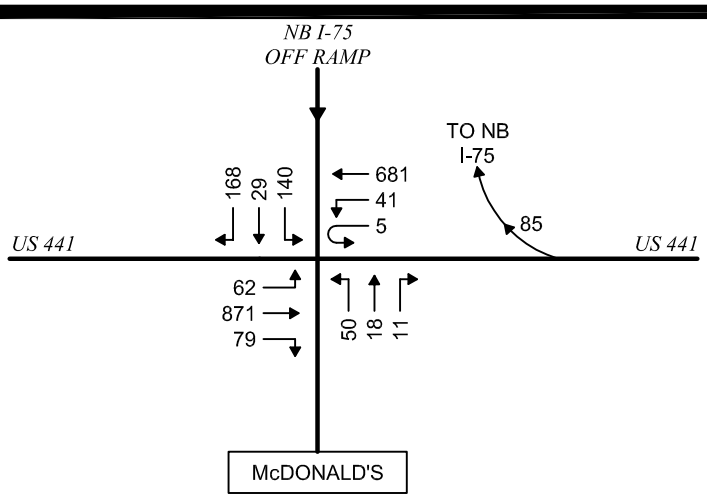
Buckholz Traffic

FIGURE 11

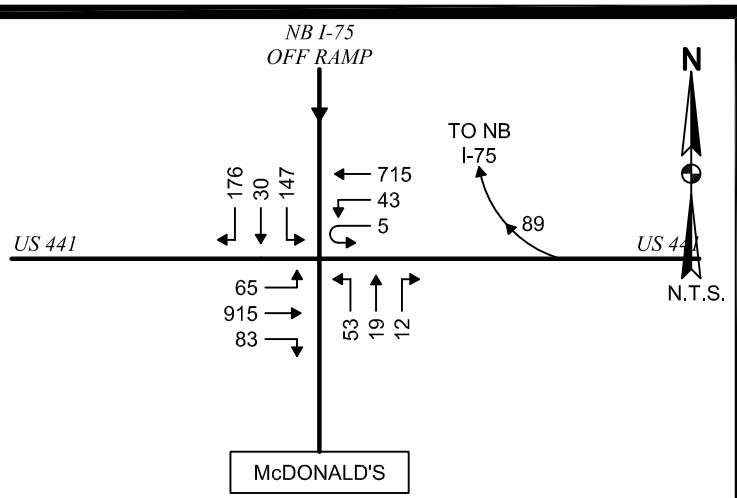
2025 BUILD TRAFFIC
US 441 / I-75 WEST RAMPS

WEEKDAY PM PEAK HOUR

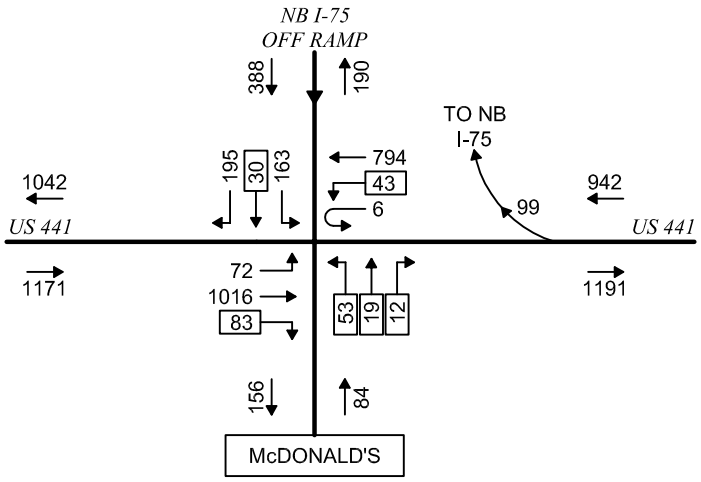
L:\2020\20-1654\CAD-3\FIG_11.dwg Date:09-30-21 T:17:48 By:AVDelacruz



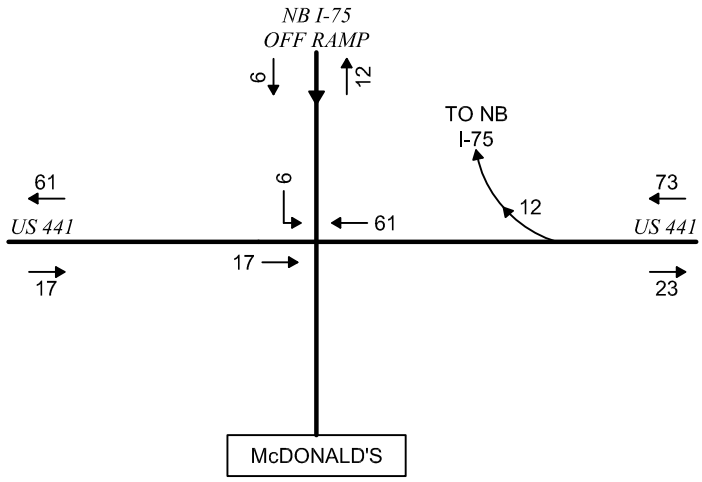
EXISTING TRAFFIC
12/16/20
7:15-8:15 AM



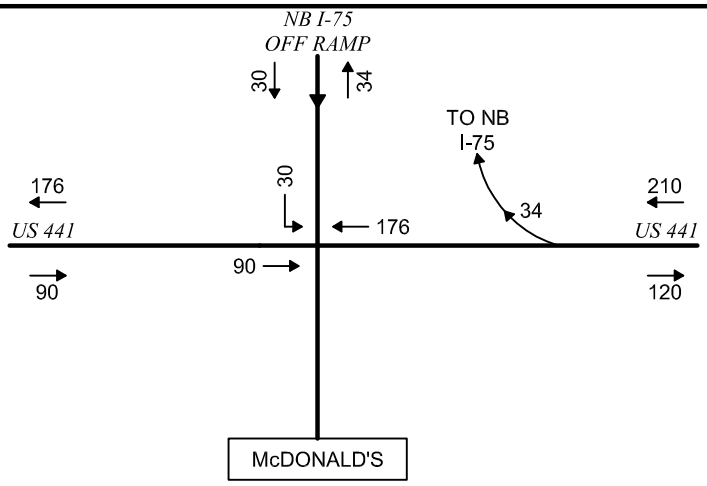
2020 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



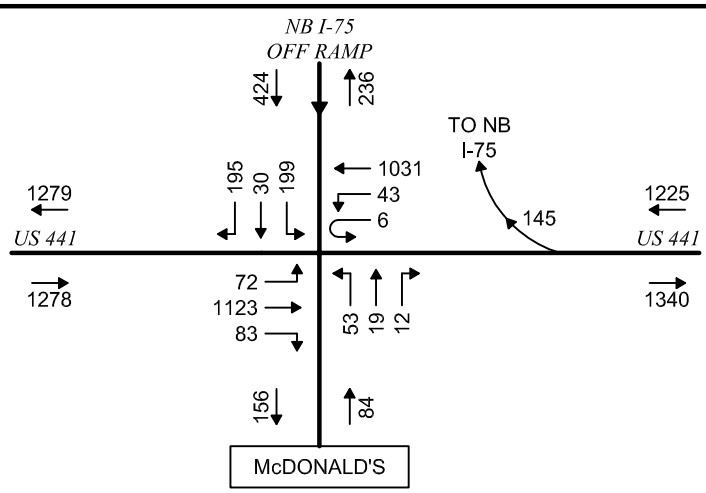
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

XX = GROWTH RATE NOT APPLIED

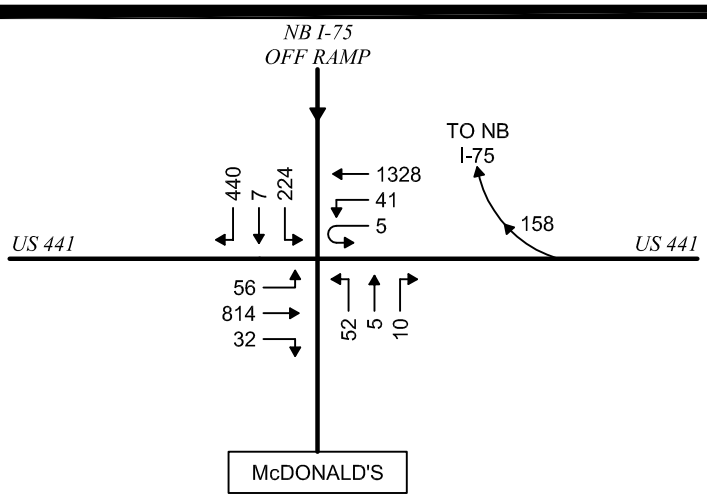
Buckholz Traffic

FIGURE 12

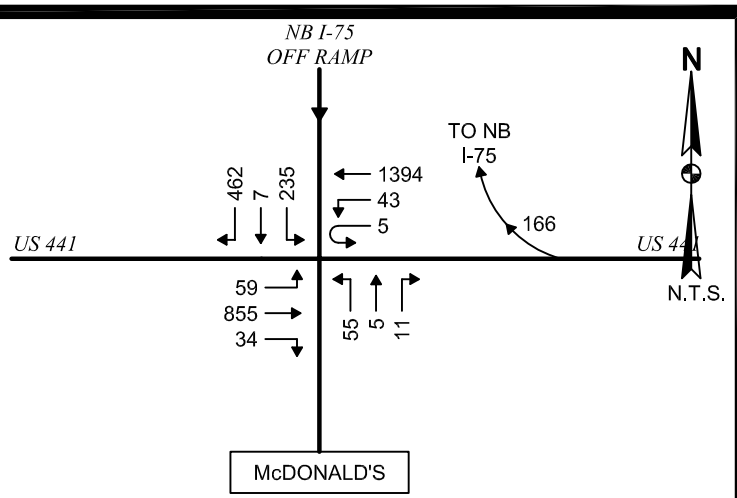
2025 BUILD TRAFFIC
US 441 / I-75 EAST RAMPS

WEEKDAY AM PEAK HOUR

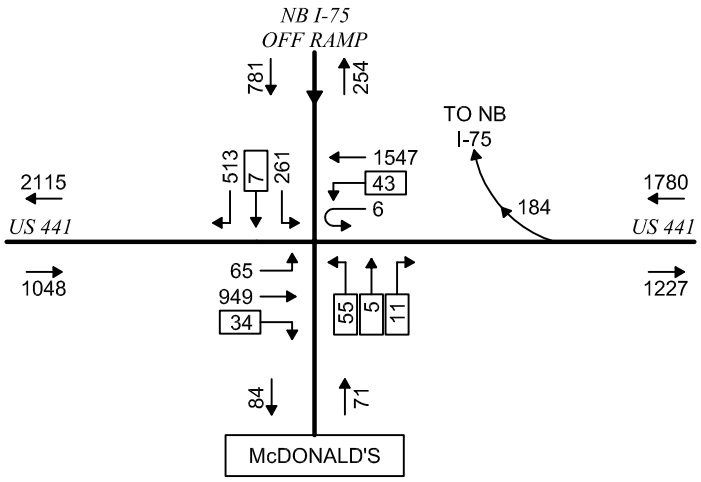
L:\2020\20-1654\CAD-3\FIG_12.dwg Date:09-30-21 T:18:18 By:AVDelacruz



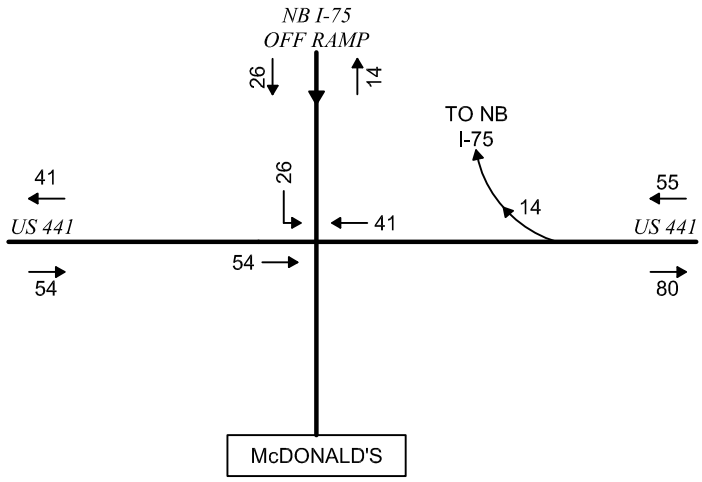
EXISTING TRAFFIC
01/05/21
4:45-5:45 PM



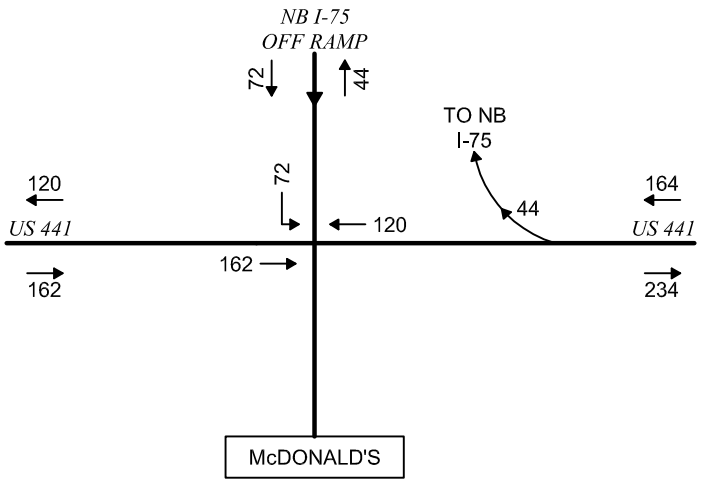
2020 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



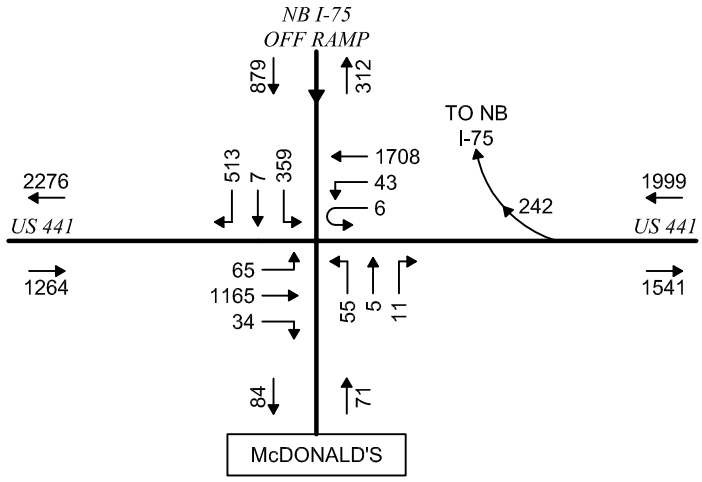
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

XX = GROWTH RATE NOT APPLIED

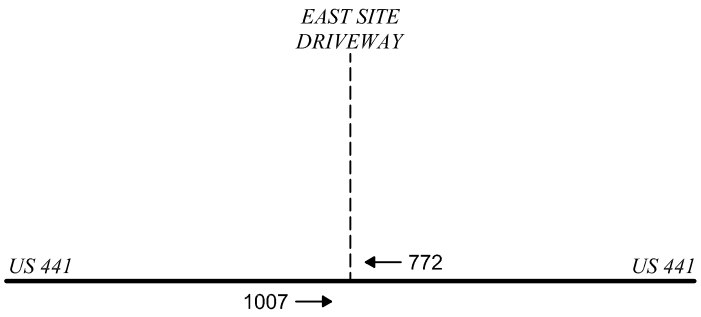
Buckholz Traffic

FIGURE 13

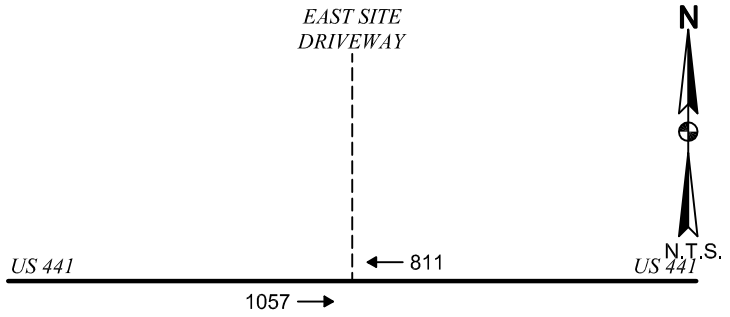
2025 BUILD TRAFFIC
US 441 / I-75 EAST RAMPS

WEEKDAY PM PEAK HOUR

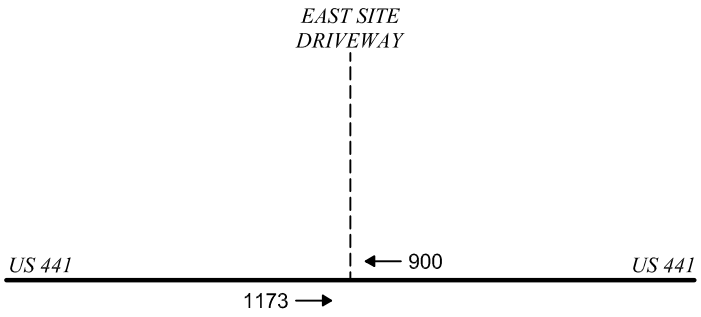
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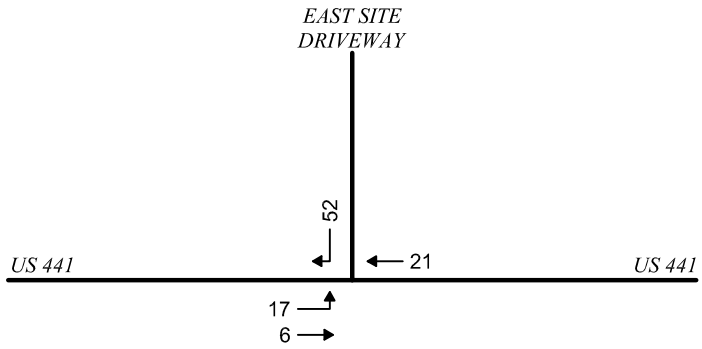
EXISTING TRAFFIC
12/18/20
7:30-8:30 AM



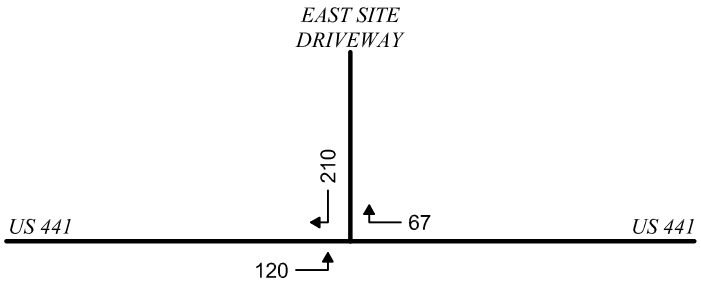
2020 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



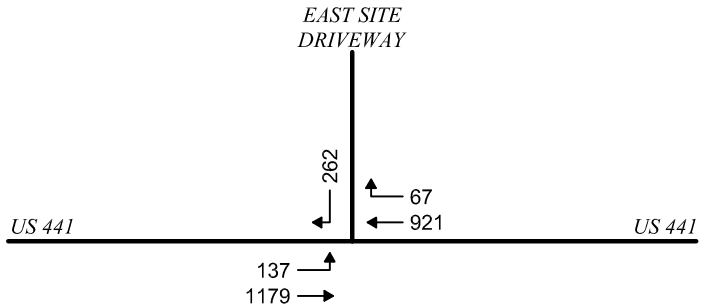
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

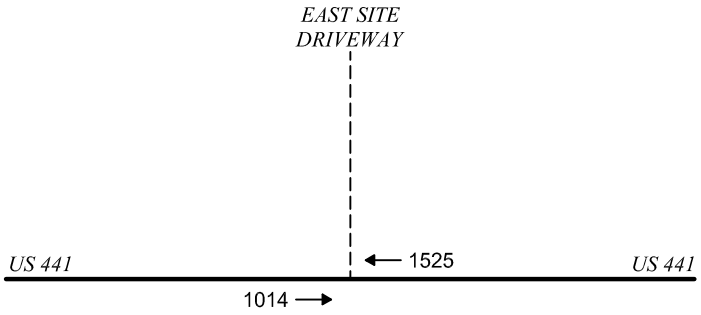
Buckholz Traffic

FIGURE 14

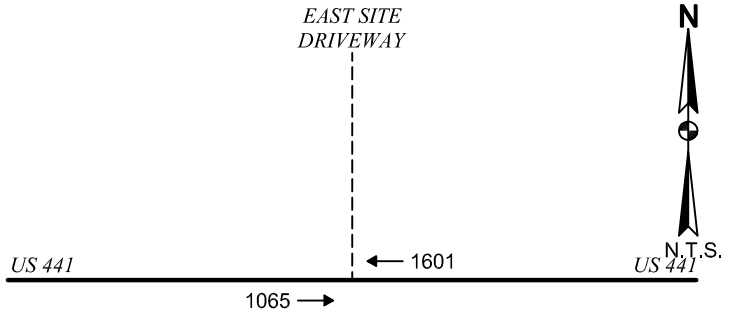
2025 BUILD TRAFFIC
US 441 / EAST DRIVEWAY

WEEKDAY AM PEAK HOUR

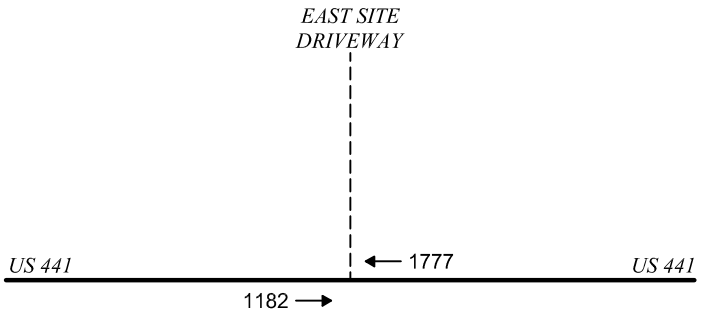
L:\2020\20-1654\CAD-3\FIG_14.dwg Date:09-30-21 T:17:57 By:AVDelacruz



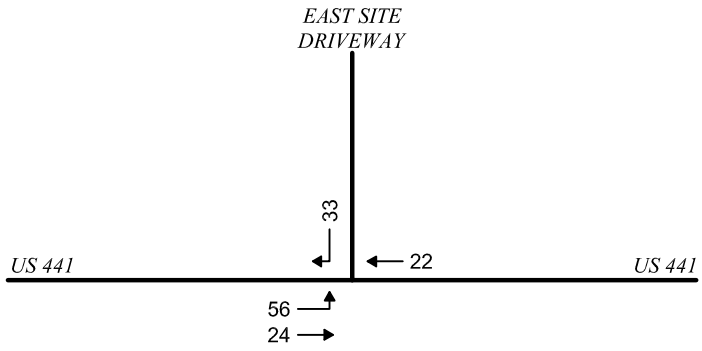
EXISTING TRAFFIC
12/14/20
4:45-5:45 PM



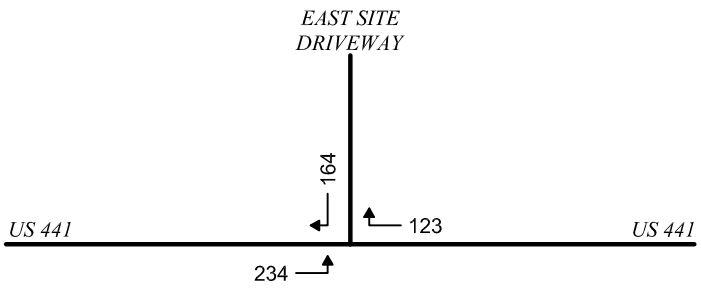
2020 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



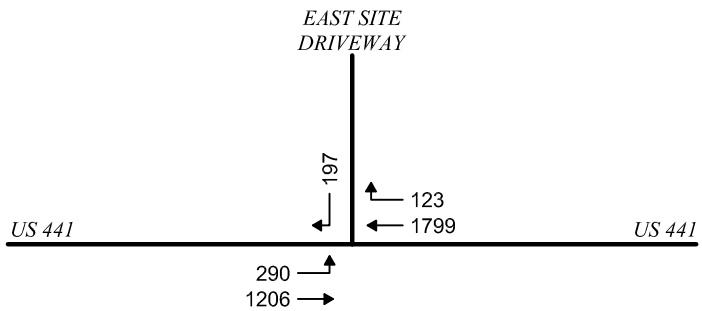
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

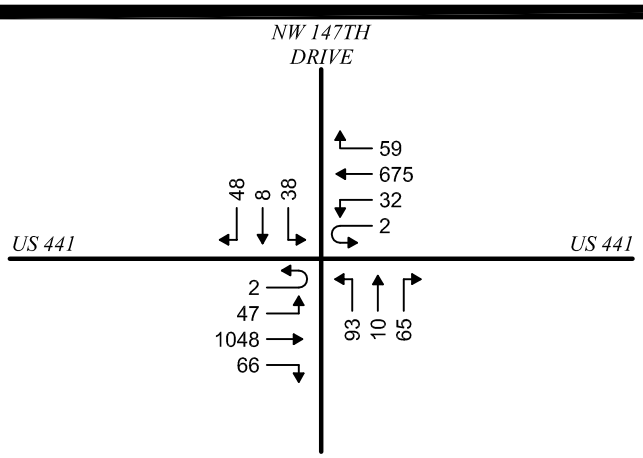
FIGURE 15

2025 BUILD TRAFFIC
US 441 / EAST DRIVEWAY

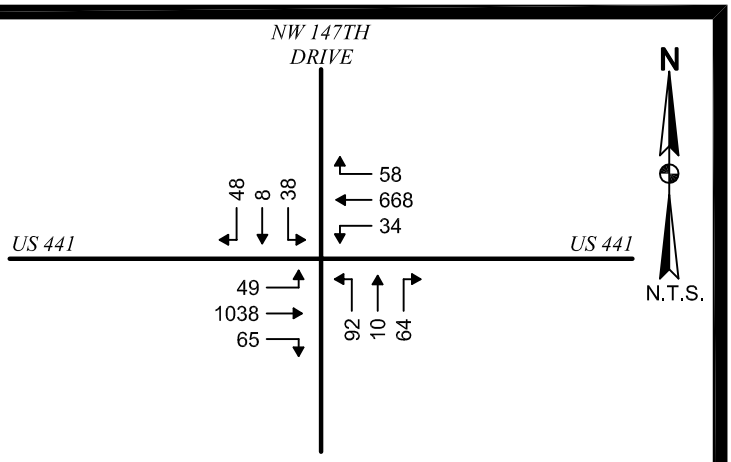
WEEKDAY PM PEAK HOUR

Buckholz Traffic

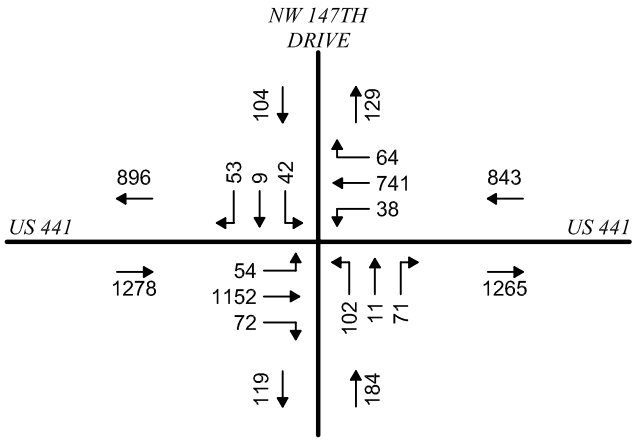
L:\2020\20-1654\CAD-3\FIG_15.dwg Date:09-30-21 T:17:58 By:AVDelacruz



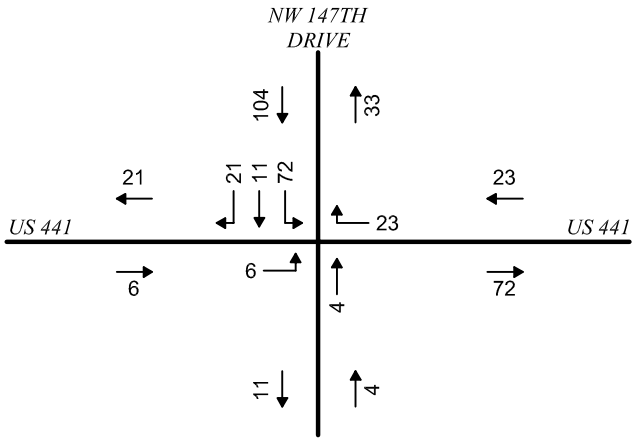
EXISTING TRAFFIC
08/28/19
7:15-8:15 AM



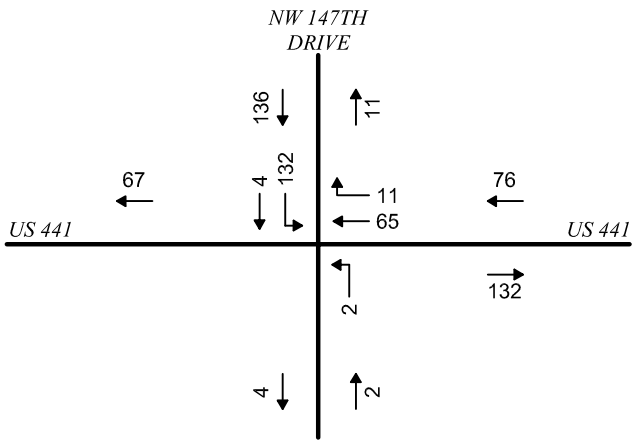
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



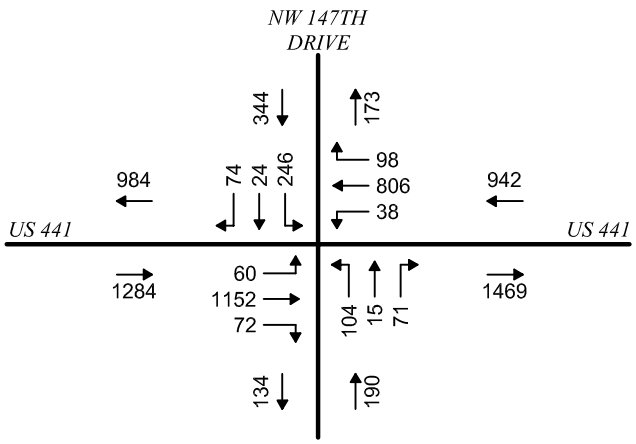
2025 BACKGROUND TRAFFIC
GROWTH RATE = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

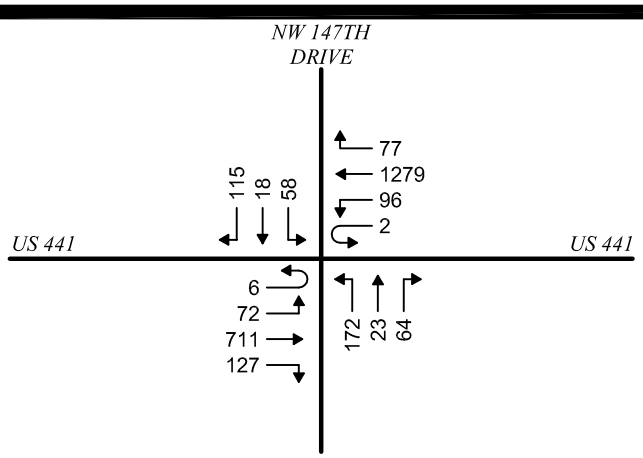
Buckholz Traffic

FIGURE 16

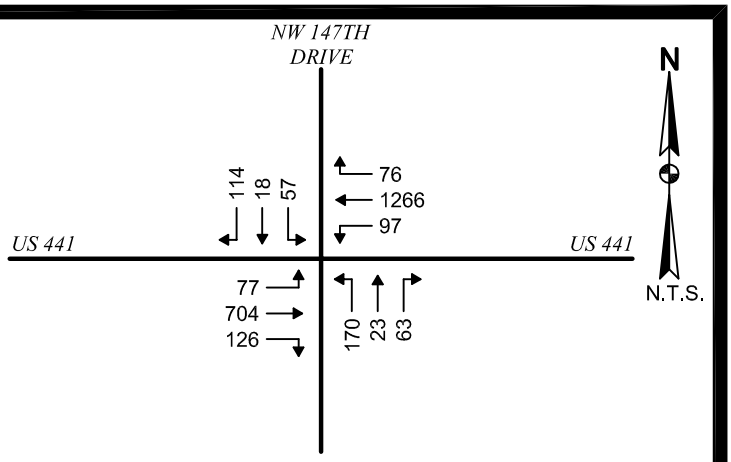
2025 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY AM PEAK HOUR

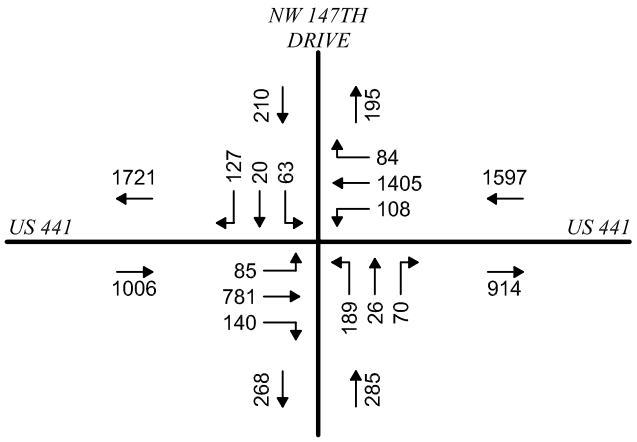
L:\2020\20-1654\CAD-3\FIG_16.dwg Date:09-30-21 T:17:60 By:AVDelacruz



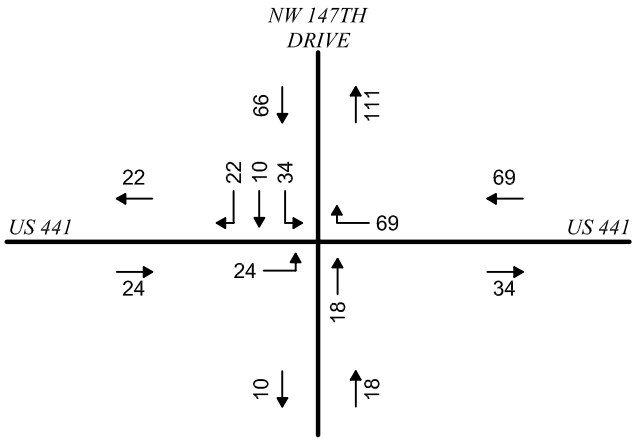
EXISTING TRAFFIC
08/26/19
4:45-5:45 PM



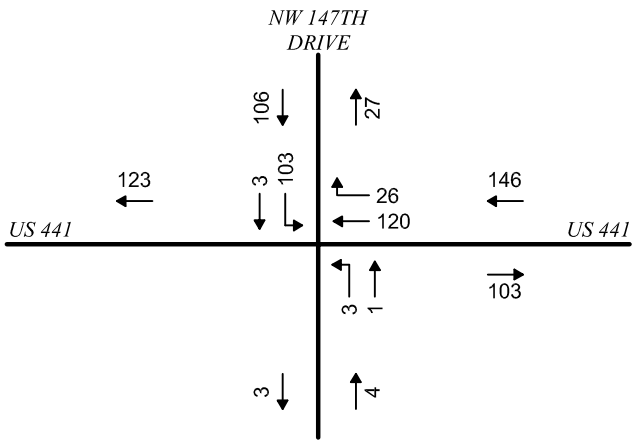
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



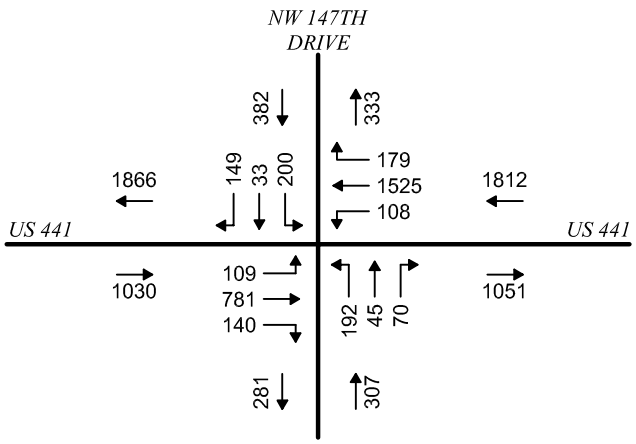
2025 BACKGROUND TRAFFIC
GROWTH RATE = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

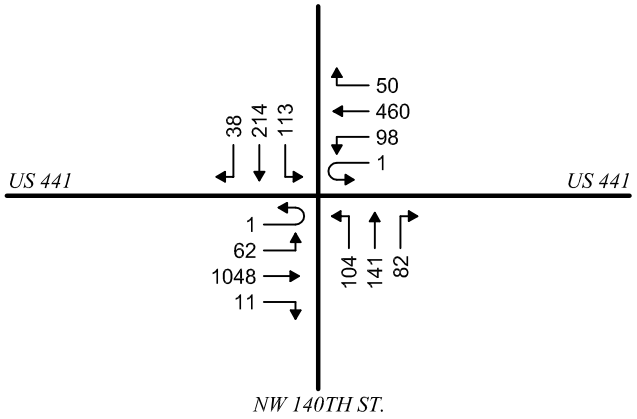
Buckholz Traffic

FIGURE 17

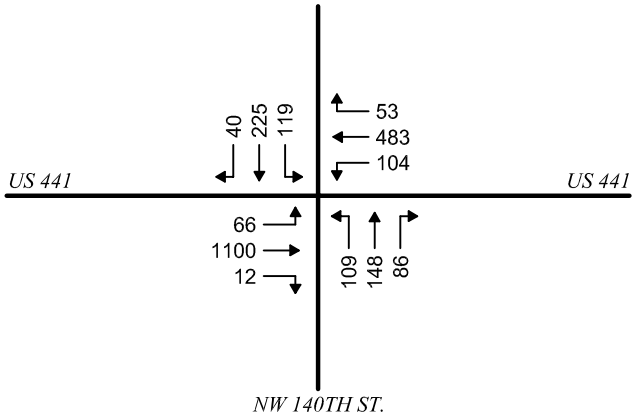
2025 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY PM PEAK HOUR

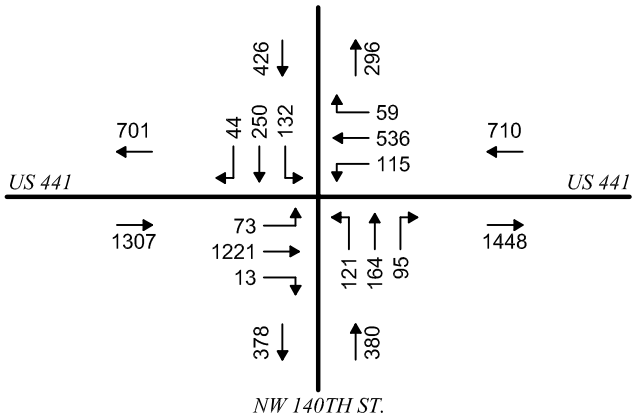
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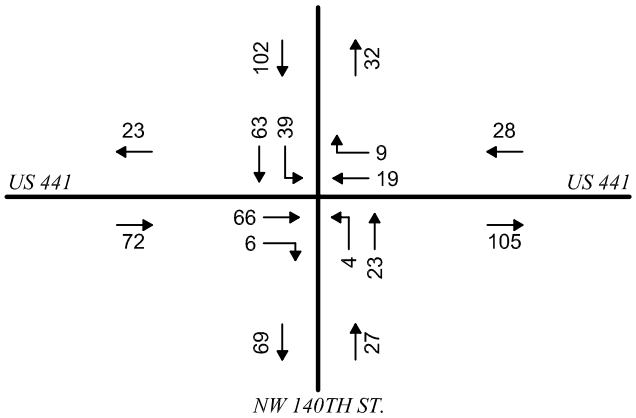
EXISTING TRAFFIC
12/11/19
7:15-8:15 AM



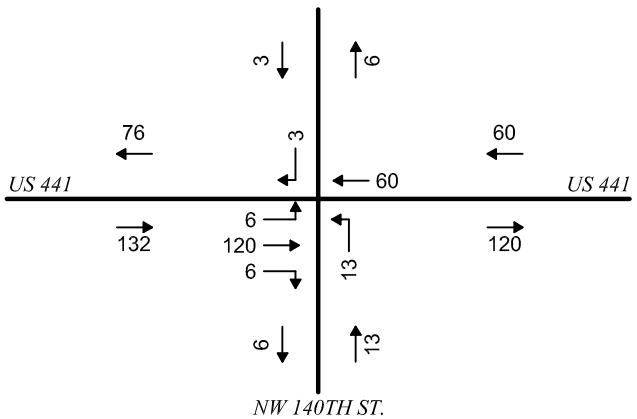
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



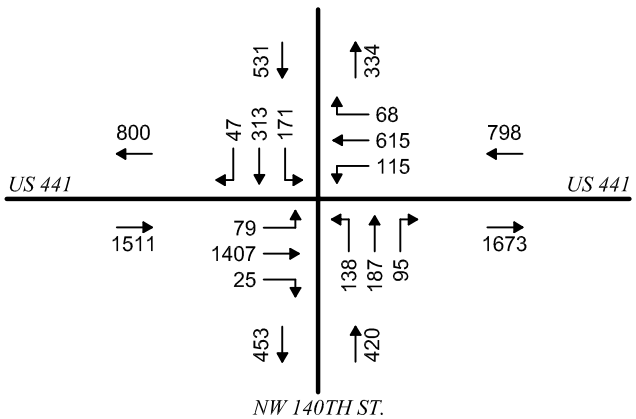
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

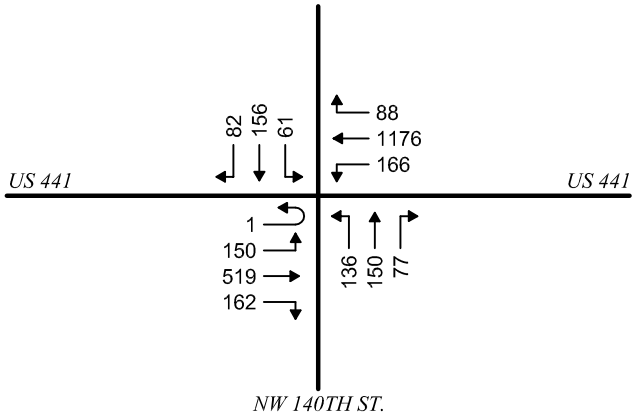
Buckholz Traffic

FIGURE 18

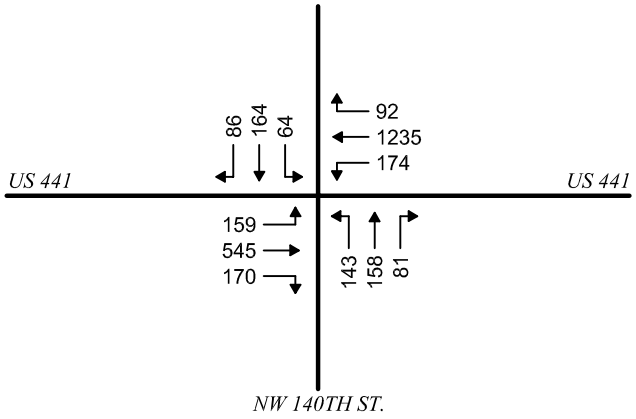
2025 BUILD TRAFFIC
US 441 / NW 140TH STREET

WEEKDAY AM PEAK HOUR

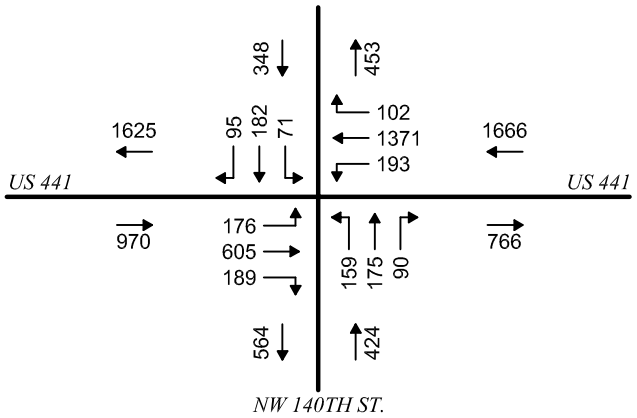
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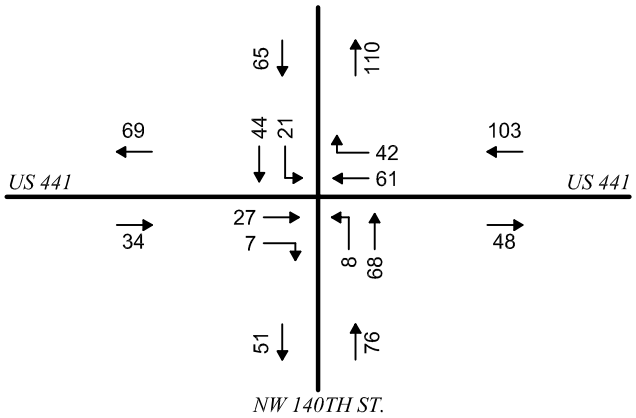
EXISTING TRAFFIC
12/09/19
4:45-5:45 PM



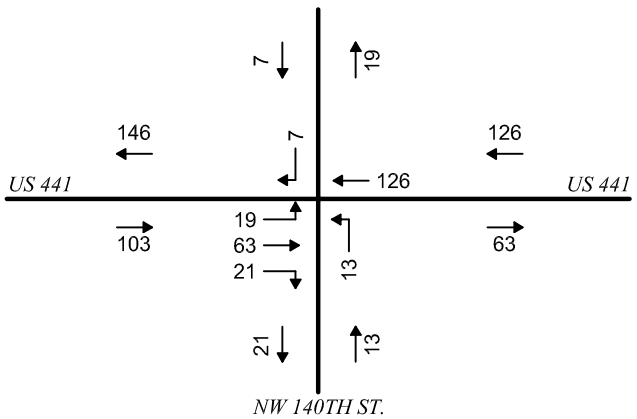
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



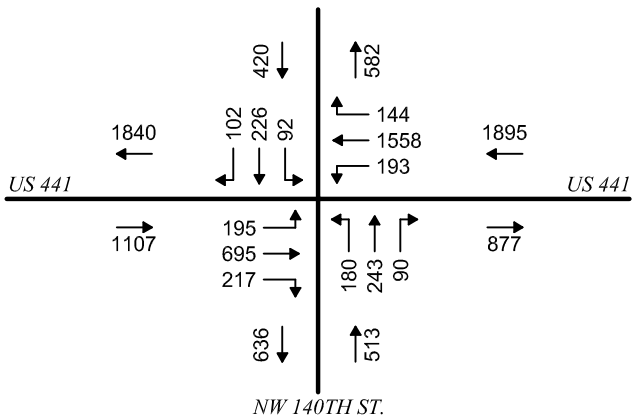
2025 BACKGROUND TRAFFIC
GROWTH FACTOR = 1.11



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

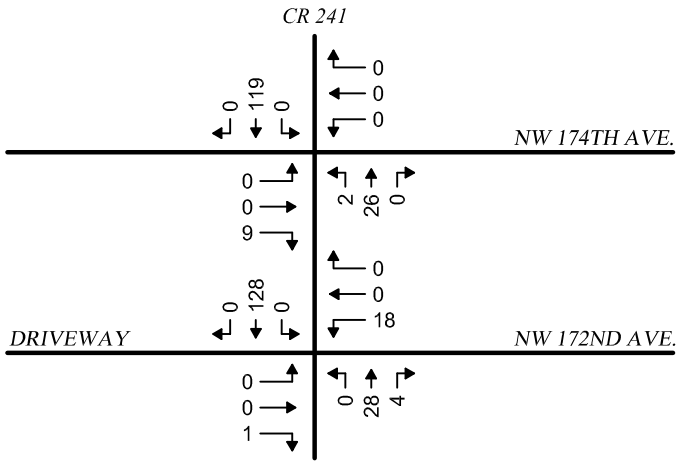
Buckholz Traffic

FIGURE 19

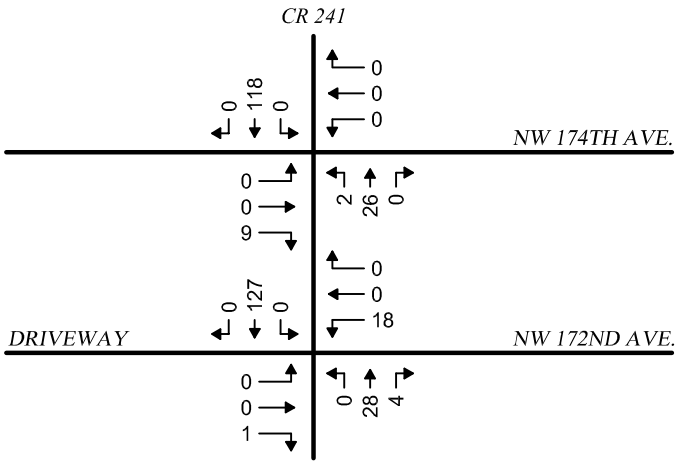
2025 BUILD TRAFFIC
US 441 / NW 140TH STREET

WEEKDAY PM PEAK HOUR

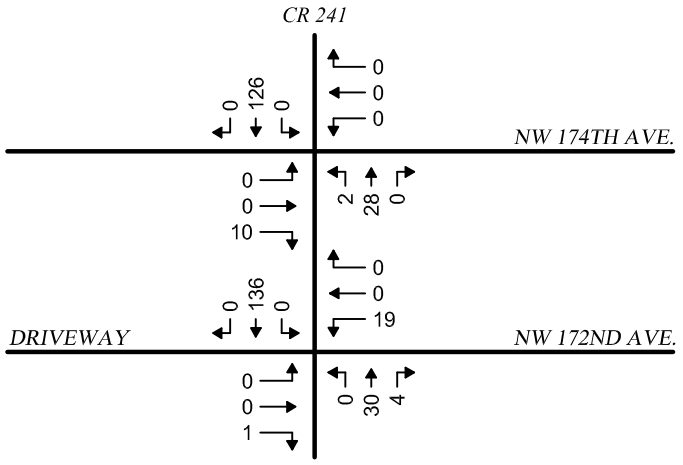
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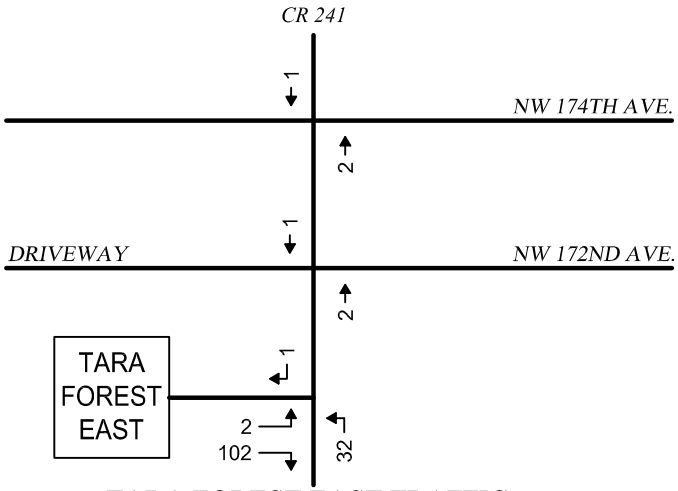
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



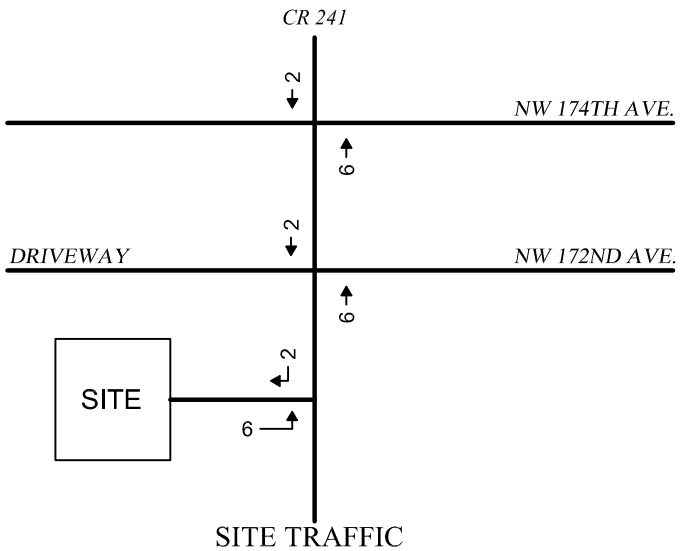
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



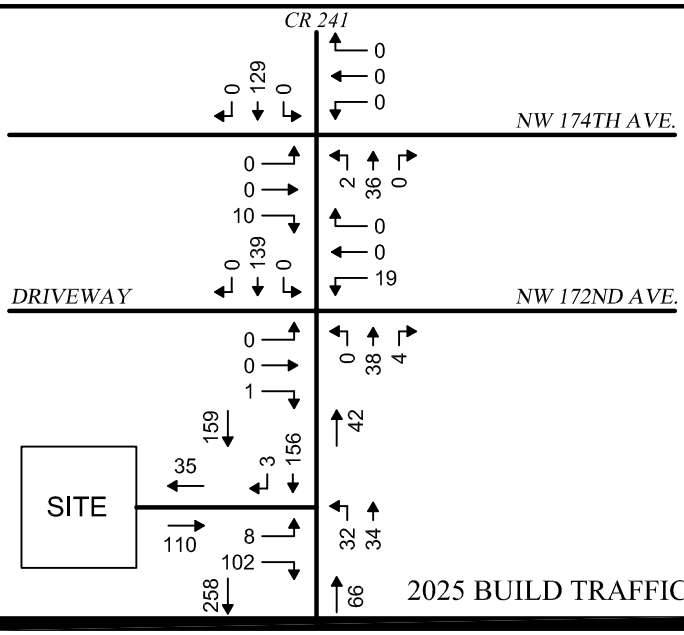
2025 BACKGROUND TRAFFIC
ANNUAL GROWTH RATE = 1% (GF=1.07)



TARA FOREST EAST TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

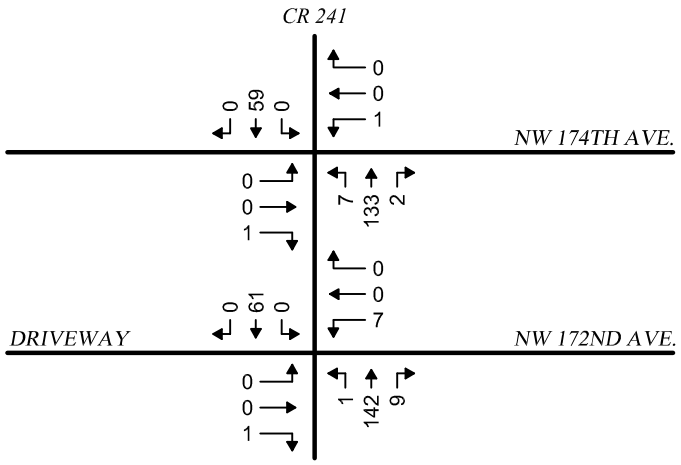
Buckholz Traffic

FIGURE 20

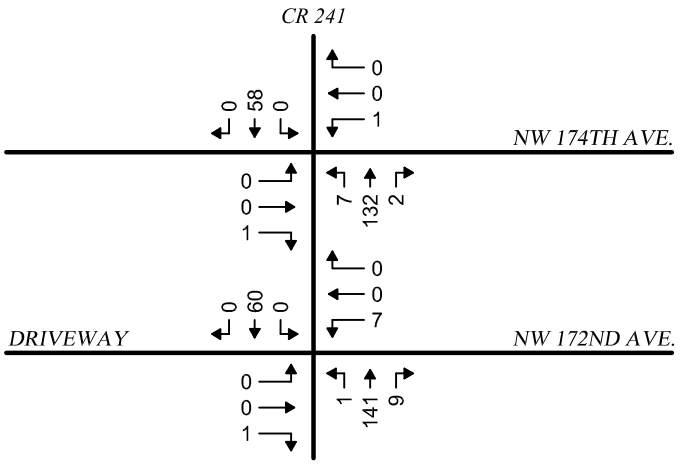
2025 BUILD TRAFFIC
CR 241

WEEKDAY AM PEAK HOUR

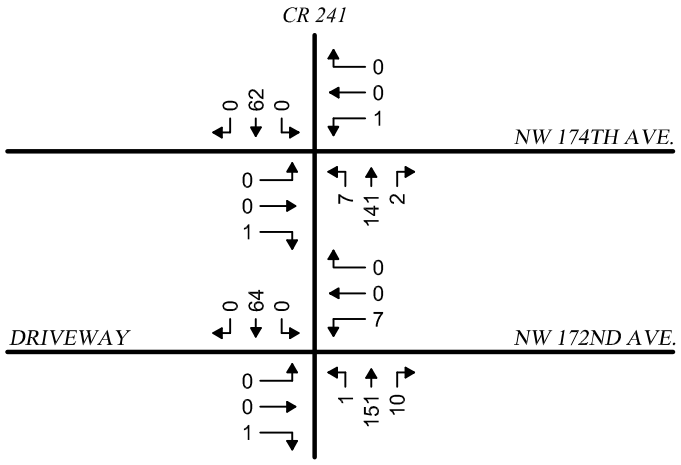
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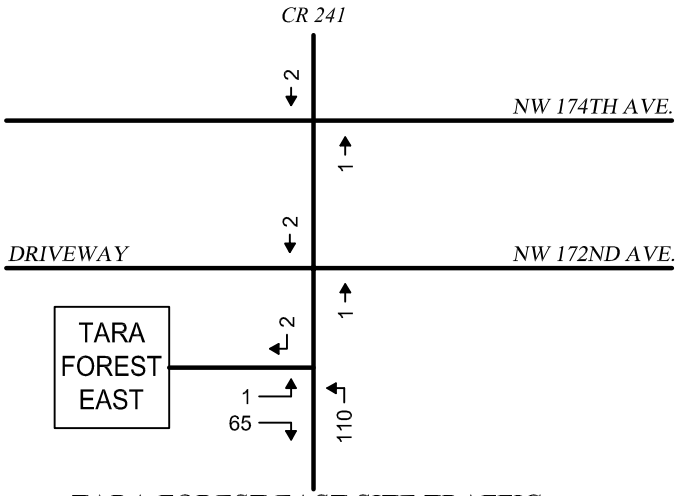
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



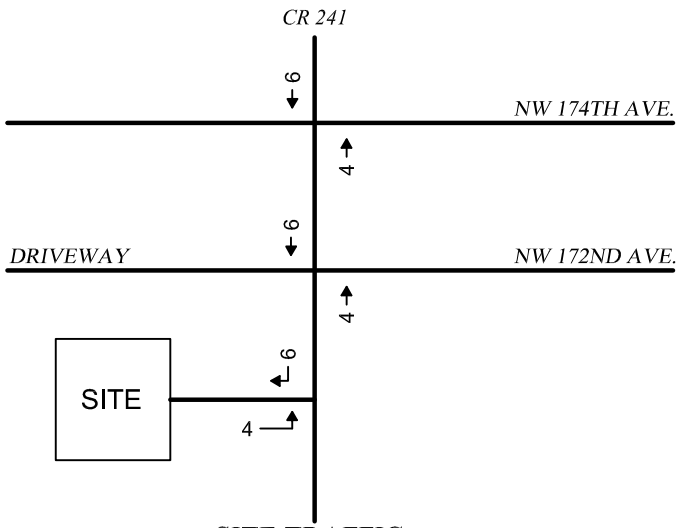
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



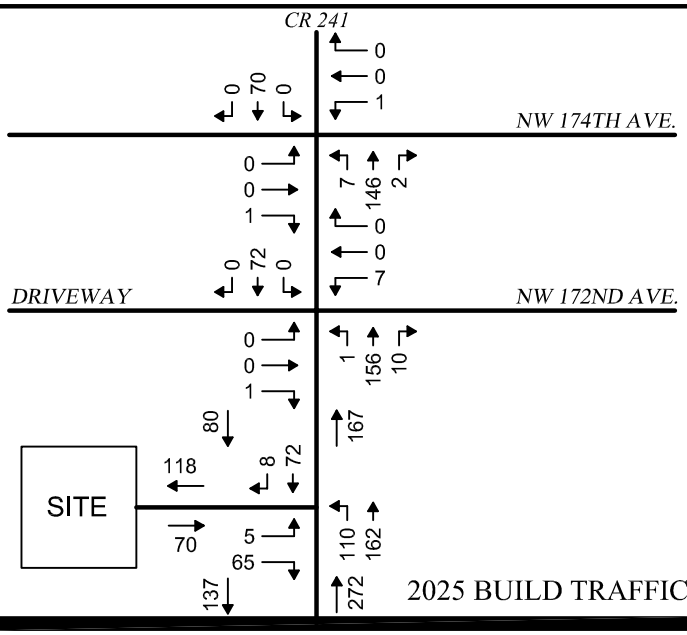
2025 BACKGROUND TRAFFIC
ANNUAL GROWTH RATE = 1% (GF=1.07)



TARA FOREST EAST SITE TRAFFIC



SITE TRAFFIC



2025 BUILD TRAFFIC

FIGURE 21

2025 BUILD TRAFFIC
CR 241

WEEKDAY PM PEAK HOUR

Buckholz Traffic

L:\2020\20-1654\CAD-3\FIG 21.dwg Date:09-30-21 T:18:22 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 539

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	4898	50%	50%	2449	2449
AM Peak Hour	T = 0.71 (X) + 4.80	388	25%	75%	97	291
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	512	63%	37%	323	189

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION CALCULATIONS

MINI-WAREHOUSE

Land Use Code 151

T = Number of Vehicle Trip Ends

Size of Building = 100,000 gsf (X = 100.0)

TIME PERIOD	TOTAL TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	T = 1.51 X	152	50%	50%	76	76
AM Peak Hour	T = 0.10 X	10	60%	40%	6	4
PM Peak Hour	T = 0.17 X	17	47%	53%	8	9

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 3
TRIP GENERATION CALCULATIONS

SHOPPING CENTER
Land Use Code 820
T = Number of Vehicle Trip Ends
Size of Buildings = 30,000 gsf -----> X 30.0

TIME PERIOD	TOTAL TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	Ln(T) = 0.68Ln(X) + 5.57	2652	50%	50%	1326	1326
AM Peak Hour	T = 0.50(X) + 151.78	167	62%	38%	103	64
PM Peak Hour	Ln(T) = 0.74Ln(X) + 2.89	223	48%	52%	107	116

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

NEW TRIPS PERCENT PASS-BY TRIPS Ln(T) = -0.29Ln(X)+5.00 55.3%

TIME PERIOD	PERCENT NEW TRIPS	NEW TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	NEW TRIP ENDS ENTERING	NEW TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	44.7%	1184	50%	50%	592	592
AM Peak Hour	44.7%	74	62%	38%	46	28
PM Peak Hour	44.7%	100	48%	52%	48	52

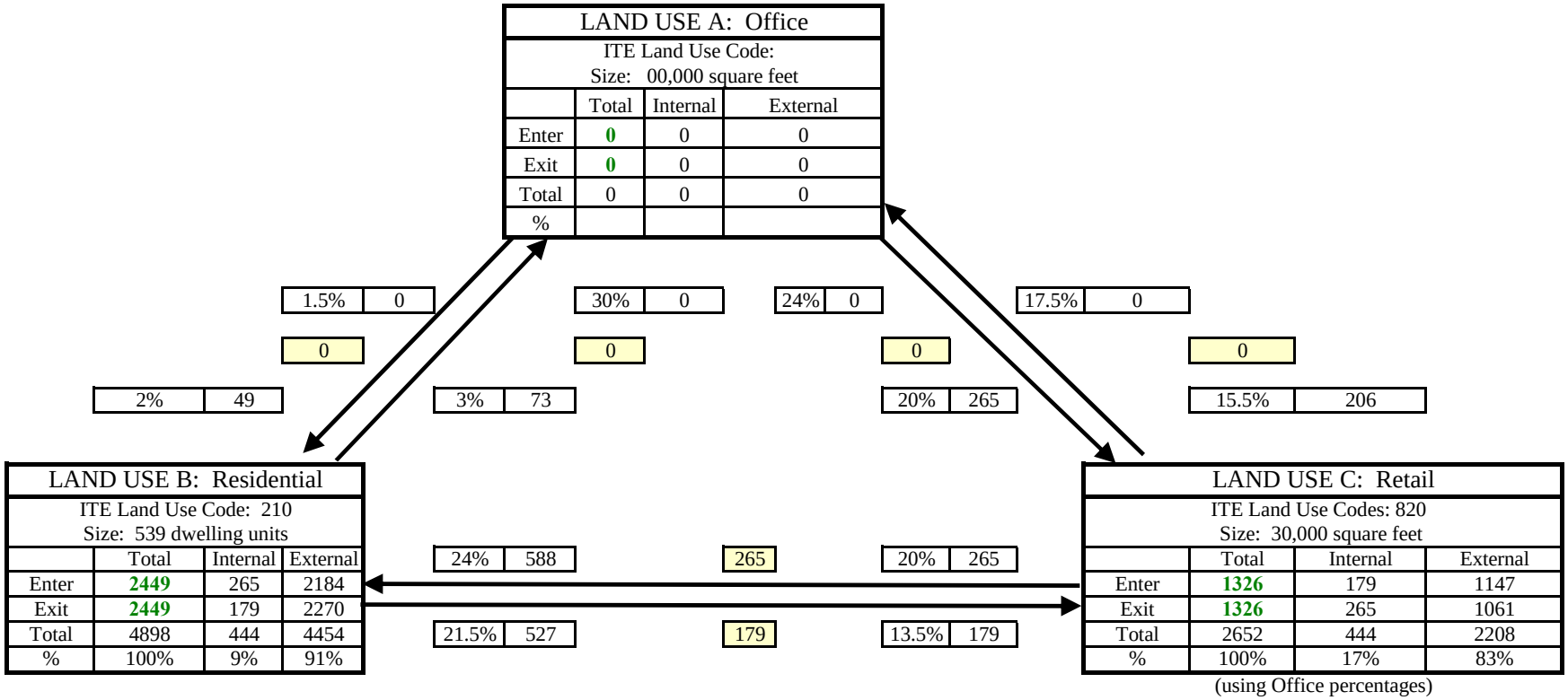
SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

BUCKHOLZ TRAFFIC

TABLE 4
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 9/28/2021

Name of Development: Tara Phoenicia - Phase I
Time Period: Daily



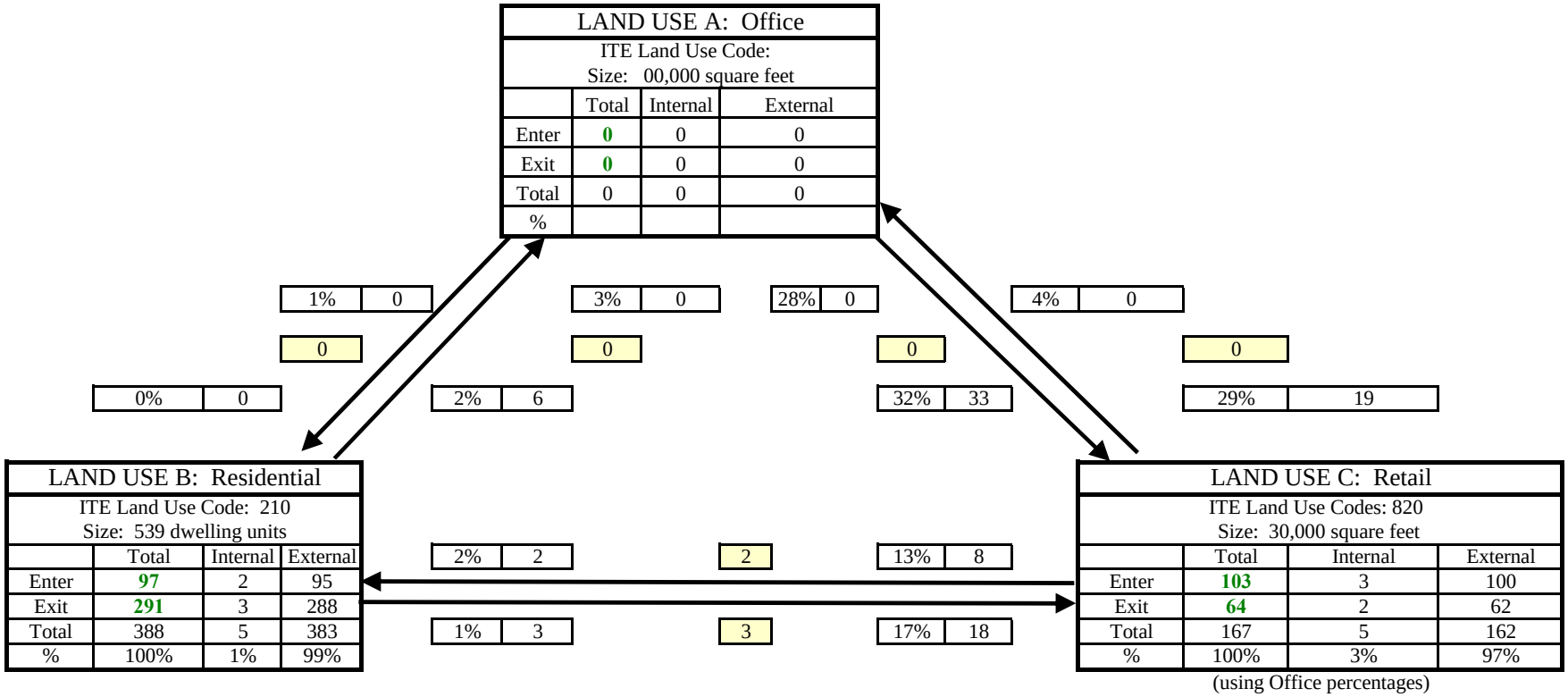
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	2184	1147	3331
Exit	0	2270	1061	3331
Total	0	4454	2208	6662
Single Use Total	0	4898	2652	7550
% Internal		**9%**	**17%**	**12%**

BUCKHOLZ TRAFFIC

TABLE 5
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 9/28/2021

Name of Development: Tara Phoenicia - Phase I
Time Period: Weekday AM Peak Hour



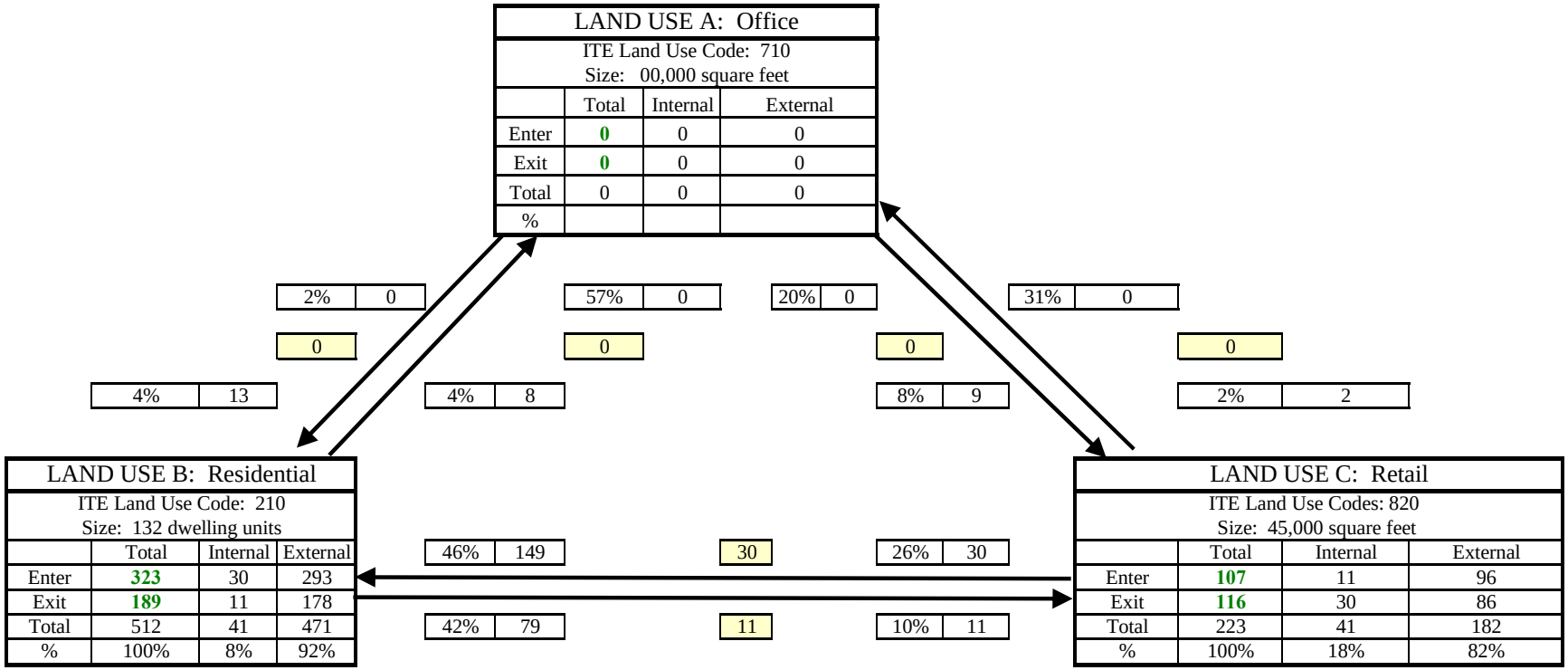
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	95	100	195
Exit	0	288	62	350
Total	0	383	162	545
Single Use Total	0	388	167	555
% Internal		**1%**	**3%**	**2%**

BUCKHOLZ TRAFFIC

TABLE 6
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 9/28/2021

Name of Development: Tara Phoenicia - Phase I
Time Period: Weekday PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	293	96	389
Exit	0	178	86	264
Total	0	471	182	653
Single Use Total	0	512	223	735
% Internal		**8%**	**18%**	**11%**

BUCKHOLZ TRAFFIC

TABLE 7
TRIP GENERATION SUMMARY
WEEKDAY

	TARA FOREST WEST	TARA PHOENICIA		
TOTAL TRIPS	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	2449	76	1326	3851
EXIT	2449	76	1326	3851
TOTAL	4898	152	2652	**7702**

EXTERNAL TRIPS		Estimated		
% External Trips:	**91.0%**	**60.0%**	**83.0%**	
	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	2229	46	1101	3376
EXIT	2229	46	1101	3376
TOTAL	4458	92	2202	**6752**

NEW EXTERNAL TRIPS				
% New Trips:	**100.0%**	**100.0%**	**44.7%**	
	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	2229	46	492	2767
EXIT	2229	46	492	2767
TOTAL	4458	92	984	**5534**

BUCKHOLZ TRAFFIC

TABLE 8
TRIP GENERATION SUMMARY
WEEKDAY AM PEAK HOUR

	TARA FOREST WEST	TARA PHOENICIA		
TOTAL TRIPS	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	97	6	103	206
EXIT	291	4	64	359
TOTAL	388	10	167	**565**

EXTERNAL TRIPS — Estimated

% External Trips:	**99.0%**	**60.0%**	**97.0%**	
	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	96	4	100	200
EXIT	288	2	62	352
TOTAL	384	6	162	**552**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**100.0%**	**44.7%**	
	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	96	4	45	145
EXIT	288	2	28	318
TOTAL	384	6	73	**463**

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION SUMMARY
WEEKDAY PM PEAK HOUR

	TARA FOREST WEST	TARA PHOENICIA		
TOTAL TRIPS	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	323	8	107	438
EXIT	189	9	116	314
TOTAL	512	17	223	**752**

EXTERNAL TRIPS		Estimated		
% External Trips:	**92.0%**	**60.0%**	**82.0%**	
	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	297	5	88	390
EXIT	174	5	95	274
TOTAL	471	10	183	**664**

NEW EXTERNAL TRIPS				
% New Trips:	**100.0%**	**100.0%**	**44.7%**	
	Single Family Homes	Mini-Warehouse	Retail	**TOTAL**
ENTER	297	5	39	341
EXIT	174	5	42	221
TOTAL	471	10	81	**562**

BUCKHOLZ TRAFFIC

TABLE 10
UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441 / EAST SITE DRIVEWAY

WEEKDAY AM PEAK HOUR

2025 BUILD CONDITIONS				
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Eastbound Left Turn	B	12.2 sec/veh	0.22	1
Southbound Right Turn	D	27.0 sec/veh	0.64	**4.4**

WEEKDAY PM PEAK HOUR

2025 BUILD CONDITIONS				
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Eastbound Left Turn	**E**	42.8 sec/veh	0.80	**7.0**
Southbound Right Turn	C	20.8 sec/veh	0.48	2.6

BUCKHOLZ TRAFFIC

TABLE 11
UNSIGNALIZED INTERSECTION CAPACITY RESULTS

CR 241 / TARA FOREST EAST DRIVEWAY

WEEKDAY AM PEAK HOUR

2025 BUILD CONDITIONS				
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.6 sec/veh	0.02	1
Eastbound Left Turn	B	10.1 sec/veh	0.01	1
Eastbound Right Turn	A	9.6 sec/veh	0.12	1

WEEKDAY PM PEAK HOUR

2025 BUILD CONDITIONS				
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.6 sec/veh	0.08	1
Eastbound Left Turn	B	12.5 sec/veh	0.01	1
Eastbound Right Turn	A	9.0 sec/veh	0.07	1

BUCKHOLZ TRAFFIC

TABLE 12
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS

US 441 / I-75 WEST RAMPS

	EXISTING CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.79 NBT	0.62 SBRT	SBRT 75.3 sec/veh **LOS E**	14.1 sec/veh LOS B	130 sec
PM PEAK HOUR	0.80 NBT	**3.70** NBRT **1.29** NBLT	SBRT 86.3 sec/veh **LOS F**	18.7 sec/veh LOS B	160 sec

	2025 NO BUILD CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.78 EBT	0.66 SBRT	SBRT 71.3 sec/veh **LOS E**	15.5 sec/veh LOS B	130 sec
PM PEAK HOUR	0.91 EBT	**3.10** NBRT **1.15** NBLT	WBT 55.9 sec/veh **LOS F**	56.1 sec/veh **LOS E**	160 sec

	2025 BUILD CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.83 EBRT	0.78 SBT	SBLT 66.1 sec/veh **LOS E**	17.7 sec/veh LOS B	130 sec
PM PEAK HOUR	0.99 EBT	**3.10** NBRT **1.15** NBLT	WBT 61.7 sec/veh **LOS F**	64.8 sec/veh **LOS E**	160 sec

TABLE 13
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS

US 441 / I-75 EAST RAMPS

	EXISTING CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.89 EBT	0.33 EBLT	NBT 77.1 sec/veh **LOS E**	24.4 sec/veh LOS C	130 sec
PM PEAK HOUR	0.87 SBRT	0.26 EBLT	NBT 88.1 sec/veh **LOS F**	29.6 sec/veh LOS C	160 sec

	2025 NO BUILD CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	**1.01** EBT	0.40 EBLT	EBRT 45.4 sec/veh **LOS F**	36.3 sec/veh LOS D	130 sec
PM PEAK HOUR	**1.07** WBT	0.65 EBLT	WBT 76.0 sec/veh **LOS F**	73.0 sec/veh **LOS E**	160 sec

	2025 BUILD CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	**1.08** EBT	0.39 EBLT	EBRT 77.8 sec/veh **LOS F**	52.8 sec/veh LOS D	130 sec
PM PEAK HOUR	**1.16** WBT	0.57 EBLT	EBRT 115.4 sec/veh **LOS F**	104.8 sec/veh **LOS F**	160 sec

BUCKHOLZ TRAFFIC

TABLE 14
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS

US 441 / NW 147TH DRIVE

	EXISTING CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.79 NBT	0.98 NBLT	SBRT 72.0 sec/veh **LOS E**	11.9 sec/veh LOS B	130 sec
PM PEAK HOUR	0.83 SBRT	**1.85** NBLT	SBRT 84.7 sec/veh **LOS F**	18.0 sec/veh LOS B	160 sec

	2025 NO BUILD CONDITIONS – WITH SOUTHBOUND RIGHT TURN OVERLAP PHASE				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.64 NBT	**1.08** NBLT	NBT 61.6 sec/veh **LOS E**	11.6 sec/veh LOS B	130 sec
PM PEAK HOUR	0.72 WBT	**2.00** NBLT	SBRT 70.1 sec/veh **LOS E**	19.6 sec/veh LOS B	160 sec

	2025 BUILD CONDITIONS – WITH SPLIT PHASE & RIGHT TURN OVERLAPS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.81 NBT	0.93 SBLT	NBT 66.7 sec/veh **LOS E**	21.4 sec/veh LOS C	130 sec
PM PEAK HOUR	0.89 NBT	0.88 SBLT	NBT 75.5 sec/veh **LOS E**	32.4 sec/veh LOS C	160 sec

BUCKHOLZ TRAFFIC

TABLE 15
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS

US 441 / NW 140TH STREET

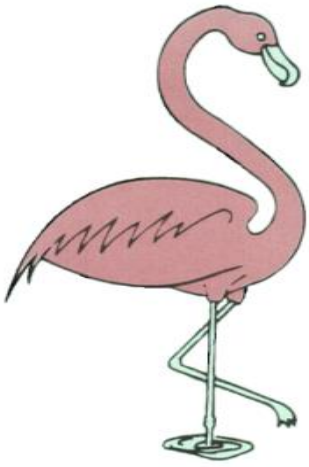
	EXISTING CONDITIONS				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.87 SBT	**1.06** SBLT **1.02** NBLT	SBT 75.3 sec/veh **LOS E**	36.7 sec/veh LOS D	130 sec
PM PEAK HOUR	0.84 SBT	**1.55** NBLT **1.10** WBLT	WBT 85.0 sec/veh **LOS F**	42.3 sec/veh LOS D	160 sec

	2025 NO BUILD CONDITIONS – WITH 300 FOOT LEFT TURN LANES				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	0.96 EBT	0.55 SBLT	EBT 59.2 sec/veh **LOS E**	47.2 sec/veh LOS D	130 sec
PM PEAK HOUR	**1.03** EBLT	**1.43** EBLT	EBLT **2.1 min/veh LOS F** SBT 84.8 sec/veh **LOS F**	58.8 sec/veh **LOS E**	160 sec

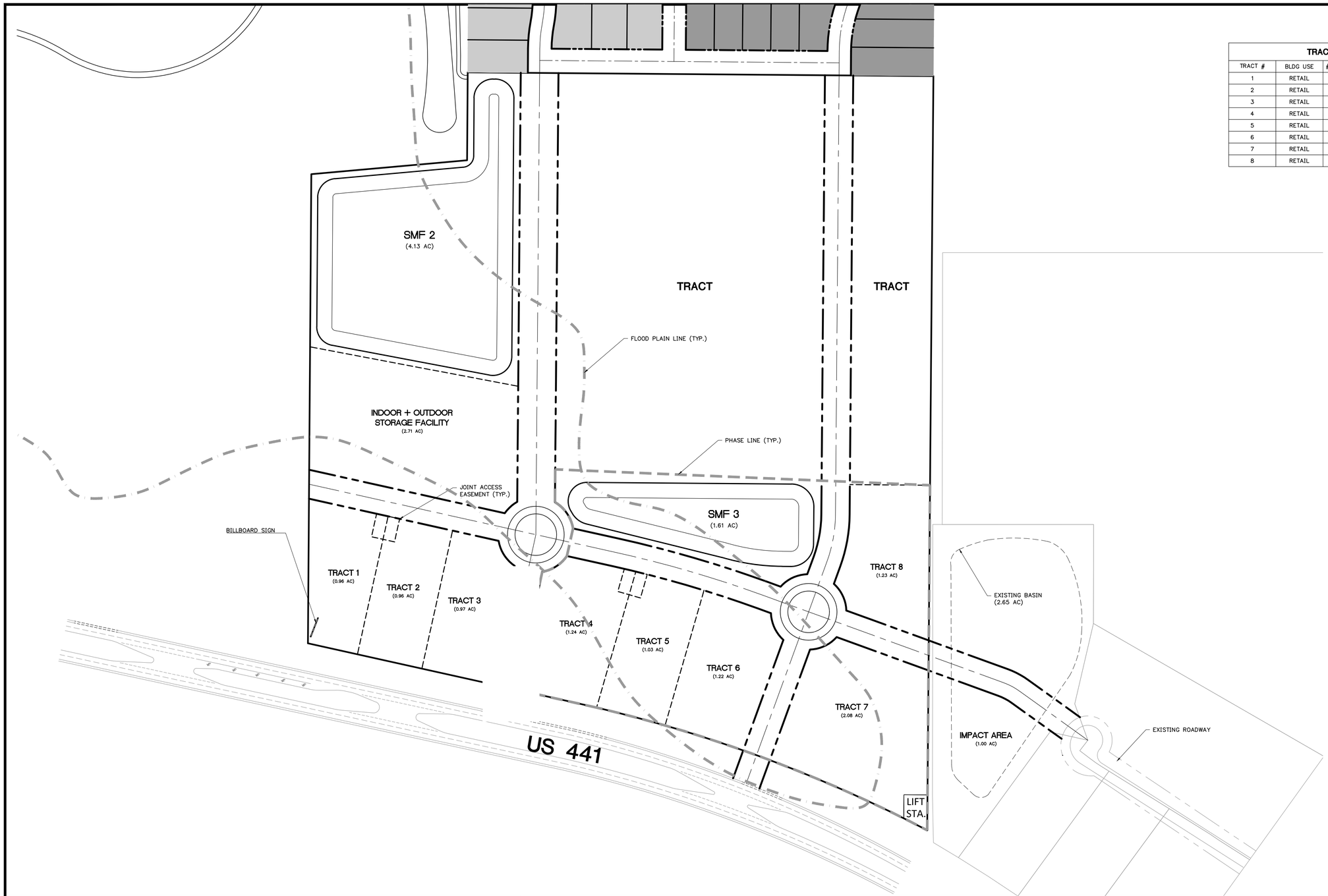
	2025 BUILD CONDITIONS – WITH 300 FOOT LEFT TURN LANES				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
AM PEAK HOUR	**1.07** EBT	0.71 SBLT	WBLT 136.4 sec/veh **LOS F** SBT 92.0 sec/veh **LOS F** EBT 84.5 sec/veh **LOS F**	69.0 sec/veh **LOS E**	130 sec
PM PEAK HOUR	**1.87** EBLT **1.01** WBT/RT **1.02** SBT/RT	**2.37** EBLT **1.51** NBLT	EBLT **8.1 min/veh LOS F** SBT 117.1 sec/veh **LOS F** NBLT 114.6 sec/veh **LOS F** NBT 97.6 sec/veh **LOS F** WBT 80.4 sec/veh **LOS F**	88.3 sec/veh **LOS F**	160 sec

APPENDIX A

SITE PLAN



TRACTS			
TRACT #	BLDG USE	# OF STORIES	BLDG TYPE
1	RETAIL	1	COMMERCIAL
2	RETAIL	1	COMMERCIAL
3	RETAIL	1	COMMERCIAL
4	RETAIL	1	COMMERCIAL
5	RETAIL	1	COMMERCIAL
6	RETAIL	1	COMMERCIAL
7	RETAIL	1	COMMERCIAL
8	RETAIL	1	COMMERCIAL



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: A. J. "JAY" BROWN, JR., P.E. FLORIDA LICENSE NO. 43879

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBrown Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
Fla. Board of Professional Engineers CA No. 30495

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbprogroup.com

SHEET TITLE: **CONCEPTUAL LAYOUT - OPTION #14**

DATE: MARCH 2021

PROJECT NO: 398-19-02

CLIENT: **TARA FOREST**
ALACHUA, FLORIDA

PROJECT: **TARA PHOENICIA**
MIXED-USE DEVELOPMENT

SHEET NO: **CL-14**

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TARA FOREST WEST

SITUATED IN
SECTIONS 03, 04, AND 10, TOWNSHIP 08 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
NOT FOR FINAL RECORDING

Plat Book ___ , Page ___
Sheet Two of Ten

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE = 7.5 FEET
REAR = 15 FEET

ABBREVIATIONS

Δ = DELTA
CHB = CHORD BEARING
CHL = CHORD LENGTH
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
L = ARC LENGTH
NTS = NOT TO SCALE
P.B. = PLAT BOOK
R = RADIUS
R/W = RIGHT-OF-WAY
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET

200 100 0 200 400 600
SCALE 1" = 200'

SYMBOL LEGEND

BOUNDARY LINE (PLAT)
BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
EASEMENT LINE
CL RIGHT-OF-WAY LINE
4"x 4" CONCRETE MONUMNENT FOUND AS NOTED
4"X4" CONCRETE MONUMENT TO BE SET "PRM PCP LB8031"
NAIL AND DISK "JBPRO PCP LB 8031" TO BE SET
5/8" CAPPED IRON ROD "JBPRO PRM LB 8031" TO BE SET
BENCHMARK

I-75
EAST R/W OF APRIL BLVD
SECTION 9
SECTION 10
SECTION 4
SECTION 3
UNPLATTED LANDS OF TARA FOREST LLC A PORTION OF TAX PARCEL 03067-001-000 152.04 ACRES±
LANDS OF TARA FOREST LLC TAX PARCEL 03020-000-000 152.04 ACRES±
UNPLATTED LANDS OF MRVZ PARK INVESTORS LLC TAX PARCEL 03015-004-000 36.19 ACRES±
UNPLATTED LANDS OF SPENCER & SPENCER TRUSTEES TAX PARCEL 03015-001-000 13.07 ACRES±
N00°35'24"E 343.82'
S00°35'18"W 660.64'
FEMA FLOOD PLAIN LIMIT
S11°45'36"E 2150.78'
S11°45'36"E 1857.78'
UNPLATTED LANDS OF TARA FOREST LLC TAX PARCEL 03067-001-000 152.04 ACRES±
LANDS OF NATIONAL SPELEOLOGICAL SOCIETY INC. TAX PARCEL 03066-002-001
S00°01'49"W 575.38'
N89°30'20"E 330.46'
N00° 01' 19"W 187.15'
S89°57'58"E 988.73'
UNPLATTED LANDS A PORTION OF TAX PARCEL 03067-001-000
N00°04'47"E 3879.44'
N00°11'40"W 1319.75'
S88°15'55"W 1394.59'
COMMON AREA 1 DRAINAGE EASEMENT OPEN SPACE 4.26 ACRES±
COMMON AREA 2 DRAINAGE EASEMENT OPEN SPACE 4.26 ACRES±
COMMON AREA 3 OPEN SPACE 4.26 ACRES±
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD J
ROAD K
ROAD L
ROAD M
ROAD N
ROAD O
ROAD P
ROAD Q
ROAD R
ROAD S
ROAD T
ROAD U
MARCH ACRES LOT 1 P.B. R, PG. 34 TAX PARCEL 03014-004-001 5.00 ACRES±
MARCH ACRES LOT 2 P.B. R, PG. 34 TAX PARCEL 03014-004-002 5.00 ACRES±
MARCH ACRES LOT 3 P.B. R, PG. 34 TAX PARCEL 03014-004-003 5.00 ACRES±
MARCH ACRES LOT 4 P.B. R, PG. 34 TAX PARCEL 03014-004-004 5.00 ACRES±
DOGWOOD ACRES P.B. Q, PG. 38 LOT 10 TAX PARCEL 03013-010-010 6.94 ACRES±
DOGWOOD ACRES P.B. Q, PG. 38 LOT 9 TAX PARCEL 03013-010-009 6.94 ACRES±
DOGWOOD ACRES P.B. Q, PG. 38 LOT 8 TAX PARCEL 03013-010-008
DOGWOOD ACRES – LOT 12A BEING A REPLAT OF LOT 12A OF DOGWOOD ACRES – 1ST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT STRIP ADJACENT TO THE WEST LINE OF LOT 12A REPLAT OF LOT 12A TAX PARCEL 03013-020-012 3.93 ACRES±
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 11B T.P.03013-020-018
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 12B TAX PARCEL 03013-020-019
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 11A TAX PARCEL 03013-020-011
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 10 TAX PARCEL 03013-020-010
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 13A TAX PARCEL 03013-020-013
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 9 TAX PARCEL 03013-020-009
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 8 TAX PARCEL 03013-020-008
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 13B TAX PARCEL 03013-020-020
DOGWOOD ACRES 1ST ADDITION REPLAT P.B. 22, PG. 73 LOT 7 TAX PARCEL 03013-020-007
UNPLATTED LANDS OF SPENCER JR & SPENCER TRUSTEES TAX PARCEL 03013-000-000 0.51 ACRES±
UNPLATTED LANDS OF BELLAMY VALLEY RANCH LLC TAX PARCEL 03014-010-006 56.69 ACRES±
UNPLATTED LANDS OF TARA BAYWOOD LLC TAX PARCEL 03067-063-000 35.32 ACRES±
UNPLATTED LANDS OF TARA FOREST LLC TAX PARCEL 03067-000-000 11.57 ACRES±
UNPLATTED LANDS OF TARA FOREST LLC TAX PARCEL 03067-005-000 100.00 ACRES±
<ADDRESS/LOCATION>

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4729 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 376-6999 | St. Augustine: (904) 770-0999
Toll Free: (800) 226-1450 | E-mail: execmail@jbpro.com

APPENDIX B

TURNING MOVEMENT COUNTS

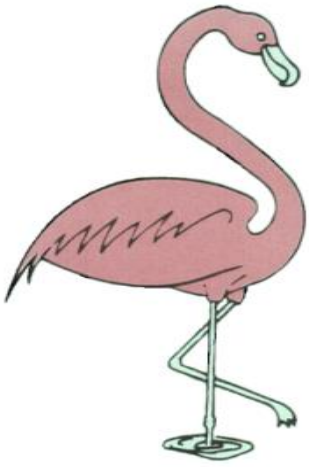


TABLE B-1
US 441, West of I-75
MANUAL TURNING MOVEMENT COUNTS

Thursday, January 7, 2021

	Park-And-Ride Driveway		Southbound I-75	
	Right Turn In	Right Turn Out	Eastbound On-Ramp	All
6:30-6:45 AM	0	0	129	129
6:45-7:00 AM	1	0	122	123
7:00-7:15 AM	1	1	161	163
7:15-7:30 AM	**0**	**0**	**170**	**170**
7:30-7:45 AM	**1**	**0**	**210**	**211**
7:45-8:00 AM	**0**	**0**	**177**	**177**
8:00-8:15 AM	**0**	**0**	**141**	**141**
8:15-8:30 AM	0	0	116	116
AM PEAK PERIOD:	**3**	**1**	**1226**	**1230**
AM PEAK HOUR: 7:15-8:15 AM	**1**	**0**	**698**	**699**

Tuesday, January 5, 2021

	Park-And-Ride Driveway		Southbound I-75	
	Right Turn In	Right Turn Out	Eastbound On-Ramp	All
3:45-4:00 PM	0	0	42	42
4:00-4:15 PM	0	0	53	53
4:15-4:30 PM	2	0	70	72
4:30-4:45 PM	**0**	**2**	**89**	**91**
4:45-5:00 PM	**0**	**0**	**59**	**59**
5:00-5:15 PM	**0**	**0**	**66**	**66**
5:15-5:30 PM	**2**	**3**	**59**	**64**
5:30-5:45 PM	0	0	70	70
AM PEAK PERIOD:	**4**	**5**	**508**	**517**
PM PEAK HOUR: 4:30-5:30 PM	**2**	**5**	**273**	**280**

BUCKHOLZ TRAFFIC

TABLE B2

US 441 / APRIL BOULEVARD / QUALITY INN WEST DRIVEWAY
MANUAL TURNING MOVEMENT COUNT

Friday, December 18, 2020

	April Boulevard						US 441		Quality Inn West Driveway			
	Right Turn In	Straight In	Left Turn In	Right Turn Out	Straight Out	Left Turn Out	EB U-Turn	WB U-Turn	Right Turn In	Left Turn In	Right Turn Out	Left Turn Out
6:30-6:45 AM	2	0	1	1	0	0	0	0	1	0	0	0
6:45-7:00 AM	1	0	2	3	0	1	0	0	2	0	2	0
7:00-7:15 AM	1	0	1	5	0	7	0	0	2	0	2	2
7:15-7:30 AM	2	0	3	3	0	2	0	0	3	0	2	0
7:30-7:45 AM	**1**	**0**	**1**	**4**	**0**	**1**	**0**	**0**	**4**	**0**	**3**	**0**
7:45-8:00 AM	**1**	**0**	**2**	**3**	**0**	**2**	**0**	**0**	**3**	**0**	**3**	**1**
8:00-8:15 AM	**3**	**0**	**2**	**8**	**0**	**2**	**0**	**0**	**5**	**0**	**4**	**0**
8:15-8:30 AM	**1**	**0**	**2**	**3**	**0**	**4**	**0**	**0**	**5**	**0**	**8**	**0**
AM PEAK PERIOD:	**12**	**0**	**14**	**30**	**0**	**19**	**0**	**0**	**25**	**0**	**24**	**3**
AM PEAK HOUR:	**6**	**0**	**7**	**18**	**0**	**9**	**0**	**0**	**17**	**0**	**18**	**1**

Monday, December 14, 2020

	April Boulevard						US 441		Quality Inn West Driveway			
	Right Turn In	Straight In	Left Turn In	Right Turn Out	Straight Out	Left Turn Out	EB U-Turn	WB U-Turn	Right Turn In	Left Turn In	Right Turn Out	Left Turn Out
3:45-4:00 PM	3	0	5	2	0	1	3	0	0	0	0	0
4:00-4:15 PM	6	0	4	3	0	1	0	0	1	0	1	1
4:15-4:30 PM	1	0	9	1	0	3	2	0	1	0	0	0
4:30-4:45 PM	1	0	4	5	0	8	7	0	0	0	0	0
4:45-5:00 PM	**1**	**0**	**7**	**1**	**0**	**1**	**5**	**0**	**2**	**0**	**0**	**1**
5:00-5:15 PM	**6**	**0**	**5**	**4**	**0**	**3**	**3**	**0**	**1**	**0**	**0**	**0**
5:15-5:30 PM	**6**	**0**	**8**	**4**	**0**	**3**	**6**	**0**	**1**	**0**	**2**	**0**
5:30-5:45 PM	**0**	**0**	**10**	**1**	**0**	**4**	**1**	**0**	**1**	**0**	**3**	**0**
AM PEAK PERIOD:	**24**	**0**	**52**	**21**	**0**	**24**	**27**	**0**	**7**	**0**	**6**	**2**
PM PEAK HOUR:	**13**	**0**	**30**	**10**	**0**	**11**	**15**	**0**	**5**	**0**	**5**	**1**

BUCKHOLZ TRAFFIC

TABLE B3

US 441 / RESTAURANT DRIVEWAYS / QUALITY INN EAST DRIVEWAY
MANUAL TURNING MOVEMENT COUNT

Friday, December 18, 2020

	Restaurant Driveways						US 441		Quality Inn East Driveway			
	Right Turn In	Straight In	Left Turn In	Right Turn Out	Straight Out	Left Turn Out	EB U-Turn	WB U-Turn	Right Turn In	Left Turn In	Right Turn Out	Left Turn Out
6:30-6:45 AM	0	0	0	0	0	0	0	0	0	0	0	1
6:45-7:00 AM	1	0	1	0	0	0	0	0	0	0	0	1
7:00-7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0
7:15-7:30 AM	0	0	0	0	0	0	1	0	0	0	0	3
7:30-7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**2**
7:45-8:00 AM	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**0**
8:00-8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**
8:15-8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**
AM PEAK PERIOD:	**1**	**0**	**2**	**0**	**0**	**0**	**2**	**0**	**3**	**0**	**4**	**10**
AM PEAK HOUR:	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**4**	**5**

Monday, December 14, 2020

	Restaurant Driveways						US 441		Quality Inn East Driveway			
	Right Turn In	Straight In	Left Turn In	Right Turn Out	Straight Out	Left Turn Out	EB U-Turn	WB U-Turn	Right Turn In	Left Turn In	Right Turn Out	Left Turn Out
3:45-4:00 PM	3	1	1	1	0	1	0	0	0	3	1	0
4:00-4:15 PM	2	0	0	2	0	0	0	0	0	2	1	0
4:15-4:30 PM	5	0	3	2	0	3	2	0	1	3	3	1
4:30-4:45 PM	2	1	2	5	0	3	1	0	1	0	4	2
4:45-5:00 PM	**8**	**0**	**3**	**8**	**0**	**1**	**0**	**0**	**2**	**1**	**1**	**0**
5:00-5:15 PM	**6**	**0**	**1**	**4**	**0**	**1**	**1**	**0**	**1**	**4**	**2**	**0**
5:15-5:30 PM	**6**	**0**	**4**	**4**	**0**	**1**	**1**	**0**	**1**	**3**	**3**	**1**
5:30-5:45 PM	**8**	**0**	**3**	**10**	**0**	**4**	**0**	**0**	**2**	**0**	**1**	**1**
AM PEAK PERIOD:	**40**	**2**	**17**	**36**	**0**	**14**	**5**	**0**	**8**	**16**	**16**	**5**
PM PEAK HOUR:	**28**	**0**	**11**	**26**	**0**	**7**	**2**	**0**	**6**	**8**	**7**	**2**

BUCKHOLZ TRAFFIC

AM PEAK PERIOD

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY
DATE: 01/07/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 RAMPS/WENDY'S DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 77733377
Start Date: 01/07/21
File I.D. : 010721AM
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	I-75 RAMPS From North				US 441 From East				WENDY'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 01/07/21																	
06:30	40	6	14	0	9	82	20	2	0	0	10	0	0	322	8	0	513
06:45	27	1	11	0	2	105	27	3	2	0	16	0	0	272	14	0	480
07:00	28	3	14	0	9	117	47	1	4	0	18	0	0	348	10	0	599
07:15	36	2	15	0	5	124	40	5	5	0	24	0	0	413	21	0	690
Hr Total	131	12	54	0	25	428	134	11	11	0	68	0	0	1355	53	0	2282
07:30	34	3	15	0	13	151	61	0	3	0	20	0	0	457	14	0	771
07:45	37	0	14	0	11	191	32	6	5	0	20	0	0	370	15	0	701
08:00	31	5	17	0	5	189	38	5	0	0	19	0	0	316	8	0	633
08:15	36	2	16	0	10	174	41	3	3	0	12	0	0	286	8	0	591
Hr Total	138	10	62	0	39	705	172	14	11	0	71	0	0	1429	45	0	2696
TOTAL	269	22	116	0	64	1133	306	25	22	0	139	0	0	2784	98	0	4978

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 01/07/21

Peak start	07:15				07:15				07:15				07:15				
Volume	138	10	61	0	34	655	171	16	13	0	83	0	0	1556	58	0	
Percent	66%	5%	29%	0%	4%	75%	20%	2%	14%	0%	86%	0%	0%	96%	4%	0%	
Pk total	209				876				96				1614				
Highest	07:15				07:45				07:15				07:30				
Volume	36	2	15	0	11	191	32	6	5	0	24	0	0	457	14	0	
Hi total	53				240				29				471				
PHF	.99				.91				.83				.86				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY
DATE: 01/07/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 RAMPS/WENDY'S DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 77733377
Start Date: 01/07/21
File I.D. : 010721AM
Page : 1

AUTOMOBILES

	I-75 RAMPS From North				US 441 From East				WENDY'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 01/07/21																	
06:30	40	6	10	0	7	73	18	2	0	0	10	0	0	301	8	0	475
06:45	27	1	9	0	2	94	26	3	2	0	14	0	0	257	14	0	449
07:00	27	3	7	0	9	106	44	1	4	0	17	0	0	329	10	0	557
07:15	31	1	8	0	5	109	39	5	5	0	23	0	0	395	20	0	641
Hr Total	125	11	34	0	23	382	127	11	11	0	64	0	0	1282	52	0	2122
07:30	32	3	9	0	13	137	61	0	2	0	20	0	0	443	13	0	733
07:45	30	0	8	0	11	171	30	6	5	0	17	0	0	348	13	0	639
08:00	28	5	11	0	5	169	36	5	0	0	18	0	0	291	8	0	576
08:15	32	2	9	0	8	149	37	3	2	0	11	0	0	264	7	0	524
Hr Total	122	10	37	0	37	626	164	14	9	0	66	0	0	1346	41	0	2472
TOTAL	247	21	71	0	60	1008	291	25	20	0	130	0	0	2628	93	0	4594

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 01/07/21

Peak start	07:15				07:15				07:15				07:15				
Volume	121	9	36	0	34	586	166	16	12	0	78	0	0	1477	54	0	
Percent	73%	5%	22%	0%	4%	73%	21%	2%	13%	0%	87%	0%	0%	96%	4%	0%	
Pk total	166				802				90				1531				
Highest	07:30				07:45				07:15				07:30				
Volume	32	3	9	0	11	171	30	6	5	0	23	0	0	443	13	0	
Hi total	44				218				28				456				
PHF	.94				.92				.80				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: THURSDAY
DATE: 01/07/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 RAMPS/WENDY'S DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 77733377
Start Date: 01/07/21
File I.D. : 010721AM
Page : 1

COMMERCIAL VEHICLES

	I-75 RAMPS From North				US 441 From East				WENDY'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 01/07/21																	
06:30	0	0	4	0	2	9	2	0	0	0	0	0	0	21	0	0	38
06:45	0	0	2	0	0	11	1	0	0	0	2	0	0	15	0	0	31
07:00	1	0	7	0	0	11	3	0	0	0	1	0	0	19	0	0	42
07:15	5	1	7	0	0	15	1	0	0	0	1	0	0	18	1	0	49
Hr Total	6	1	20	0	2	46	7	0	0	0	4	0	0	73	1	0	160
07:30	2	0	6	0	0	14	0	0	1	0	0	0	0	14	1	0	38
07:45	7	0	6	0	0	20	2	0	0	0	3	0	0	22	2	0	62
08:00	3	0	6	0	0	20	2	0	0	0	1	0	0	25	0	0	57
08:15	4	0	7	0	2	25	4	0	1	0	1	0	0	22	1	0	67
Hr Total	16	0	25	0	2	79	8	0	2	0	5	0	0	83	4	0	224
TOTAL	22	1	45	0	4	125	15	0	2	0	9	0	0	156	5	0	384

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 01/07/21

Peak start	07:15				07:15				07:15				07:15				
Volume	17	1	25	0	0	69	5	0	1	0	5	0	0	79	4	0	
Percent	40%	2%	58%	0%	0%	93%	7%	0%	17%	0%	83%	0%	0%	95%	5%	0%	
Pk total	43				74				6				83				
Highest	07:15				07:45				07:45				08:00				
Volume	5	1	7	0	0	20	2	0	0	0	3	0	0	25	0	0	
Hi total	13				22				3				25				
PHF	.83				.84				.50				.83				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: FRIDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 12182001

DATE: 12/18/20 | US 441 @ I-75 EAST RAMPS | Start Date: 12/18/20

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 121820A1

BEGIN TIME (MILITARY):06:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	I-75 OFF RAMP From North				US 441 From East				McDONALD'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/18/20																	
06:30	8	5	25	0	9	0	7	0	7	3	1	0	7	145	8	0	225
06:45	24	3	36	0	7	0	11	0	16	3	2	0	8	158	9	0	277
07:00	38	3	36	0	11	0	14	0	12	0	6	0	16	198	17	0	351
07:15	30	6	37	0	8	0	19	1	11	6	3	0	17	213	15	0	366
Hr Total	100	17	134	0	35	0	51	1	46	12	12	0	48	714	49	0	1219
07:30	45	6	39	0	14	0	23	1	15	5	1	0	9	207	23	0	388
07:45	37	8	48	0	7	0	21	1	10	5	5	0	17	265	25	0	449
08:00	28	9	44	0	12	0	22	2	14	2	2	0	19	186	16	0	356
08:15	25	11	56	0	19	0	17	0	19	2	3	0	16	178	4	0	350
Hr Total	135	34	187	0	52	0	83	4	58	14	11	0	61	836	68	0	1543
TOTAL	235	51	321	0	87	0	134	5	104	26	23	0	109	1550	117	0	2762

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/18/20

Peak start	07:15				07:15				07:15				07:15				
Volume	140	29	168	0	41	0	85	5	50	18	11	0	62	871	79	0	
Percent	42%	9%	50%	0%	31%	0%	65%	4%	63%	23%	14%	0%	6%	86%	8%	0%	
Pk total	337				131				79				1012				
Highest	07:45				07:30				07:30				07:45				
Volume	37	8	48	0	14	0	23	1	15	5	1	0	17	265	25	0	
Hi total	93				38				21				307				
PHF	.91				.86				.94				.82				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: FRIDAY
DATE: 12/18/20
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 EAST RAMPS
ALACHUA COUNTY, FLORIDA

Site Code : 12182001
Start Date: 12/18/20
File I.D. : 121820A1
Page : 1

AUTOMOBILES

	I-75 OFF RAMP From North				US 441 From East				McDONALD'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/18/20																	
06:30	7	5	17	0	8	0	6	0	6	3	1	0	3	139	8	0	203
06:45	24	3	29	0	7	0	8	0	16	3	2	0	3	148	9	0	252
07:00	35	3	27	0	11	0	14	0	11	0	6	0	12	185	17	0	321
07:15	26	5	28	0	8	0	18	1	11	6	3	0	9	200	15	0	330
Hr Total	92	16	101	0	34	0	46	1	44	12	12	0	27	672	49	0	1106
07:30	44	5	33	0	14	0	19	1	14	5	0	0	5	202	23	0	365
07:45	34	8	37	0	7	0	19	1	10	5	5	0	12	250	25	0	413
08:00	26	9	36	0	11	0	17	2	14	2	2	0	12	177	16	0	324
08:15	24	10	48	0	19	0	14	0	19	1	3	0	10	168	3	0	319
Hr Total	128	32	154	0	51	0	69	4	57	13	10	0	39	797	67	0	1421
TOTAL	220	48	255	0	85	0	115	5	101	25	22	0	66	1469	116	0	2527

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/18/20

Peak start	07:15				07:15				07:15				07:15				
Volume	130	27	134	0	40	0	73	5	49	18	10	0	38	829	79	0	
Percent	45%	9%	46%	0%	34%	0%	62%	4%	64%	23%	13%	0%	4%	88%	8%	0%	
Pk total	291				118				77				946				
Highest	07:30				07:30				07:15				07:45				
Volume	44	5	33	0	14	0	19	1	11	6	3	0	12	250	25	0	
Hi total	82				34				20				287				
PHF	.89				.87				.96				.82				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: FRIDAY
DATE: 12/18/20
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 EAST RAMPS
ALACHUA COUNTY, FLORIDA

Site Code : 12182001
Start Date: 12/18/20
File I.D. : 121820A1
Page : 1

COMMERCIAL VEHICLES

	I-75 OFF RAMP From North				US 441 From East				McDONALD'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/18/20																	
06:30	1	0	8	0	1	0	1	0	1	0	0	0	4	6	0	0	22
06:45	0	0	7	0	0	0	3	0	0	0	0	0	5	10	0	0	25
07:00	3	0	9	0	0	0	0	0	1	0	0	0	4	13	0	0	30
07:15	4	1	9	0	0	0	1	0	0	0	0	0	8	13	0	0	36
Hr Total	8	1	33	0	1	0	5	0	2	0	0	0	21	42	0	0	113
07:30	1	1	6	0	0	0	4	0	1	0	1	0	4	5	0	0	23
07:45	3	0	11	0	0	0	2	0	0	0	0	0	5	15	0	0	36
08:00	2	0	8	0	1	0	5	0	0	0	0	0	7	9	0	0	32
08:15	1	1	8	0	0	0	3	0	0	1	0	0	6	10	1	0	31
Hr Total	7	2	33	0	1	0	14	0	1	1	1	0	22	39	1	0	122
TOTAL	15	3	66	0	2	0	19	0	3	1	1	0	43	81	1	0	235

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/18/20

Peak start	07:15				07:15				07:15				07:15				
Volume	10	2	34	0	1	0	12	0	1	0	1	0	24	42	0	0	
Percent	22%	4%	74%	0%	8%	0%	92%	0%	50%	0%	50%	0%	36%	64%	0%	0%	
Pk total	46				13				2				66				
Highest	07:15				08:00				07:30				07:15				
Volume	4	1	9	0	1	0	5	0	1	0	1	0	8	13	0	0	
Hi total	14				6				2				21				
PHF	.82				.54				.25				.79				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	6	0	11	0	5	101	8	0	6	1	14	0	10	251	9	0	422
07:00	12	1	8	0	2	117	8	0	18	0	16	0	13	269	18	0	482
07:15	11	1	15	0	5	154	12	0	27	3	25	0	7	313	15	1	589
07:30	7	3	12	0	4	202	14	0	22	3	15	0	12	302	20	1	617
Hr Total	36	5	46	0	16	574	42	0	73	7	70	0	42	1135	62	2	2110
07:45	11	0	11	0	5	170	15	0	24	1	12	0	14	209	16	0	488
08:00	9	4	10	0	18	149	18	2	20	3	13	0	14	224	15	0	499
08:15	13	3	9	0	7	167	14	1	17	3	11	0	10	287	20	1	563
08:30	15	2	11	0	5	160	15	0	24	2	8	0	19	309	15	2	587
Hr Total	48	9	41	0	35	646	62	3	85	9	44	0	57	1029	66	3	2137
TOTAL	84	14	87	0	51	1220	104	3	158	16	114	0	99	2164	128	5	4247

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	38	8	48	0	32	675	59	2	93	10	65	0	47	1048	66	2	
Percent	40%	9%	51%	0%	4%	88%	8%	0%	55%	6%	39%	0%	4%	90%	6%	0%	
Pk total	94				768				168				1163				
Highest	07:15				07:30				07:15				07:15				
Volume	11	1	15	0	4	202	14	0	27	3	25	0	7	313	15	1	
Hi total	27				220				55				336				
PHF	.87				.87				.76				.87				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 15082819

DATE: 08/28/19 | US 441 @ NW 147TH DRIVE | Start Date: 08/28/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 082819AM

BEGIN TIME (MILITARY): 06:45 Hrs | Page : 1

AUTOMOBILES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	6	0	10	0	5	94	7	0	5	1	13	0	8	245	9	0	403
07:00	12	1	5	0	1	108	5	0	18	0	15	0	12	254	16	0	447
07:15	11	1	14	0	5	145	10	0	26	3	24	0	6	304	14	1	564
07:30	7	2	9	0	4	191	11	0	21	3	15	0	11	288	19	1	582
Hr Total	36	4	38	0	15	538	33	0	70	7	67	0	37	1091	58	2	1996
07:45	10	0	9	0	5	152	14	0	23	1	11	0	13	186	13	0	437
08:00	8	4	10	0	18	140	15	2	20	2	12	0	13	211	15	0	470
08:15	12	3	8	0	7	157	12	1	16	3	11	0	8	274	18	1	531
08:30	12	2	7	0	4	138	12	0	24	2	8	0	15	280	15	1	520
Hr Total	42	9	34	0	34	587	53	3	83	8	42	0	49	951	61	2	1958
TOTAL	78	13	72	0	49	1125	86	3	153	15	109	0	86	2042	119	4	3954

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	36	7	42	0	32	628	50	2	90	9	62	0	43	989	61	2	
Percent	42%	8%	49%	0%	4%	88%	7%	0%	56%	6%	39%	0%	4%	90%	6%	0%	
Pk total	85				712				161				1095				
Highest	07:15				07:30				07:15				07:15				
Volume	11	1	14	0	4	191	11	0	26	3	24	0	6	304	14	1	
Hi total	26				206				53				325				
PHF	.82				.86				.76				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	0	0	1	0	0	7	1	0	1	0	1	0	2	6	0	0	19
07:00	0	0	3	0	1	9	3	0	0	0	1	0	1	15	2	0	35
07:15	0	0	1	0	0	9	2	0	1	0	1	0	1	9	1	0	25
07:30	0	1	3	0	0	11	3	0	1	0	0	0	1	14	1	0	35
Hr Total	0	1	8	0	1	36	9	0	3	0	3	0	5	44	4	0	114
07:45	1	0	2	0	0	18	1	0	1	0	1	0	1	23	3	0	51
08:00	1	0	0	0	0	9	3	0	0	1	1	0	1	13	0	0	29
08:15	1	0	1	0	0	10	2	0	1	0	0	0	2	13	2	0	32
08:30	3	0	4	0	1	22	3	0	0	0	0	0	4	29	0	1	67
Hr Total	6	0	7	0	1	59	9	0	2	1	2	0	8	78	5	1	179
TOTAL	6	1	15	0	2	95	18	0	5	1	5	0	13	122	9	1	293

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	2	1	6	0	0	47	9	0	3	1	3	0	4	59	5	0	
Percent	22%	11%	67%	0%	0%	84%	16%	0%	43%	14%	43%	0%	6%	87%	7%	0%	
Pk total	9				56				7				68				
Highest	07:30				07:45				07:15				07:45				
Volume	0	1	3	0	0	18	1	0	1	0	1	0	1	23	3	0	
Hi total	4				19				2				27				
PHF	.56				.74				.88				.63				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

PEDESTRIAN & BICYCLE

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 08/28/19																	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	0				0				0				0				
Highest	06:45				06:45				06:45				06:45				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hi total	0				0				0				0				
PHF	.0				.0				.0				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 12/11/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 12111901
Start Date: 12/11/19
File I.D. : 18153404
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/11/19																	
06:45	31	31	4	0	6	65	10	1	17	16	17	0	9	204	10	0	421
07:00	27	41	4	0	29	77	10	0	19	22	13	0	18	243	24	0	527
07:15	26	59	5	0	28	110	13	0	21	35	28	0	18	281	34	0	658
07:30	42	57	11	0	36	128	23	0	28	41	19	0	18	275	23	1	702
Hr Total	126	188	24	0	99	380	56	1	85	114	77	0	63	1003	91	1	2308
07:45	24	47	15	0	21	130	10	1	15	42	21	0	15	259	23	0	623
08:00	21	51	7	0	13	92	4	0	40	23	14	0	11	233	31	0	540
08:15	16	25	14	0	21	105	12	0	19	21	17	0	11	218	26	0	505
08:30	24	29	14	0	15	106	11	0	24	33	14	0	15	208	15	0	508
Hr Total	85	152	50	0	70	433	37	1	98	119	66	0	52	918	95	0	2176
TOTAL	211	340	74	0	169	813	93	2	183	233	143	0	115	1921	186	1	4484

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	113	214	38	0	98	460	50	1	104	141	82	0	62	1048	111	1	
Percent	31%	59%	10%	0%	16%	76%	8%	0%	32%	43%	25%	0%	5%	86%	9%	0%	
Pk total	365				609				327				1222				
Highest	07:30				07:30				07:30				07:15				
Volume	42	57	11	0	36	128	23	0	28	41	19	0	18	281	34	0	
Hi total	110				187				88				333				
PHF	.83				.81				.93				.92				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 12111901

DATE: 12/11/19 | US 441 AT CR 235 | Start Date: 12/11/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153404

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

AUTOMOBILES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/11/19																	
06:45	29	25	4	0	5	56	9	1	17	10	15	0	9	194	9	0	383
07:00	24	35	3	0	22	72	10	0	19	15	9	0	16	236	23	0	484
07:15	25	50	4	0	24	105	13	0	20	24	27	0	18	267	31	0	608
07:30	40	51	8	0	31	121	22	0	27	38	17	0	18	266	20	1	660
Hr Total	118	161	19	0	82	354	54	1	83	87	68	0	61	963	83	1	2135
07:45	22	39	15	0	16	122	10	1	12	33	17	0	14	246	19	0	566
08:00	20	41	7	0	10	81	4	0	35	19	12	0	10	227	29	0	495
08:15	14	15	13	0	16	92	11	0	18	14	14	0	11	207	24	0	449
08:30	23	23	12	0	12	94	9	0	22	20	9	0	12	193	14	0	443
Hr Total	79	118	47	0	54	389	34	1	87	86	52	0	47	873	86	0	1953
TOTAL	197	279	66	0	136	743	88	2	170	173	120	0	108	1836	169	1	4088

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	107	181	34	0	81	429	49	1	94	114	73	0	60	1006	99	1	
Percent	33%	56%	11%	0%	14%	77%	9%	0%	33%	41%	26%	0%	5%	86%	8%	0%	
Pk total	322				560				281				1166				
Highest	07:30				07:30				07:30				07:15				
Volume	40	51	8	0	31	121	22	0	27	38	17	0	18	267	31	0	
Hi total	99				174				82				316				
PHF	.81				.80				.86				.92				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 12111901

DATE: 12/11/19 | US 441 AT CR 235 | Start Date: 12/11/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153404

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/11/19																	
06:45	2	6	0	0	1	9	1	0	0	6	2	0	0	10	1	0	38
07:00	3	6	1	0	7	5	0	0	0	7	4	0	2	7	1	0	43
07:15	1	9	1	0	4	5	0	0	1	11	1	0	0	14	3	0	50
07:30	2	6	3	0	5	7	1	0	1	3	2	0	0	9	3	0	42
Hr Total	8	27	5	0	17	26	2	0	2	27	9	0	2	40	8	0	173
07:45	2	8	0	0	5	8	0	0	3	9	4	0	1	13	4	0	57
08:00	1	10	0	0	3	11	0	0	5	4	2	0	1	6	2	0	45
08:15	2	10	1	0	5	13	1	0	1	7	3	0	0	11	2	0	56
08:30	1	6	2	0	3	12	2	0	2	13	5	0	3	15	1	0	65
Hr Total	6	34	3	0	16	44	3	0	11	33	14	0	5	45	9	0	223
TOTAL	14	61	8	0	33	70	5	0	13	60	23	0	7	85	17	0	396

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	6	33	4	0	17	31	1	0	10	27	9	0	2	42	12	0	
Percent	14%	77%	9%	0%	35%	63%	2%	0%	22%	59%	20%	0%	4%	75%	21%	0%	
Pk total	43				49				46				56				
Highest	07:15				08:00				07:45				07:45				
Volume	1	9	1	0	3	11	0	0	3	9	4	0	1	13	4	0	
Hi total	11				14				16				18				
PHF	.98				.88				.72				.78				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 12/11/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 12111901
Start Date: 12/11/19
File I.D. : 18153404
Page : 1

PEDESTRIAN & BICYCLE

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 12/11/19																	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2
TOTAL	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	
Pk total	1				0				1				0				
Highest	07:45				06:45				08:00				06:45				
Volume	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	
Hi total	1				0				1				0				
PHF	.25				.0				.25				.0				

PM PEAK PERIOD

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 66667743

DATE: 01/05/21 | US 441 @ I-75 RAMPS/WENDY'S DRIVEWAY | Start Date: 01/05/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 010521PM

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	I-75 RAMPS From North				US 441 From East				WENDY'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 01/05/21																	
15:45	20	5	15	0	6	378	20	1	9	0	12	0	0	188	7	1	662
16:00	22	2	11	0	5	343	12	2	6	0	15	0	0	225	11	0	654
16:15	31	3	14	0	1	398	32	1	6	0	12	0	0	206	11	0	715
16:30	29	2	22	0	9	405	28	2	10	0	22	0	0	245	21	1	796
Hr Total	102	12	62	0	21	1524	92	6	31	0	61	0	0	864	50	2	2827
16:45	31	2	12	0	6	409	42	0	8	0	32	0	0	217	18	3	780
17:00	29	1	20	0	1	395	36	0	2	0	20	0	0	221	18	1	744
17:15	32	8	12	0	13	439	35	2	11	0	24	0	0	231	16	0	823
17:30	35	4	22	0	4	437	31	3	13	0	28	0	0	178	17	0	772
Hr Total	127	15	66	0	24	1680	144	5	34	0	104	0	0	847	69	4	3119
TOTAL	229	27	128	0	45	3204	236	11	65	0	165	0	0	1711	119	6	5946

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 01/05/21

Peak start	16:30				16:30				16:30				16:30				
Volume	121	13	66	0	29	1648	141	4	31	0	98	0	0	914	73	5	
Percent	60%	6%	33%	0%	2%	90%	8%	0%	24%	0%	76%	0%	0%	92%	7%	1%	
Pk total	200				1822				129				992				
Highest	16:30				17:15				16:45				16:30				
Volume	29	2	22	0	13	439	35	2	8	0	32	0	0	245	21	1	
Hi total	53				489				40				267				
PHF	.94				.93				.81				.93				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 66667743

DATE: 01/05/21 | US 441 @ I-75 RAMPS/WENDY'S DRIVEWAY | Start Date: 01/05/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 010521PM

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES

	I-75 RAMPS From North				US 441 From East				WENDY'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 01/05/21																	
15:45	18	4	9	0	6	354	19	1	8	0	12	0	0	169	6	1	607
16:00	21	2	8	0	5	324	10	2	6	0	14	0	0	208	11	0	611
16:15	30	3	8	0	1	379	27	1	6	0	11	0	0	188	11	0	665
16:30	29	2	15	0	8	382	26	2	10	0	21	0	0	221	20	1	737
Hr Total	98	11	40	0	20	1439	82	6	30	0	58	0	0	786	48	2	2620
16:45	30	1	6	0	6	385	40	0	8	0	30	0	0	208	18	3	735
17:00	27	1	16	0	1	390	35	0	2	0	20	0	0	202	18	1	713
17:15	28	8	10	0	10	434	35	2	11	0	23	0	0	220	15	0	796
17:30	32	4	18	0	4	423	31	3	12	0	28	0	0	167	15	0	737
Hr Total	117	14	50	0	21	1632	141	5	33	0	101	0	0	797	66	4	2981
TOTAL	215	25	90	0	41	3071	223	11	63	0	159	0	0	1583	114	6	5601
Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 01/05/21																	
Peak start	16:30				16:30				16:30				16:30				
Volume	114	12	47	0	25	1591	136	4	31	0	94	0	0	851	71	5	
Percent	66%	7%	27%	0%	1%	91%	8%	0%	25%	0%	75%	0%	0%	92%	8%	1%	
Pk total	173				1756				125				927				
Highest	16:30				17:15				16:45				16:30				
Volume	29	2	15	0	10	434	35	2	8	0	30	0	0	221	20	1	
Hi total	46				481				38				242				
PHF	.94				.91				.82				.96				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 01/05/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 RAMPS/WENDY'S DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 66667743
Start Date: 01/05/21
File I.D. : 010521PM
Page : 1

COMMERCIAL VEHICLES

	I-75 RAMPS From North				US 441 From East				WENDY'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 01/05/21																	
15:45	2	1	6	0	0	24	1	0	1	0	0	0	0	19	1	0	55
16:00	1	0	3	0	0	19	2	0	0	0	1	0	0	17	0	0	43
16:15	1	0	6	0	0	19	5	0	0	0	1	0	0	18	0	0	50
16:30	0	0	7	0	1	23	2	0	0	0	1	0	0	24	1	0	59
Hr Total	4	1	22	0	1	85	10	0	1	0	3	0	0	78	2	0	207
16:45	1	1	6	0	0	24	2	0	0	0	2	0	0	9	0	0	45
17:00	2	0	4	0	0	5	1	0	0	0	0	0	0	19	0	0	31
17:15	4	0	2	0	3	5	0	0	0	0	1	0	0	11	1	0	27
17:30	3	0	4	0	0	14	0	0	1	0	0	0	0	11	2	0	35
Hr Total	10	1	16	0	3	48	3	0	1	0	3	0	0	50	3	0	138
TOTAL	14	2	38	0	4	133	13	0	2	0	6	0	0	128	5	0	345

Peak Hour Analysis By Entire Intersection for the Period: 16:30 to 17:30 on 01/05/21

Peak start	16:30				16:30				16:30				16:30				
Volume	7	1	19	0	4	57	5	0	0	0	4	0	0	63	2	0	
Percent	26%	4%	70%	0%	6%	86%	8%	0%	0%	0%	100%	0%	0%	97%	3%	0%	
Pk total	27				66				4				65				
Highest	16:45				16:30				16:45				16:30				
Volume	1	1	6	0	1	23	2	0	0	0	2	0	0	24	1	0	
Hi total	8				26				2				25				
PHF	.84				.63				.50				.65				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 12142001

DATE: 12/14/20 | US 441 @ I-75 EAST RAMPS | Start Date: 12/14/20

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 121420P2

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	I-75 OFF-RAMP From North				US 441 From East				McDONALD'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/14/20																	
15:45	60	4	76	0	14	0	25	0	7	6	1	0	14	178	7	0	392
16:00	54	9	103	0	6	0	26	1	14	1	4	0	15	125	13	0	371
16:15	58	1	85	0	7	0	30	0	11	1	2	0	25	188	9	0	417
16:30	44	3	110	0	12	0	19	2	7	3	3	0	16	173	6	0	398
Hr Total	216	17	374	0	39	0	100	3	39	11	10	0	70	664	35	0	1578
16:45	41	2	85	0	10	0	43	2	15	1	2	0	15	209	8	0	433
17:00	75	3	113	0	11	0	31	1	15	3	2	0	13	191	11	0	469
17:15	55	2	129	0	10	0	46	0	14	0	2	0	13	227	6	1	505
17:30	53	0	113	0	10	0	38	2	8	1	4	0	14	187	7	0	437
Hr Total	224	7	440	0	41	0	158	5	52	5	10	0	55	814	32	1	1844
TOTAL	440	24	814	0	80	0	258	8	91	16	20	0	125	1478	67	1	3422

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/14/20

Peak start	16:45				16:45				16:45				16:45				
Volume	224	7	440	0	41	0	158	5	52	5	10	0	55	814	32	1	
Percent	33%	1%	66%	0%	20%	0%	77%	2%	78%	7%	15%	0%	6%	90%	4%	0%	
Pk total	671				204				67				902				
Highest	17:00				17:15				17:00				17:15				
Volume	75	3	113	0	10	0	46	0	15	3	2	0	13	227	6	1	
Hi total	191				56				20				247				
PHF	.88				.91				.84				.91				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/14/20
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 EAST RAMPS
ALACHUA COUNTY, FLORIDA

Site Code : 12142001
Start Date: 12/14/20
File I.D. : 121420P2
Page : 1

AUTOMOBILES

	I-75 OFF-RAMP From North				US 441 From East				McDONALD'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/14/20																	
15:45	59	4	71	0	14	0	22	0	7	6	1	0	7	168	7	0	366
16:00	47	9	101	0	5	0	22	1	14	1	4	0	12	114	13	0	343
16:15	56	1	77	0	7	0	29	0	10	1	2	0	17	175	9	0	384
16:30	39	3	101	0	12	0	15	2	7	3	3	0	12	165	6	0	368
Hr Total	201	17	350	0	38	0	88	3	38	11	10	0	48	622	35	0	1461
16:45	40	2	75	0	9	0	38	2	14	1	2	0	12	204	8	0	407
17:00	72	3	106	0	11	0	28	1	15	3	2	0	6	176	10	0	433
17:15	50	2	122	0	9	0	46	0	13	0	2	0	12	220	6	1	483
17:30	52	0	108	0	10	0	38	2	8	1	4	0	12	181	7	0	423
Hr Total	214	7	411	0	39	0	150	5	50	5	10	0	42	781	31	1	1746
TOTAL	415	24	761	0	77	0	238	8	88	16	20	0	90	1403	66	1	3207

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/14/20

Peak start	16:45				16:45				16:45				16:45				
Volume	214	7	411	0	39	0	150	5	50	5	10	0	42	781	31	1	
Percent	34%	1%	65%	0%	20%	0%	77%	3%	77%	8%	15%	0%	5%	91%	4%	0%	
Pk total	632				194				65				855				
Highest	17:00				17:15				17:00				17:15				
Volume	72	3	106	0	9	0	46	0	15	3	2	0	12	220	6	1	
Hi total	181				55				20				239				
PHF	.87				.88				.81				.89				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/14/20
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ I-75 EAST RAMPS
ALACHUA COUNTY, FLORIDA

Site Code : 12142001
Start Date: 12/14/20
File I.D. : 121420P2
Page : 1

COMMERCIAL VEHICLES

	I-75 OFF-RAMP From North				US 441 From East				McDONALD'S DRIVEWAY From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/14/20																	
15:45	1	0	5	0	0	0	3	0	0	0	0	0	7	10	0	0	26
16:00	7	0	2	0	1	0	4	0	0	0	0	0	3	11	0	0	28
16:15	2	0	8	0	0	0	1	0	1	0	0	0	8	13	0	0	33
16:30	5	0	9	0	0	0	4	0	0	0	0	0	4	8	0	0	30
Hr Total	15	0	24	0	1	0	12	0	1	0	0	0	22	42	0	0	117
16:45	1	0	10	0	1	0	5	0	1	0	0	0	3	5	0	0	26
17:00	3	0	7	0	0	0	3	0	0	0	0	0	7	15	1	0	36
17:15	5	0	7	0	1	0	0	0	1	0	0	0	1	7	0	0	22
17:30	1	0	5	0	0	0	0	0	0	0	0	0	2	6	0	0	14
Hr Total	10	0	29	0	2	0	8	0	2	0	0	0	13	33	1	0	98
TOTAL	25	0	53	0	3	0	20	0	3	0	0	0	35	75	1	0	215

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/14/20

Peak start	16:45				16:45				16:45				16:45				
Volume	10	0	29	0	2	0	8	0	2	0	0	0	13	33	1	0	
Percent	26%	0%	74%	0%	20%	0%	80%	0%	100%	0%	0%	0%	28%	70%	2%	0%	
Pk total	39				10				2				47				
Highest	17:15				16:45				16:45				17:00				
Volume	5	0	7	0	1	0	5	0	1	0	0	0	7	15	1	0	
Hi total	12				6				1				23				
PHF	.81				.42				.50				.51				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 15082619

DATE: 08/26/19 | US 441 @ NW 147TH DRIVE | Start Date: 08/26/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 082619PM

BEGIN TIME (MILITARY): 15:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	15	5	26	0	15	238	24	0	36	3	13	0	20	165	27	2	589
16:00	20	4	22	0	14	230	28	1	31	4	7	0	12	164	33	3	573
16:15	15	2	28	0	24	227	18	1	43	4	8	0	18	148	27	0	563
16:30	18	6	23	0	15	266	23	2	33	5	8	0	17	156	34	0	606
Hr Total	68	17	99	0	68	961	93	4	143	16	36	0	67	633	121	5	2331
16:45	15	6	29	0	14	299	20	0	32	3	15	0	13	186	30	0	662
17:00	18	3	31	0	26	326	25	2	49	7	14	0	21	169	27	2	720
17:15	13	4	27	0	26	348	16	0	38	10	17	0	24	200	36	1	760
17:30	12	5	28	0	30	306	16	0	53	3	18	0	14	156	34	3	678
Hr Total	58	18	115	0	96	1279	77	2	172	23	64	0	72	711	127	6	2820
17:45	16	4	18	0	23	252	13	1	29	3	8	0	12	180	27	1	587
Hr Total	16	4	18	0	23	252	13	1	29	3	8	0	12	180	27	1	587
TOTAL	142	39	232	0	187	2492	183	7	344	42	108	0	151	1524	275	12	5738

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	58	18	115	0	96	1279	77	2	172	23	64	0	72	711	127	6	
Percent	30%	9%	60%	0%	7%	88%	5%	0%	66%	9%	25%	0%	8%	78%	14%	1%	
Pk total	191				1454				259				916				
Highest	17:00				17:15				17:30				17:15				
Volume	18	3	31	0	26	348	16	0	53	3	18	0	24	200	36	1	
Hi total	52				390				74				261				
PHF	.92				.93				.88				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM
Page : 1

AUTOMOBILES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	14	5	26	0	15	226	23	0	36	3	13	0	20	155	27	2	565
16:00	18	4	22	0	14	215	26	1	31	4	5	0	11	156	31	2	540
16:15	14	2	28	0	23	218	17	1	42	4	8	0	18	134	27	0	536
16:30	17	6	21	0	15	252	22	2	32	5	8	0	16	146	34	0	576
Hr Total	63	17	97	0	67	911	88	4	141	16	34	0	65	591	119	4	2217
16:45	14	6	29	0	13	282	20	0	31	3	15	0	13	183	29	0	638
17:00	18	3	30	0	26	316	24	2	48	7	14	0	21	159	26	2	696
17:15	13	4	27	0	26	333	15	0	37	10	17	0	24	190	35	1	732
17:30	12	5	27	0	30	301	16	0	53	3	18	0	13	149	34	3	664
Hr Total	57	18	113	0	95	1232	75	2	169	23	64	0	71	681	124	6	2730
17:45	16	4	17	0	23	240	13	1	28	3	7	0	12	176	25	1	566
Hr Total	16	4	17	0	23	240	13	1	28	3	7	0	12	176	25	1	566
TOTAL	136	39	227	0	185	2383	176	7	338	42	105	0	148	1448	268	11	5513

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	57	18	113	0	95	1232	75	2	169	23	64	0	71	681	124	6	
Percent	30%	10%	60%	0%	7%	88%	5%	0%	66%	9%	25%	0%	8%	77%	14%	1%	
Pk total	188				1404				256				882				
Highest	17:00				17:15				17:30				17:15				
Volume	18	3	30	0	26	333	15	0	53	3	18	0	24	190	35	1	
Hi total	51				374				74				250				
PHF	.92				.94				.86				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM
Page : 1

COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	1	0	0	0	0	12	1	0	0	0	0	0	0	10	0	0	24
16:00	2	0	0	0	0	15	2	0	0	0	2	0	1	8	2	1	33
16:15	1	0	0	0	1	9	1	0	1	0	0	0	0	14	0	0	27
16:30	1	0	2	0	0	14	1	0	1	0	0	0	1	10	0	0	30
Hr Total	5	0	2	0	1	50	5	0	2	0	2	0	2	42	2	1	114
16:45	1	0	0	0	1	17	0	0	1	0	0	0	0	3	1	0	24
17:00	0	0	1	0	0	10	1	0	1	0	0	0	0	10	1	0	24
17:15	0	0	0	0	0	15	1	0	1	0	0	0	0	10	1	0	28
17:30	0	0	1	0	0	5	0	0	0	0	0	0	1	7	0	0	14
Hr Total	1	0	2	0	1	47	2	0	3	0	0	0	1	30	3	0	90
17:45	0	0	1	0	0	12	0	0	1	0	1	0	0	4	2	0	21
Hr Total	0	0	1	0	0	12	0	0	1	0	1	0	0	4	2	0	21
TOTAL	6	0	5	0	2	109	7	0	6	0	3	0	3	76	7	1	225

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	1	0	2	0	1	47	2	0	3	0	0	0	1	30	3	0	
Percent	33%	0%	67%	0%	2%	94%	4%	0%	100%	0%	0%	0%	3%	88%	9%	0%	
Pk total	3				50				3				34				
Highest	16:45				16:45				16:45				17:00				
Volume	1	0	0	0	1	17	0	0	1	0	0	0	0	10	1	0	
Hi total	1				18				1				11				
PHF	.75				.69				.75				.77				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM
Page : 1

PEDESTRIAN & BICYCLE

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 08/26/19																	
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	3
16:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	1	5
16:45	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	5
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	2	0	0	0	0	0	0	0	5	0	0	0	3	10

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	
Pk total	0				0				3				2				
Highest	15:45				15:45				17:00				17:00				
Volume	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	
Hi total	0				0				2				2				
PHF	.0				.0				.38				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22222222

DATE: 12/09/19 | US 441 AT CR 235 | Start Date: 12/09/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153403

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/09/19																	
15:30	14	21	15	0	18	227	19	0	34	26	24	0	19	154	29	0	600
15:45	15	19	19	0	35	228	23	0	25	41	29	0	19	116	19	0	588
16:00	11	30	12	0	28	220	19	0	29	30	21	0	23	138	22	0	583
16:15	22	24	20	0	29	204	15	0	35	33	12	0	15	109	19	0	537
Hr Total	62	94	66	0	110	879	76	0	123	130	86	0	76	517	89	0	2308
16:30	14	26	9	0	33	261	27	0	43	30	15	0	32	116	41	1	648
16:45	13	32	18	0	36	259	18	0	36	37	20	0	43	115	37	1	665
17:00	26	39	22	0	41	330	25	0	41	37	20	0	29	150	34	0	794
17:15	9	44	16	0	39	302	18	0	28	44	23	0	51	140	47	0	761
Hr Total	62	141	65	0	149	1152	88	0	148	148	78	0	155	521	159	2	2868
17:30	13	41	26	0	50	285	27	0	31	32	14	0	27	114	44	0	704
Hr Total	13	41	26	0	50	285	27	0	31	32	14	0	27	114	44	0	704
TOTAL	137	276	157	0	309	2316	191	0	302	310	178	0	258	1152	292	2	5880

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	61	156	82	0	166	1176	88	0	136	150	77	0	150	519	162	1	
Percent	20%	52%	27%	0%	12%	82%	6%	0%	37%	41%	21%	0%	18%	62%	19%	0%	
Pk total	299				1430				363				832				
Highest	17:00				17:00				17:00				17:15				
Volume	26	39	22	0	41	330	25	0	41	37	20	0	51	140	47	0	
Hi total	87				396				98				238				
PHF	.86				.90				.93				.87				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22222222

DATE: 12/09/19 | US 441 AT CR 235 | Start Date: 12/09/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153403

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/09/19																	
15:30	13	17	15	0	17	222	16	0	32	19	22	0	19	145	26	0	563
15:45	10	10	18	0	34	210	22	0	22	35	28	0	19	103	19	0	530
16:00	11	20	10	0	26	211	19	0	28	23	18	0	23	122	21	0	532
16:15	21	21	17	0	27	199	15	0	34	29	12	0	15	103	19	0	512
Hr Total	55	68	60	0	104	842	72	0	116	106	80	0	76	473	85	0	2137
16:30	14	24	6	0	32	245	25	0	38	28	13	0	29	113	37	1	605
16:45	13	24	16	0	35	247	17	0	34	37	12	0	42	113	36	1	627
17:00	24	36	21	0	37	324	24	0	39	34	18	0	28	146	34	0	765
17:15	8	39	16	0	38	292	18	0	27	39	22	0	51	133	44	0	727
Hr Total	59	123	59	0	142	1108	84	0	138	138	65	0	150	505	151	2	2724
17:30	13	37	26	0	47	281	27	0	30	29	13	0	27	110	42	0	682
Hr Total	13	37	26	0	47	281	27	0	30	29	13	0	27	110	42	0	682
TOTAL	127	228	145	0	293	2231	183	0	284	273	158	0	253	1088	278	2	5543

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	58	136	79	0	157	1144	86	0	130	139	65	0	148	502	156	1	
Percent	21%	50%	29%	0%	11%	82%	6%	0%	39%	42%	19%	0%	18%	62%	19%	0%	
Pk total	273				1387				334				807				
Highest	17:00				17:00				17:00				17:15				
Volume	24	36	21	0	37	324	24	0	39	34	18	0	51	133	44	0	
Hi total	81				385				91				228				
PHF	.84				.90				.92				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/09/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 22222222
Start Date: 12/09/19
File I.D. : 18153403
Page : 1

COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/09/19																	
15:30	1	4	0	0	1	5	3	0	2	7	2	0	0	9	3	0	37
15:45	5	9	1	0	1	18	1	0	3	6	1	0	0	13	0	0	58
16:00	0	10	2	0	2	9	0	0	1	7	3	0	0	16	1	0	51
16:15	1	3	3	0	2	5	0	0	1	4	0	0	0	6	0	0	25
Hr Total	7	26	6	0	6	37	4	0	7	24	6	0	0	44	4	0	171
16:30	0	2	3	0	1	16	2	0	5	2	2	0	3	3	4	0	43
16:45	0	8	2	0	1	12	1	0	2	0	8	0	1	2	1	0	38
17:00	2	3	1	0	4	6	1	0	2	3	2	0	1	4	0	0	29
17:15	1	5	0	0	1	10	0	0	1	5	1	0	0	7	3	0	34
Hr Total	3	18	6	0	7	44	4	0	10	10	13	0	5	16	8	0	144
17:30	0	4	0	0	3	4	0	0	1	3	1	0	0	4	2	0	22
Hr Total	0	4	0	0	3	4	0	0	1	3	1	0	0	4	2	0	22
TOTAL	10	48	12	0	16	85	8	0	18	37	20	0	5	64	14	0	337

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	3	20	3	0	9	32	2	0	6	11	12	0	2	17	6	0	
Percent	12%	77%	12%	0%	21%	74%	5%	0%	21%	38%	41%	0%	8%	68%	24%	0%	
Pk total	26				43				29				25				
Highest	16:45				16:45				16:45				17:15				
Volume	0	8	2	0	1	12	1	0	2	0	8	0	0	7	3	0	
Hi total	10				14				10				10				
PHF	.65				.77				.72				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/09/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 22222222
Start Date: 12/09/19
File I.D. : 18153403
Page : 1

PEDESTRIAN & BICYCLE

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 12/09/19																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
15:45	0	0	0	0	0	0	0	1	0	1	0	3	0	0	0	0	5
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Hr Total	0	0	0	0	0	0	0	3	0	1	0	4	0	0	0	1	9
16:30	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
Hr Total	0	0	0	1	0	0	0	2	0	0	0	2	0	0	0	0	5
17:30	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
TOTAL	0	0	0	4	0	0	0	5	0	1	0	6	0	0	0	2	18

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	0	0	0	4	0	0	0	0	0	0	0	2	0	0	0	1	
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	
Pk total	4				0				2				1				
Highest	17:30				15:30				17:15				17:30				
Volume	0	0	0	3	0	0	0	0	0	0	0	2	0	0	0	1	
Hi total	3				0				2				1				
PHF	.33				.0				.25				.25				

APPENDIX C

FDOT TRAFFIC DATA

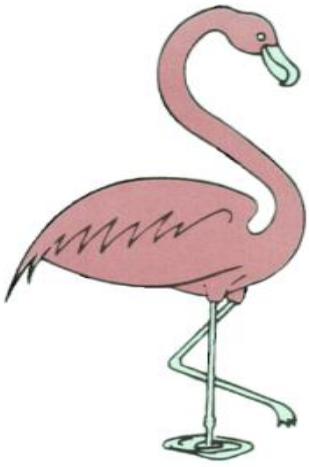
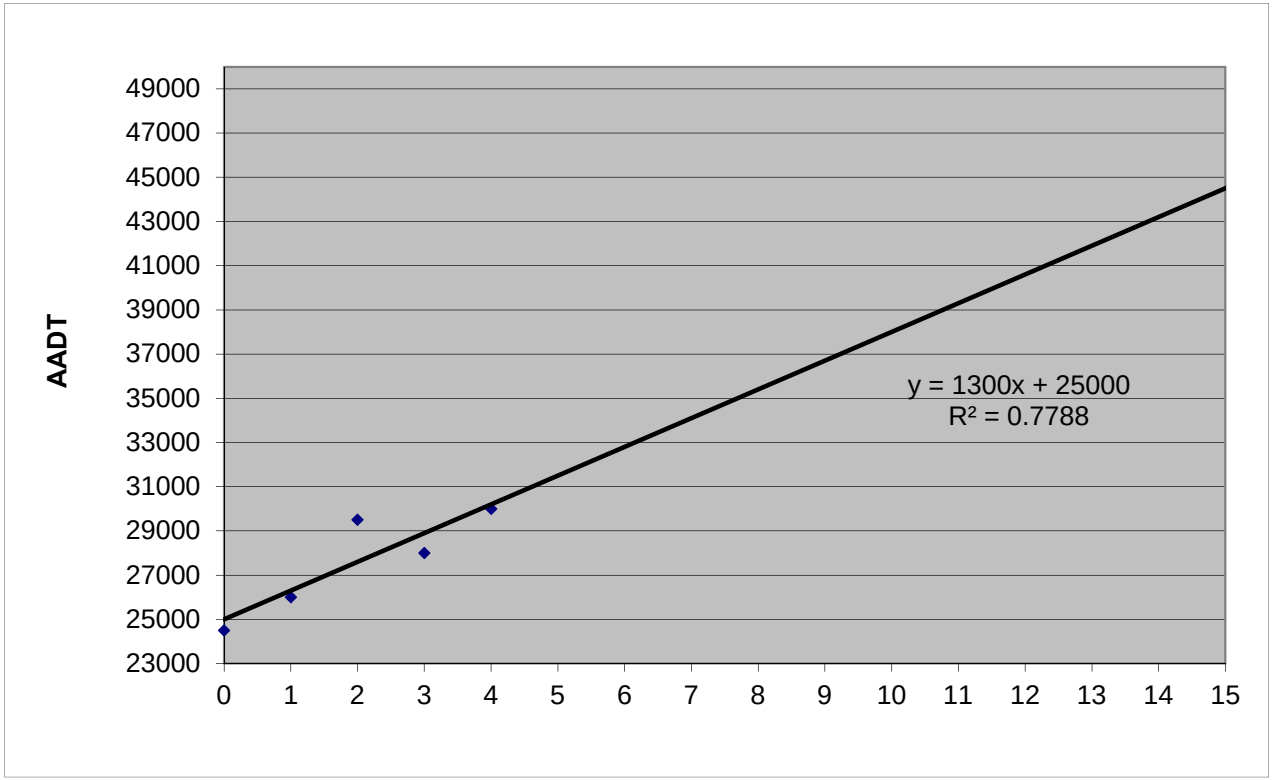


TABLE C-1
LINEAR REGRESSION ANALYSIS

US 441, West of I-75

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	24500	**25000**
2016	1	26000	26300
2017	2	29500	27600
2018	3	28000	28900
2019	4	30000	30200
2020	5		31500
2021	6		32800
2022	7		34100
2023	8		35400
2024	9		36700
2025	10		38000
2026	11		39300
2027	12		40600
2028	13		41900
2029	14		43200
2030	15		**44500**

i = 3.9%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0461 - SR 20 .2 MI. NW OF SR 93

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30000 C	N 15000	S 15000	9.50	58.00	5.60
2018	28000 C	N 14000	S 14000	9.50	57.90	4.90
2017	29500 C	N 14500	S 15000	9.50	53.80	4.60
2016	26000 C	N 13000	S 13000	9.50	53.60	4.90
2015	24500 C	N 12500	S 12000	9.50	57.00	5.20
2014	23500 C	N 11500	S 12000	9.50	57.40	5.40
2013	23000 C	N 11500	S 11500	9.50	57.80	5.00
2012	21000 C	N 10500	S 10500	9.50	58.40	4.90
2011	21500 C	N 10500	S 11000	9.50	58.80	5.50
2010	21000 C	N 10500	S 10500	10.13	59.87	5.10
2009	24000 C	N 12000	S 12000	10.04	57.81	6.20
2008	22500 C	N 11000	S 11500	10.17	57.73	7.30
2007	26000 C	N 13000	S 13000	10.22	58.44	5.70
2006	24500 C	N 12000	S 12500	9.98	59.05	6.70
2005	21000 C	N 10500	S 10500	10.10	58.20	19.60
2004	22500 C	N 11500	S 11000	10.20	62.30	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 0461
DESCRIPTION: SR 20 .2 MI. NW OF SR 93
START DATE: 08/27/2019
START TIME: 1100

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	15	16	22	27	80	24	18	18	18	78	158
0100	16	9	7	15	47	17	29	16	17	79	126
0200	6	8	7	22	43	11	12	20	26	69	112
0300	19	19	58	44	140	9	16	18	28	71	211
0400	36	56	50	74	216	37	30	53	54	174	390
0500	83	96	124	173	476	58	53	76	67	254	730
0600	184	308	316	341	1149	73	74	94	110	351	1500
0700	447	475	419	234	1575	105	158	162	202	627	2202
0800	279	450	426	318	1473	169	205	215	166	755	2228
0900	241	234	225	216	916	156	150	148	178	632	1548
1000	220	209	196	180	805	190	173	189	159	711	1516
1100	204	177	248	240	869	219	224	214	231	888	1757
1200	213	237	248	178	876	244	220	218	226	908	1784
1300	206	222	205	217	850	245	222	227	230	924	1774
1400	203	197	207	229	836	240	245	247	265	997	1833
1500	213	298	252	203	966	324	299	272	343	1238	2204
1600	208	202	214	228	852	327	356	378	431	1492	2344
1700	253	174	224	200	851	437	448	464	437	1786	2637
1800	177	179	141	146	643	354	321	274	238	1187	1830
1900	127	133	112	108	480	206	192	175	162	735	1215
2000	101	79	108	83	371	152	150	148	133	583	954
2100	72	60	49	101	282	102	91	80	100	373	655
2200	70	50	48	35	203	85	63	78	51	277	480
2300	27	20	19	7	73	34	24	36	28	122	195
24-HOUR TOTALS:					15072					15311	30383

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	645	1682	745	791	800	2228
P.M.	1445	992	1700	1786	1645	2659
DAILY	645	1682	1700	1786	1645	2659

GENERATED BY SPS 5.0.53P

COUNTY: 26
STATION: 0461
DESCRIPTION: SR 20 .2 MI. NW OF SR 93
START DATE: 08/28/2019
START TIME: 1100

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	22	22	15	14	73	32	30	24	20	106	179
0100	32	19	17	12	80	19	25	12	12	68	148
0200	13	9	13	15	50	16	20	26	14	76	126
0300	21	26	62	36	145	15	16	23	32	86	231
0400	39	49	71	66	225	35	34	46	39	154	379
0500	82	102	152	148	484	36	63	79	84	262	746
0600	203	282	341	359	1185	64	76	110	119	369	1554
0700	412	496	513	465	1886	153	143	183	200	679	2565
0800	394	374	386	328	1482	177	215	229	181	802	2284
0900	241	262	247	240	990	153	196	199	251	799	1789
1000	220	222	236	247	925	187	207	209	246	849	1774
1100	219	198	228	215	860	194	219	205	188	806	1666
1200	241	241	267	222	971	228	281	220	257	986	1957
1300	199	250	228	216	893	249	257	227	260	993	1886
1400	203	213	216	221	853	260	286	227	292	1065	1918
1500	228	258	239	201	926	305	281	293	364	1243	2169
1600	224	218	235	253	930	370	339	374	422	1505	2435
1700	246	264	254	220	984	418	430	446	405	1699	2683
1800	238	200	187	156	781	343	366	308	269	1286	2067
1900	170	146	142	122	580	215	228	201	214	858	1438
2000	116	137	106	96	455	191	215	200	155	761	1216
2100	82	57	75	53	267	118	109	126	91	444	711
2200	39	28	60	24	151	83	67	70	51	271	422
2300	33	27	23	14	97	33	51	54	33	171	268
24-HOUR TOTALS:					16273					16338	32611

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	1886	745	821	715	2571
P.M.	1645	1017	1645	1716	1645	2733
DAILY	700	1886	1645	1716	1645	2733

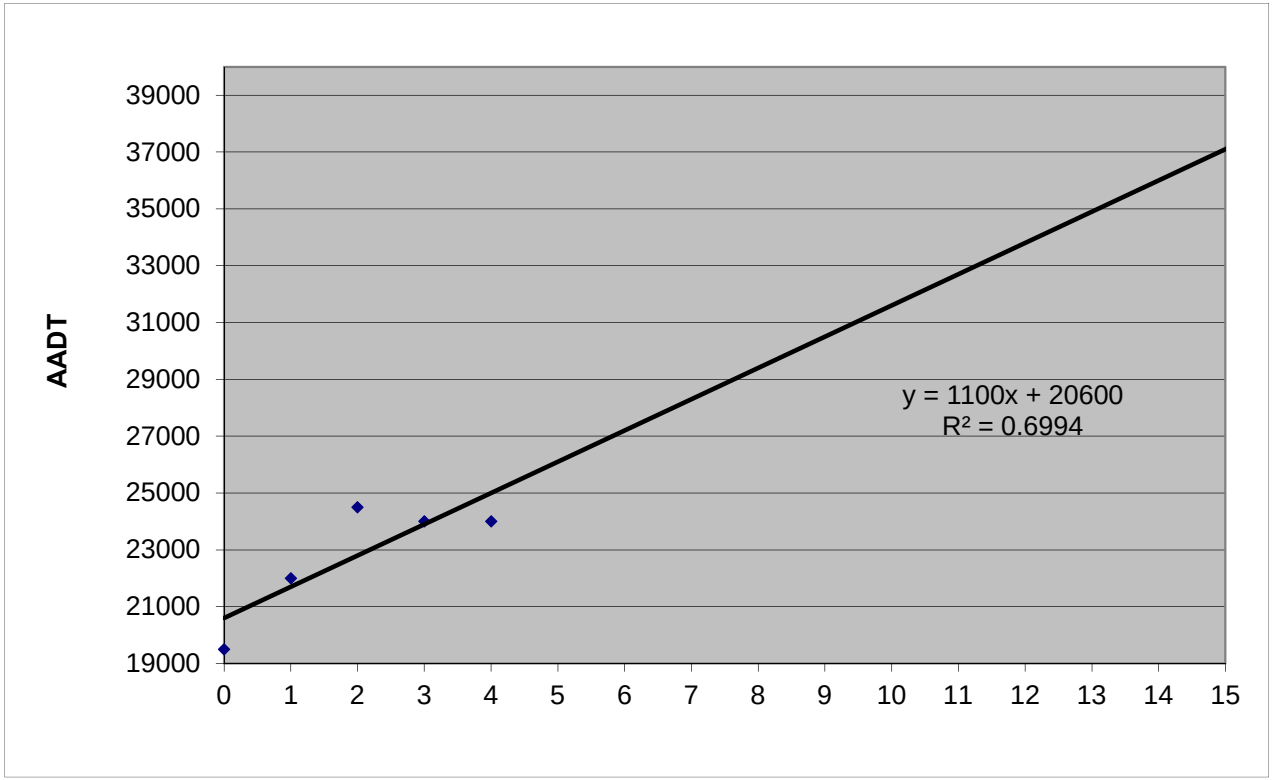
GENERATED BY SPS 5.0.53P

TABLE C-2
LINEAR REGRESSION ANALYSIS

US 441, West of SR 235

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	19500	**20600**
2016	1	22000	21700
2017	2	24500	22800
2018	3	24000	23900
2019	4	24000	25000
2020	5		26100
2021	6		27200
2022	7		28300
2023	8		29400
2024	9		30500
2025	10		31600
2026	11		32700
2027	12		33800
2028	13		34900
2029	14		36000
2030	15		**37100**

i = 4.0%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5106 - SR 20 .4 MI. NW OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	24000 C	N 12000	S 12000	9.50	58.00	5.60
2018	24000 C	N 12000	S 12000	9.50	57.90	4.90
2017	24500 C	N 12500	S 12000	9.50	53.80	4.60
2016	22000 C	N 11000	S 11000	9.50	53.60	4.90
2015	19500 C	N 9700	S 9800	9.50	57.00	5.20
2014	20000 C	N 10000	S 10000	9.50	57.40	5.40
2013	19800 C	N 9800	S 10000	9.50	57.80	5.00
2012	18900 C	N 9600	S 9300	9.50	58.40	4.90
2011	18600 C	N 9200	S 9400	9.50	58.80	5.50
2010	17600 C	N 8700	S 8900	10.13	59.87	5.10
2009	19600 C	N 9600	S 10000	10.04	57.81	6.20
2008	19400 C	N 9800	S 9600	10.17	57.73	7.30
2007	20000 C	N 10000	S 10000	10.22	58.44	5.70
2006	20500 C	N 10000	S 10500	9.98	59.05	6.70
2005	20000 C	N 10000	S 10000	10.10	58.20	19.60
2004	19900 C	N 10000	S 9900	10.20	62.30	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 05/07/2019
START TIME: 1415

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	22	15	16	10	63	18	21	13	17	69	132
0100	20	10	11	10	51	12	8	4	10	34	85
0200	16	8	5	7	36	6	7	5	7	25	61
0300	6	6	6	14	32	6	16	11	19	52	84
0400	16	10	21	13	60	17	18	28	30	93	153
0500	30	30	40	46	146	55	55	88	107	305	451
0600	50	66	92	116	324	114	183	256	235	788	1112
0700	132	164	195	176	667	293	311	320	297	1221	1888
0800	165	171	179	193	708	268	278	232	228	1006	1714
0900	140	132	144	171	587	194	172	206	164	736	1323
1000	132	138	132	156	558	148	160	164	177	649	1207
1100	177	168	226	238	809	141	178	184	200	703	1512
1200	232	227	233	189	881	217	221	239	229	906	1787
1300	208	195	185	206	794	214	194	190	200	798	1592
1400	215	238	231	224	908	183	187	217	160	747	1655
1500	235	223	243	254	955	192	218	220	169	799	1754
1600	264	285	331	297	1177	216	161	189	222	788	1965
1700	343	345	343	294	1325	182	201	215	187	785	2110
1800	277	252	214	168	911	194	165	166	125	650	1561
1900	140	137	133	134	544	124	132	120	93	469	1013
2000	128	119	106	75	428	107	114	118	107	446	874
2100	81	75	74	47	277	94	74	62	61	291	568
2200	45	45	43	33	166	37	42	30	44	153	319
2300	16	20	22	23	81	23	13	23	18	77	158
24-HOUR TOTALS:					12488					12590	25078

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	800	708	700	1221	715	1896
P.M.	1645	1328	1200	906	1645	2148
DAILY	1645	1328	700	1221	1645	2148

GENERATED BY SPS 5.0.53P

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 05/08/2019
START TIME: 1415

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	26	25	18	13	82	21	24	21	5	71	153
0100	10	6	13	10	39	14	15	10	8	47	86
0200	7	11	4	12	34	5	9	7	7	28	62
0300	8	5	11	10	34	7	14	13	25	59	93
0400	14	14	13	16	57	24	26	30	38	118	175
0500	25	29	51	40	145	50	59	83	110	302	447
0600	57	74	84	129	344	111	186	234	243	774	1118
0700	126	156	201	186	669	299	319	331	326	1275	1944
0800	184	164	163	187	698	296	261	271	255	1083	1781
0900	143	146	150	174	613	183	169	226	186	764	1377
1000	140	146	163	149	598	154	165	181	182	682	1280
1100	188	177	278	238	881	179	191	174	198	742	1623
1200	248	236	196	217	897	202	235	209	208	854	1751
1300	190	229	227	222	868	241	212	188	207	848	1716
1400	189	209	197	210	805	191	182	184	182	739	1544
1500	247	233	242	232	954	172	203	241	216	832	1786
1600	265	258	297	305	1125	174	207	222	215	818	1943
1700	330	350	330	307	1317	195	206	240	208	849	2166
1800	261	257	241	206	965	184	167	154	149	654	1619
1900	143	158	161	126	588	145	133	118	109	505	1093
2000	148	108	106	100	462	103	127	118	101	449	911
2100	87	103	72	69	331	90	89	80	66	325	656
2200	69	63	40	30	202	64	50	39	30	183	385
2300	32	37	9	20	98	30	26	25	24	105	203
24-HOUR TOTALS:					12806					13106	25912

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	735	700	1275	715	1999
P.M.	1700	1317	1215	893	1645	2171
DAILY	1700	1317	700	1275	1645	2171

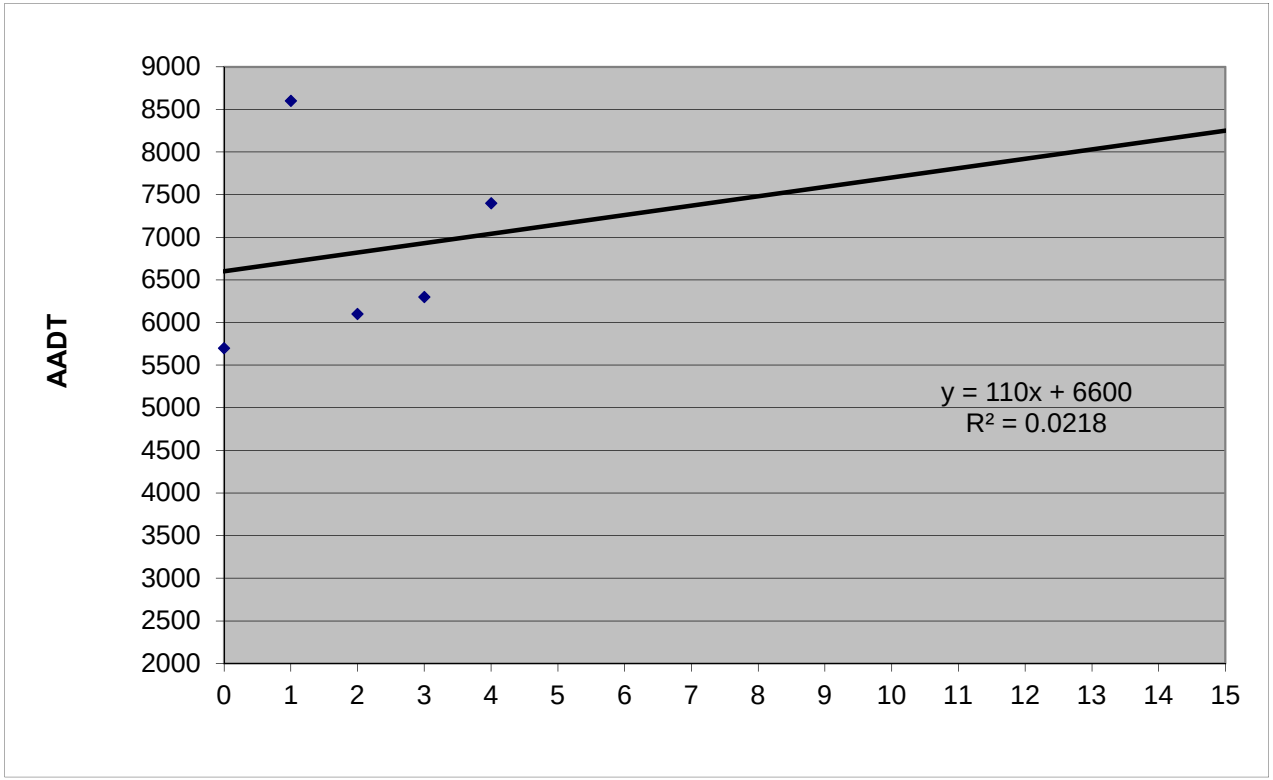
GENERATED BY SPS 5.0.53P

TABLE C-3
LINEAR REGRESSION ANALYSIS

I-75 to US 441 Northbound Cloverleaf Off-Ramp (East of I-75)

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	5700	**6600**
2016	1	8600	6710
2017	2	6100	6820
2018	3	6300	6930
2019	4	7400	7040
2020	5		7150
2021	6		7260
2022	7		7370
2023	8		7480
2024	9		7590
2025	10		7700
2026	11		7810
2027	12		7920
2028	13		8030
2029	14		8140
2030	15		**8250**

i = 8.3%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 4021 - RAMP I-75 NB TO US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7400 C	N 7400	0	9.50	99.90	29.40
2018	6300 C	N 6300	0	9.50	99.90	28.10
2017	6100 C	N 6100	0	9.50	99.90	28.30
2016	8600 C	N 8600	0	9.50	99.90	28.20
2015	5700 C	N 5700	0	9.00	99.90	19.70
2014	5700 C	N 5700		9.00	99.90	18.50
2013	5700 C	N 5700	0	9.00	99.90	16.30
2012	6600 C	N 6600	0	9.00	99.90	19.00
2011	5600 C	N 5600	0	9.00	99.90	18.00
2010	6600 C	N 6600	0	13.54	99.99	17.80
2009	6100 C	N 6100	0	13.63	99.99	18.20
2008	5400 C	N 5400	0	13.38	99.99	22.00
2007	5800 C	N 5800	0	11.99	99.99	23.50
2006	7100 C	N 7100	0	13.35	99.99	12.80
2005	6800 C	N 6800		13.20	99.90	14.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 4021
DESCRIPTION: RAMP I-75 NB TO US 441
START DATE: 08/21/2019
START TIME: 1000

DIRECTION: N

TIME	1ST	2ND	3RD	4TH	TOTAL
0000	27	26	14	26	93
0100	22	19	5	7	53
0200	7	18	14	8	47
0300	13	8	11	31	63
0400	17	15	36	25	93
0500	24	48	41	48	161
0600	41	65	80	88	274
0700	89	135	137	154	515
0800	125	111	119	113	468
0900	89	115	90	102	396
1000	81	96	100	115	392
1100	155	108	108	124	495
1200	136	148	133	119	536
1300	109	128	149	147	533
1400	148	172	154	141	615
1500	142	200	169	202	713
1600	209	209	229	231	878
1700	239	320	233	252	1044
1800	190	181	142	116	629
1900	138	118	93	95	444
2000	72	75	84	59	290
2100	77	78	67	70	292
2200	40	39	34	26	139
2300	26	30	29	24	109
24-HOUR TOTALS:					9272

PEAK VOLUME INFORMATION

	HOUR	VOLUME
A.M.	715	551
P.M.	1700	1044
DAILY	1700	1044

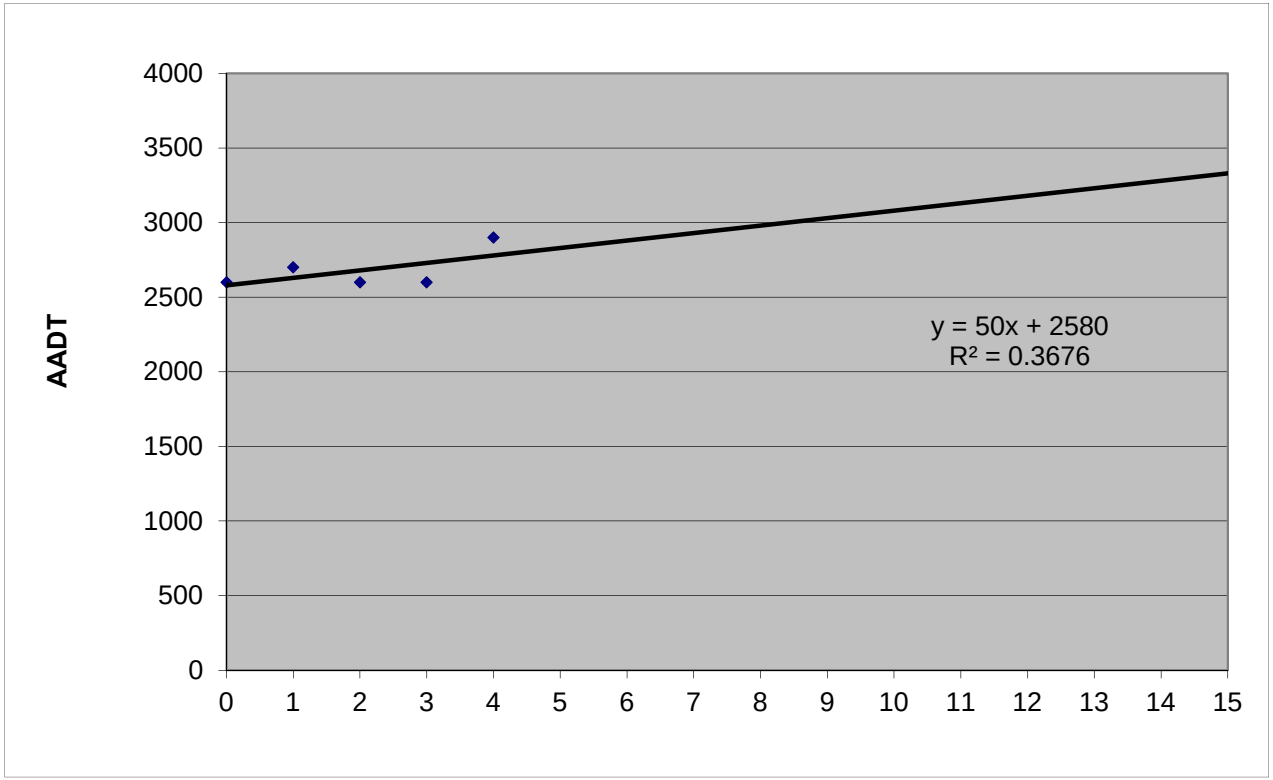
GENERATED BY SPS 5.0.53P

TABLE C-4
LINEAR REGRESSION ANALYSIS

US 441 to I-75 Northbound On-Ramp (East of I-75)

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	2600	**2580**
2016	1	2700	2630
2017	2	2600	2680
2018	3	2600	2730
2019	4	2900	2780
2020	5		2830
2021	6		2880
2022	7		2930
2023	8		2980
2024	9		3030
2025	10		3080
2026	11		3130
2027	12		3180
2028	13		3230
2029	14		3280
2030	15		**3330**

i = 1.7%



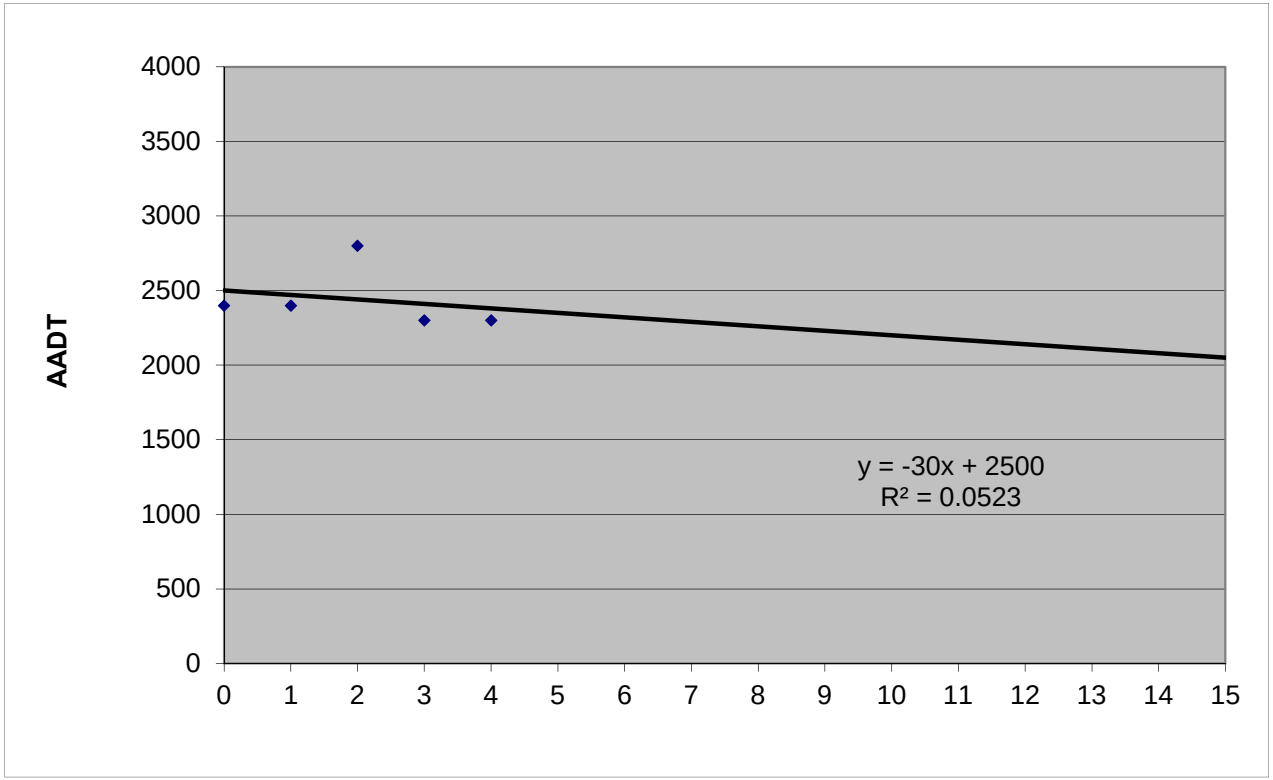
BUCKHOLZ TRAFFIC

TABLE C-5
LINEAR REGRESSION ANALYSIS

I-75 to US 441 Southbound Off-Ramp (West of I-75)

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	2400	**2500**
2016	1	2400	2470
2017	2	2800	2440
2018	3	2300	2410
2019	4	2300	2380
2020	5		2350
2021	6		2320
2022	7		2290
2023	8		2260
2024	9		2230
2025	10		2200
2026	11		2170
2027	12		2140
2028	13		2110
2029	14		2080
2030	15		**2050**

i = - 1.3%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 4022 - RAMP I-75 SB TO US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	2300 C	S 2300	0	9.50	99.90	29.40
2018	2300 C	S 2300	0	9.50	99.90	28.10
2017	2800 C	S 2800	0	9.50	99.90	28.30
2016	2400 C	S 2400	0	9.50	99.90	28.20
2015	2400 C	S 2400	0	9.00	99.90	19.70
2014	2400 C	S 2400		9.00	99.90	18.50
2013	2200 C	S 2200	0	9.00	99.90	16.30
2012	2500 C	S 2500	0	9.00	99.90	19.00
2011	2400 C	S 2400	0	9.00	99.90	18.00
2010	2400 C	S 2400	0	13.54	99.99	17.80
2009	2300 C	S 2300	0	13.63	99.99	18.20
2008	2300 C	S 2300	0	13.38	99.99	22.00
2007	2400 C	S 2400	0	11.99	99.99	23.50
2006	2900 C	S 2900	0	13.35	99.99	12.80
2005	2900 C	S 2900		13.20	99.90	14.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 4022
DESCRIPTION: RAMP I-75 SB TO US 441
START DATE: 04/02/2019
START TIME: 1015

DIRECTION: S

TIME	1ST	2ND	3RD	4TH	TOTAL
0000	9	8	6	13	36
0100	10	8	2	2	22
0200	2	16	9	5	32
0300	9	8	8	24	49
0400	19	22	21	25	87
0500	14	30	33	36	113
0600	35	48	60	51	194
0700	47	75	82	60	264
0800	56	46	59	50	211
0900	39	46	50	45	180
1000	42	34	49	49	174
1100	36	64	58	57	215
1200	45	44	40	47	176
1300	40	51	44	35	170
1400	57	45	47	42	191
1500	45	49	50	42	186
1600	52	49	64	40	205
1700	49	64	68	32	213
1800	48	46	39	37	170
1900	36	31	23	23	113
2000	30	12	23	29	94
2100	17	11	14	23	65
2200	19	14	16	11	60
2300	15	17	10	10	52
24-HOUR TOTALS:					3272

PEAK VOLUME INFORMATION

	HOUR	VOLUME
A.M.	715	273
P.M.	1645	221
DAILY	715	273

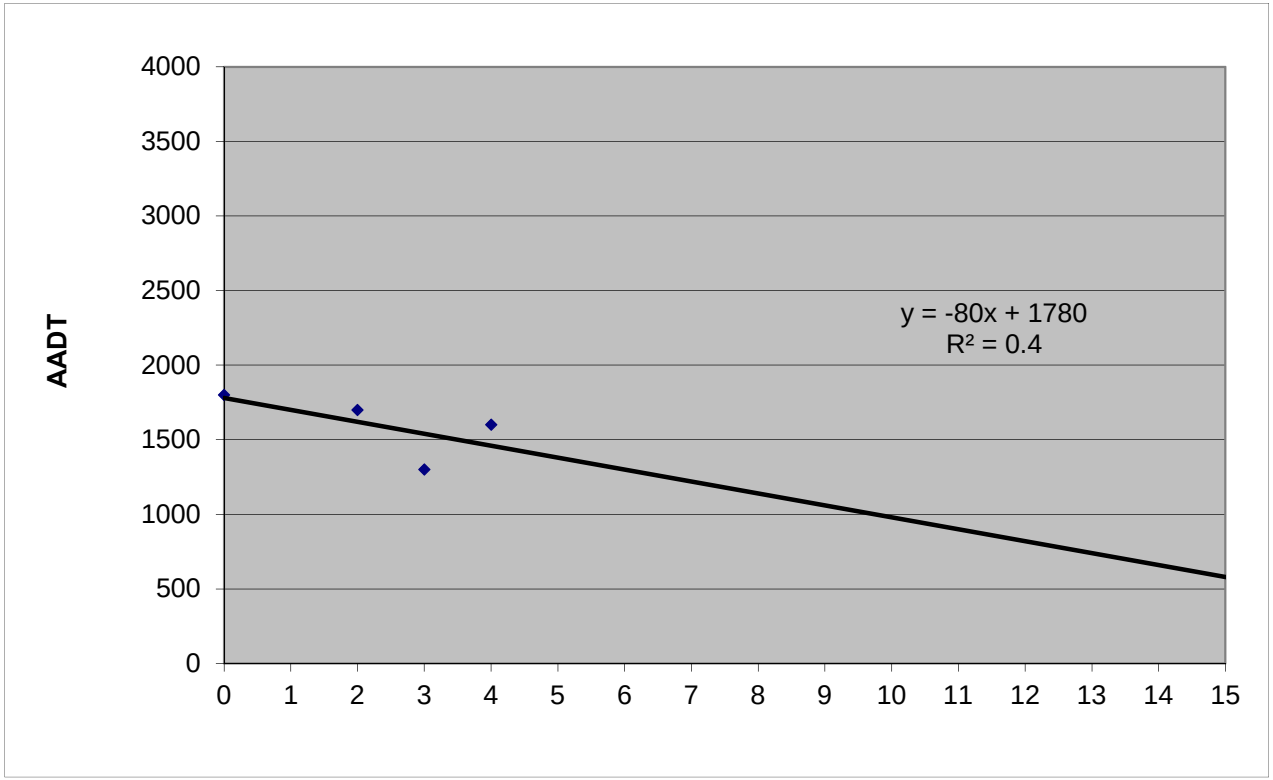
GENERATED BY SPS 5.0.53P

TABLE C-6
LINEAR REGRESSION ANALYSIS

Westbound US 441 Cloverleaf On-Ramp to I-75 Southbound (West of I-75)

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	1800	**1780**
2016	1		1700
2017	2	1700	1620
2018	3	1300	1540
2019	4	1600	1460
2020	5		1380
2021	6		1300
2022	7		1220
2023	8		1140
2024	9		1060
2025	10		980
2026	11		900
2027	12		820
2028	13		740
2029	14		660
2030	15		**580**

i = - 7.2%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 4023 - RAMP US 441 NB TO I-75 SB

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	1600 C	S 1600	0	9.50	99.90	29.40
2018	1300 C	S 1300	0	9.50	99.90	28.10
2017	1700 C	S 1700	0	9.50	99.90	28.30
2016	4300 C	S 4300	0	9.50	99.90	28.20
2015	1800 C	S 1800	0	9.00	99.90	19.70
2014	5200 C	S 5200		9.00	99.90	18.50
2013	5800 C	S 5800	0	9.00	99.90	16.30
2012	6300 C	S 6300	0	9.00	99.90	19.00
2011	5700 C	S 5700	0	9.00	99.90	18.00
2010	6200 C	S 6200	0	13.54	99.99	17.80
2009	5100 C	S 5100	0	13.63	99.99	18.20
2008	5300 C	S 5300	0	13.38	99.99	22.00
2007	5700 C	S 5700	0	11.99	99.99	23.50
2006	6700 C	S 6700	0	13.35	99.99	12.80
2005	7100 C	S 7100		13.20	99.90	14.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 4023
DESCRIPTION: RAMP US 441 NB TO I-75 SB
START DATE: 04/02/2019
START TIME: 1030

DIRECTION: S

TIME	1ST	2ND	3RD	4TH	TOTAL
0000	4	1	5	3	13
0100	1	2	1	1	5
0200	1	1	2	1	5
0300	1	3	2	3	9
0400	7	2	10	3	22
0500	6	7	14	19	46
0600	22	29	36	35	122
0700	48	55	58	56	217
0800	42	39	38	42	161
0900	30	35	33	27	125
1000	27	26	24	43	120
1100	26	40	42	42	150
1200	27	45	44	36	152
1300	36	37	46	35	154
1400	26	26	28	21	101
1500	39	31	37	35	142
1600	40	29	54	43	166
1700	71	52	56	37	216
1800	36	28	32	15	111
1900	32	24	22	11	89
2000	15	16	11	7	49
2100	13	12	11	10	46
2200	11	6	10	7	34
2300	3	2	5	2	12
24-HOUR TOTALS:					2267

PEAK VOLUME INFORMATION

	HOUR	VOLUME
A.M.	700	217
P.M.	1645	222
DAILY	1645	222

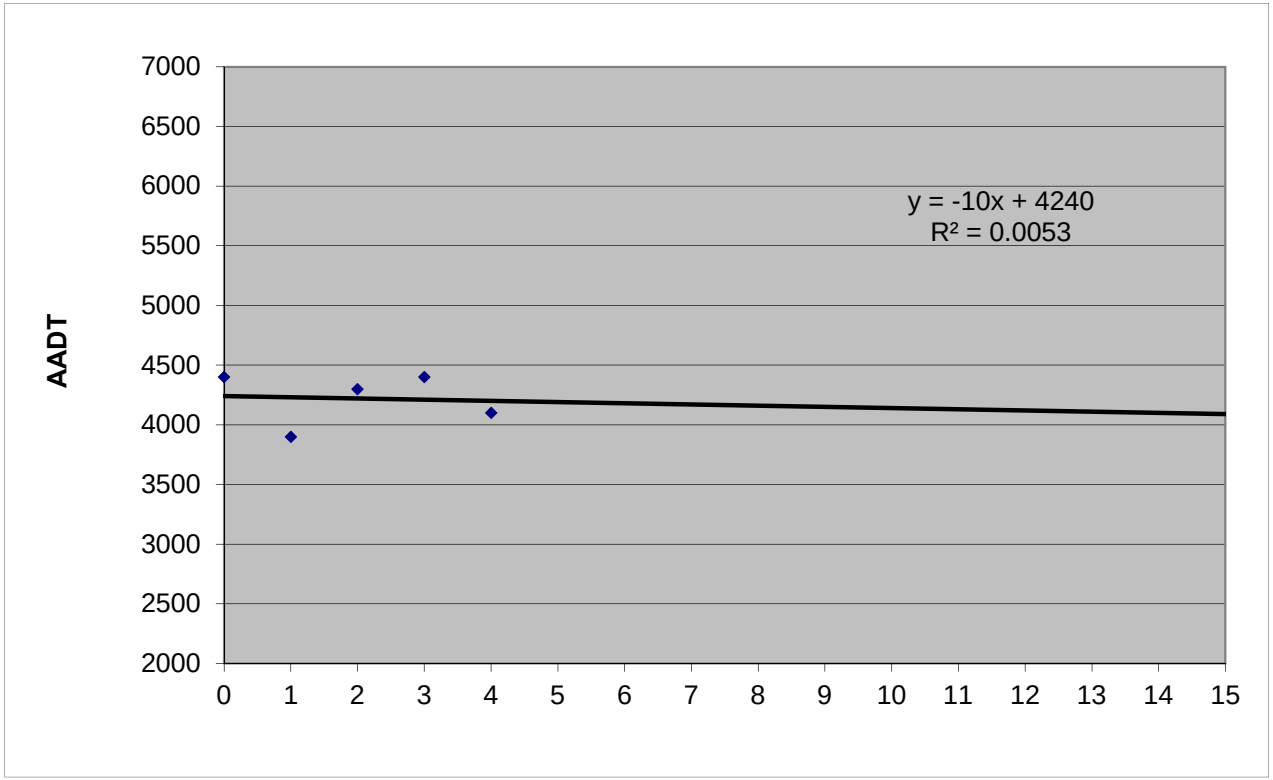
GENERATED BY SPS 5.0.53P

TABLE C-7
LINEAR REGRESSION ANALYSIS

Eastbound US 441 On-Ramp to I-75 Southbound (West of I-75)

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	4400	**4240**
2016	1	3900	4230
2017	2	4300	4220
2018	3	4400	4210
2019	4	4100	4200
2020	5		4190
2021	6		4180
2022	7		4170
2023	8		4160
2024	9		4150
2025	10		4140
2026	11		4130
2027	12		4120
2028	13		4110
2029	14		4100
2030	15		**4090**

i = - 0.2%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 4029 - RAMP US 41 SB TO I-75 SB

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	4100 C	S 4100	0	9.00	99.90	29.40
2018	4400 C	S 4400	0	9.00	99.90	28.10
2017	4300 C	S 4300	0	9.00	99.90	28.30
2016	3900 C	S 3900	0	9.00	99.90	28.20
2015	4400 C	S 4400	0	9.00	99.90	19.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 4029
DESCRIPTION: RAMP US 41 SB TO I-75 SB
START DATE: 04/02/2019
START TIME: 1030

DIRECTION: S

TIME	1ST	2ND	3RD	4TH	TOTAL
0000	15	7	10	9	41
0100	14	16	14	2	46
0200	7	13	15	8	43
0300	9	14	32	35	90
0400	27	30	14	42	113
0500	36	40	59	58	193
0600	97	149	133	160	539
0700	153	206	173	146	678
0800	114	122	119	115	470
0900	133	100	80	85	398
1000	92	60	112	72	336
1100	95	67	82	65	309
1200	93	87	100	81	361
1300	70	72	84	59	285
1400	61	84	70	53	268
1500	87	78	73	56	294
1600	70	51	87	58	266
1700	56	65	70	57	248
1800	70	69	66	62	267
1900	42	26	38	42	148
2000	42	32	24	29	127
2100	23	26	23	22	94
2200	22	15	15	11	63
2300	14	11	11	8	44
24-HOUR TOTALS:					5721

PEAK VOLUME INFORMATION

	HOUR	VOLUME
A.M.	645	692
P.M.	1200	361
DAILY	645	692

GENERATED BY SPS 5.0.53P

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

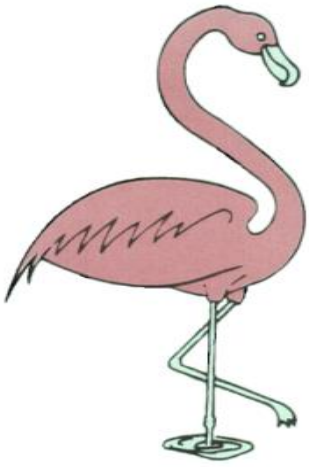
WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.08
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	0.99	1.02
* 7	02/10/2019 - 02/16/2019	0.98	1.01
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.96	0.99
*15	04/07/2019 - 04/13/2019	0.96	0.99
*16	04/14/2019 - 04/20/2019	0.96	0.99
*17	04/21/2019 - 04/27/2019	0.97	1.00
*18	04/28/2019 - 05/04/2019	0.98	1.01
*19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.00	1.03
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.03	1.06
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.04	1.07
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.04	1.07
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.01	1.04
33	08/11/2019 - 08/17/2019	1.00	1.03
34	08/18/2019 - 08/24/2019	0.99	1.02
35	08/25/2019 - 08/31/2019	0.99	1.02
36	09/01/2019 - 09/07/2019	0.99	1.02
37	09/08/2019 - 09/14/2019	0.99	1.02
38	09/15/2019 - 09/21/2019	0.99	1.02
39	09/22/2019 - 09/28/2019	0.99	1.02
40	09/29/2019 - 10/05/2019	0.98	1.01
41	10/06/2019 - 10/12/2019	0.98	1.01
42	10/13/2019 - 10/19/2019	0.98	1.01
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.01	1.04
46	11/10/2019 - 11/16/2019	1.03	1.06
47	11/17/2019 - 11/23/2019	1.03	1.06
48	11/24/2019 - 11/30/2019	1.04	1.07
49	12/01/2019 - 12/07/2019	1.04	1.07
50	12/08/2019 - 12/14/2019	1.05	1.08
51	12/15/2019 - 12/21/2019	1.05	1.08
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.03	1.06

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

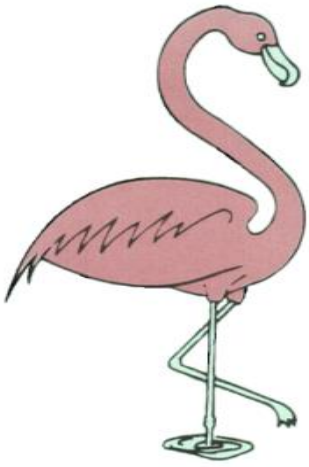
APPENDIX D

TRIP DISTRIBUTION CALCULATIONS



APPENDIX E

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

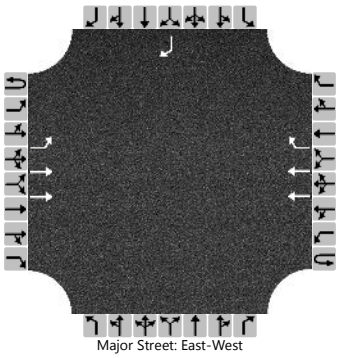
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/28/2021
Analysis Year	2025
Time Analyzed	AM Peak Hr, BUILD Traffic
Intersection Orientation	East-West
Project Description	#20-1654

Site Information

Intersection	US 441/East Driveway
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	East Driveway
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	137	1179				921	67								262
Percent Heavy Vehicles (%)	0	2														2
Proportion Time Blocked		0.600														0.600
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.14														6.94
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.22														3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146														279
Capacity, c (veh/h)		649														434
v/c Ratio		0.22														0.64
95% Queue Length, Q_{95} (veh)		0.9														4.4
Control Delay (s/veh)		12.2														27.0
Level of Service (LOS)		B														D
Approach Delay (s/veh)	1.3												27.0			
Approach LOS													D			

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HCS7 Two-Way Stop-Control Report

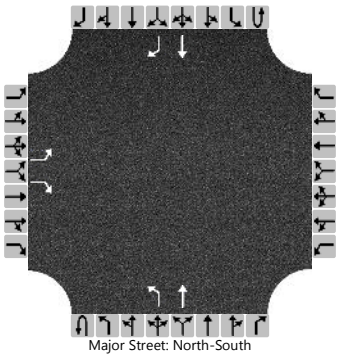
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/28/2021
Analysis Year	2025
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#20-1654

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume (veh/h)		8		102						32	34				156	3
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		8		104						33						
Capacity, c (veh/h)		713		886						1417						
v/c Ratio		0.01		0.12						0.02						
95% Queue Length, Q_{95} (veh)		0.0		0.4						0.1						
Control Delay (s/veh)		10.1		9.6						7.6						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)		9.6								3.7						
Approach LOS		A														

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PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

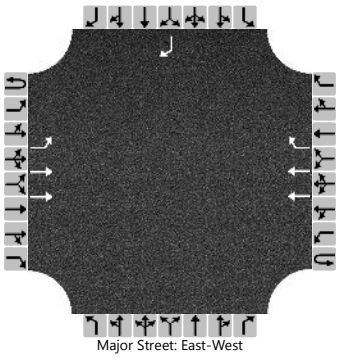
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/28/2021
Analysis Year	2025
Time Analyzed	PM Peak Hr, BUILD Traffic
Intersection Orientation	East-West
Project Description	#20-1654

Site Information

Intersection	US 441/East Driveway
Jurisdiction	Alachua County
East/West Street	US 441
North/South Street	East Driveway
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	290	1206				1799	123								197
Percent Heavy Vehicles (%)	0	2														2
Proportion Time Blocked		0.600														0.600
Percent Grade (%)													0			
Right Turn Channelized						No								No		
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.14														6.94
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.22														3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		309														210
Capacity, c (veh/h)		385														434
v/c Ratio		0.80														0.48
95% Queue Length, Q_{95} (veh)		7.0														2.6
Control Delay (s/veh)		42.8														20.8
Level of Service (LOS)		E														C
Approach Delay (s/veh)		8.3												20.8		
Approach LOS														C		

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HCS7 Two-Way Stop-Control Report

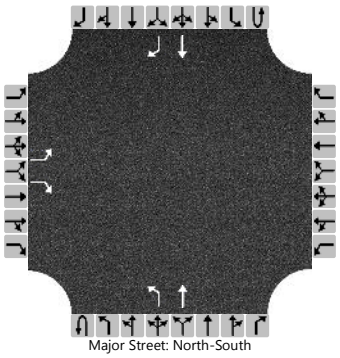
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/30/2021
Analysis Year	2025
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#20-1654

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume (veh/h)		5		65						110	162				72	8
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

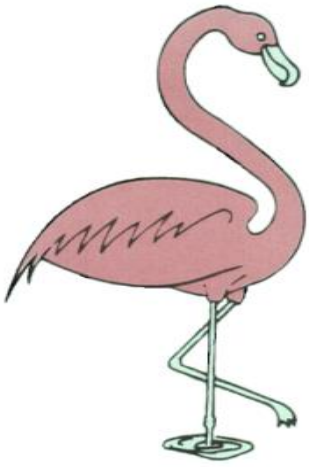
Delay, Queue Length, and Level of Service

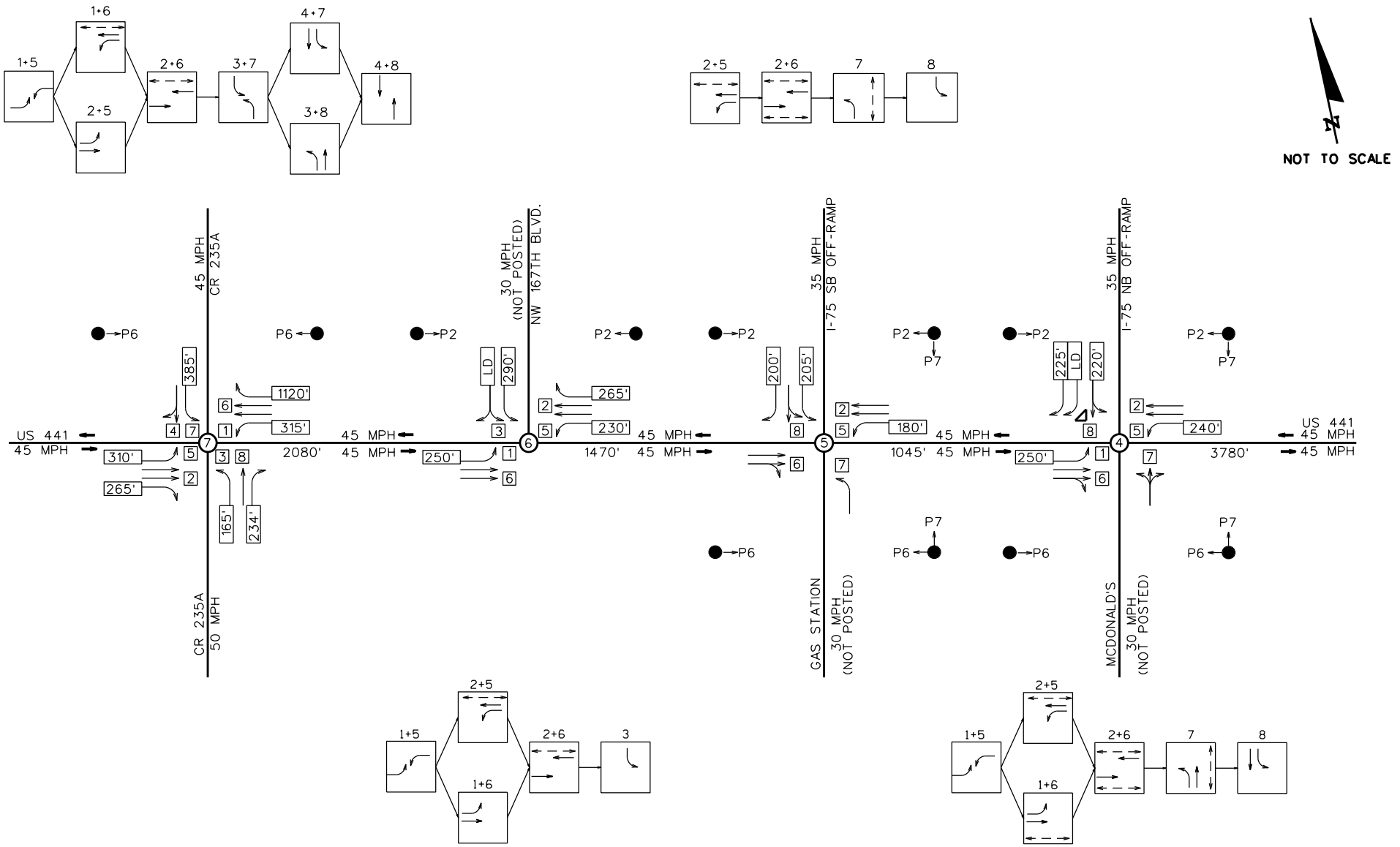
Flow Rate, v (veh/h)		5		71						121						
Capacity, c (veh/h)		489		981						1508						
v/c Ratio		0.01		0.07						0.08						
95% Queue Length, Q_{95} (veh)		0.0		0.2						0.3						
Control Delay (s/veh)		12.5		9.0						7.6						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)		9.2								3.1						
Approach LOS		A														

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APPENDIX F

FUTURE SIGNAL TIMINGS





NODE NO. (1)
STORAGE LENGTH 315'
MOVEMENT NO. 2
SIGNAL OPERATING PLAN
LANE DROP LD

SIGNAL OPERATING PLAN
PEDESTRIAN SIGNAL
LANE GEOMETRY

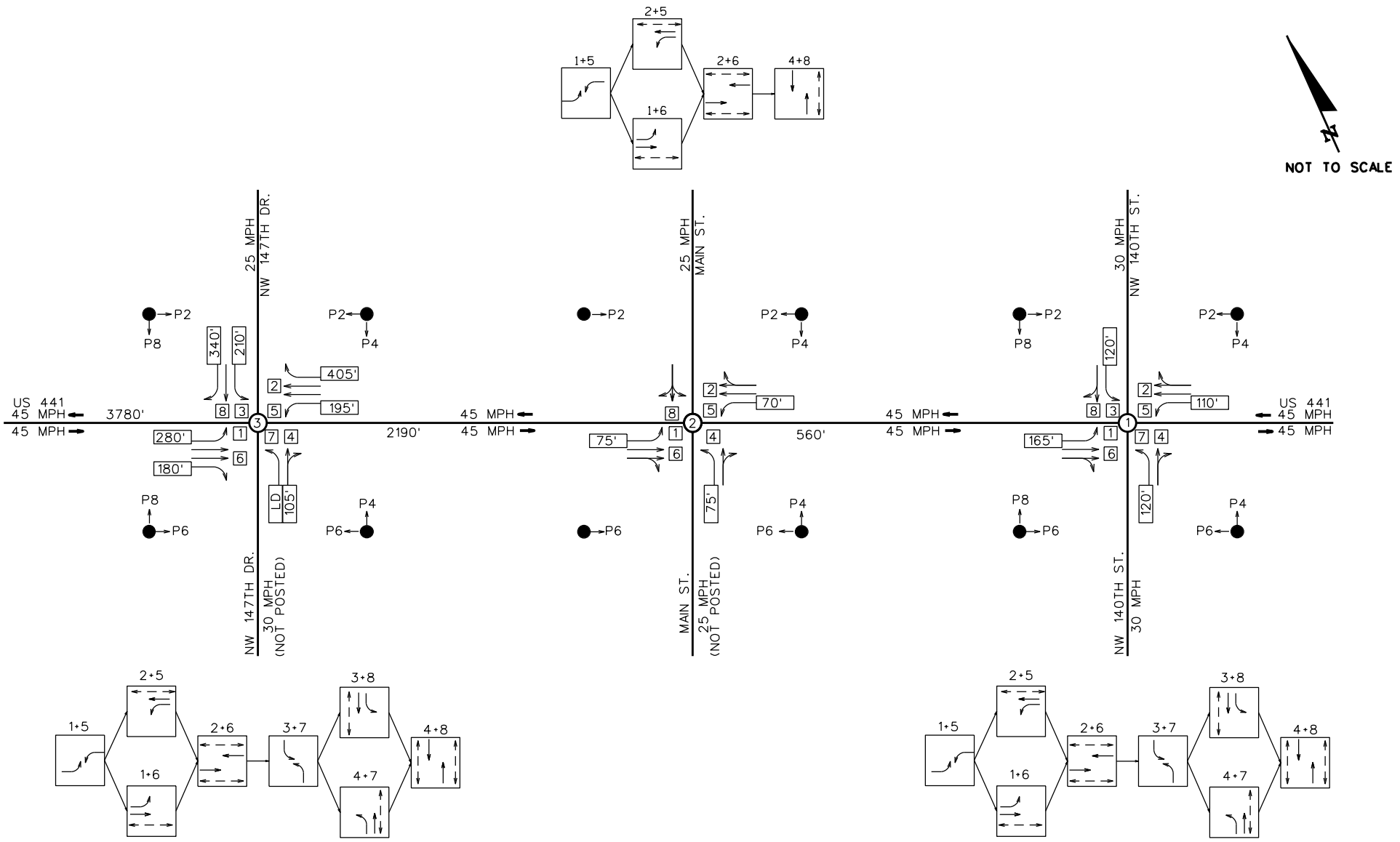
HDR Engineering, Inc.
315 E. Robinson Street, Suite 400
Orlando, FL 32801-1949
(407) 420-1200
www.hdrinc.com
Certificate of Authorization No. 4213

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	CITY	
US 441	ALACHUA	

$USER$ $DATE$ $TIME$ $FILE$

LINK NODE DIAGRAM
DISTRICTWIDE SIGNAL RETIMING



NODE NO. (1)	SIGNAL OPERATING PLAN	HDR Engineering, Inc. 315 E. Robinson Street, Suite 400 Orlando, FL 32801-1949 (407) 420-1200 www.hdrinc.com Certificate of Authorization No. 4213	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		LINK NODE DIAGRAM DISTRICTWIDE SIGNAL RETIMING
STORAGE LENGTH 315'	PEDESTRIAN SIGNAL		ROAD NO.	CITY	
MOVEMENT NO. 2	LANE GEOMETRY		US 441	ALACHUA	
SIGNAL OPERATING PLAN LD			$USER$	$DATE$ $TIME$	$FILE$
LANE DROP					

Time of Day Plan

Designed By:	J.M.
Date:	4/19/2019
Checked By:	R. A. A
Date:	4/19/2019

Section:	26020000
Corridor:	US 441
From:	NW 140th St/SR 235
To:	NW 173rd St/CR 235A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:00	-	FREE
	AM	6:00	10:00	1	130
	MIDDAY	10:00	16:15	2	130
	PM	16:15	18:15	3	160
	NT	18:15	21:30	4	110
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	7:00	-	FREE
	NT	7:00	9:00	4	110
	WKN OffPk	9:00	12:30	6	130
	WKN	12:30	18:00	5	130
	NT	18:00	21:00	4	110
	FREE	21:00	0:00	-	FREE
Sunday	FREE	0:00	9:00	-	FREE
	NT	9:00	11:00	4	110
	WKN OffPk	11:00	17:30	6	130
	NT	17:30	21:00	4	110
	FREE	21:00	0:00	-	FREE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	17.962	**Node**	1
Date:	4/19/2019	**Sig ID**	175	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 140th St/CR 235	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Speed Limit (mph)	*45*	*45*	*30*	*30*	*45*	*45*	*30*	*30*	
Vehicle Traversed Width	*96*	*126*	*171*	*161*	*135*	*149*	*173*	*170*	
Approach Grades	*-1.0%*	*0.6%*	*-7.0%*	*4.5%*	*0.6%*	*-1.0%*	*4.5%*	*-7.0%*	
Ped-X (curb to curb)		*83*		*116*		*63*		*105*	
Crossing Time		*24*		*34*		*18*		*30*	
Ped-X (button to curb)		*14*		*12*		*16*		*11*	
Ped-X (button to far curb)		97		128		79		116	
Crossing Time (to far curb)		*33*		*43*		*27*		*39*	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Turn Type	*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		
Min Green	*4*	*15*	*4*	*6*	*4*	*15*	*4*	*6*	
Ext	*2.0*	*3.5*	*2.0*	*9.0*	*2.0*	*3.5*	*2.0*	*9.0*	
Yellow Change Interval	*4.9*	*4.8*	*4.3*	*3.7*	*4.8*	*4.9*	*3.7*	*4.3*	
Red Clearance Interval	*2.0*	*2.0*	*3.4*	*3.2*	*2.0*	*2.0*	*3.4*	*3.4*	
Max I	*25*	*50*	*20*	*35*	*25*	*50*	*20*	*35*	
Max II									
Walk		*7*		*7*		*7*		*7*	
Flashing Don't Walk		*24*		*34*		*18*		*30*	
Min Splits	*11.0*	*38.0*	*12.0*	*48.0*	*11.0*	*32.0*	*12.0*	*45.0*	
Detector Memory		*ON*		*ON*		*ON*			
Det. Cross Switch.	*ON*		*ON*		*ON*		*ON*		
Recall		*Max*				*Max*		*Min*	
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*57*	*20*	*35*	*20*	*55*	*20*	*35*	*130*	*88*	*1*
MIDDAY	***2***		*18*	*56*	*18*	*38*	*18*	*56*	*19*	*37*	*130*	*19*	*1*
PM	***3***		*18*	*74*	*20*	*48*	*24*	*68*	*23*	*45*	*160*	*150*	*1*
PM Alt	***7***		*18*	*66*	*18*	*48*	*20*	*64*	*21*	*45*	*150*	*147*	*1*
NT	***4***		*18*	*48*	*18*	*26*	*18*	*48*	*21*	*23*	*110*	*73*	*1*
WKN	***5***		*18*	*57*	*22*	*33*	*18*	*57*	*33*	*22*	*130*	*60*	*1*
WKN OffPk	***6***		*19*	*44*	*19*	*48*	*18*	*45*	*22*	*45*	*130*	*60*	*1*

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Program Max inhibit during coordination
3. Program float force-offs

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	18.481	**Node**	3
Date:	4/19/2019	**Sig ID**	160	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 147th Dr	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Speed Limit (mph)	*45*	*45*	*25*	*30*	*45*	*45*	*30*	*25*	
Vehicle Traversed Width	*116*	*111*	*109*	*130*	*104*	*109*	*115*	*128*	
Approach Grades	*0.3%*	*-0.9%*	*-7.2%*	*-4.4%*	*-0.9%*	*0.3%*	*-4.4%*	*-7.2%*	
Ped-X (curb to curb)		*95*		*106*		*64*		*106*	
Crossing Time		*28*		*31*		*19*		*31*	
Ped-X (button to curb)		*6*		*12*		*13*		*13*	
Ped-X (button to far curb)		101		118		77		119	
Crossing Time (to far curb)		*34*		*40*		*26*		*40*	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Turn Type	*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		
Min Green	*4*	*20*	*4*	*6*	*4*	*20*	*4*	*6*	
Ext	*2.0*	*3.5*	*2.0*	*3.0*	*2.0*	*3.5*	*2.0*	*3.0*	
Yellow Change Interval	*4.8*	*4.9*	*3.8*	*4.0*	*4.9*	*4.8*	*4.0*	*3.8*	
Red Clearance Interval	*2.0*	*2.0*	*2.6*	*2.5*	*2.0*	*2.0*	*2.1*	*3.1*	
Max I	*15*	*50*	*15*	*30*	*15*	*50*	*15*	*30*	
Max II									
Walk		*7*		*7*		*7*		*7*	
Flashing Don't Walk		*28*		*31*		*19*		*31*	
Min Splits	*11.0*	*42.0*	*11.0*	*45.0*	*11.0*	*33.0*	*11.0*	*45.0*	
Detector Memory		*ON*				*ON*			
Det. Cross Switch.	*ON*		*ON*		*ON*		*ON*		
Recall		*Min*				*Min*			
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*75*	*19*	*18*	*18*	*75*	*19*	*18*	*130*	*37*	*1*
MIDDAY	***2***		*18*	*74*	*18*	*20*	*18*	*74*	*20*	*18*	*130*	*93*	*1*
PM	***3***		*18*	*71*	*19*	*52*	*22*	*67*	*26*	*45*	*160*	*1*	*1*
PM Alt	***7***		*18*	*63*	*18*	*51*	*22*	*59*	*24*	*45*	*150*	*35*	*1*
NT	***4***		*18*	*55*	*19*	*18*	*18*	*55*	*19*	*18*	*110*	*10*	*1*
WKN	***5***		*18*	*49*	*19*	*44*	*18*	*49*	*18*	*45*	*130*	*99*	*1*
WKN OffPk	***6***		*22*	*69*	*19*	*20*	*18*	*73*	*19*	*20*	*130*	*99*	*1*

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Program float force-offs
3. Program Max Inhibit during coordination

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	19.217	**Node**	4
Date:	4/19/2019	**Sig ID**	145	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	9
Date:	4/19/2019	**Min. Street**	I-75 NB Ramps	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*			*NBL*	*SB*	*EB*	*WB*	
Speed Limit (mph)	*45*	*45*			*45*	*45*	*30*	*35*	
Vehicle Traversed Width	*112*	*95*			*119*	*117*	*140*	*153*	
Approach Grades	*-0.9%*	*-0.2%*			*-0.2%*	*-0.9%*	*-4.0%*	*1.7%*	
Ped-X (curb to curb)		*149*				*51*	*99*		
Crossing Time		*43*				*15*	*29*		
Ped-X (button to curb)		*15*				*12*	*17*		
Ped-X (button to far curb)		164				63	116		
Crossing Time (to far curb)		*55*				*21*	*39*		

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*			*NBL*	*SB*	*EB*	*WB*	
Turn Type	*Prot/Perm*				*Prot/Perm*		*Split*	*Split*	
Min Green	*4*	*15*			*4*	*15*	*4*	*6*	
Ext	*3.0*	*3.5*			*2.0*	*3.5*	*2.5*	*4.0*	
Yellow Change Interval	*4.9*	*4.8*			*4.8*	*4.9*	*4.0*	*4.0*	
Red Clearance Interval	*2.0*	*2.0*			*2.0*	*2.0*	*2.7*	*2.4*	
Max I	*15*	*65*			*15*	*65*	*15*	*25*	
Max II									
Walk		*7*				*7*	*7*		
Flashing Don't Walk		*43*				*15*	*29*		
Min Splits	*11.0*	*57.0*			*11.0*	*29.0*	*43.0*	*13.0*	
Detector Memory		*ON*				*ON*			
Det. Cross Switch.	*ON*				*ON*				
Recall		*Min*				*Min*			
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*60*	*-*	*52*	*18*	*60*	*18*	*34*	*130*	*110*	*1*
MIDDAY	***2***		*18*	*64*	*-*	*48*	*18*	*64*	*20*	*28*	*130*	*36*	*1*
PM	***3***		*18*	*70*	*-*	*72*	*18*	*70*	*42*	*30*	*160*	*85*	*1*
PM Alt	***7***		*18*	*61*	*-*	*71*	*18*	*61*	*42*	*29*	*150*	*129*	*1*
NT	***4***		*18*	*51*	*-*	*41*	*18*	*51*	*18*	*23*	*110*	*67*	*1*
WKN	***5***		*22*	*60*	*-*	*48*	*18*	*64*	*18*	*30*	*130*	*44*	*1*
WKN OffPk	***6***		*18*	*70*	*-*	*42*	*18*	*70*	*18*	*24*	*130*	*44*	*1*

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Program float force-offs
3. Program Max Inhibit during coordination

All Patterns

Ring-1	1	2		
Ring-2	5	6	7	8

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	19.407	**Node**	5
Date:	4/19/2019	**Sig ID**	140	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	9 Modified
Date:	4/19/2019	**Min. Street**	I-75 SB Ramps	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction		***NB***			***NBL***	***SB***	***EB***	***WB***	
Speed Limit (mph)		*45*			*45*	*45*	*30*	*35*	
Vehicle Traversed Width		*123*			*120*	*125*	*142*	*155*	
Approach Grades		*-2.4%*			*-2.4%*	*-1.8%*	*1.4%*	*-5.2%*	
Ped-X (curb to curb)		*68*				*50*	*100*		
Crossing Time		*20*				*15*	*29*		
Ped-X (button to curb)		*14*				*9*	*14*		
Ped-X (button to far curb)		82				59	114		
Crossing Time (to far curb)		*28*				*20*	*38*		

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction		***NB***			***NBL***	***SB***	***EB***	***WB***	
Turn Type					*Prot/Perm*		*Split*	*Split*	
Min Green		*15*			*4*	*15*	*4*	*6*	
Ext		*3.5*			*2.0*	*3.5*	*2.0*	*4.0*	
Yellow Change Interval		*5.0*			*5.0*	*5.0*	*3.7*	*4.5*	
Red Clearance Interval		*2.0*			*2.0*	*2.0*	*2.7*	*2.5*	
Max I		*65*			*15*	*65*	*15*	*25*	
Max II									
Walk		*7*				*7*	*7*		
Flashing Don't Walk		*20*				*15*	*29*		
Min Splits		*34.0*			*11.0*	*29.0*	*43.0*	*13.0*	
Detector Memory		*ON*				*ON*			
Det. Cross Switch.					*ON*				
Recall		*Min*				*Min*			
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*72*	*-*	*40*	*18*	*72*	*18*	*22*	*130*	*105*	*1*
MIDDAY	***2***		*18*	*72*	*-*	*40*	*18*	*72*	*18*	*22*	*130*	*34*	*1*
PM	***3***		*18*	*98*	*-*	*44*	*18*	*98*	*18*	*26*	*160*	*80*	*1*
PM Alt	***7***		*18*	*88*	*-*	*44*	*18*	*88*	*18*	*26*	*150*	*122*	*1*
NT	***4***		*18*	*55*	*-*	*37*	*18*	*55*	*18*	*19*	*110*	*74*	*1*
WKN	***5***		*18*	*76*	*-*	*36*	*18*	*76*	*18*	*18*	*130*	*41*	*1*
WKN OffPk	***6***		*18*	*72*	*-*	*40*	*18*	*72*	*18*	*22*	*130*	*41*	*1*

Notes

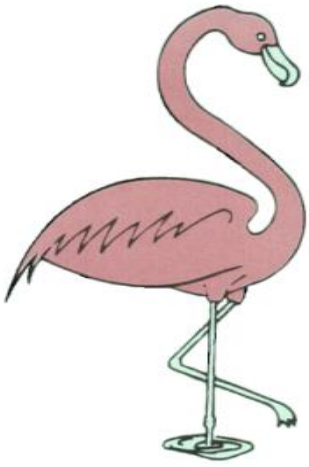
1. Offset referenced to end of first through movement 2 & 6
2. Program float force-offs
3. Program Max Inhibit during coordination

All Patterns

Ring-1		2		
Ring-2	5	6	7	8

APPENDIX G

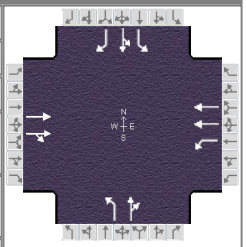
SIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

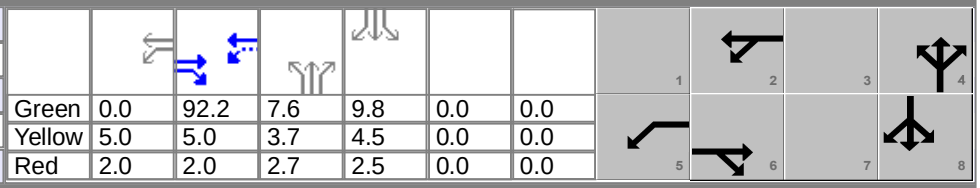
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2020 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/I-75 West Rampé	File Name	Ex_2020_AM_US441__75Ramps.xus		
Project Description	2020 AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1618	60	52	681		14	0	86	144	10	63

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	105	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	0.0	92.2	7.6	9.8	0.0	0.0
Yellow	5.0	5.0	3.7	4.5	0.0	0.0
Red	2.0	2.0	2.7	2.5	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		8.3	1.0	4.0		10.0		9.0
Phase Duration, s		99.2	0.0	99.2		14.0		16.8
Change Period, (*Y+R c*), s		7.0	7.0	7.0		6.4		7.0
Max Allow Headway (*MAH*), s		0.0	0.0	0.0		3.2		5.0
Queue Clearance Time (*g s*), s						7.9		9.0
Green Extension Time (*g e*), s		0.0	0.0	0.0		0.0		0.7
Phase Call Probability						0.96		1.00
Max Out Probability						0.50		0.08

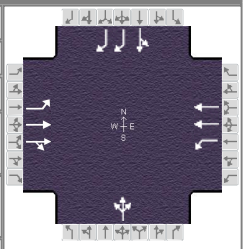
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h		894	891	0	0		15	72		84	80	61
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1826	1803	1810	1654		1697	1572		1640	1655	1095
Queue Service Time (*g s*), s		62.9	12.9	0.0	0.0		1.1	5.9		6.5	6.1	7.0
Cycle Queue Clearance Time (*g c*), s		62.9	12.9	0.0	0.0		1.1	5.9		6.5	6.1	7.0
Green Ratio (*g/C*)		0.71	0.71	0.67	0.71		0.06	0.06		0.08	0.08	0.08
Capacity (*c*), veh/h		1295	1279	118	2346		99	92		123	124	82
Volume-to-Capacity Ratio (*X*)		0.690	0.697	0.000	0.000		0.150	0.787		0.683	0.639	0.736
Back of Queue (*Q*), ft/ln (95 th percentile)		110.4	129.6	0	0		22.7	117.4		149.1	136.6	139.6
Back of Queue (*Q*), veh/ln (95 th percentile)		4.2	5.1	0.0	0.0		0.9	4.6		5.4	5.1	4.2
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.00	0.00	0.00		0.45	0.00		0.17	0.61	0.62
Uniform Delay (*d 1*), s/veh		1.3	1.8	0.0	0.0		58.1	60.4		58.6	58.4	58.8
Incremental Delay (*d 2*), s/veh		3.0	3.2	0.0	0.0		0.3	7.3		9.1	7.5	16.5
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh		4.3	5.0	0.0	0.0		58.4	67.7		67.7	65.9	75.3
Level of Service (LOS)		A	A				E	E		E	E	E
Approach Delay, s/veh / LOS	4.6	A		0.0			66.1	E		69.1	E	
Intersection Delay, s/veh / LOS	14.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2020 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/I-75 East Ramps	File Name	Ex_2020_AM_US441__75Ramps.xus		
Project Description	2020 AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	65	915	83	48	715		53	19	12	147	30	176

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	110	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

							1	2	3	4		
Green	3.4	4.2		69.9	8.2	17.5	0.0					
Yellow	4.8	0.0		4.8	4.0	4.0	0.0	5	6	7	8	
Red	2.0	0.0		2.0	2.7	2.4	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	14.4	81.0	10.2	76.7		14.9		23.9
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9		6.7		6.4
Max Allow Headway (*MAH*), s	3.9	0.0	2.9	0.0		3.5		5.1
Queue Clearance Time (g_s), s	7.4		3.7			8.5		15.8
Green Extension Time (g_e), s	0.3	0.0	0.0	0.0		0.0		1.7
Phase Call Probability	0.99		0.84			0.96		1.00
Max Out Probability	0.00		0.00			1.00		0.03

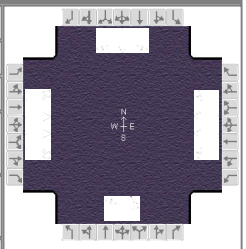
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	118	912	906	51	761			89			188	169
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1259	1841	1787	1781	1781			1755			1725	1203
Queue Service Time (g_s), s	5.4	48.4	50.9	1.7	11.0			6.5			13.8	8.5
Cycle Queue Clearance Time (g_c), s	5.4	48.4	50.9	1.7	11.0			6.5			13.8	8.5
Green Ratio (*g/C*)	0.59	0.57	0.57	0.56	0.54			0.06			0.13	0.13
Capacity (*c*), veh/h	354	1049	1018	143	1913			111			233	324
Volume-to-Capacity Ratio (*X*)	0.335	0.870	0.889	0.356	0.398			0.804			0.810	0.521
Back of Queue (*Q*), ft/ln (95 th percentile)	89.7	532.5	525.2	30.3	168.7			158.3			285	139
Back of Queue (*Q*), veh/ln (95 th percentile)	2.7	20.6	20.7	1.2	6.6			6.2			10.8	4.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.33	0.00	0.00	0.12	0.00			0.00			0.00	0.00
Uniform Delay (d_1), s/veh	12.7	14.7	14.6	24.1	10.1			60.1			54.6	52.3
Incremental Delay (d_2), s/veh	0.3	6.2	7.4	0.6	0.6			17.0			9.2	1.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (*d*), s/veh	13.1	20.9	21.9	24.7	10.7			77.1			63.8	54.2
Level of Service (LOS)	B	C	C	C	B			E			E	D
Approach Delay, s/veh / LOS	20.9	C		11.6	B		77.1	E		59.2	E	
Intersection Delay, s/veh / LOS	24.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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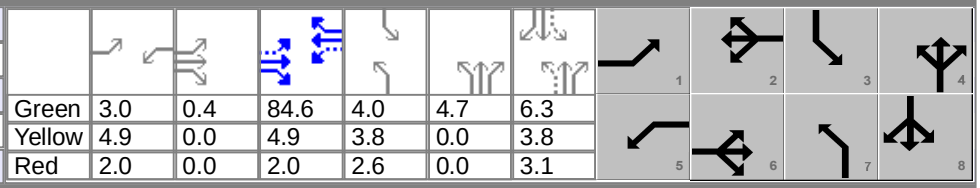
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_AM_US441_NW147.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1038	65	34	668	58	92	10	84	38	8	48

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



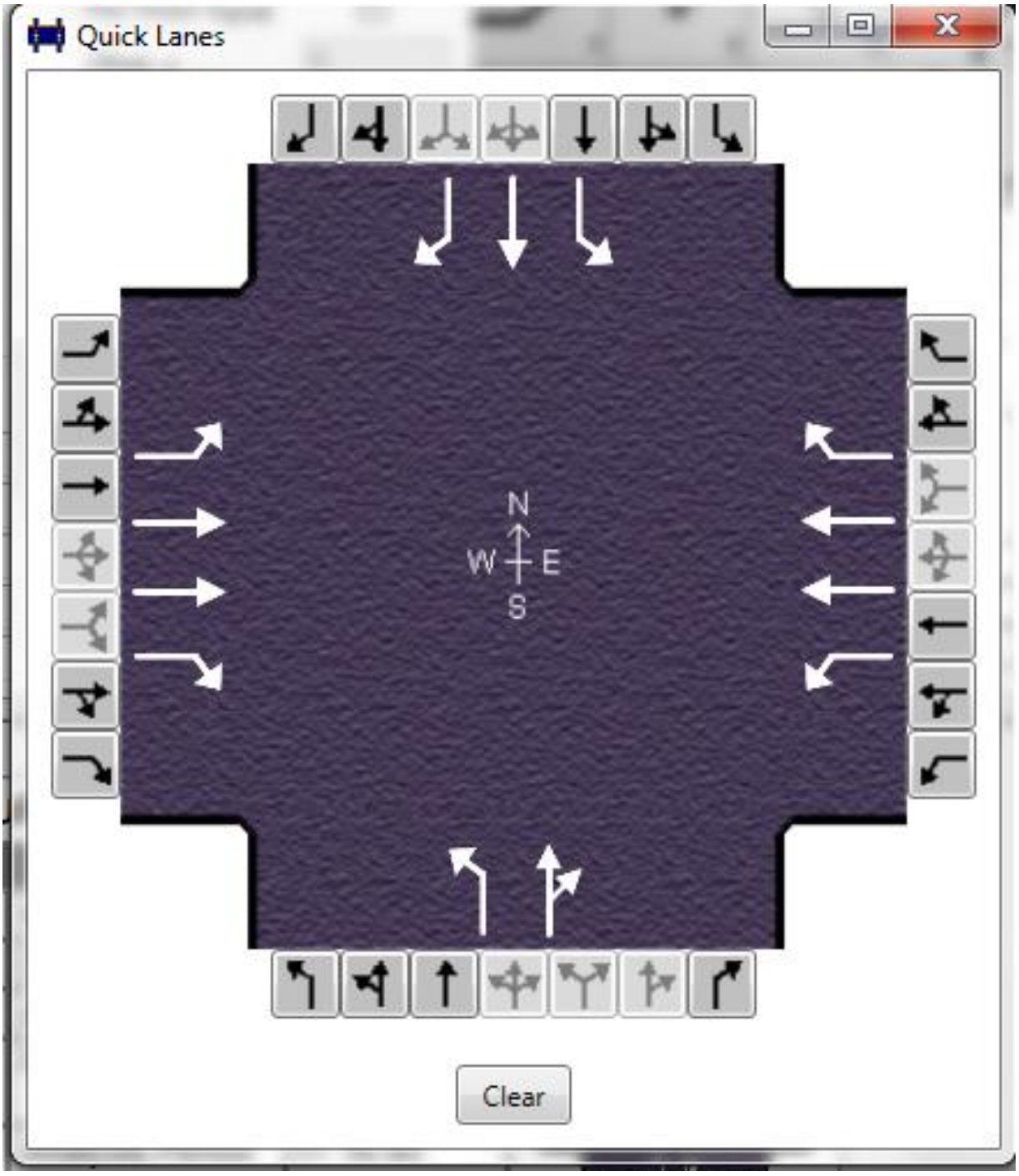
Green	3.0	0.4	84.6	4.0	4.7	6.3			
Yellow	4.9	0.0	4.9	3.8	0.0	3.8			
Red	2.0	0.0	2.0	2.6	0.0	3.1			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.3	91.9	9.9	91.5	15.0	17.9	10.4	13.2
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	6.1	6.9	6.4	6.9
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	3.4		2.9		9.1	10.6	5.0	6.3
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.1
Phase Call Probability	0.86		0.75		0.98	1.00	0.79	1.00
Max Out Probability	0.00		0.00		0.33	0.01	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	55	1166	65	38	751	58	103	106		43	9	48
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1573		1739	1707	1447
Queue Service Time (g_s), s	1.4	10.3	2.0	0.9	5.3	1.9	7.1	8.6		3.0	0.7	4.3
Cycle Queue Clearance Time (g_c), s	1.4	10.3	2.0	0.9	5.3	1.9	7.1	8.6		3.0	0.7	4.3
Green Ratio (*g/C*)	0.68	0.65	0.65	0.67	0.65	0.65	0.12	0.08		0.08	0.05	0.05
Capacity (*c*), veh/h	510	2253	987	370	2225	925	238	133		112	83	71
Volume-to-Capacity Ratio (*X*)	0.108	0.518	0.066	0.103	0.337	0.063	0.435	0.794		0.380	0.108	0.685
Back of Queue (*Q*), ft/ln (95 th percentile)	22.4	117	30.8	14.6	72.7	29.4	147	177.3		63.3	14.8	88.9
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	4.5	1.2	0.6	2.8	1.1	5.7	6.8		2.4	0.5	3.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.07	0.00	0.12	0.07	0.00	0.00	0.98	0.00		0.28	0.00	0.22
Uniform Delay (d_1), s/veh	7.1	3.6	8.2	7.7	3.4	8.3	53.3	58.4		56.6	59.1	60.8
Incremental Delay (d_2), s/veh	0.0	0.9	0.1	0.0	0.4	0.1	0.5	10.1		0.8	0.6	11.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.2	4.4	8.3	7.7	3.8	8.4	53.7	68.5		57.4	59.7	72.0
Level of Service (LOS)	A	A	A	A	A	A	D	E		E	E	E
Approach Delay, s/veh / LOS	4.7	A		4.3	A		61.2	E		64.7	E	
Intersection Delay, s/veh / LOS	11.9						B					

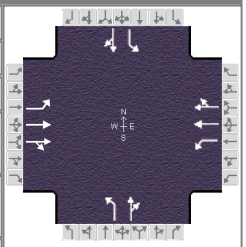
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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Quick Lanes
N
W
E
S
Clear

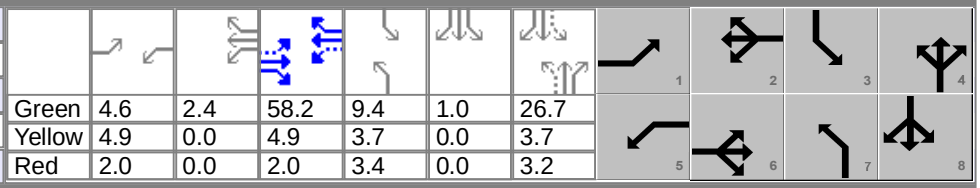
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 140th Sreet	File Name	Ex_2019_AM_US441_NW140.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	66	1100	12	104	483	53	109	148	86	119	225	40

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	4.6	2.4	58.2	9.4	1.0	26.7			
Yellow	4.9	0.0	4.9	3.7	0.0	3.7			
Red	2.0	0.0	2.0	3.4	0.0	3.2			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.5	65.1	13.9	67.5	16.5	33.6	17.4	34.5
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	9.9
Queue Clearance Time (g_s), s	4.9		7.1		9.4	22.8	9.8	24.7
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.1	2.1	0.0	2.2
Phase Call Probability	0.93		0.98		0.99	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.53	1.00	1.00	1.00

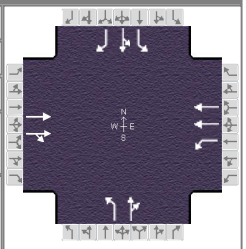
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	73	619	617	116	302	293	121	260		132	294	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1819	1570	1811	1748	1668	1560		1739	1633	
Queue Service Time (g_s), s	2.9	32.4	32.6	5.1	13.9	14.0	7.4	20.8		7.8	22.7	
Cycle Queue Clearance Time (g_c), s	2.9	32.4	32.6	5.1	13.9	14.0	7.4	20.8		7.8	22.7	
Green Ratio (*g/C*)	0.48	0.45	0.45	0.50	0.47	0.47	0.27	0.20		0.27	0.21	
Capacity (*c*), veh/h	398	817	814	220	844	815	192	310		228	337	
Volume-to-Capacity Ratio (*X*)	0.184	0.757	0.758	0.526	0.358	0.360	0.630	0.838		0.580	0.873	
Back of Queue (*Q*), ft/ln (95 th percentile)	53.5	478	491.2	94	261.7	274	152.4	431.5		158.9	482.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.1	18.4	18.5	3.3	10.0	9.8	5.6	15.3		6.1	17.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.27	0.00	0.00	0.63	0.00	0.00	1.02	0.00		1.06	0.00	
Uniform Delay (d_1), s/veh	18.9	21.0	21.2	23.1	22.2	22.3	39.7	50.1		39.0	49.9	
Incremental Delay (d_2), s/veh	0.1	6.5	6.5	0.7	1.2	1.2	1.5	22.8		1.0	25.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	19.0	27.5	27.7	23.9	23.4	23.5	41.2	72.9		40.0	75.3	
Level of Service (LOS)	B	C	C	C	C	C	D	E		D	E	
Approach Delay, s/veh / LOS	27.1	C		23.5	C		62.8	E		64.4	E	
Intersection Delay, s/veh / LOS	36.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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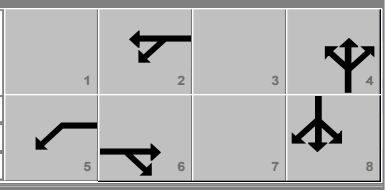
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Timings	Analysis Period	1> 7:15
Intersection	US 441/I-75 West Rampé	File Name	2025_NB_AM_US441__75Ramps.xus		
Project Description	2025 AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1796	60	54	756		14	0	86	160	10	70

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	105	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	0.0	90.8	7.7	11.1	0.0	0.0
Yellow	5.0	5.0	3.7	4.5	0.0	0.0
Red	2.0	2.0	2.7	2.5	0.0	0.0

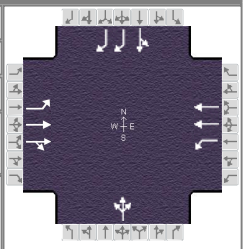
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		8.3	1.0	4.0		10.0		9.0
Phase Duration, s		97.8	0.0	97.8		14.1		18.1
Change Period, (*Y+R c*), s		7.0	7.0	7.0		6.4		7.0
Max Allow Headway (*MAH*), s		0.0	0.0	0.0		3.2		5.0
Queue Clearance Time (*g s*), s						7.9		9.7
Green Extension Time (*g e*), s		0.0	0.0	0.0		0.2		1.4
Phase Call Probability						0.96		1.00
Max Out Probability						0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h		987	987	0	0		15	72		94	87	67
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1826	1805	1810	1654		1697	1572		1640	1654	1095
Queue Service Time (*g s*), s		130.0	21.2	0.0	0.0		1.1	5.9		7.2	6.6	7.7
Cycle Queue Clearance Time (*g c*), s		130.0	21.2	0.0	0.0		1.1	5.9		7.2	6.6	7.7
Green Ratio (*g/C*)		0.70	0.70	0.66	0.70		0.06	0.06		0.09	0.09	0.09
Capacity (*c*), veh/h		1275	1260	57	2309		101	93		140	142	94
Volume-to-Capacity Ratio (*X*)		0.774	0.783	0.000	0.000		0.148	0.776		0.667	0.616	0.715
Back of Queue (*Q*), ft/ln (95 th percentile)		165.3	187.5	0	0		22.7	114.6		162	146.4	149.4
Back of Queue (*Q*), veh/ln (95 th percentile)		6.4	7.4	0.0	0.0		0.9	4.5		5.9	5.4	4.5
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.00	0.00	0.00		0.45	0.00		0.18	0.65	0.66
Uniform Delay (*d 1*), s/veh		2.0	2.5	0.0	0.0		58.0	60.3		57.6	57.4	57.9
Incremental Delay (*d 2*), s/veh		4.6	4.9	0.0	0.0		0.2	5.1		7.5	6.1	13.4
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh		6.6	7.5	0.0	0.0		58.3	65.4		65.1	63.4	71.3
Level of Service (LOS)		A	A				E	E		E	E	E
Approach Delay, s/veh / LOS	7.0	A		0.0			64.2	E		66.2	E	
Intersection Delay, s/veh / LOS	15.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

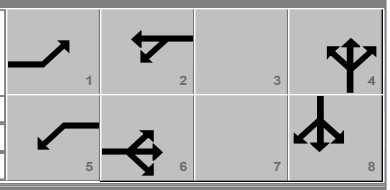
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Timings	Analysis Period	1> 7:15
Intersection	US 441/I-75 East Ramps	File Name	2025_NB_AM_US441__75Ramps.xus		
Project Description	2025 AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	72	1016	83	49	794		53	19	12	163	30	195

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	97	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.4	5.2		66.9	8.4	19.5	0.0					
Yellow	4.8	0.0		4.8	4.0	4.0	0.0					
Red	2.0	0.0		2.0	2.7	2.4	0.0					

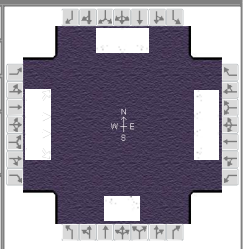
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	15.3	78.9	10.2	73.7		15.1		25.9
Change Period, (*Y+R c*), s	6.9	6.9	6.8	6.9		6.7		6.4
Max Allow Headway (*MAH*), s	3.9	0.0	2.9	0.0		3.5		5.1
Queue Clearance Time (g_s), s	8.1		3.8			8.5		16.9
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0		0.2		2.5
Phase Call Probability	0.99		0.85			0.96		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	132	1005	1005	52	845			89			205	186
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1259	1841	1792	1781	1781			1755			1723	1203
Queue Service Time (g_s), s	6.1	69.3	72.0	1.8	14.2			6.5			14.9	9.3
Cycle Queue Clearance Time (g_c), s	6.1	69.3	72.0	1.8	14.2			6.5			14.9	9.3
Green Ratio (*g/C*)	0.58	0.55	0.55	0.54	0.51			0.06			0.15	0.15
Capacity (*c*), veh/h	324	1019	992	102	1830			113			258	360
Volume-to-Capacity Ratio (*X*)	0.407	0.987	1.014	0.512	0.462			0.789			0.796	0.517
Back of Queue (*Q*), ft/ln (95 th percentile)	109.5	886.1	928.7	37.7	210.6			146.7			300.7	150.8
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	34.3	36.6	1.5	8.3			5.7			11.4	5.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.40	0.00	0.00	0.15	0.00			0.00			0.00	0.00
Uniform Delay (d_1), s/veh	14.7	22.2	22.2	31.3	12.2			59.9			53.4	50.9
Incremental Delay (d_2), s/veh	0.4	16.6	23.2	1.5	0.8			8.7			7.7	1.6
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (*d*), s/veh	15.1	38.8	45.4	32.8	13.0			68.7			61.1	52.6
Level of Service (LOS)	B	D	F	C	B			E			E	D
Approach Delay, s/veh / LOS	40.4	D		14.2	B		68.7	E		57.0	E	
Intersection Delay, s/veh / LOS	36.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

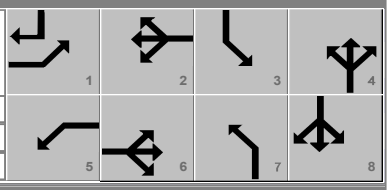
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Splits	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	2025_NB_AM_US441_NW147.xus		
Project Description	2025 AM Peak Hour with RT Overlap Phase				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	54	1152	72	38	741	64	102	11	71	42	9	53

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.1	0.3	83.2	4.4	5.0	6.8
Yellow	4.9	0.0	4.9	3.8	0.0	3.8
Red	2.0	0.0	2.0	2.6	0.0	3.1

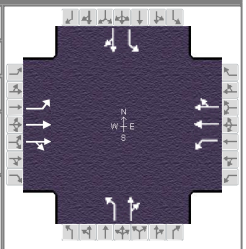
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.4	90.4	10.0	90.1	15.8	18.8	10.8	13.7
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	6.1	6.9	6.4	6.9
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	3.6		3.1		9.8	9.3	5.3	6.6
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.1	0.3	0.1	0.2
Phase Call Probability	0.89		0.79		0.98	1.00	0.82	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	61	1294	73	43	833	65	115	92		47	10	54
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1580		1739	1707	1447
Queue Service Time (g_s), s	1.6	14.0	2.4	1.1	6.9	2.2	7.8	7.3		3.3	0.7	4.6
Cycle Queue Clearance Time (g_c), s	1.6	14.0	2.4	1.1	6.9	2.2	7.8	7.3		3.3	0.7	4.6
Green Ratio (*g/C*)	0.67	0.64	0.64	0.66	0.64	0.64	0.13	0.09		0.09	0.05	0.08
Capacity (*c*), veh/h	467	2214	969	324	2188	910	253	144		139	90	116
Volume-to-Capacity Ratio (*X*)	0.130	0.585	0.075	0.132	0.380	0.072	0.453	0.639		0.339	0.113	0.466
Back of Queue (*Q*), ft/ln (95 th percentile)	25.9	151.7	36.3	17.1	91.8	34.4	161.4	145.7		69.2	16.5	89
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	5.8	1.4	0.7	3.5	1.2	6.3	5.6		2.7	0.6	3.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.09	0.00	0.15	0.09	0.00	0.00	1.08	0.00		0.31	0.00	0.22
Uniform Delay (d_1), s/veh	7.7	4.4	8.7	8.6	3.9	8.8	52.1	57.0		55.8	58.7	57.1
Incremental Delay (d_2), s/veh	0.0	1.1	0.2	0.1	0.5	0.2	0.5	4.6		0.5	0.5	2.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	7.7	5.5	8.9	8.6	4.4	9.0	52.5	61.6		56.4	59.2	60.0
Level of Service (LOS)	A	A	A	A	A	A	D	E		E	E	E
Approach Delay, s/veh / LOS	5.8	A		5.0	A		56.6	E		58.4	E	
Intersection Delay, s/veh / LOS	11.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Splits	Analysis Period	1> 7:15
Intersection	US 441/NW 140th Sreet	File Name	2025_NB_AM_US441_NW140.xus		
Project Description	2025 AM Peak Hour with 300 foot LT Lanes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	75	1221	13	115	536	59	121	164	95	132	250	44

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

							1	2	3	4
Green	5.5	2.8	50.7	4.9	6.0	32.3	5	6	7	8
Yellow	4.9	0.0	4.9	3.7	0.0	3.7				
Red	2.0	0.0	2.0	3.4	0.0	3.2				

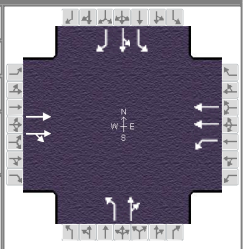
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.4	57.6	15.2	60.4	12.0	39.2	18.0	45.2
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	9.9
Queue Clearance Time (g_s), s	5.7		8.3		6.9	24.3	10.1	25.1
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.0	7.2	0.2	8.6
Phase Call Probability	0.95		0.99		0.99	1.00	0.99	1.00
Max Out Probability	0.00		0.00		1.00	0.02	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	83	687	684	128	336	325	134	288		147	327	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1819	1570	1811	1748	1668	1560		1739	1634	
Queue Service Time (g_s), s	3.7	47.0	47.1	6.3	17.4	17.5	4.9	22.3		8.1	23.1	
Cycle Queue Clearance Time (g_c), s	3.7	47.0	47.1	6.3	17.4	17.5	4.9	22.3		8.1	23.1	
Green Ratio (*g/C*)	0.43	0.39	0.39	0.45	0.41	0.41	0.28	0.24		0.32	0.29	
Capacity (*c*), veh/h	331	713	710	166	746	720	212	378		269	471	
Volume-to-Capacity Ratio (*X*)	0.252	0.964	0.964	0.769	0.450	0.452	0.634	0.761		0.546	0.693	
Back of Queue (*Q*), ft/ln (95 th percentile)	68.8	785.1	804.8	121.1	321	334.8	110.9	430		163.6	438.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.7	30.2	30.3	4.3	12.3	12.0	4.1	15.2		6.3	15.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.00	0.40	0.00	0.00	0.37	0.00		0.55	0.00	
Uniform Delay (d_1), s/veh	23.2	30.3	30.5	30.8	27.6	27.6	45.1	45.7		34.7	41.1	
Incremental Delay (d_2), s/veh	0.1	25.9	26.1	2.8	2.0	2.0	4.7	13.5		0.6	8.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.3	56.2	56.6	33.6	29.6	29.7	49.7	59.2		35.4	49.3	
Level of Service (LOS)	C	E	E	C	C	C	D	E		D	D	
Approach Delay, s/veh / LOS	54.5	D		30.3	C		56.2	E		45.0	D	
Intersection Delay, s/veh / LOS	47.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

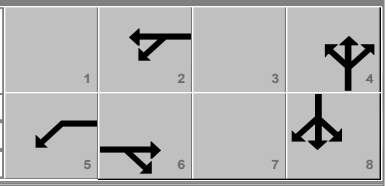
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - Optimized Timings	Analysis Period	1> 7:15
Intersection	US 441/I-75 West Rampé	File Name	2025_B_AM_US441__75Ramps.xus		
Project Description	2025 AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1867	60	54	898		14	0	86	196	10	70

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	105	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	0.0	89.5	7.7	12.4	0.0	0.0
Yellow	5.0	5.0	3.7	4.5	0.0	0.0
Red	2.0	2.0	2.7	2.5	0.0	0.0

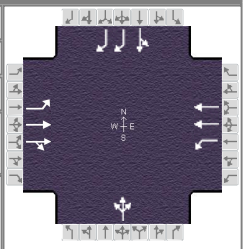
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		8.3	1.0	4.0		10.0		9.0
Phase Duration, s		96.5	0.0	96.5		14.1		19.4
Change Period, ($Y+R_c$), s		7.0	7.0	7.0		6.4		7.0
Max Allow Headway (*MAH*), s		0.0	0.0	0.0		3.2		5.0
Queue Clearance Time (g_s), s						7.9		10.8
Green Extension Time (g_e), s		0.0	0.0	0.0		0.2		1.6
Phase Call Probability						0.96		1.00
Max Out Probability						0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h		1025	1025	0	0		15	72		115	104	67
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1826	1806	1810	1654		1697	1572		1640	1652	1095
Queue Service Time (g_s), s		130.0	28.0	0.0	0.0		1.1	5.9		8.8	7.9	7.7
Cycle Queue Clearance Time (g_c), s		130.0	28.0	0.0	0.0		1.1	5.9		8.8	7.9	7.7
Green Ratio (*g/C*)		0.69	0.69	0.65	0.69		0.06	0.06		0.10	0.10	0.10
Capacity (*c*), veh/h		1256	1242	57	2276		101	93		157	158	105
Volume-to-Capacity Ratio (*X*)		0.816	0.825	0.000	0.000		0.148	0.776		0.731	0.661	0.639
Back of Queue (*Q*), ft/ln (95 th percentile)		208.1	225.4	0	0		22.7	114.6		200.2	175.3	142.4
Back of Queue (*Q*), veh/ln (95 th percentile)		8.0	8.9	0.0	0.0		0.9	4.5		7.3	6.5	4.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.00	0.00	0.00		0.45	0.00		0.22	0.78	0.63
Uniform Delay (d_1), s/veh		2.7	3.3	0.0	0.0		58.0	60.3		57.1	56.7	56.6
Incremental Delay (d_2), s/veh		5.9	6.3	0.0	0.0		0.2	5.1		8.9	6.6	8.9
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh		8.6	9.6	0.0	0.0		58.3	65.4		66.1	63.3	65.5
Level of Service (LOS)		A	A				E	E		E	E	E
Approach Delay, s/veh / LOS	9.1	A		0.0			64.2	E		64.9	E	
Intersection Delay, s/veh / LOS	17.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - Optimized Timings	Analysis Period	1> 7:15
Intersection	US 441/I-75 East Ramps	File Name	2025_B_AM_US441__75Ramps.xus		
Project Description	2025 AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	72	1123	83	49	1031		53	19	12	199	30	195

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	97	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.4	5.2	63.9	8.4	22.5	0.0	1	2	3	4		
Yellow	4.8	0.0	4.8	4.0	4.0	0.0						
Red	2.0	0.0	2.0	2.7	2.4	0.0	5	6	7	8		

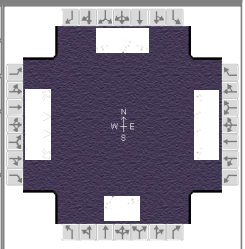
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	15.3	75.8	10.2	70.7		15.1		28.9
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9		6.7		6.4
Max Allow Headway (*MAH*), s	3.9	0.0	2.9	0.0		3.5		5.1
Queue Clearance Time (g_s), s	8.2		3.9			8.5		19.7
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0		0.2		2.8
Phase Call Probability	0.99		0.85			0.96		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	126	1054	1054	52	1097			89			244	186
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1259	1841	1796	1781	1781			1755			1721	1203
Queue Service Time (g_s), s	6.2	68.9	68.9	1.9	23.5			6.5			17.7	9.0
Cycle Queue Clearance Time (g_c), s	6.2	68.9	68.9	1.9	23.5			6.5			17.7	9.0
Green Ratio (*g/C*)	0.56	0.53	0.53	0.52	0.49			0.06			0.17	0.17
Capacity (*c*), veh/h	250	976	953	102	1747			113			298	416
Volume-to-Capacity Ratio (*X*)	0.504	1.080	1.107	0.512	0.628			0.789			0.818	0.448
Back of Queue (*Q*), ft/ln (95 th percentile)	108	1149	1203.4	36	308.9			146.7			343.7	145.3
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	44.5	47.4	1.4	12.2			5.7			13.0	5.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.39	0.00	0.00	0.14	0.00			0.00			0.00	0.00
Uniform Delay (d_1), s/veh	18.6	23.5	23.1	31.3	15.5			59.9			51.8	48.2
Incremental Delay (d_2), s/veh	0.6	43.9	54.7	1.5	1.7			8.7			7.7	1.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (*d*), s/veh	19.2	67.4	77.8	32.8	17.2			68.7			59.5	49.3
Level of Service (LOS)	B	F	F	C	B			E			E	D
Approach Delay, s/veh / LOS	69.6	E		17.9	B		68.7	E		55.0	E	
Intersection Delay, s/veh / LOS	52.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

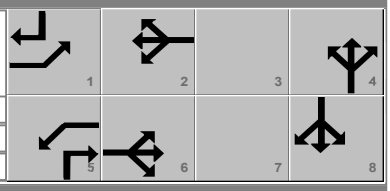
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.250
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - SPLIT PHASE, Opt. Splits	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	SPLITPH_2025_B_AM_US441_NW147.xus		
Project Description	2025 AM Peak Hour with RT Overlap Phase				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	60	1152	72	38	806	98	104	15	71	246	24	74

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

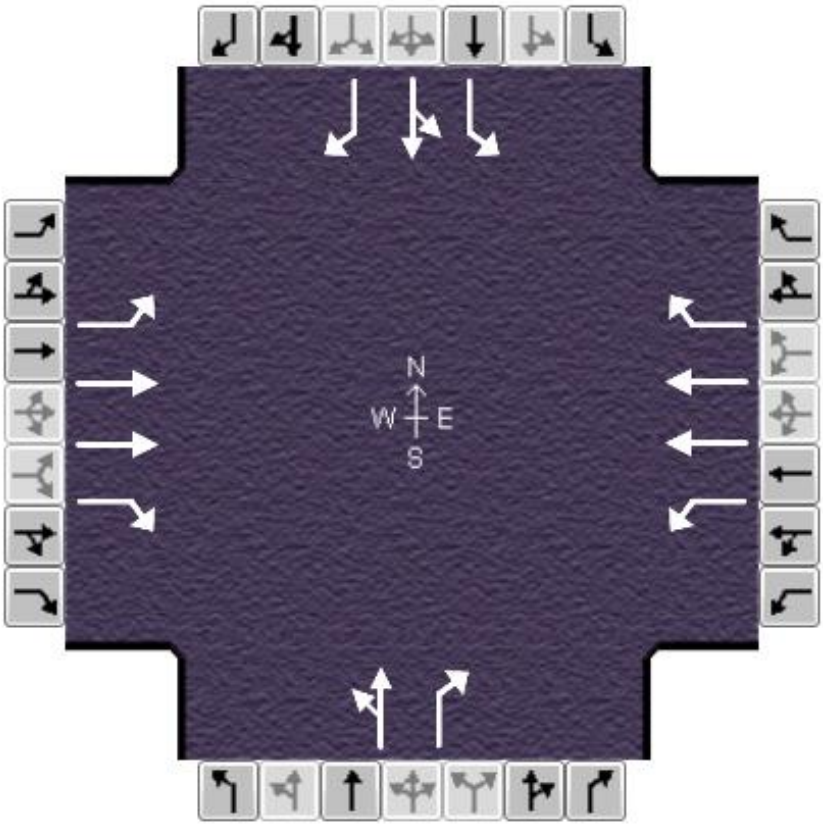
Green	3.1	0.7	71.3	12.3	15.3	0.0						
Yellow	4.9	0.0	4.9	4.0	3.8	0.0						
Red	2.0	0.0	2.0	2.5	3.1	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		11.0		9.0
Phase Duration, s	10.8	78.9	10.0	78.2		18.8		22.2
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9		6.5		6.9
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0		4.1		4.0
Queue Clearance Time (g_s), s	4.3		3.3			11.7		14.1
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.6		1.3
Phase Call Probability	0.91		0.79			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	67	1294	73	43	906	100		134	72	138	165	75
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422		1749	1309	1739	1734	1447
Queue Service Time (g_s), s	2.3	25.5	2.9	1.3	14.3	4.4		9.7	6.7	9.9	12.1	6.1
Cycle Queue Clearance Time (g_c), s	2.3	25.5	2.9	1.3	14.3	4.4		9.7	6.7	9.9	12.1	6.1
Green Ratio (*g/C*)	0.58	0.55	0.55	0.57	0.55	0.55		0.09	0.12	0.12	0.12	0.15
Capacity (*c*), veh/h	362	1910	836	247	1875	780		165	155	205	205	215
Volume-to-Capacity Ratio (*X*)	0.186	0.678	0.087	0.173	0.483	0.128		0.808	0.463	0.674	0.807	0.350
Back of Queue (*Q*), ft/ln (95 th percentile)	39.8	283.5	48.3	23.7	203.8	72.7		215.7	123	209.9	265.5	112.8
Back of Queue (*Q*), veh/ln (95 th percentile)	1.5	10.8	1.8	0.9	7.7	2.6		8.3	4.1	8.1	9.6	4.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.13	0.00	0.19	0.12	0.00	0.00		0.00	0.61	0.93	0.00	0.28
Uniform Delay (d_1), s/veh	12.9	10.9	13.6	15.2	9.8	14.3		57.7	53.4	54.9	55.9	49.7
Incremental Delay (d_2), s/veh	0.1	2.0	0.2	0.1	0.9	0.3		9.0	2.1	3.8	7.3	1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	13.0	12.9	13.8	15.4	10.7	14.6		66.7	55.6	58.7	63.2	50.7
Level of Service (LOS)	B	B	B	B	B	B		E	E	E	E	D
Approach Delay, s/veh / LOS	12.9	B		11.3	B		62.8	E		59.1	E	
Intersection Delay, s/veh / LOS	21.4						C					

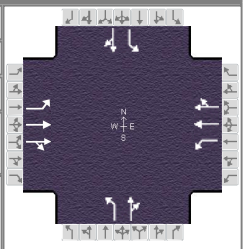
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								



Clear

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - Optimized Splits	Analysis Period	1> 7:15
Intersection	US 441/NW 140th Sreet	File Name	2025_B_AM_US441_NW140.xus		
Project Description	2025 AM Peak Hour with 300 foot LT Lanes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	79	1407	25	115	615	68	138	187	95	171	313	47

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	5.3	0.4	52.7	11.2	2.3	30.5	1	2	3	4		
Yellow	4.8	0.0	4.8	3.7	0.0	3.7	5	6	7	8		
Red	2.0	0.0	2.0	3.4	0.0	3.2						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.5	59.9	12.1	59.5	18.3	37.4	20.6	39.7
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	9.9
Queue Clearance Time (g_s), s	5.8		7.3		11.0	27.1	12.7	33.7
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.2	1.1	0.2	0.0
Phase Call Probability	0.96		0.99		1.00	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.00	1.00	0.00	1.00

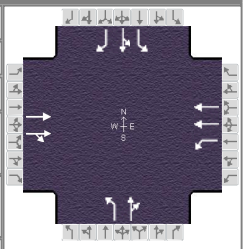
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	88	797	794	128	386	373	153	313		190	400	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1814	1570	1811	1747	1668	1568		1739	1639	
Queue Service Time (g_s), s	3.8	53.0	53.0	5.3	21.0	21.0	9.0	25.1		10.7	31.7	
Cycle Queue Clearance Time (g_c), s	3.8	53.0	53.0	5.3	21.0	21.0	9.0	25.1		10.7	31.7	
Green Ratio (*g/C*)	0.45	0.41	0.41	0.45	0.40	0.40	0.31	0.23		0.33	0.25	
Capacity (*c*), veh/h	302	744	740	120	733	707	199	357		264	403	
Volume-to-Capacity Ratio (*X*)	0.291	1.071	1.073	1.066	0.526	0.527	0.769	0.877		0.720	0.993	
Back of Queue (*Q*), ft/ln (95 th percentile)	70.2	1071.2	1103.2	270	376	391.8	185.4	506.9		213.5	689.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.7	41.2	41.5	9.5	14.4	14.0	6.9	18.0		8.2	24.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.00	0.90	0.00	0.00	0.62	0.00		0.71	0.00	
Uniform Delay (d_1), s/veh	22.8	29.7	30.0	35.3	29.3	29.3	37.0	48.4		36.0	48.9	
Incremental Delay (d_2), s/veh	0.2	53.5	54.5	101.1	2.7	2.8	2.4	24.7		1.5	43.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.0	83.2	84.5	136.4	32.0	32.1	39.4	73.1		37.5	92.0	
Level of Service (LOS)	C	F	F	F	C	C	D	E		D	F	
Approach Delay, s/veh / LOS	80.7	F		47.1	D		62.1	E		74.5	E	
Intersection Delay, s/veh / LOS	69.0						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

PM PEAK HOUR

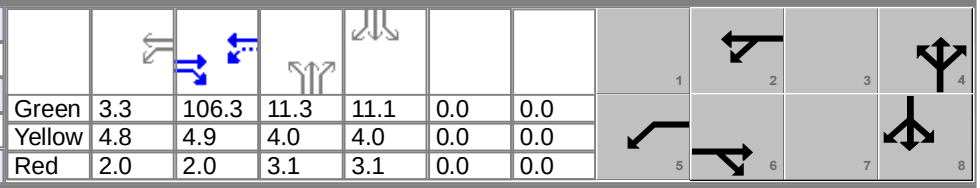
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2020 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/I-75 West Rampé	File Name	Ex_2020_PM_US441__75Ramps.xus		
Project Description	2020 PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		965	77	34	1730		33	0	103	127	14	69

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.3	106.3	11.3	11.1	0.0	0.0
Yellow	4.8	4.9	4.0	4.0	0.0	0.0
Red	2.0	2.0	3.1	3.1	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		8.3	1.0	4.0		10.0		9.0
Phase Duration, s		113.2	10.1	123.3		18.4		18.2
Change Period, ($Y+R_c$), s		6.9	6.8	6.9		7.1		7.1
Max Allow Headway (*MAH*), s		0.0	2.9	0.0		4.2		4.0
Queue Clearance Time (g_s), s			3.2			10.9		10.4
Green Extension Time (g_e), s		0.0	0.1	0.0		0.4		0.7
Phase Call Probability			0.83			1.00		1.00
Max Out Probability			0.00			0.00		0.00

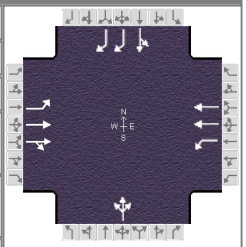
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h		567	553	39	2007		35	89		75	77	67
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1796	1749	1612	1766		1810	1572		1725	1736	1246
Queue Service Time (g_s), s		59.9	12.5	1.2	57.4		3.0	8.9		6.8	6.9	8.4
Cycle Queue Clearance Time (g_c), s		59.9	12.5	1.2	57.4		3.0	8.9		6.8	6.9	8.4
Green Ratio (*g/C*)		0.66	0.66	0.70	0.73		0.07	0.07		0.07	0.07	0.07
Capacity (*c*), veh/h		1194	1162	210	2571		128	111		120	121	87
Volume-to-Capacity Ratio (*X*)		0.475	0.476	0.188	0.780		0.277	0.803		0.625	0.633	0.768
Back of Queue (*Q*), ft/ln (95 th percentile)		137.6	166.2	30.1	674.2		64.4	185.3		150.7	156	167.8
Back of Queue (*Q*), veh/ln (95 th percentile)		5.2	6.5	1.1	26.3		2.6	7.2		5.8	5.9	5.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.00	0.13	0.00		1.29	3.70		0.17	0.69	0.75
Uniform Delay (d_1), s/veh		3.6	4.9	20.8	13.8		70.5	73.2		72.4	72.4	73.2
Incremental Delay (d_2), s/veh		1.4	1.4	0.1	1.5		1.2	12.5		5.2	5.4	13.2
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh		5.0	6.3	20.9	15.3		71.6	85.7		77.6	77.8	86.3
Level of Service (LOS)		A	A	C	B		E	F		E	E	F
Approach Delay, s/veh / LOS	5.6	A		15.4	B		81.7	F		80.3	F	
Intersection Delay, s/veh / LOS	18.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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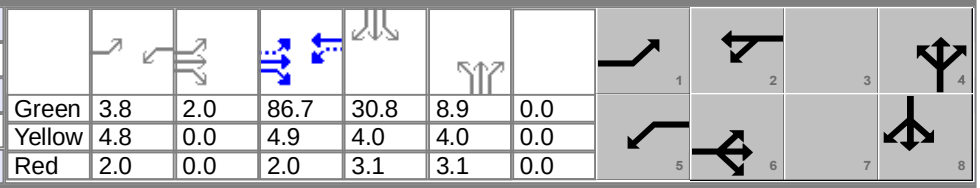
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2020 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/I-75 East Ramps	File Name	Ex_2020_PM_US441__75Ramps.xus		
Project Description	2020 PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	59	855	34	48	1394		55	5	11	235	7	462

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.8	2.0	86.7	30.8	8.9	0.0
Yellow	4.8	0.0	4.9	4.0	4.0	0.0
Red	2.0	0.0	2.0	3.1	3.1	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	12.6	95.6	10.6	93.6		16.0		37.9
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9		7.1		7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0		4.0		4.1
Queue Clearance Time (g_s), s	5.8		4.1			8.9		27.9
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.2		2.9
Phase Call Probability	0.97		0.90			0.97		1.00
Max Out Probability	0.00		0.00			0.00		0.01

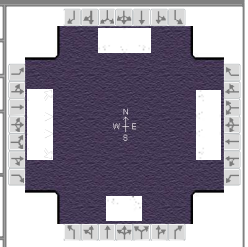
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	79	599	591	52	1499			76			260	449
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1471	1841	1816	1739	1781			1740			1755	1347
Queue Service Time (g_s), s	3.8	27.3	26.9	2.1	42.7			6.9			22.5	25.9
Cycle Queue Clearance Time (g_c), s	3.8	27.3	26.9	2.1	42.7			6.9			22.5	25.9
Green Ratio (*g/C*)	0.58	0.55	0.55	0.57	0.54			0.06			0.19	0.19
Capacity (*c*), veh/h	177	1020	1006	256	1929			96			338	518
Volume-to-Capacity Ratio (*X*)	0.446	0.587	0.587	0.201	0.777			0.792			0.771	0.867
Back of Queue (*Q*), ft/ln (95 th percentile)	72	381.1	362	39.7	506.6			160.4			405.9	378.4
Back of Queue (*Q*), veh/ln (95 th percentile)	2.4	14.8	14.3	1.5	19.9			6.3			15.7	14.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.26	0.00	0.00	0.16	0.00			0.00			0.00	0.00
Uniform Delay (d_1), s/veh	23.9	15.5	15.0	18.2	16.1			74.7			61.3	62.6
Incremental Delay (d_2), s/veh	0.5	2.0	2.0	0.1	3.2			13.4			3.7	5.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (*d*), s/veh	24.4	17.4	17.0	18.4	19.3			88.1			65.0	68.6
Level of Service (LOS)	C	B	B	B	B			F			E	E
Approach Delay, s/veh / LOS	17.7	B		19.2	B		88.1	F		67.3	E	
Intersection Delay, s/veh / LOS	29.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_PM_US441_NW147.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	77	704	126	97	1266	76	170	23	63	57	18	114

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

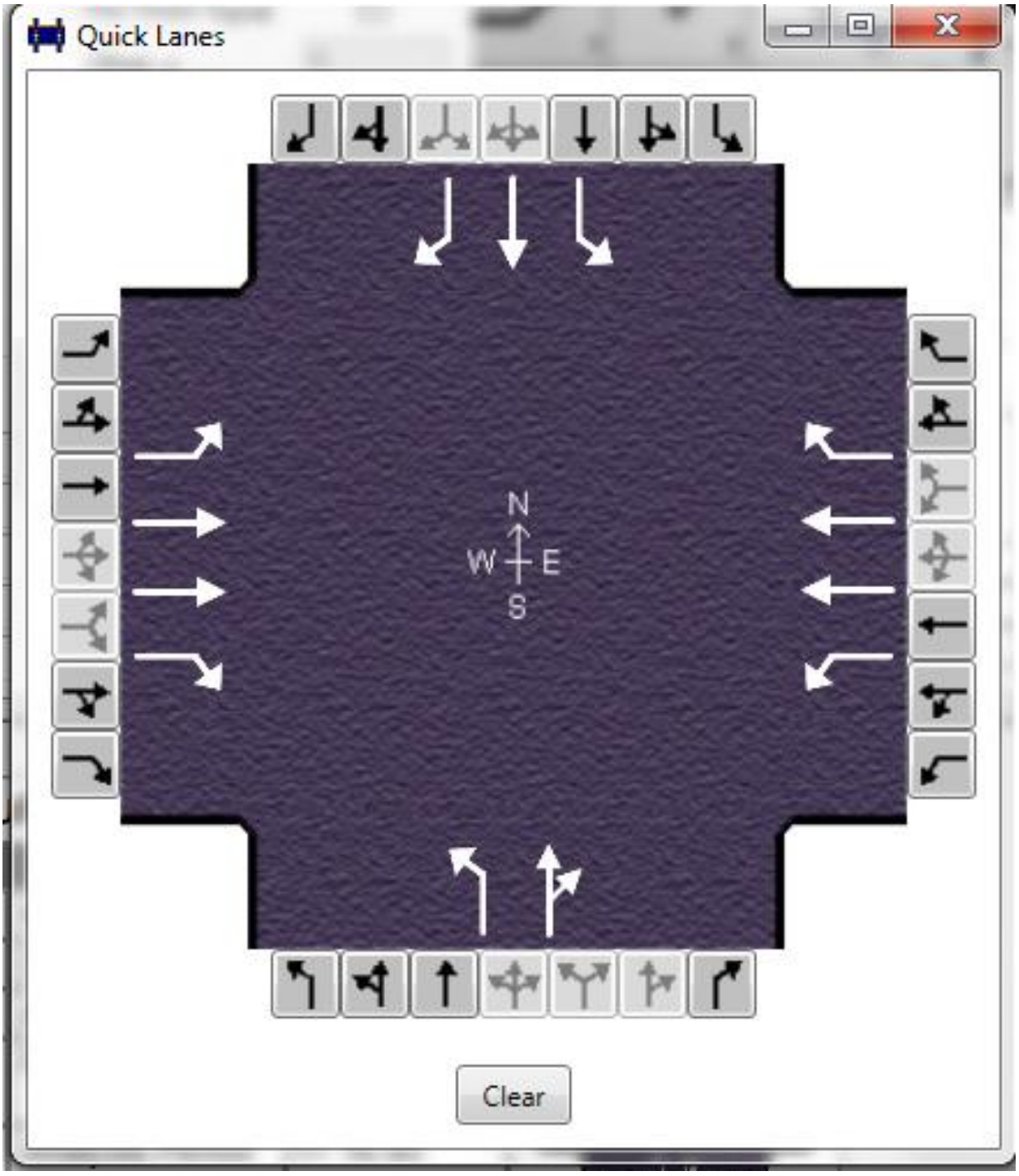
								1	2	3	4	
Green	4.8	0.9	97.7	6.6	3.8	13.3						
Yellow	4.8	0.0	4.8	3.8	4.0	3.8						
Red	2.0	0.0	2.0	2.6	2.1	3.1	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.6	104.5	12.5	105.4	22.8	30.1	13.0	20.2
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	6.1	6.9	6.4	6.9
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	4.8		5.5		16.6	10.0	7.0	12.9
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.1	0.3	0.0	0.4
Phase Call Probability	0.97		0.99		1.00	1.00	0.93	1.00
Max Out Probability	0.00		0.00		0.74	0.00	0.01	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	83	757	122	104	1361	73	183	92		61	19	110
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1679		1781	1900	1585
Queue Service Time (g_s), s	2.8	9.1	5.2	3.5	23.1	3.0	14.6	8.0		5.0	1.5	10.9
Cycle Queue Clearance Time (g_c), s	2.8	9.1	5.2	3.5	23.1	3.0	14.6	8.0		5.0	1.5	10.9
Green Ratio (*g/C*)	0.64	0.61	0.61	0.64	0.62	0.62	0.20	0.14		0.12	0.08	0.08
Capacity (*c*), veh/h	283	2137	967	502	2157	968	334	243		226	158	132
Volume-to-Capacity Ratio (*X*)	0.292	0.354	0.126	0.208	0.631	0.076	0.547	0.380		0.272	0.122	0.831
Back of Queue (*Q*), ft/ln (95 th percentile)	49.7	135.7	86.2	61.8	246.7	49.6	277.7	157.6		105.1	34	217.2
Back of Queue (*Q*), veh/ln (95 th percentile)	2.0	5.3	3.4	2.5	9.6	1.9	10.9	6.3		4.1	1.4	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	0.00	0.34	0.31	0.00	0.00	1.85	0.00		0.47	0.00	0.54
Uniform Delay (d_1), s/veh	13.2	6.7	13.2	11.0	7.6	12.4	57.1	61.9		63.5	67.9	72.2
Incremental Delay (d_2), s/veh	0.2	0.5	0.3	0.1	1.4	0.2	0.5	1.0		0.2	0.3	12.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	13.4	7.1	13.5	11.1	9.0	12.6	57.6	62.9		63.8	68.3	84.7
Level of Service (LOS)	B	A	B	B	A	B	E	E		E	E	F
Approach Delay, s/veh / LOS	8.5	A		9.3	A		59.4	E		76.3	E	
Intersection Delay, s/veh / LOS	18.0						B					

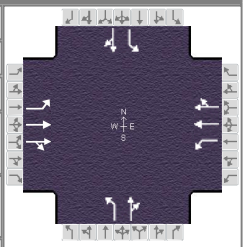
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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Quick Lanes
N
W
E
S
Clear

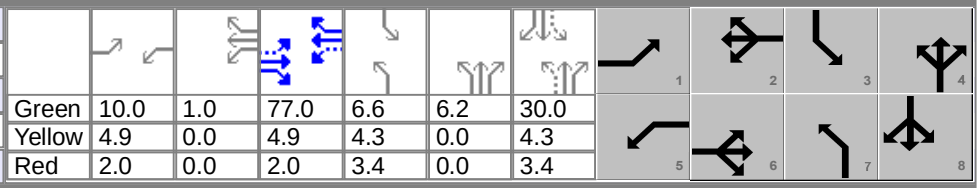
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 140th Street	File Name	Ex_2019_PM_US441_NW140.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	545	170	174	1235	92	143	158	81	64	164	86

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	10.0	1.0	77.0	6.6	6.2	30.0	
Yellow	4.9	0.0	4.9	4.3	0.0	4.3	
Red	2.0	0.0	2.0	3.4	0.0	3.4	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	16.9	83.9	17.8	84.9	20.5	43.9	14.3	37.7
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	10.0
Queue Clearance Time (g_s), s	9.8		10.8		13.4	25.5	6.9	26.4
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.1	4.6	0.0	3.7
Phase Call Probability	1.00		1.00		1.00	1.00	0.95	1.00
Max Out Probability	0.00		0.00		1.00	0.23	0.02	0.63

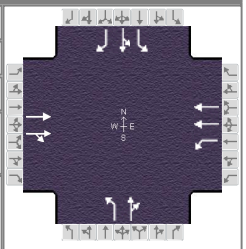
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	173	405	373	189	728	714	155	260		70	272	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1703	1739	1856	1810	1731	1629		1813	1722	
Queue Service Time (g_s), s	7.8	17.6	20.6	8.8	53.0	53.5	11.4	23.5		4.9	24.4	
Cycle Queue Clearance Time (g_c), s	7.8	17.6	20.6	8.8	53.0	53.5	11.4	23.5		4.9	24.4	
Green Ratio (*g/C*)	0.54	0.48	0.48	0.55	0.49	0.49	0.28	0.23		0.23	0.19	
Capacity (*c*), veh/h	209	893	820	404	904	882	229	369		197	323	
Volume-to-Capacity Ratio (*X*)	0.827	0.453	0.454	0.468	0.805	0.810	0.680	0.704		0.354	0.841	
Back of Queue (*Q*), ft/ln (95 th percentile)	157.1	284	338.1	164.4	848.1	918.1	232.9	438.3		107.1	501.6	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.2	11.1	12.7	6.3	33.1	32.8	9.0	16.2		4.1	18.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.79	0.00	0.00	1.10	0.00	0.00	1.55	0.00		0.71	0.00	
Uniform Delay (d_1), s/veh	33.6	18.0	22.7	20.0	34.6	34.7	48.1	56.9		50.7	62.7	
Incremental Delay (d_2), s/veh	4.7	1.7	1.8	0.3	7.6	8.0	4.6	10.7		0.4	22.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	38.2	19.7	24.5	20.3	42.2	42.7	52.7	67.7		51.1	85.0	
Level of Service (LOS)	D	B	C	C	D	D	D	E		D	F	
Approach Delay, s/veh / LOS	24.9	C		39.9	D		62.1	E		78.1	E	
Intersection Delay, s/veh / LOS	42.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

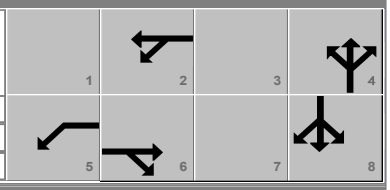
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Timings	Analysis Period	1> 16:45
Intersection	US 441/I-75 West Rampé	File Name	2025_NB_PM_US441__75Ramps.xus		
Project Description	2025 PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1072	77	34	1920		33	0	103	141	13	77

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	21.2	61.1	23.9	25.9	0.0	0.0
Yellow	4.8	4.9	4.0	4.0	0.0	0.0
Red	2.0	2.0	3.1	3.1	0.0	0.0



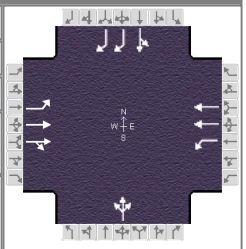
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		8.3	1.0	4.0		10.0		9.0
Phase Duration, s		68.0	28.0	96.0		31.0		33.0
Change Period, (*Y+R c*), s		6.9	6.8	6.9		7.1		7.1
Max Allow Headway (*MAH*), s		0.0	2.9	0.0		4.2		4.0
Queue Clearance Time (*g s*), s			3.6			10.2		10.5
Green Extension Time (*g e*), s		0.0	0.0	0.0		0.3		0.6
Phase Call Probability			1.00			1.00		1.00
Max Out Probability			0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h		625	611	38	2125		35	89		83	82	74
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1796	1753	1612	1766		1810	1572		1725	1734	1246
Queue Service Time (*g s*), s		52.7	51.4	1.6	89.1		2.7	8.2		6.8	6.7	8.5
Cycle Queue Clearance Time (*g c*), s		52.7	51.4	1.6	89.1		2.7	8.2		6.8	6.7	8.5
Green Ratio (*g/C*)		0.38	0.38	0.53	0.56		0.15	0.15		0.16	0.16	0.16
Capacity (*c*), veh/h		686	670	280	1967		270	235		279	281	202
Volume-to-Capacity Ratio (*X*)		0.911	0.912	0.134	1.080		0.131	0.380		0.299	0.293	0.368
Back of Queue (*Q*), ft/ln (95 th percentile)		826.3	797.3	27.1	998.1		57.6	155.2		144.1	144.1	153.7
Back of Queue (*Q*), veh/ln (95 th percentile)		31.3	31.4	1.0	39.0		2.3	6.1		5.5	5.4	5.0
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.00	0.12	0.00		1.15	3.10		0.16	0.64	0.68
Uniform Delay (*d 1*), s/veh		36.8	38.2	25.3	18.8		59.0	61.4		59.1	59.0	59.8
Incremental Delay (*d 2*), s/veh		18.4	18.9	0.0	37.1		0.2	1.0		0.6	0.6	1.1
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh		55.1	57.1	25.3	55.9		59.3	62.4		59.6	59.6	60.9
Level of Service (LOS)		E	E	C	F		E	E		E	E	E
Approach Delay, s/veh / LOS	56.1	E		55.3	E		61.5	E		60.0	E	
Intersection Delay, s/veh / LOS	56.1						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

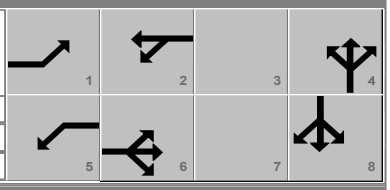
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Timings	Analysis Period	1> 16:45
Intersection	US 441/I-75 East Ramps	File Name	2025_NB_PM_US441__75Ramps.xus		
Project Description	2025 PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	65	949	34	49	1547		55	5	11	261	7	513

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	126	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	12.1	0.2	63.1	14.9	34.9	0.0
Yellow	4.9	4.8	4.9	4.0	4.0	0.0
Red	2.0	2.0	2.0	3.1	3.1	0.0

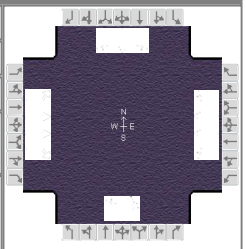
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	19.0	70.0	26.0	77.0		22.0		42.0
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9		7.1		7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0		4.0		4.1
Queue Clearance Time (g_s), s	7.5		4.4			8.7		30.3
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.1		1.5
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.07		0.00			0.09		0.88

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	88	667	660	53	1663			76			288	497
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1471	1841	1818	1739	1781			1740			1755	1347
Queue Service Time (g_s), s	5.5	57.2	57.3	2.4	70.1			6.7			24.6	28.3
Cycle Queue Clearance Time (g_c), s	5.5	57.2	57.3	2.4	70.1			6.7			24.6	28.3
Green Ratio (*g/C*)	0.47	0.39	0.39	0.53	0.44			0.09			0.22	0.22
Capacity (*c*), veh/h	156	726	717	268	1560			162			383	588
Volume-to-Capacity Ratio (*X*)	0.562	0.919	0.921	0.196	1.066			0.471			0.753	0.845
Back of Queue (*Q*), ft/ln (95 th percentile)	177.4	929.8	907.6	44.7	1192.6			142			451.7	420.6
Back of Queue (*Q*), veh/ln (95 th percentile)	6.0	36.0	35.7	1.7	47.0			5.5			17.5	15.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.65	0.00	0.00	0.18	0.00			0.00			0.00	0.00
Uniform Delay (d_1), s/veh	39.1	65.4	65.4	30.9	33.3			68.8			58.5	60.0
Incremental Delay (d_2), s/veh	1.2	9.7	9.9	0.1	42.7			2.1			8.2	10.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (*d*), s/veh	40.3	75.1	75.3	31.0	76.0			70.9			66.7	70.9
Level of Service (LOS)	D	E	E	C	F			E			E	E
Approach Delay, s/veh / LOS	73.1	E		74.6	E		70.9	E		69.4	E	
Intersection Delay, s/veh / LOS	73.0						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

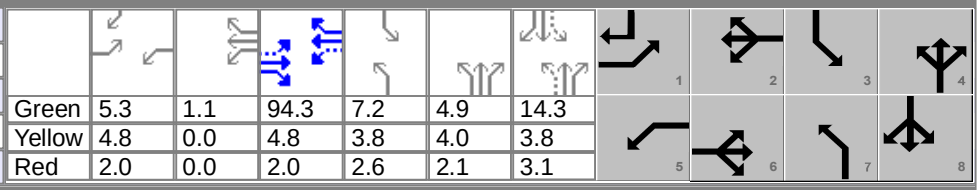
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Timings	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	2025_NB_PM_US441_NW147.xus		
Project Description	2025 PM Peak Hour with RT Ovelap Phase				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	85	781	140	108	1405	84	189	26	70	63	20	127

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	5.3	1.1	94.3	7.2	4.9	14.3
Yellow	4.8	0.0	4.8	3.8	4.0	3.8
Red	2.0	0.0	2.0	2.6	2.1	3.1

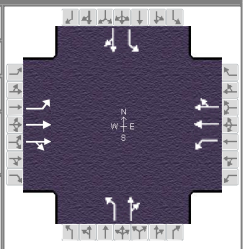
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.1	101.1	13.2	102.2	24.6	32.2	13.6	21.2
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	6.1	6.9	6.4	6.9
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	5.2		6.1		18.1	10.8	7.5	13.8
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.3	0.4	0.1	0.5
Phase Call Probability	0.98		0.99		1.00	1.00	0.95	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	91	840	135	116	1511	82	203	103		68	22	123
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1680		1781	1900	1585
Queue Service Time (g_s), s	3.2	12.1	6.2	4.1	33.5	3.5	16.1	8.8		5.5	1.7	11.8
Cycle Queue Clearance Time (g_c), s	3.2	12.1	6.2	4.1	33.5	3.5	16.1	8.8		5.5	1.7	11.8
Green Ratio (*g/C*)	0.62	0.59	0.59	0.63	0.60	0.60	0.22	0.16		0.13	0.09	0.12
Capacity (*c*), veh/h	235	2063	933	454	2086	936	360	265		241	170	194
Volume-to-Capacity Ratio (*X*)	0.390	0.407	0.145	0.256	0.724	0.087	0.564	0.389		0.282	0.127	0.632
Back of Queue (*Q*), ft/ln (95 th percentile)	59	179.6	103.5	73.6	342.2	59.4	300	174.1		115.1	37.5	219.3
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	7.0	4.1	2.9	13.3	2.3	11.8	7.0		4.5	1.5	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00	0.41	0.37	0.00	0.00	2.00	0.00		0.51	0.00	0.55
Uniform Delay (d_1), s/veh	17.1	8.4	14.8	12.4	10.1	13.8	55.4	60.5		62.3	67.1	66.8
Incremental Delay (d_2), s/veh	0.4	0.6	0.3	0.1	2.2	0.2	0.5	0.9		0.2	0.3	3.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	17.5	9.0	15.1	12.5	12.4	14.0	55.9	61.4		62.5	67.4	70.1
Level of Service (LOS)	B	A	B	B	B	B	E	E		E	E	E
Approach Delay, s/veh / LOS	10.5	B		12.4	B		57.7	E		67.4	E	
Intersection Delay, s/veh / LOS	19.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

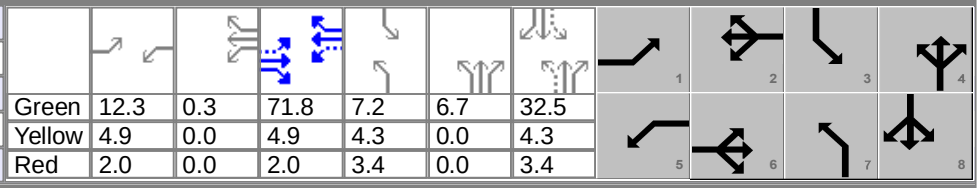
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2025 NO BUILD Traffic - Optimized Splits	Analysis Period	1> 16:45
Intersection	US 441/NW 140th Street	File Name	2025_NB_PM_US441_NW140.xus		
Project Description	2025 PM Peak Hour with 300 foot LT lanes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	176	605	189	193	1371	102	159	175	90	71	182	95

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	12.3	0.3	71.8	7.2	6.7	32.5			
Yellow	4.9	0.0	4.9	4.3	0.0	4.3			
Red	2.0	0.0	2.0	3.4	0.0	3.4			

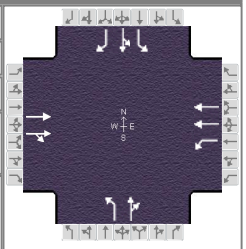
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	19.2	78.7	19.5	79.0	21.6	46.9	14.9	40.2
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	10.0
Queue Clearance Time (g_s), s	14.3		12.4		14.4	28.0	7.3	29.0
Green Extension Time (g_e), s	0.0	0.0	0.3	0.0	0.2	4.9	0.1	3.5
Phase Call Probability	1.00		1.00		1.00	1.00	0.97	1.00
Max Out Probability	1.00		0.00		0.00	0.35	0.00	0.92

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	191	450	413	210	806	795	173	288		77	301	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1703	1739	1856	1810	1731	1629		1813	1722	
Queue Service Time (g_s), s	12.3	23.0	25.8	10.4	67.6	68.8	12.4	26.0		5.3	27.0	
Cycle Queue Clearance Time (g_c), s	12.3	23.0	25.8	10.4	67.6	68.8	12.4	26.0		5.3	27.0	
Green Ratio (*g/C*)	0.53	0.45	0.45	0.53	0.45	0.45	0.30	0.25		0.25	0.20	
Capacity (*c*), veh/h	185	833	764	363	836	816	238	399		205	350	
Volume-to-Capacity Ratio (*X*)	1.031	0.540	0.541	0.579	0.964	0.974	0.726	0.722		0.377	0.861	
Back of Queue (*Q*), ft/ln (95 th percentile)	430.2	365.6	416.4	196.5	1150.8	1264.1	242.5	474.8		116	547.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	17.1	14.3	15.7	7.6	45.0	45.1	9.4	17.6		4.5	20.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.43	0.00	0.00	0.65	0.00	0.00	0.81	0.00		0.39	0.00	
Uniform Delay (d_1), s/veh	52.7	22.3	27.1	23.4	42.7	43.0	46.1	55.4		48.7	61.6	
Incremental Delay (d_2), s/veh	74.5	2.5	2.7	0.5	23.6	25.8	2.5	10.8		0.4	23.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	127.2	24.8	29.9	23.9	66.3	68.9	48.6	66.2		49.2	84.8	
Level of Service (LOS)	F	C	C	C	E	E	D	E		D	F	
Approach Delay, s/veh / LOS	45.4	D		62.5	E		59.6	E		77.5	E	
Intersection Delay, s/veh / LOS	58.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

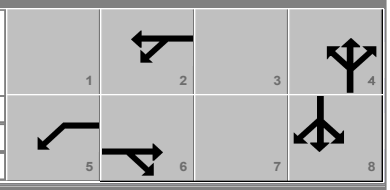
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - Optimized Timings	Analysis Period	1> 16:45
Intersection	US 441/I-75 West Rampé	File Name	2025_B_PM_US441__75Ramps.xus		
Project Description	2025 PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1223	77	34	2030		33	0	103	200	13	77

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	19.2	63.1	23.9	25.9	0.0	0.0
Yellow	4.8	4.9	4.0	4.0	0.0	0.0
Red	2.0	2.0	3.1	3.1	0.0	0.0



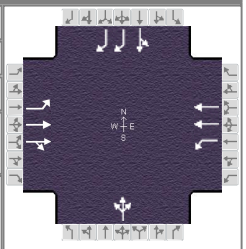
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		8.3	1.0	4.0		10.0		9.0
Phase Duration, s		70.0	26.0	96.0		31.0		33.0
Change Period, (*Y+R c*), s		6.9	6.8	6.9		7.1		7.1
Max Allow Headway (*MAH*), s		0.0	2.9	0.0		4.2		4.0
Queue Clearance Time (*g s*), s			3.6			10.2		11.9
Green Extension Time (*g e*), s		0.0	0.0	0.0		0.3		0.8
Phase Call Probability			1.00			1.00		1.00
Max Out Probability			0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h		705	693	36	2149		35	89		118	111	74
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1796	1758	1612	1766		1810	1572		1725	1732	1246
Queue Service Time (*g s*), s		62.7	63.0	1.6	89.1		2.7	8.2		9.9	9.2	8.5
Cycle Queue Clearance Time (*g c*), s		62.7	63.0	1.6	89.1		2.7	8.2		9.9	9.2	8.5
Green Ratio (*g/C*)		0.39	0.39	0.53	0.56		0.15	0.15		0.16	0.16	0.16
Capacity (*c*), veh/h		708	693	239	1967		270	235		279	280	202
Volume-to-Capacity Ratio (*X*)		0.995	0.999	0.151	1.092		0.131	0.380		0.424	0.395	0.368
Back of Queue (*Q*), ft/ln (95 th percentile)		1046.2	1012.8	26.1	1068.3		57.6	155.2		207	198	153.7
Back of Queue (*Q*), veh/ln (95 th percentile)		39.6	39.9	0.9	41.7		2.3	6.1		7.9	7.4	5.0
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.00	0.12	0.00		1.15	3.10		0.23	0.88	0.68
Uniform Delay (*d 1*), s/veh		37.8	39.2	28.1	19.3		59.0	61.4		60.3	60.0	59.8
Incremental Delay (*d 2*), s/veh		32.7	34.0	0.0	42.4		0.2	1.0		1.0	0.9	1.1
Initial Queue Delay (*d 3*), s/veh		0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh		70.4	73.1	28.1	61.7		59.3	62.4		61.4	60.9	60.9
Level of Service (LOS)		E	E	C	F		E	E		E	E	E
Approach Delay, s/veh / LOS	71.8	E		61.1	E		61.5	E		61.1	E	
Intersection Delay, s/veh / LOS	64.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - Optimized Timings	Analysis Period	1> 16:45
Intersection	US 441/I-75 East Ramps	File Name	2025_B_PM_US441__75Ramps.xus		
Project Description	2025 PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	65	1165	34	49	1708		55	5	11	359	7	513

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	125	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

							1	2	3	4	
Green	9.1	2.2	62.1	15.9	35.9	0.0	5	6	7	8	
Yellow	4.9	4.8	4.9	4.0	4.0	0.0					
Red	2.0	2.0	2.0	3.1	3.1	0.0					

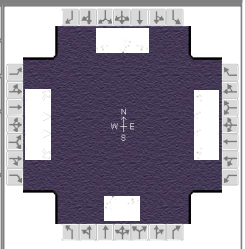
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		12.0		11.0
Phase Duration, s	16.0	69.0	25.0	78.0		23.0		43.0
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9		7.1		7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0		4.0		4.1
Queue Clearance Time (g_s), s	7.4		4.4			8.6		37.9
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.1		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	1.00		0.00			0.03		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2		7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	84	781	776	53	1837			76			394	497
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1471	1841	1822	1739	1781			1740			1755	1347
Queue Service Time (g_s), s	5.4	62.1	62.1	2.4	71.1			6.6			35.9	28.1
Cycle Queue Clearance Time (g_c), s	5.4	62.1	62.1	2.4	71.1			6.6			35.9	28.1
Green Ratio (*g/C*)	0.44	0.39	0.39	0.51	0.44			0.10			0.22	0.22
Capacity (*c*), veh/h	129	714	707	243	1582			173			394	605
Volume-to-Capacity Ratio (*X*)	0.656	1.093	1.097	0.217	1.161			0.442			1.000	0.822
Back of Queue (*Q*), ft/ln (95 th percentile)	157.6	1246.5	1228.3	46.2	1534.5			140.5			735.3	413
Back of Queue (*Q*), veh/ln (95 th percentile)	5.3	48.3	48.4	1.8	60.4			5.5			28.5	15.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.57	0.00	0.00	0.18	0.00			0.00			0.00	0.00
Uniform Delay (d_1), s/veh	40.3	65.6	65.6	32.3	32.6			67.9			62.0	59.0
Incremental Delay (d_2), s/veh	2.4	48.1	49.8	0.2	79.7			1.8			45.2	8.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0			0.0			0.0	0.0
Control Delay (*d*), s/veh	42.7	113.7	115.4	32.5	112.3			69.6			107.3	67.9
Level of Service (LOS)	D	F	F	C	F			E			F	E
Approach Delay, s/veh / LOS	110.8	F		110.1	F		69.6	E		85.3	F	
Intersection Delay, s/veh / LOS	104.8						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

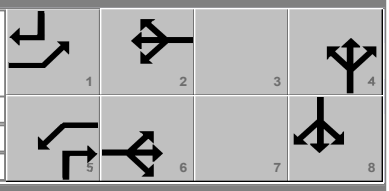
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.250
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - SPLIT PHASE, Opt. Timings	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	SPLITPH_2025_B_PM_US441_NW147.xus		
Project Description	2025 PM Peak Hour with RT Ovelap Phase				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	109	781	140	108	1525	179	192	45	70	200	33	149

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

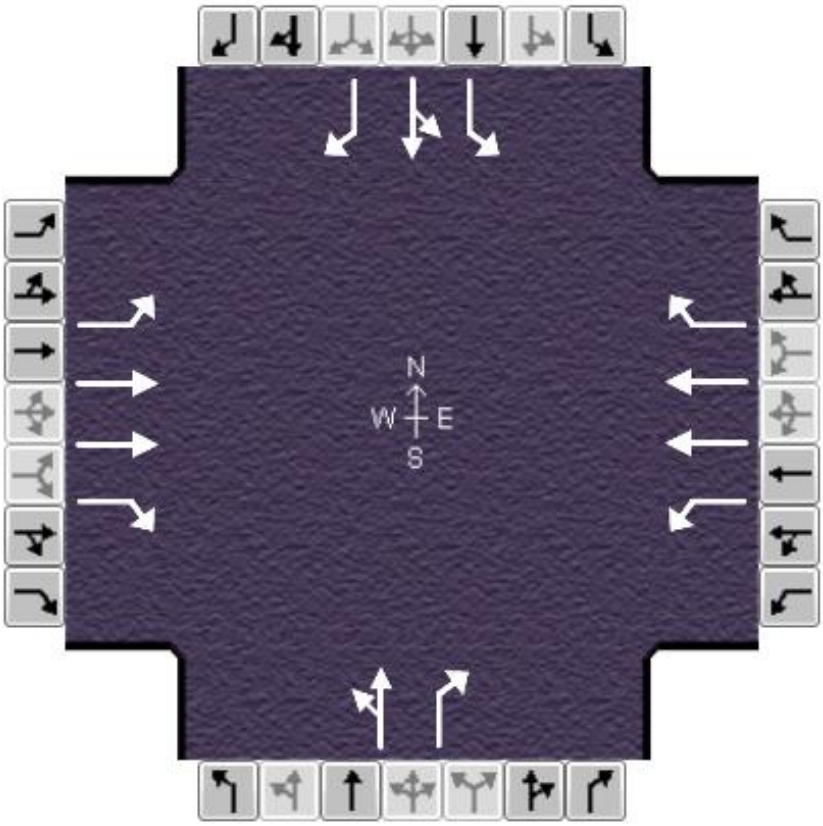
Green	7.0	83.9	25.0	17.0	0.0	0.0
Yellow	4.8	4.9	4.0	3.8	0.0	0.0
Red	2.0	2.0	2.5	3.1	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	3.0	1.1	3.0		11.0		9.0
Phase Duration, s	13.8	90.8	13.8	90.8		31.5		23.9
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9		6.5		6.9
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0		4.0		4.0
Queue Clearance Time (g_s), s	6.8		6.8			23.9		15.6
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0		1.2		1.4
Phase Call Probability	0.99		0.99			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	117	840	135	116	1640	175		255	75	108	143	144
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572		1826	1309	1781	1811	1585
Queue Service Time (g_s), s	4.8	17.0	7.1	4.8	59.8	9.5		21.9	7.8	9.2	12.3	13.6
Cycle Queue Clearance Time (g_c), s	4.8	17.0	7.1	4.8	59.8	9.5		21.9	7.8	9.2	12.3	13.6
Green Ratio (*g/C*)	0.57	0.52	0.52	0.57	0.52	0.52		0.16	0.20	0.11	0.11	0.15
Capacity (*c*), veh/h	166	1837	831	398	1838	825		286	261	189	192	237
Volume-to-Capacity Ratio (*X*)	0.708	0.457	0.163	0.291	0.892	0.213		0.892	0.288	0.569	0.745	0.608
Back of Queue (*Q*), ft/ln (95 th percentile)	109.3	248.6	123.7	88.7	723	165.9		410.8	142.2	197.7	251.1	244.1
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	9.6	4.9	3.5	28.0	6.5		16.4	4.8	7.8	10.0	9.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.36	0.00	0.49	0.44	0.00	0.00		0.00	0.71	0.88	0.00	0.61
Uniform Delay (d_1), s/veh	34.0	14.0	19.8	17.1	20.4	20.4		66.1	54.4	68.0	69.4	63.6
Incremental Delay (d_2), s/veh	2.1	0.8	0.4	0.1	7.1	0.6		9.4	0.6	2.7	5.6	2.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	36.1	14.8	20.2	17.3	27.5	20.9		75.5	55.0	70.7	75.0	66.1
Level of Service (LOS)	D	B	C	B	C	C		E	D	E	E	E
Approach Delay, s/veh / LOS	17.8	B		26.3	C		70.8	E		70.6	E	
Intersection Delay, s/veh / LOS	32.4						C					

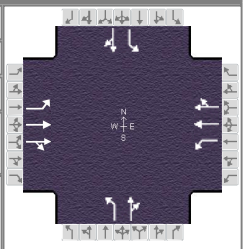
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								



Clear

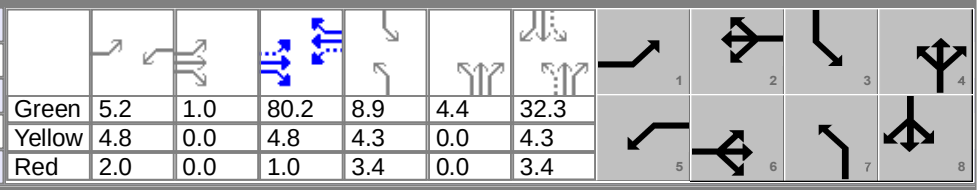
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	Jan 22, 2021	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2025 BUILD Traffic - Optimized Splits	Analysis Period	1> 16:45
Intersection	US 441/NW 140th Street	File Name	2025_B_PM_US441_NW140.xus		
Project Description	2025 PM Peak Hour with 300 foot LT lanes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	195	695	217	193	1558	144	180	243	90	92	226	102

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	5.2	1.0		80.2	8.9	4.4	32.3					
Yellow	4.8	0.0		4.8	4.3	0.0	4.3					
Red	2.0	0.0		1.0	3.4	0.0	3.4					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.0	87.0	12.0	86.0	21.0	44.4	16.6	40.0
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	10.0
Queue Clearance Time (g_s), s	8.1		7.2		15.9	36.7	8.9	34.3
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	0.99	1.00
Max Out Probability	1.00		1.00		1.00	1.00	0.01	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	212	517	474	210	928	922	196	362		100	357	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1703	1739	1856	1801	1731	1648		1813	1732	
Queue Service Time (g_s), s	6.1	23.6	27.4	5.2	79.1	79.1	13.9	34.7		6.9	32.3	
Cycle Queue Clearance Time (g_c), s	6.1	23.6	27.4	5.2	79.1	79.1	13.9	34.7		6.9	32.3	
Green Ratio (*g/C*)	0.53	0.50	0.50	0.53	0.49	0.49	0.29	0.23		0.26	0.20	
Capacity (*c*), veh/h	113	929	853	277	917	890	195	378		146	350	
Volume-to-Capacity Ratio (*X*)	1.868	0.556	0.556	0.757	1.011	1.036	1.002	0.957		0.686	1.020	
Back of Queue (*Q*), ft/ln (95 th percentile)	712.1	352.1	426	253.5	1377.1	1554.2	452.6	686.5		197.4	728.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	28.3	13.8	16.0	9.7	53.8	55.5	17.5	25.4		7.6	27.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	2.37	0.00	0.00	0.84	0.00	0.00	1.51	0.00		0.66	0.00	
Uniform Delay (d_1), s/veh	46.1	17.2	22.3	37.3	40.5	40.5	49.8	60.9		49.9	63.9	
Incremental Delay (d_2), s/veh	422.3	2.4	2.6	10.2	32.5	39.9	64.8	36.7		2.1	53.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	468.4	19.6	24.9	47.6	73.0	80.4	114.6	97.6		52.1	117.1	
Level of Service (LOS)	F	B	C	D	F	F	F	F		D	F	
Approach Delay, s/veh / LOS	100.7	F		73.7	E		103.5	F		102.9	F	
Intersection Delay, s/veh / LOS	88.3						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

APPENDIX C: Highway Capacity Analyses

HCS Two-Way Stop-Control Report

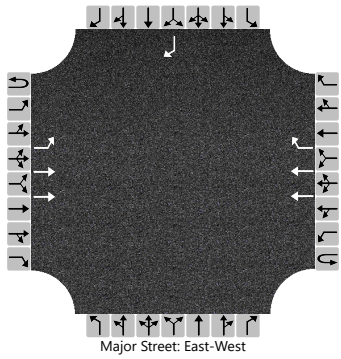
General Information

Analyst	L. Hagen
Agency/Co.	Hagen Consulting Services
Date Performed	5/25/2024
Analysis Year	2025
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Tara Forest East
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	9	1336				937	6								47
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10														50
Capacity, c (veh/h)		680														515
v/c Ratio		0.01														0.10
95% Queue Length, Q_{95} (veh)		0.0														0.3
95% Queue Length, Q_{95} (ft)		0.0														7.7
Control Delay (s/veh)		10.4														12.7
Level of Service (LOS)		B														B
Approach Delay (s/veh)	0.1												12.7			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

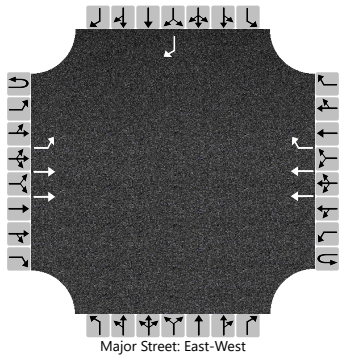
General Information

Analyst	L. Hagen
Agency/Co.	Hagen Consulting Services
Date Performed	5/25/2024
Analysis Year	2027
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Tara Forest East
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	18	1390				975	12								90
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		19														96
Capacity, c (veh/h)		653														499
v/c Ratio		0.03														0.19
95% Queue Length, Q_{95} (veh)		0.1														0.7
95% Queue Length, Q_{95} (ft)		2.6														17.9
Control Delay (s/veh)		10.7														13.9
Level of Service (LOS)		B														B
Approach Delay (s/veh)	0.1												13.9			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

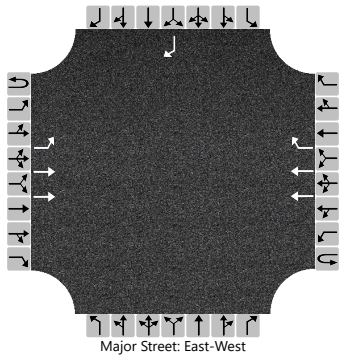
General Information

Analyst	L. Hagen
Agency/Co.	Hagen Consulting Services
Date Performed	5/25/2024
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Tara Forest East
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	27	1446				1015	19								137
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		29														146
Capacity, c (veh/h)		625														484
v/c Ratio		0.05														0.30
95% Queue Length, Q_{95} (veh)		0.1														1.3
95% Queue Length, Q_{95} (ft)		2.6														33.3
Control Delay (s/veh)		11.0														15.6
Level of Service (LOS)		B														C
Approach Delay (s/veh)		0.2												15.6		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

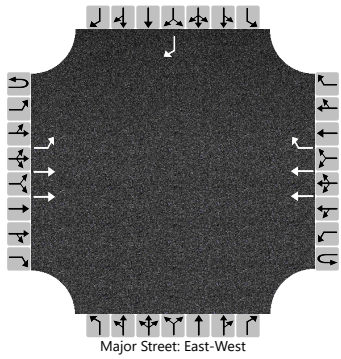
General Information

Analyst	L. Hagen
Agency/Co.	Hagen Consulting Services
Date Performed	5/25/2024
Analysis Year	2025
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Tara Forest East
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	19	1052				1799	33								31
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21														34
Capacity, c (veh/h)		281														248
v/c Ratio		0.07														0.14
95% Queue Length, Q_{95} (veh)		0.2														0.5
95% Queue Length, Q_{95} (ft)		5.1														12.8
Control Delay (s/veh)		18.8														21.8
Level of Service (LOS)		C														C
Approach Delay (s/veh)		0.3												21.8		
Approach LOS		A												C		

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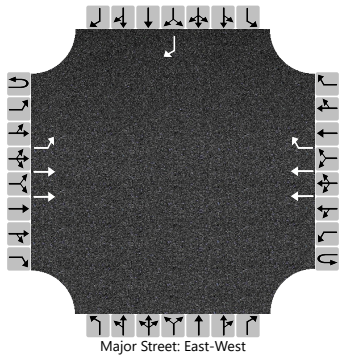
General Information

Analyst	L. Hagen
Agency/Co.	Hagen Consulting Services
Date Performed	5/25/2024
Analysis Year	2027
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Tara Forest East
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	38	1095				1872	65								60
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		41														65
Capacity, c (veh/h)		254														233
v/c Ratio		0.16														0.28
95% Queue Length, Q_{95} (veh)		0.6														1.1
95% Queue Length, Q_{95} (ft)		15.4														28.2
Control Delay (s/veh)		21.9														26.3
Level of Service (LOS)		C														D
Approach Delay (s/veh)	0.7												26.3			
Approach LOS	A												D			

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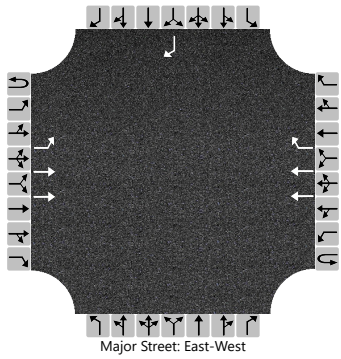
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Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Tara Forest East
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	0		0	0	1
Configuration		L	T				T	R								R
Volume (veh/h)	0	59	1139				1947	100								93
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left Only								1					

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1														6.9
Critical Headway (sec)		4.16														6.96
Base Follow-Up Headway (sec)		2.2														3.3
Follow-Up Headway (sec)		2.23														3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		64														101
Capacity, c (veh/h)		227														219
v/c Ratio		0.28														0.46
95% Queue Length, Q_{95} (veh)		1.1														2.2
95% Queue Length, Q_{95} (ft)		28.2														56.3
Control Delay (s/veh)		26.9														34.8
Level of Service (LOS)		D														D
Approach Delay (s/veh)		1.3												34.8		
Approach LOS		A												D		

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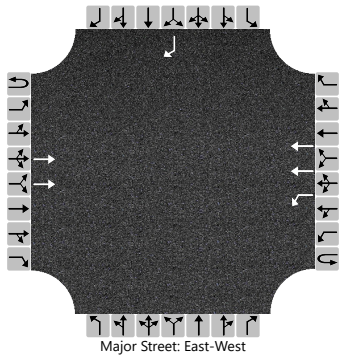
General Information

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Agency/Co.	Hagen Consulting Services
Date Performed	5/25/2024
Analysis Year	2025
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Future Peggy Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	1
Configuration			T			L	T									R
Volume (veh/h)			1345		27	0	957									0
Percent Heavy Vehicles (%)					3	3										3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1										6.9
Critical Headway (sec)					6.46	4.16										6.96
Base Follow-Up Headway (sec)					2.5	2.2										3.3
Follow-Up Headway (sec)					2.53	2.23										3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29										0
Capacity, c (veh/h)						173										507
v/c Ratio						0.17										0.00
95% Queue Length, Q_{95} (veh)						0.6										0.0
95% Queue Length, Q_{95} (ft)						15.4										0.0
Control Delay (s/veh)						29.9										12.1
Level of Service (LOS)						D										B
Approach Delay (s/veh)					0.8											
Approach LOS					A											

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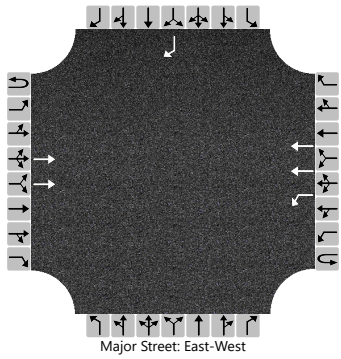
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Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Future Peggy Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	1
Configuration			T			L	T									R
Volume (veh/h)			1408		53	0	1012									0
Percent Heavy Vehicles (%)					3	3										3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1										6.9
Critical Headway (sec)					6.46	4.16										6.96
Base Follow-Up Headway (sec)					2.5	2.2										3.3
Follow-Up Headway (sec)					2.53	2.23										3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						56										0
Capacity, c (veh/h)						157										485
v/c Ratio						0.36										0.00
95% Queue Length, Q_{95} (veh)						1.5										0.0
95% Queue Length, Q_{95} (ft)						38.4										0.0
Control Delay (s/veh)						40.4										12.4
Level of Service (LOS)						E										B
Approach Delay (s/veh)					2.0											
Approach LOS					A											

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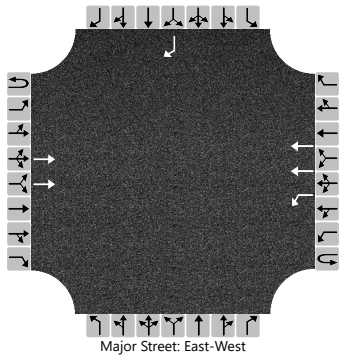
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Time Analyzed	AM Peak
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Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Future Peggy Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	1
Configuration			T			L	T									R
Volume (veh/h)			1473		81	0	1071									0
Percent Heavy Vehicles (%)					3	3										3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1										6.9
Critical Headway (sec)					6.46	4.16										6.96
Base Follow-Up Headway (sec)					2.5	2.2										3.3
Follow-Up Headway (sec)					2.53	2.23										3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						86										0
Capacity, c (veh/h)						141										462
v/c Ratio						0.61										0.00
95% Queue Length, Q_{95} (veh)						3.2										0.0
95% Queue Length, Q_{95} (ft)						81.9										0.0
Control Delay (s/veh)						64.1										12.8
Level of Service (LOS)						F										B
Approach Delay (s/veh)					4.5											
Approach LOS					A											

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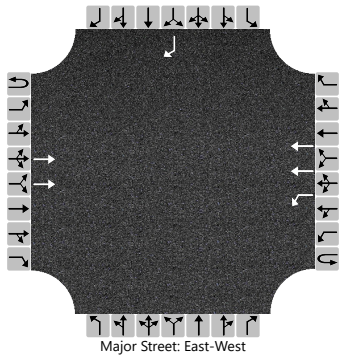
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Time Analyzed	PM Peak
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Project Description	Tara Forest West

Site Information

Intersection	Tara Forest East Connection
Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Future Peggy Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	1
Configuration			T			L	T									R
Volume (veh/h)			1071		11	0	1818									0
Percent Heavy Vehicles (%)					3	3										3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1										6.9
Critical Headway (sec)					6.46	4.16										6.96
Base Follow-Up Headway (sec)					2.5	2.2										3.3
Follow-Up Headway (sec)					2.53	2.23										3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12										0
Capacity, c (veh/h)						268										252
v/c Ratio						0.04										0.00
95% Queue Length, Q_{95} (veh)						0.1										0.0
95% Queue Length, Q_{95} (ft)						2.6										0.0
Control Delay (s/veh)						19.1										19.3
Level of Service (LOS)						C										C
Approach Delay (s/veh)					0.1											
Approach LOS					A											

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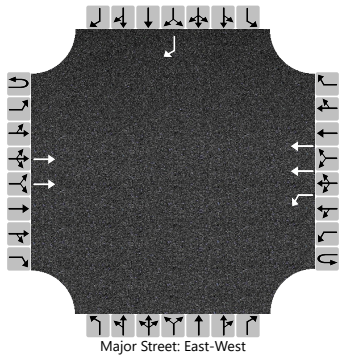
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Site Information

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Jurisdiction	City of Alachua
East/West Street	US Highway 441
North/South Street	Future Peggy Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	1
Configuration			T			L	T									R
Volume (veh/h)			1133		22	0	1910									0
Percent Heavy Vehicles (%)					3	3										3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1										6.9
Critical Headway (sec)					6.46	4.16										6.96
Base Follow-Up Headway (sec)					2.5	2.2										3.3
Follow-Up Headway (sec)					2.53	2.23										3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						23										0
Capacity, c (veh/h)						243										234
v/c Ratio						0.10										0.00
95% Queue Length, Q_{95} (veh)						0.3										0.0
95% Queue Length, Q_{95} (ft)						7.7										0.0
Control Delay (s/veh)						21.4										20.4
Level of Service (LOS)						C										C
Approach Delay (s/veh)					0.2											
Approach LOS					A											

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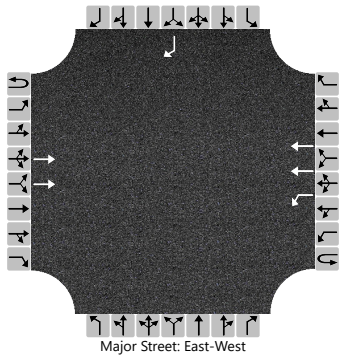
General Information

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Site Information

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East/West Street	US Highway 441
North/South Street	Future Peggy Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	1
Configuration			T			L	T									R
Volume (veh/h)			1197		34	0	2006									0
Percent Heavy Vehicles (%)					3	3										3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

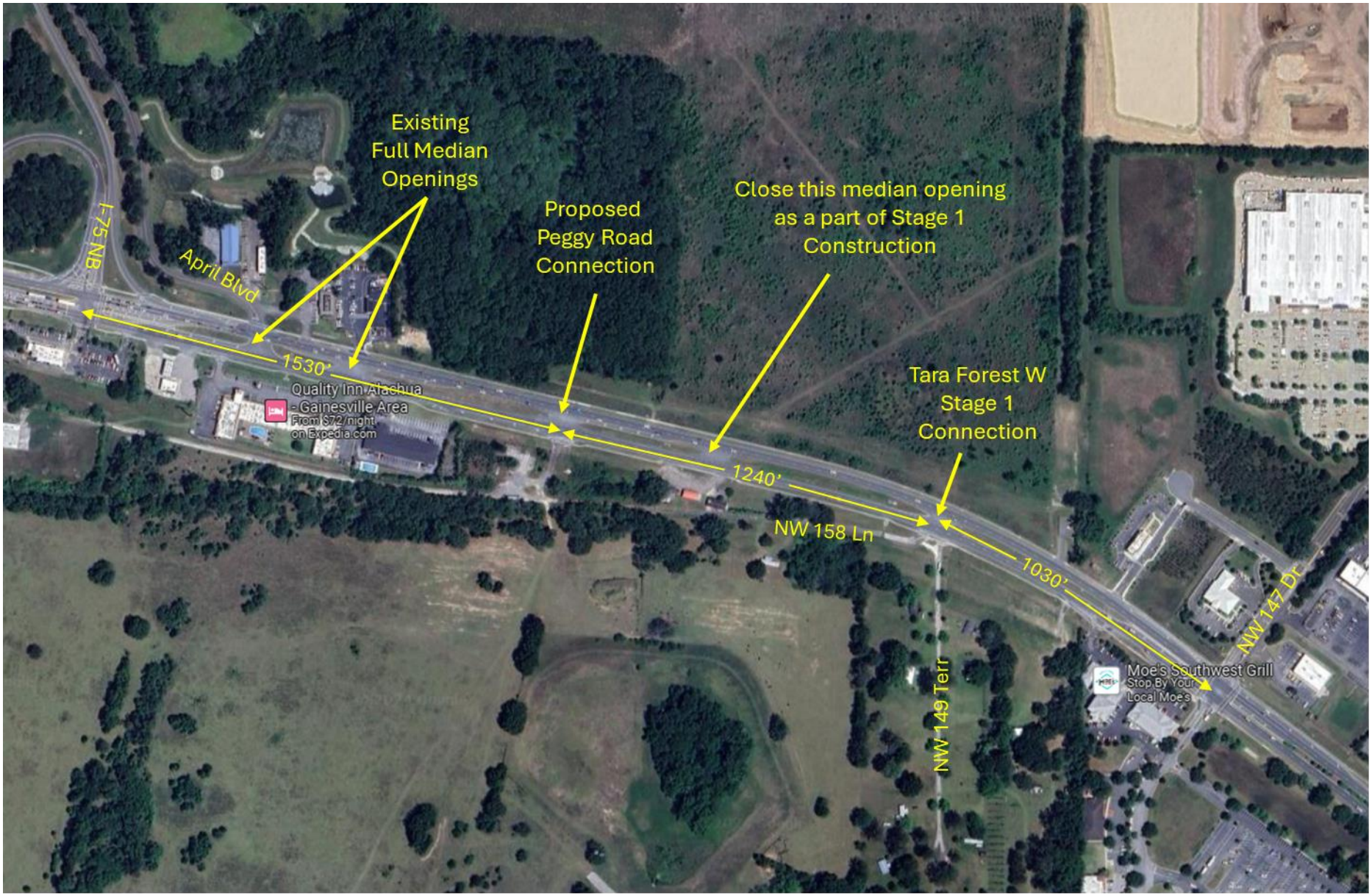
Base Critical Headway (sec)					6.4	4.1										6.9
Critical Headway (sec)					6.46	4.16										6.96
Base Follow-Up Headway (sec)					2.5	2.2										3.3
Follow-Up Headway (sec)					2.53	2.23										3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						36										0
Capacity, c (veh/h)						219										216
v/c Ratio						0.17										0.00
95% Queue Length, Q_{95} (veh)						0.6										0.0
95% Queue Length, Q_{95} (ft)						15.4										0.0
Control Delay (s/veh)						24.6										21.7
Level of Service (LOS)						C										C
Approach Delay (s/veh)					0.4											
Approach LOS					A											

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APPENDIX D: Access Management



HAGEN Consulting Services, LLC

Tara Forest West – Stage 1 Access Management

GSE Engineering & Consulting, Inc.

October 18, 2022

Sayed Moukhtara
Tara Forest, LLC
7717 NW 20th Lane
Gainesville, Florida 32605

Summary Report of a Geological Review and Active Ground Loss Evaluation
Tara Forest West, Tara Phoenicia, Tara April
Alachua, Alachua County, Florida
GSE Project No. 14759B

GSE Engineering & Consulting, Inc. (GSE) has performed a geological review to provide an opinion on the locations of active ground loss at the Tara Forest West, Tara Phoenicia and Tara April projects in Alachua, Florida. This review and report have been prepared at your request.

Background Information

We understand that you propose to develop these properties into residential and commercial developments. The sites are generally located at the northeast quadrant of the U.S. Highway 441 and I-75 intersection in Alachua, Florida and contains approximately 555 +/- acres. Figure 1 indicates the project location.

GSE has performed geotechnical explorations at these sites to assist with stormwater management facility and infrastructure design. Please refer to reports under GSE Project Numbers 14759, 14759A, 14891 and 15138 previously submitted.

We understand the City of Alachua retained Wood Environment & Infrastructure Solutions, Inc. (Wood) to assist with the development review process. As part of this review, Wood had concerns that active ground loss may be occurring below ground elevations of 75 feet. Wood recommended that the portion of the site lower than elevation 75 feet be analyzed further with engineering and geologic studies to identify if there is actual active ground loss occurring.

This geologic review has been performed to evaluate whether active ground loss is occurring at the site.

Regional Geology

In order to understand the mechanisms of ground loss, the regional geology of the site must be reviewed and considered. Ground loss in Alachua County typically occurs from soil erosion and sinkhole development. Ground loss from soil consolidation typically does not occur, as the majority of the soils in Alachua County are over consolidated from prior land form changes (sea level rise/recession and soil deposition) that occurred in the geologic past (millions of years ago).

Alachua County straddles two physiographic provinces: Northern Highlands and Coastal Lowlands[1]. A broad karst escarpment known as the Cody Scarp separates these two provinces.

The Northern Highlands, which lie north and east of the Cody Scarp, are underlain by a thick sequence of relatively impermeable Miocene to Pleistocene sediments. Because of this thick sequence of sediments, the Northern Highlands Province contains few karst features. This upland plateau is nearly level, sloping gently to the west, north and east. Elevation ranges from about 150 to 200 feet above sea level. The plateau, which originally extended completely across the county, has many swamps. Sinkholes are not common within the plateau, but a few are found near its margin.

Thin Plio-Pleistocene sediments overlying thin and discontinuous, residual Miocene strata and Eocene limestone characterize the Lowlands. Karst features are numerous in the Lowlands. The western plains region has low relief. Elevation ranges from about 50 to 80 feet above sea level. The plain is devoid of stream channels, but it is dotted with sinks and limestone mines. While the Ocala Limestone is essentially near the surface in this region, many of the old sinks have become filled (some to a depth of 250 feet) with sand, clayey sand, and sandy clay. These soil materials come from marine submergence, soil creep and slumping, and stream transport from the Northern Highlands. This sinkhole fill tends to mask many of the karst irregularities of the Ocala surface.

The Cody Scarp, which separates the Northern Highlands from the Coastal Lowlands, contains large sinkholes, sinking streams, and other karst features. The bottoms of the karst features often penetrate to the Ocala Limestone and the depressions are usually filled with organic soils, fluvial and lacustrine sediments, and clay-rich soils. The hills within the scarp contain Miocene sediments similar to the Northern Highlands Province. Many of the large, flat-bottomed lakes and wet prairies are associated with the scarp and represent coalescent sinkholes known as poljes and uvalas. Many of these level prairies and lakes, most of which are near or below 60 feet NGVD, are associated with ground water levels.

Three major geologic formations occur at or near the surface within the county. These formations have influenced soil development. They are, in order of decreasing age, the Ocala Limestone of Eocene age, the Miocene to Pliocene Hawthorn Group, and the Plio-Pleistocene Terrace Deposits.

The Ocala Limestone underlies the entire county; exposures are common in the Coastal Lowlands in the southern and western parts of the county. Here a limestone plain is formed which is covered by a veneer of loose sand in most places. Thin and discontinuous beds of clay-rich soils may also occur in this region of the county. The Ocala Limestone consists of soft, white to cream colored, chalky, limestone that is approximately 98 percent calcium carbonate. Boulders and irregular masses of chert are common near the top. In many areas the Ocala is cavernous and fractured.

The Miocene Hawthorn Group includes at least three formations in Alachua County. These are, from bottom to top, the Penny Farms Formation, Marks Head Formation, and Coosawhatchie Formation[2]. All three formations consist of varying proportions of interbedded clay, sand, limestone, and dolostone, all of which are phosphatic.

---

1 White, W.A., 1970. The Geomorphology of the Florida Peninsula. Florida Geological Survey, Bulletin 51.

2 Scott, T.M., 1988. The Lithostratigraphy of the Hawthorn Group (Miocene) of Florida. Florida Geological Survey, Bulletin No. 59.

The Hawthorn Group crops out in isolated areas around the town of Micanopy and in an irregular pattern along the Cody Scarp from Lochloosa Lake northwestward through Gainesville and into the north-Northern and northwestern part of the county. Much of the outcrop area is hill and valley terrain created by the formation of karst features at the foot of the escarpment. A thin veneer of loose sands of the older Plio-Pleistocene Terrace deposits covers the Hawthorn Group of sediments in the Cody Scarp and Northern Highlands. The Hawthorn Group lies unconformably on the solution-pitted Ocala Limestone surface.

The most recent formation is a surface mantle of fine to medium sand, silt, and clay that formed as Pliocene and Pleistocene sea levels fluctuated and periodically inundated portions of the county. Primarily, the terrace deposits overlie the Hawthorn Group. They are exposed in the Northern and eastern parts of the county.

The site is located in the rolling hills topography of Alachua County that lies within the Cody Scarp geology. Site elevations range from about 45 feet to more than 150 feet. The site is located just northeast of the Mill Creek Sink Cave. The Mill Creek Sink Cave is a well-documented sinkhole that is connected to an underground cavern system that is commonly used for cave diving. The Wood report identifies the approximate location of the cave system, which runs to the south across U.S. Highway 441 and to the east along the northern edge of U.S. Highway 441. Cave divers have documented that the cave system to the north has collapsed and is infilled with soil. The cave system is generally on the order of 100 to 200+ feet below land surface.

General Site Observations and Historic Site Use

Mr. Kenneth L. Hill, P.E. and Mr. Jason E. Gowland, P.E. with GSE have visited the site on numerous occasions to observe the site conditions. In addition, we have reviewed historical aerials of the site to observe the changes in the surface conditions of the site.

The site is currently mostly open land that is grown up in tall weeds. There are tree lines and wooded areas scattered throughout the site. Mill Creek is wooded along its banks. The majority of the site below elevation 75 feet is a valley along Mill Creek, with moderate to steep topography sloping up to the east and west from the creek.

From approximately 2004 to 2020, the site was planted in pine trees. The pine trees were harvested around 2020. Prior to 2004, the site was mostly open pasture with scattered tree lines and wooded areas dating back to 1964.

The 1964 aerial, attached as Figure 4, indicates that some of the site had been disturbed. The northern portion of the site and an area along the north side of U.S. Highway 441 appear disturbed, and possibly used as borrow areas or construction staging. This aerial is from the time period when the I-75 construction was nearing completion (there are no autos on I-75 but autos are present on U.S Highway 441). Ponds and wetland areas are easily identifiable on the aerial, along with the meandering Mill Creek. Mill Creek appears to be dry in this aerial, as this creek primarily transports stormwater runoff. A wet weather pond in the central portion of the site east of Mill Creek appears to be man made and from the land disturbance.

The 1971 aerial, attached as Figure 5, indicates the site is mostly pasture with scattered tree lines and woods. The majority of Mill Creek is located in open pasture and appears wet. Wetlands and ponds are identifiable. The disturbed areas are somewhat overgrown with pasture, but appear to have poor coverage.

The 1982 aerial, attached as Figure 6, shows that the site has remained pasture with no significant change since 1971. The poor established pasture in the northern disturbed area is more established. The site appears dry, with no water in Mill Creek and the ponds and wet weather pond areas showing less standing water. The most obvious change is the presence of a "black dot" in the northern portion of the site. The dot is believed to be a small chimney sinkhole, as this dot is at the location of a cluster of chimney sinkholes that are present on the site. These sinkholes were previously evaluated by GSE in our Project No. 14759A.

The 1994 aerial, attached as Figure 7, shows that the site is essentially in the same condition as prior years. Mill Creek appears wet. There is no vegetation along the majority of the creek. The location of the "black dot" now has two or three dots, indicating additional chimney sinkholes have developed. A 1999 aerial, not shown, indicates a fence has been constructed around the area of the "black dots" in a square shape. Remnants of this fence remain on the site today and surround the cluster of chimney sinkholes. This confirms the black dots on the aerial are chimney sinkholes which developed from about 1982 to 1999. The 2004 aerial shows the site is planted in pine trees, and remained in this condition until their harvest around 2020.

Evaluation and Discussion of Active Ground Loss

Wood has concerns with the potential of active ground loss in the lower elevations of the site. Based upon our observation of the site and review of historical data, we agree that active ground loss is occurring at the north end of the site at the location of the cluster of chimney sinkholes (see GSE Project No. 14759A). It is our opinion that active ground loss, other than normal surface erosion, is not occurring over the remainder of the site.

Wood specifically is concerned with two features they believe are swallets. The Wood report describes the locations of these features as *immediately adjacent to the western boundary of the property (in the lower 1/3 of the property boundary) and the other on the western side of Mill Creek immediately south of the first one.* The Wood Figure 5 shows the location of one swallet. The locations of both swallets described by Wood are not within the property boundaries (they are off site) and it is our opinion they have no impact on the Tara properties.

During a telephone conference with Wood, they believed that slow ground subsidence has occurred in the lower elevations along Mill Creek over the years. This opinion was based upon comparison of USGS Topographic Maps (digitizing the elevations and overlaying them). It is our opinion this conclusion cannot be made based upon the quality of the data. USGS Map Accuracy Standards[3] states the accuracy of 1:24,0000 USGS Topographic Maps is 5 feet vertically and 40 feet horizontally. This means that any point on the map may have an elevation that is 5 feet higher or lower than what is shown. Further, any point may be 40 feet in any direction away from where it is shown.

As a comparison of the accuracy of the USGS Topographic Maps, we overlayed the USGS topographic maps from 1963 and 1999 (Figures 2 and 3) onto the site topographic surveys. The topographic surveys were provided by eda and JBPro. These overlays show that the horizontal and vertical accuracy is reasonably within this range for the portion of the site above elevation 75 feet. Below elevation 75 feet, the horizontal accuracy is far less than 40 feet (the 50 feet contour lines are approximately 175 apart) and the vertical accuracy is generally beyond 5 feet. This is shown on Figures 2 and 3.

3 USGS Fact Sheet 171-99, November 1999

An opinion that a few feet of ground subsidence has occurred cannot be supported by data with this accuracy. Further, there are other sites nearby and that border this site that have improvements that are below elevation 75 feet, including portions of U.S Highway 441. If slow ground subsidence was actively occurring below elevation 75 feet, there would be reported damage to existing facilities. We are not aware of slow ground subsidence damage to nearby properties. We are aware of sudden ground subsidence caused by collapse type sinkholes.

GSE agrees that ground subsidence related to soil erosion is and can continue to occur at this site. This is entirely related to the quality of ground cover and rainfall intensity. Soil erosion is occurring along Mill Creek and in natural and man-made drainage swales where ground cover is poor. It is our opinion that slow ground subsidence related to karst geology is not occurring.

Sinkholes in Alachua County are typically sudden collapse type features. The typical geology of the Cody Scarp is a thin sand layer covering clay-rich soils. A pinnacled limestone formation is below the clay-rich soil at varying depths. A surficial groundwater table is typically not present or is a transient perched condition on the clays. Sinkholes develop from the sudden erosion or collapse of soil into cracks, crevices and voids in the upper portion of the limestone formation and the development of sinkholes is commonly related to high intensity rain events. These sinkholes typically vary from a few feet in diameter to 10 to 20 feet in diameter. The cluster of sinkholes at the north end of the site are typical sinkholes for the Cody Scarp geology. GSE is not aware of a slow ground subsidence type sinkhole occurring in the Cody Scarp geology of Alachua County.

Slow ground subsidence related to karst geology is common in the Central Florida region where the geology is different. The geology in Central Florida typically consists of 40+ feet of sandy soil that overlies confining clay-rich soils. Limestone is typically at depths of 100+ feet. A surficial groundwater table is typically present within 10 feet of land surface. Slow ground subsidence occurs from the raveling (erosion) of the sandy soils through breaches in the clay confining layer into voids in the limestone formation from the infiltration of the surficial water table into the Floridan Aquifer (groundwater recharge). This type of ground subsidence can take days or years to develop. This area of Alachua County does not have this type of geology (there is no persistent surficial groundwater table to slowly infiltrate and induce raveling), and therefore, does not have slow ground subsidence related to karst geology.

Summary

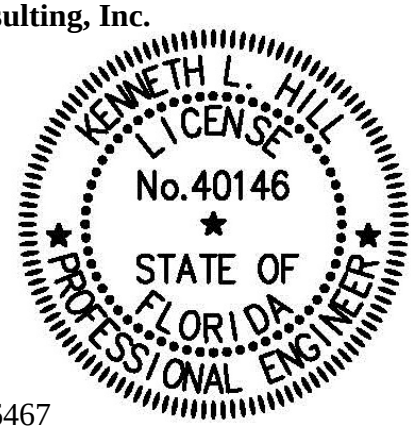
GSE has performed additional analysis and evaluations of the Tara project sites in Alachua, Florida to evaluate the potential for active ground loss. It is GSE's opinion that one isolated area at the northern portion of the site has active ground loss in the form of a cluster of chimney sinkholes that developed from approximately 1982 through 1999. These features were evaluated in GSE Project Number 14759A. It is GSE's opinion that active ground loss is not occurring in the portions of the site lower than elevation 75 feet over the remainder of the site. The two swallets identified by Wood are located off site and in our opinion have no impact on these sites. It is GSE's opinion that requiring further geological or geotechnical studies to evaluate active ground loss is an unnecessary requirement that is not warranted by the regional geology.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

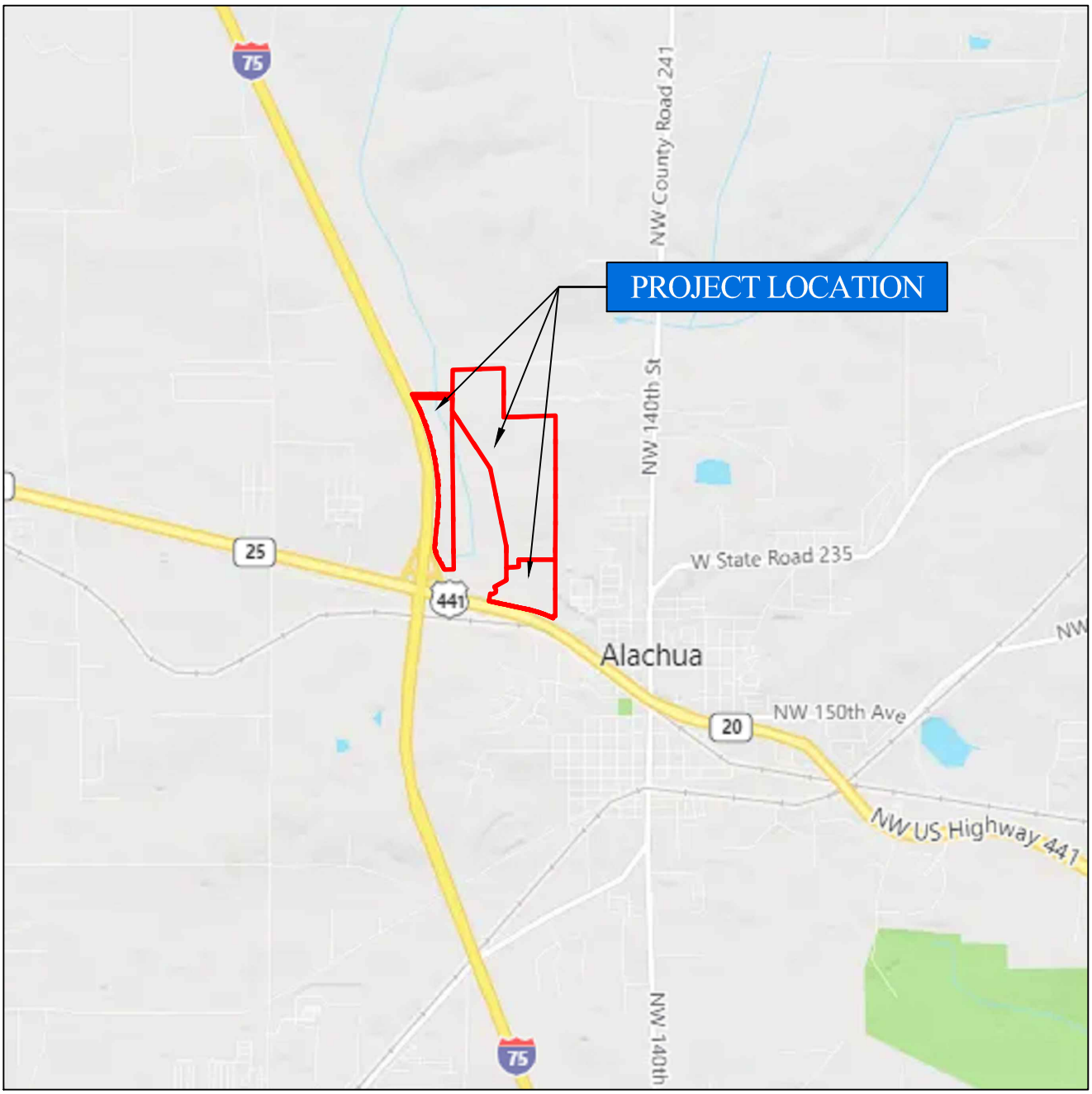
Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration Number 40146

KLH/ JEG:ldj
Q:\Projects\14759B Tara Forest West - Ground Subsidence Evaluation\14759B.docx

Attachments: Figure 1 – Site Location Map
Figure 2 – 1963 USGS Topo Map Overlay on Current Topo
Figure 3 – 1999 USGS Topo Map Overlay on Current Topo
Figure 4 – 1964 Aerial
Figure 5 – 1971 Aerial
Figure 6 – 1982 Aerial
Figure 7 – 1994 Aerial

Distribution: Addressee (1)
File (1)

ATTACHMENTS



NORTH

NOT TO SCALE

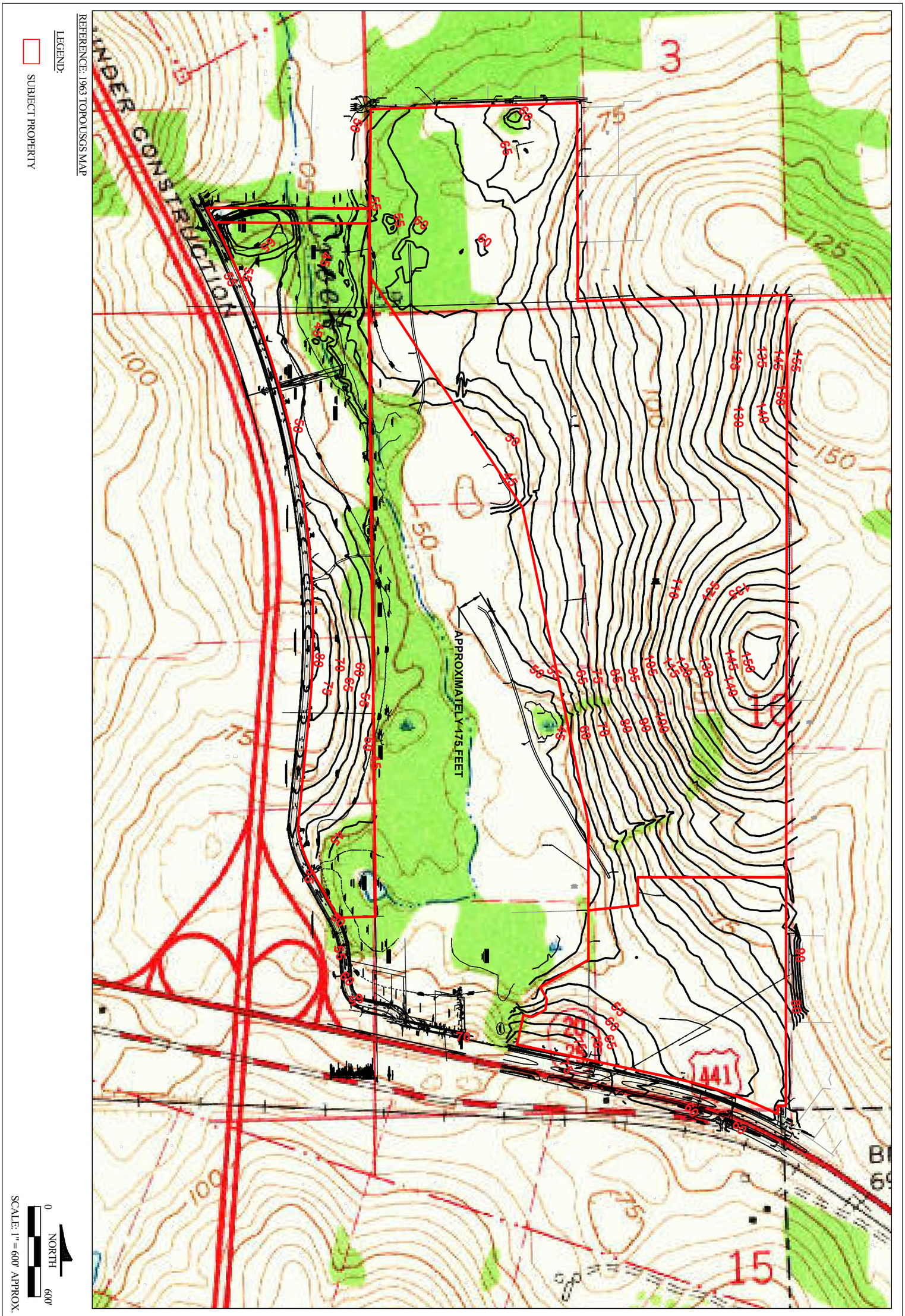
TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

PROJECT SITE LOCATION MAP

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE 1



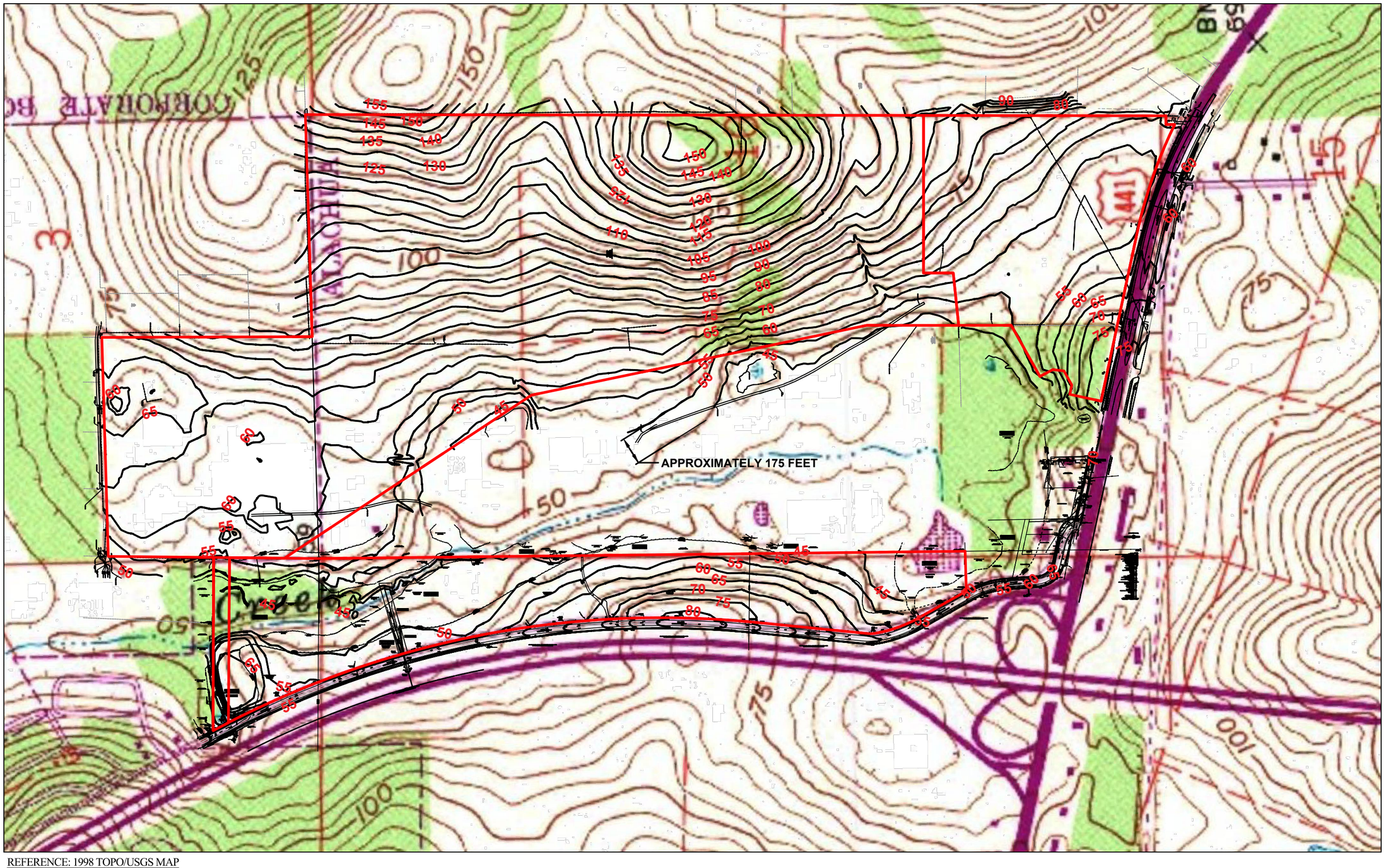
1963 USGS TOPO MAP OVERLAY ON CURRENT TOPO

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

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FIGURE
2



REFERENCE: 1998 TOPO/USGS MAP

LEGEND:

SUBJECT PROPERTY

0 NORTH 600'

SCALE: 1" = 600' APPROX.

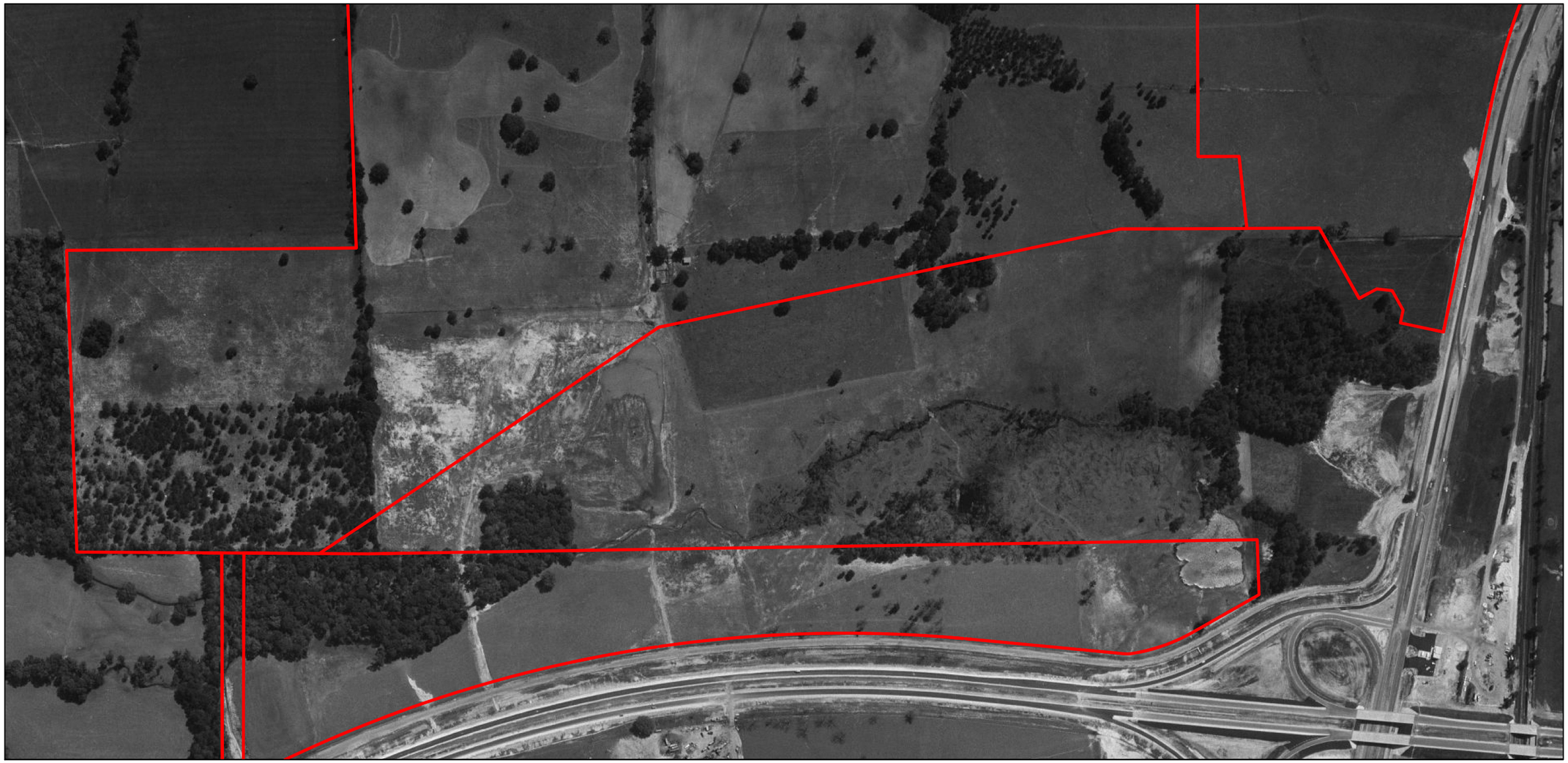
1998 USGS TOPO MAP OVERLAY ON CURRENT TOPO

DESIGNED BY : KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE 3

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B



REFERENCE: 64 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY

NORTH

NOT TO SCALE

1964 AERIAL

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY : KLH
CHECKED BY : JEG
DRAWN BY : JMG

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FIGURE 4



REFERENCE: 71 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY

NORTH
NOT TO SCALE

1971 AERIAL

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY : KLH
CHECKED BY : JEG
DRAWN BY : JMG

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FIGURE 5



REFERENCE: 82 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY

NORTH

NOT TO SCALE

1982 AERIAL

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY : KLH
CHECKED BY : JEG
DRAWN BY : JMG

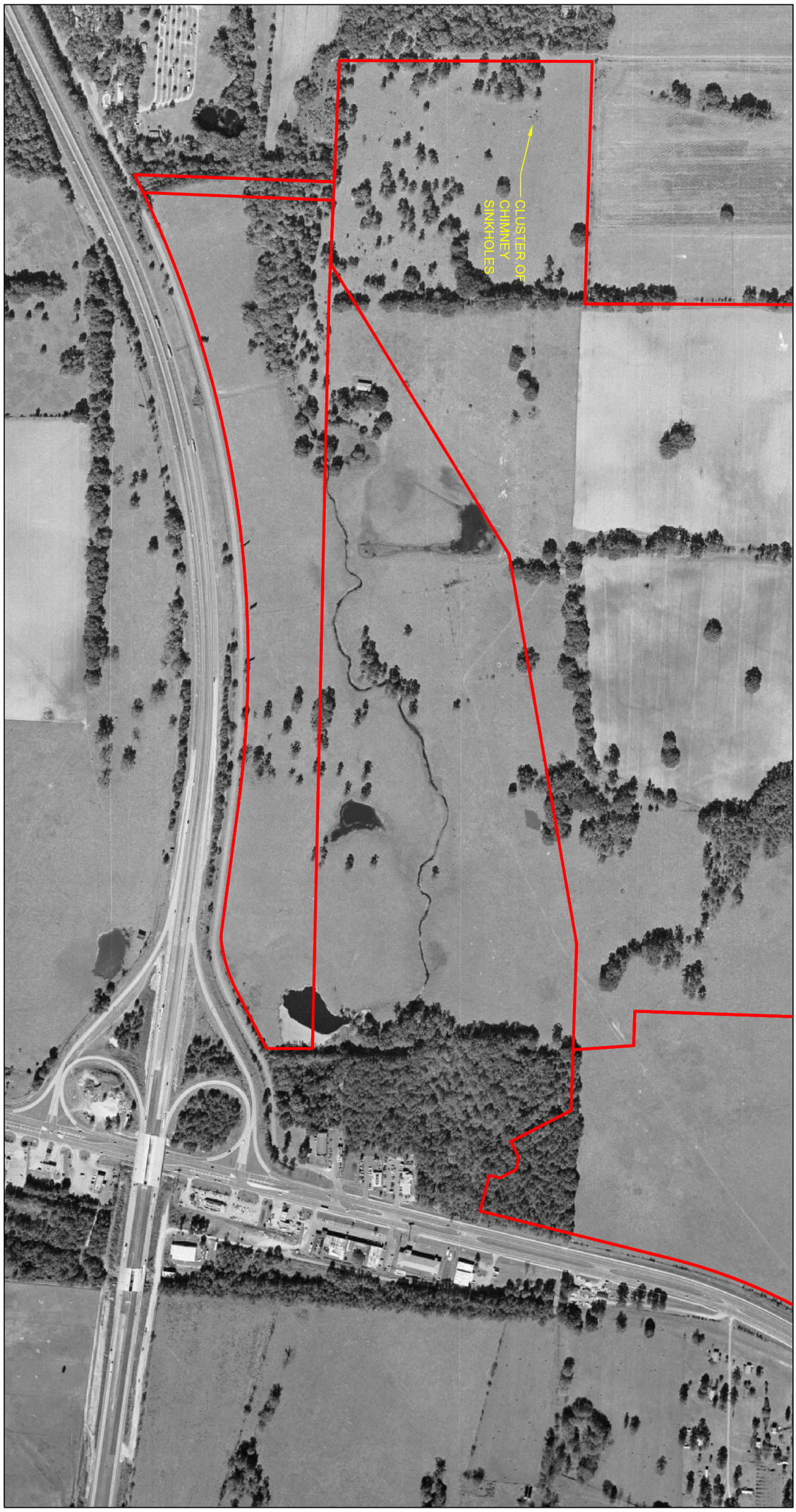
GSE Engineering & Consulting, Inc.

FIGURE 6

LEGEND:

SUBJECT PROPERTY

REFERENCE: 94 CROPPED AERIAL



NORTH

NOT TO SCALE

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

1994 AERIAL

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE

7

CLASSIFIED AD PROOF

Customer: JB Pro
Reference Number: 69928
Price Per Insertion: $77.97
Number of Insertions: 1
Total Price: $77.97

Customer Signature: _____ Date:_____

Neighborhood Meeting
Advertisement For
Tara Forest West –
Major Subdivision –
Preliminary Plat

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Major Subdivision Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. Tara Forest, LLC, is proposing Major Subdivision Preliminary Plat to develop 540 single family homes on 393.95 acres, in the City of Alachua, FL. The property is located at 15845 NW US Hwy 441 Alachua, FL. The proposed Major Subdivision Preliminary Plat will encompass, parcels numbers 0 3 0 0 8 - 0 0 0 - 0 0 0 , 03020-000-000, and 03067-001-000. The property is zoned Residential Single Family 4 (RSF-4), Conservation (CSV) and Commercial Intensive (CI).

The Neighborhood Meeting will discuss the proposed Major Subdivision Preliminary Plat, share a copy the plat, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at on August 18th, 2021, at the Swick House Conference Room, located at 15100

NW 142 Terrace, Alachua, FL 32615, between the hours of 6:00PM and 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Chris Potts, Director Engineering, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at Chris.Potts@jbpro.com.

(Published: Alachua County Today - Aug. 5, 2021)

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Major Subdivision Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. Tara Forest, LLC is proposing Major Subdivision Preliminary Plat to develop 540 single family homes on 393.95 acres in the City of Alachua, FL. The property is located at 15845 NW US Hwy 441 Alachua, FL. The proposed Major Subdivision Preliminary Plat will encompass, parcels numbers 03008-000-000, 03020-000-000, and 03067-001-000.



The neighborhood meeting will be held on August 18th, 2021, at the Swick House Conference Room, located at 15100 NW 142nd Terrace, Alachua, FL 32615, between the hours of 6:00PM and 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Chris Potts, Director Engineering, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at Chris.Potts@jbpro.com.

Contact Person: Chris Potts, PE @ JBrown Professional Group Inc.
Chris.potts@jbprogroup.com
(352) 375-8999

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

BELLAMY VALLEY RANCH LLC
18202 NW 140TH ST
ALACHUA, FL 32615

BEVILLE-LAMBERT & LAMBERT W/H
15500 NW 180TH AVE
ALACHUA, FL 32615

BONFIGLIO JAMES JR & TEATA L
15640 NW 180TH AVE
ALACHUA, FL 32615

CHENEVEY & GRAY-CHENEVEY
15135 NW 174TH AVE
ALACHUA, FL 32615

CONNER & RUSSELL
PO BOX 912
ALACHUA, FL 32616

FLYNN PAUL & LINDA
15118 NW 174TH AVE
ALACHUA, LA 32615

HARRELL GLENN ASHLEY & KIMBERLY
7518 NW 126TH AVE
ALACHUA, FL 32615

LLORCA JORGE MANUEL
PO BOX 416
ALACHUA, FL 32616

LUNGER RONALD A & BARBARA L
15300 NW 180TH AVE
ALACHUA, FL 32615

MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

PRATTO & PRATTO
3131 NW 111TH ST
GAINESVILLE, FL 32606

SPENCER ROSE ANN TRUSTEE
17604 NW 140TH ST
ALACHUA, FL 32615

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

BAKER WILLIAM S & PAMELA A
14655 NW 174TH AVE
ALACHUA, FL 32615

BOODRAM SEETERAM & DAVEKA
2620 1 ST AVE
HALETHORPE, MD 21227

CHENEVEY & GRAY-CHENEVEY
15135 NW 174TH AVE
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DURANTE & KOJO
14907 NW 174TH AVE
ALACHUA, FL 32615

ESCOFFERY-LAWRENCE & LAWRENCE
14745 NW 174TH AVE
ALACHUA, FL 32615

FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

FLYNN PAUL & LINDA
15118 NW 174TH AVE
ALACHUA, LA 32615

KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

LBJ ALACHUA LLC
4 DORCHESTER RD
SCARSDALE, NY 10583

LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

MI APA LATIN CAFE OF ALACHUA LLC
15634 NW HWY 441 STE F
ALACHUA, FL 32615

MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

NATIONAL SPELEOLOGICAL SOCIETY II
6001 TULASKI PIKE NW
HUNTSVILLE, AL 35810

PRATTO & PRATTO
3131 NW 111TH ST
GAINESVILLE, FL 32606

SMITH DAVE EUGENE & PAMELA PEARS
15314 NW 89TH ST
ALACHUA, FL 32615

STALBAUM & STALBAUM
4526 SW 63RD BLVD
GAINESVILLE, FL 32608

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

YOUNG ESTATES LLC
14414 NW 60TH AVE
ALACHUA, FL 32615

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

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

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

LYNDA COON
7216 NW 126TH AVENUE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

JBPRO
3530 NW 43RD STREET
GAINESVILLE, FL 32606

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Tara Forest West
Preliminary Plat
Neighborhood Meeting
Sign-In Sheet

Name	Address	Phone	Email
C Nicholson	14827 NW 101st Ter, Alachua	352-316-1342	cbrandt2@gmail.com
R Hjelmeir	14819 NW 103 Ter Alachua	352 213-1177	Hjelor@yahoo.com
J. YAKUBSIN	15135 NW 174TH AVE	352/222-8837	YAKMARINE AT AOL.COM
J. SAPP	15118 NW 174th Ave.	352-359-6671	JOHNSAPPZZ@MSN.COM
L. Tucker	14765 NW 174 Ln	386-418-8089 ~~352-~~	Satucker47@gmail.com
J. ANDERSEN	15021 NW 174TH Ln	2392816619	GATORJIMBO@GMAIL.COM
C. KONOSIC	15710 NW US HWY 441	352-256-7227	C.KONOSIC@GMAIL.COM

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
Robert HARTLEY	P.O. Box 1627 ALACHUA	352-258 5009	
Cheryl Hartley	PO Box 1627 Alachua	352-258-3906	
Daniel Durante	14907 NW 174th Ave	954-240-4557	me@danieldurante.com
Tyler Allen	14853 NW 174TH AVE	570677-1370	tballen0@gmail.com

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

Tara Forest West – Preliminary Plat Neighborhood Workshop Summary

Meeting Location: Swick House Cedar Room
Meeting Date and Time: August 18th at 6pm
Meeting Presenter: Chris Potts, PE, JBPro

The neighborhood meeting began on time, with approximately 15 neighbors in attendance. Mr. Potts gave a PowerPoint presentation which described the nature of the application for a preliminary plat and provided a visual representation of the Preliminary Plat for the development at this stage of the permitting and review process. Many questions were asked, and sparked a good discussion on topics like noise and traffic concerns, and environmental and flooding impacts to adjacent properties. The timeline to final buildout was also discussed. Specific questions are listed below, with responses.

1. What is the breakdown of the size and price of the proposed homes? Are there any buffers proposed? What is the overall timeline for this proposed development?
   Response: Mr. Potts explained the proposed minimum lot size of 7,500 sf, estimated home size of 1,200 sf to 2,500 sf one-story and two-story homes, that will likely be priced between $250,000 and $400,000. He explained the recreational zoned parcel that is provided as a buffer between the proposed residential lots and the conservation area, and that no buffer was required or provided between the two residential uses. Mr. Potts mentioned that a 6-foot tall privacy fence would likely be proposed as a way to separate the proposed development from existing residential lots. Several neighbors voiced their opinion of the inadequacy of a 6-foot tall fence, saying they preferred a taller masonry style wall to separate and protect them from noise and light pollution. The option of providing larger lots along the property boundary was discussed. Lastly, Mr. Potts explained the review process and timeframe for the proposed project and mentioned construction for Phase 1 would likely start in approximately 2 years.

2. Who decided the zoning breakdown of the subject parcels?
   Response: Mr. Potts explained the history of the zoning breakdown and that the City made the decision to dedicate the conservation land as the western portion of the property.

3. Is it possible to expand the radius for notifications of future meetings?
   Response: Mr. Potts explained that City of Alachua has a criterion of a 400-foot radius for which to provide notification of public meetings and hearings. He agreed to expand the radius in order to encompass a larger area for future meetings.

4. Discussion was brought up regarding the existing sink holes on site, whether additional pines would be planted on the property during the permitting process, and the occurrence of a helicopter spraying the property.
   Response: Mr. Potts explained that environmental assessments are a required aspect of all proposed developments and we are aware of the sink holes on the property. He mentioned that as JBPro does not own the property, we are unaware of any activities regarding spraying and planting but would be happy to inquire. Concerns regarding what was being sprayed and how it would affect the aquifer were discussed. Mr. Potts explained the stormwater treatment requirements and methods and ensured that no adverse effects from the development would impact the aquifer.

5. The topography of the development and surrounding areas was discussed, as well as flooding concerns.
   Response: Mr. Potts explained that while some fill for the site will be required, it is the intent of the design to follow the natural topography of the land. Flooding concerns were alleviated through discussions of stormwater requirements.

6. Many neighbors voiced concerns regarding the additional traffic load this development will generate, and expressed a lack of faith in the ability to calm traffic and mitigate for the additional volume.
   Response: Mr. Potts explained that this development will undergo review by FDOT as it connects to roads falling within that jurisdiction, and that any improvements will be approved by FDOT in accordance with their standards for design and safety. Neighbors requested a traffic light at the connection to US 441, and Mr. Potts explained that traffic lights are not typically desired by FDOT, but more discussions will be had prior to final approval.

The annual extravaganza ... Dylan Hayes, Steven Horton, Tony Love, Tara Malone, ... entertainment died down, the skies exploded in a display of multi-colored fireworks and the show began.

For the next half hour, a continuous display of fireworks lit the night sky over Legacy Park as thousands celebrated the Fourth of July.

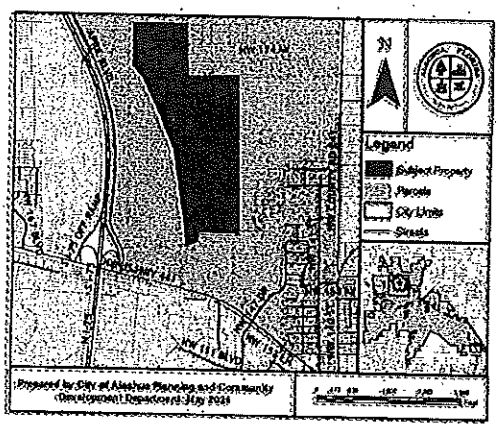
# # #

Email editor@alachuatoday.com

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 2024, at 6:00 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 Logan B. Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of the Preliminary Plat for the Tara Forest West subdivision, which proposes the subdivision of a ±198.39 acre property into a total of 523 single family lots, with associated common areas and right-of-way. The subject property is generally located north of US 441 and west of NW 147th Drive; Portions of Tax Parcel Numbers 03008-000-000 and 03067-001-000; Future Land Use Map (FLUM) Designations: Moderate Density Residential, and Recreation; Zoning: Residential Single Family -4 (RSF-4), and Agricultural (A).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

behavior was reflecting virtues of being the wife of a preacher.

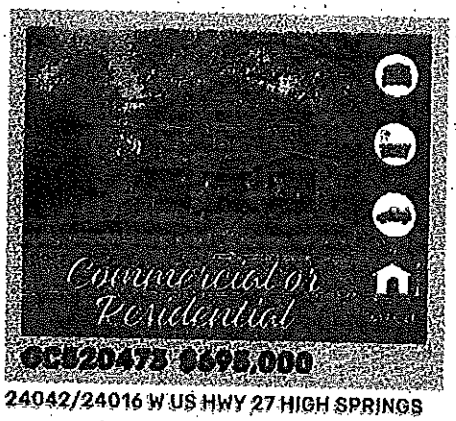
I was nine when Pop Albert passed away and his funeral was as grand as his life had been. Pop Albert was a spiritual leader and a pillar of the community. For our family, he embodied the values of respect ... safety and comm... Sheriff, I am ... upholding the va... my grand-dad an... to honoring this le... service to you. T... build a safer, s... County.

Deadline to register to vote in Nov 5th, election is October 7th.

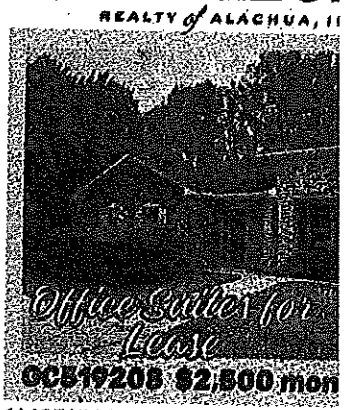
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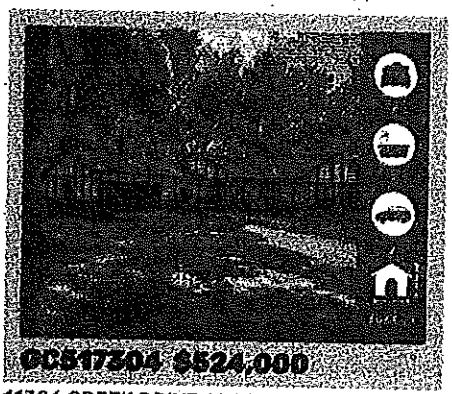
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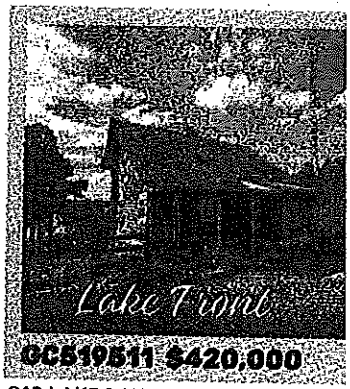


OC520475 $695,000
24042/24016 W US HWY 27 HIGH SPRINGS
Two beautiful historic homes in High Springs! Currently used as a Bed & Breakfast, these vintage homes can be your new residence or take over the Turn-Key business. The Grady House & Eastorlin House have been pillars in High Spring's community for many, many years.



OC519208 $2,500 mon...
16407 NW 174TH DR D&E ALACHU...
Located in Horizon Office Park on US 441 just N of I-75... High School. Well-maintained office building across fr... Bank and Santa Fe Ford and the soon to be Wawa and... retail/businesses under construction. Business profes...


OC517204 $524,000
11306 CREEK DRIVE ALACHUA
Nestled in the heart of the Turkey Creek Golf Community of Alachua, this stunning English Tudor style home is a true castle for those who appreciate timeless elegance. With enchanting castle-like features, this property is more than just a house; it is a dream come true.



OC519511 $420,000
210 LAKE RAY RD HAWTHORNE
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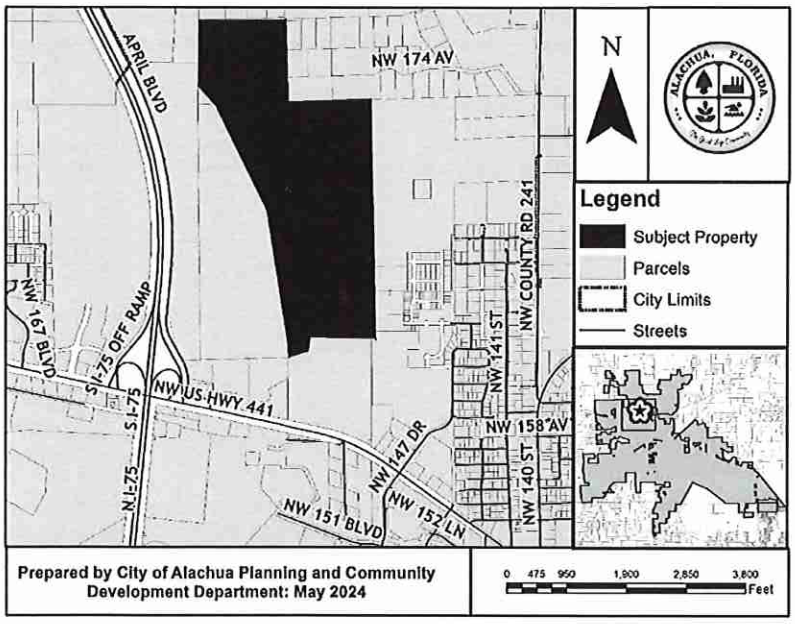
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NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

President
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1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
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Gainesville, FL 32611

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

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Alachua, FL 32616

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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
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Alachua, FL 32616

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County Manager
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Gainesville, FL 32601

Jean Calderwood
P.O.Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th Street
Alachua, FL 32615

Carrie Luke
1611 NW 138th Avenue
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Joseph & Phyllis Strickland
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Lynn Hanton
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03013-000-000
SPENCER JR & SPENCER TRUSTEES
17604 NW 140TH ST
ALACHUA, FL 32615

03013-004-000
LLORCA JORGE MANUEL
PO BOX 142991
GAINESVILLE, FL 32614

03013-010-002
MCKNIGHT & MCKNIGHT M/C
14201 NW 174TH AVE
ALACHUA, FL 32615

03013-010-003
MALPHURS CHRISTOPHER ROBERT & K
14259 NW 174TH AVE
ALACHUA, FL 32615

03013-010-004
MALPHURS CHRISTOPHER ROBERT & I
14259 NW 147TH AVE
ALACHUA, FL 32615

03013-010-005
GAMAGE RICHARD F & CHERYL L
14495 NW 174TH AVE
ALACHUA, FL 32615

03013-010-006
KNISELEY GREGORY P & JOAN E
PO BOX 782
ALACHUA, FL 32616

03013-010-007
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14655 NW 174TH AVE
ALACHUA, FL 32615

03013-010-008
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14745 NW 174TH AVE
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03013-010-009
DURANTE & KOJO
14907 NW 174TH AVE
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03013-010-010
YAKUBSIN JAMES E & LINDA A
15135 NW 174TH AVE
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03013-020-004
SIMIC DANIEL G & KALINDI A
17452 NW 145TH DR
ALACHUA, FL 32615

03013-020-005
KNAPP EDWARD B & BONITA J
14627 NW 174TH LN
ALACHUA, FL 32615

03013-020-006
HAUSE JOHN GREGORY & JULIE LIFE E
14693 NW 174TH LN
ALACHUA, FL 32615

03013-020-007
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14765 NW 174TH LN
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14853 NW 174TH LANE
ALACHUA, FL 32615

03013-020-009
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14935 NW 174TH LN
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03013-020-010
ANUSZEWSKI JAMES & STEPHANIE M
15021 NW 174TH LANE
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03013-020-011
HARRELL GLENN ASHLEY & KIMBERLY I
7518 NW 126TH AVE
ALACHUA, FL 32615

03013-020-012
PRATTO-SAPP & SAPP
PO BOX 1244
ALACHUA, FL 32616

03013-020-013
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2620 1 ST AVE
HALETHORPE, MD 21227

03013-020-014
THOMAS ANDREW LAWTON & ANGELITA
14660 NW 174TH AVE
ALACHUA, FL 32615

03013-020-015
INNIS VERONIKA
14596 NW 174TH AVE
ALACHUA, FL 32615

03013-020-016
MURTHA GARY J & MARY E
14528 NW 174TH AVE
ALACHUA, FL 32615

03013-020-017
FRIEDMAN MORTON B & SUSAN J
PO BOX 2065
ALACHUA, FL 32616

03013-020-018
LLORCA JORGE MANUEL
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GAINESVILLE, FL 32614

03013-020-019
PRATTO & PRATTO
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GAINESVILLE, FL 32606

03013-020-020
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14514 ASCOT SQUARE COURT
BOYDS, MD 20841

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03014-004-003
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PO BOX 912
ALACHUA, FL 32616

03014-004-004
LUNGER RONALD A & BARBARA L
15300 NW 180TH AVE
ALACHUA, FL 32615

03014-010-006
BELLAMY VALLEY RANCH LLC
18202 NW 140TH ST
ALACHUA, FL 32615

03015-001-000
SPENCER JR & SPENCER TRUSTEES
17604 NW 140TH ST
ALACHUA, FL 32615

03015-004-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

03017-002-000
SPENCER ARTHUR PRESCOTT JR TRUST
4145 STATE RD 11
DELAND, FL 32724

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03054-000-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03054-002-000
JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786

03059-001-000
MCDONALD'S CORP (009/0551)
C/O JUAN PRADO
PRADO ENTERPRISES INC 19175 N DALE
LUTZ, FL 33548

03059-003-000
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LAKE CITY, FL 32025

03059-005-000
MCDONALD'S CORP (009/0551)
C/O JUAN PRADO
PRADO ENTERPRISES INC 19175 N DALE
LUTZ, FL 33548

03062-000-000
ORTIZ & PETERSON-ORTIZ H/W
17304 NW 140TH ST
ALACHUA, FL 32616

03062-001-000
JOHNS PATSY ANNETTE
24133 NW 174TH AVE
HIGH SPRINGS, FL 32643

03062-002-000
HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615

03062-003-000
EMMA MICHAEL R & RAYSA
17208 NW CR 241
GAINESVILLE, FL 32615

03066-000-000
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PO BOX 1990
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03066-001-000
STALBAUM & STALBAUM
4526 SW 63RD BLVD
GAINESVILLE, FL 32608

03066-002-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03066-002-001
NATIONAL SPELEOLOGICAL SOCIETY I
6001 TULASKI PIKE NW
HUNTSVILLE, AL 35810

03066-004-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03066-004-001
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03066-004-002
NATIONAL RETAIL PROPERTIES LP
450 S ORANGE ABE STE 900
ORLANDO, FL 32801

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03066-005-000
DIADEM INVESTMENTS LLC
2420 NE 32ND CT
LIGHTHOUSE POINT, FL 33064

03066-006-000
MOHAN-LERRA FAMILY PARTNERSHIP
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ALACHUA, FL 32615

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ROCKLEDGE, FL 32955

03066-008-000
TEMPLE HILL INC
11149 CONISTON WAY
WINDERMERE, FL 34786

03066-008-001
SHREDHA & SABURI INC
15920 NW US HWY 441
ALACHUA, FL 32615

03066-008-002
TEMPLE HILL INC
11149 CONISTON WAY
WINDERMERE, FL 34786

03067-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
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GAINESVILLE, FL 32605

03067-001-001
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03067-001-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03067-003-000
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ADVANCE STORES CO INC #9236
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ROANOKE, VA 24001

03067-004-000
CRUSADERS FOR CHRIST CHURCH INC
PO BOX 1087
ALACHUA, FL 32616

03067-004-001
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ALACHUA, FL 32615

03067-004-002
CURTIS NATRON
14326 NW 158TH AVE
ALACHUA, FL 32615

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-005-001
TARA FOREST LLC
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GAINESVILLE, FL 32605

03067-006-010
LOWES HOME CENTERS INC
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03067-060-001
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ALACHUA, FL 32615

03067-060-002
RINGLEHAN JASON R
14369 NW 159TH PL
ALACHUA, FL 32615

03067-060-003
MCGINNIS-BROWN RUBY D
14349 NW 159TH PL
ALACHUA, FL 32615

03067-060-004
CHUOP & EANG
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ALACHUA, FL 32615

03067-060-005
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14309 NW 159TH PL
ALACHUA, FL 32615

03067-060-017
HALL HEATHER T
14298 NW 159TH PL
ALACHUA, FL 32615

03067-060-018
CELLI PETER J
14316 NW 159TH PL
ALACHUA, FL 32615

03067-060-019
JONES ALLEN A & BRENDA L
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ALACHUA, FL 32616

03067-060-020
RODRIGUEZ PEDRO J & DELILAH M
14356 NW 159TH PL
ALACHUA, FL 32615

03067-060-021
KOCHER GARY C & DENISE B
540 MILLHOUSE LN
ORANGE PARK, FL 32065

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SANTOS JOSE
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BENNETT CHRISTINA
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03067-060-025
LAM PHUONG HONG
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ALACHUA, FL 32615

03067-060-030
WILLIAMS AKOSUA KELITHA M
14322 NW 159TH LN
ALACHUA, FL 32615

03067-060-031
KIRBY KEVIN L
14342 NW 159TH LN
ALACHUA, FL 32615

03067-060-032
CANNEGIETER LEROY R & TANYA
14362 NW 159TH LN
ALACHUA, FL 32615

03067-060-033
JONES SHANDRICKA
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
TARROBAL JOEL CONRAD W & RIA C
14387 NW 160TH LN
ALACHUA, FL 32615

03067-061-035
YOUNG MACK H & GEORGIA MAE
14367 NW 160TH LANE
ALACHUA, FL 32615

03067-061-036
WILSON TANGELA M
14347 NW 160TH LN
ALACHUA, FL 32615

03067-061-037
TAOPO EDWIN & MIDNITTE
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-038
MENDOZA & VALDES
14307 NW 160TH LN
ALACHUA, FL 32615

03067-061-039
SCOTT CORITA T
14295 NW 160TH LN
ALACHUA, FL 32615

03067-061-050
BUONSIGNORE MICHAEL W & MAMI
14304 NW 160TH LN
ALACHUA, FL 32615

03067-061-051
WOODARD TERRI M
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
GIRALDO & MARTINEZ H/W
14344 NW 160TH LN
ALACHUA, FL 32615

03067-061-053
FABIANO CHRISTOPHER & GAYLE CRUZ
14364 NW 160TH LN
ALACHUA, FL 32615

03067-061-054
MATHIS STANLEY P & ANTOINETTE L
14384 NW 160TH AVE
ALACHUA, FL 32615

03067-061-055
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-061-056
BROWN WYNDELL A & LATOSHA L
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
NGUYEN TONY M & TOMOKO S
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
COBTY MAJIB & MARIE N
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
MOORE JASON S & MONICA R
14305 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
CAISON WILLIE EDWARD SR & DEANDR
13308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
MYLEK DENNIS JAMES & EDITH
115 ROSEWOOD DR
PRINCETON, WV 24739

03067-061-067
CRAWFORD JOHN F II & ASHLEA B
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
FLYNN PAUL S & LINDA
14388 NW 161ST AVE
ALACHUA, FL 32615

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03067-062-069
YOUNG RAMONE R
14385 NW 162ND PL
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
ALACHUA, FL 32615

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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03067-062-072
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7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-073
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GAINESVILLE, FL 32608

03067-062-082
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-083
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7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-085
PATEL KALPESH
16273 NW 143RD WAY
ALACHUA, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON J
16293 NW 143RD WAY
ALACHUA, FL 32615

03067-062-087
MOORE STEVE JR
14282 NW 163RD PL
ALACHUA, FL 32615

03067-062-088
DEJESUS BERMAN
PO BOX 1131
INGLIS, FL 34449

03067-062-089
SORRELL ALBERT L & PAMELA E
14304 NW 163RD PL
ALACHUA, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-092
AMA GAINESVILLE INVESTMENTS
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03067-062-093
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7475 SW 70TH LN
GAINESVILLE, FL 32608

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7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-095
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GAINESVILLE, FL 32608

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7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-101
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-102
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-103
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-104
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-105
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-106
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-600-000
CANVAS CHURCH FL INC
PO BOX 219
ALACHUA, FL 32616

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

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03067-601-001
CAMPUS USA CREDIT UNION
14007 NW 1ST RD
NEWBERRY, FL 32669

03067-601-002
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-003
LBJ ALACHUA LLC
4 DORCHESTER RD
SCARSDALE, NY 10583

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03068-005-000
JONES HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616

03068-005-001
SMITH MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615

03068-005-002
JONES HENRY
PO BOX 956
ALACHUA, FL 32616

03068-007-000
IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
TAMPA, FL 33647

03068-008-000
COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

03068-009-000
LUNDY GWENDOLYN
120 SE 25TH TER
GAINESVILLE, FL 32641

03068-009-001
TYSON DEVRON D
PO BOX 23
ALACHUA, FL 32616

03068-014-000
IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
TAMPA, FL 33647

03068-015-000
MARK MARY
PO BOX 711
ALACHUA, FL 32616

03076-000-000
SHARMA LATIKA
14217 NW 166TH PL
ALACHUA, FL 32615

03080-000-000
DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

03080-001-000
HAILE ELAINE D
802 OAK ST
STARKE, FL 32091

03081-000-000
BAKER & LUNDY
14317 NW 165TH PL
ALACHUA, FL 32615

03081-001-000
SMITH H E
18125 NW 42ND PL
OPA LOCKA, FL 33055

03081-002-000
KIRKLAND MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-003-000
RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

03125-001-000
CEMETERY
17017 NW COUNTY ROAD 241
ALACHUA, FL 32615

03127-000-000
EIB REUBEN J & DEBORAH S
17325 NW COUNTY RD 241
ALACHUA, FL 32615

03127-001-000
LEWIS LANCE A & ELIZABETH A
16913 NW COUNTY RD 241
ALACHUA, FL 32615

03127-020-002
KARAPHILLIS JOHN M & CYNTHIA A
13811 NW 172ND AVE
ALACHUA, FL 32615

03531-008-000
ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

03531-009-000
MCCLAIN ERICA S
14324 NW 157TH PL
ALACHUA, FL 32615

03531-010-000
EDWARDS VELMA D
PO BOX 314
ALACHUA, FL 32616

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03605-010-001
AVONDA WILLIAM M & DEBORA L
14741 NW 151ST BLVD
ALACHUA, FL 32615

03605-010-018
AVELLA ANTHONY J & GINGER L
182 TURKEY CREEK
ALACHUA, FL 32615

03605-010-019
HODGES & LUNDQUIST
14656 NW 150TH LN
ALACHUA, FL 32615

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03863-000-000
ALACHUA HOLDINGS LTD
PO BOX 1990
ALACHUA, FL 32616

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-001
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-002
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-003
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-004
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-005
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-006
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-007
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-008
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03868-002-001
CITY OF ALACHUA
P O BOX 9
ALACHUA, FL 32616

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-003-000
COMMUNITY PROPERTIES USA INC
15560 SW US HIGHWAY 441 STE 200
ALACHUA, FL 32615

03869-003-001
ALACHUA TOWNE CENTRE ASSOCIATI
13505 NW 88TH PL
ALACHUA, FL 32615

03869-004-000
SHAKTI MANAGEMENT LLC
2631 SW 118TH TER
GAINESVILLE, FL 32608

03869-005-000
MCCAULEY PROPERTIES LLC
3727 SW 92ND DR
GAINESVILLE, FL 32608

03869-006-000
FILCENTERS LLC
14974 NW 150TH LN
ALACHUA, FL 32615

03869-007-000
10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

03869-008-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03869-009-000
10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03869-010-000
10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03869-011-000
YOUNG ESTATES LLC
14414 NW 60TH AVE
ALACHUA, FL 32615

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03869-012-000
ALACHUA PROFESSIONAL PLAZA LLC
15260 NW 147TH DR STE A
ALACHUA, FL 32615

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03869-014-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

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03869-019-000
WIGGINS ETHEL J TRUSTEE
PO BOX 1857
ALACHUA, FL 32616

03869-020-000
TOMLINSON PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03869-021-000
TOMLINSON PROPERTY GROUP LLC
3580 N MAIN ST
GAINESVILLE, FL 32609

03869-023-000
ALACHUA TOWNE CENTRE ASSOCIATIO
13505 NW 88TH PL
ALACHUA, FL 32615

03873-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03873-001-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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03008-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03013-010-007
BAKER WILLIAM S & PAMELA A
14655 NW 174TH AVE
ALACHUA, FL 32615

03013-010-008
ESCOFFERY-LAWRENCE & LAWRENCE
14745 NW 174TH AVE
ALACHUA, FL 32615

03013-010-009
DURANTE & KOJO
14907 NW 174TH AVE
ALACHUA, FL 32615

03013-010-010
YAKUBSIN JAMES E & LINDA A
15135 NW 174TH AVE
ALACHUA, FL 32615

03013-020-012
PRATTO-SAPP & SAPP
PO BOX 1244
ALACHUA, FL 32616

03013-020-013
BOODRAM SEETERAM & DAVEKA
2620 1 ST AVE
HALETHORPE, MD 21227

03013-020-019
PRATTO & PRATTO
3131 NW 111TH ST
GAINESVILLE, FL 32606

03013-020-020
SMITH DAVE EUGENE & PAMELA PEAR
14514 ASCOT SQUARE COURT
BOYDS, MD 20841

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03066-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03066-001-000
STALBAUM & STALBAUM
4526 SW 63RD BLVD
GAINESVILLE, FL 32608

03066-002-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03066-002-001
NATIONAL SPELEOLOGICAL SOCIETY IN
6001 TULASKI PIKE NW
HUNTSVILLE, AL 35810

03066-004-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03066-004-001
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03066-006-000
MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

03066-006-001
WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

03066-006-002
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03067-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-002
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

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03067-601-003
LBJ ALACHUA LLC
4 DORCHESTER RD
SCARSDALE, NY 10583

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03868-001-001
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03869-011-000
YOUNG ESTATES LLC
14414 NW 60TH AVE
ALACHUA, FL 32615

03868-001-002
KOROSIC, CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

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Zimbra **ad_hall@cityofalachua.org**

To Adam Hall re: Tara Forest

From : City of Alachua <website@cityofalachua.com> Tue, Sep 07, 2021 08:27 AM
Sender : website@cityofalachua.com
Subject : To Adam Hall re: Tara Forest
To : Hall, Adam <planning@cityofalachua.org>
Reply To : William Baker <Bill.baker1@me.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: William Baker
Site Visitor Email: Bill.baker1@me.com

When the meeting was held for Tara Forest, I was away due to a family illness and funeral . We live adjacent, at 14655 NW 174 Ave.
Our concerns about the development are these:
1. Preserving the small city/rural vibe Alachua has in spite of I75
2. Street lights should be shielded above the light bulb to direct light downward to prevent light pollution
3. Field grown - Native Trees be planted along buffer ASAP between existing 2.5 acre and larger lots and the new high density development
4. Considering Most trees on the property have been cut down or sprayed with herbicide and Climate Change and the impact 543 homes will have on the electric grid, Will city require that the development have solar panels on the homes?

We appreciate any help you can provide. The character of our community and quality of life here is very important to all us!
Bill and Pam Baker

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Tara Forest

From : City of Alachua <website@cityofalachua.com> Fri, Sep 03, 2021 05:11 PM
Sender : website@cityofalachua.com
Subject : Tara Forest
To : Hall, Adam <planning@cityofalachua.org>
Reply To : Jimmy Anuszewski <gatorjimbo@g8rduc.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Jimmy Anuszewski
Site Visitor Email: gatorjimbo@g8rduc.com

Good afternoon, Mr. Hall. My name is Jimmy and I'm a board member and representative from the HOA of Dogwood Acres. I know several of our home owners have contacted you and I am writing you about the same worry they we all share: Tara Forest.

I realize that nothing can be done to stop the progress and I hope that the development brings in revenue for the city of Alachua. At the same time, there are concerns we have with the development.

The first is in regards to the traffic it will bring, especially to the 241 area around Mebane Middle. I know they are planning on a turn lane insertion, but what about extended sidewalks?

Our main concern is about the privacy that involves the area just south of Dogwood Acres. While I realize in your email replies that you stated the City of Alachua will "ensure full compliance with all applicable standards of the City of Alachua Comprehensive Plan and City of Alachua Land Development Regulations" we do not want applicable standards met. If that were to happen, we would get a minimal fence erected and that would be all. We expect you and the city to ensure that we, those that have lived here before the development, are able to retain our peace and quiet. That includes visual and audible privacy.

Is this something that you can assure us that you will work on? I hope to receive more than a copy of a minimalist email. If you would rather have a sit down, we can accomplish that. Please let me know. Thank you for your time.

Jimmy Anuszewski
Representing the homeowners of Dogwood Acres

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Zimbra **ad_hall@cityofalachua.org**

Email contact from City of Alachua, FL

From : City of Alachua <website@cityofalachua.com> Fri, Aug 27, 2021 03:57 PM
Sender : website@cityofalachua.com
Subject : Email contact from City of Alachua, FL
To : Hall, Adam <planning@cityofalachua.org>
Reply To : Sheila Diuguid <diuguid@ufl.edu>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: Sheila Diuguid
Site Visitor Email: diuguid@ufl.edu

I move away from Gainesville in November of 2020 to get away from the over population, bad roads, and horrible traffic among other thing, after living there since 1977. I moved to Alachua where I could enjoy more country living, less development, and better traffic with less people. I knew development was inevitable on some on the bigger pieces of land, and I have to admit I am glad the land east of I-75 will not be used for more fast food restaurants but 500 HOMES!!! Oh my God! The traffic in Gainesville is unlivable and now little ole Alachua is going to do the same stupid development that Gainesville does "shot > read > aim" is the wrong order when it comes to road planning. I beg you to do a study of the traffic patterns on 441! Please do not ruin Alachua with over population! If the road cannot support 500 homes with 500+ cars I beg you to modify the building plan to less homes. Thank you! Sheila Diuguid 16776 NW 168th Ter, Alachua, FL 32615

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Zimbra **ad_hall@cityofalachua.org**

Tara West subdivision concerns

From : City of Alachua <website@cityofalachua.com> Thu, Aug 26, 2021 02:04 PM
Sender : website@cityofalachua.com
Subject : Tara West subdivision concerns
To : Hall, Adam <planning@cityofalachua.org>
Reply To : John Sapp <johnsapp22@msn.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: John Sapp
Site Visitor Email: johnsapp22@msn.com

Mr. Hall,
I am writing you in regards to the recent preliminary plat meeting that took place at the Swick House on August 18th, 2021, concerning the proposed Tara West subdivision.

My wife and I, in the recent past, purchased the 3.93 acre lot 12A in Dogwood acres as a place to get away from the close living of the inner city. We spent over a year and a lot of money working with Justin in your office on a minor subdivision to remove easements from our property, so that we could enjoy the quiet and peaceful large parcel of land close to the city amenities of Alachua. When we bought the property, we knew where our backdoor neighbor would be, several acres away. We knew where our next door neighbors would be, several acres more away. Our intention was to build a large beautiful custom home on this lot to spend our last few working years and into retirement.

I honestly don't see this being the case if the proposed plat of Tara West is left as is. I see it as a horrible financial decision on my part knowing that I potentially could have 9- 7500 sq ft lots parked up against my western boundary. 9 different quick mass built homes. 9 different barking dogs. 9 different sheds against my fence. The list goes on and on.
Thats just the 9 lots that are directly adjacent to me. It doesn't even include the fact that we will be within eyesight of another 9 lots north of us and another 10-12 south of us along the same boundary.
It's heartbreaking at the very least. This is no less than the worst case scenario for all of the lot owners of Dogwood acres adjoining both Tara East and Tara West.

See next email for continuation of this request.

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Zimbra **ad_hall@cityofalachua.org**

Tara West subdivsion concerns continued

From : City of Alachua <website@cityofalachua.com> Thu, Aug 26, 2021 02:05 PM
Sender : website@cityofalachua.com
Subject : Tara West subdivsion concerns continued
To : Hall, Adam <planning@cityofalachua.org>
Reply To : John Sapp <johnsapp22@msn.com>

Message submitted from the <City of Alachua, FL> website.

Site Visitor Name: John Sapp
Site Visitor Email: johnsapp22@msn.com

I would ask that you please consider some ideas of good will towards the residents of Dogwood Acres as it pertains to this development.
1. Can we please consider mandating some type of meaningful wall / sound and sight barrier?
2. Could your office at least consider the following. If the plat cannot be changed to at least provide some type of buffer zone between the large parcels of land that Dogwood acres consists of, can you at least consider that the lots that are adjacent to Dog wood acres be larger parcels? It's crazy to step from 2.5, 4, and 7 acre lots to less than .2 acre parcels dotted all along our fence lines. You would think that a gradual step down in lots sizes would be a more prudent thing to consider?
I hope you please consider mine and the other residents of Dog Wood acres privacy and current peaceful living situations going forward in this process. Because we all own large parcels of land adjacent to this subdivision, we have a small group of voices. With over 30 acres of land bordering these 2 planned subdivisions, we only have about 10 directly affected owner voices.
I won't even address the traffic issues this subdivision is going to cause. That's for another day.
I would really appreciate your attention and concern on our part in this process.

Sincerely,
John and Toni Sapp
Lot 12 A Dogwood Acres

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
June 11, 2024

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: June 11, 2024

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

INVOCATION

Led by Member Virginia Johns

PLEDGE TO THE FLAG

Led by Member Johns

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Vice Chair Joe Hancock.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of PZB Meeting Minutes- May 14, 2024

Member Johns moved to approve the minutes from the May 14, 2024 meeting; seconded by Member Vermillion.

Motion passed by unanimous consent.

B. Special Exception Permit - Pleasant Solar: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, LLC, applicant and agent for Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., property owners, for consideration of a special exception permit to allow a major utility (solar facility) in the Agricultural (A) and Residential Single Family Disrtict-4 (RSF-4) zone districts. The subject property is located at 17920 Peggy Road; FLU: Agriculture, Moderate Density Residential; ZONING: A, RSF-4; Tax Parcel: 03894-000-000, 03898-000-000 (Quasi-Judicial Hearing)

Carson Crockett, Planner, presented.
Received and filed.

Gerry Dedenbach, VP of CHW, presented.
Received and filed.

Citizens Comments: Devyn Parrish, Pamela Blasetti, Tom Misha, Jordan Young, Lynn Horton, Tamara Robbins, Lindsay Rizzo, Ron Emerick, Courtney Gaye, Jim Emerson and Chris Parrish.

Member Vermillion moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for a major utility on tax parcels 03894-000-000 and 03898-000-000, subject to the six conditions provided in Exhibit "A" and located on page 21 of the June 11, 2024 Staff Report to the Planning & Zoning Board, to expire in two years; seconded by Member Johns.

Motioned passed 4-0 roll call vote.

C. Site Plan - Pleasant Solar: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, LLC, applicant and agent for Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., property owners, for consideration of a site plan proposing the construction of a ± 74.9 MWac solar facility containing ± 248,921 square

feet of impervious surface area with associated site improvements on a ± 321.49-acre subject property located at 17920 Peggy Road; FLU: Agriculture, Moderate Density Residential; ZONING: A, RSF-4; Tax Parcel: 03894-000-000, 03898-000-000 (Quasi-Judicial Hearing)

Carson Crockett, Planner, presented.
Received and filed.
Gerry Dedenbach, VP of CHW, presented.
Received and filed.

Citizens Comments: Devyn Parrish, Pamela Blasetti, Tom Misha, Jordan Young, Lynn Horton, Tamara Robbins, Lindsay Rizzo, Ron Emerick, Courtney Gaye, Jim Emerson and Chris Parrish.

Member Johns moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., subject to the two conditions provided in Exhibit "A" and located on page 20 of the June 11, 2024 Staff Report to the Planning & Zoning Board, to expire in two years; seconded by Member Vermillion.

Motion passed 4-0 by roll call vote.

D. Special Exception Permit - Tara Forest West Stormwater Facilities: A request by Christopher Potts, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow stormwater facilities in a less intense zone district, generally located north of US 441, west of NW 147th Drive, Tara Baywood and Tara Forest East Subdivisions; Consisting of portions of Tax Parcel Number 03067-001-000 and 03008-000-000; FLUM: Recreation; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

Adam Hall, Planner, presented.
Received and filed.
Jay Brown, JBrown Professional Group, presented.
Received and filed.

Citizens Comments: Soyenee Kojo, Dr. Emily Taylor, Tamara Robbins, Sayeed Mouhktara, Jorge Lorca.

Member Johns moved 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 approves the Special Exception Permit to allow stormwater retention and detention facilities on portions of Tax Parcel numbers 03067-001-000 and 03008-000-000, subject to the 10 conditions provided in Exhibit "A" and located on page 14 of the June 11, 2024 Staff Report to the Planning and Zoning Board; seconded by Member Vermillion.

Motioned passed 3-1 roll call vote.

E. Preliminary Plat – Tara Forest West: A request by Logan Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of the Preliminary Plat of the Tara Forest West Subdivision, which proposes the subdivision of a ±198.39 acre subject property into a total of 523 single family lots, with associated common areas and right-of-way, generally located north of US 441,west of NW 147th Drive, Tara Baywood and Tara Forest East Subdivisions; Portions of Tax Parcel Numbers 03067-001-000 and 03008-000-000 (Quasi-Judicial Hearing).

Adam Hall, Planner, presented.
Received and filed.
Jay Brown, JBrown Professional Group, presented.
Received and filed.

Citizens Comments: Soyenee Kojo, Dr. Emily Taylor, Tamara Robbins, Sayeed Mouhktara, Jorge Lorca.

Member Johns moved 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 Preliminary Plat of the Tara Forest West Subdivision to the City Commission, with a recommendation to approve, subject to the 12 conditions provided in Exhibit "A" and located on page 21 of the Staff Report; as well as a condition that was added regarding placement of a fence along the boundary with Dogwood Acres; seconded by Member Vermillion, with concerns about a water issue stated by residents of the area and the buffer area between subdivisions needing to be made larger.

Motioned passed 3-1 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Vermillion moved to adjourn; seconded by Member Johns.

Motion passed by 4-0 roll call vote.

Chair Burgess adjourned the meeting. 10:25 p.m.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Staff Liaison

Commission Agenda **Item**

MEETING DATE: July 22, 2024

SUBJECT: Tara Forest East Phase 2 Final Plat: A request by Kyle Willems, P.E., of JBrown Professional Group, Inc, applicant and agent for Tara Forest, LLC, property owner, for consideration of the Final Plat for Tara Forest East Phase 2, which proposes to subdivide a ±19.32 acre subject property into a total of 55 single family detached lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03067-005-001, 03067-000-000, and 03067-005-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the Final Plat of Tara Forest East Phase 2 ("Final Plat");
2. Approve the "Subdividers Agreement for Tara Forest East Phase 2" ("Subdividers Agreement"); and,
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

Recommended Motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approve the Final Plat of Tara Forest East Phase 2 ("Final Plat");*
2. *Approve the "Subdividers Agreement for Tara Forest East Phase 2" ("Subdividers Agreement"); and,*
3. *Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;*

Summary

This application is a request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent Tara Forest, LLC, property owner, for consideration of the final plat of Tara Forest East Phase 2, which proposes the subdivision of the ±19.32 acre subject property into a total of 55 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-005-001, 03067-000-000, and 03067-005-000, and is located West of CR 241, and north of Tara Baywood subdivision.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed through Tara Forest East Phase 1 to two proposed stormwater retention areas located in the Tara Baywood subdivision located to the south of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's roadway system proposed to be extended by construction of the Tara Baywood subdivision. This phase of Tara Forest East will include a connection to CR 241.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Forest East was originally approved by the City Commission on March 9, 2020, and received an extension of the development order per §252.363 , F.S., on October 26, 2023. The construction plans for Tara Forest East Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022).

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Tara Forest East Phase 2 Final Plat
2. Staff Report with Exhibit A
3. Tara Forest East Phase 2 Subdividers Agreement
4. Tara Forest East Phase 2 Final Plat Application Materials
5. Public Notice Materials for the July 22, 2024 City Commission Meeting

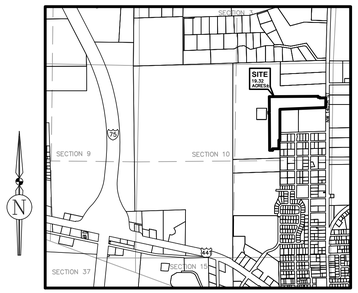
TARA FOREST EAST PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet One of Three



VICINITY MAP
SCALE 1" = 2000'

DESCRIPTION - BY THIS FIRM

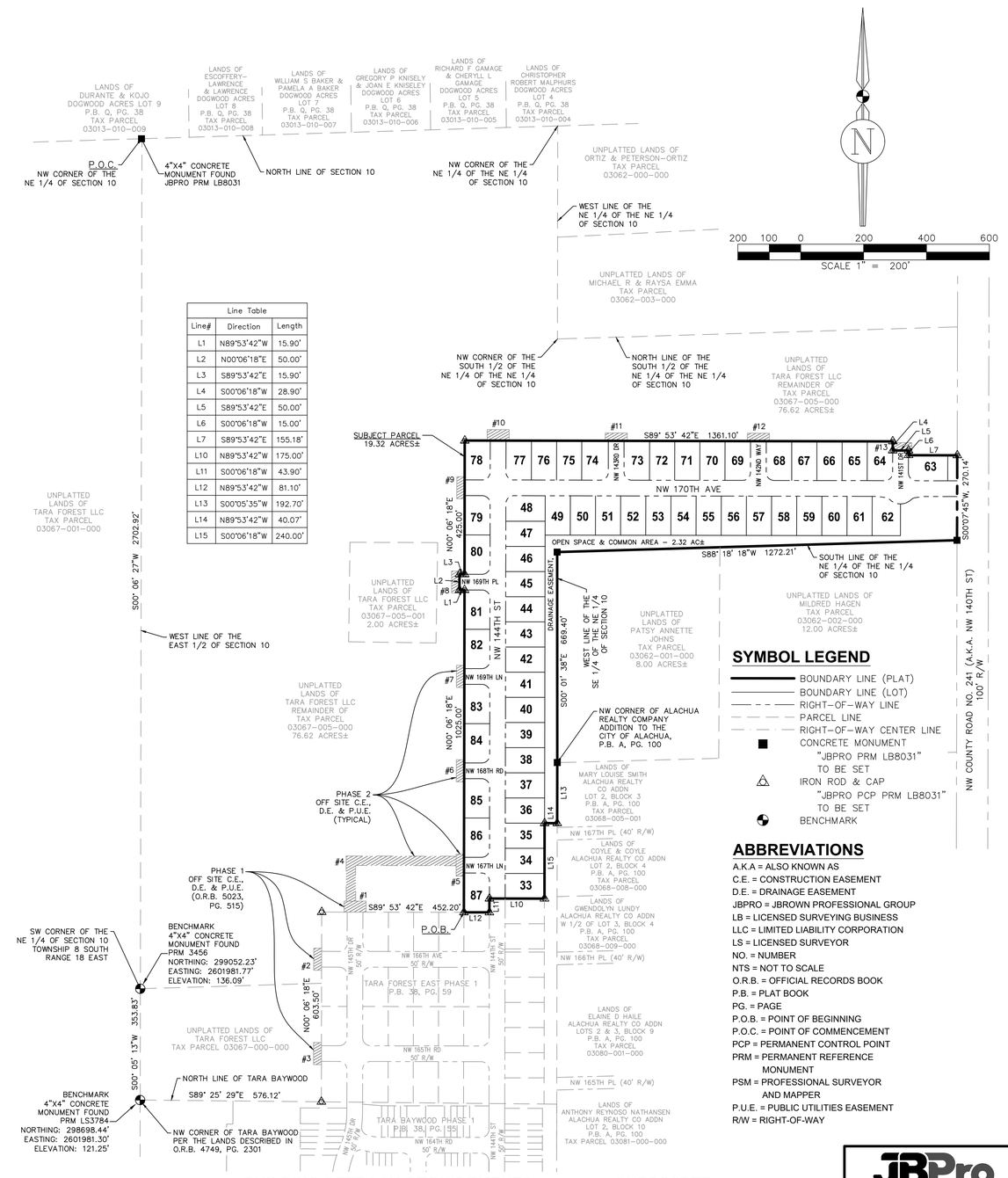
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 452.20 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 1025.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 425.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1361.10 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 28.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 155.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST COUNTRY ROAD NO. 241; THENCE RUN SOUTH 00°07'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.14 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE DEPARTING WEST RIGHT-OF-WAY LINE, RUN SOUTH 88°18'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1272.21 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN SOUTH 00°01'38" ALONG SAID WEST LINE, A DISTANCE OF 669.40 FEET TO THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG THE WEST EDGE OF SAID PLAT, A DISTANCE OF 192.70 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 40.07 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 43.90 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.32 ACRES, MORE OR LESS.

NOTES

1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY JBPRO COMPLETED ON MARCH 15TH, 2024.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. ALL ROADS SHOWN WITHIN THE BOUNDARY OF THE PLAT OF TARA FOREST EAST PHASE 2 HAVE A RIGHT OF WAY WIDTH OF 50' UNLESS OTHERWISE NOTED.
9. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
10. THIS PLAT IS COMPRISED OF 3 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 1 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 2 AND 3 ARE LOT DETAIL SHEETS.
11. OFFSITE EASEMENTS SHOWN HEREON ARE NOT PART OF THIS PLAT.
12. THE TARA FOREST EAST HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENENCE OF TREES PLATED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1.



Line Table		
Line#	Direction	Length
L1	N89°53'42"W	15.90'
L2	N00°06'18"E	50.00'
L3	S89°53'42"E	15.90'
L4	S00°06'18"W	28.90'
L5	S89°53'42"E	50.00'
L6	S00°06'18"W	15.00'
L7	S89°53'42"E	155.18'
L10	N89°53'42"W	175.00'
L11	S00°06'18"W	43.90'
L12	N89°53'42"W	81.10'
L13	S00°05'35"W	192.70'
L14	N89°53'42"W	40.07'
L15	S00°06'18"W	240.00'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- PARCEL LINE
- RIGHT-OF-WAY CENTER LINE
- CONCRETE MONUMENT "JBPRO PRM LB8031" TO BE SET
- IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET
- BENCHMARK

ABBREVIATIONS

A.K.A = ALSO KNOWN AS
C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
LS = LICENSED SURVEYOR
NO. = NUMBER
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY

BUILDING SETBACK REQUIREMENTS

PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

SUBDIVIDER

TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST EAST PHASE 2" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA FOREST EAST HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA FOREST EAST HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA FOREST, LLC

WITNESS _____ BY: _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____ SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS ____ DAY OF _____, 2024 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA FOREST, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST EAST PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON 03/15/2024 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE: _____
TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, KYLE P. WILLEMS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 93446, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
KYLE P. WILLEMS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 93446

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____

AND

APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____

ATTEST: _____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

_____
DEPUTY CLERK DATE

TARA FOREST EAST PHASE 2

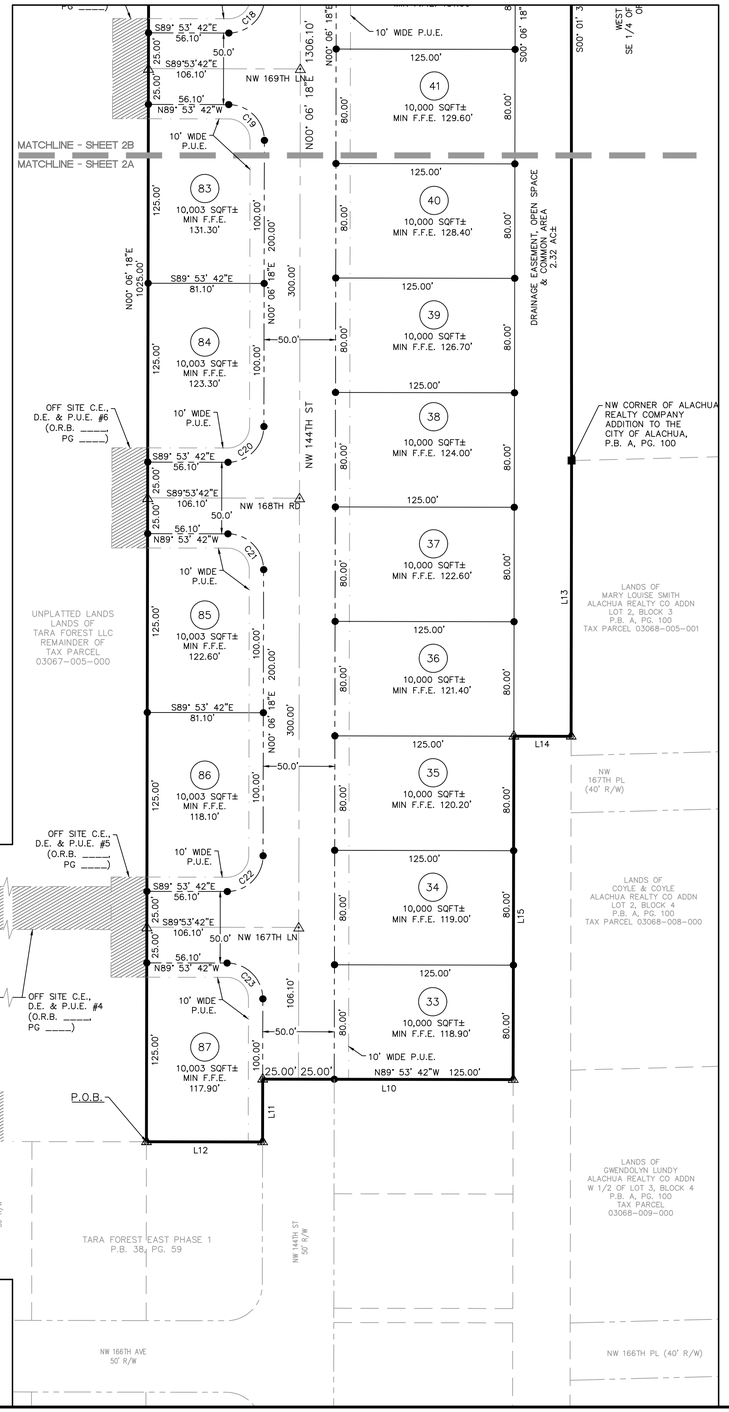
SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

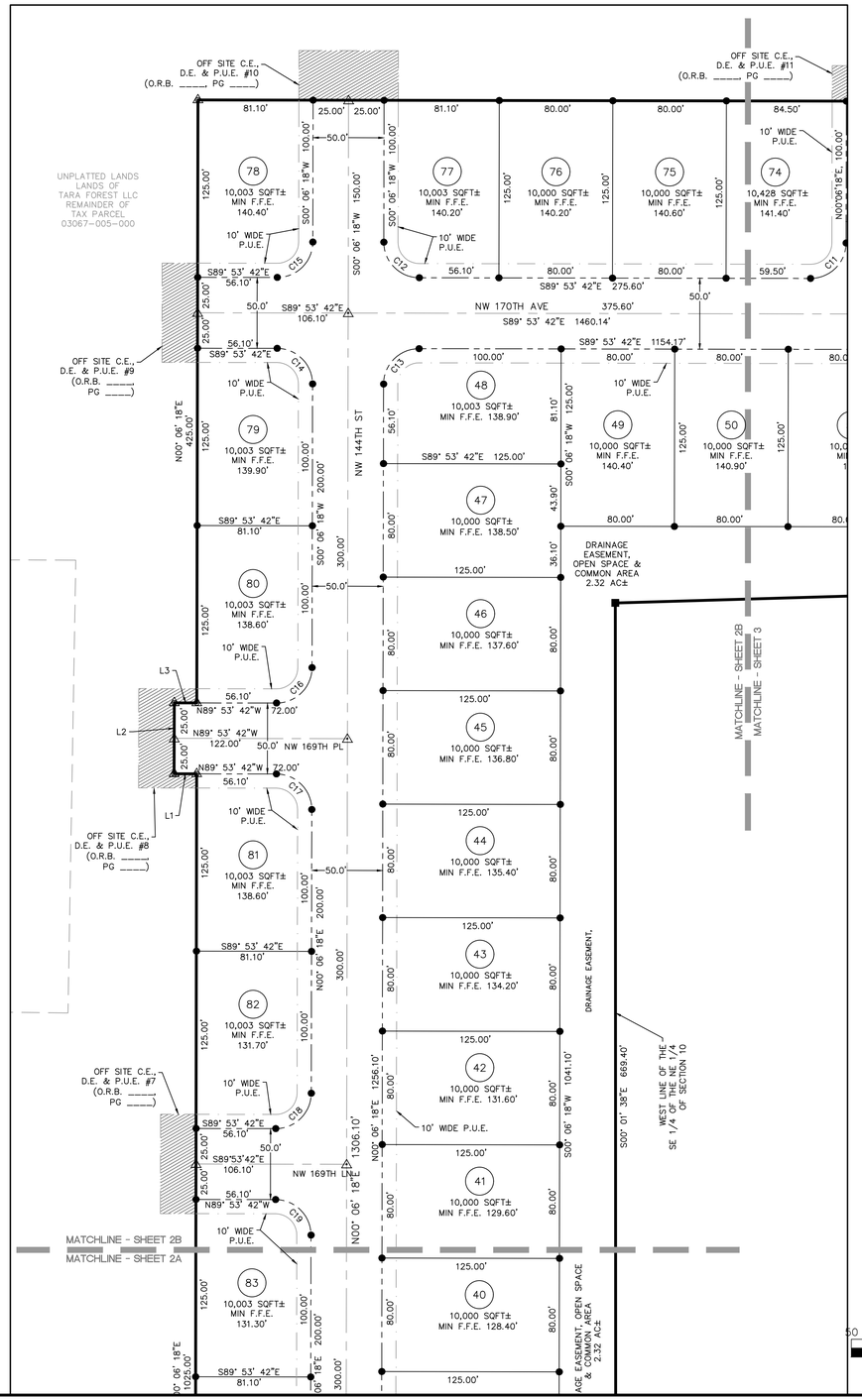
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Plat Book ____ , Page ____
Sheet Two of Three

2A



2B



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C11	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C14	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C15	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C16	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C17	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C18	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C19	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C20	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C21	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C22	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C23	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'

Line Table		
Line#	Direction	Length
L1	N89°53'42"W	15.90'
L2	N00°06'18"E	50.00'
L3	S89°53'42"E	15.90'
L10	S89°53'42"E	175.00'
L11	S00°06'18"W	43.90'
L12	N89°53'42"W	81.10'
L13	S00°05'35"W	192.70'
L14	N89°53'42"W	40.47'
L15	S00°06'18"W	240.00'

ABBREVIATIONS

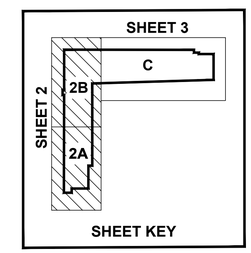
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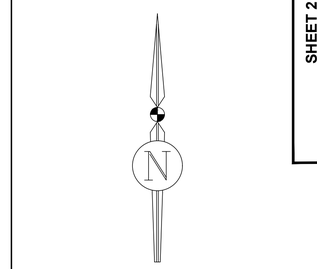
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- CENTERLINE
- PARCEL LINE
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- ■ CONCRETE MONUMENT "JBPRO PRM LB8031" TO BE SET
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- ⧋ 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET
- ● 5/8" IRON ROD & CAP "JBPRO LB8031" TO BE SET

BUILDING SETBACK REQUIREMENTS

PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET





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Gainesville: (352) 375-8999 | St. Augustine: (904) 799-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

TARA FOREST EAST PHASE 2

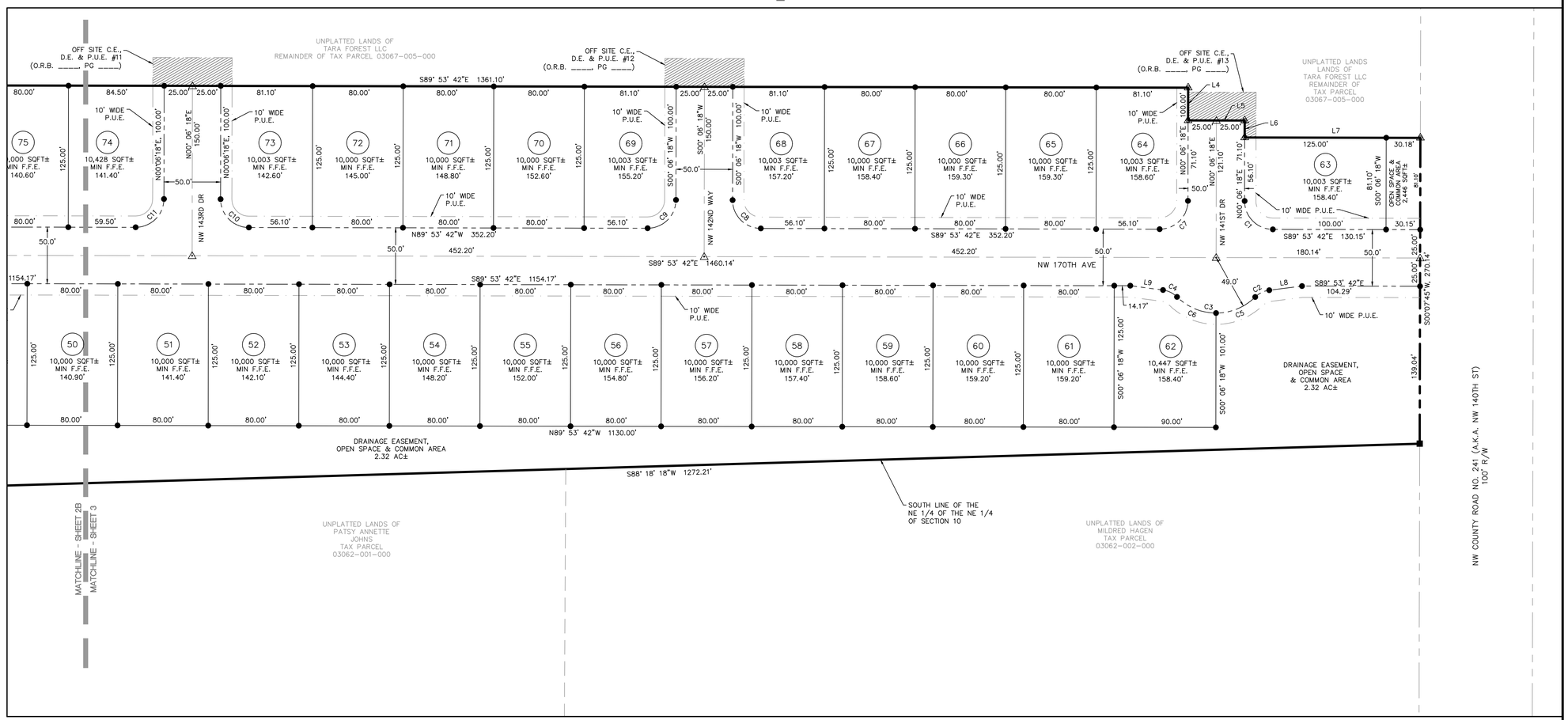
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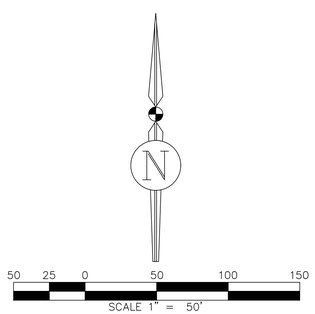
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Plat Book ____ , Page ____
Sheet Three of Three

3





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C2	14.05'	21.50'	37°26'53"	7.29'	S64°03'05"W	13.80'
C3	76.59'	49.00'	89°33'19"	48.62'	S89°53'42"E	69.03'
C4	14.05'	21.50'	37°26'53"	7.29'	N63°50'29"W	13.80'
C5	38.29'	49.00'	44°46'40"	20.19'	N67°42'58"E	37.33'
C6	38.29'	49.00'	44°46'40"	20.19'	S67°30'22"E	37.33'
C7	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C8	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C9	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'

Line Table		
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L4	S00°06'18"W	28.90'
L5	S89°53'42"E	50.00'
L6	S00°06'18"W	15.00'
L7	S89°53'42"E	155.18'

BUILDING SETBACK REQUIREMENTS

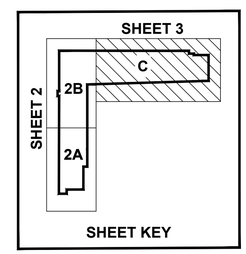
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City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: July 22, 2024
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Tara Forest East Phase 2, which proposes the subdivision of a ±19.32 acre subject property into a total of 55 single family detached lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Kyle Williems, P.E. of JBPro, Inc.
PROPERTY OWNER:	Tara Forest, LLC
LOCATION:	West of CR 241, north of Baywood Subdivision
PARCEL ID NUMBERS:	03067-005-001, 03067-000-000, and 03067-005-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Residential Single Family- 3 (RSF-3)
OVERLAY:	NA
ACREAGE:	±19.32 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Tara Forest East Phase 2 ("Final Plat"); 2. Approve the "Subdividers Agreement for Tara Forest East Phase 2" ("Subdividers Agreement"); and, 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:* *1. Approve the Final Plat of Tara Forest East Phase 2 ("Final Plat");* *2. Approve the "Subdividers Agreement for Tara Forest East Phase 2" ("Subdividers Agreement"); and,*

3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

SUMMARY

This application is a request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent Tara Forest, LLC, property owner, for consideration of the final plat of Tara Forest East Phase 2, which proposes the subdivision of the ±19.32 acre subject property into a total of 55 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-005-001, 03067-000-000, and 03067-005-000, and is located West of CR 241, and north of Tara Baywood subdivision.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed through Tara Forest East Phase 1 to two proposed stormwater retention areas located in the Tara Baywood subdivision located to the south of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's roadway system proposed to be extended by construction of the Tara Baywood subdivision. This phase of Tara Forest East will include a connection to CR 241.

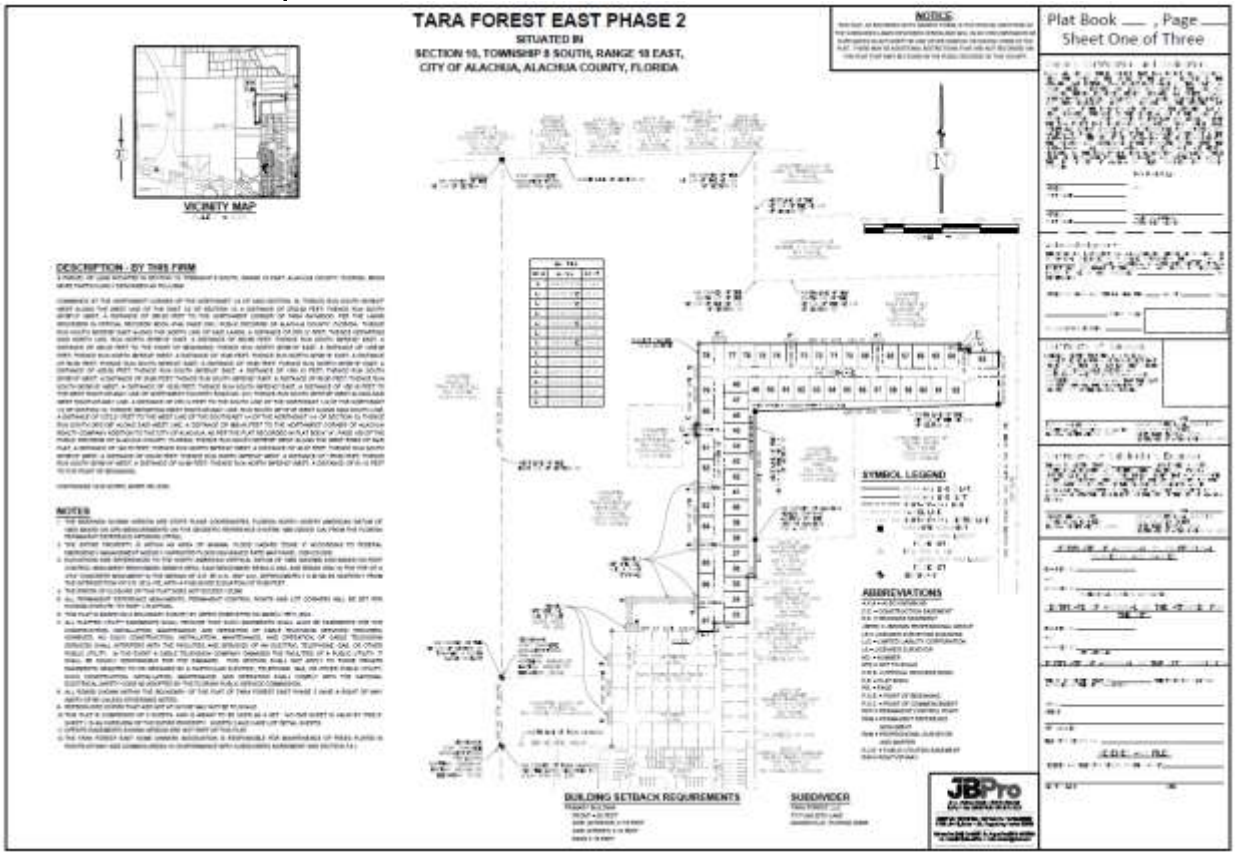
Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Forest East was originally approved by the City Commission on March 9, 2020, and received an extension of the development order per §252.363 , F.S., on October 26, 2023. The construction plans for Tara Forest East Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022).

Illustration 1. Sheet 1, Tara Forest East Preliminary Plat



Illustration 2. Tara Baywood Phase 1 Final Plat



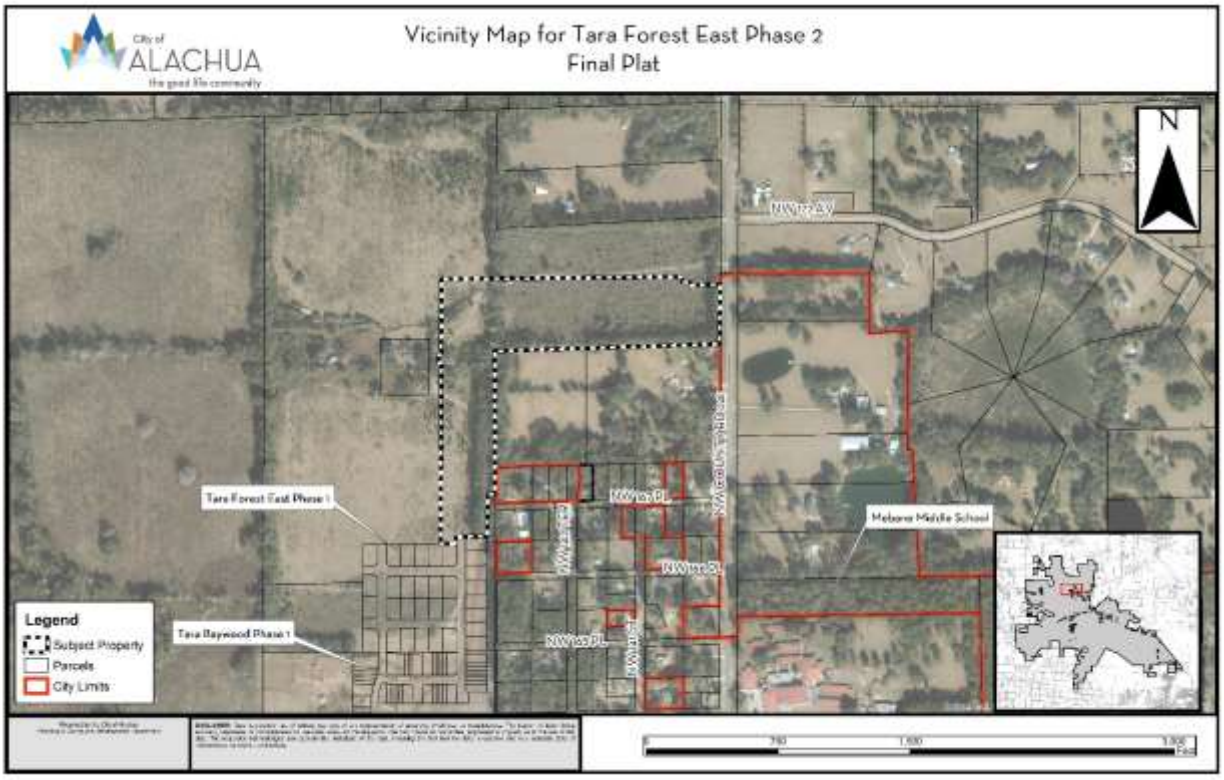
SURROUNDING USES

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	Vacant Lands	Moderate Density Residential	Residential Single Family-3 (RSF-3)
South	Vacant Residential	Moderate Density Residential	Residential Single Family-3 (RSF-3)
West	Vacant Lands	Moderate Density Residential	Residential Single Family – 4 (RSF-4)
East	Single Family Residential	Moderate Density Residential	Residential Single Family – 3 (RSF-3)

Map 1. Vicinity Map



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.

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 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.b: The proposed final plat would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021 by Creative Environmental Solutions.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development 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 Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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:

1. A gravity wastewater system, wastewater pumping station, or force main exists within · 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for solid waste disposal facilities.

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:

1. A water main exists within · 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

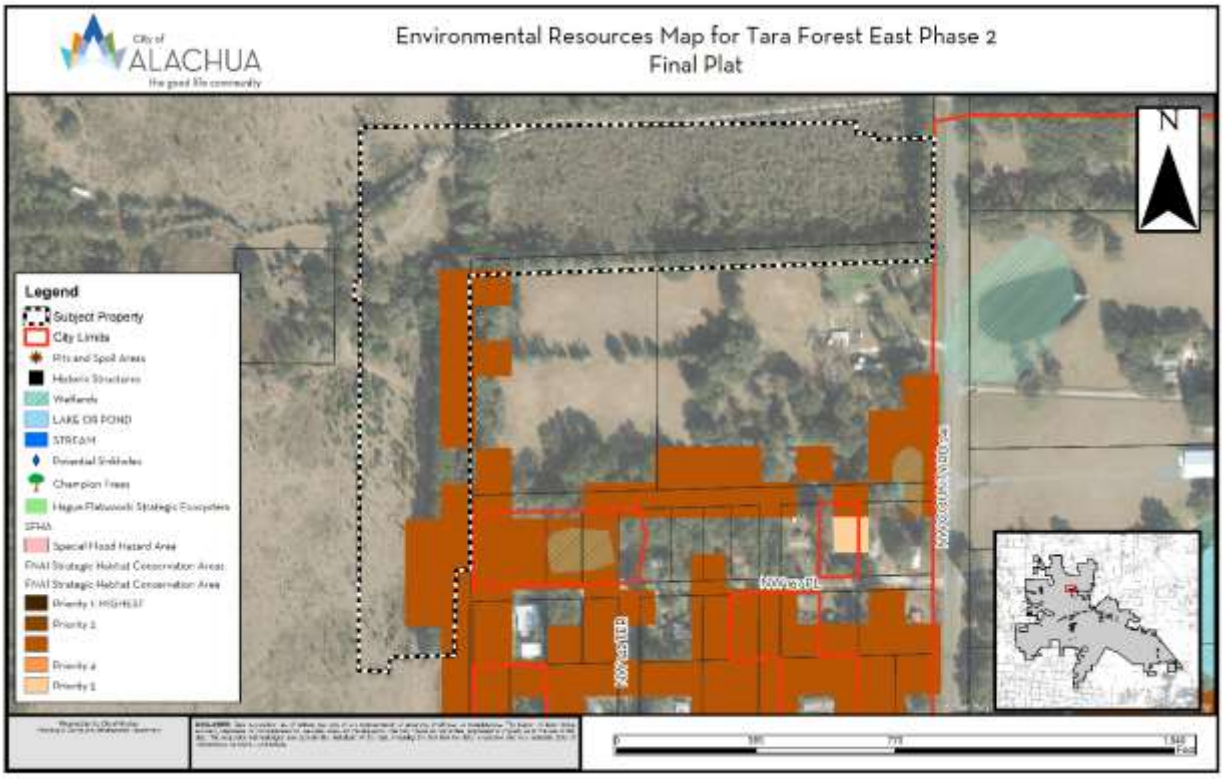
Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. 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.

Evaluation: The subject property is not located within a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. 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: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on July 18, 2021. Phase 2 includes Priority 3 lands as described above.

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. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade Fine Sand, 0 to 5 % slopes	A	Well drained	Not limited	6.0
Arredondo fine sand, 0 to 5 % slopes	A	Well drained	Not limited	35.5
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	46.6
Millhopper- urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	0.6
Lochloosa fine sand, 2 to 5 % slopes	B	Somewhat poorly drained	Not limited	10.8
Lochloosa fine sand, 5 to 8 % slopes	B	Somewhat poorly drained	Not limited	.5

Evaluation: The soil types located within the subject property will not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 0140D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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 Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*.

Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 55 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segment[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	COMM	D
12	CR 241 (From NW SR 235 to North City Limit)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. 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. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Forest East Phase 2 Final Plat	Single Family Housing (Detached) [2] (ITE Code 210)	519 (259/260)	41 (11/30)	54 (35/19)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 55 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.76 trips per dwelling unit x 55 dwelling units (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling unit x 55 dwelling units (64% entering/36% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

AADT Analysis	US 441 (from SR 235 to I-75)[1]	CR 241 (From NW SR 235 to North City Limit)
Maximum Service Volume[2]	39,000	15,120
Existing Traffic[3]	25,096	1,578
Reserved Trips[4]	3,107	0
Available Capacity[4]	10,797	13,542
Potential Impact Generated by Proposed Final Plat[5]	260	260
Residual Capacity after Proposed Plat[6]	**10,537**	**13,282**
PM Peak Hour Traffic Analysis	**US 441 (from SR 235 to I-75)[1]**	**CR 241 (From NW SR 235 to North City Limit)**
Maximum Service Volume[2]	3,510	1,359
Existing Traffic[3]	2,198	150
Reserved Trips[4]	268	0
Available Capacity[4]	1,044	1,209
Potential Impact Generated by Proposed Final Plat[5]	27	27
Residual Capacity after Proposed Plat[6]	**1,017**	**1,182**

1 FDOT roadway segment number shown in parenthesis. 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 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua June 2024 Development Monitoring Report.
5 Trip distribution: US 441 (from SR 235 to I-75): 50% ; CR 241 (from SR 235 to NCL): 50%
*6 The application is for a Final Development Order. Facility capacity and concurrency **will be** reserved.*

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segment, and the potential impact of 55 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 55 single-family residential dwellings.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	401,945
Potential Potable Water Demand from Proposed Development **	15,125
Residual Capacity	**334,680**
Percentage of Permitted Design Capacity Utilized	**85.45%**

Sources:
** City of Alachua June 2024 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property to 15,125 gallons per day. This analysis is based on the maximum development potential of 55 single-family residential dwellings that would be permitted by the

proposed Final Plat. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	376,009
Projected Potential Wastewater Demand from Proposed Development **	13,750
Residual Capacity	**346,241**
Percentage of Permitted Design Capacity Utilized	**76.92%**

Sources:
** City of Alachua June 2024 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property to 13,750 gallons per day. This analysis is based on the maximum development potential of 55 single-family residential dwellings that would be permitted by the proposed Final Plat. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	10.83
Potential Demand Generated by Development[3]	0.71
Residual Recreational Capacity After Impacts	**68.87**

Sources:
1 City of Alachua June 2024 Development Monitoring Report.
2 2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])
3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 55 dwellings / [5 acres/1,000 persons])

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.14 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.50 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.03%**

1 Source: City of Alachua June 2024 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (0.71 acres) x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 0.71 acres, and for passive park space by 0.14 acres. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	47,884.21	8,738.87
Projected Solid Waste Demand from Application[3]	567.62	103.59
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)
2 City of Alachua June 2024 Development Monitoring Report
3 Policy 2.1.a, CFNGAR Element (Formula: 2.58 persons per dwelling x 55 dwellings x 0.73 tons per year)
4 New River Solid Waste Facility, April 2024

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by approximately 103.59 tons per year. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of solid waste; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. The development is anticipated to generate a demand for 15 student stations (7 elementary, 3 middle, and 5 high school). According to the School Capacity Review report submitted to the City by the School Board of Alachua County on May 15, 2024, the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO TARA FOREST EAST PHASE 2
FINAL PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 05/07/2024

NAME & DESCRIPTION OF PROJECT Tara Forest East - Phase 2

55 single family homes.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03067-005-000

Acreage 19.32

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 55
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [x] Final
- [x] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	55	**units X 0.12 Elementary School Multiplier**	7	**Student Stations**
MIDDLE	55	**units X 0.06 Middle School Multiplier**	3	**Student Stations**
HIGH	55	**units X 0.09 High School Multiplier**	5	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	0	**units X 0.06 Elementary School Multiplier**	0	**Student Stations**
MIDDLE	0	**units X 0.03 Middle School Multiplier**	0	**Student Stations**
HIGH	0	**units X 0.03 High School Multiplier**	0	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Kyle Willems, PE
Mailing Address: 3530 NW 43rd St
Gainesville, FL 32606
Phone: 352-375-8999
Email: kyle.willems@jbpro.com

PROPERTY OWNER

Name: Tara Forest, LLC
Mailing Address 7717 NW 20th Lane
Gainesville, FL 32605
Phone: 352-278-5317
Email sayed@moukhtara.com

CERTIFICATION

PROJECT NAME : Tara Forest East - Phase 2 **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 7

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 3

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 5

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 5/15/2024

City of Alachua Staff

A complete application for the development project was accepted on

Date: February 14, 2024

Signed: Adam

Printed Name: Hall

Digitally signed by Adam Hall
DN: cn=Adam Hall, o=City of Alachua, ou=Planning and Community Development, email=ahall@cityofalachua.com, c=US
Date: 2024.05.08 15:12:48 -04'00'

*163.3180(6)(g), F.S. (2023)

Page 3

MEMORANDUM

JOB NO. 24-0018.02

AN NV5 COMPANY

To: The City of Alachua

From: Austin Blazs

Date: April 22, 2024

RE: Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements

All previous comments have been satisfied.

Austin Blazs, PSM 7401

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

March 5, 2024

Sent by electronic mail to kyle.willems@jbpro.com

Kyle Willems, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Summary: Tara Forest East Phase 2 Final Plat

Dear Mr Willems:

On February 14, 2024, the City of Alachua received your completed application for the Final Plat of Phase 2 of Tara Forest East. The Preliminary Plat for Tara Forest received approval from the City Commission on March 9, 2020. Phase 2 of the Tara Forest project consists of a total of 55 lots with associated common areas and road right-of-way.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments has been scheduled for Thursday, March 7, 2024 at 10 AM.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, March 21, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Concurrency Analysis*
   a. Revise concurrency analysis with latest Development Monitoring data (December 2023).
   b. Provide analysis of project's impact on transportation segments 5 (US 441 from SR 235 to I-75) and 12 (CR 241 from SR 235 to North City Limit).

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.

3. *Draft Covenants, Conditions, & Restrictions (CCRs)*
   a. Per Section 7.7.2 (C) a statement must be included that the City provides no liability insurance for common areas or recreational facilities.

4. *Miscellaneous*
   a. Health Department signature block is not required as project is serviced by City water and wastewater.
   b. Display or note setbacks on the plat.
   c. Provide proof of payment of taxes for 2023.
   d. Sheet 3 contains overlapping text at street intersections. Revise.
   e. Revise Public School Student Generation form with latest available form.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by Austin Blazs, PSM, of CHW, Inc. in a letter dated February 19, 2024.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, P.E., Assistant City Manager (*by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

Date: February 19, 2024
Re: Plat Review for Tara Forest East Phase 2
For: The City of Alachua

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Per 177.041, a title opinion letter was not provided to this surveyor for review.

Plat:

1. Per City of Alachua requirements, item “f”, listed on Final Plat Application, the Vicinity Map should be no less than 1” = 2000’.
2. Per City of Alachua requirements, item “g”, the boundary survey prepared by Flowers Surveying and Mapping was completed in April 2021, which is more than two years old.
3. Per City of Alachua requirements, item “i”, add acreage of adjacent lands, unless subdivided.
4. Per City of Alachua requirements, item “o”, please add R/W dimensions to all roadways.
5. On sheet one, please add elevation information to the benchmark at the NW Corner of the NE 1/4 of Section 10.
6. On sheets one and two, please label the SW Corner of the NE 1/4.
7. On sheet three, please remove the overlapping text at NW 143rd Dr., NW 142nd Way, and NW 141st Dr.

Austin Blazs, PSM 7401

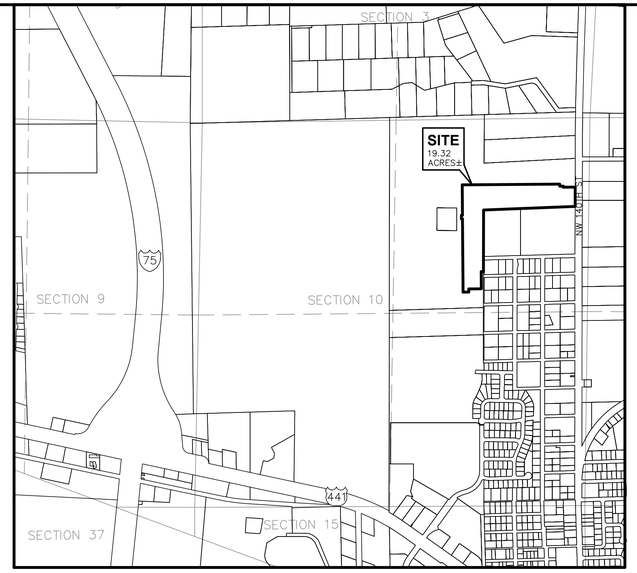
TARA FOREST EAST PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet One of Three



VICINITY MAP
SCALE 1" = 1000'

DESCRIPTION - BY THIS FIRM

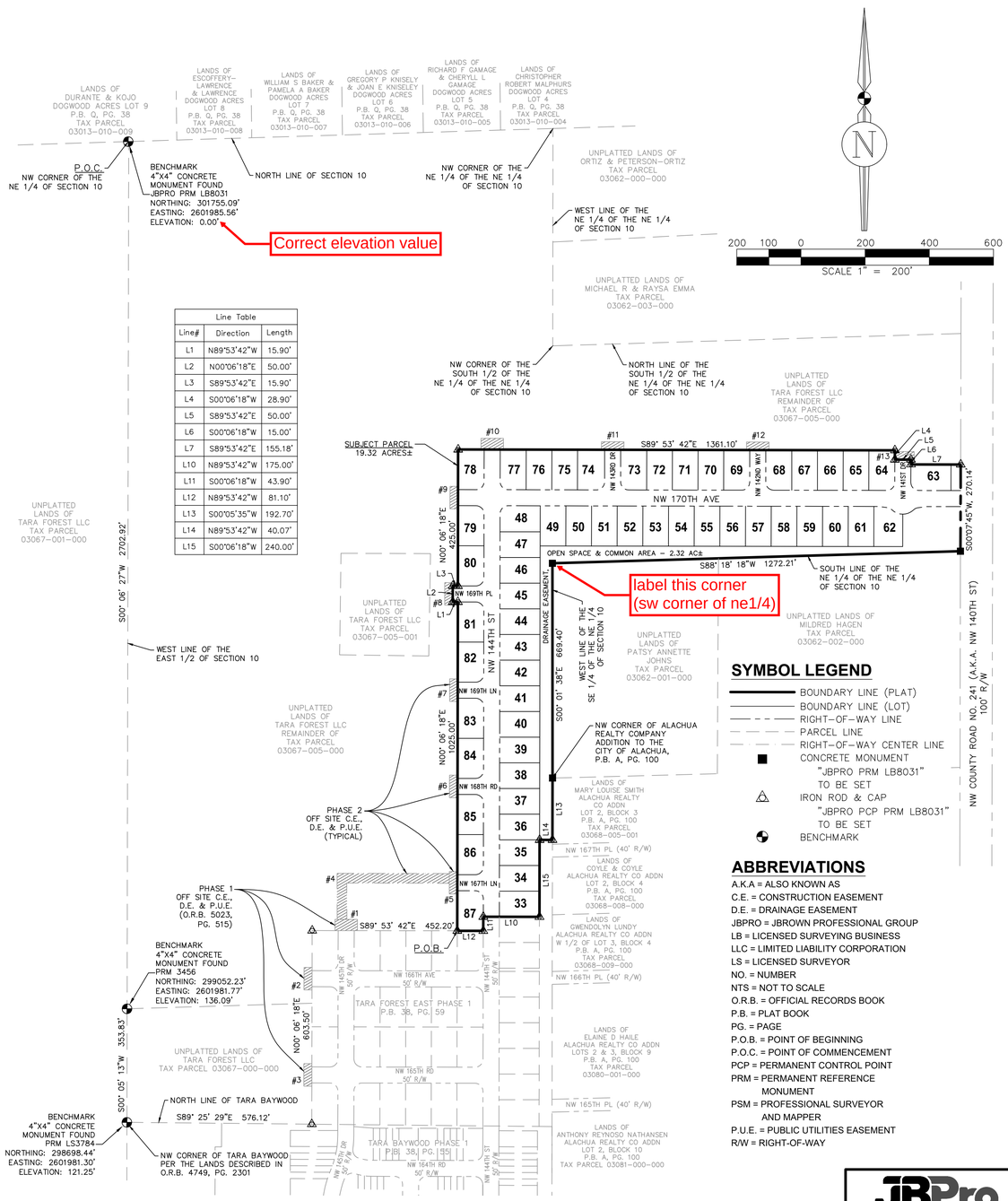
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 452.20 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 1025.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 425.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1361.10 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 28.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 155.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST COUNTRY ROAD NO. 241; THENCE RUN SOUTH 00°07'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.14 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE DEPARTING WEST RIGHT-OF-WAY LINE, RUN SOUTH 88°18'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1272.21 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN SOUTH 00°01'38" ALONG SAID WEST LINE, A DISTANCE OF 669.40 FEET TO THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG THE WEST EDGE OF SAID PLAT, A DISTANCE OF 192.70 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 40.07 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 43.90 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.32 ACRES, MORE OR LESS.

NOTES

1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC COMPLETED ON APRIL 21, 2021.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. ALL ROADS SHOWN WITHIN THE BOUNDARY OF THE PLAT OF TARA FOREST EAST PHASE 2 HAVE A RIGHT OF WAY WIDTH OF 50' UNLESS OTHERWISE NOTED.
9. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
10. THIS PLAT IS COMPRISED OF 3 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 1 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 2 AND 3 ARE LOT DETAIL SHEETS.
11. OFFSITE EASEMENTS SHOWN HEREON ARE NOT PART OF THIS PLAT.



BUILDING SETBACK REQUIREMENTS

PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

Line Table		
Line#	Direction	Length
L1	N89°53'42"W	15.90'
L2	N00°06'18"E	50.00'
L3	S89°53'42"E	15.90'
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L5	S89°53'42"E	50.00'
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L7	S89°53'42"E	155.18'
L10	N89°53'42"W	175.00'
L11	S00°06'18"W	43.90'
L12	N89°53'42"W	81.10'
L13	S00°05'35"W	192.70'
L14	N89°53'42"W	40.07'
L15	S00°06'18"W	240.00'

SUBDIVIDER

TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- PARCEL LINE
- RIGHT-OF-WAY CENTER LINE
- CONCRETE MONUMENT "JBPRO PRM LB8031" TO BE SET
- IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET
- BENCHMARK

ABBREVIATIONS

A.K.A = ALSO KNOWN AS
C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
LS = LICENSED SURVEYOR
NO. = NUMBER
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 799-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST EAST PHASE 2" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA FOREST EAST HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA FOREST EAST HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA FOREST, LLC

_____ BY: _____
WITNESS

PRINT NAME _____

_____ _____
WITNESS SAYED MOUKHTARA
PRINT NAME _____ AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA FOREST, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST EAST PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 4/21/2021 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE: _____
TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT CHRISTOPHER A. POTTS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 73842, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
CHRISTOPHER A. POTTS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 73842

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____
AND
APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST:
_____
CITY MANAGER
FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____
DEPUTY CLERK DATE

TARA FOREST EAST PHASE 2

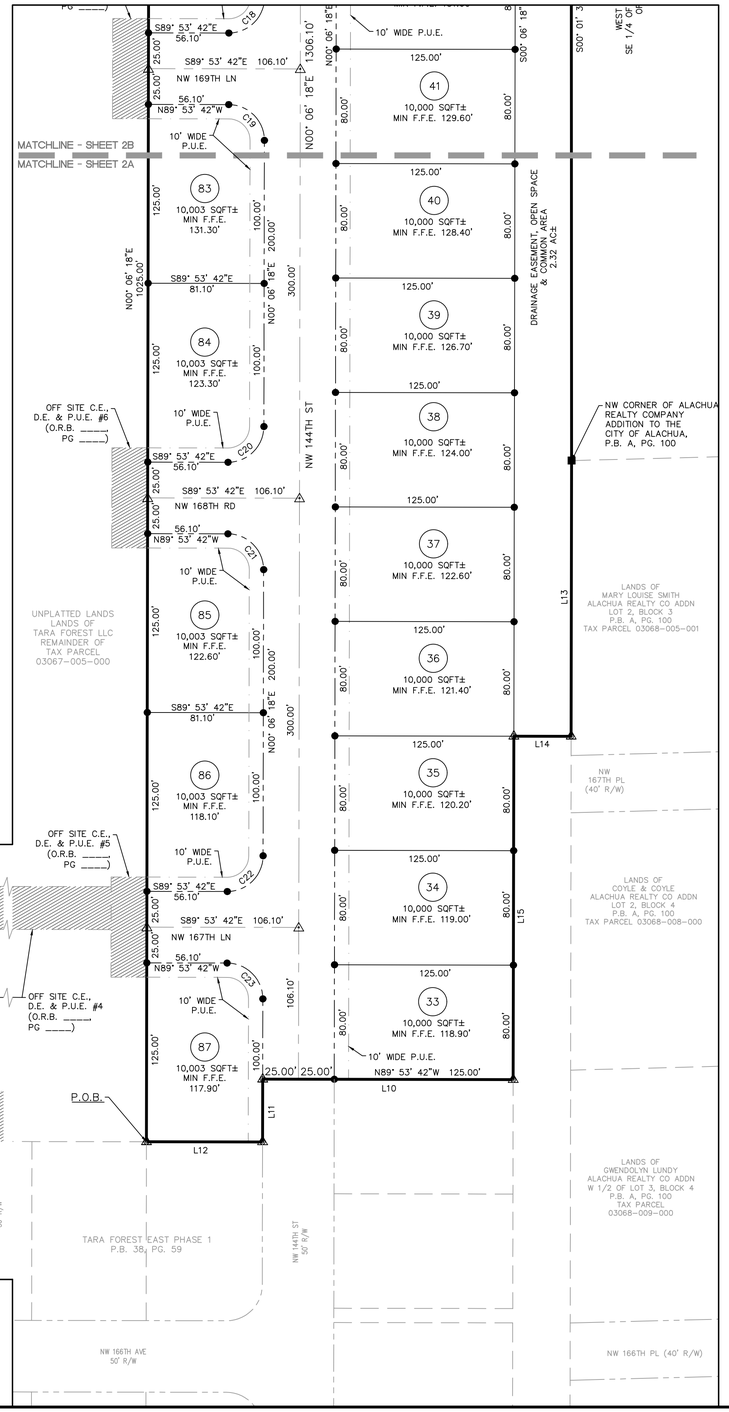
SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

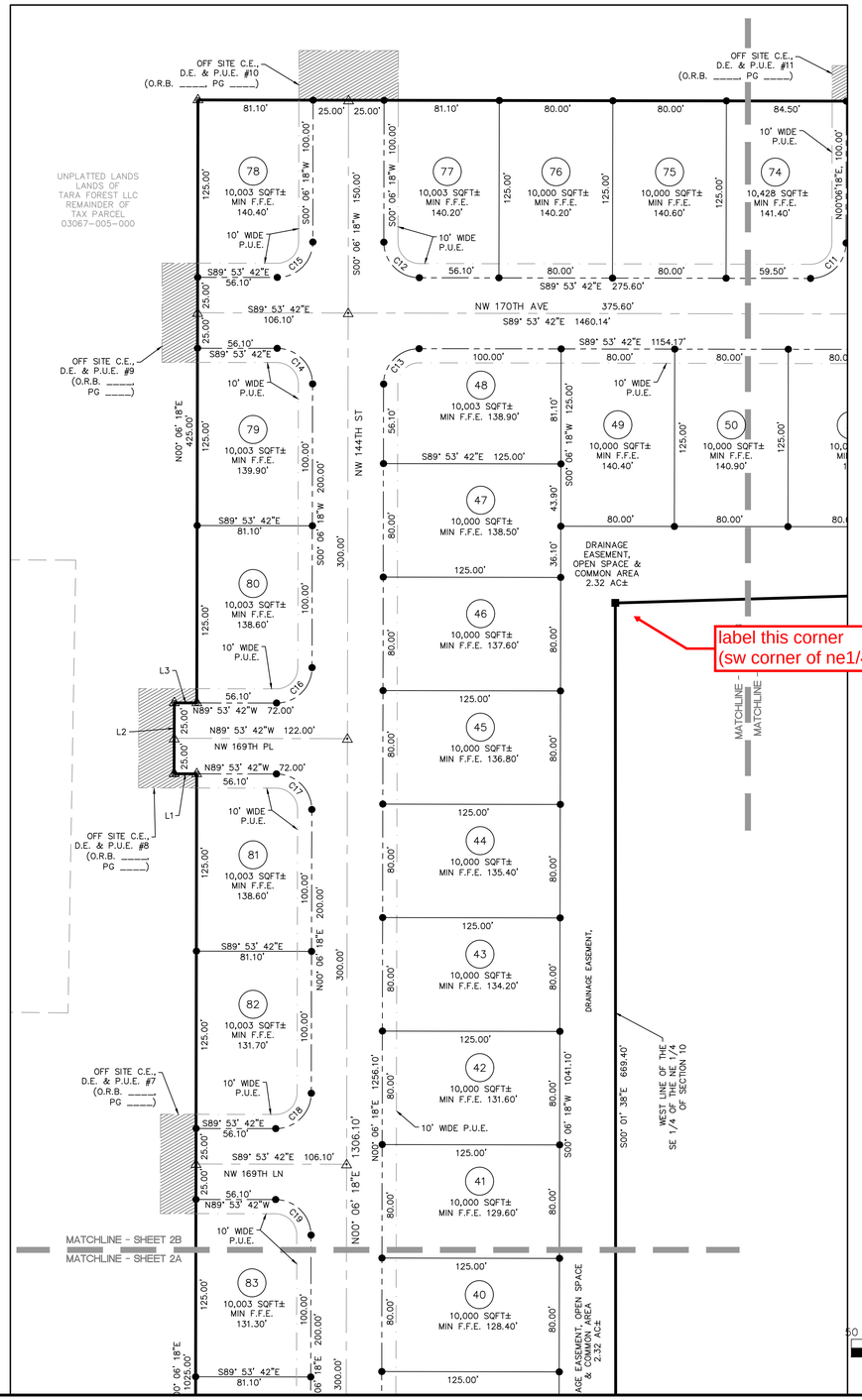
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Plat Book ____ , Page ____
Sheet Two of Three

2A



2B



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C11	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C14	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C15	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C16	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C17	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C18	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C19	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C20	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C21	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C22	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C23	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'

Line Table		
Line#	Direction	Length
L1	N89°53'42"W	15.90'
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L3	S89°53'42"E	15.90'
L10	S89°53'42"E	175.00'
L11	S00°06'18"W	43.90'
L12	N89°53'42"W	81.10'
L13	S00°05'35"W	192.70'
L14	N89°53'42"W	40.47'
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ABBREVIATIONS

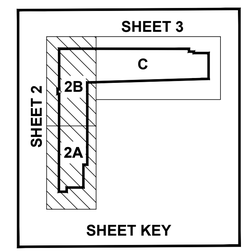
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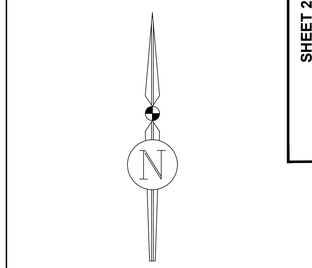
SYMBOL LEGEND

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- △ 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET
- ● 5/8" IRON ROD & CAP "JBPRO LB8031" TO BE SET

BUILDING SETBACK REQUIREMENTS

PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
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TARA FOREST EAST PHASE 2

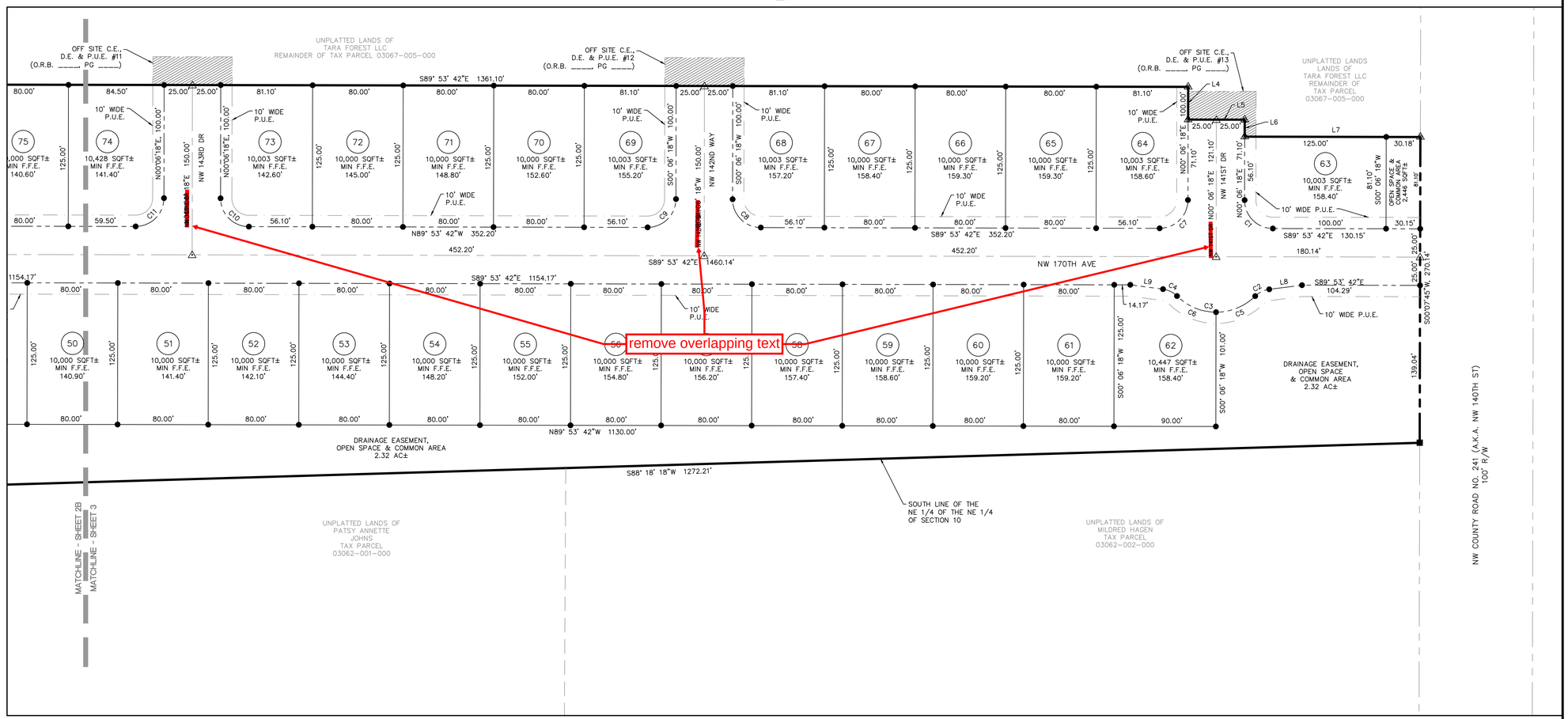
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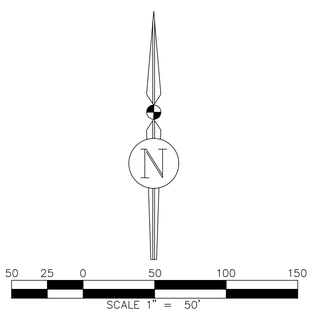
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Plat Book ____ , Page ____
Sheet Three of Three

3





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C2	14.05'	21.50'	37°26'53"	7.29'	S64°03'05"W	13.80'
C3	76.59'	49.00'	89°33'19"	48.62'	S89°53'42"E	69.03'
C4	14.05'	21.50'	37°26'53"	7.29'	N63°50'29"W	13.80'
C5	38.29'	49.00'	44°46'40"	20.19'	N67°42'58"E	37.33'
C6	38.29'	49.00'	44°46'40"	20.19'	S67°30'22"E	37.33'
C7	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C8	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C9	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
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L4	S00°06'18"W	28.90'
L5	S89°53'42"E	50.00'
L6	S00°06'18"W	15.00'
L7	S89°53'42"E	155.18'

BUILDING SETBACK REQUIREMENTS

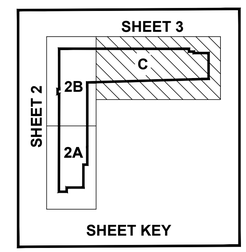
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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 5, 2023

Sent by electronic mail to kyle.willems@jbpro.com

Kyle Willems, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Tara Forest East Phase 2 Final Plat

Dear Mr Willems:

On December 21, 2022, the City of Alachua received your application for the Final Plat of Phase 2 of Tara Forest East. The Preliminary Plat for Tara Forest East received approval from the City Commission on March 9, 2020. Phase 2 of the Tara Forest East project consists of a total of 55 lots with associated common areas and road right-of-way.

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 application is incomplete as the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, January 31, 2023**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

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 application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Final Plat Application Section B:** Authorized agent affidavit has not been provided from Tara Forest, LLC authorizing listed applicant to act as agent on their behalf for this application.

2. **Final Plat Application Attachment #3, Draft of Surety Instrument:** A draft surety instrument has not been provided. At a minimum, the type of surety instrument to be provided (e.g., letter of credit, performance bond, or cash deposit) must be known. Note – City templates and required information for a letter of credit and/or performance bond may be provided upon request. Staff notes that applicant is indicating that no surety may be required based on a separate LDR Text Amendment application.

3. **Final Plat Application Attachment #4, Certified Cost of Construction:** A certified cost of construction, signed and sealed by a registered professional engineer, of the cost for the construction of all public and private infrastructure improvements, has not been provided. Staff notes that applicant is indicating that no surety may be required based on a separate LDR Text Amendment application. The certified cost of construction must be provided prior to scheduling of any public hearing for this application.

4. **Final Plat Application Attachment #11, Mailing Labels:** No mailing labels were provided with the application.

5. **Final Plat Application – Preliminary Plat Condition:** Condition 2 of the Approved Preliminary Plat for Tara Forest East requires that a 100% gopher tortoise survey be provided for the area subject to the application.

6. **General Requirement – Digital Submission of Application:** Electronic submittal of application and all materials not provided to City.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Tara Forest East Phase 2 (the "Agreement") is made by and between Tara Forest, LLC a Florida limited liability company, whose principal address is 7717 NW 20th Lane, Gainesville, FL 32606, (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Tara Forest East Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Tara Forest East Phase 2 (the "Final Plat"); and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

All of the Improvements shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not

be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $187,761.57, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements $1,877,615.73 set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of $60,852.82 which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.

b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.

c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.

e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.

f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide

each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole

expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before November 18, 2027. If Developer has not completed all of the House Sidewalks by November 18, 2027, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House

Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. This surety shall be provided prior to the City issuing the Certificate of Completion for the improvements. The amount of the House Sidewalk Common Law Performance Bond shall be $141,037.60 ($117,531.33 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $11,751.33 ($117,531.33 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits

or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:**

Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Tara Forest, LLC
Via Hand Delivery:	7717 NW 20th Lane Gainesville, FL 32606
Via U.S. Mail:	7717 NW 20th Lane Gainesville, FL 32606
With copy to:	JB Pro 3530 NW 43rd St. Gainesville, FL 32606
	Salter Fiber 3940 NW 16th Blvd Building B Gainesville, FL 32605

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESSES WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

(Witness No. 1 - Signature)

KYLE WILLEMS

(Witness No. 1 - Printed)

17749 NW 175th AVE. ALACHUA, FL 32615

(Witness No. 1 – Address)

(Witness No. 2 - Signature)

Michael Brown

(Witness No. 2 - Printed)

1703 NW 42nd Pl, Gainesville, FL 32605

(Witness No. 2 – Address)

DEVELOPER

By: SAYED MOUKHTARA

Its: MANAGER

Date: 07/17/2024

STATE OF Florida
COUNTY OF Alachua

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 17 day of July 2024 by [Developer Signatory], as [Title] of [Developer], ☑ who is personally known to me or ☐ who has produced _____ _____ as identification.

COURTNEY PLUMMER
MY COMMISSION # HH 133937
EXPIRES: May 25, 2025
Bonded Thru Notary Public Underwriters

(Notary Stamp)

Courtney Plummer

Signature of Notary Public
Printed Name of Notary: Courtney Plummer
Commission Number: HH133937
Commission Expiration: May 25, 2025

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

TARA FOREST EAST PHASE 2

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 452.20 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 1025.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 425.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1361.10 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 28.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 155.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST COUNTRY ROAD NO. 241; THENCE RUN SOUTH 00°07'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.14 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE DEPARTING WEST RIGHT-OF-WAY LINE, RUN SOUTH 88°18'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1272.21 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN SOUTH 00°01'38" ALONG SAID WEST LINE, A DISTANCE OF 669.40 FEET TO THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG THE WEST EDGE OF SAID PLAT, A DISTANCE OF 192.70 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 40.07 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 43.90 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.32 ACRES, MORE OR LESS.

Exhibit "B"
Final Plat

NOT USED FOR THIS AGREEMENT .

Exhibit "C"
Certificate of Concurrency Compliance

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA FOREST EAST PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Tara Forest, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 22nd day of July, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Tara Forest East Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family - 3 ("RSF-3");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 55 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 13,750 gallons per day (55 lots x 250 gallons per day) of wastewater capacity for the 55 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 15,125 gallons per day (55 lots x 275 gallons per day) of water capacity for the 55 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 55 units proposed in Tara Forest East Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 260 Average Annual Daily Trips ("AADT") and 27 Peak Hour Trips along US 441 (from SR 235 to I-75)(Segment 5); 260 Average Annual Daily Trips ("AADT") and 27 Peak Hour Trips along CR 241 (from SR 235 to NCL)(Segment 12).

5. The City will reserve .71 acres (2.58 persons per household x 55 units x 5 acres per 1,000 persons) of recreation capacity for the 55 units proposed in Tara Forest East Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 103.59 tons per year (0.73 tons per capita per year x 2.58 persons per household x 55 units) of solid waste capacity for the 55 units proposed in Tara Forest East Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve seven (7) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, three (3) student stations in the Alachua SCSA for middle schools, and five (5) student stations in the Alachua SCSA for high schools, for the 55 units proposed in Tara Forest East Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto, unless otherwise extended in accordance with Section 2.4.14 (J)(2)(a) and (b) of the City of Alachua Land Development Regulations.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the ___ day of _____, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this ____day of _____, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ Land Development Regulations Administrator

The Hon. Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA FOREST EAST PHASE 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign) _____

(print) KYLE WILLEMS

DEVELOPERS/OWNERS

TARA FOREST, LLC
a Florida Limited Liability Company
By:
(sign) _____

(print) SAYED MOUKHTARA

(title) MANAGER

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA FOREST EAST PHASE 2 was acknowledged before me, **by means of ☑ physical presence or ☐ online notarization,** on this 17 day of July, 2024, by SAYED MOUKHTARA, who is (personally known to me) OR (who has produced _____ as identification).

Courtney Plummer
Notary Public, State of Florida at Large
Commission No.: HH 133937
Expiration: 5/25/25 [SEAL]

COURTNEY PLUMMER
MY COMMISSION # HH 133937
EXPIRES: May 25, 2025
Bonded Thru Notary Public Underwriters

Exhibit "1"
Property

TARA FOREST EAST PHASE 2

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 452.20 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 1025.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 425.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1361.10 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 28.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 155.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST COUNTRY ROAD NO. 241; THENCE RUN SOUTH 00°07'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.14 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE DEPARTING WEST RIGHT-OF-WAY LINE, RUN SOUTH 88°18'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1272.21 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN SOUTH 00°01'38" ALONG SAID WEST LINE, A DISTANCE OF 669.40 FEET TO THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG THE WEST EDGE OF SAID PLAT, A DISTANCE OF 192.70 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 40.07 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 43.90 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.32 ACRES, MORE OR LESS.

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost (Public Improvements)
Date: 7/11/2024

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
	0334-1-12	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	$83.82	773.81	$64,860.92
	0285-704	6" LIMEROCK BASE GROUP 04	SY	$8.35	14069.27	$117,478.40
	0160-4	12" STABILIZED SUBGRADE	SY	$4.59	14069.27	$64,577.95
		SPEED HUMP	EA	$2,000.00	4	$8,000.00
	0522-1	CONCRETE SIDEWALK, 4"	SY	$43.71	3837.96	$167,757.15
	0520-1-7	TYPE E CURB AND GUTTER	LF	$25.01	285.00	$7,127.85
	0520-1-10	TYPE F CURB AND GUTTER	LF	$28.16	6835.00	$192,473.60
	0710-11-201	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	LF	$0.17	0.16	$0.03
	0710-11-224	PAINTED PVMT MARK, STD, YELLOW, SOLID, 18"	LF	$1.77	62.55	$110.71
	0710-11-101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	LF	$0.17	0.16	$0.03
	0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	$1.02	962.52	$981.77
	0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	$2.43	84.00	$204.12
	0711-11-180	PAINTED PVMT MARK, STD, WHITE, YIELD LINE	EA	$15.50	7	$108.50
	0527-2	DETECTABLE WARNING	SF	$32.21	354.00	$11,402.34
	0700-1-11	ROAD SIGNS	EA	$358.20	98	$35,103.60
				SUBTOTAL		**$670,186.98**
Stormwater						
		45° BEND, RCP, 15"	EA	$505.00	1	$505.00
	0425-2-61	MANHOLE, P8	EA	$2,400.00	1	$2,400.00
	0425-2-91	MANHOLE, J8	EA	$2,400.00	2	$4,800.00
	0425-1521	INLET STRUCTURE, TYPE C DBI	EA	$2,675.00	3	$8,025.00
	0425-1351	INLET STRUCTURE, P5	EA	$3,109.00	20	$62,180.00
	0425-1451	INLET STRUCTURE, J5	EA	$7,112.30	3	$21,336.90
	0425-1361	INLET STRUCTURE, P6	EA	$5,573.30	10	$55,733.00
	0425-1461	INLET STRUCTURE, J6	EA	$7,586.20	1	$7,586.20
	0430-9821-20	MITERED END SECTION, 15"	EA	$760.00	1	$760.00
	0430-9821-25	MITERED END SECTION, 18"	EA	$1,500.00	5	$7,500.00
	0430-9821-29	ELLIPTICAL MITERED END SECTION, 24"	EA	$880.00	2	$1,760.00
	0430-1741-15	PIPE CULVERT, RCP, 15"	LF	$52.00	1711.68	$89,007.36
	0430-1741-18	PIPE CULVERT, RCP, 18"	LF	$70.36	587.37	$41,327.00
	0430-1741-24	PIPE CULVERT, RCP, 24"	LF	$130.47	277.47	$36,201.64
	0430-1741-30	PIPE CULVERT, RCP, 30"	LF	$150.38	1239.03	$186,325.33
	0430-1741-36	PIPE CULVERT, RCP, 36"	LF	$177.53	241.82	$42,930.13
	0430-1742-42	PIPE CULVERT, RCP, 42"	LF	$130.47	452.37	$59,020.71
		CONCRETE DISSIPATOR PAD	EA	$550.00	2	$1,100.00
				SUBTOTAL		**$628,498.28**
Wastewater						
	1050-31204	4" PVC SEWER LATERAL	LF	$12.80	2591.85	$33,175.68
		4" CLEANOUT	EA	$34.61	57	$1,972.77
	1050-31208	8" PVC	LF	$22.36	3704.00	$82,821.44
		8" PLUG	EA	$2,080.00	7	$14,560.00
	0425-2-91	SANITARY MANHOLE	EA	$3,035.46	9	$27,319.14
				SUBTOTAL		**$159,849.03**
Water System						
	1050-31102	2" PVC	LF	$3.50	700.00	$2,450.00
	1050-31208	8" PVC	LF	$22.36	2417.00	$54,044.12
	1050-31212	12" PVC	LF	$28.05	1360.88	$38,172.68
	1050-51208	8" CLDIP	LF	$36.28	441.75	$16,026.69
	1050-51212	12" CLDIP	LF	$51.09	110.00	$5,619.90
		3/4" SINGLE WATER METER	EA	$490.00	6	$2,940.00
		3/4" DUAL WATER METER	EA	$726.00	30	$21,780.00
	1080-25102	3" BLOWOFF ASSEMBLY	EA	$4,842.89	7	$33,900.23
	1080-32103	3" SAMPLE POINT	EA	$346.75	5	$1,733.75
		4" SLEEVE	LF	$13.30	371.00	$4,934.30
	1080-21102	2" GATE VALVE AND BOX	EA	$200.00	34	$6,800.00
	1080-21106	6" GATE VALVE AND BOX	EA	$320.00	4	$1,280.00
	1080-21108	8" GATE VALVE AND BOX	EA	$430.00	14	$6,020.00
	1080-21112	12" GATE VALVE AND BOX	EA	$600.00	11	$6,600.00
	1055-51108	8" DI 22.5° BEND	EA	$910.25	2	$1,820.50
	1080-23112	8"x2" SADDLE	EA	$152.89	28	$4,280.92
	1080-23108	12"x2" SADDLE	EA	$452.39	8	$3,619.12
		8" TRANSITION COUPLING	EA	$29.98	13	$389.74
		12" TRANSITION COUPLING	EA	$53.76	2	$107.52
		8"x6" ANCHOR TEE	EA	$290.39	4	$1,161.56
	1055-51208	8"x8" ANCHOR TEE	EA	$323.75	2	$647.50
	1055-51212	12"x8" ANCHOR TEE	EA	$375.09	4	$1,500.36
	1055-51812	12"x12" ANCHOR CROSS	EA	$483.27	2	$966.54
	1080-29108	8" MECHANICAL RESTRAINT	EA	$221.00	21	$4,641.00
	1080-29112	12" MECHANICAL RESTRAINT	EA	$454.00	14	$6,356.00
	1644-113-08	FIRE HYDRANT ASSEMBLY	EA	$4,149.17	4	$16,596.68
		MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	$4,000.00	1	$4,000.00
				SUBTOTAL		**$248,389.11**
Entire Project						
	0999-25	CONSTRUCTION CONTIGENCY (10%)				$170,692.34
				SUBTOTAL		**$170,692.34**
		Total Construction Estimate				**$1,877,615.73**

Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

JBPro

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost (Private Improvements)
Date: 7/11/2024

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General						
1	0101-1	MOBILIZATION & GENERAL CONDITIONS	LS	$40,000.00	1	$40,000.00
2		GEOTECHNICAL TESTING	LS	$8,000.00	1	$8,000.00
				SUBTOTAL		**$48,000.00**
Demolition, Erosion Control, Tree Protection						
3	0110-4-10	REMOVAL OF EXISTING ROADWAY	SY	$57.30	479	$27,446.70
		REMOVAL OF OVERHEAD UTILITY WIRE	AS	$1,187.66	1.00	$1,187.66
		REMOVAL OF UTILITY POLE	EA	$1,165.22	4	$4,660.88
		REMOVAL OF EXISTING FENCE	LF	$2.40	3940.00	$9,456.00
	0110-23	REMOVAL OF EXISTING TREES	EA	$427.90	167	$71,459.30
	0110-21	TREE BARRICADE FENCE	LF	$6.82	2320.00	$15,822.40
	0104-10-3	SILT FENCE SEDIMENT BARRIER	LF	$0.91	2480.50	$2,257.26
	0104-18	INLET PROTECTION SYSTEMS	EA	$121.49	40	$4,859.60
				SUBTOTAL		**$137,149.80**
Earthwork						
	0120-1	REGULAR EXCAVATION, SWALES AND BASINS	CY	$6.98	14798.72	$103,295.07
	0120-6	EMBANKMENT	CY	$8.14	32341.84	$263,262.58
		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	$1,500.00	1	$1,500.00
				SUBTOTAL		**$368,057.64**
Entire Project						
	0999-25	CONSTRUCTION CONTIGENCY (10%)				$55,320.74
				SUBTOTAL		**$55,320.74**
		Total Construction Estimate				**$608,528.18**

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalk

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost
Date: 7/8/2024

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
1	0522-1	CONCRETE SIDEWALK (front of lots), 4"	SY	$43.71	2444.44	$106,846.67
2	0999-25	CONSTRUCTION CONTIGENCY (10%)				$10,684.67
		Total Construction Estimate				**$117,531.33**

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case □: _____
Application Fee: □_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PRO ECT

1. Project Name: Tara Forest East
2. Preliminary Plat Approval Date: March 9, 2020
3. Construction Plans Approval Date: August 1, 2022
4. Phase/Unit Number (if applicable): Phase 2
5. Number of proposed lots/dwelling units: 55
6. Housing Type (i.e., attached/detached units): Single Family Detached
7. Address of Subject Property: Parcel# 03067-005-001 17002 NW County Rd 241
8. Parcel ID Number(s): 03067-000-000, 03067-005-000, and 03067-005-001
9. Existing Use of Property: Most of the property is vacant with a few houses.
10. Future Land Use Map Designation: Moderate Density
11. Zoning Designation: RSF-3
12. Acreage: 19.32+

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Kyle Willems, PE Title: Design and Operations Manager
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: 352-375-8999 FA□: _____ e-mail: _____
3. If the applicant is agent for the property owner□
   Name of Owner (title holder): Tara Forest, LLC
   Mailing Address: 7717 NW 20th Lane
   City: Gainesville State: FL ZIP: 32606
   □*M s v de e ec ed A ed Age A d v e cce e d c e s dee ed cce e e C s s ed sc e c es e ge c e e e e .*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property□ ☐ Yes ■ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department□
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments (not less than three (3)).
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. 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).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable attachments are re uired for a complete application. A completeness revie of the application ill be conducted ithin five (5) business days of receipt. If the application is determined to be incomplete, the application ill be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Kyle Willems, PE (Design and Operations Manager, JBPro)

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 1st day of February, 2024, by Kyle Willems who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

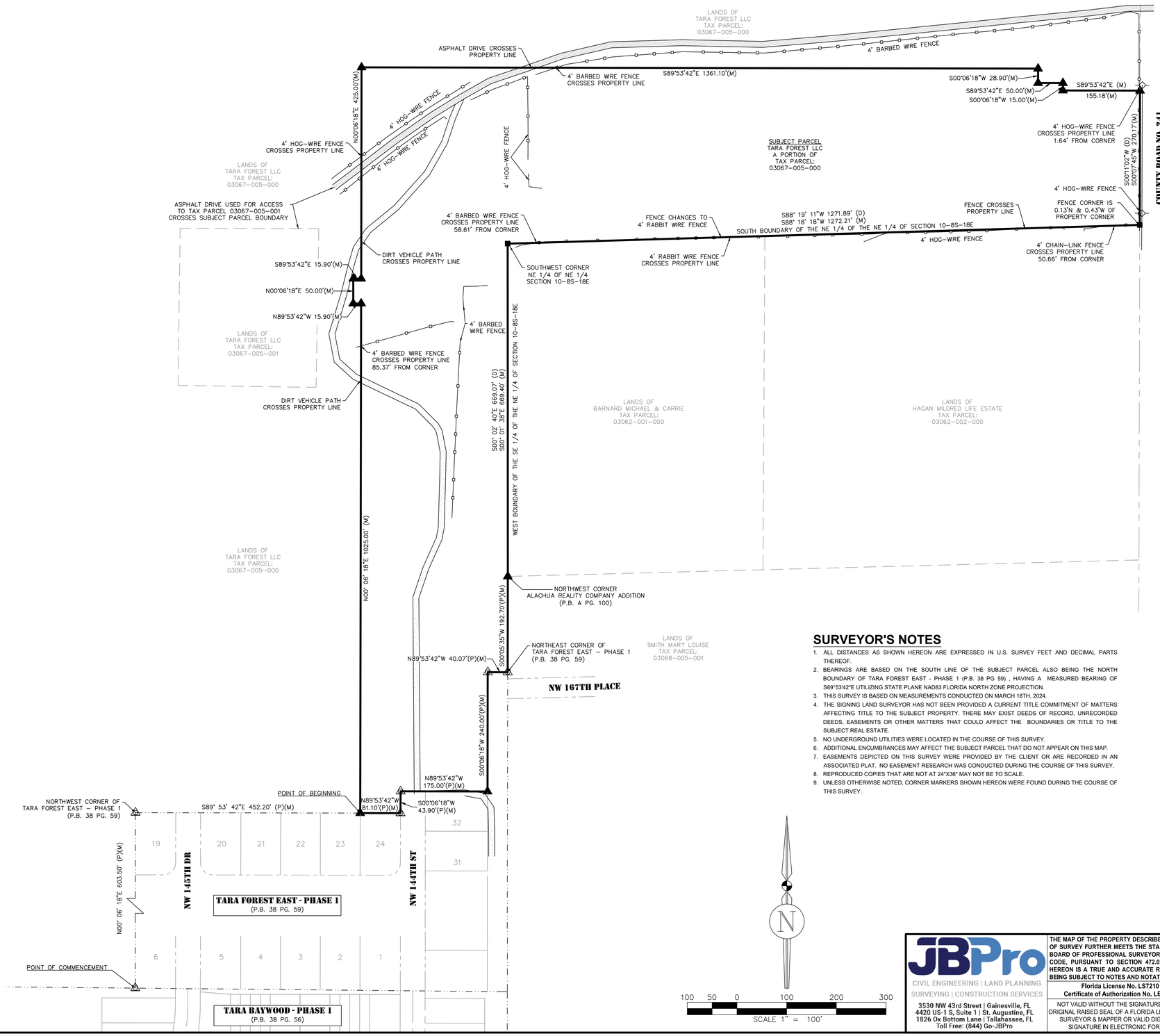
Print Name: Christin Bell
Notary Public, State of Florida

My Commission Expires: 3/14/2027

CHRISTIN BELL
Notary Public
State of Florida
Comm# HH373392
Expires 3/14/2027

BOUNDARY SURVEY

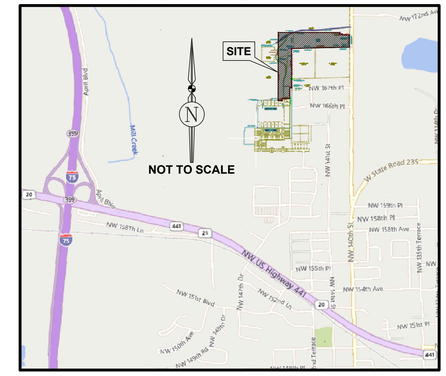
IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES

1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCEL ALSO BEING THE NORTH BOUNDARY OF TARA FOREST EAST - PHASE 1 (P.B. 38 PG 59) , HAVING A MEASURED BEARING OF S89°53'42"E UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
3. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON MARCH 18TH, 2024.
4. THE SIGNING LAND SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
5. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY.
6. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
7. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.

LOCATION MAP



DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 10 TOWNSHIP 8 SOUTH RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" MARKING THE SOUTHWEST CORNER OF TARA FOREST EAST PHASE 1, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 59 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LYING ON THE NORTH BOUNDARY OF TARA BAYWOOD PHASE 1 AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGE 56 OF SAID PUBLIC RECORDS; THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID TARA FOREST EAST PHASE 1 A DISTANCE OF 603.50 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" MARKING THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID PLAT A DISTANCE OF 452.20 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" MARKING THE NORTHWEST CORNER OF LOT 24 OF SAID PLAT AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AND LEAVING SAID NORTH BOUNDARY RUN THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS EAST 1025.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS WEST 15.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS EAST 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST 15.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS EAST 425.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST 1361.10 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE SOUTH 00 DEGREE 06 MINUTES 18 SECONDS WEST 28.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE SOUTH 00 DEGREES 06 MINUTES 18 SECONDS WEST 15.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST 155.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" LYING ON THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD NO. 241; THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY A DISTANCE OF 270.17 FEET TO A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "JBPRO PCP PRM LB8031" LYING ON THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 10; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND RUN SOUTH 88 DEGREES 18 MINUTES 18 SECONDS WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 1272.21 FEET TO A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "JBPRO PCP PRM LB8031" MARKING THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID SOUTH BOUNDARY AND RUN SOUTH 00 DEGREES 01 MINUTES 38 SECONDS EAST ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 669.40 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" MARKING THE NORTHWEST CORNER OF THE ALACHUA REALITY COMPANY ADDITION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK A PAGE 100 OF AFORESAID PUBIC RECORDS; THENCE SOUTH 00 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID PLAT A DISTANCE OF 192.70 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" MARKING THE NORTHEAST CORNER OF THE AFORESAID TARA FOREST EAST PHASE 1 PLAT; THENCE LEAVING SAID WEST BOUNDARY AND RUN NORTH 89 DEGREES 53 MINUTES 42 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID TARA FOREST EAST PHASE 1 A DISTANCE OF 40.07 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE SOUTH 00 DEGREES 06 MINUTES 18 SECONDS WEST ALONG THE BOUNDARY OF SAID TARA FOREST EAST PHASE 1 PLAT A DISTANCE OF 240.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" MARKING THE NORTHEAST CORNER OF LOT 32 OF SAID PLAT; THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS WEST ALONG THE BOUNDARY OF SAID PLAT A DISTANCE OF 175.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" LYING ON THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 144TH STREET ACCORDING TO SAID PLAT; THENCE SOUTH 00 DEGREES 06 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY BOUNDARY A DISTANCE OF 43.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO PCP PRM LB8031" MARKING THE NORTHEAST CORNER OF THE AFORESAID LOT 24; THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID LOT 24 AND SAID PLAT A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING. CONTAINING 19.32 ACRES, MORE OR LESS.

ABBREVIATIONS

(D) = DEED
(M) = MEASURED
(P) = PLATTED
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL PLACARD
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
RIGHT-OF-WAY LINE
FENCE LINE
PLAT BOUNDARY
4"x4" CONCRETE MONUMENT (JBPRO PRM/PCP LB0831)
FOUND 5/8" ROD & CAP (JBPRO PRM/PCP LB8031)
SET 5/8" ROD & CAP (JBPRO PRM/PCP LB8031)
ASPHALT PAVEMENT
DIRT DRIVE

ALACHUA, FL

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Troy V. Wright, PSM
Professional Surveyor and Mapper

TROY WRIGHT License Number 7210 STATE OF FLORIDA Professional Surveyor and Mapper

BOUNDARY SURVEY

CERTIFIED TO:	Scale: 1"=100'
1. TARA FOREST LLC	Proj. No. 398-21-01
	Drawn: J. Trahan
	Checked: T.Wright
	Dwg. Name: PHA 2 BNDRY
	Dwg. Date: 03/15/2024
	Field Book: 60
	Pages: 19
	Sheet: 1 of 1

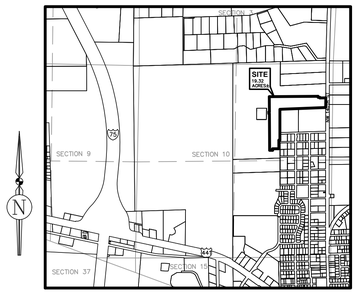
TARA FOREST EAST PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet One of Three



VICINITY MAP
SCALE 1" = 2000'

DESCRIPTION - BY THIS FIRM

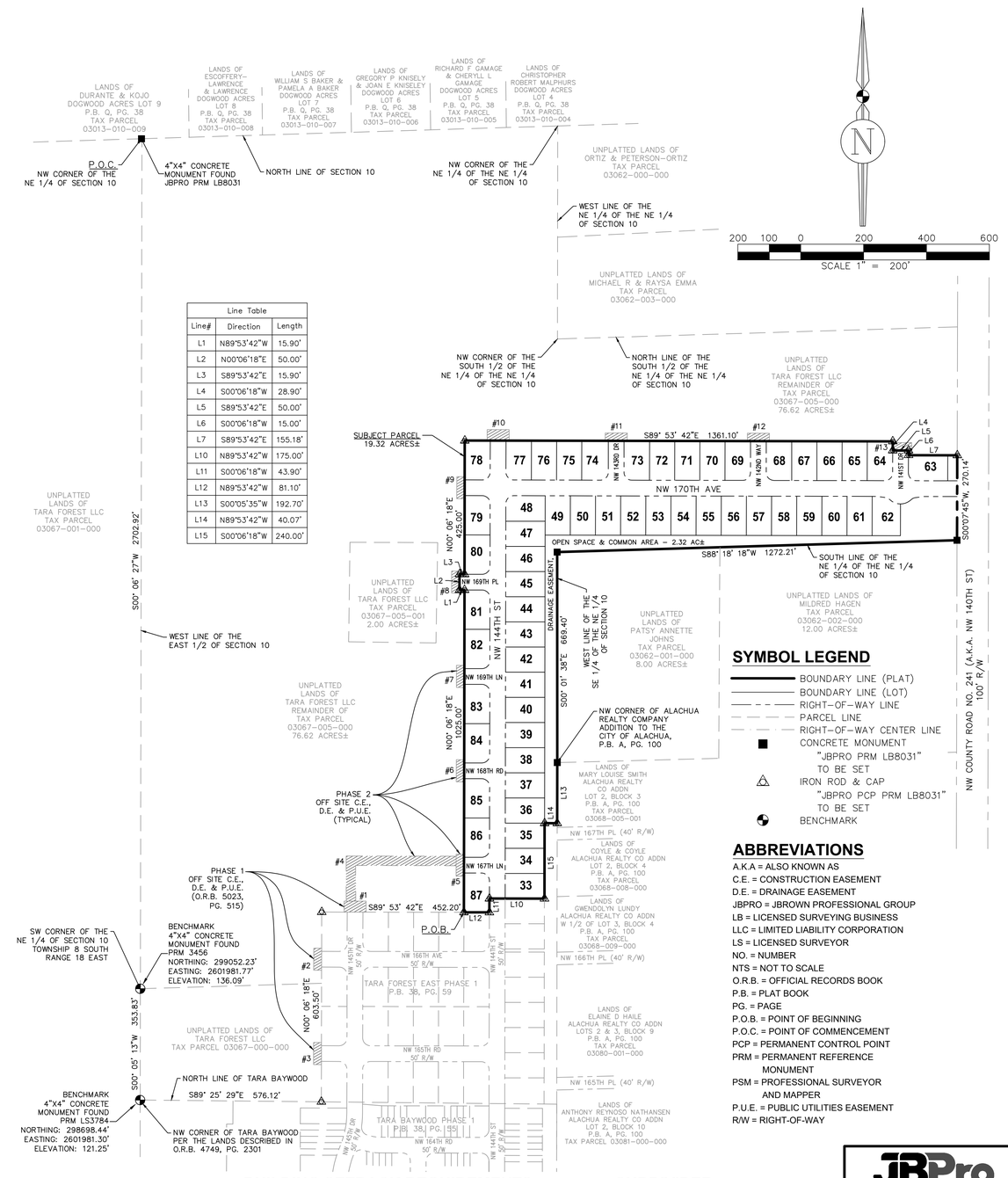
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 452.20 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 1025.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 425.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1361.10 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 28.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 155.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST COUNTRY ROAD NO. 241; THENCE RUN SOUTH 00°07'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.14 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE DEPARTING WEST RIGHT-OF-WAY LINE, RUN SOUTH 88°18'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1272.21 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN SOUTH 00°01'38" ALONG SAID WEST LINE, A DISTANCE OF 669.40 FEET TO THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG THE WEST EDGE OF SAID PLAT, A DISTANCE OF 192.70 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 40.07 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 43.90 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.32 ACRES, MORE OR LESS.

NOTES

1. THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY JBPRO COMPLETED ON MARCH 15TH, 2024.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. ALL ROADS SHOWN WITHIN THE BOUNDARY OF THE PLAT OF TARA FOREST EAST PHASE 2 HAVE A RIGHT OF WAY WIDTH OF 50' UNLESS OTHERWISE NOTED.
9. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
10. THIS PLAT IS COMPRISED OF 3 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 1 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 2 AND 3 ARE LOT DETAIL SHEETS.
11. OFFSITE EASEMENTS SHOWN HEREON ARE NOT PART OF THIS PLAT.
12. THE TARA FOREST EAST HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENENCE OF TREES PLATED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1.



Line Table		
Line#	Direction	Length
L1	N89°53'42"W	15.90'
L2	N00°06'18"E	50.00'
L3	S89°53'42"E	15.90'
L4	S00°06'18"W	28.90'
L5	S89°53'42"E	50.00'
L6	S00°06'18"W	15.00'
L7	S89°53'42"E	155.18'
L10	N89°53'42"W	175.00'
L11	S00°06'18"W	43.90'
L12	N89°53'42"W	81.10'
L13	S00°05'35"W	192.70'
L14	N89°53'42"W	40.07'
L15	S00°06'18"W	240.00'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- PARCEL LINE
- RIGHT-OF-WAY CENTER LINE
- CONCRETE MONUMENT "JBPRO PRM LB8031" TO BE SET
- IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET
- BENCHMARK

ABBREVIATIONS

A.K.A = ALSO KNOWN AS
C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
LS = LICENSED SURVEYOR
NO. = NUMBER
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY

BUILDING SETBACK REQUIREMENTS

PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

SUBDIVIDER

TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST EAST PHASE 2" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA FOREST EAST HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA FOREST EAST HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA FOREST, LLC

_____ BY: _____
WITNESS
PRINT NAME _____

_____
WITNESS
PRINT NAME _____ SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS ____ DAY OF _____, 2024 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA FOREST, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST EAST PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON 03/15/2024 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE: _____
TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, KYLE P. WILLEMS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 93446, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
KYLE P. WILLEMS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 93446

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST:
_____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

_____
DEPUTY CLERK DATE

TARA FOREST EAST PHASE 2

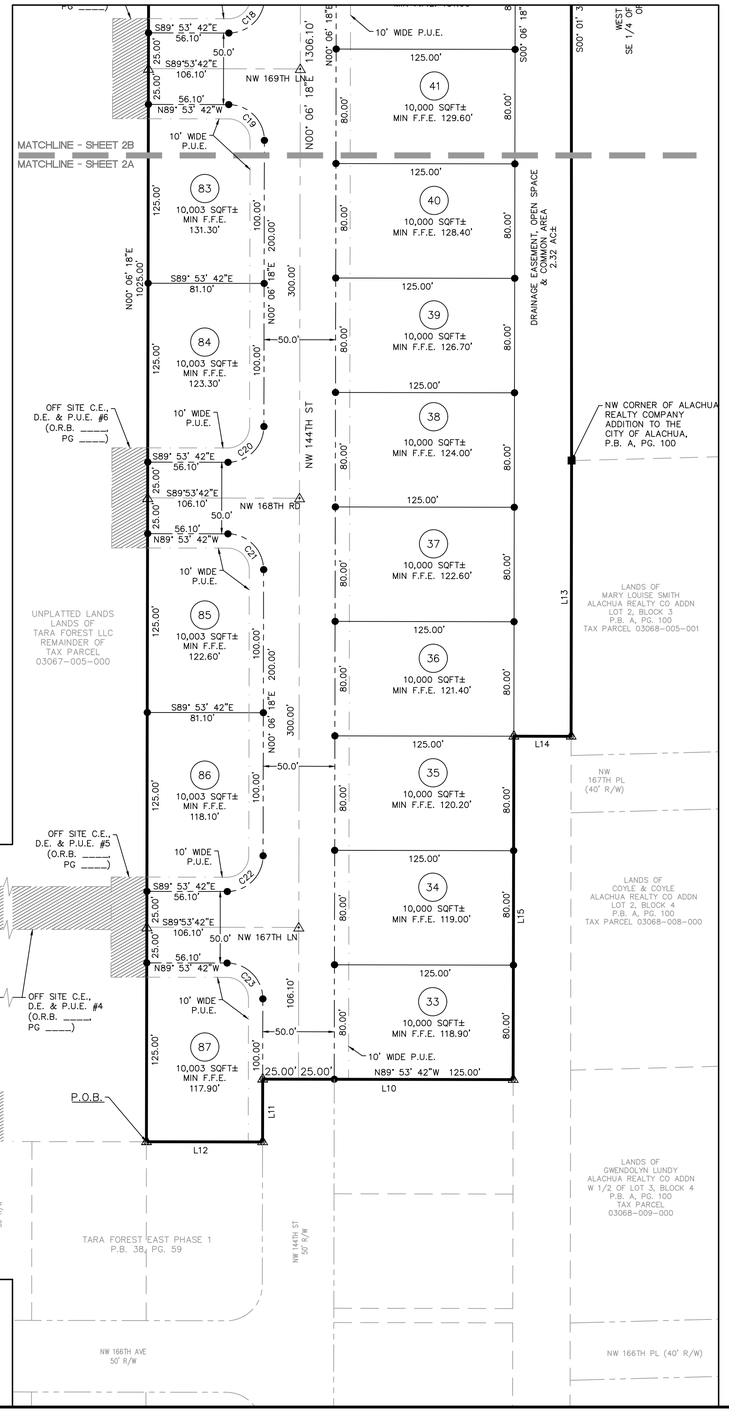
SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

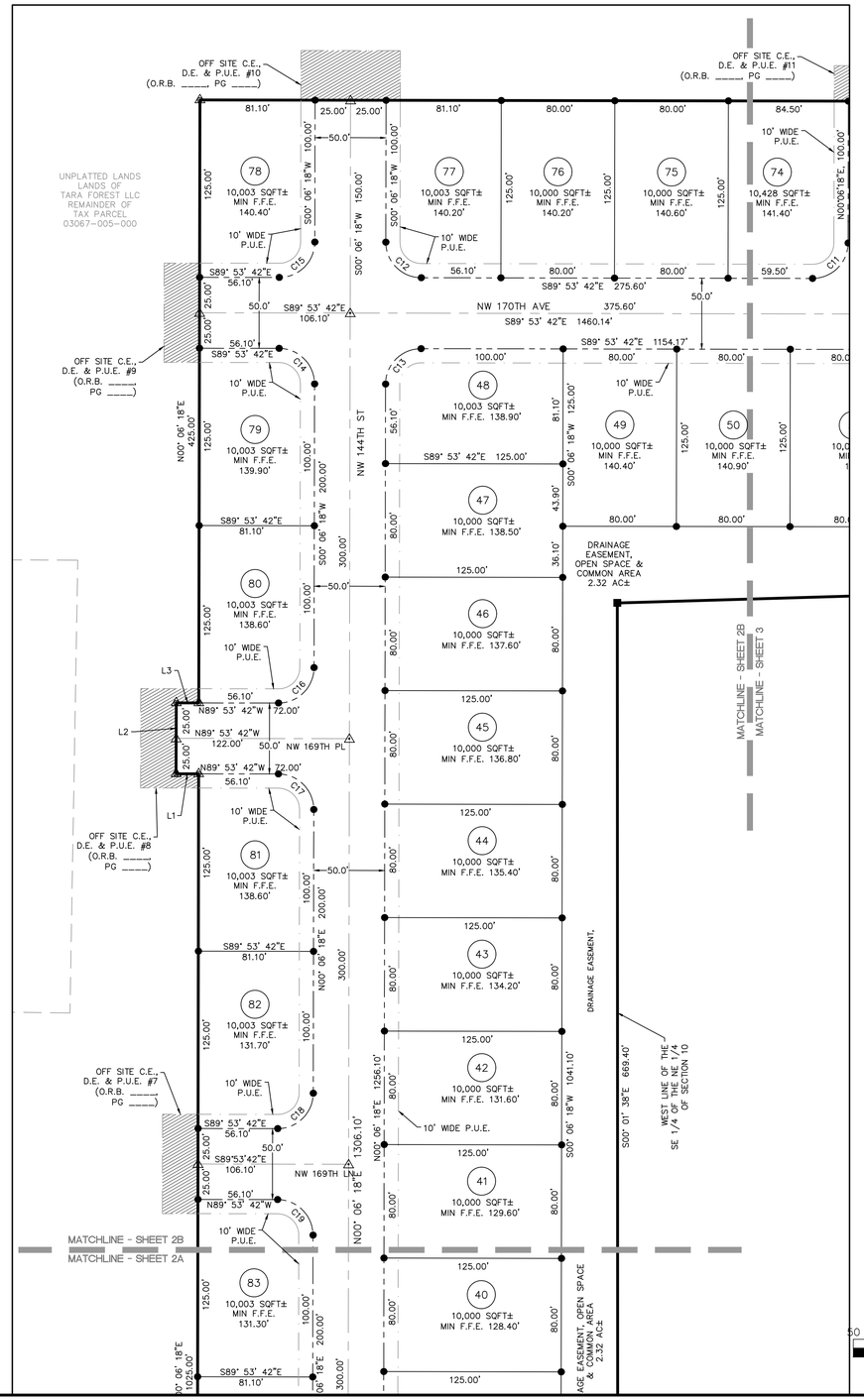
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Plat Book ____ , Page ____
Sheet Two of Three

2A



2B



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C11	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C14	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C15	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C16	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C17	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C18	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C19	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C20	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C21	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C22	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C23	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'

Line Table		
Line#	Direction	Length
L1	N89°53'42"W	15.90'
L2	N00°06'18"E	50.00'
L3	S89°53'42"E	15.90'
L10	S89°53'42"E	175.00'
L11	S00°06'18"W	43.90'
L12	N89°53'42"W	81.10'
L13	S00°05'35"W	192.70'
L14	N89°53'42"W	40.47'
L15	S00°06'18"W	240.00'

ABBREVIATIONS

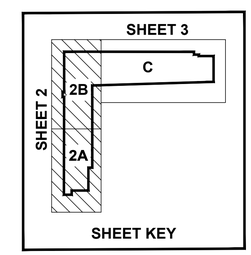
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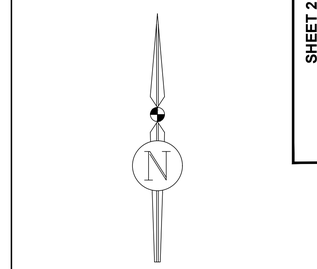
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TARA FOREST EAST PHASE 2

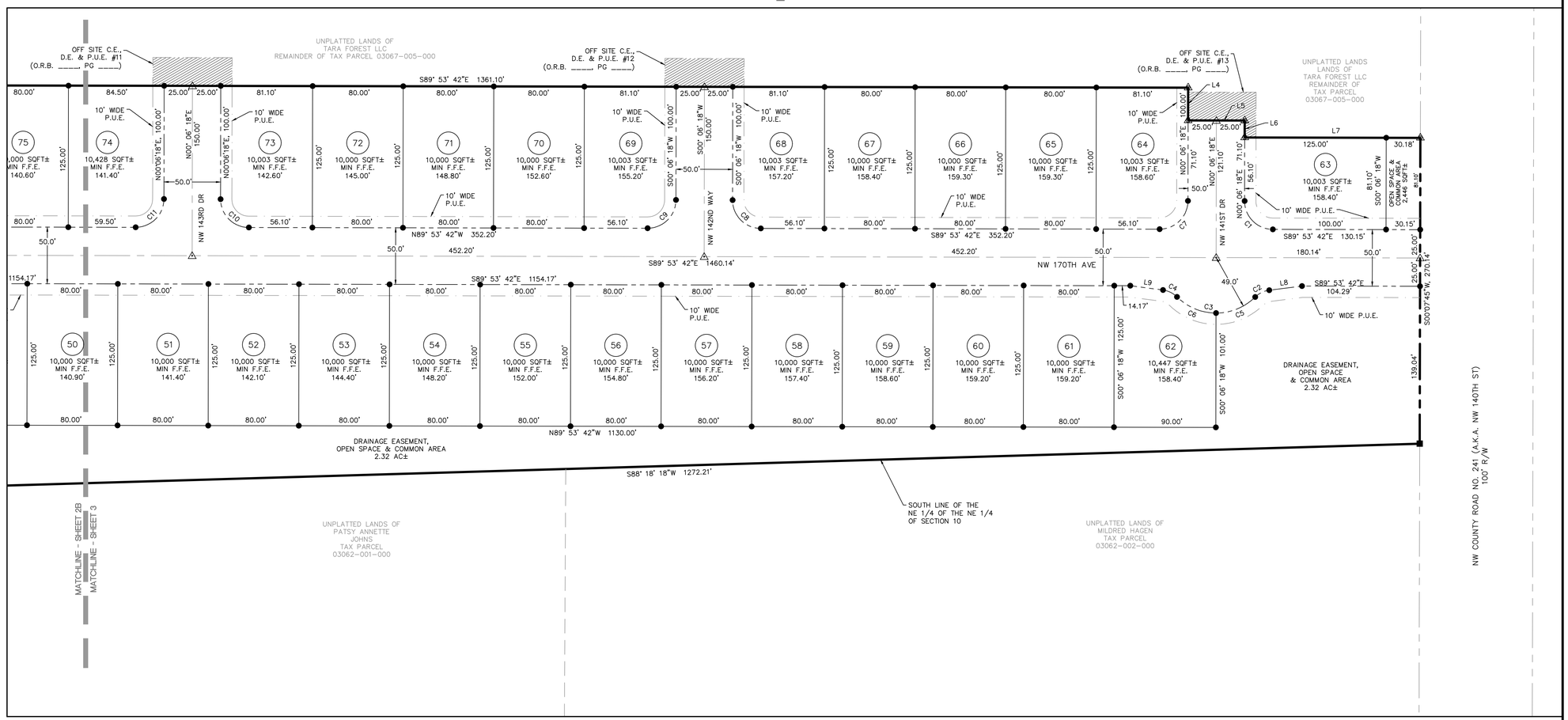
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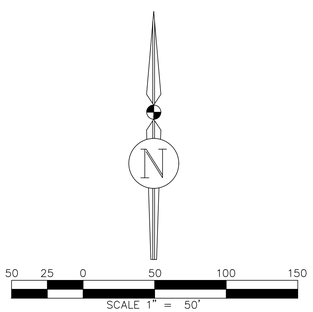
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3





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C2	14.05'	21.50'	37°26'53"	7.29'	S64°03'05"W	13.80'
C3	76.59'	49.00'	89°33'19"	48.62'	S89°53'42"E	69.03'
C4	14.05'	21.50'	37°26'53"	7.29'	N63°50'29"W	13.80'
C5	38.29'	49.00'	44°46'40"	20.19'	N67°42'58"E	37.33'
C6	38.29'	49.00'	44°46'40"	20.19'	S67°30'22"E	37.33'
C7	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C8	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C9	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'

Line Table		
Line#	Direction	Length
L4	S00°06'18"W	28.90'
L5	S89°53'42"E	50.00'
L6	S00°06'18"W	15.00'
L7	S89°53'42"E	155.18'

BUILDING SETBACK REQUIREMENTS

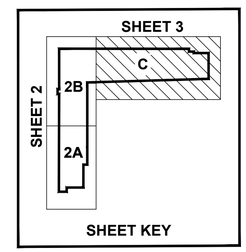
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Salter • Feiber
ATTORNEYS AT LAW

July 11, 2024

City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Proposed plats of Tara Forest East – Phase 2

Ladies and Gentlemen:

Pursuant to the requirements for the platting of lands in Alachua County, Florida, and the recording of said plats, this letter is written as a statement of the condition of the title of said lands as of the date of this opinion. I have examined the legal description for the proposed plat of the development, more particularly described in the enclosed Exhibit "A" (the "Property"), and find it to be accurate and further find that title to the Property as of the date of this opinion is vested in Tara Forest, LLC, a Florida limited liability company. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

1. Notice of Environmental Resource Permit recorded in O.R. Book 4995, Page 2119 and O.R. Book 5164, Page 2532, Public Records of Alachua County, Florida.

2. Mortgage recorded in O.R. Book 5007, Page 1767, Public Records of Alachua County, Florida.

3. Taxes for the year 2024 and all subsequent years.

Sincerely yours,

Denise Lowry Hutson

EXHIBIT "A"

TARA FOREST EAST PHASE 2

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 452.20 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 1025.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 425.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1361.10 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 28.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 155.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST COUNTRY ROAD NO. 241; THENCE RUN SOUTH 00°07'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.14 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE DEPARTING WEST RIGHT-OF-WAY LINE, RUN SOUTH 88°18'18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1272.21 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN SOUTH 00°01'38" ALONG SAID WEST LINE, A DISTANCE OF 669.40 FEET TO THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG THE WEST EDGE OF SAID PLAT, A DISTANCE OF 192.70 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 40.07 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 43.90 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.32 ACRES, MORE OR LESS.

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost (Private Improvements)
Date: 7/11/2024

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General						
1	0101-1	MOBILIZATION & GENERAL CONDITIONS	LS	$40,000.00	1	$40,000.00
2		GEOTECHNICAL TESTING	LS	$8,000.00	1	$8,000.00
				SUBTOTAL		**$48,000.00**
Demolition, Erosion Control, Tree Protection						
3	0110-4-10	REMOVAL OF EXISTING ROADWAY	SY	$57.30	479	$27,446.70
		REMOVAL OF OVERHEAD UTILITY WIRE	AS	$1,187.66	1.00	$1,187.66
		REMOVAL OF UTILITY POLE	EA	$1,165.22	4	$4,660.88
		REMOVAL OF EXISTING FENCE	LF	$2.40	3940.00	$9,456.00
	0110-23	REMOVAL OF EXISTING TREES	EA	$427.90	167	$71,459.30
	0110-21	TREE BARRICADE FENCE	LF	$6.82	2320.00	$15,822.40
	0104-10-3	SILT FENCE SEDIMENT BARRIER	LF	$0.91	2480.50	$2,257.26
	0104-18	INLET PROTECTION SYSTEMS	EA	$121.49	40	$4,859.60
				SUBTOTAL		**$137,149.80**
Earthwork						
	0120-1	REGULAR EXCAVATION, SWALES AND BASINS	CY	$6.98	14798.72	$103,295.07
	0120-6	EMBANKMENT	CY	$8.14	32341.84	$263,262.58
		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	$1,500.00	1	$1,500.00
				SUBTOTAL		**$368,057.64**
Entire Project						
	0999-25	CONSTRUCTION CONTIGENCY (10%)				$55,320.74
				SUBTOTAL		**$55,320.74**
		Total Construction Estimate				**$608,528.18**

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost (Public Improvements)
Date: 7/11/2024

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
	0334-1-12	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	$83.82	773.81	$64,860.92
	0285-704	6" LIMEROCK BASE GROUP 04	SY	$8.35	14069.27	$117,478.40
	0160-4	12" STABILIZED SUBGRADE	SY	$4.59	14069.27	$64,577.95
		SPEED HUMP	EA	$2,000.00	4	$8,000.00
	0522-1	CONCRETE SIDEWALK, 4"	SY	$43.71	3837.96	$167,757.15
	0520-1-7	TYPE E CURB AND GUTTER	LF	$25.01	285.00	$7,127.85
	0520-1-10	TYPE F CURB AND GUTTER	LF	$28.16	6835.00	$192,473.60
	0710-11-201	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	LF	$0.17	0.16	$0.03
	0710-11-224	PAINTED PVMT MARK, STD, YELLOW, SOLID, 18"	LF	$1.77	62.55	$110.71
	0710-11-101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	LF	$0.17	0.16	$0.03
	0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	$1.02	962.52	$981.77
	0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	$2.43	84.00	$204.12
	0711-11-180	PAINTED PVMT MARK, STD, WHITE, YIELD LINE	EA	$15.50	7	$108.50
	0527-2	DETECTABLE WARNING	SF	$32.21	354.00	$11,402.34
	0700-1-11	ROAD SIGNS	EA	$358.20	98	$35,103.60
				SUBTOTAL		**$670,186.98**
Stormwater						
		45° BEND, RCP, 15"	EA	$505.00	1	$505.00
	0425-2-61	MANHOLE, P8	EA	$2,400.00	1	$2,400.00
	0425-2-91	MANHOLE, J8	EA	$2,400.00	2	$4,800.00
	0425-1521	INLET STRUCTURE, TYPE C DBI	EA	$2,675.00	3	$8,025.00
	0425-1351	INLET STRUCTURE, P5	EA	$3,109.00	20	$62,180.00
	0425-1451	INLET STRUCTURE, J5	EA	$7,112.30	3	$21,336.90
	0425-1361	INLET STRUCTURE, P6	EA	$5,573.30	10	$55,733.00
	0425-1461	INLET STRUCTURE, J6	EA	$7,586.20	1	$7,586.20
	0430-9821-20	MITERED END SECTION, 15"	EA	$760.00	1	$760.00
	0430-9821-25	MITERED END SECTION, 18"	EA	$1,500.00	5	$7,500.00
	0430-9821-29	ELLIPTICAL MITERED END SECTION, 24"	EA	$880.00	2	$1,760.00
	0430-1741-15	PIPE CULVERT, RCP, 15"	LF	$52.00	1711.68	$89,007.36
	0430-1741-18	PIPE CULVERT, RCP, 18"	LF	$70.36	587.37	$41,327.00
	0430-1741-24	PIPE CULVERT, RCP, 24"	LF	$130.47	277.47	$36,201.64
	0430-1741-30	PIPE CULVERT, RCP, 30"	LF	$150.38	1239.03	$186,325.33
	0430-1741-36	PIPE CULVERT, RCP, 36"	LF	$177.53	241.82	$42,930.13
	0430-1742-42	PIPE CULVERT, RCP, 42"	LF	$130.47	452.37	$59,020.71
		CONCRETE DISSIPATOR PAD	EA	$550.00	2	$1,100.00
				SUBTOTAL		**$628,498.28**
Wastewater						
	1050-31204	4" PVC SEWER LATERAL	LF	$12.80	2591.85	$33,175.68
		4" CLEANOUT	EA	$34.61	57	$1,972.77
	1050-31208	8" PVC	LF	$22.36	3704.00	$82,821.44
		8" PLUG	EA	$2,080.00	7	$14,560.00
	0425-2-91	SANITARY MANHOLE	EA	$3,035.46	9	$27,319.14
				SUBTOTAL		**$159,849.03**
Water System						
	1050-31102	2" PVC	LF	$3.50	700.00	$2,450.00
	1050-31208	8" PVC	LF	$22.36	2417.00	$54,044.12
	1050-31212	12" PVC	LF	$28.05	1360.88	$38,172.68
	1050-51208	8" CLDIP	LF	$36.28	441.75	$16,026.69
	1050-51212	12" CLDIP	LF	$51.09	110.00	$5,619.90
		3/4" SINGLE WATER METER	EA	$490.00	6	$2,940.00
		3/4" DUAL WATER METER	EA	$726.00	30	$21,780.00
	1080-25102	3" BLOWOFF ASSEMBLY	EA	$4,842.89	7	$33,900.23
	1080-32103	3" SAMPLE POINT	EA	$346.75	5	$1,733.75
		4" SLEEVE	LF	$13.30	371.00	$4,934.30
	1080-21102	2" GATE VALVE AND BOX	EA	$200.00	34	$6,800.00
	1080-21106	6" GATE VALVE AND BOX	EA	$320.00	4	$1,280.00
	1080-21108	8" GATE VALVE AND BOX	EA	$430.00	14	$6,020.00
	1080-21112	12" GATE VALVE AND BOX	EA	$600.00	11	$6,600.00
	1055-51108	8" DI 22.5° BEND	EA	$910.25	2	$1,820.50
	1080-23112	8"x2" SADDLE	EA	$152.89	28	$4,280.92
	1080-23108	12"x2" SADDLE	EA	$452.39	8	$3,619.12
		8" TRANSITION COUPLING	EA	$29.98	13	$389.74
		12" TRANSITION COUPLING	EA	$53.76	2	$107.52
		8"x6" ANCHOR TEE	EA	$290.39	4	$1,161.56
	1055-51208	8"x8" ANCHOR TEE	EA	$323.75	2	$647.50
	1055-51212	12"x8" ANCHOR TEE	EA	$375.09	4	$1,500.36
	1055-51812	12"x12" ANCHOR CROSS	EA	$483.27	2	$966.54
	1080-29108	8" MECHANICAL RESTRAINT	EA	$221.00	21	$4,641.00
	1080-29112	12" MECHANICAL RESTRAINT	EA	$454.00	14	$6,356.00
	1644-113-08	FIRE HYDRANT ASSEMBLY	EA	$4,149.17	4	$16,596.68
		MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	$4,000.00	1	$4,000.00
				SUBTOTAL		**$248,389.11**
Entire Project						
	0999-25	CONSTRUCTION CONTIGENCY (10%)				$170,692.34
				SUBTOTAL		**$170,692.34**
		Total Construction Estimate				**$1,877,615.73**

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost
Date: 7/8/2024

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
1	0522-1	CONCRETE SIDEWALK (front of lots), 4"	SY	$43.71	2444.44	$106,846.67
2	0999-25	CONSTRUCTION CONTIGENCY (10%)				$10,684.67
		Total Construction Estimate				**$117,531.33**

PREPARED BY AND
RETURN TO:

_____

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
TARA FOREST EAST

This Declaration of Covenants, Conditions and Restrictions is hereby made this _____ day of _____ 2022 by **Tara Forest, LLC,** a Florida limited liability company, ("**Declara t**"), whose mailing address is 7717 NW 20th Lane, Gainesville, Florida 32605.

WITNESSETH:

Declarant is the owner in fee simple of the property described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**"); and

Declarant for purposes of this Declaration will be Tara Forest, LLC.; and

Tara Forest, LLC intends, but shall not be required, to develop the Property as a residential community and to construct, and/or sell Lots for the construction of single-family homes upon the Property, with such construction, ownership and occupancy of Lots and Homes to be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth, and subject to the Master Declaration for Tara Forest, recorded in the Public Records for Alachua County, Florida at Book ___, Pages _____, et. seq., as amended from time to time ("**Master Declaratio** ").

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I

DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Architectural Control Committee" or "ACC" shall mean the committee established, upon delegation or termination of Master Declarant's authority under the Master Declaration, to review plans and specifications for the construction or modification of improvements on Lots.

Section 2. "Architectural Review Committee" or "ARC" shall mean the committee established, if at all, by the Board of Directors for architectural review pursuant to Article IX of this Declaration.

Section 3. "Articles" shall mean and refer to the Articles of Incorporation of Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, attached hereto as **Exhibit "B"**, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 4. "Assessments" shall mean all expenses and charges levied for the purpose of operation of the Association and carrying out the Association responsibilities under the terms of this Declaration, such Assessments to include all Annual Assessments, Special Assessments, Master Association Assessments, and Individual Assessments as described in Article VII hereof and/or in the Master Declaration.

Section 5. "Association" shall mean Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, its successors and assigns.

Section 6. "Board of Directors" or "Board" shall mean the body responsible for administration of the Association, selected as provided in the Bylaws.

Section 7. "Builder" shall mean any person or entity that purchases more than one Lot for the purpose of constructing Homes on such Lots for sale to third party purchasers, and shall include LENNAR HOMES, LLC, a Florida limited liability company, and its affiliates and designated successors and assigns ("Lennar").

Section 8. "Bylaws" shall mean the Bylaws of Tara Forest East Homeowners Association, Inc., attached hereto as **Exhibit "C"** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 9. "Common Area" is the property owned by or dedicated to the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant or Association, in its sole and absolute discretion, which may include, but is not limited to, retaining walls and perimeter fencing but only to the extent, the same are owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise, by, or dedicated to the Association. Common Areas shall exclude any property, real or personal, within the Property with is owned by or dedicated to the Master Association.

Section 10. "County" shall mean Alachua County, Florida.

Section 11. "Declarant" shall mean Tara Forest, LLC, or any successor or assignee of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of Alachua County, Florida. Where the HOA Act refers to "developer", such shall include "Declarant" herein as applicable. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee. Notwithstanding the forgoing, use of the term Declarant in the Governing Documents is not intended to mean one who constructed and was responsible for the site development and infrastructure for the Community including, but not limited to, underground utilities, grading, excavating, erosion control and road work, to the extent such was a person or entity other than Declarant.

Section 12. "Declaration" shall mean this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 13. "Development Period" shall mean the period of time from the date of recording of this Declaration until the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein has been sold to third-party purchasers other than Builders.

Section 14. "Governing Documents" shall mean the Declaration, Articles, Bylaws, Rules and other documents governing the administration and operation of the Community.

Section 15. "HOA Act" shall mean Chapter 720, Florida Statutes, as it exists and is effective as of the date of recording this Declaration.

Section 16. "Home" shall mean a single-family dwelling constructed upon and including a Lot and for which a certificate of occupancy has been issued.

Section 17. "Institutional First Mortgage" shall mean a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 18. "Institutional First Mortgagee" shall mean a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 19. "Lot" is a designated lot within the property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 20. "Master Association" shall mean Tara Forest Master Association, Inc., a Florida not-for-profit corporation, its successors and assigns.

Section 21. "Master Common Areas" shall mean "Common Property" as defined in the Master Declaration.

Section 22. "Master Declarant" shall mean Tara Forest, LLC a Florida limited liability company, or its successors or assigns as Declarant under the Master Declaration.

Section 23. "Master Declaration" shall mean the Master Declaration for Tara Forest recorded in Book ____, Page ____, et. seq. of the Public Records of Alachua County, Florida, as amended and supplemented from time to time.

Section 24. "Master Documents" shall mean the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, the architectural guidelines (adopted or to be adopted pursuant to the Master Declaration), and any rules and regulations promulgated by the Master Association, inclusive of all exhibits and attachments thereto and amendments thereof.

Section 25. "Member" shall mean every person or entity who is a Member of the Association in accordance with Article III.

Section 26. "Community" or "Tara Forest East" shall mean the community planned for development upon the property described in Exhibit "A" or any property annexed as provided herein; the said being within Alachua County, Florida.

Section 27. "Operating Expense" shall mean and refer to the actual and estimated expense of maintaining and repairing Common Area and operating the Association, including but not limited to, salaries and management fees, professional fees, service and material costs, telecommunications service costs, costs of supplies and equipment, Association-sponsored social events, and any and all costs relating to the discharge of the Association's obligations hereunder; and further in meeting the costs to be incurred by the Association in performing its contractual or other duties and in exercising its prerogatives. Notwithstanding anything to the contrary herein, Operating Expenses shall not include reserves.

Section 28. "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 29. "Permit" shall mean the Environmental Resource or Surface Water Management Permit for Tara Forest East, a copy of which shall be maintained by the Association for the benefit of the Association and by the Registered Agent of the Association.

Section 30. "Plat" shall mean the Plat of the Property for Tara Forest East, recorded or to be recorded in the Public Records of Alachua County, Florida. The term Plat shall also include any additional plats of property subsequently added to the terms of this Declaration.

Section 31. "Property" shall mean the property described in **Exhibit "A"**, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 32. "Rules" shall mean collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property, Common Areas and any improvements located thereon. Notwithstanding anything contained herein to the contrary, the Declarant and Builders shall be exempt from all such Rules.

Section 33. "Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3, which subjects additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 34. "Surface Water Management System" shall include, but is not limited to: all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetland, wetland buffer and upland preservation, and wetland mitigation areas. The Surface Water Management System facilities are located on land designated on the Plat.

Section 35. "Tenant" shall mean any person or person(s) who are renters, tenants or the like under a lease agreement with the Owner of a Lot for occupancy of the Home on the Lot.

Section 36. "Turnover" shall mean termination of the Class B Membership and transfer of operation of the Association by the Declarant, or successor Declarant, to Class A Members.

Section 37. "WMD" shall mean and refer to the Suwanee River Water Management District.

The foregoing definitions shall be applicable to this Declaration and to any supplemental declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration which is located within the County, and which is the property described in **Exhibit "A"**, and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration, less the portions thereof dedicated and/or conveyed to other entities.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt and acceptance of delivery of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

(a) Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex, subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members or Institutional Mortgagees. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.

(b) Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, after the expiration of the Class B Member the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class "A" Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

(c) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant from the terms and conditions of this

Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the "Withdrawn Property." In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a Deed, which instrument shall make reference to this Declaration, state that the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration, and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Land from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property, and provided that the withdrawal of the Withdrawn Property shall not result in (i) the reduction of the number of Lots within the Community; (ii) the material reduction of the size of the Lots, Common Areas or Common Area facilities, or (iii) a material change to the scheme of development of the Community. Notwithstanding anything herein to the contrary, Declarant may not withdraw any portions of the Property without the prior written consent of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of-way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration.

(d) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant during the Development Period or so long as the Declarant holds Lots for sale in the ordinary course of business. Nor may any provision in this Section requiring the consent of the Master Declarant be amended without the prior written approval of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant.

ARTICLE III

MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration.

ARTICLE IV

MASTER ASSOCIATION

Tara Forest East is a component of the larger community of Tara Forest. All Owners, lessees and occupants of homes in the Community shall have access to and use of various services and facilities provided by the Master Association in accordance with and subject to the Master Documents. Every Owner, by acceptance of a deed to a Lot in the Community acknowledges that, in addition to being bound by the Governing Documents for Tara Forest East , he or she is subject to and bound by the Master Documents and that he or she is automatically a Member of and subject to Assessments by the Master Association in accordance with the terms of the Master Declaration.

Section 1. This Declaration and the Property are subject to the Master Declaration, and in the event of a conflict with this Declaration, the terms of the Master Declaration shall govern.

Section 2. The foregoing shall not prevent enforcement by the Association of provisions of the Governing Documents which are stricter than those of the Master Documents.

Section 3. Notwithstanding anything herein to the contrary, this Declaration shall not be construed or amended in any manner so as to affect the property or rights of the Master Association, including its ACC, without the Master Association's written consent or joinder.

ARTICLE V

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B Membership when Class B Memberships convert to Class A Memberships. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Class A Member vote such that, as long as the Class B membership is in place, the Declarant shall have three times the votes of all Class A Members. Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(a) Three (3) months after ninety percent (90%) of the Lots ultimately planned for the Community have been conveyed to Class A Members other than Builders; provided however this event shall not be deemed to have occurred based on Lots conveyed to a person or entity who becomes a successor Declarant by assignment;

(b) Thirty (30) days after Declarant elects to terminate the Class B Membership; provided, however, Declarant shall not, without Lennar's prior written consent, elect to terminate the Class B Membership earlier than when ninety percent (90%) of the Lots ultimately planned for the Community have been conveyed to Class A Members other than Builders; or

(c) As otherwise required by applicable law.

Upon the conversion of the Class B Membership to Class A Membership, the Declarant shall be entitled to one vote for each Lot they own in the same manner as all other Class A Members.

ARTICLE VI

PROPERTY RIGHTS

Section 1. Master Property. It is anticipated that as set forth in the Master Declaration, the Master Association will own or have easement rights in the property which is commonly common property of a community. The Master Documents shall govern all easements restrictions and use rights in and to the Master Common Property.

Section 2. Common Area. The Common Area licensed, transferred, and/or conveyed as Common Area, shall be held, operated, maintained, repaired and replaced according to the following:

(a) Said Common Area, upon installation and construction, shall be maintained, repaired and replaced as scheduled and as necessary in a continuous and satisfactory manner in good order, condition, and repair as of the recording of this Declaration;

(b) The right to the use of the Common Area, once installation or construction thereof has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, subject to regulation from time to time by the Association in its Rules. Vendors, contractors and service providers, entering the Community as an invitee of an Owner or the Association, shall be subject to the Rules of the Association;

(c) The Common Area shall be subject to the other provisions of this Declaration, the Articles, Bylaws; and

(d) The Association, through its Board of Directors, may make and enforce this Declaration and the reasonable rules and regulations governing the Common Area, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Notwithstanding anything contained herein to the contrary, the Declarant and Builders shall be exempt from all such rules. Sanctions for violations may include monetary fines levied in accordance with the Declaration and applicable law and suspension of the right to vote. The Board of Directors shall, in addition, have the power to seek equitable and monetary relief in any court for violations. The imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

(e) Association and Owners each covenant and agree jointly and severally to indemnify, defend and hold harmless Declarant, its officers, directors, shareholders, and any related persons or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained in relation to the Common Area or other property serving Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be operating expenses of the Association to the extent such matters are not covered by insurance maintained by the Association.

Section 3. Declarant's and/or Builder's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article VI shall be subject to:

(a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's or any Builder's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot; affect the Master Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, Bylaws and Rules in violation of Chapter 720, Florida Statutes after the Class B Membership has terminated;

(b) Subject to any approvals required from the Master Declarant or Master Association under the Master Documents, the Declarant and Builders shall have full rights of ingress and egress to and through, and over and about the Property during the Development Period and such additional period of time as Declarant or Builders are engaged in any construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant and Builders shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant and Builders shall further have the right to operate and maintain models, sales centers and leasing offices and to operate and open gates and access to the Community to facilitate sales and marketing of the Community in Declarant's and Builders' absolute discretion. No Owner, his guests, employees, servants, agents and invitees shall in any way interfere or hamper Declarant or Builders or their agents, servants, employees, invitees, successors or assigns, in connection with such construction, development, promotion or sales activity; and

(c) Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another

party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing, selling and marketing Homes in the Community and conducting construction, sales and marketing thereof by executing an assignment of rights in favor of the Builder to be kept in the official records of the Association. Any such assignment of rights shall not impose any obligation of the Declarant hereunder on any such Builder unless obligations are expressly assumed by the Builder.

(d) Notwithstanding anything contained herein to the contrary, neither the Declarant nor the Association nor any Builder make any representation whatsoever as to the commencement, completion or construction of any improvements within or upon the Common Area or property over which the Association or Master Association have easement rights. Title to any Common Area owned by Declarant may be transferred to the Association at any time, provided that title to all portions of the Common Area owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. THE ASSOCIATION AND THE MEMBERS SHALL BE OBLIGATED TO ACCEPT THE COMMON AREA IN THEIR "AS-IS" CONDITION. THE DECLARANT MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ALL OF WHICH ARE DISCLAIMED TO THE FULLEST EXTENT PERMITTED BY LAW, WITH RESPECT TO THE COMMON AREA INCLUDING WITHOUT LIMITATION THE MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, THE CONSTRUCTION, DESIGN, ADEQUACY OF SIZE OR CAPACITY RELATED TO THE USE OF THE SAME, DATE OF COMPLETION OR FUTURE ECONOMIC PERFORMANCE OR OPERATION OF THE COMMON AREA AND THE IMPROVEMENTS THEREON, INCLUDING ALL MATERIALS, FIXTURES, PERSONAL PROPERTY OR EQUIPMENT THEREIN.

(e) Declarant and Builders shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of the Property and sales and re-sales of Lots, Parcels and/or other properties owned by Builders, Declarant or others outside of the Property. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of the Property, including Common Areas, Master Common Areas, as applicable, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas, Master Common Areas as applicable, to show Lots, Homes or Parcels. The sales office and signs and all items pertaining to development and sales remain the property of Declarant or such Builder, as applicable. Declarant and Builders shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover. Notwithstanding the foregoing, no such models, sales offices, parking or signs shall unreasonably interfere with the development and sale of Lots and Homes.

Section 4. No Dedication to Public Use. Nothing contained in this Declaration, and except as otherwise provided in the Master Documents, shall be construed or be deemed to

constitute a dedication, express or implied, of any part of the Common Area for public use, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members.

Section 5. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 6. In addition to the rights reserved elsewhere herein, Declarant reserves easements for itself, its nominees, and for Builders, over, upon, across, and under the Property as may be required in connection with the development of the Property, and other lands designated by Declarant and to promote or otherwise facilitate the development, construction and sale and/or leasing of Lots, Homes, Parcels, or any portion of the Property, and other lands designated by Declarant. Without limiting the foregoing, Declarant specifically reserves the right, for itself, its nominees and Builders, to use all paved roads and rights of way within the Property for vehicular and pedestrian ingress and egress to and from any portion of the Property. At no time shall Declarant or any Builder be obligated to pay any amount to the Association or the Master Association on account of Declarant's or such Builder's use of such paved roads and rights of way, or by their agents, nominees, employees or contractors. The easements created by this Section, and the rights reserved herein in favor of Declarant and Builders, shall be construed as broadly as possible and supplement the rights of Declarant and Builders set forth in this Declaration. At no time shall Declarant or any Builder incur any expense whatsoever in connection with its use and enjoyment of such rights and easements.

Section 7. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and that an easement is hereby created over the entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be operated and maintained in compliance with all approvals, codes and regulations of governmental authorities and the WMD and in accordance with the Master Documents. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD.

ARTICLE VII

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. The Declarant, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is

deemed to covenant, which covenant shall run with the land and be binding on every Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of Operating Expenses of the Association ("**Regular Assessme ts**" or "**A ual Assessme ts**"); (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses levied or imposed against the Association or property of the Association ("**Special Assessme ts**"); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots ("**I dividual Assessme ts**"). All such assessments shall be fixed, established and collected from time to time as hereinafter provided. The Regular, Special, and Individual Assessments (collectively "**Assessme ts**"), together with such interest thereon and costs of collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a ***continuing lien*** relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer of title without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the recreation, health, and welfare of the residents of the Property and the management and operation of the Association, and shall specifically include, but is not limited to, the maintenance and repair of the Surface Water and/or Stormwater Management Systems, the maintenance of the Common Area improvements or equipment maintained by the Association. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover Operating Expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment levied against such Lot.

Section 3. Basis of Annual Assessments. For the first year of operation of the Association, the Assessment shall be the amount as set forth in the estimated operating budget of the Association for the first year of operation. From and after January of the next operating year, the Annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the

Association. Because reserve accounts are not being initially provided for by the Declarant, the Members of the Association may elect to collect reserves after the expiration of the Class B Membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be funded or maintained through the collection of Assessments or have their funding waived in the manner provided by Chapter 720, Florida Statutes. Notwithstanding the same, the Declarant is exempt from reserve funding obligations prior to termination of the Class B Membership for the Lots Declarant owns.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a Common Area capital improvement, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover Operating Expenses of the Association; PROVIDED that any such Special Assessments shall have the assent of a majority of Members who are voting in person or by proxy at a meeting duly at which a quorum is attained and called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of the total eligible voting interests of the Membership (Class B included until terminated), shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth in Section 6 and the required quorum at any such subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to a Lot upon the sale of a Home from the Declarant or Builder to a third-party purchaser; provided, however, in the event a Builder owns a Home and leases such Home to a third party in exchange for the payment of rent, Assessments shall commence as to such Lot upon the leasing of the Home to such third party in exchange for rent. The first Annual Assessment shall be adjusted according to the number of months remaining

in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessments established by the Board of Directors. The Board of Directors may institute late payment fees and interest at the highest legal rate in accordance with the HOA Act for delinquent payment of the Annual Assessment. The Association shall upon demand at any time furnish an estoppel certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid and the information set forth in the HOA Act. A reasonable charge may be made by the Board or its agent for the issuance of these certificates.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars ($25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers and/or guarantor(s) without recourse to Declarant and/or the Association of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. Additionally, if a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14) days from written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Declaration, Master Declaration and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant or a Builder (taking into account normal wear and tear and exposure to normal

exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Lot Owner may be assessed to the Lot as an Individual Assessment for such expense; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, Owners shall be jointly and severally liable with their guests, tenants or invitees for damage(s) caused by their guests, tenants or invitees and for the associated costs of repair or replacement. In the event any Owner, its guests, tenants or invitees cause any damage to the Common Area, including but not limited to landscaping or sidewalks, the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Lot Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and a secure indebtedness payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; and (c) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida; however, no land or improvements devoted to dwelling use shall be exempt from said Assessments. Lots owned by the Declarant shall be exempt from payment of Assessment during such period of time the Declarant is funding deficits in operating expenses pursuant to Section 12 below.

Section 12. Declarant's Right to Deficit Fund Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant or a successor Declarant is in control of the Association, Declarant shall not be liable for Assessments against Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items described in the foregoing sentence) all assessments, income and other sums and income received or receivable by the Association. The deficit, if any, to be paid by Declarant pursuant to this Section shall be determined by looking at the period of deficit funding as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intraperiod allocations. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose to prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit

funds from the Declarant, or make excess contributions over the totality of the deficit funding period, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

ARTICLE VIII

CAPITAL CONTRIBUTION

Section 1. Working Fund Contribution on Sale by Declarant. At the time of a conveyance of a Lot and Home by the Declarant or a Builder to a third-party purchaser, each purchaser, excepting Builders who are not actively engaged in rental program, or who are otherwise leasing out the Lot or Home for the exchange of the payment of rent, shall pay to the Association the amount of $200.00 as a contribution to working capital. These monies (hereinafter called **Worki g Fu d Co tributio)** shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income, may be applied to offset operating expenses both during and after the deficit funding period, and need not be separated from or held or applied differently than Assessments. The funds derived from the Working Fund Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to the Community, including, without limitation, future and existing capital improvements, operating expenses, support costs and start-up costs. No refund of a Working Fund Contribution will be made on re-sale. Notwithstanding the foregoing, the Declarant may elect, in its sole discretion to waive the Working Fund Contribution on the initial sale of a Lot.

Section 2. Capital Contribution on Sale by Owner Other Than Declarant. At the time of a conveyance of a Home pursuant to a sale by an Owner other than the Master Developer, Declarant or Builders (except those Builders who were previously subject to the Working Fund Contribution pursuant to Section 1of this Article), each purchaser shall pay to the Association the amount of $200.00 as a Working Fund Contribution. The amount of the resale Working Fund Contribution shall be subject to change from time to time by the Board of the Association. These monies shall be the Association's property, and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale. The funds derived from all such Working Fund Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to the Community, including, without limitation, future and existing capital improvements, operating expenses, support costs and start-up costs.

ARTICLE IX

ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Except as otherwise expressly set forth in this Article IX, and subject to the requirements of the Master Declaration, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by the ACC of the Master Association and a majority of the Board of Directors of the Association. The terms, conditions, restrictions or requirements of the ACC shall prevail in the event of any conflicts between the ACC review and approval and the Association review and approval provided for herein. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. Notwithstanding any other provision in this Declaration, for so long as Declarant has the authority to appoint the entire Board of Directors, Declarant shall have the option to appoint a Board member or other individual ("**Declara t ARC Appoi tee**") to receive, review and approve or disapprove applications for construction, alterations or additions contemplated by this Article IX, in lieu of the Board or a committee acting in that capacity. Any reference in this Section 1 to "Board" or "Board of Directors" shall instead mean the Declarant ARC Appointee where such appointment has been made. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval, The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications and approval of the ACC, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. During the period of time the Declarant appoints the majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed not approved; however, once Owners other than the Declarant elect a majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board

of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association (or Declarant or Declarant ARC Appointee) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval or disapproval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, Declarant ARC Appointee and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval or disapproval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any work for which approved plans are required hereunder the applicant for such approval **(Applica t)** shall give written notice of completion to the Board of Directors of the Association.

(b) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.

(c) If an Applicant is notified of any noncompliance, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same

manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(d) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors or Declarant ARC Appointee may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority and obtaining approval for the ACC.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under this Article IX to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the "**ARC**").

Section 7. Declarant's and Lennar's Exemption. Notwithstanding anything to the contrary, this Article IX does not apply to the Declarant or to Lennar. Declarant and Lennar shall be exempt from all architectural review and approval requirements, including, without limitation, any architectural guidelines or design standards of the Association and/or the ARC. Notwithstanding anything in the Governing Documents to contrary, but subject to the requirements of the Master Declaration, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association; provided, however, Lennar shall be exempt from all architectural approval requirements and design standards under the Governing Documents. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified and any modifications of such approved plans shall only require approval of the Declarant. The foregoing shall not act as an exemption to any requirements that apply to the Declarant under the Declaration.

ARTICLE X

USE RESTRICTIONS

Section 1. Residential Use. No Lot shall be used for any purpose other than for residential purposes. The foregoing sentence shall not be interpreted or enforced in any manner which interferes with the construction, sale, leasing and/or marketing of a Lot or Home by a

Builder, the Declarant or their affiliates or assigns. The occupancy of each Home shall be limited to the maximum number of persons allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant or Lennar or other Builders and/or as otherwise approved in accordance with ARC, ACC, Declarant ARC Appointee and/or Board approval.

Section 2. Temporary Structures No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be placed or used on any Lot without the approval of the Board. No such structures shall at any time be used as a residence or appurtenance to such residence, either temporary or permanent. The foregoing shall not apply to temporary construction trailers or other temporary structures used by the Declarant, Lennar or other Builders approved by Declarant.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion. The foregoing sentence shall not be interpreted or enforced in any manner which interferes with the construction, sale, leasing and/or marketing of a Lot or Home by a Builder, the Declarant or their affiliates or assigns.

Section 4. Animals. Subject to more restrictive provisions of the Master Declaration, no animals of any kind, including but not limited to livestock, swine, poultry, reptiles or insects, shall be kept, maintained, or bred on any Lot or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of four (4) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or four (4) domestic cats (hereinafter "**Pets**"), shall be permitted to be kept in a Home or Lot, provided such Pets are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, Pets permitted by this Section 4 may be kept on a Lot only so long as such Pets do not constitute a nuisance. The Board of Directors shall specifically have the power to require the removal and relocation of any unauthorized animal and any Pet that is a nuisance, or which has harmed, or which presents a threat of harm, to residents and others in the Community. Each person bringing or keeping an animal within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any animal brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after Pets which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Pets belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the Pet when outside the Home. No Pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. Outdoor kennels, cages and dog runs are not permitted on any Lot. The Association shall have the right to promulgate Rules and Regulations relating to Pets and animals and the right to restrict or require removal of any animals determined by the Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all Pet owners shall be required to maintain at all times adequate homeowners' insurance

coverage for any and all liabilities related to the Pets owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request, not more than one time per calendar year. If such coverage is not provided as required herein, the Board of Directors shall have the right to require the animal to be removed from the Lot until the appropriate insurance is obtained. Notwithstanding anything to the contrary contained herein, all restrictions in this Section 4 are subject to the Americans with Disabilities Act and the Fair Housing Act.

Section 5. Signs. During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except one sign, subject to prior approval by the Board as to materials and aesthetic features, which sign is not larger than 24'' x 24", placed in the ground on the front of the Lot advertising the property for sale or for rent. Once the Declarant, or successor Declarant, and Lennar, has conveyed all Lots it owns within the Property, then the size of the signs can be modified as authorized by the Board. Except for signs used by the Declarant or a Builder, the location of signs, as well as the color, materials, and other aesthetic features of such may be set forth in the ACC guidelines or Rules by the Board or ACC. A sign provided by a contractor for security services, to the extent permitted by the HOA Act, and signs used by the Declarant or Builders to advertise the Property and/or Homes are specifically excluded from the terms of this Section. The Declarant and Builders are authorized to install signage, flags, banners and other marketing and advertising materials within the Community. The Declarant shall establish a Community-wide signage and marketing plan in the event multiple Builders own Lots within the Community, and all Builders within the Community are subject to such Community-wide signage and marketing plan established by the Declarant.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code. This Section shall not apply to Builders, the Declarant or their contractors, and shall also not apply to any Lots owned by Builder, the Declarant or their affiliates and assigns.

Section 7. Storage of Property. No garments, rugs, towels or blankets or any other materials may by hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and Common Area parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Parking on streets may be limited by the

Association's Rules and Regulations. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty-four (24) hours, except inside of the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant, Builders, or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view except those of visiting contractors making repairs to a Lot or Home and this provision is specifically intended to preclude any Lot Owner from parking their personal commercial vehicle or that used for employment in public view. Automobiles issued by the County or other governmental entity (i.e., police cars), shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces of the roadways in the Community or on any sidewalk. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders or their agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow-vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and to the extent allowed by law, the roadways in the Community, which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting. This section shall not apply to vehicles used by Declarant and/or Builders in connection with their development, construction, sales, and marketing activities in the Community.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must

obtain approval of any replacement door from the Board of Directors of the Association (or ARC if established) and/or the ACC. No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Driveways. No widening of a driveway shall be permitted without prior written Board, Declarant ARC Appointee or ARC approval, and approval shall not be given for an extension beyond the external side lines of the garage. Any driveway extension must match the current driveway surface. Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the driveway surface from that installed by the Builder of the Home. Replacement of a driveway must be of the same materials and style as originally installed by the Builder.

Section 12. Window Coverings. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the Board. Except for any awnings, canopies or shutters installed by a Builder (if and as applicable), no awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the Board. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the Board. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 13. Flags and Banners. Except for flags and banners utilized by the Declarant or a Builder, no flags or banners other than a flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association, will be permitted. The foregoing sentence shall not apply to the Declarant or Builders, and the Declarant and Builders are authorized to install flags, banners, signage and other advertising materials within the Community. The Declarant shall establish a Community-wide signage and marketing plan in the event multiple Builders own Lots within the Community, and all Builders within the Community are subject to such Community-wide signage and marketing plan established by the Declarant.

Section 14. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the Board of Directors (or ARC if established) and/or the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 15. Business Activity. Except for (i) normal construction activity, (ii) sale, leasing and/or re-sale of a Home, (iii) sale, leasing or re-sale of other property owned by Declarant or a Builder, or (iv) administrative offices and/or sales offices of Declarant or a Builder, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center, childcare facility, assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association. The foregoing shall not apply to any platted Lot which is designated for and zoned for commercial use or pertaining to circumstances regulated by applicable fair housing laws. The leasing of a Home shall not be considered "business activity" for purposes of this Section.

Section 16. Telecommunications Equipment. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the Board. The Board may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the ACC and the Board and shall be governed by the then current rules of the FCC.

Section 17. Fences. Subject to the provisions of the Master Documents regulating fences, if any, and architectural review provisions of this Declaration, all fences (except for any fences installed by Declarant or Lennar) shall require approval of the ACC prior to installation on a Lot. Retaining walls and perimeter fences within the Community that were originally installed by the Master Declarant, Declarant, Lennar or the Association shall be maintained by the Association for the benefit of all Owners. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefited Lots at such Owner's or Owners' sole cost and expense. Fences shared by two or more Lots, shall be maintained, cleaned, repaired and replaced jointly by the Owners of the Lots upon which the fence is shared. In the event such Owner(s) fail to maintain, clean, repair or replace a fence for which they have responsibility, the Association shall have the right, but not the obligation, to enter upon the Lots and perform necessary maintenance, cleaning, repair or replacement of the fence, the expense of which shall be charged in equal shares to the benefitting Lot Owners as an Individual Assessment.

Section 18. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved by the Board. Accordion, panel and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a

hurricane watch or warning or as the Board or ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than in relation to a storm event.

Section 19. Ponds. No Owner shall use any bodies of water located within the Community, if any, for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the pond and lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT, BUILDERS, OR THE ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 20. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, leasing and/or marketing of Homes in the Community shall not apply to the Declarant or Lennar.

ARTICLE XI

EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, postal service and meter reading.

Section 2. Maintenance. Easements for ingress and egress and for the performance of its maintenance responsibilities hereunder are reserved on and over each Lot in favor of the Association and its agents, contractors and service providers related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon an adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant or a Builder, encroaches or overlaps upon any other Lot, then, in such event, a perpetual easement appurtenant to the Lot upon which

the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots.

Section 4. Drainage. Pursuant to the Master Documents and subject to amendment thereto, the Master Association shall have the responsibility to maintain landscape buffers, easements and irrigation lines and facilities within the landscape and utility easements and all drainage easements, drainage facilities and drainage pipes and equipment within the designated easements in the Community. Notwithstanding the foregoing, Owners shall have the responsibility to maintain Drainage Swales and easements on their Lots. There shall be, and Declarant hereby grants reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any stormwater management plan which may be applicable to the development of the Tara Forest East, provided, however, that in no event shall any Owner of any Lot be required to allow stormwater drainage across its Lot in such a manner as shall damage any permanent improvements located thereon.

Section 5. Maintenance of Easement Areas. Within the easement areas hereby reserved, created, or shown on the Plat of Tara Forest East, or within any designated Master Association Common Area or property dedicated to or owned by an MSTU/MSBU and containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System facilities shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that those improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company. Each Lot Owner shall maintain any drainage easement located in the Lot in the manner required, if required, by the Master Association.

Section 6. Right of Entry. The Master Association, through their duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items, as may be authorized herein or in the Master Declaration. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Master Association shall have the right to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Master Association shall not be deemed to be a trespass upon such Lot.

Section 7. Declarant. An easement is reserved over each Lot, in favor of the Declarant for the purpose of carrying out any obligations of the Declarant under the terms of this Declaration or any governmental permit, order or applicable law in connection with the construction of Homes on Lots. The easements created by this section shall be broadly construed and supplement other rights of the Declarant herein, running with the land until such time as the Declarant no longer owns any Lots in the Community and all of the Declarant's obligations hereunder are satisfied.

ARTICLE XII

COVENANTS FOR HOME AND LAWN MAINTENANCE

Section 1. Maintenance of Homes. Each Lot Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on his Lot that are not to be maintained by the Association, in a clean, sanitary, neat, safe and orderly condition including the provision of pest control services. Further, the Lot Owner shall be responsible for maintenance, repair or replacement of fixtures and equipment related to such improvements, including, but not limited to any air-conditioning or water softening fixtures or equipment, or any equipment, facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Declaration or the Rules. The Lot Owner shall obtain the written consent of the Association and the Master Association prior to making any modifications requiring architectural review approval. It will also be the duty of each Lot Owner to maintain in good repair any driveway servicing a single Lot, If any Lot Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration.

Section 2. Lawn Maintenance. Unless otherwise provided, it shall be the duty of each Owner to perform regular and routine lawn maintenance as well as regularly cut the grass located on the Lot Owner's Lot at the Owners' expense. The Lot Owner shall promptly replace any grass that has died or otherwise requires replacement. In the event an Owner fails to adequately maintain the lawn, cut the grass on the Lot or replace dead grass, after reasonable notice and the opportunity to do the required maintenance, the Association shall have the right to enter upon the Lot and perform necessary lawn maintenance or cut the grass. The Association is hereby granted an easement over and across the Lot Owner's Lot for the purpose of maintaining and cutting the grass, if necessary, and the Lot Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Association. The Lot Owner shall be responsible for all costs incurred by the Association in maintaining the lawn and landscaping on the Owner's Lot and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration.

Section 3. Irrigation. The Association shall maintain the irrigation system for the Community Common Areas and within any landscape easements or buffers as a Common Expense. Unless otherwise provided, it shall be the duty of each Owner to maintain any irrigation line, sprinkler heads, timers or other equipment located on and servicing a Lot at the Owners' expense, it being hereby acknowledged that not all Lots within the Community may be serviced by Lot irrigation lines. The Association is hereby granted an easement over and across the Lot Owner's Lot for the purpose of installing the irrigation system, if applicable. No Lot Owner shall place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the consent of the Association. A Lot Owner shall be responsible for payment of water charges, which may be billed by separate meter to each Owner or billed to the Association through a master meters and paid as a Common Expense. Further, each Lot Owner shall be responsible for any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system,

whether on the Owner's Lot, the Common Area, or within a landscape easement or buffer caused by the Owner, any member of Owner's family, any guests, invitees, tenants, contractors, workers or agents of Owner. Each Owner acknowledges that due to water quality, irrigation systems may cause staining on Homes, other structures, or paved areas. It is each Lot Owner's responsibility to treat and remove any such staining at the Lot Owner's expense. The Lot Owner shall be responsible for all costs incurred by the Association in maintaining the irrigation system on the Owner's Lot (excepting any portion within a dedicated landscape easement or buffer) and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot.

Section 4. Landscaping. Unless otherwise provided, the Association shall only be responsible for the maintenance of landscaping within any landscape easement or buffer originally installed to comply with governmental requirements by the Declarant or by the Association and on Common Areas. Such maintenance shall include routine trimming, weeding and pruning of the landscaping. The Association is hereby granted an easement over and across an Owner's Lot for the purpose of maintaining the landscaping in accordance herewith. Owners hereby acknowledge the landscape material on the Property and within any landscape easement is intended to fulfill required landscape buffers of adjacent properties. Owners shall not cut or remove any landscape materials on landscape easements, landscape materials installed by the Declarant or the Association or any landscape materials required to remain pursuant to a permit or other governmental regulation.

Each Owner shall be solely responsible for all maintenance and replacement of all landscaping installed on the Lot, unless such landscaping is part of an easement or buffer and therefore required to be maintained by the Association by a governmental agency. Owner shall perform routine trimming, weeding and pruning of landscaping on the Lot and shall replace any dead or dying landscaping promptly. Any Owner violating the restrictions of this Section resulting in landscaping needing to be repaired or replaced will be charged the cost of such work as an Individual Assessment.

Section 5. Insurance. Each Owner of a Lot shall obtain insurance coverage upon the Lot insuring the Home and any improvements located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured.

Section 6. Exterior Painting and Pressure Cleaning. Each Lot Owner shall be responsible for exterior painting and pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. It is anticipated that the Association shall require all Homes to be painted every five to seven years. In addition, it is anticipated that

the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. The Board shall convene a duly noticed meeting to determine when the uniform exterior painting and pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required painting or cleaning. Each Owner shall have the right to paint or clean more frequently than required by the Association, provided that prior written approval of paint color is obtained from the Board. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a contract for painting or pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to paint or pressure wash its Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

ARTICLE XIII

COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a common expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms

of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee's acquisition of title in the amount equal to the lesser of (i) the Lot's unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Lot Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon written request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

ARTICLE XIV

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing and a copy of any such lease shall be provided by the Owner of the Lot to the Association within seven (7) days after entering into such lease. No lease shall be for a term of less than seven (7) months. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The number of occupants must comply with Federal Law and applicable local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by Association. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home. If a Lot or Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the

tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with the terms of Florida law.

ARTICLE XV

WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water and Stormwater Management System. The Association is intended to exist in perpetuity; however, should the Association cease to exist, property containing the Surface Water and Stormwater Management System and any other water management portions of Common Area shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code, and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, incorporated herein, and be approved by the WMD prior to such termination, dissolution, or liquidation.

Section 2. Amendments Pertaining to Surface Water Management System. Any amendment of this Declaration which would affect the Surface Water Management System or the responsibility of the Master Association, or its agents, to maintain, or cause to be maintained, the Surface Water Management System must be approved by the WMD for a determination of whether the amendment necessitates a modification of the surface water management permit. The amendment may not be finalized until any necessary permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the Master Association and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the surface water management system, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the WMD. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, the Master Association or the WMD, or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the WMD. No Owner may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetlands buffers and upland preservation areas, wetland mitigation areas, and drainage easements described in the Permit or Plat, unless prior approval is received from the Association, the Mater Association and WMD. If such actions are permitted by the WMD, the

Declarant, or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited.

Section 4. Drainage Swales. A drainage swale may be constructed upon each Lot for the purpose of managing and containing the flow of surface water if any, found upon such lot from time to time ("Drainage Swale"). Each lot owner shall be responsible for the maintenance, operation and repair of any Drainage Swale on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the Drainage Swales to provide drainage, direct water flow, water storage, conveyance or other stormwater management capabilities as permitted by the WMD. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the Drainage Swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human- induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located. In the event a Lot Owner fails to maintain or repair the Drainage Swale on the Owner's Lot in accordance with this Section 4, the Association, upon reasonable advance notice and opportunity to cure, may, through its employees, agents, or contractors, enter upon the Lot and perform such maintenance and repairs at the Owner's sole expense. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration

Section 5. Wetland Areas. The Plat or an amended Plat may contain wetlands, wetlands buffers and upland preservation areas which are regulated in accordance with Section 706 of the Alachua County Land Development Code. Unless permitted by the Land Development Code, the following acts are expressly prohibited within wetlands and wetland buffer areas, if any, without prior written consent of Alachua County: (1) "Development", as defined by the Land Development Code, (2) construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground, (3) construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations, (4) dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials (5) removal, mowing or trimming of trees, shrubs or other vegetation, (6) application of herbicides, pesticides, or fertilizers, (7) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface, (8) surface use except for purposes that permit the land or water areas to remain in its natural condition, (9) planting of vegetative material that is not native to the Southwest region of Florida, (10) any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, and (11) acts or uses detrimental to such retention of land or water areas. If wetland mitigation monitoring is required by the Permit and if the Association is responsible thereunder to carry out such obligation, the rules and regulations of the Association shall state that it will be the Association's responsibility to complete the task successfully, including meeting all conditions associated with mitigation maintenance and monitoring.

Section 6. Littoral Areas. The ponds and wetlands within Tara Forest East may contain littoral areas which are required by State regulations to be vegetated with native plants and

maintained in perpetuity. Littoral areas aid in shoreline stabilization and nutrient uptake, and provide habitat for native animal species. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the WMD. Removal includes dredging, the application of herbicide, cutting of and the introduction of grass carp.

Section 7. Rights of Enforcement. The WMD, the Master Association, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water Management System. Notwithstanding the foregoing, the WMD has the right to take enforcement action, including a civil action for injunction and penalties, against the Mater Association to compel it to correct any outstanding problems with the Surface Water Management System facilities or the mitigation or conservation areas under the responsibility or control of the Master Association.

ARTICLE XVI

INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable Common Area. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried by the Association shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the Association. The Board of Directors has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable, or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

(a) Casualty. The Common Area owned and maintained by the Association (collectively the "Insured Property"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:

(b) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement; and

(c) Such Other Risk as from time to time are customarily covered with respect to the Common Area similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief.

(d) General Liability Insurance. If the policy does not include "severability of interest" in its terms, a specific endorsement must be obtained to preclude the insurer's denial of an Owner's claim because of negligent acts of the Association or of other Owners.

(e) Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance in order to meet the requirements of law, as necessary.

(f) Directors and Officers Liability Insurance. The Association shall obtain directors' and officers' liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time.

(g) Fidelity Bond/Theft Insurance. The Association shall obtain insurance or a fidelity bond for all persons who control or disburse funds of the Association, with coverage in the amount of the maximum funds that will be in the custody of the association or its management at any one time.

(h) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.

(i) City of Alachua: Per Section 7.7.2(C) of the City of Alachua's Code of Ordinances, the City provides no liability insurance for any common areas or recreational facilities.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVII

GENERAL PROVISIONS

Section 1. Covenants Run With Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions

and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any Lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction or rule.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements, liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of not less than thirty (30) years from the date this Declaration is recorded, after which time said covenants, as amended from time to time, shall be automatically extended for successive ten year periods or as otherwise provided in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. In the event the Association ceases to operate and exist, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and for the corresponding infrastructure to be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners, subject to the terms and conditions herein. Such amendments shall not require the consent of the Institutional First Mortgage Lenders and shall become effective when executed by Declarant and recorded in the Public Records of Alachua County, Florida. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of the voting interests present in person or by proxy at a duly noticed meeting of the Lot Owners for the purpose of voting on such amendment. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting any aspect of the Surface Water Management System must receive prior written approval of the

WMD. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting the rights of a Builder and/or any property owned by a Builder must receive prior written approval from such Builder. For purposes of clarification, except as otherwise expressly provided herein or as otherwise provided under Florida Statutes, a Builder's prior written approval shall not be required for amendments which do not affect the rights of a Builder and/or property owned by a Builder..

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner or Tenant, as applicable, for failure of an Owner or Tenant, his family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner or Tenant, as applicable, of the alleged infraction or infractions. Included in the notice shall be the date and time of a meeting of a committee of the Association seated for the purpose of hearing such violation matters, at which time the Owner may present reasons why a fine(s) should not be imposed. At least fourteen (14) days' notice of such meeting shall be given.

(b) Hearing: The alleged non-compliance shall be presented to the committee after which the committee shall hear reasons why a fine(s) should not be imposed. A written decision of the committee shall be submitted to the Owner or Tenant, as applicable, by not later than fifteen (15) days after the committee's meeting.

(c) Amounts: The Board of Directors (if the committee's findings are made against the Owner or Tenant) may impose fines against the Lot Owner or Tenant as follows:

(1) First non-compliance or violation which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day not to exceed One Thousand and No/100 ($1,000.00) Dollars in the aggregate.

(2) Second non-compliance or violations which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(d) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties, or within such additional time as determined by the Board.

(e) Collection. In addition to a suit for damages for which the prevailing party will be entitled to attorney's fees and costs, a lien on the Lot for a fine or fines totaling at least $1,000.00 may be recorded and foreclosed, if not timely paid, following notice in accordance with Section 720.3085, Florida Statutes.

(f) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.

(g) Non-Exclusive Remedies. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

(h) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, lessees or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorney's fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and together with the Master Documents, the rights, duties and responsibilities of the Owners of Lots and their family members occupying the Homes, Tenants, guests and invitees.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("HUD") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association: Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for professional management, or any other contract providing for services of the Declarant may not exceed three (3) years. Any such agreement must allow for the termination by either party without cause, but

in such event, may provide for and payment of a termination fee on sixty (60) days or less written notice.

Section 11. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, the Declarant and Builders make no warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not is have been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant and each Builder harmless therefrom.

Section 12. Security. The Association may, but shall not be obligated to, maintain or support certain activities within Tara Forest East designed to make the Property safer than it otherwise might be. Neither the Association, the original Declarant, nor any successor Declarant or any Builder shall in any way be considered insurers or guarantors of security within the Community, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Property, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of their Homes that the Association, its Board of Directors and committees, Declarant, any successor Declarant, and Builders are not insurers and that each Person using the Property assumes all risks of personal injury and loss or damage to property, including Homes and the contents of Homes, resulting from acts of third parties.

Section 13. Notice to Owners. Whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot, unless otherwise required by the HOA Act. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change his mailing address by written notice given to the Declarant or the Association in the official records of the Florida Department of State, Division of Corporations, or the official address of the Association as it may be designated from time to time. Notices may alternatively be transmitted to owners electronically for those Owners who provide written notice to the Association of such election, in accordance with the HOA Act.

Section 14. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 15. Conflicts. In the event of any conflict between the provisions of this Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 16. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY, SUBJECT TO OBLIGATIONS AND RIGHTS SET FORTH IN THE MASTER DECLARATION, ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, DECLARANT, BUILDERS AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 17. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, TENANT, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, TENANTS, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE

USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS HOME) AND EACH TENANT OR OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT, AND THEIR AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 18. Tara Forest Master Association, Inc. By acceptance of title to a Lot in the Community, each Owner shall automatically become a member of the Tara Forest Master Association, Inc., which is the master homeowners' association for Tara Forest. All Lots in the Community are encumbered by the Master Declaration for Tara Forest, as amended from time to time (the "**Master Declaratio** "). The rights and responsibilities of membership, including the rights to use certain facilities and the duty to pay assessments and other charges, as applicable, are set forth in the Master Declaration. The Master Association has lien rights affecting the Lots in accordance with the Master Declaration.

Section 19. CONSTRUCTION ACTIVITIES. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "**LISTED PARTIES**") WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING

CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THAT ENTRY GATES MAY BE OPEN DURING ANY PERIODS OF CONSTRUCTION AT ANY TIMES OR ALL TIMES IN THE SOLE DISCRETION OF THE DECLARANT OR THE ASSOCIATION (iv) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (v) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (vi) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 20. Notices and Disclaimers as to Water Bodies and Wildlife. THE SUBDIVISION MAY CONTAIN WATER BODIES SUCH AS LAKES, PONDS, CANALS, CREEKS, STREAMS, PRESERVES OR OTHER BODIES OF WATER IN OR IN THE VICINITY OF THE SUBDIVISION ("**WATER BODIES**"). SUCH WATER BODIES MAY POSE HEALTH AND SAFETY RISKS TO OWNERS, OCCUPANTS AND USERS OF THE PROPERTY IN AND AROUND THE SUBDIVISION, INCLUDING THE RISK OF DANGEROUS WILDLIFE. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, THE BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "**LISTED PARTIES**") SHALL NOT BE LIABLE TO OWNERS, OCCUPANTS AND USERS OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR WATER LEVEL OF OR IN ANY WATER BODIES. ALL OWNERS, OCCUPANTS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF SUCH PROPERTY, TO HAVE RELEASED THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH WATER BODIES. FURTHER, THE LISTED PARTIES ARE NOT RESPONSIBLE FOR MAINTAINING OR ASSURING SAFETY OF ANY OWNERS, OCCUPANTS OR USERS OF WATER BODIES OR AREAS IN OR AROUND SUCH WATER BODIES. NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO ANY WATER BODIES. ALL PERSONS USING OR ENJOYING WATER BODIES OR SURROUNDING AREAS OF THE WATER BODIES SHALL DO SO AT THEIR OWN RISK. ALL OWNERS, OCCUPANTS AND USERS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALL TYPES OF WILDLIFE, INCLUDING ALLIGATORS, SNAKES, PANTHERS, BEARS AND OTHER ANIMALS, MAY LIVE, MIGRATE, CREATE HABITATS OR ENTER INTO WATER BODIES AND SURROUNDING PROPERTY AND MAY POSE A HEALTH AND SAFETY THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE. NO PERSONS SHALL SWIM IN ANY WATER BODIES WITHIN TARA FOREST NOT

SPECIFICALLY DESIGNATED FOR SWIMMING AND NO PERSONS IN THE COMMUNITY SHALL FEED ANY WILDLIFE IN OR AROUND THE COMMUNITY.

Section 21. Recreational Facilities.

(a) General Restrictions. Each Owner, its guests, invitees, Tenants, and other persons entitled to use the recreational facilities and other Common Areas within the Community ("**Facility Users**") shall comply with following general restrictions:

(1) Minors. Minors are permitted to use the recreational facilities; provided, however, parents are responsible for the actions and safety of such minors and any damages caused by such minors. The Association may adopt reasonable safety regulations and restrictions from time to time governing minors' use of the recreational facilities.

(2) Responsibility for Personal Property and Persons. Each Facility User assumes sole responsibility for the health, safety and welfare of Facility User, and the personal property of all of the foregoing, and each Facility User shall not allow any damage the recreational facilities or other Common Area, or interfere with the rights of others hereunder. Neither Declarant, nor a designated Operator, nor Builders, nor the Association, nor the Master Association shall be responsible for any loss or damage to any private property used, placed or stored on the recreational facilities. Further, any person entering the recreational facilities assumes all risk of loss with respect to his or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the recreational facilities.

(3) Activities. Any Owner, Tenant, guest, invitee or other person who, in any manner, makes use of the recreational facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the recreational facilities, shall do so at their own risk. Every Facility User shall be liable for any property damage and/or personal injury at the recreational facilities, caused by such Facility User.

(b) Indemnification. By the use of the Recreational Facilities and other Common Areas, each Facility User agrees to indemnify and hold harmless the Declarant, Operator, Builders and the Association, their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "**I dem ified Parties**") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "**Losses**") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the recreational facilities or other Common Areas by such Facility User and/or from any act or omission of the any of the Indemnified Parties. Losses shall include the deductible payable under any of the Association's insurance policies.

IN WITNESS WHEREOF, Tara Forest, LLC, a Florida limited liability company, has executed this Declaration, this___ day of _____, 2022.

Signed, sealed and delivered
in the presence of:

TARA FOREST, LLC, a Florida limited liability company

_____ By: _____

Name:_____

Its:

_____

Name:_____

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2022, by Sayed Moukhtara, as Manager of Tara Forest, LLC, a Florida limited liability company, on behalf of said company, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

(NOTARY SEAL)

_____
Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

JOINDER

Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Restrictions, Conditions and Easements of Tara Forest East and the Exhibits attached thereto and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

I Wit ess Whereof, Tara Forest East Homeowners Association, Inc., has executed this Joinder on this _____ day of _____, 2022.

Signed, sealed and delivered
in the presence of:

Tara Forest East Homeowners Association, Inc, a Florida corporation not-for-profit

_____
Name:_____

By:_____
Name: Sayed Moukhtara, as President

_____
Name: _____

(Corporate Seal)

STATE OF FLORIDA)
:SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2022, by Sayed Moukhtara, as President of Tara Forest East Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

(NOTARY SEAL)

_____
Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

JOINDER

Tara Forest Master Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Tara Forest East and the Exhibits attached thereto.

I Wit ess Whereof, Tara Forest Master Association, Inc., has executed this Joinder on this ___ day of _____, 2022.

Signed, sealed and delivered
in the presence of:

Tara Forest Master Association, Inc., a
Florida corporation not-for-profit

_____

Name:_____

By:_____
_____, President

_____

Name: _____

(Corporate Seal)

STATE OF FLORIDA)
:SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by mea s of ☐ physical prese ce or ☐ o li e otarizatio** this ____ day of _____, 2022, by _____, as President of Tara Forest Master Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification _____.

_____
Notary Signature

(NOTARY SEAL)

_____
Notary Name [Printed/Typed/Handwritten]
Notary Public, State of Florida at Large
My Commission Expires: _____

EXHIBIT “A”
LEGAL DESCRIPTION

EXHIBIT “B”
ARTICLES

[See Next Page]

ARTICLES OF INCORPORATION FOR
TARA FOREST EAST HOMEOWNER'S ASSOCIATION, INC.
(a corporatio ot-for-profit)

The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be the Tara Forest East Homeowner's Association, Inc., a Florida corporation not for profit (the "Association").

ARTICLE II – DEFINITIONS

Each term used herein, except as otherwise defined herein, is defined in the Declaration of Covenants, Conditions, and Restrictions of Tara Forest East (the "Declaration") recorded, or to be recorded, among the Public Records of Alachua County, Florida by Tara Forest, LLC. a Florida limited liability company (the "Declarant") and shall have the same meaning or definition ascribed thereto in the Declaration.

ARTICLE III - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the corporation shall be 7717 NW 20th Lane, Gainesville, Florida 32605.

ARTICLE IV - PURPOSE(S)

The corporation is organized as a corporation not-for-profit under Chapter 617 of the laws of the State of Florida, subject to the extent applicable, to Chapter 720 of the laws of the State of Florida. The specific purposes for which the corporation is organized are:

To promote the health, safety and social welfare of the Owners of Property within the residential community of Tara Forest East as described in the Declaration.

To own and maintain, repair and replace the Association Property and the Common Areas and other items, including landscaping and other improvements in and/or benefiting said Association Property and Common Areas, for which the obligation to maintain and repair has been delegated and accepted.

To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around, all buildings and improvements as provided in the Declaration, which may include walls, fences, or other structures constructed, placed or permitted to remain in the Property, as well as the alteration, improvement, addition or change thereto.

To operate without profit for the benefit of its Members.

To perform those functions granted to or reserved by the Association in the Declaration.

ARTICLE V - GENERAL POWERS

The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws or the Declaration including, without limitation, the following:

To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.

To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

To delegate power or powers where such is deemed in the interest of the Association.

To affix assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such assessments.

To pay taxes and other charges, if any, on or against the Association Property and the Common Area.

To have all express powers conferred upon the Association by the Declaration, Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, except as prohibited herein.

To engage in activities which will actively foster, promote and advance the common interests of all Owners of any portion of the Property, including contracting for services to be provided to the Association.

To own, convey, buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein of the Association for purposes of advancing the common interests of all Owners of any portion of the Property.

To borrow money for any purpose subject to all limitations in the Declaration or Bylaws.

To sue and be sued.

To adopt, alter and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration.

To contract for services for the operation, maintenance, and management of Common Areas and Association Property and all other property dedicated to or maintained by the Association.

To mortgage or convey Common Area with the affirmative vote of at least two-thirds of the Class A Membership.

ARTICLE VI - MANNER OF ELECTION OF DIRECTORS

Directors shall be elected or appointed in accordance with the provisions of the Bylaws of the Association.

ARTICLE VII - MEMBERS

Every Owner of a Lot which is subject to Assessment shall be a Member of the Association and subject the terms and conditions of the Declaration. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment.

The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant during the Class B Membership, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each of the votes held by all other Members of the Association; provided, however, that notwithstanding any provision to the contrary (but subject to Section 720.307(2), *Florida Statutes*), the Declarant shall have the right to appoint the entire Board of Directors of the Association until three months after 90% of the Lots have been conveyed to Owners other than the Declarant or its designated successor or assigns or to Builders, or as otherwise required by applicable law ("Turnover"). At such time, the Declarant shall call a meeting in accordance with the provisions herein for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners. The Declarant shall have the right, in its sole discretion, to appoint one member of the Board of Directors for so long as the Declarant owns at least five percent (5%) of the Lots within the Property. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns.

ARTICLE VIII - DIRECTORS

The Board of Directors of the Corporation shall be comprised of at least three (3) directors. The initial number of Directors shall be three (3). The names and addresses of the members of the first Board of Directors who shall hold office until their successors are appointed or elected, or until removed, are as follows:

Sayed Moukhtara	7717 NW 20th Lane Gainesville, FL 32605
Zenzi Rogers	9440 Philips Highway, Suite 7 Jacksonville, Florida 32256

Silvia Moukhtara Nemer 7717 NW 20th Lane
Gainesville, FL 326055

As long as Declarant or its designated successor or assigns shall have the right to appoint any members of the Board of Directors, Directors appointed by Declarant need not be Members of the Association and need not be residents of the State of Florida. All Directors appointed by the Declarant shall serve at the pleasure of the Declarant, and may be removed from office, and a successor Director may be appointed at any time by the Declarant.

At the first annual election to the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Directors to serve for a term of one (1) year. Elections shall be by plurality votes. All Directors shall hold office until the election of new directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them.

ARTICLE IX - OFFICERS

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President: Sayed Moukhtara
7717 NW 20th Lane
Gainesville, FL 32605

Vice President: Zenzi Rogers
9440 Philips Highway, Suite 7
Jacksonville, Florida 32256

Secretary and Treasurer: Silvia Moukhtara Nemer
7717 NW 20th Lane
Gainesville, FL 32605

ARTICLE X - REGISTERED AGENT, MAILING ADDRESS AND STREET ADDRESS

The street and mailing address of the Corporation's initial registered office is 7717 NW 20th Lane, Gainesville, Florida 32605 and the name of the initial Registered Agent at such address is

Silvia Moukhtara Nemer.

ARTICLE XI - CORPORATE EXISTENCE

The Association shall have perpetual existence. If the Association is dissolved, the control or right of access to the property containing the surface water management system facilities and other dedicated property and related infrastructure shall be conveyed or dedicated to an appropriate governmental unit or public unit and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE XII - BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles.

ARTICLE XIII - AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

Amendment of these Articles requires the approval of at least two-thirds of the total membership votes. Notwithstanding the foregoing; (a) until the Turnover, the Declarant or its successor or assign shall be permitted to unilaterally amend these Articles; and (b) for so long as Declarant owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant joins in the execution of the amendment. Further, for so long as a Builder owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, such Builder, unless such Builder joins in the execution of the amendment.

Such amendments shall be subject to the prior approval required by any appropriate governmental agency. Notwithstanding anything to the contrary herein contained, amendments for correction of scrivener's errors may be made by the Board of Directors of the Association alone without the need of consent of any other person. Notwithstanding the foregoing, matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration. Additionally, the provisions which are governed by the By-laws of this Association may not be amended except as provided in the By-laws.

ARTICLE XIV - INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his capacity of Director or Officer of the Association, or in his capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable

expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or Officer of the Association, or by reason of his being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XV - TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

With the exception of Directors and Officers appointed by the Class B Members, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or Officers are directors or officers, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No

Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction, but must abstain from voting on the issue.

ARTICLE XVI - DISSOLUTION

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XVII – INCORPORATOR

The name and address of the Incorporator is:

Name: Sayed Moukhtara

Address: 7717 NW 20th Lane
Gainesville, FL 32605

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as Incorporator thereof this ___ day of _____, 2022.

_____
Sayed Moukhtara, Incorporator

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by Sayed Moukhtara who is personally known to me or who has produced a Florida driver's license as identification.

_____
Notary Public
Name:_____
Serial Number:
Commission Expires: _____

REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of TARA FOREST EAST HOMEOWNER'S ASSOCIATION, Inc. this ____ day of _____, 2022.

_____
Silvia Moukhtara Nemer

EXHIBIT “C”
BYLAWS

[See Next Page]

BYLAWS OF

TARA FOREST EAST HOMEOWNER'S ASSOCIATION, INC.

A corporation not-for-profit organized
under the laws of the State of Florida

1. Identity. These are the Bylaws of TARA FOREST EAST HOMEOWNER'S ASSOCIATION, INC., (the "Association"), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purpose of administering that residential Community known as TARA FOREST EAST located in the Alachua County, Florida (the "Property").

   1.1 Principal Office. The principal office of the Association shall be at 7717 NW 20th Lane, Gainesville, Florida 32605, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office.

   1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

   1.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida," the words "Corporation Not for Profit," and the year of incorporation.

2. Definitions. For convenience, these Bylaws shall be referred to as the "Bylaws" and the Articles of Incorporation of the Association as the "Articles." The other terms used in these Bylaws shall have the same definition and meaning as those set forth in that certain Declaration of Covenants, Conditions, and Restrictions of Tara Forest East (the "Declaration"), unless herein provided to the contrary, or unless the context otherwise requires.

3. Members. The members of the Association ("Members") shall be as specified in the Articles and Declaration.

   3.1 Annual Meeting. The annual Members' meeting shall be held on the date, at the place and at the time determined by the Board from time to time, provided that there shall be an annual meeting every calendar year. The annual meeting shall be no later than thirteen (13) months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors and to transact any other business authorized to be transacted by the Members, or as stated in the notice of the meeting sent to Members in advance thereof.

   3.2 Special Meeting. Special Members' meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board. A special meeting must be called by the President or Secretary upon receipt of a written request from a majority of the Members of the Association. The business conducted at a special meeting shall be limited to the

purposes stated in the notice of the meeting.

3.3 Notice of Meeting; Waiver of Notice. Notice of a meeting of Members stating the time and place and the purpose(s) for which the meeting is called shall be given by the President or Secretary. A copy of the notice shall be posted at a conspicuous place within the Property. The notice of the annual meeting shall be hand delivered, sent by mail, or sent by electronic mail to each Owner, unless the Owner waives in writing the right to receive notice of the annual meeting by signing a waiver of notice, in person or by proxy, either before or after the meeting. The delivery or mailing shall be to the address of the Member as it appears on the roster of Members described in Section 10 hereof. The posting and mailing of the notice shall be effected not less than fourteen (14) days, nor more than sixty (60) days, prior to the date of the meeting. Proof of posting or hand delivery may be given by affidavit, and proof of mailing of the notice may be given by retention of post office receipts, or by affidavit. Notice of an annual meeting need not include a description of the purpose or purposes for which the meeting is called. Notice of a special meeting must include a description of the purpose or purposes for which the meeting is called.

Notice of Member annual or special meetings may be waived before or after the meeting. The attendance of any Member (or person authorized to vote for such member) shall constitute such Member's waiver of notice of such meeting, except when his (or his authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

3.4 Quorum. A quorum at Members' meetings shall be attained by the presence, either in person or by proxy, of persons entitled to cast fifteen percent (15%) of the votes of Members, unless a higher number is specifically provided elsewhere in the Declaration, the Articles or these Bylaws. If voting rights of any Member are suspended pursuant to the provisions of the Declaration or these Bylaws, the vote(s) of such Member shall not be counted for the purpose of determining the presence of a quorum and the total number of authorized votes shall be reduced accordingly during the period of such suspension.

3.5 Voting.

(a) Classes of Voting Membership. The Association shall have two (2) classes of Members, each with voting rights as follows:

Class A. Class A Members shall be all Owners, including Declarant after the expiration of the Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot they own.

Class B. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each vote Class A Members are entitled to cast at any time. The Class B Membership shall cease upon the first to occur of the following, unless otherwise provided by applicable

law:

(i) three (3) months after ninety percent (90%) of the Lots in the Property that will ultimately be operated by the Association have been conveyed to Members other than Declarant or Builders; or

(ii) termination of the Class B Membership by resignation of all Declarant-appointed directors and delivery to the Secretary of the Association of a certificate in recordable form, signed by Declarant and stating that Declarant elects to terminate the Class B Membership. Upon termination of the Class B Membership, Declarant shall retain any voting rights it may have as a Class A Member. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns; or

(iii) as otherwise required by applicable law.

Notwithstanding the foregoing, Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

(b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes except where otherwise provided by law, the Declaration, the Articles or these Bylaws. As used in these Bylaws, the Articles or the Declaration, the terms "majority of the Members" and "majority of the Members" shall mean a majority of the votes of Members and not a majority of the Members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of Members and not of the Members themselves.

(c) Voting Owner. If a Lot is owned by one person, his right to vote shall be established by the roster of Members. If a Lot is owned by more than one person, the person entitled to cast the vote for the Lot shall be designated by a certificate signed by all of the record Owners of the Lot according to the roster of Owners and filed with the Secretary of the Association. Such person need not be a Lot Owner, nor one of the joint owners. Those

certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Lot concerned. A certificate designating the person entitled to cast the vote for a Lot may be revoked by any record owner of an undivided interest in the Lot. If a certificate designating the person entitled to cast the vote for a Lot is not on file or has been revoked, the vote of the Member(s) of such Lot shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed, except if the Lot is owned jointly by a husband and wife. If a Lot is owned jointly by a husband and wife, they may, without being required to do so, designate a voting Member in the manner provided above. Such designee need not be an Owner. In the event a husband and wife do not designate a voting member, the following provisions shall apply:

(i) If both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting, and their vote shall not be considered in determining whether a quorum is present on that subject at the meeting (and the total number of authorized votes in the Association shall be reduced accordingly for such subject only).

(ii) If only one is present at a meeting, the person present shall be counted for purposes of a quorum and may cast the Lot vote just as though he or she owned the Lot individually, and without establishing the concurrence of the absent person.

(iii) If both are present at a meeting and concur, either one may cast the vote.

(d) Corporation. If a Lot is owned by a corporation or other entity, the Chairman of the Board, President, Vice President, Secretary, or Treasurer of the Corporation holding such Membership in the Association, and any like officer of a foreign corporation whether for profit or not for profit, holding a Membership in the Association, shall be deemed by the Association to have the authority to vote on behalf of the Corporation and to execute proxies and written waivers and consents in relation thereto, unless before a vote is taken on a waiver of consent is acted upon it is made to appear by certified copy of the Bylaws or Resolution of the Board of Directors or executive committee of the Corporation that such authority does not exist or is vested in some other officer or person. In absence of such certification, the person executing any such proxies, waivers or consents or presenting himself at a meeting as one of such officers of a Corporation shall be for the purposes of this Section conclusively deemed to be duly elected, qualified and acting as such officer and be fully authorized. In the case of conflicting representation, the corporate

Member shall be deemed to be represented by its Senior Officer, in the order first stated in this subsection.

(e) Electronic Voting. Notwithstanding anything contained herein to the contrary, pursuant to and consistent with Section 720.317 of the Florida Statutes, electronic voting is permitted as to any matter that requires a vote of the Members.

3.6 Proxies. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawfully adjourned and reconvened meetings thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be dated, must state the date, time, and place of the meeting for which it was given, and signed by the person authorized to cast the vote for the Lot (as above described) and filed with the Secretary before the appointed time of the meeting, or before the time to which the meeting is adjourned. Holders of proxies need not be Owners. If the proxy form expressly so provided, any proxy holder may appoint, in writing, a substitute to act in his place.

3.7 Adjourned Meetings. Adjournment of an Annual or Special meeting to a different date, time, or place must be announced at the meeting before an adjournment is taken, or notice must be given of the new date, time, or place pursuant to the notice provision of the Bylaws. If a new record date for the adjourned meeting is or must be fixed, notice of the adjourned meeting must be given to persons who are entitled to vote and are Members as of the new record date but were not Members as of the previous record date. If any proposed meeting cannot be organized because a quorum has not been attained, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as provided by law, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.

3.8 Order of Business. If a quorum has been attained, the order of business at annual Members' meetings, and, if applicable, at other Members' meetings, shall be:

(a) Call to order by President;

(b) Appointment by the President of a chairman of the meeting (who need not be a Member or a Director);

(c) Proof of notice of the meeting or waiver of notice;

(d) Reading of minutes;

(e) Reports of officers;

(f) Reports of committees;

(g) Appointment of inspectors of election;

(h) Determination of number of Directors;

(i) Election of Directors;

(j) Unfinished business;

(k) New business;

(l) Adjournment.

Such order may be waived in whole or in part by direction of the chairman.

3.9 Minutes of Meeting. Minutes of all meetings of the Members of an Association must be maintained in written form or in another form that can be converted into written form within a reasonable time. The minutes of all meetings of Members shall be kept in a book available for inspection by Members or their authorized representatives or board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.

3.10 Delinquent Members. If any Assessment or portion thereof imposed against a Member remains unpaid for ninety (90) days following its due date, such Member's voting rights in the Association shall be automatically suspended until all past due Assessments and other sums then due are paid, whereupon the voting rights shall be automatically reinstated. Delinquent Members shall not be eligible to serve on the Board of Directors.

3.11 Action Without A Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action herein required to be taken at any annual or special meeting of Members, or any action which may be taken at any annual or special meeting of such Members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken shall be signed by the Members (or persons authorized to cast the vote of any such Member as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of such Members at which a quorum of such Members (or authorized persons) entitled to vote thereon were present and voted.

Written consent shall not be effective to take the Association action referred to in the consent unless the consent is signed by the Members having the requisite number of votes necessary to authorize the action within sixty (60) days of the date of the earliest dated consent and is delivered in the manner required by this Section.

Any written consent may be revoked prior to the date that the Association receives the required number of consents to authorize the proposed action. A revocation is not effective unless in writing and until received by the Association, or received by the Secretary or other officer or agent of the Association.

A consent signed under this Section has the effect of a meeting vote and may be described as such in any document. Whenever action is taken pursuant to this Section, the written consent of the Members consenting to such action or the written reports of inspectors appointed to tabulate such consents must be filed with the minutes of proceedings of the Members.

Within ten (10) days after obtaining such authorization by written consent, notice must be given to Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

3.12 Recording. Any Member may tape record or videotape meetings of the Membership. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the Membership.

4. Directors

4.1 Membership. The affairs of the Association shall be managed and governed by a Board of Directors (the "Board") of not less than three (3) prior to the Declarant's turnover of control of the Association to Members other than Declarant; of not less than three (3) after the Declarant's turnover of such control; and in no event more than **five (5)** "Directors", the exact number initially to be as set forth in the Articles, and thereafter, except as provided herein, to be determined from time to time upon majority vote of the membership.

4.2 Election of Directors. The election of Directors shall be conducted in accordance with Chapter 720.306, Florida Statutes, and the following manner:

(a) Election of Directors shall be held at the annual Members' meeting, or by online voting, except as provided herein to the contrary.

(b) Nominations for Directors shall be made in advance of the meeting and no nominations from the floor shall be accepted.

(c) The election shall be by written ballot (unless dispensed with by majority consent of the Owners represented at the meeting) and decided by a plurality of the votes cast for each candidate.

(d) All Members of the Association shall be eligible to serve on the Board of Directors unless otherwise provided by Florida law, and a Member may nominate himself as a candidate for the Board at a meeting where the election is to be held.

4.3 Vacancies and Removal.

(a) Except as to vacancies resulting from removal of Directors by Members, vacancies on the Board occurring between annual meetings of Members shall be filled by majority action of the remaining Director(s), provided that all vacancies in directorships to which Directors were appointed by the Declarant pursuant to the provisions of Section 4.17 hereof shall be filled by the Declarant without the necessity of any meeting.

(b) Any Director elected by the Members may be removed from office with or without cause by the vote or agreement by a majority of all votes of the Membership. The vacancy in the Board so created shall be filled by the Members at the same meeting or at a meeting of the Membership shortly thereafter. The conveyance of all Lots owned by a Director in the Community who owned one or more Lots at the time he was elected or appointed (other than appointees of the Declarant) shall constitute the resignation of such Director.

(c) Until a majority of the Directors are elected by the Members other than the Declarant, no Directors named by the Declarant shall be subject to removal by Members other than the Declarant. Directors appointed by the Declarant and Directors replacing them may be removed and replaced by the Declarant without the necessity of any meeting.

(d) If a vacancy on the Board of Directors results in there being no incumbent Directors, any Member may apply to the Circuit Court within whose jurisdiction the Property lies for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the Member shall mail to the Association and post in a conspicuous place in the Property a notice describing the intended action and giving the Association an opportunity to fill the vacancy(ies) in accordance with these Bylaws. If, during such time, the Association fails to fill the vacancy(ies), the Member may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board and shall serve until the Association fills the vacancy(ies) on the Board sufficient to constitute a quorum in accordance with these Bylaws.

4.4 Term. Except as provided herein to the contrary, the term of each Director's service shall extend until the second annual meeting of the Members and subsequently until his successor is duly elected and qualified as provided for in the Articles of Incorporation, or until he is removed in the manner elsewhere provided.

4.5 Organizational Meeting. The organizational meeting of newly-elected or appointed members of the Board shall be held within ten (10) days of their election or appointment at such place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed, and no further notice to or

by the Board of the organizational meeting shall be necessary.

(a) All meetings of the Board must be open to all Members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by attorney client privilege. Notices of all Board meetings must be posted in a conspicuous place in the Property at least 48 hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the Property, notice of each Board meeting must be mailed or delivered to each Member at least seven (7) days before the meeting, except in an emergency. An assessment may not be levied at a Board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments. Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of officers. This subsection also applies to the meetings of any committees or other similar body, including anybody vested with the powers to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a Member.

4.6 Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, electronic mail or telegraph, and shall be transmitted at least three (3) days prior to the meeting. Regular meetings of the Board shall be open to all Members and notice of such meetings shall be posted conspicuously in the Community at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized at any such meeting.

4.7 Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of two-thirds (2/3rds) of the Directors. Notice of the meeting shall be given personally, by mail, electronic mail, telephone or telegraph to each Director, which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than three (3) days prior to the meeting. Special meetings of the Board shall be open to all Members and notice of a special meeting shall be posted conspicuously in the Property at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized, at any such meeting.

4.8 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting, except when his attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business

because the meeting is not lawfully called.

4.9 Quorum. A quorum at Directors' meetings shall consist of a majority of the then incumbent Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board, except when approval by a greater number of Directors is specifically required by the Declaration, the Articles or these Bylaws.

4.10 Adjourned Meetings. If, at any proposed meeting of the Board, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

4.11 Presiding Officer. The presiding officer at the Directors' meetings shall be the President (who may, however, designate any other person to preside).

4.12 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:

(a) Proof of due notice of meeting;

(b) Reading and disposal of any unapproved minutes;

(c) Reports of officers and committees;

(d) Election of officers;

(e) Unfinished business;

(f) New business;

(g) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer.

4.13 Minutes of Meetings. Minutes of all meetings of the Board of Directors must be maintained in written form or in another form that can be converted into written form within a reasonable time. A vote or abstention from voting on each matter voted upon for each Director present at the Board meeting must be recorded in the minutes. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Members or their authorized representative or board member at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

4.14 Recording. Any Member may tape record or videotape meetings of the Board of Directors. The Board of Directors of the Association may adopt reasonable rules

governing the taping of meetings of the Board of Directors.

4.15 Committees. The Board of Directors by resolution adopted by a majority of the full Board of Directors, may designate from among its members an executive committee and one or more other committees each of which, to the extent provided in such resolution or in the Articles of Incorporation or the Bylaws, shall have and may exercise all of the authority of the Board of Directors, except that no such committee shall have the authority to:

(a) Approve or recommend to members actions or proposals required by this act to be approved by members;

(b) Fill vacancies on the Board of Directors or any committee thereof; or

(c) Adopt, amend, or repeal the Bylaws.

The provisions of the Bylaws governing meetings, notice and waiver of notice, quorum and voting requirements of the Board of Directors shall apply to all committees and their members as well.

Each committee must have two or more members who serve at the pleasure of the Board of Directors. The Board, by resolution adopted, may designate one or more director(s) as alternative members of any such committee who may act in the place instead of any absent member at any meeting of such committee.

Neither the designation of any such committee, and delegation thereto of authority, nor action by such committee pursuant to such authority shall alone constitute compliance by any member of the Board of Directors not a member of the committee in question with his responsibility to act in good faith, in a manner he reasonably believes to be in the best interest of the Association, and with such care as an ordinary prudent person in a like position would use under similar circumstances.

4.16 Architectural Review Committee. As provided in the Declaration, the Board of Directors shall create an Architectural Review Committee ("ARC"), composed of not less than three (3) nor more than five (5) persons appointed by the Board, or, in the Board's discretion, the Board from time to time may constitute itself as the ARC. To the extent not inconsistent with the Declaration, the provisions of Section 4.15 shall apply to the ARC.

4.17 Declarant Control of Board; Turnover. So long as there shall be a Class B Membership as set forth in the Declaration, vesting voting control of the Association in the Declarant, the Declarant shall have the right to appoint and replace all Directors and Officers.

Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five (5%) percent of the Lots in the Community. After

Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

The Declarant shall turn over control of the Association to Members other than the Declarant upon termination of the Class B Membership, as set forth in Section 3.5 above, by causing all of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Members other than the Declarant to elect Directors and assume control of the Association. Provided at least thirty (30) days' notice of Declarant's decision to cause its appointees to resign is given to Members, neither the Declarant, nor such appointees, shall be liable in any manner in connection with such resignations even if the Members other than the Declarant refuse or fail to assume control. Control of the Association shall be deemed "turned over" upon (i) termination of the Class B Membership and (ii) resignation of all Declarant appointed Directors. Upon such turnover the Declarant shall retain all voting rights incident to its ownership of Lots.

Within a reasonable time after control of the Association is turned over to Members other than the Declarant, (but not more than ninety (90) days after such event) the Declarant shall deliver to the Association all property of the Members and of the Association held by or controlled by the Declarant, including, but not limited to, the following items, if applicable:

(a) The original or a photocopy of the recorded Declaration, and all amendments thereto. If a photocopy is provided, the Declarant must certify by affidavit that it is a complete copy of the actual recorded Declaration;

(b) A certified copy of the Articles of Incorporation for the Association;

(c) A copy of the Bylaws of the Association;

(d) The Minute Books, including all minutes, and other books and records of the Association;

(e) Any rules and regulations which have been adopted;

(f) Resignations of resigning officers and Board members who were appointed by the Declarant;

(g) The financial records, including financial statements of the Association, and source documents since the incorporation of the Association to the date of turnover. The records may be reviewed, at the Association's expense, by an independent certified public accountant;

(h) Association funds or the control thereof;

(i) All tangible personal property that is the property of the Association, and an inventory of such property;

(j) Insurance policies;

(k) Copies of any Certificates of Completion which may have been issued for the Common Areas;

(l) Any other permits issued by governmental bodies applicable to the Common Areas in force or issued within one (1) year prior to the date the Members take control of the Association;

(m) All written warranties of contractors, subcontractors, suppliers and manufacturers, if any, that are still effective with respect to the Common Areas;

(n) A roster of Members and their addresses and telephone numbers, if known, as shown on the Association's records;

(o) Leases to which the Association is a party, if applicable;

(p) Employment contracts or service contracts in which the Association is one of the contracting parties, or service contracts in which the Association or Members have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service; and,

(q) All other contracts to which the Association is a party.

(r) All deeds to the Common Areas owned by the Association.

(s) A list of the names, addresses and telephone numbers of all contractors, subcontractors and others in the employ of the Association at the time the control of the Association is turned over to Members other than Declarant.

4.18 Official Records. The Association shall maintain each of the following items, when applicable, which constitute the Official Records of the Association:

(a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the Common Areas or other property that the Association is obligated to maintain, repair, or replace, if any;

(b) A copy of the Bylaws of the Association and of each Amendment to the Bylaws;

(c) A copy of the Articles of Incorporation of the Association and of each Amendment thereto;

(d) A copy of the Declaration of Covenants and a copy of each Amendment thereto;

(e) A copy of the current Rules of the Association;

(f) The minutes of all meetings of the Board of Directors and of the Members, which minutes must be retained for at least seven (7) years;

(g) A current roster of all Members and their mailing addresses and parcel identification;

(h) All of the Association's insurance policies or a copy thereof, which policies must be retained for at least seven (7) years;

(i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has an obligation or responsibility. Bids received by the Association for work to be performed must also be considered Official Records and must be kept for a period of one (1) year;

(j) The financial and accounting records of the Association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least seven (7) years. The financial and accounting records must include:

(i) Accurate, itemized, and detailed records of all records and expenditures.

(ii) A current account and a periodic statement of the account for each Member, designating the name and current address of each Member who is obligated to pay assessments, the due date and the amount of each assessment or other charge against the Member, the date and amount of each payment on the account, and the balance due.

(iii) All tax returns, financial statements, and financial reports of the Association.

(iv) Any other records that identify, measure, record, or communicate financial information.

4.19 Inspection and Copying of Records. The Official Records shall be maintained within the State in accordance with Chapter 720, Florida Statutes, and must be open to inspection and available for photocopying by Members or their authorized agents at reasonable times and places within ten (10) business days after receipt of a written request for access. This subsection may be complied with by having a copy of the Official Records available for inspection or copying in the Property or available online.

(a) The failure of the Association to provide access to the records within ten (10) business days after receipt of a written request creates a rebuttable presumption that the Association willfully failed to comply with this subsection.

(b) A Member who is denied access to the Official Records is entitled to the actual damages or minimum damages for the Association's willful failure to comply with this subsection. The minimum damages are to be $50.00 per calendar day up to ten (10) days, the calculation to begin on the eleventh (11th) business day after receipt of the written request.

(c) The Association may adopt reasonable written rules governing the frequency, time, location, notice, and manner of inspections, and may impose fees to cover the costs of providing copies of the Official Records, including, without limitation, the costs of copying so long as such costs are in accordance with the provisions of Chapter 720. The Association shall maintain an adequate number of copies of the recorded governing documents, to insure their availability to Members, and prospective members and may charge only its actual costs for reproducing and furnishing these documents to those persons who are entitled to receive them.

5. Powers and Duties. The Board shall have the powers and duties necessary for the management and administration of the affairs of the Association and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these Bylaws may not be delegated to the Board by the Members. Such powers and duties of the Board shall include, without limitation (except as limited elsewhere herein), the following:

(a) Operating and maintaining the Common Areas and other property owned by the Association.

(b) Determining the expenses required for the operation of the Association.

(c) Collecting the Assessments for Common Expenses of the Association from all Owners.

(d) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Areas and other property owned by the Association.

(e) Adopting and amending rules and regulations concerning the details of the operation and use of the Property and any Association Property, subject to a right of the Members to overrule the Board as provided in **Sectio 13** hereof.

(f) Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.

(g) Purchasing, leasing or otherwise acquiring Lots or other property in the name of the Association, or its designee.

(h) Purchasing Lots at foreclosure or other judicial sales, in the name of the Association, or its designee.

(i) Selling, leasing, mortgaging or otherwise dealing with Lots acquired by the Association.

(j) Settling or compromising claims of or against the Association in which all Members have a common interest.

(k) Obtaining and reviewing insurance for the Common Areas and other property owned by the Association.

(l) Making repairs, additions and improvements to, or alterations of, the Common Areas in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise.

(m) Enforcing obligations of the Members, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of the Property.

(n) Levying fines against appropriate Members for violations of the Declaration or rules and regulations established by the Association to govern the conduct of such Members.

(o) Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Areas or the acquisition of property, and granting mortgages on and/or security interests in Association owned property; provided, however, that the consent of the holders of at least two-thirds (2/3rds) of the votes of the Membership represented at a meeting of Members at which a quorum has been attained in accordance with the provisions of these Bylaws shall be required. If any sum borrowed by the Board on behalf of the Association pursuant to the authority contained in this subsection (o) is not repaid by the Association, any Member who pays to the creditor such portion thereof as his interest in the property owned by the Association bears, to the interest of all the Members in the property owned by the Association, shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Member's Lot. The Association shall take no action authorized in this subsection without the prior written consent of the Declarant as long as the Declarant owns any Lots.

(p) Contracting for the management and maintenance of the Common Areas

or other property owned by the Association and authorizing a management agent (who may be an affiliate of the Declarant) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Areas or other Association property with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(q) At its discretion, authorizing Members or other persons to use portions of the Common Areas or other property owned by the Association for private parties and gatherings and imposing reasonable charges for such private use.

(r) Exercising (i) all powers specifically set forth in the Declaration, the Articles, and these Bylaws, and (ii) all powers incidental thereto, and all other powers of a Florida corporation not for profit.

(s) Imposing a lawful fee in connection with the approval of the transfer, lease, or sale of Lots, not to exceed the maximum amount permitted by law in any one case.

(t) Contracting with and creating special taxing districts.

(u) Adopt and appoint executive committees.

Anything herein to the contrary notwithstanding, no general funds of the Association shall be utilized for bringing, supporting, investigating, or otherwise abetting any legal action, claim or extra-judicial action except for (i) imposition, enforcement and collection of assessments, including lien rights, (ii) collecting of debts owed to the Association, (iii) bringing any contest or appeal of tax assessments relating to any property owned by the Association, (iv) actions brought by the Association to enforce the provisions of the Declaration, and (v) counterclaims brought by the Association in proceedings instituted against it, unless such legal action, claim or extra-judicial action shall be specifically approved for such purposes by seventy-five percent (75%) of the vote of the Members of the Association.

6. Officers.

6.1 Executive Officers. The executive officers of the Association shall be a President, Vice-President, a Treasurer and a Secretary, all of whom shall be elected by the Board and who may be peremptorily removed at any meeting at which a quorum of Directors is attained by concurrence of a majority of all of the present Directors. The President and Vice- President shall be Directors. A person may hold more than one office, except that the President may not also be the Secretary.

No person shall sign an instrument or perform an act in the capacity of more than one office. The Board from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association. Officers need not be Members.

6.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an association.

6.3 Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice president of an association and as shall otherwise be prescribed by the Directors.

6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall attend to the giving of all notices to the Members and Directors and other notices required by law. He shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.

6.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer. All monies and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board.

6.6 Declarant Appointees. No officer appointed by the Declarant may be removed except as provided in **Sectio 4.17** hereof and by law.

7. Compensation. Neither Directors nor officers shall receive compensation for their services as such, but may be compensated for services performed outside the scope of their service as officers or Directors.

8. Resignations. Any Director or officer may resign his post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such later date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Lots owned by any Director or officer (other than appointees of the Declarant or other Directors or officers who are not Owners when elected or appointed) shall constitute a written resignation of

such Director or officer.

9. Fiscal Management. The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

9.1 Budget.

(a) Adoption By Board; Items. The Board shall from time to time, and at least annually, prepare a budget for the Common Expenses, determine the amount of Assessments payable by the Members to meet the expenses of the Association, and allocate and assess such expenses among the Members, in accordance with the provisions of the Declaration.

The budgets must reflect the estimated revenues and expenses for the year and the estimated surplus or deficit as of the end of the current year including all fees and charges for exterior maintenance, landscaping, upkeep and insurance, if applicable, of Common Areas and structures thereon. In addition to the annual operating expenses, and to the extent applicable, the budgets may include reserve accounts for capital expenditures and deferred maintenance. Reserves, however, may be waived in accordance with the Declaration and applicable Florida law. In the event of such waiver, the budget need not reflect or include reserve accounts for capital expenditures and deferred maintenance; provided, however the budget shall contain a disclosure stating reserves have been properly waived.

The adoption of the budgets for the Association by the Board shall comply with the requirements hereinafter set forth. A copy of the proposed budget shall be mailed to each Member not less than fourteen (14) days prior to the meeting of the Board at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting. The Board shall have the power to adopt the budget at the duly noticed meeting by a majority vote.

(b) Adoption by Membership. In the event that the Board shall be unable to adopt a budget in accordance with the requirements of Subsection 9.1(a) above, the Board may call a special meeting of Members for the purpose of considering and adopting such budget, which meeting shall be called and held in the manner provided for such special meetings in said subsection. Alternatively, the Board may propose a budget in writing to all Members of the Association or a specified sub-group of Members, where applicable. If either such budget is adopted by a majority of the votes of Members to which the budget applies, present at such meeting, or receiving such written budget, upon ratification by a majority of the Board, it shall become the budget for such year.

9.2 Depository. The depository of the Association shall be such bank(s) or savings and loan association(s) as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the Directors. All sums collected by the

Association from Assessments or contributions to working capital or otherwise may be commingled in a single fund or divided into more than one fund, as determined by the Board.

9.3 Acceleration of Assessment Installments upon Default. If a Member shall be in default in the payment of an installment upon an Assessment for more than thirty (30) days, the Board or its agent may accelerate the remaining installments of the Annual Assessment upon written notice to such Member, and the then unpaid balance of the Assessment shall be due upon the date stated in the notice, but not less than five (5) days after delivery of the notice or ten (10) days after mailing of the notice, whichever shall first occur.

9.4 Fidelity Bonds. Fidelity bonds may be required by the Board for all persons handling or responsible for Association funds in such amount as shall be determined by a majority of the Board, but no less than $10,000 for each such person so bonded, if any. The premiums on such bonds shall be paid by the Association as a Common Expense.

9.5 Accounting Records and Reports. The Association shall maintain accounting records in the State of Florida, according to accounting practices normally used by similar associations or the manager under any applicable management contract. The records shall be open to inspection by Members or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) an account for each Lot designating the name and current mailing address of the Member, the amount of each Assessment, the dates and amounts in which the Assessments come due, the amount paid upon the account and the dates so paid, and the balance due.

Within ninety (90) days following the end of the fiscal year, the Association shall prepare or contract with a third party to prepare and complete a financial report for the previous twelve (12) months. Within 21 days after the final financial report is completed by the association or received from the third party, but not later than 120 days after the end of the fiscal year, the Association shall provide each Member with a copy of the annual financial report or a written notice that a copy of the annual financial report is available upon request at no charge to the Member. The financial report shall be prepared in accordance with Chapter 720, Florida Statutes, and may consist of either financial statements presented in conformity with general accepted accounting principals or a financial report of actual receipts and expenditures, cash basis, which report must show the amounts of receipts by accounts and receipt classifications and may show the amounts of expenses by accounts and expense classifications, including, if applicable, but not limited to, the following:

(a) Cost for security;

(b) Professional and management fees and expenses;

(c) Taxes;

(d) Cost for Common Areas;

(e) Expenses for refuse collection and utility services;

(f) Expenses for lawn and landscape care;

(g) Cost for building maintenance, repair and replacement;

(h) Insurance costs;

(i) Administrative and salary expenses;

(j) General reserves, maintenance reserves and depreciation reserves; and

(k) Beginning and ending cash balances of the Association.

9.6 Application of Payment. All payments made by a Member shall be applied as provided in these Bylaws and in the Declaration or as determined by the Board.

9.7 Notice of Meetings. Notice of any meeting where Assessments against Members are to be considered for any reason shall specifically contain a statement that Assessments will be considered and the nature of any such assessments.

9.8 Declarant Exemption From Assessments for Lawsuits. The Declarant shall not be liable for the payment of any Assessments applicable to Lots it owns which relate in any way to the payment of legal or other fees to persons or entities engaged for the purpose of suing, or making, preparing or investigating possible claims against the Declarant.

10. Roster of Owners. The Association shall maintain current information regarding the title holders of all Owners. Such information shall be obtained by requiring each Member to file with the Association a copy of the deed or other document showing his ownership. The Association may rely upon the accuracy of any such information for all purposes until notified in writing of changes therein.

Only Members of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Members shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of such meeting.

11. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles or these Bylaws.

12. Amendments. Except as otherwise provided in the Declaration, these Bylaws may be amended in the following manner:

12.1 A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than 1/3 of the votes of Members of the Association. A majority of the Board shall thereupon adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a

meeting of the Members, which may be the annual or a special meeting.

12.2 Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member entitled to vote thereon within the time and in the manner provided in these Bylaws for the giving of notice of a meeting of the Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

12.3 At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of at least a majority of the Members present in person or by proxy at the meeting (at which a quorum is attained).

12.4 Any number of amendments may be submitted to the Members and voted upon by them at any one meeting.

12.5 If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Bylaws be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.

12.6 No amendment shall make any changes in the qualifications for membership nor in the voting rights of Members without approval by all of the Members and the joinder of all Institutional Mortgagees holding Institutional Mortgages upon the Lot(s). No amendment shall be made that is in conflict with the Declaration or the Articles. Prior to the closing of the sale of all Lots within the Community, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant shall join in the execution of the amendment, including, but not limited to, any right of the Declarant to appoint Directors pursuant to these Bylaws. Further, for so long as a Builder owns any portion of the Property, no amendment of these Bylaws shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, such Builder, unless such Builder joins in the execution of the amendment.

12.7 No amendment to these Bylaws shall be made which discriminates against any Member(s), or affects less than all of the Members within the Community, without the written approval of all of the Members so discriminated against or affected.

12.8 Upon the approval of an amendment to these Bylaws, the certificate of amendment shall be executed and a copy shall be recorded in the public records of the County.

12.9 Notwithstanding the foregoing, the Federal Housing Administration and the

Veterans Administration shall have the right to veto any amendments to these Bylaws as long as there is a Class B membership if such amendments require the review and approval of either agency in accordance with applicable regulations and if such agencies are providing financing to Homes in the Community.

13. Rules and Regulations. The Board may, from time to time, adopt, modify, amend or add to rules and regulations concerning the use and operation of the Community, except that subsequent to the date control of the Board is turned over by the Declarant to Members other than the Declarant, Members of a majority of the Lots represented at a meeting at which a quorum is present may overrule the Board with respect to the adoption or modification of any rules and regulations. Copies of such rules and regulations shall be furnished by the Board to each affected Member not less than thirty (30) days prior to the effective date thereof. At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Declarant.

14. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders. If any portion hereof shall be found by competent judicial authority to be unenforceable, then only that portion shall be deemed deleted and the remainder shall be given its nearest permissible meaning and effect.

15. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these Bylaws or the intent of any provision hereof.

16. Conflict. In the event there should be found any irreconcilable conflict among or between the Declaration, the Articles and/or these Bylaws and in the absence of any express language indicating which document controls the particular subject matter, then the provisions of the Declaration shall be paramount, the Articles next paramount and these Bylaws subordinate.

17. Indemnification of Officers and Directors. Subject to the further provisions of this Section, the Association shall indemnify and hold harmless all officers and Directors, (and members of a Committee or Tribunal, as provided in **Sectio 18.3** hereof) past or incumbent, from and against all costs, claims, damages, expenses and liabilities of any kind whatsoever, including attorneys' fees and costs at all tribunal levels, arising out of the performance of such person's duties hereunder. Such indemnification and hold harmless provision shall (i) exist regardless of whether the Association itself is named as a party defendant or alleged to have any liability, (ii) include the payment of any settlements upon approval by the Board, and (iii) include indemnification of the estate and heirs of the indemnified party. Such indemnification and hold harmless provision shall not be applicable (i) to the extent the claim or liability is covered by insurance, or (ii) in the event a court of competent jurisdiction finally determines, after all appeals have been exhausted or not timely pursued, that the indemnified party did not act in good faith within what he reasonably believed to be the scope of his duty and/or authority and for purposes which he reasonably believed to be in the best interests of the Association or its Members generally and such court further specifically determines that indemnification

should be denied. The provision of this Section may not be amended to terminate the effect hereof as to any persons who became officers or Directors while this Section was effective.

18. Suspension of Privileges; Fines. In the event of an alleged violation of the Declaration, the Articles, these Bylaws or the rules and regulations adopted hereunder, and after written notice of such alleged failure is given to the Member in the manner herein provided, the Board shall have the right, after the alleged violator has been given an opportunity for an appropriate hearing and upon an affirmative vote of the Board, to suspend or condition said Member's and his family's, guests' and tenants' right to the use of the Common Areas (except for the portions thereof which are necessary as a means of ingress and egress) and to fine such Member. Any such suspension shall be for a period of not more than thirty (30) days for any noncontinuing infraction, but in the case of a continuing infraction (including nonpayment of any Assessment after the same becomes delinquent) the suspension may be imposed for so long as the violation continues. No fine shall exceed the sum of $100.00 per violation. Repair or replacement costs shall not be deemed fines subject to the foregoing limitation. Any continuing violation shall be a separate violation for each day it continues. The failure of the Board to enforce the rules and regulations, these Bylaws, the Articles or the Declaration shall not constitute a waiver of the right to enforce the same thereafter. The remedies set forth above and otherwise provided by these Bylaws or by law shall be cumulative and none shall be exclusive. However, any individual must exhaust all available internal remedies of the Association prescribed by these Bylaws, or by any rules and regulations adopted by the Association, before that Member may resort to a court of law for relief from any provision of the Declaration, the Articles, these Bylaws or the rules and regulations. The rights of the Association to suspend voting rights, to impose interest charges, accelerate Assessment payments, or to otherwise enforce the payment of Assessments, as elsewhere provided in the Declaration and these Bylaws, shall not be subject to the provisions of this Section or require the notice and hearing provided for herein.

18.1 Written Complaint. A hearing to determine whether a right or privilege of a Member or any of his family or tenants ("Respondent") under the Declaration or these Bylaws should be suspended or conditioned or a fine imposed shall be initiated by the filing of a written Complaint by any Member or by any officer or Director with the President or Secretary of the Association. The Complaint shall constitute a written statement of charges which shall set forth in ordinary and concise language the acts or omissions with which the Respondent is charged, to the end that the Respondent will be able to prepare his defense. The Complaint shall specify the specific provisions of the Declaration, the Articles, these Bylaws or the rules and regulations which the Respondent is alleged to have violated, but shall not consist merely of charges phrased in the language of such provisions without supporting facts.

18.2 Discovery. After initiation of a proceeding in which the Respondent is entitled to a hearing, the Respondent and the individual filing the Complaint, upon written request made to the other party, prior to the hearing and within fifteen (15) days after service by the Board of Directors of the Complaint or within ten (10) days

after service of any amended or supplemental Complaint, is entitled to (1) obtain the names and addresses of witnesses to the extent known to the other party, and (2) inspect and make a copy of any statements, writings and investigative reports relevant to the subject matter of the hearing. Nothing in this Section, however, shall authorize the inspection or copying of any writing or thing which is privileged from disclosure by law or otherwise made confidential or protected as work product.

18.3 Tribunal. The Board shall appoint a Tribunal of at least three Members where applicable upon receipt of a written Complaint. No member of the Tribunal shall be a Director, Officers or employee of the Association, nor shall any member of the Tribunal be involved in any prior investigation of the matter on behalf of the Board nor related by blood or marriage to either the complaining party or the Respondent. In appointing the members of the Tribunal, the Board should make a good faith effort to avoid appointing any Members who are witnesses to the alleged violation giving rise to the Complaint or otherwise biased. The decision of the Board shall be final, except that the Respondent may challenge any member of the Tribunal for cause, where a fair and impartial hearing cannot be afforded, at any time prior to the taking of evidence of the hearing. In the event of such a challenge, the Board shall meet to determine the sufficiency of the challenge, without the President voting. If such challenge is sustained, the President shall appoint another Member to replace the challenged member of the Tribunal. All decisions of the Board in this regard shall be final. The Tribunal shall elect a Chairman. The Tribunal shall exercise all other powers relating to the conduct of the hearing. If the Tribunal, by majority vote does not approve a proposed fine or suspension, it may not be imposed.

18.4 Notice of Hearing. The Tribunal shall serve a notice of hearing, as provided herein, on all parties at least fourteen (14) days prior to the hearing.

18.5 Hearing.

(a) Whenever the Tribunal has commenced to hear the matter and a member of the Tribunal is forced to withdraw prior to a final determination by the Tribunal, the remaining members shall continue to hear and decide the case. Oral evidence shall be taken only on oath or affirmation administered by an officer of the Association. The use of affidavits and written interrogatories in lieu of oral testimony shall be encouraged by the Tribunal.

(b) Each party shall have the right to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues even though that matter was not covered in the direct examination; to impeach any witness regardless of which party first called him to testify; and to rebut the evidence against him. If the Respondent does not testify in his own behalf, he may be called and examined as if under cross-examination.

(c) The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in itself to support a finding, unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the extent that they are otherwise required by statute to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.

(d) Neither the accusing Member nor the allegedly defaulting Member must be in attendance at the hearing. The hearing shall be open to attendance by all Members where applicable. In rendering a decision, official notice may be taken at any time of any generally accepted matter within the Declaration, the Articles, these Bylaws, the rules and regulations or the workings of the Association.

18.6 Decision. The Tribunal will prepare written findings of fact and recommendations for consideration by the Board of Directors. The Tribunal shall make its determination only in accordance with the evidence presented to it and in accordance with these Bylaws. After all testimony and documentary evidence has been presented to the Tribunal, the Tribunal shall vote by secret written ballot upon the matter, with a majority of the entire Tribunal controlling. A copy of the findings and recommendations of the Tribunal shall be served by the President on each party in the matter and his attorney, if any. Disciplinary action and fines under the Declaration, these Bylaws or the rules and regulations shall be imposed only by the Board, and based upon the findings and recommendations of the Tribunal. The Board may adopt the recommendations of the Tribunal in their entirety, or the Board may reduce the proposed penalty and adopt the balance of the recommendations. In no event shall the Board impose more stringent disciplinary action than recommended by the Tribunal. The decision of the Board shall be in writing and shall be served and posted in the same manner as the findings and recommendations of the Tribunal. The decision of the Board shall become effective ten (10) days after it is served upon the Respondent, unless otherwise ordered in writing by the Board. The Board may order reconsideration at any time within fifteen (15) days following service of its decision on the parties on its own motion or upon petition by a party.

18.7 Suspension of Privileges for Failure to Pay Assessments. The Association may, without notice of a hearing, or an opportunity for a hearing, impose a suspension upon any Member because of the failure of the Member to pay assessments or other charges when due. However, in no event shall a suspension of common area use rights impair the right of an Owner or tenant of a Lot to have vehicular and/or pedestrian ingress to and egress from the Lot, including, but not limited to

the right to park.

The foregoing was adopted as the Bylaws of TARA FOREST EAST HOMEOWNERS' ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at its first meeting of the Board of Directors on the _____ day of _____, 2022.

Approved:

_____
President

_____
Attest: Secretary

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Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

TARA FOREST EAST – PHASE 2
CITY OF ALACHUA MUNICIPAL SYSTEM - CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact so the proposed development 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, for the overall Major Subdivisions Preliminary Plat.

A. Potable Water:

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element states that if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 3a was provided by the City's March 2024 Development Monitoring Report. Table 3a shows the City's current utilization rate is 78.98% and a residual capacity of 483,476 gallons per day, therefore the City has 6.02% capacity for proposed developments. The City has not established a level of service for commercial uses.

Potable Water Available Capacity

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,390,833
Reserved Capacity[2]	425,691
Residual Capacity	**483,476**
Percentage of Permitted Design Capacity Utilized	**78.98%**

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Potable Water Project Impact

Below is Table 1 that utilizes 275 gallons per day for residential potable water. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 55 residential units. The total gallons per day for residential development of potable water will be 15,125 gallons. 15,125 gallons is 0.01% of the permitted capacity of potable water, leaving 483,476 gallons of residual capacity remaining.

Table 1 - Potable Water	Residential Units	Gallons Per Day
Single Family Detached	55	15,125
Totals	55	15,125
Based off a LOS of 275 gallons per day		

Sources:
1. City of Alachua March 2024 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

B. Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 1.1.d of the CFNGAR Element states that if the City's sanitary sewer capacity reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4a below shows the City's current utilization rate is 74.43% and a residual capacity of 383,590 gallons per day, therefore the City has 10.57%% capacity for proposed developments. The City has not established a level of service for commercial uses.

Wastewater Available Capacity

Table 4a. Sanitary Se er Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	**397,160**
Residual Capacity	**383,590**
Percentage of Permitted Design Capacity Utilized	**74.43%**

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Wastewater Project Impact

Table 2 below utilizes 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 55 residential units in phase 2. The total gallons per day for residential development of residential wastewater will be 13,750 gallons. 13,750 gallons is 0.01% of the permitted capacity of residential wastewater, leaving 383,590 gallons of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	55	13,750
Totals	55	13,750
Based off a LOS of 250 gallons per day		

Sources:
4. City of Alachua March 2024 Development Monitoring Report
5. City of Alachua Comprehensive Plan CFNGAR
6. F.A.C. Ch. 64E-6

C. *Solid Waste*

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Solid Waste Available Capacity

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	**Lbs Per Day**	**Tons Per Year**
Existing Demand	43,376.00	7,916.12
Reserved Capacity	**48,570.93**	**8,164.19**
Ne River Solid Waste Facility Capacity	**50 years**	
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Solid Waste Project Impact

Table 3 utilizes a 0.73 tons level of service per day for residential solid waste. The proposed development will utilize 3,766.80 lbs per day for each residential unit, with a total of 55 residential units. 55 DU * 2.58 Persons/DU[2] * 0.73 tons/person/yr[3] = 55 * 2.58 *0.73 = 103.59 Tons/yr = 207,180.00 lbs/yr.

Table 3 – Solid Waste	Residential Units	Pounds Per Day	Pounds Per year
Single Family Detached	55	567.62	207,180.00
Totals	55	567.62	207,180.00
Based off a LOS of .73 tons per capita per day			

D. *Stormwater*

The project shall comply with all City of Alachua stormwater design criteria and regulations, the permitting requirements of the Suwannee River Water Management District (SRWMD), the requirements of the Florida Department of Environmental Protection, and the requirements of the Alachua County Environmental Protection Department. Stormwater management facilities will be designed for the 100-year critical duration storm event and will ensure that post-development runoff levels do not exceed pre-development runoff levels. A complete stormwater management design report will be provided for each development phase.

E. *Recreation*

Table 4 - Recreation	
SYSTEM CATEGORY	**Acreage**
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	54.22
Reserved Capacity	12.17
Proposed Demand	**Error! Reference source not found.**
Available Recreation Acreage1	68.38

Usage Calculations by proposed uses within the development

55 DU * 2.58 Persons/DU[2] * 5 acres/1,000 Person[3] = 0.71 Acres

Result: Adequate recreation space exists for the proposed project.

F. *Transportation*

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing). Table 2a below shows the city's current utilization rate for the affected roadway segments.

Table 2a. Traffic Impacts							
Road ay Segment (FDOT Segment , CoA Comp Plan)	**Segment Description**	**AADT/Peak Hour**	**Comp Plan MSV**	**E isting Traffic**	**Reserved Trips**	**Available Capacity**	**Percentage of Capacity Utilized**
State Roads	Min LOS Std: D						
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	4,027	12,392	68.23
		Peak Hour	3,510	2,145	357	1,008	71.28
CR 241 (N/A, 12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44
		Peak Hour	1,359	150	0	1,209	11.03

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Trip Generation

AADT
Average Annual Daily Traffic Generator Average Rate = 9.44 per dwelling unit.
50% entering and 50% exiting.
55 units * 9.44 = 517 = ***517 AADT Trips Per Day.***
CoA Segment 5: *12,392 trips – 517 trips =* ***11,875 trips available capacity remaining***
CoA Segment 12: *13,542 trips – 517 trips =* ***13,025 trips available capacity remaining***

AM Peak Hour
AM Peak Hour Generator Average Rate = 0.76 per dwelling unit.
26% entering and 74% exiting.
55 units * .76 = 41.8 = ***42 AM Peak Hour Trips Per Day.***
CoA Segment 5: *1,008 trips per day – 42 trips per day =* ***966 trips per day available capacity remaining***
CoA Segment 12: *1,209 trips per day – 42 trips per day =* ***1,167 trips per day available capacity remaining***

PM Peak Hour
PM Peak Hour Generator Average Rate = 1.00 per dwelling unit.
64% entering and 36% exiting.
55 units * 1.00 = 55.00 = ***55 PM Peak Hour Trips Per Day***
CoA Segment 5: *1,008 trips per day – 55 trips per day* ***= 953 trips per day available capacity remaining***
CoA Segment 12: *1,209 trips per day – 55 trips per day =* ***1154 trips per day available capacity remaining***

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TARA FOREST EAST- PHASE 2
ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. FUTURE LAND USE ELEMENT:

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Response: **The proposed density of the subject parcel will not exceed 4 units per acre. Under the Moderate Density designation, the allowed maximum density is for 19.32 acres is 77.28 units. The subject property is proposed to be part of an overall Community Development District (CDD) known as Tara Forest, which consists of a total of 540 units on 393.95 acres. The proposed density is 2.85 units per acre for 55 single-family units. The proposed density is well below the maximum allowed density of 4 dwelling units per acre. Therefore, the proposed plat is it is consistent with Future Land Use Element Policy 1.2.a.**

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Response: **All Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations section 6.2.1 - Tree Protection Landscaping Standards.**

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

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Response: **Tree protection will follow and comply with the City of Alachua Land Development Regulations, Section 6.2.1 - Tree protection landscaping standards.**

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.*

Response: **The proposed development plan will conform to the Cities of Alachua Land Development Regulations, Section 6.7 Open Space Standards.**

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Response: **The proposed development will conform to the City's Open Space Standards of the City of Alachua Land Development Regulations, Section 6.7.4.**

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.

Response: **There are no wetlands or flood zones on the property.**

Policy 5.1.d: *Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.*

Response: **There are no active or inactive wetlands on the property.**

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.*

Response: **The proposed development does not have a significant impact on the level of service for roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, the development meets the level of service required for FLUE Policy 5.2.a.**

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

Response: Utility easements will be granted in accordance with Future Land Use Element Policy 7.1.a.

Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.

Response: The site is not an environmentally sensitive area and is not located near the San Felasco Conservation Corridor.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Response: The proposed development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.

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II. Transportation Element:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Response: There are no new collectors or arterial roadways planned as part of this amendment. The entrance to the property will be provided off NW 140 Street. Therefore, it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

1. Through the extension of a public street from one project to another;
2. Through the extension of a sidewalk from one project to another;
3.Through the extension of a multi-purpose trail from one project to another.

Response: The proposed development will comply with this requirement.

III. Community Facilities and Natural Groundwater Recharge Element:

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Response: The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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:

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A gravity water system exists within 100 ft. of the property line of any residential subdivision lot or single-family residence and wastewater 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.

A gravity wastewater system exists with 500 ft. of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system 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.

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.

Response: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Response: Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.

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:

1. A water main exists within 100 ft. of any residential subdivision lot or single-family residence water service can be accessed through public utility easements

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or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. A water main exists within 500 ft. of any residential subdivision consisting of 5 units or less 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.

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.

Response: The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

Response: The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Response: The proposed development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.

Policy 5.2.b: The City shall require demonstration from engineering results that post development recharge volumes will equal predevelopment recharge volumes to the Florida aquifer.

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Response: **The stormwater management design calculations for the proposed development will document the stormwater system design for pre-development flow vs. post-development flow.**

Policy 5.2.c: *Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:*
1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Response: **The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c**

IV. Conservation and Open Space Element:

Policy 1.2.j: *The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.*

Response: **Future development of the property will address open space locations and contiguity per Policy 1.2.j.**

Policy 1.2.l: *The City shall protect regulated, heritage, and champion trees. The city may continue to participate in the Florida Champion Tree Program. Additionally, the city will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.*

Response: **Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.**

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Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Response: ***An environmental assessment of the property including an inventory of listed species has been performed and is included as an Attachment 15.***

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	*Required Buffer (feet)*
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Wetlands greater than 0.5 acre that do not support the animal species described above.	*75' average* *50' minimum*
Areas where the animal species described above have been documented within 300 feet of a wetland.	*100' average* *75' minimum*

Response: **There are no wetlands on the current property, however if wetlands are found the proposed development will adhere to Policy 1.10.g.**

OBJECTIVE 1.12: Water Resources - The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Florida Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Response: Wetlands do not exist on the current property; however, this property is planned to be a part of a bigger Community Development District known as Tara Forest. The property will be protected per Community Facilities and Natural Groundwater Recharge Element Objective 1.12.

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Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body and created as established in the following table.

Resource Addressed	***Required Buffer (feet)***
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Surface waters greater than 0.5 acre that do not support the animal species described above.	*75' average* *50' minimum*
Areas where the animal species described above have been documented within 300 feet of a surface water	*100' average* *75' minimum*

Response: The subject property does not contain surface waters.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 05/07/2024

NAME & DESCRIPTION OF PROJECT Tara Forest East

55 single family homes.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03067-005-000

Acreage 19.32

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 55

☐ Multi Family — Number of Units

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☑ Final ☑ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	55	**units X 0.12 Elementary School Multiplier**	6.6	**Student Stations**
MIDDLE	55	**units X 0.06 Middle School Multiplier**	3.3	**Student Stations**
HIGH	55	**units X 0.09 High School Multiplier**	4.95	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	0	**units X 0.06 Elementary School Multiplier**	0	**Student Stations**
MIDDLE	0	**units X 0.03 Middle School Multiplier**	0	**Student Stations**
HIGH	0	**units X 0.03 High School Multiplier**	0	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Kyle Willems, PE
Mailing Address: 3530 NW 43rd St
Gainesville, FL 32606
Phone: 352-375-8999
Email: kyle.willems@jbpro.com

PROPERTY OWNER

Name: Tara Forest, LLC
Mailing Address 7717 NW 20th Lane
Gainesville, FL 32605
Phone: 352-278-5317
Email sayed@moukhtara.com

CERTIFICATION

PROJECT NAME : Tara Forest East - Phase 2 **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

Middle SCSA Capacity Required

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

High SCSA

☐ Capacity Available Available Capacity

☐ Capacity Available in 5 yrs* Available Capacity

☐ Capacity Available in Adjacent SCSA Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
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

President
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1000 Turkey Creek
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County Manager
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Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
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EMMA MICHAEL R & RAYSA
17208 NW CR 241
Gainesville, FL 32615

IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
Tampa, FL 33647

LEWIS LANCE A & ELIZABETH A
16913 NW COUNTY RD 241
Alachua, FL 32615

MCKNIGHT & MCKNIGHT M/C
14201 NW 174TH AVE
Alachua, FL 32615

ORTIZ & PETERSON-ORTIZ H/W
17304 NW 140TH ST
Alachua, FL 32616

TARA BAYWOOD LLC
7717 NW 20TH LN
Gainesville, FL 32605

JONES HENRY HEIRS
PO BOX 956
Alachua, FL 32616

INTEGRITY HOMES AND LENDING LLC
10927 SW 24TH AVE
Gainesville, FL 32607

GAMAGE RICHARD F & CHERYL L
14495 NW 174TH AVE
Alachua, FL 32615

SMITH MARY LOUISE
14314 NW 167TH PL
Alachua, FL 32615

LUNDY GWENDOLYN
319 NE 16TH ST
Gainesville, FL 32641

MALPHURS CHRISTOPHER ROBERT & KIMBERLY BRIANNA
14259 NW 147TH AVE
Alachua, FL 32615

KNISELEY GREGORY P & JOAN E
14581 NW 174TH AVE
Alachua, FL 32615

INNIS VERONIKA LIFE ESTATE
14596 NW 174TH AVE
Alachua, FL 32615

MURTHA GARY J & MARY E
14528 NW 174TH AVE
Alachua, FL 32615

SMITH DAVE EUGENE & PAMELA PEARSON
15314 NW 89TH ST
Alachua, FL 32615

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Alachua, FL 32616

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Alachua, FL 32615

BARNARD MICHAEL & CARRIE
16675 NW 193RD TER
High Springs, FL 32643

IMAGE PROPERTY SOLUTIONS LLC
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Tampa, FL 33647

MARK MARY
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Alachua, FL 32616

KARAPHILLIS JOHN M & CYNTHIA A
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ESCOFFERY-LAWRENCE & LAWRENCE W/H
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Alachua, FL 32615

DURANTE & KOJO
14907 NW 174TH AVE
Alachua, FL 32615

COYLE & COYLE
14319 NW 167TH PL
Alachua, FL 32615

EIB REUBEN J & DEBORAH S
17325 NW COUNTY RD 241
Alachua, FL 32615

HAGAN MILDRED LIFE ESTATE
16906 NW 140TH ST
Alachua, FL 32615

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3179355 3 PG(S)
3/18/2019 11:55 AM
BOOK 4670 PAGE 200
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 879727
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $10,283.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive Suite C
Alachua, FL 32615
(386) 418-8183
File No 2018-205
Parcel Identification No 03067-000-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the **18th** day of March, 2019 between **Wallace R. Cain and Mary H. Cain, husband and wife,** whose post office address is **P.O. Box 100, Alachua, FL 32616,** of the County of Alachua, State of Florida, Grantors, to **Tara Forest, LLC, a Florida Limited Liability Company**, whose post office address is **7717 NW 20th Ln, Gainesville, FL 32605,** of the County of Alachua, State of Florida, Grantee:

Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

Property 1:
PARCEL 1 (For Informational Purposes Only Parcel 1 is currently tax parcel 03067-000-000):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°04'23"W., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10, A DISTANCE OF 2703.44 FEET TO A CONCRETE MONUMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.00°04'23"W., ALONG SAID WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 353.78 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED 2360.55 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10, SAID CONCRETE MONUMENT BEING DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RETURN TO THE TRUE POINT OF BEGINNING AND RUN N.88°15'52"E., A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN S.00°04'13"W., ALONG SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 407.10 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT LOCATED 2113.49 FEET NORTH OF THE NORTHWEST CORNER OF LOT 10 OF HITCHCOCK'S ADDITION TO THE CITY OF ALACHUA AS PER PLAT THEREOF RECORDED IN PLAT BOOK "F", PAGE 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89°25'53"W., A DISTANCE OF 1325.52 FEET TO THE AFOREMENTIONED POINT "A" AND TO CLOSE.

Property 2:
PARCEL 2 (For Informational Purposes Only Parcel 2 is currently tax parcel 03067-005-000):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN NORTH 88°15'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1324.84 FEET TO A STEEL ROD AND CAP (LB (12903) AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°04'49" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 677.41 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 88°18'13" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1273.16 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT OF WAY); THENCE RUN SOUTH 00°11'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 678.06 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE

NORTHEAST 1/4; THENCE RUN SOUTH 88°19'11 WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1271.89 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 00°02'40" EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 669.07 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'13" WEST, ALONG THE WEST LINE OF SAID ALACHUA REALTY COMPANY ADDITION, A DISTANCE OF 679.26 FEET TO A CONCRETE MONUMENT (LS#3456); THENCE RUN SOUTH 88°15'52" WEST, A DISTANCE OF 1326.11 FEET TO A CONCRETE MONUMENT (LS#3456) ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 10; THENCE RUN NORTH 00°04'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2703.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (03067-005-001):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN NORTH 88° 15'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 629.85 FEET; THENCE RUN SOUTH 01°44'08" EAST, A DISTANCE OF 1269.47 FEET TO A STEEL ROD AND CAP (LB #2903) AND THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 86°55'51" EAST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN SOUTH 03°04'09" WEST, A DISTANCE OF 316.23 FEET TO A STEEL ROD AND CAP (LB # 2903); THENCE RUN NORTH 86°55'51" WEST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN NORTH 03°04'09" EAST, A DISTANCE OF 316.23 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, AND EGRESS OVER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED TRUE POINT OF BEGINNING AND RUN SOUTH 86°55'51" EAST, ALONG THE NORTH LINE OF THE BEFORE DESCRIBED TRACT OF LAND, A DISTANCE OF 175.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID NORTH LINE); THENCE RUN NORTH 59°26'48" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 556.89 FEET TO THE WEST LINE OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10; THENCE RUN NORTH 88°18'42" EAST, A DISTANCE OF 1272.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT-OF-WAY) AND THE TERMINUS OF SAID CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID RIGHT-OF WAY LINE).

Property 3:
PARCEL 3 (For Informational Purposes Only Parcel 3 is currently tax parcel 03067-005-001):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN NORTH 88° 15'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 629.85 FEET; THENCE RUN SOUTH 01°44'08" EAST, A DISTANCE OF 1269.47 FEET TO A STEEL ROD AND CAP (LB #2903) AND THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 86°55'51" EAST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN SOUTH 03°04'09" WEST, A DISTANCE OF 316.23 FEET TO A STEEL ROD AND CAP (LB # 2903); THENCE RUN NORTH 86°55'51" WEST, A DISTANCE OF 275.50 FEET TO A STEEL ROD AND CAP (LB #2903); THENCE RUN NORTH 03°04'09" EAST, A DISTANCE OF 316.23 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, AND EGRESS OVER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED TRUE POINT OF BEGINNING AND RUN SOUTH 86°55'51" EAST, ALONG THE NORTH LINE OF THE BEFORE DESCRIBED TRACT OF LAND, A DISTANCE OF 175.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID NORTH LINE); THENCE RUN NORTH 59°26'48" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 556.89 FEET TO THE WEST LINE OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE AFOREMENTIONED SECTION 10; THENCE RUN NORTH 88°18'42" EAST, A DISTANCE OF 1272.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 241 (100 FOOT RIGHT-OF-WAY) AND THE TERMINUS OF SAID CENTERLINE (EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID RIGHT-OF WAY LINE).

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and

limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

WITNESS

Wallace R. Cain

WITNESS

WITNESS

Mary H. Cain

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of March, 2019, by Wallace R. Cain and Mary H. Cain.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known:_____ OR Produced Identification: ✓
Type of Identification Produced: DL's.

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 12777
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03067 005 000	UNASSIGNED LOCATION RE	1700

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES LEVIED
COUNTY GENERAL	7.6414	39,926	0	39,926	305.09
LIBRARY GENERAL	1.0339	39,926	0	39,926	41.28
SCHOOL CAP PROJECT	1.5000	39,926	0	39,926	59.89
SCHOOL DISCRNRY & CN	0.7480	39,926	0	39,926	29.86
SCHOOL GENERAL	3.1840	39,926	0	39,926	127.12
SCHOOL VOTED	1.0000	39,926	0	39,926	39.93
CHILDREN'S TRUST	0.4612	39,926	0	39,926	18.41
SUWANNEE RIVER WATER MGT DIST	0.3113	39,926	0	39,926	12.43
CITY OF ALACHUA	5.9500	39,926	0	39,926	237.56
TOTAL MILLAGE	21.8298			AD VALOREM TA ES	$871.57

John Power TAX COLLECTOR Serving Alachua County

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

W1/2 OF NE1/4 SEC & S1/2 OF NE1/4 OF NE1/4 (LESS COM NW COR OF NE1/4 E 629.85 FT
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 25.2700	25.27
NON-AD VALOREM ASSESSMENTS			$25.27

PAY ONLY ONE AMOUNT.

COMBINED TA ES AND ASSESSMENTS	$896.84

IF PAID BY	Mar 31, 2024				
PLEASE PAY	$0.00				

2023 PAID REAL ESTATE 12777
NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03067 005 000	UNASSIGNED LOCATION RE

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Mar 31, 2024	$0.00
☐		
☐		
☐		
☐		

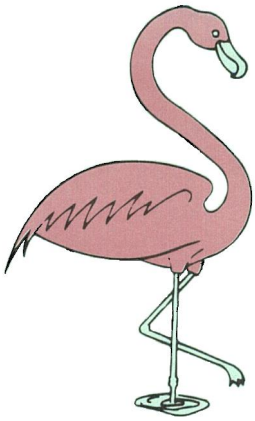
WANT TO RECEIVE YOUR BILL ELECTRONICALLY NE T YEAR VISIT .AlachuaCollector.com AND SIGN UP FOR E-BILLS

Receipt # 23-0123111 $896.84 Paid 03/07/2024

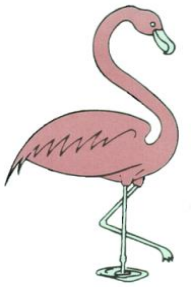
TARA FOREST EAST SUBDIVISION
TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

December 2019



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

December 13, 2019

Mr. Christopher A. Gmuer, P.E.
Gmuer Engineering
2603 NW 13th Street
Gainesville, Florida 32609

Re: **Updated Tara Forest East Traffic Study**

Dear Mr. Gmuer:

Attached is the updated traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 12/13/19. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

The proposed Tara Forest East residential development will contain 340 single family homes and 211 townhomes and will be located on the west side of CR 241 approximately ¾ of a mile north of SR 235 in northern Alachua County, Florida. The development will have access to both CR 241 and NW 147th Drive. CR 241 in the vicinity of the site is a two-lane undivided rural major collector with a posted speed limit of 55 mph. NW 147th Drive is a two-lane undivided local road with a posted speed limit of 20 mph. It intersects US 441 approximately ½ mile to the south at an existing signalized intersection.

Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be complete by the end of 2028 with 100 units completed by the end of 2020; 200 units completed by the end of 2022; and 280 units completed by the end of 2024. The full build out year of 2028 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Manual turning movement counts (see Appendix B) were conducted by Buckholz Traffic personnel in 2018 at the intersection of CR 241 with NW 172nd Avenue and NW 174th Avenue. The counts were conducted during weekday peak periods (6:30-8:30 AM and 3:45-5:45 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 2 provides a visual summary of existing weekday peak hour traffic counts at these two intersections. Figure 3 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 3 are the directional percentages for the residential traffic currently using CR 241; a good indicator of the expected trip distribution for site traffic using the CR 241 driveway.

In addition, manual turning movement counts were conducted by Buckholz Traffic personnel in 2019 at the US 441/NW 147th Drive intersection and at the US 441/CR 235 (NW 140th Street) intersection. The counts were conducted during weekday peak periods. The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 4 provides a visual summary of existing weekday peak hour traffic counts at these intersections. Figure 5 provides a similar visual summary for weekday peak period traffic flows at the US 441/NW 147th Drive intersection. Also shown in Figure 5 are directional percentages derived from the traffic counts. These percentages are a good indicator of the expected trip distribution for site traffic using NW 147th Drive.

Appendix C provides daily traffic volumes from the FDOT annual traffic counting program for CR 241 and US 441. The current Average Daily Traffic (ADT) on the portion of CR 241 in the vicinity of the site is about 3000 vehicles per day and the current ADT on US 441 near NW 147th Drive is 24,000 vehicles per day.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing) and 220 (Multi-Family Low Rise). Tables 1 and 2 contain the daily, AM peak hour, and PM peak hour trip generation calculations for the development. During an average weekday the development is expected to generate 4760 trips (2380 entering and 2380 exiting) with 343 trips (83 entering and 260 exiting) occurring during the AM peak hour and 444 trips (279 entering and 165 exiting) occurring during the PM peak hour. All of these trips will be new trips.

SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Peak hour site trips were directionally distributed based on percentages derived from Figures 3 and 5. The resulting weekday peak hour traffic assignments for the development are provided in Figure 6. The values contained in this figure were obtained by multiplying the trip generation results by the trip distribution percentages. Based on the arrangement of dwelling units within the site, it is estimated that 60% of site trips will use NW 147th Drive and 40% will use the CR 241 entrance.

2028 BUILD TRAFFIC VOLUMES

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the CR 241/NW 172nd Avenue intersection and the CR 241/NW 174th Avenue intersection are graphically depicted in Figures 7 and 8. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth factor obtained from nearby FDOT traffic counts on CR 241 (see Appendix C). The FDOT counts suggest that, since 2014, traffic volumes have actually been trending downward along CR 241. Consequently, a 0% annual growth rate was used in the analysis. The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2028 background traffic volumes.

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the US 441/NW 147th Drive intersection and the US 441/CR 235 intersection are graphically depicted in Figures 9 through 12. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor and then by a corresponding annual growth rate (5.0%) obtained from nearby FDOT traffic counts on US 441 (see Appendix C). The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2028 background traffic volumes.

TURN LANE ANALYSIS

A formal analysis was conducted to determine if an exclusive right turn lane is warranted on CR 241 at the Site Drive. The methodology contained in NCHRP Report #279 was used to conduct the right turn lane analysis. As indicated in Figure 13, right turn volumes into the Site Drive will not be high enough during weekday peak hours to warrant an exclusive right turn lane on CR 241 under 2028 Build conditions. The right turn lane warrants contained in NCHRP Report #420 support this conclusion.

Using the 2028 Build traffic volumes, a formal analysis was also made to determine if an exclusive left turn lane is warranted on CR 241 at the Site Drive. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results indicate that traffic volumes on CR 241 will not be high enough during the weekday PM peak hour to warrant a left turn lane at the site drive. The supporting analysis is provided in Figure 14.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

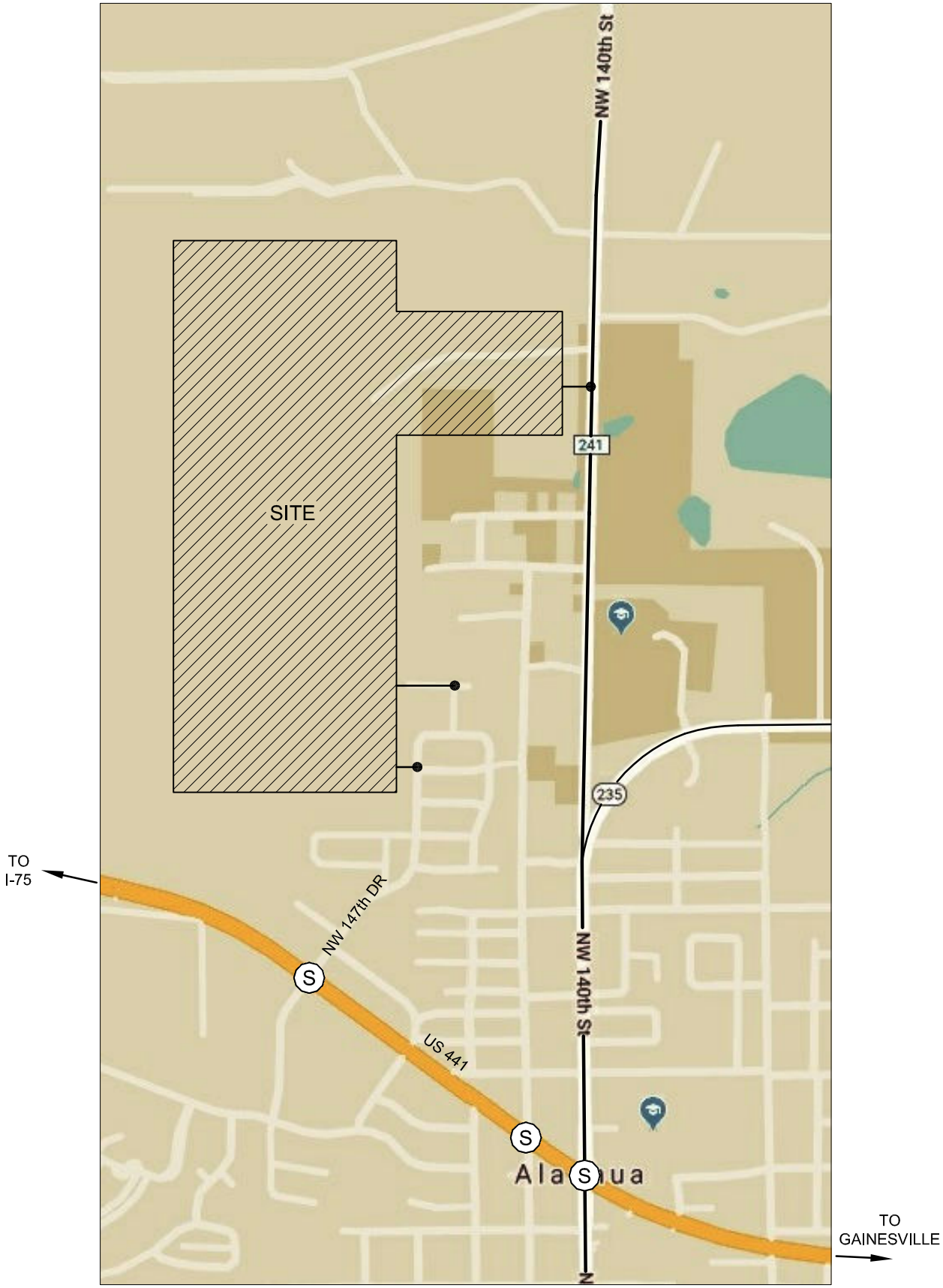
The unsignalized CR 241/Site Drive intersection, the unsiganlized CR 241/NW 172nd Avenue intersection, and the unsignalized CR 241/NW 174th Avenue intersection were analyzed using the two-way stop control methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Tables 3 and 4 contain the capacity analysis results with the supporting calculations provided in Appendix D. Under 2028 Build conditions all minor movements and each of these intersections are expected to operate at level of service B or better with minimal queuing and a volume-to-capacity ratio of well less than one.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

The signalized US 441/NW 147th Drive intersection and the US 441/CR 235 intersection were analyzed using the operational methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Current signal timings were used for the existing (2019) analysis and consultant timings were used for the 2028 BUILD analysis. All timings are provided in Appendix E. Tables 5 and 6 contain the capacity analysis results with the supporting calculations provided in Appendix F. Under 2028 Build conditions with optimized splits, the US 441/NW 147th Drive intersection is expected to operate at LOS C during the weekday AM peak hour and LOS E during the weekday PM peak hour.

The US 441/CR 235 intersection is expected to operate at LOS F during both weekday peak hours with extensive queuing and delay. However, only 9% of expected entering peak hour traffic at this intersection in 2028 is attributable to the new development.

BUCKHOLZ TRAFFIC



(S) = TRAFFIC SIGNAL

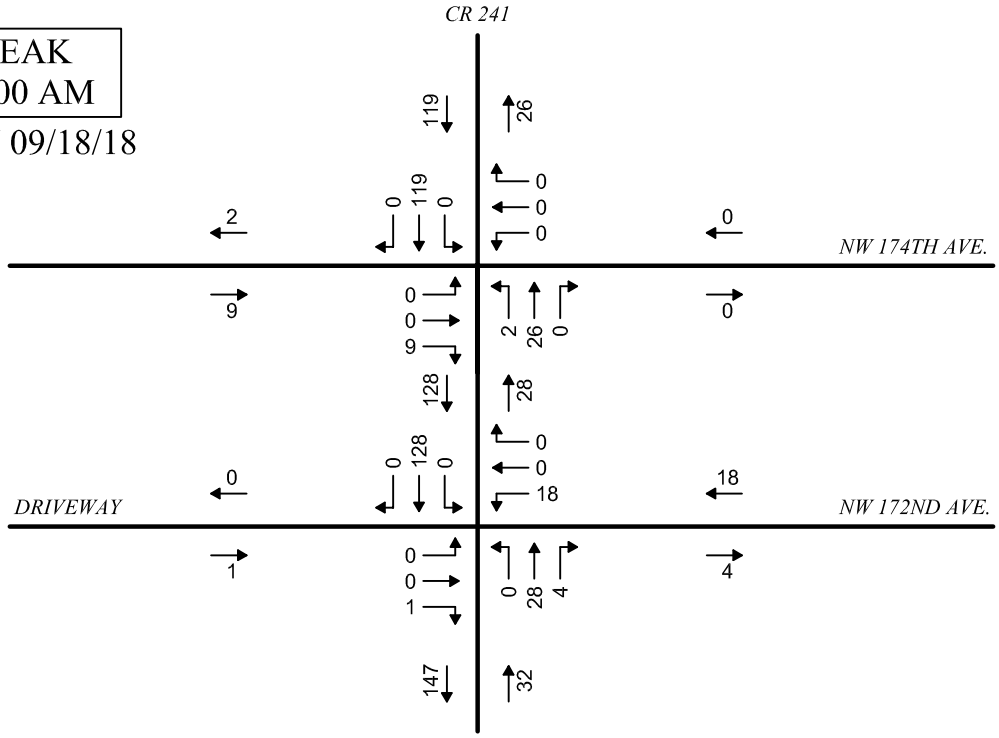
FIGURE 1

SITE LOCATION

Buckholz Traffic

M:\18-1534\CAD\FIG 01.dwg Date: 09-09-19 T:17:22 By:AVDelacruz

AM PEAK
7:00-8:00 AM
TUESDAY 09/18/18



PM PEAK
4:45-5:45 PM
MONDAY 09/17/18

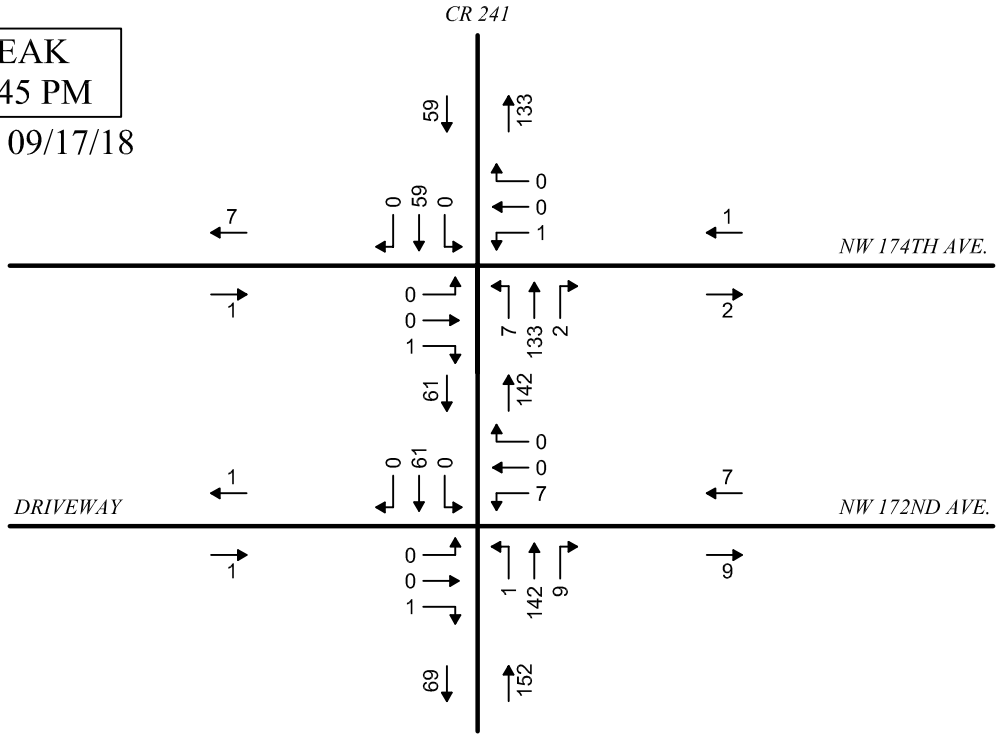


FIGURE 2

CR 241 TRAFFIC COUNTS

WEEKDAY PEAK HOURS

Buckholz Traffic

M:\18-1534\CAD\FIG 02.dwg Date:08-26-19 T:18:48 By:AVDelacruz

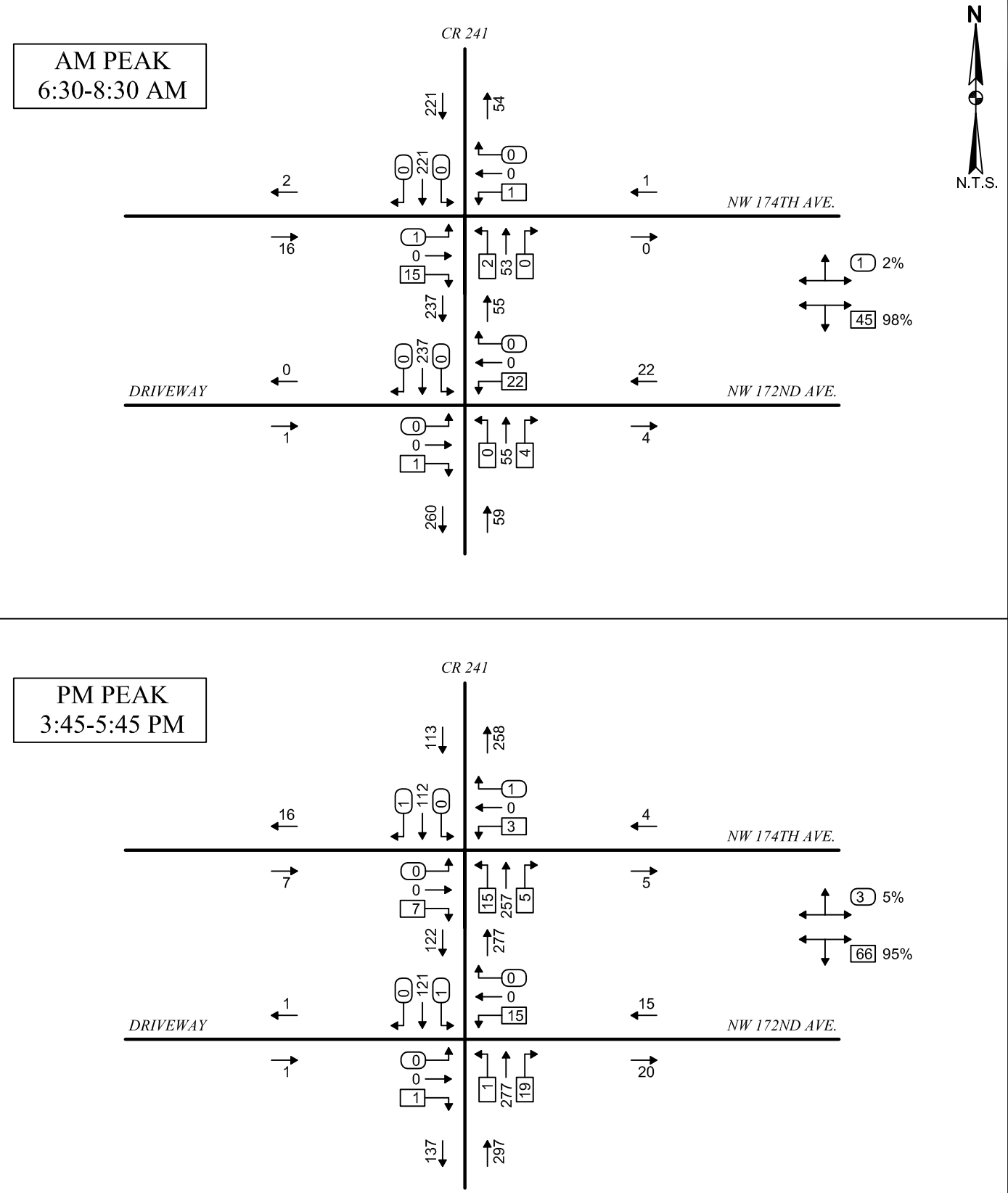


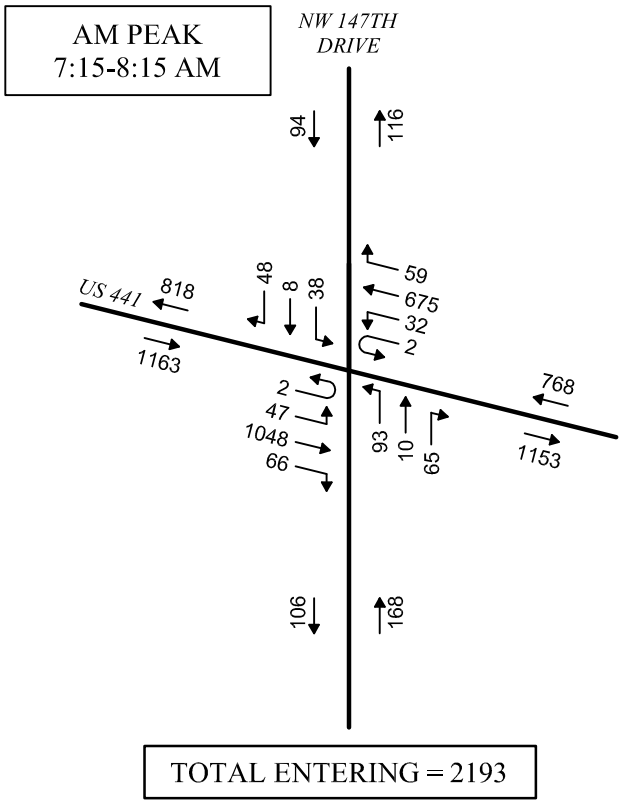
FIGURE 3

CR 241 TRAFFIC COUNTS

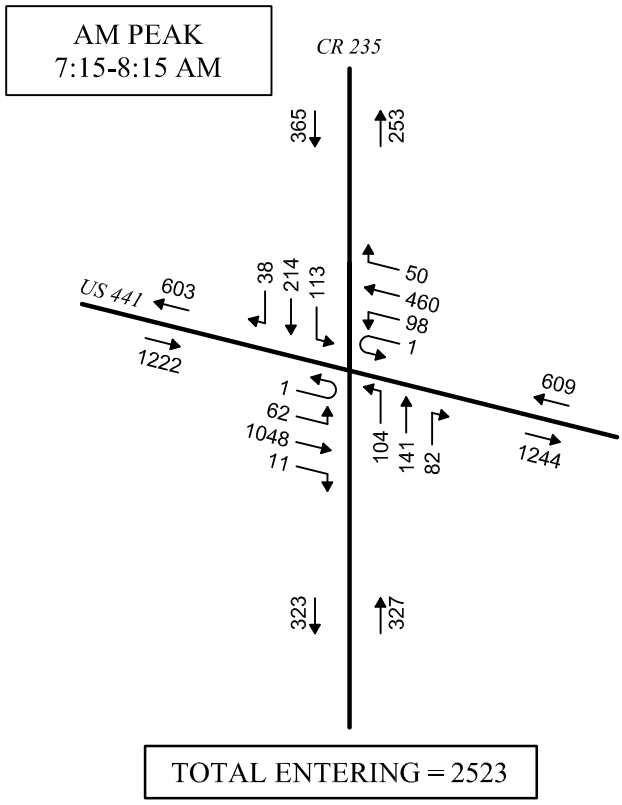
WEEKDAY PEAK PERIODS

Buckholz Traffic

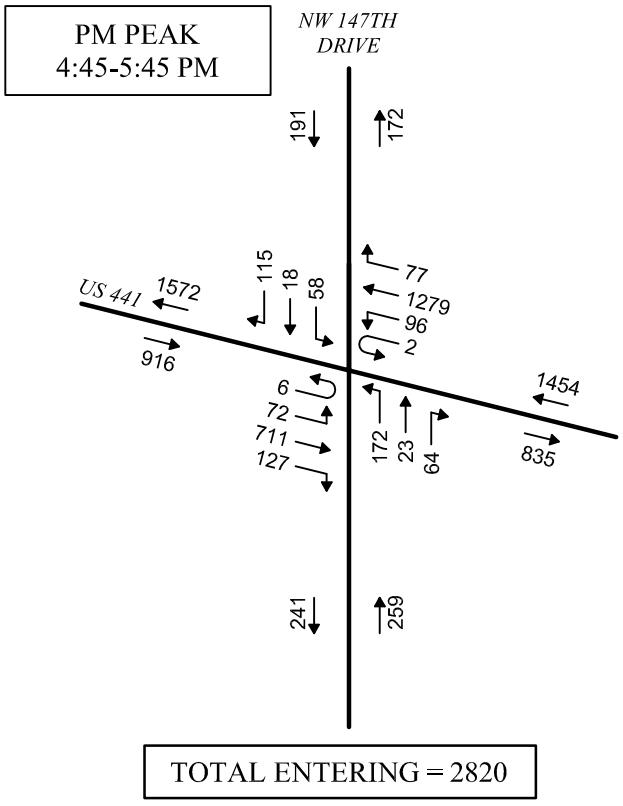
M:\18-1534\CAD\FIG 03.dwg Date:12-12-19 T:17:01 By:AVDelacruz



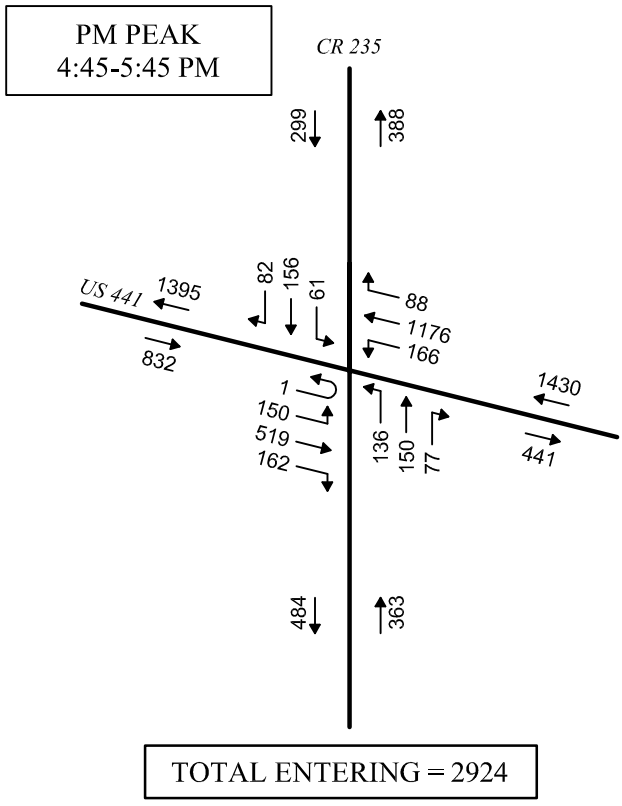
TOTAL ENTERING = 2193



TOTAL ENTERING = 2523



TOTAL ENTERING = 2820



TOTAL ENTERING = 2924

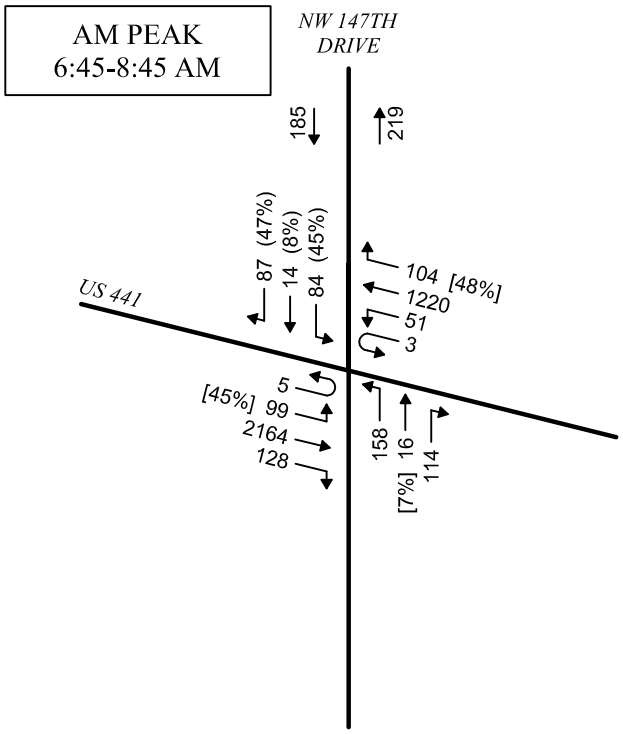
FIGURE 4

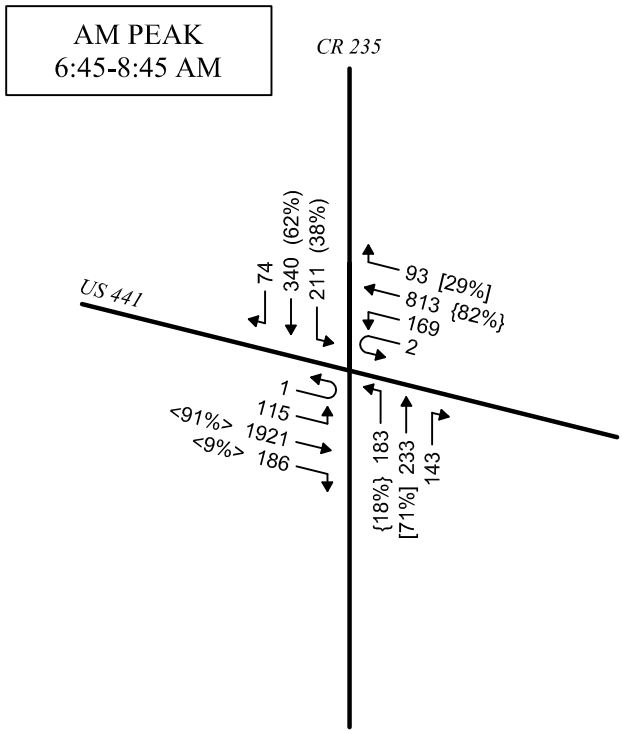
US 441
TRAFFIC COUNTS

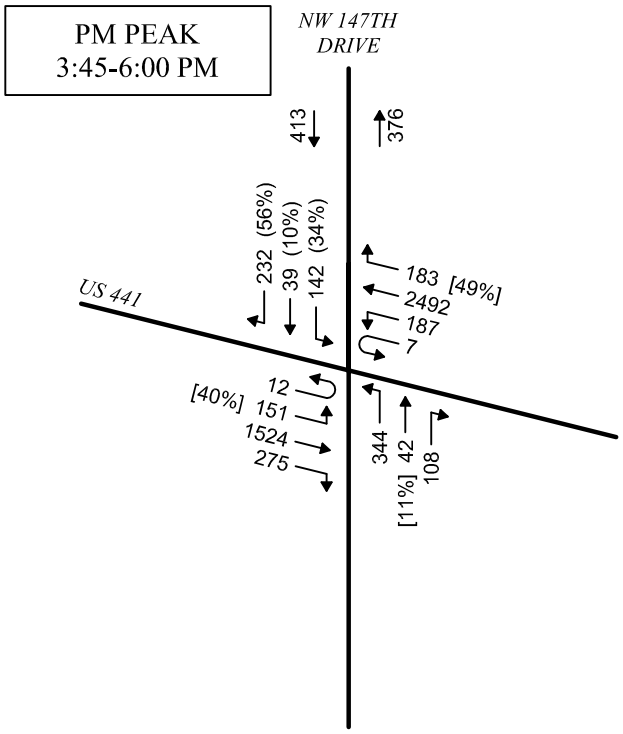
WEEKDAY PEAK HOURS

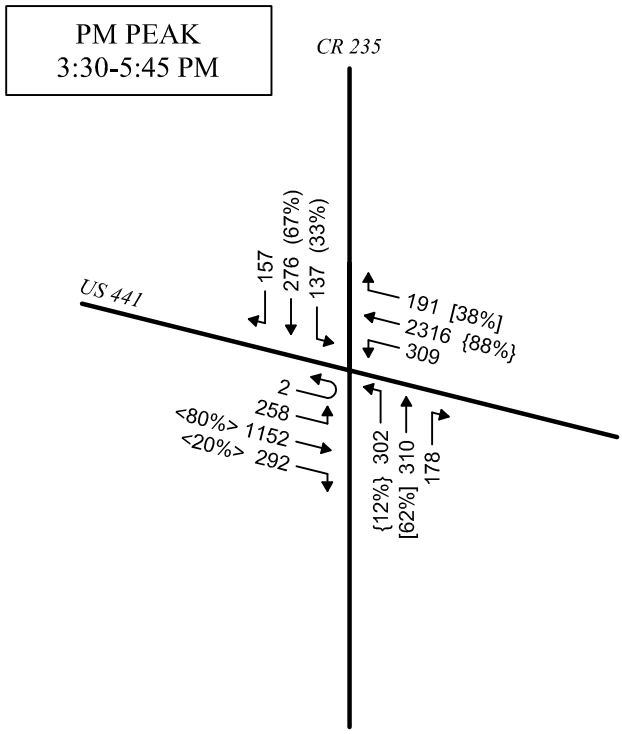
Buckholz Traffic

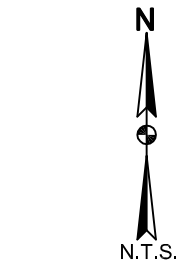
M:\18-1534\CAD\FIG 04.dwg Date:12-12-19 T:16:33 By:AVDelacruz











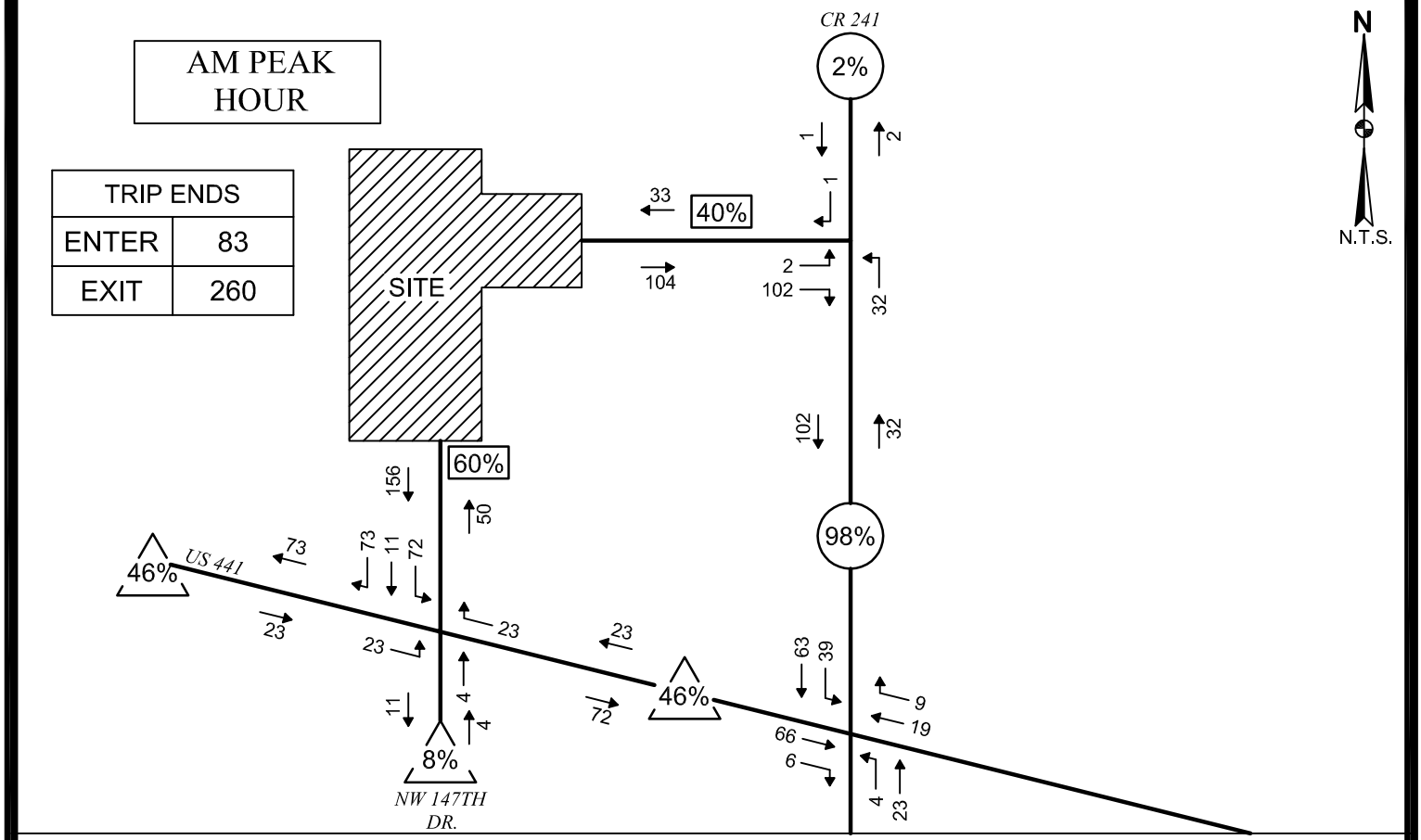
Buckholz Traffic

FIGURE 5

US 441
TRAFFIC COUNTS

WEEKDAY PEAK PERIODS

M:\18-1534\CAD\FIG 05.dwg Date:12-12-19 T:16:43 By:AVDelacruz



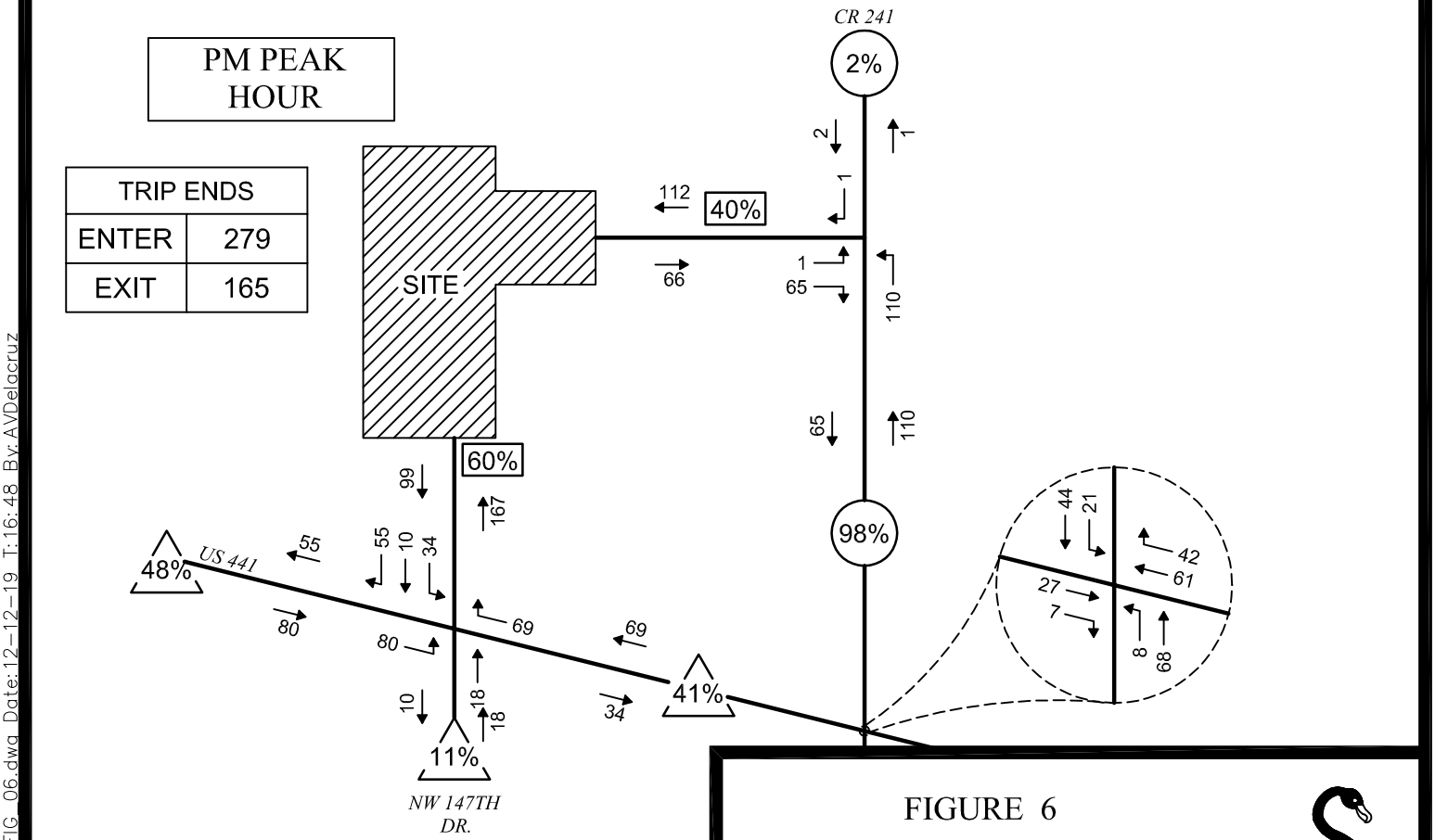
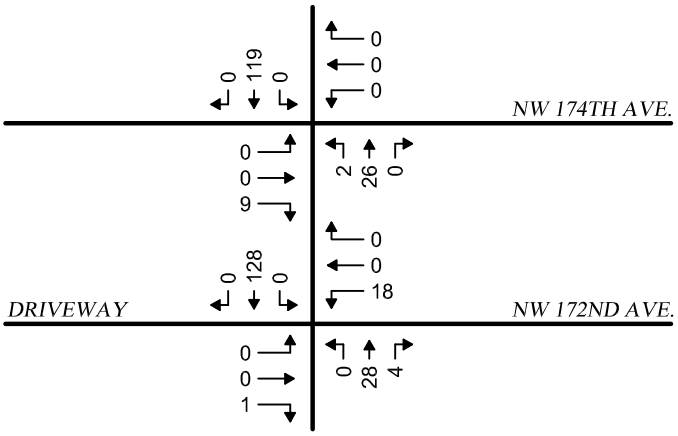


FIGURE 6

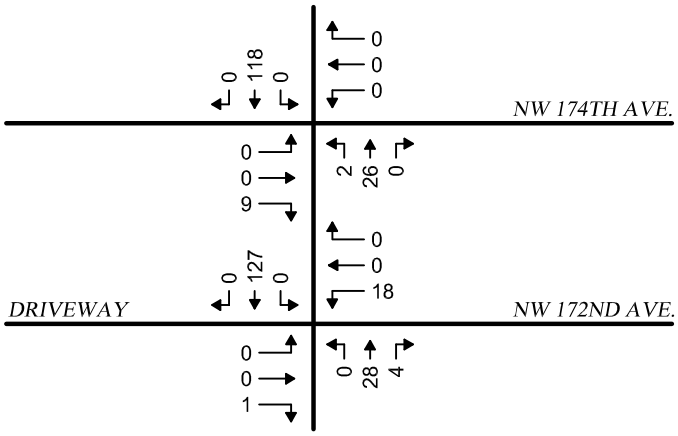
SITE TRAFFIC ASSIGNMENT

Buckholz Traffic

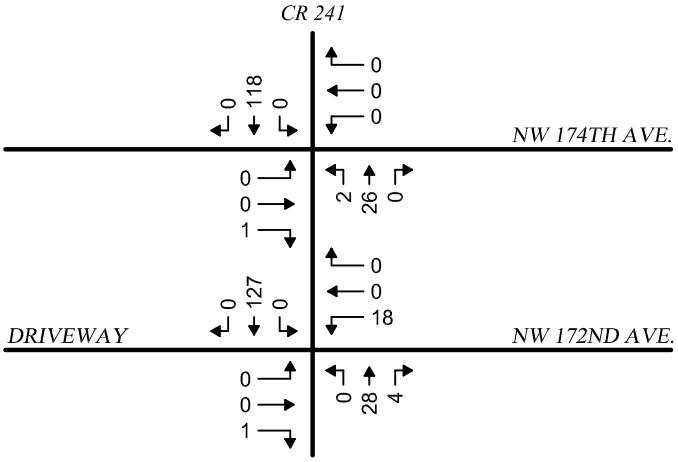
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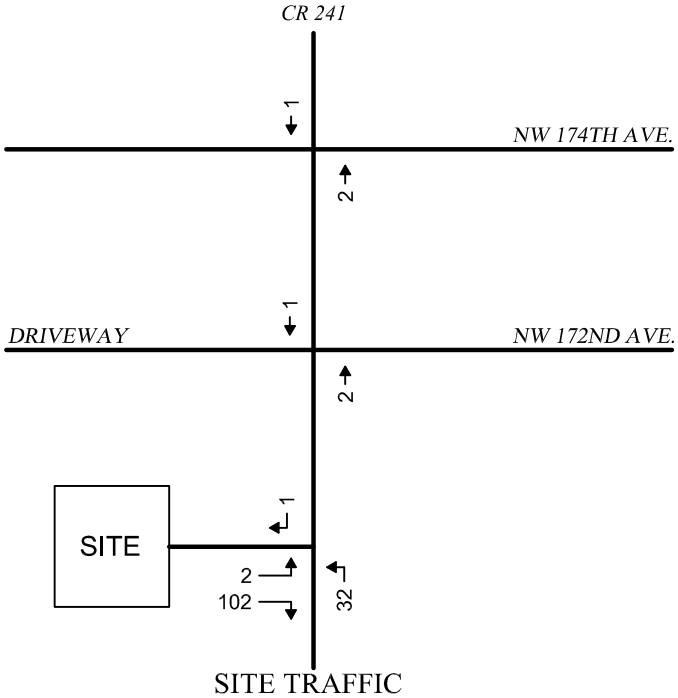
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



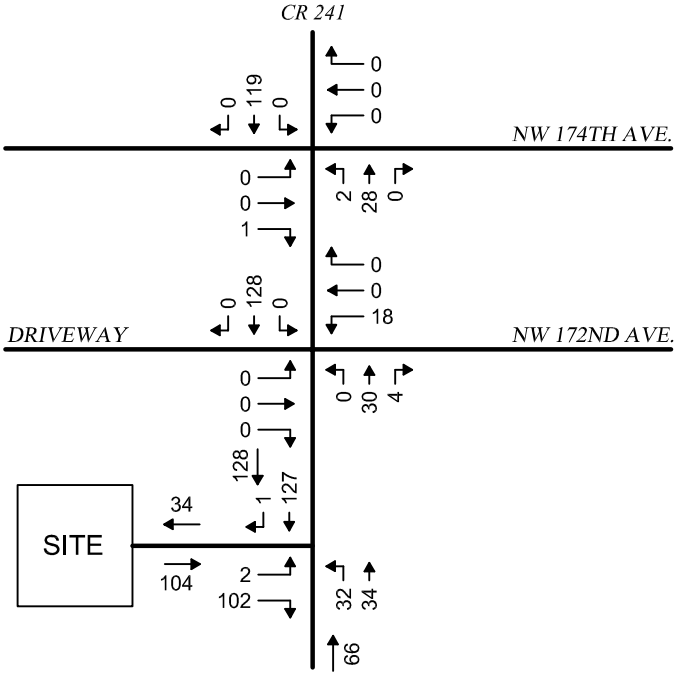
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

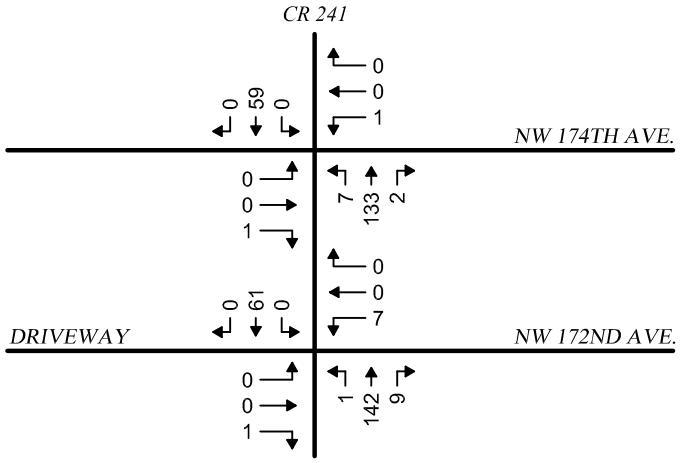
Buckholz Traffic

FIGURE 7

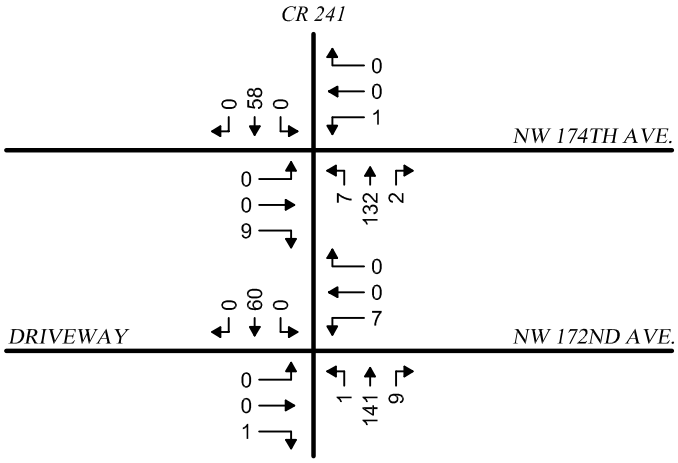
2028 BUILD TRAFFIC
CR 241

AM PEAK HOUR

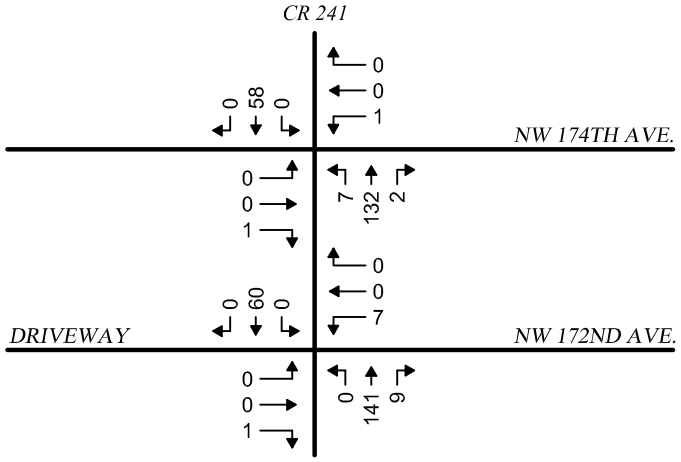
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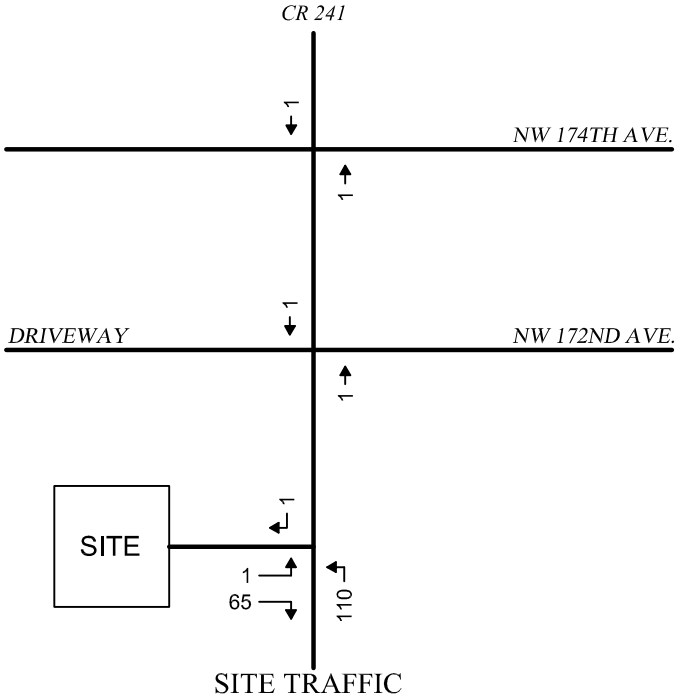
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



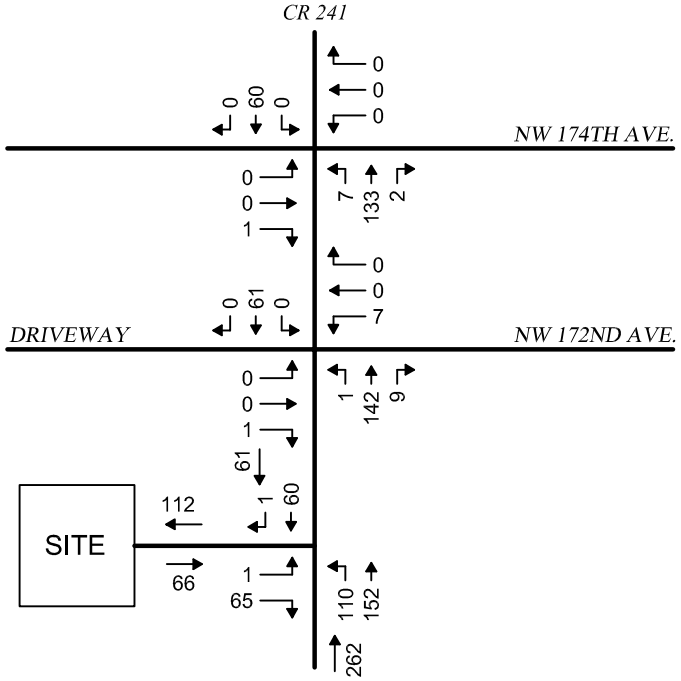
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

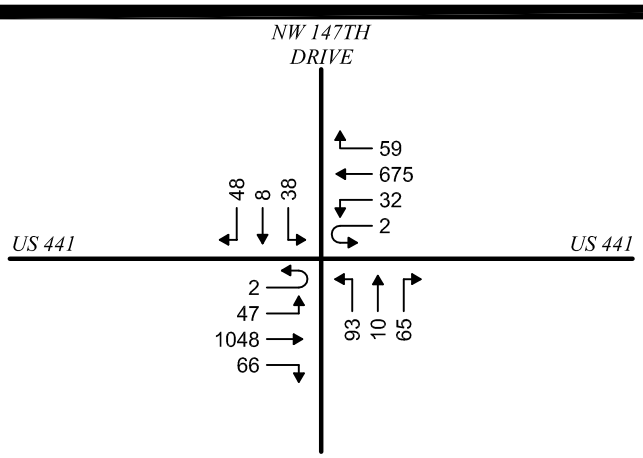
Buckholz Traffic

FIGURE 8

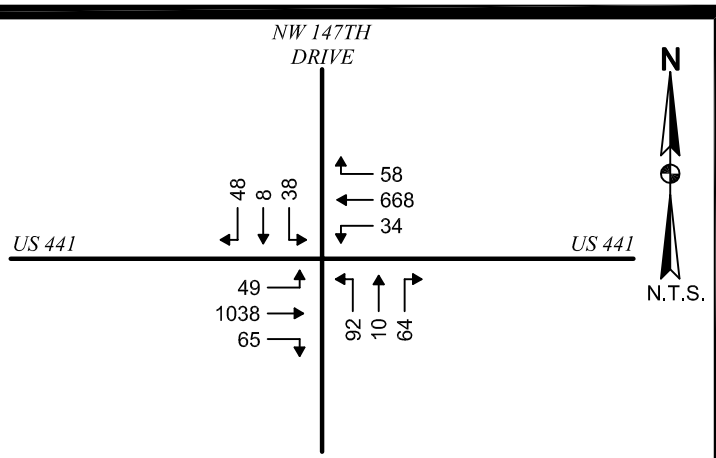
2028 BUILD TRAFFIC
CR 241

PM PEAK HOUR

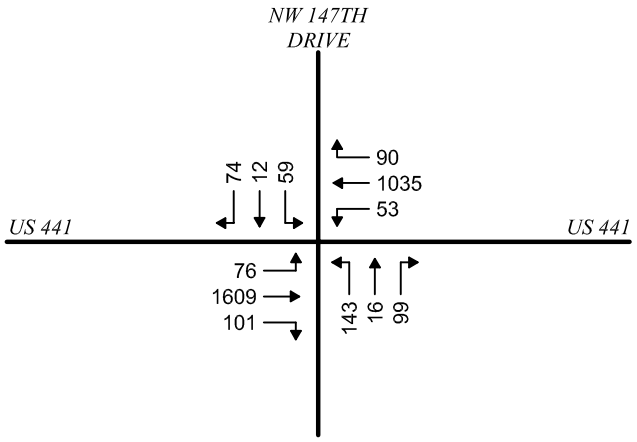
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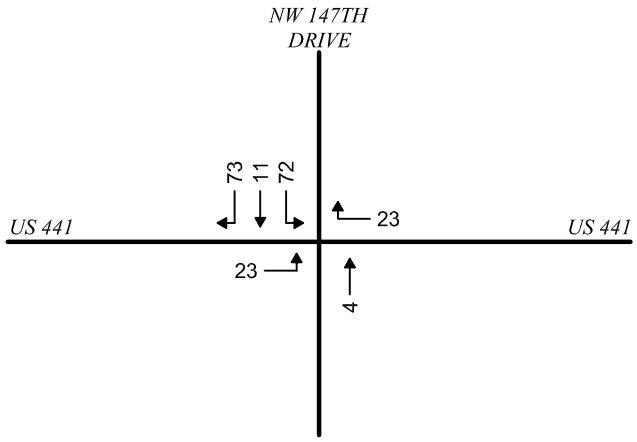
EXISTING TRAFFIC
08/28/19
7:15-8:15 AM



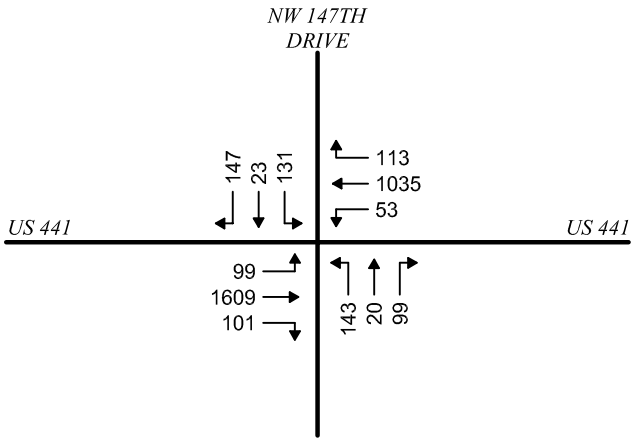
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

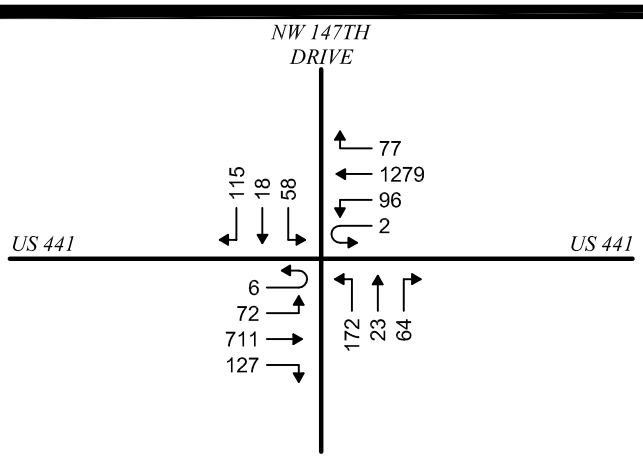
Buckholz Traffic

FIGURE 9

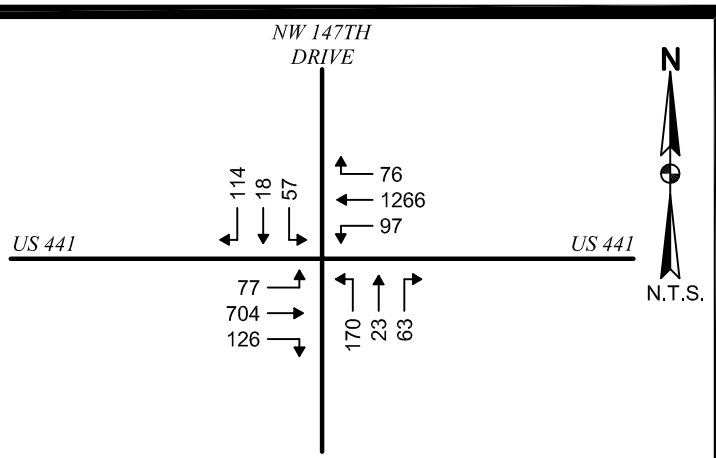
2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY AM PEAK HOUR

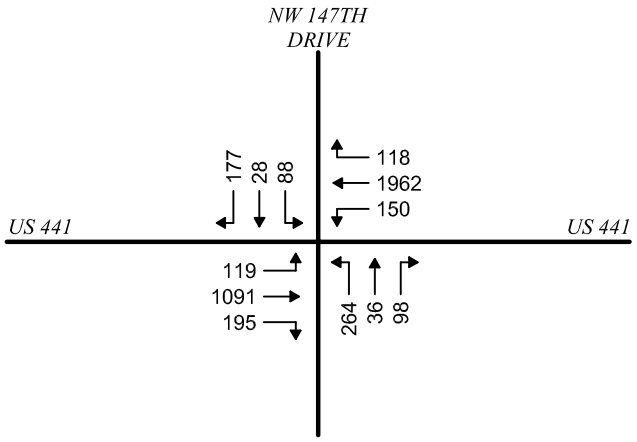
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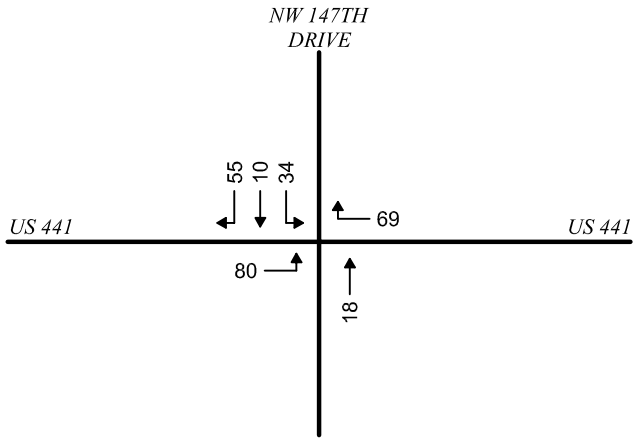
EXISTING TRAFFIC
08/26/19
4:45-5:45 PM



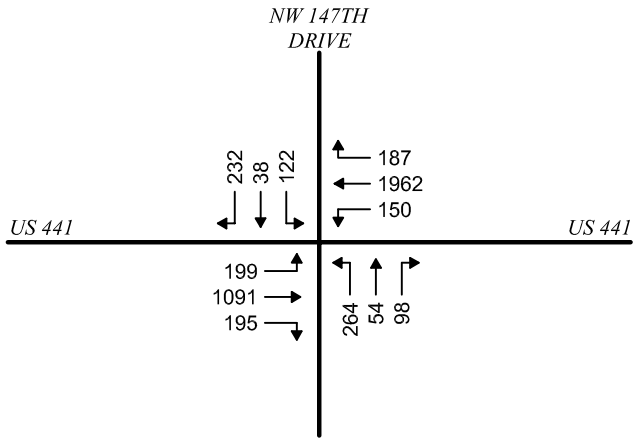
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

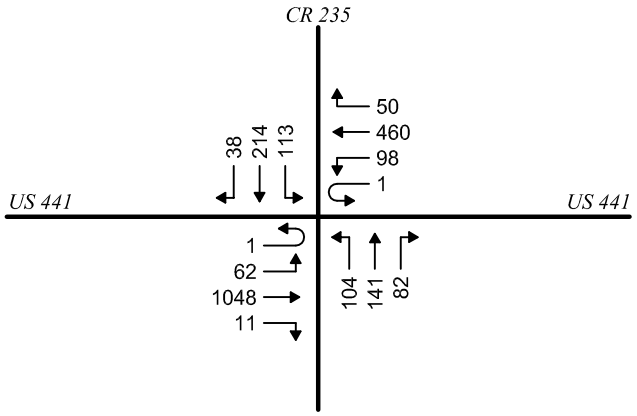
Buckholz Traffic

FIGURE 10

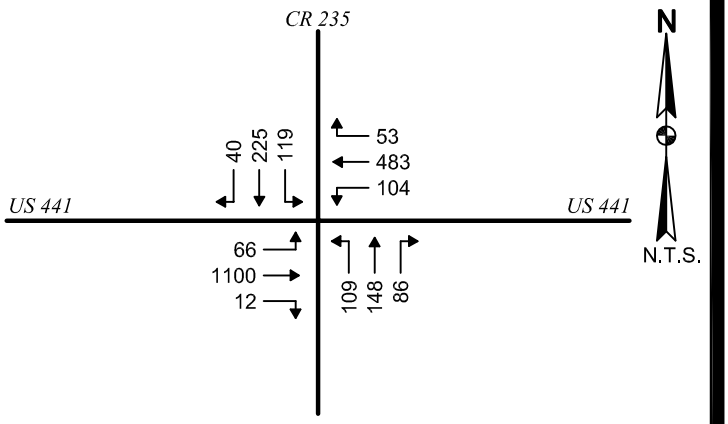
2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY PM PEAK HOUR

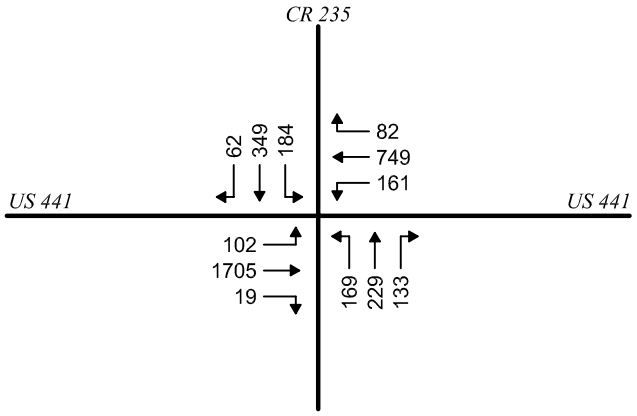
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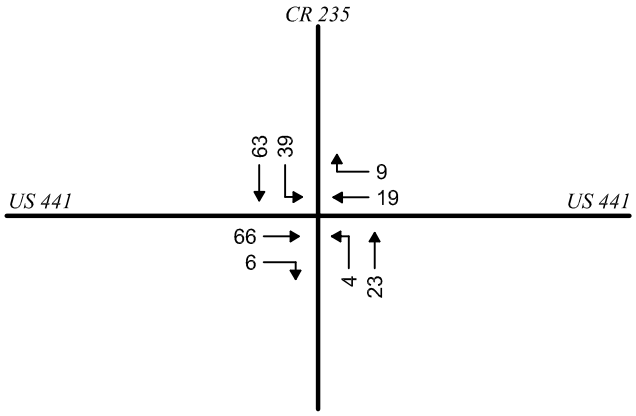
EXISTING TRAFFIC
12/11/19
7:15-8:15 AM



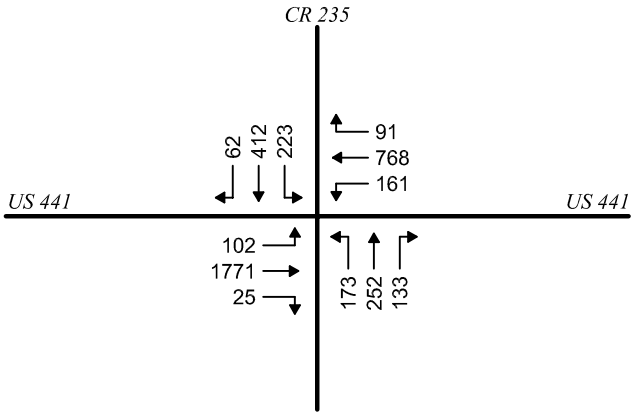
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

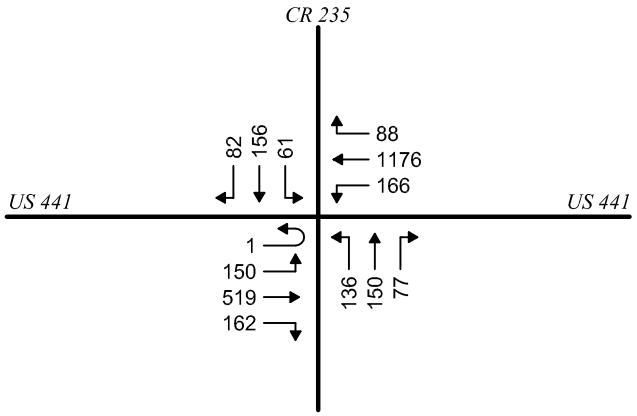
Buckholz Traffic

FIGURE 11

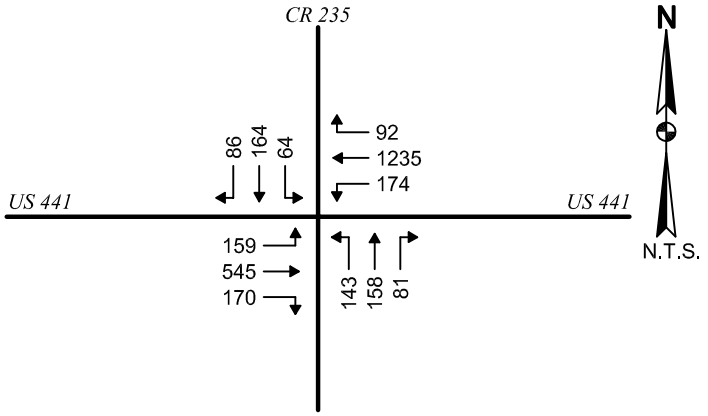
2028 BUILD TRAFFIC
US 441 / CR 235

WEEKDAY AM PEAK HOUR

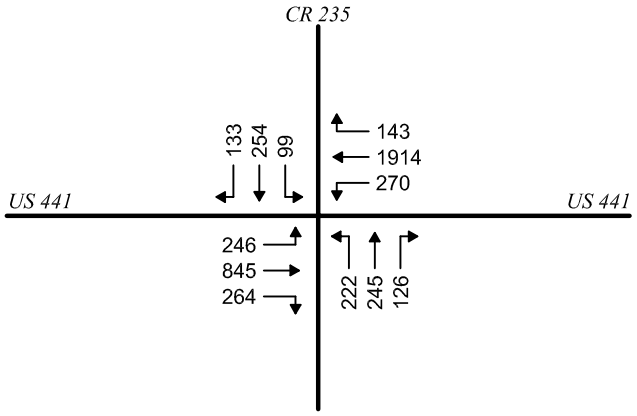
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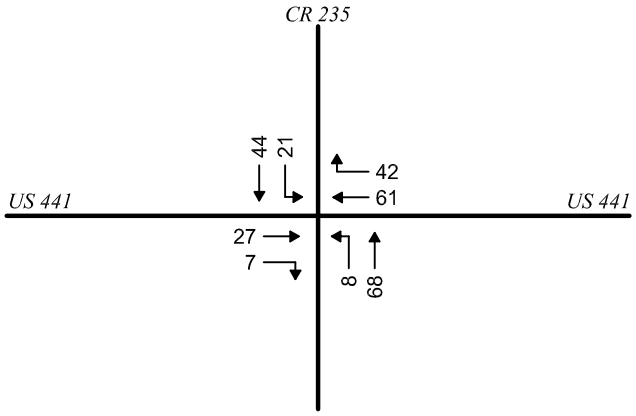
EXISTING TRAFFIC
12/09/19
4:45-5:45 PM



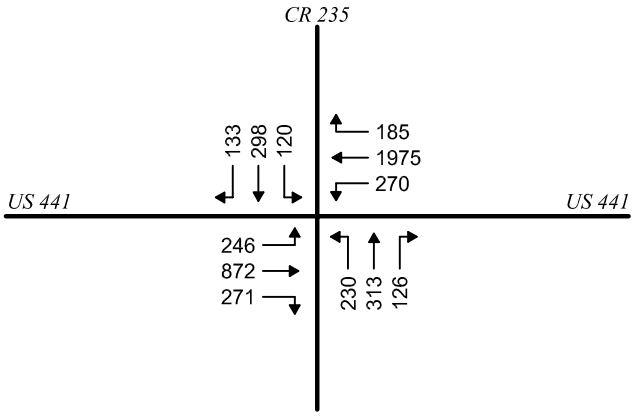
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 1.05



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

Buckholz Traffic

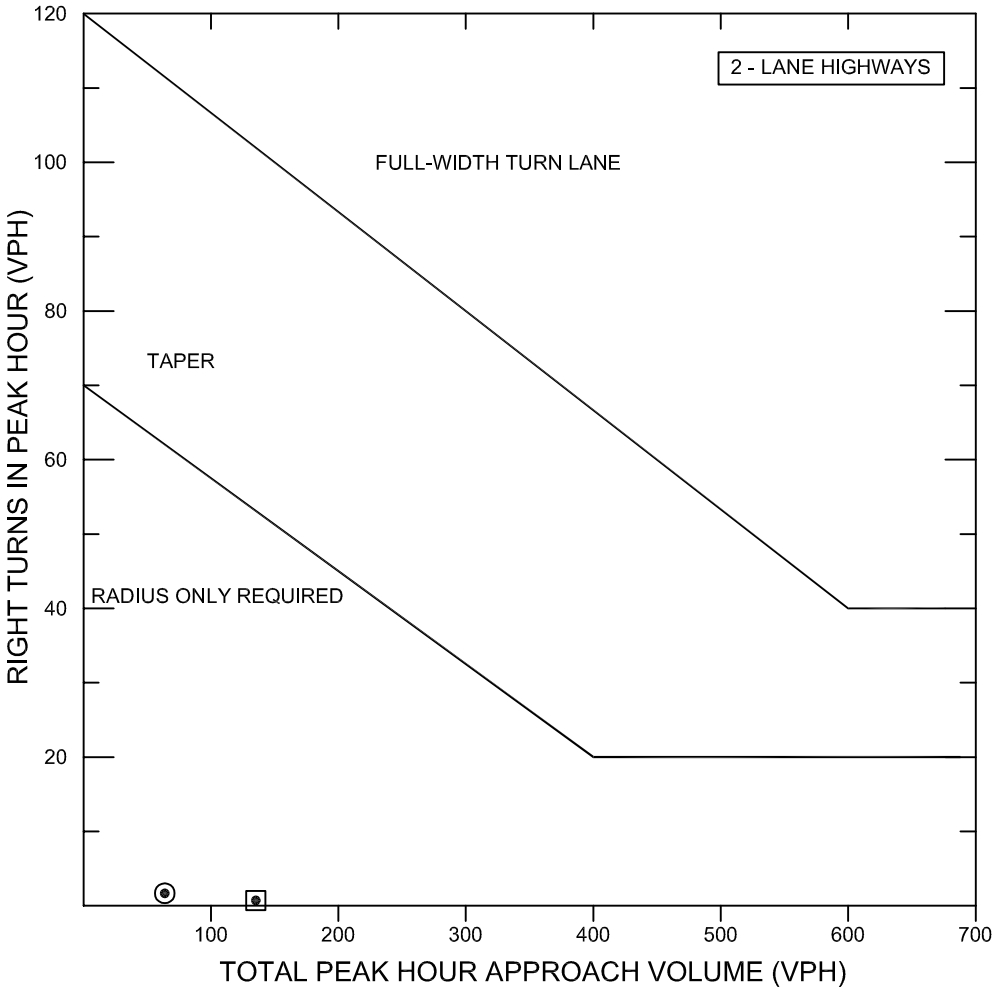
FIGURE 12

2028 BUILD TRAFFIC
US 441 / CR 235

WEEKDAY PM PEAK HOUR

M:\18-1534\CAD\FIG_12.dwg Date:12-12-19 T:16:48 By:AVDelacruz

CR 241 @ SITE DRIVE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR	
V_A	128
V_R	1

⊙ PM PEAK HOUR	
V_A	62
V_R	2

NCHRP 420	
MULTI-LANE	> 45 MPH

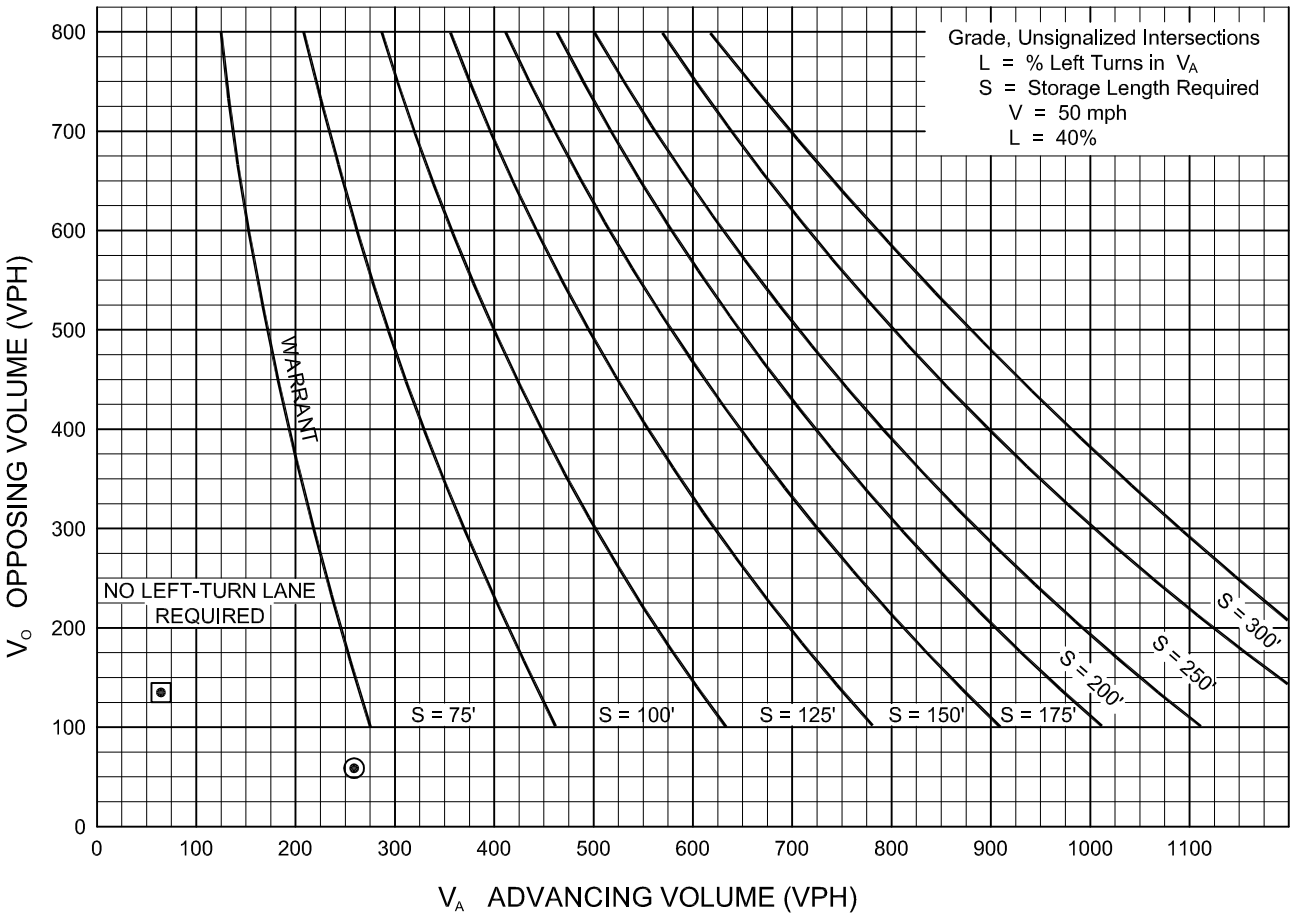
30 REQUIRED > 1 & 2

FIGURE 13

RIGHT TURN
LANE ANALYSIS

M:\18-1534\CAD\FIG_13.DWG Date:12-10-19 T:17:38 By:AVDelacruz

CR 241 @ SITE DRIVE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊡ AM PEAK HOUR	⊙ PM PEAK HOUR
V_A = 67	V_A = 262
V_O = 128	V_O = 62
V_L = 33	V_L = 110
%LT = $\frac{33}{67}$ = 49%	%LT = $\frac{110}{262}$ = 42%

FIGURE 14

LEFT TURN
LANE ANALYSIS

SOURCE: HARMELINK

M:\18-1534\CAD\FIG_14.dwg Date:12-10-19 T:17:39 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 340

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	3206	50%	50%	1603	1603
AM Peak Hour	T = 0.71 (X) + 4.80	246	25%	75%	61	185
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	329	63%	37%	207	122

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 211

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	1554	50%	50%	777	777
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	97	23%	77%	22	75
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	115	63%	37%	72	43

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 3

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY AM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	8.4 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	9.6 sec/veh	0.02	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.02	1
Eastbound Left Turn	A	9.9 sec/veh	0.00	1
Eastbound Right Turn	A	9.4 sec/veh	0.11	1

BUCKHOLZ TRAFFIC

TABLE 4

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY PM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	9.0 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	10.0 sec/veh	0.01	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.08	1
Eastbound Left Turn	B	12.2 sec/veh	0.00	1
Eastbound Right Turn	A	8.9 sec/veh	0.07	1

BUCKHOLZ TRAFFIC

TABLE 5
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441 / NW 147th Drive

2019 EXISTING CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.71 SBRT	**1.03** NBT/RT	SBRT 83.4 sec/veh **LOS F**	11.3 sec/veh LOS B	150 sec
2019 EXISTING CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.83 SBRT	**1.10** NBT/RT	SBRT 84.5 sec/veh **LOS F**	17.1 sec/veh LOS B	160 sec

2026 BUILD CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.16** SBRT	**1.88** NBT/RT	SBRT 187.8 sec/veh **LOS F** NBT 115.6 sec/veh **LOS F**	28.3 sec/veh LOS C	130 sec
With Optimized Splits	0.95 EBT	**1.37** NBRT	SBRT 66.9 sec/veh **LOS E**	26.7 sec/veh LOS C	130 sec
2026 BUILD CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.34** WBT	**1.67** NBT/RT **1.25** EBLT	WBT 190.1 sec/veh **LOS F**	104.3 sec/veh **LOS F**	160 sec
With Optimized Splits	**1.21** WBT	**1.78** NBT/RT **1.15** EBLT	WBT 127.2 sec/veh **LOS F**	75.8 sec/veh **LOS E**	160 sec

TABLE 6
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441 / CR 235

2019 EXISTING CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.89 SBT	0.93 SBLT	SBT 60.8 sec/veh **LOS E**	26.1 sec/veh LOS C	120 sec
2019 EXISTING CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.87 SBT	**1.22** NBLT	SBT 60.3 sec/veh **LOS E**	28.2 sec/veh LOS C	120 sec

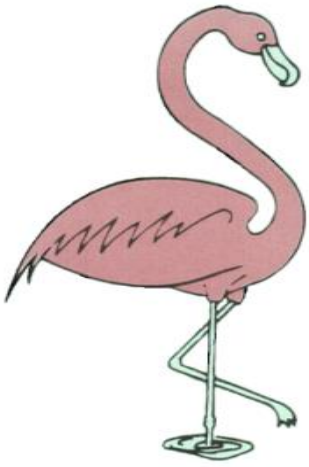
2028 BUILD CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.36** EBT **1.32** SBT **1.18** NBT	**2.50** SBLT **2.17** WBLT **1.77** NBLT	SBT **209 sec/veh LOS F** EBT **201 sec/veh LOS F** NBT 157.5 sec/veh **LOS F** SBLT 83.5 sec/veh **LOS F**	140.6 sec/veh **LOS F**	130 sec
With Optimized Splits	**1.55** WBLT **1.20** EBT **1.16** SBT **1.15** SBLT **1.13** NBLT **1.08** NBT	**3.43** WBLT **3.11** SBLT **2.64** NBLT	WBLT **317 sec/veh LOS F** NBLT 146.0 sec/veh **LOS F** SBLT 142.8 sec/veh **LOS F** SBT 141.1 sec/veh **LOS F** EBT 127.1 sec/veh **LOS F** NBT 115.6 sec/veh **LOS F**	113.5 sec/veh **LOS F**	130 sec

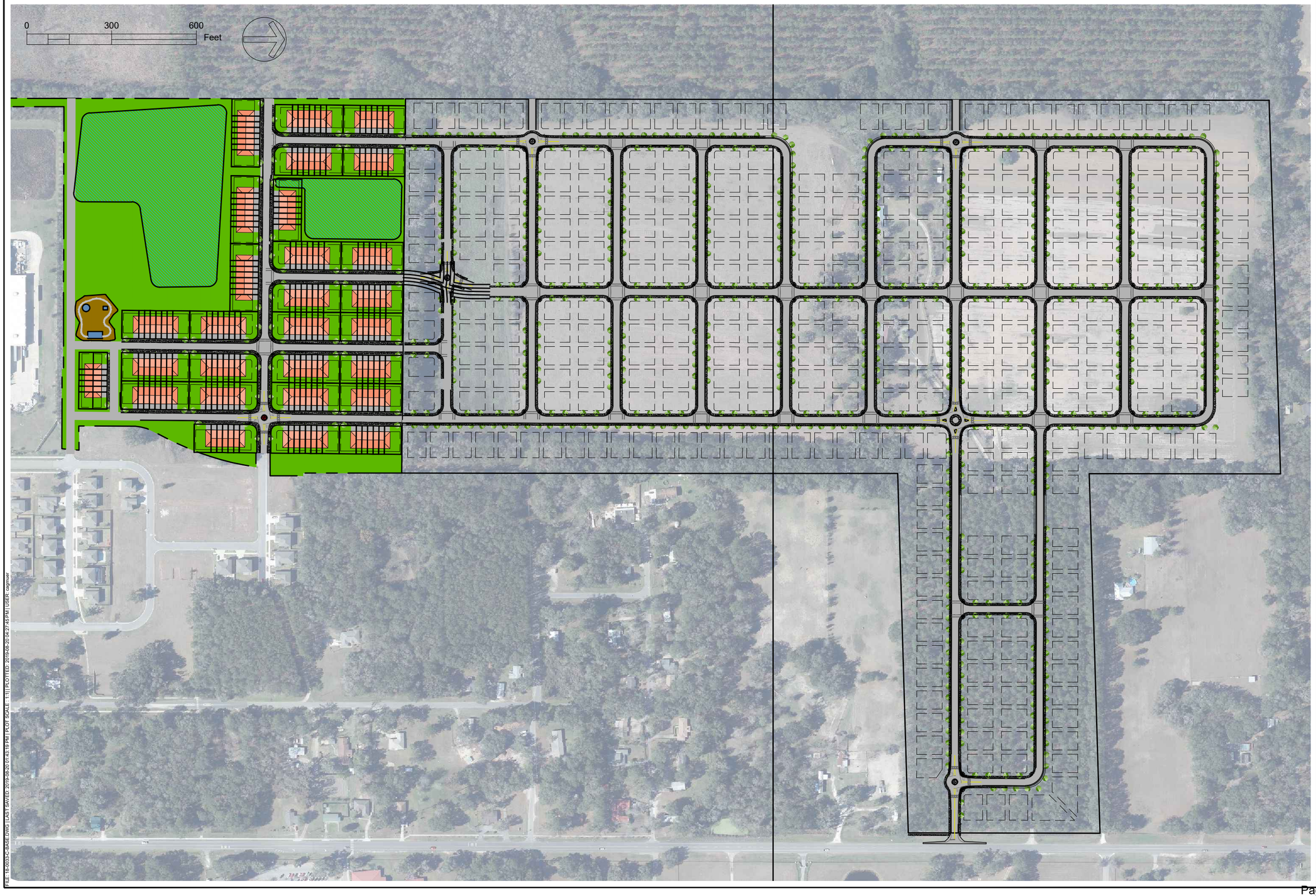
2028 BUILD CONDITIONS	PM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.58** EBLT **1.56** WB **1.16** SB **1.15** NBLT **1.15** WBLT **1.11** NB	**4.52** WBLT **4.01** NBLT **4.00** EBLT **1.77** SBLT	EBLT **336 sec/veh LOS F** WB **303 sec/veh LOS F** SB 157.5 sec/veh **LOS F** NBLT 156.5 sec/veh **LOS F** WBLT 149.7 sec/veh **LOS F** NB 135.2 sec/veh **LOS F**	196.8 sec/veh **LOS F**	160 sec
With Optimized Splits	**2.36** EBLT 1.37 WB 1.30 SB 1.23 NB	**4.49** EBLT **4.01** NBLT **3.07** WBLT **1.76** SBLT	EBLT **680 sec/veh LOS F** SB **217 sec/veh LOS F** WB **216 sec/veh LOS F** NB 187.2 sec/veh **LOS F** NBLT 155.6 sec/veh **LOS F**	183.9 sec/veh **LOS F**	160 sec

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN





PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :

2019-06-13 DRAFT BLOCK
2019-08-01 REVISED LAYOUT
2019-08-07 REVISED LAYOUT
2019-08-07 REVISED LAYOUT

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-08-20

gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT :

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP #
WMD APP #
GEng PROJECT # 18-0033

TARA
BAYWOOD
SUBDIVISION

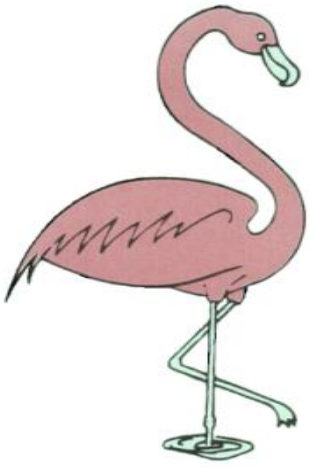
DRAFT
LAYOUT

DRAFT

FILE: 18-0033-C-BASE.DWG | LAST SAVED: 2019-08-20 01:43:19 PM | PLOT SCALE : 1:1 | | PLOTTED: 2019-08-20 04:27:45 PM | USER: cagmuer

APPENDIX B

TURNING MOVEMENT COUNTS



AM PEAK PERIOD

TABLE B1
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday AM Peak Period

Tuesday, September 18, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
6:30-6:45 AM	0	0	0	0	0	0	1	0	1
6:45-7:00 AM	0	0	0	0	0	0	1	0	1
7:00-7:15 AM	0	0	0	0	0	0	5	0	5
7:15-7:30 AM	0	0	0	0	0	1	2	0	3
7:30-7:45 AM	0	3	0	0	0	0	4	0	7
7:45-8:00 AM	0	1	0	0	0	0	7	0	8
8:00-8:15 AM	0	0	0	0	0	0	1	0	1
8:15-8:30 AM	0	0	0	0	0	0	1	0	1
TOTAL:	**0**	**4**	**0**	**0**	**0**	**1**	**22**	**0**	**27**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	6	0	11	0	5	101	8	0	6	1	14	0	10	251	9	0	422
07:00	12	1	8	0	2	117	8	0	18	0	16	0	13	269	18	0	482
07:15	11	1	15	0	5	154	12	0	27	3	25	0	7	313	15	1	589
07:30	7	3	12	0	4	202	14	0	22	3	15	0	12	302	20	1	617
Hr Total	36	5	46	0	16	574	42	0	73	7	70	0	42	1135	62	2	2110
07:45	11	0	11	0	5	170	15	0	24	1	12	0	14	209	16	0	488
08:00	9	4	10	0	18	149	18	2	20	3	13	0	14	224	15	0	499
08:15	13	3	9	0	7	167	14	1	17	3	11	0	10	287	20	1	563
08:30	15	2	11	0	5	160	15	0	24	2	8	0	19	309	15	2	587
Hr Total	48	9	41	0	35	646	62	3	85	9	44	0	57	1029	66	3	2137
TOTAL	84	14	87	0	51	1220	104	3	158	16	114	0	99	2164	128	5	4247

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	38	8	48	0	32	675	59	2	93	10	65	0	47	1048	66	2	
Percent	40%	9%	51%	0%	4%	88%	8%	0%	55%	6%	39%	0%	4%	90%	6%	0%	
Pk total	94				768				168				1163				
Highest	07:15				07:30				07:15				07:15				
Volume	11	1	15	0	4	202	14	0	27	3	25	0	7	313	15	1	
Hi total	27				220				55				336				
PHF	.87				.87				.76				.87				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

AUTOMOBILES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	6	0	10	0	5	94	7	0	5	1	13	0	8	245	9	0	403
07:00	12	1	5	0	1	108	5	0	18	0	15	0	12	254	16	0	447
07:15	11	1	14	0	5	145	10	0	26	3	24	0	6	304	14	1	564
07:30	7	2	9	0	4	191	11	0	21	3	15	0	11	288	19	1	582
Hr Total	36	4	38	0	15	538	33	0	70	7	67	0	37	1091	58	2	1996
07:45	10	0	9	0	5	152	14	0	23	1	11	0	13	186	13	0	437
08:00	8	4	10	0	18	140	15	2	20	2	12	0	13	211	15	0	470
08:15	12	3	8	0	7	157	12	1	16	3	11	0	8	274	18	1	531
08:30	12	2	7	0	4	138	12	0	24	2	8	0	15	280	15	1	520
Hr Total	42	9	34	0	34	587	53	3	83	8	42	0	49	951	61	2	1958
TOTAL	78	13	72	0	49	1125	86	3	153	15	109	0	86	2042	119	4	3954

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	36	7	42	0	32	628	50	2	90	9	62	0	43	989	61	2	
Percent	42%	8%	49%	0%	4%	88%	7%	0%	56%	6%	39%	0%	4%	90%	6%	0%	
Pk total	85				712				161				1095				
Highest	07:15				07:30				07:15				07:15				
Volume	11	1	14	0	4	191	11	0	26	3	24	0	6	304	14	1	
Hi total	26				206				53				325				
PHF	.82				.86				.76				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/28/19																	
06:45	0	0	1	0	0	7	1	0	1	0	1	0	2	6	0	0	19
07:00	0	0	3	0	1	9	3	0	0	0	1	0	1	15	2	0	35
07:15	0	0	1	0	0	9	2	0	1	0	1	0	1	9	1	0	25
07:30	0	1	3	0	0	11	3	0	1	0	0	0	1	14	1	0	35
Hr Total	0	1	8	0	1	36	9	0	3	0	3	0	5	44	4	0	114
07:45	1	0	2	0	0	18	1	0	1	0	1	0	1	23	3	0	51
08:00	1	0	0	0	0	9	3	0	0	1	1	0	1	13	0	0	29
08:15	1	0	1	0	0	10	2	0	1	0	0	0	2	13	2	0	32
08:30	3	0	4	0	1	22	3	0	0	0	0	0	4	29	0	1	67
Hr Total	6	0	7	0	1	59	9	0	2	1	2	0	8	78	5	1	179
TOTAL	6	1	15	0	2	95	18	0	5	1	5	0	13	122	9	1	293

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	2	1	6	0	0	47	9	0	3	1	3	0	4	59	5	0	
Percent	22%	11%	67%	0%	0%	84%	16%	0%	43%	14%	43%	0%	6%	87%	7%	0%	
Pk total	9				56				7				68				
Highest	07:30				07:45				07:15				07:45				
Volume	0	1	3	0	0	18	1	0	1	0	1	0	1	23	3	0	
Hi total	4				19				2				27				
PHF	.56				.74				.88				.63				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 08/28/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082819
Start Date: 08/28/19
File I.D. : 082819AM
Page : 1

PEDESTRIAN & BICYCLE

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 08/28/19																	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 08/28/19

Peak start	07:15				07:15				07:15				07:15				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	0				0				0				0				
Highest	06:45				06:45				06:45				06:45				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hi total	0				0				0				0				
PHF	.0				.0				.0				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 12/11/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 12111901
Start Date: 12/11/19
File I.D. : 18153404
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/11/19																	
06:45	31	31	4	0	6	65	10	1	17	16	17	0	9	204	10	0	421
07:00	27	41	4	0	29	77	10	0	19	22	13	0	18	243	24	0	527
07:15	26	59	5	0	28	110	13	0	21	35	28	0	18	281	34	0	658
07:30	42	57	11	0	36	128	23	0	28	41	19	0	18	275	23	1	702
Hr Total	126	188	24	0	99	380	56	1	85	114	77	0	63	1003	91	1	2308
07:45	24	47	15	0	21	130	10	1	15	42	21	0	15	259	23	0	623
08:00	21	51	7	0	13	92	4	0	40	23	14	0	11	233	31	0	540
08:15	16	25	14	0	21	105	12	0	19	21	17	0	11	218	26	0	505
08:30	24	29	14	0	15	106	11	0	24	33	14	0	15	208	15	0	508
Hr Total	85	152	50	0	70	433	37	1	98	119	66	0	52	918	95	0	2176
TOTAL	211	340	74	0	169	813	93	2	183	233	143	0	115	1921	186	1	4484

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	113	214	38	0	98	460	50	1	104	141	82	0	62	1048	111	1	
Percent	31%	59%	10%	0%	16%	76%	8%	0%	32%	43%	25%	0%	5%	86%	9%	0%	
Pk total	365				609				327				1222				
Highest	07:30				07:30				07:30				07:15				
Volume	42	57	11	0	36	128	23	0	28	41	19	0	18	281	34	0	
Hi total	110				187				88				333				
PHF	.83				.81				.93				.92				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 12/11/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 12111901
Start Date: 12/11/19
File I.D. : 18153404
Page : 1

AUTOMOBILES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/11/19																	
06:45	29	25	4	0	5	56	9	1	17	10	15	0	9	194	9	0	383
07:00	24	35	3	0	22	72	10	0	19	15	9	0	16	236	23	0	484
07:15	25	50	4	0	24	105	13	0	20	24	27	0	18	267	31	0	608
07:30	40	51	8	0	31	121	22	0	27	38	17	0	18	266	20	1	660
Hr Total	118	161	19	0	82	354	54	1	83	87	68	0	61	963	83	1	2135
07:45	22	39	15	0	16	122	10	1	12	33	17	0	14	246	19	0	566
08:00	20	41	7	0	10	81	4	0	35	19	12	0	10	227	29	0	495
08:15	14	15	13	0	16	92	11	0	18	14	14	0	11	207	24	0	449
08:30	23	23	12	0	12	94	9	0	22	20	9	0	12	193	14	0	443
Hr Total	79	118	47	0	54	389	34	1	87	86	52	0	47	873	86	0	1953
TOTAL	197	279	66	0	136	743	88	2	170	173	120	0	108	1836	169	1	4088

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	107	181	34	0	81	429	49	1	94	114	73	0	60	1006	99	1	
Percent	33%	56%	11%	0%	14%	77%	9%	0%	33%	41%	26%	0%	5%	86%	8%	0%	
Pk total	322				560				281				1166				
Highest	07:30				07:30				07:30				07:15				
Volume	40	51	8	0	31	121	22	0	27	38	17	0	18	267	31	0	
Hi total	99				174				82				316				
PHF	.81				.80				.86				.92				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 12111901

DATE: 12/11/19 | US 441 AT CR 235 | Start Date: 12/11/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153404

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/11/19																	
06:45	2	6	0	0	1	9	1	0	0	6	2	0	0	10	1	0	38
07:00	3	6	1	0	7	5	0	0	0	7	4	0	2	7	1	0	43
07:15	1	9	1	0	4	5	0	0	1	11	1	0	0	14	3	0	50
07:30	2	6	3	0	5	7	1	0	1	3	2	0	0	9	3	0	42
Hr Total	8	27	5	0	17	26	2	0	2	27	9	0	2	40	8	0	173
07:45	2	8	0	0	5	8	0	0	3	9	4	0	1	13	4	0	57
08:00	1	10	0	0	3	11	0	0	5	4	2	0	1	6	2	0	45
08:15	2	10	1	0	5	13	1	0	1	7	3	0	0	11	2	0	56
08:30	1	6	2	0	3	12	2	0	2	13	5	0	3	15	1	0	65
Hr Total	6	34	3	0	16	44	3	0	11	33	14	0	5	45	9	0	223
TOTAL	14	61	8	0	33	70	5	0	13	60	23	0	7	85	17	0	396

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	6	33	4	0	17	31	1	0	10	27	9	0	2	42	12	0	
Percent	14%	77%	9%	0%	35%	63%	2%	0%	22%	59%	20%	0%	4%	75%	21%	0%	
Pk total	43				49				46				56				
Highest	07:15				08:00				07:45				07:45				
Volume	1	9	1	0	3	11	0	0	3	9	4	0	1	13	4	0	
Hi total	11				14				16				18				
PHF	.98				.88				.72				.78				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: WEDNESDAY
DATE: 12/11/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 12111901
Start Date: 12/11/19
File I.D. : 18153404
Page : 1

PEDESTRIAN & BICYCLE

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 12/11/19																	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2
TOTAL	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2

Peak Hour Analysis By Entire Intersection for the Period: 07:15 to 08:15 on 12/11/19

Peak start	07:15				07:15				07:15				07:15				
Volume	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	
Pk total	1				0				1				0				
Highest	07:45				06:45				08:00				06:45				
Volume	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	
Hi total	1				0				1				0				
PHF	.25				.0				.25				.0				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

AM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	145	434	46	88	978	114	86	147	77	126	177	25
US 441 AND MAIN ST	2	7:00	10	532	5	13	1151	32	35	6	33	9	17	18
US 441 AND NW 147TH DR	3	7:15	25	666	34	58	1059	60	102	13	47	38	2	50
US 441 AND I-75 NB RAMP	4	7:30	57	646	128	42	898	72	59	29	15	231	37	238
US 441 AND I-75 SB RAMP	5	7:00	29	556	272	0	1660	55	2	0	85	198	13	43
US 441 AND 167TH BLVD	6	7:15	7	556	96	55	1511	0	0	0	0	94	0	10
US 441 AND NW 173RD ST (CR 235A)	7	7:15	79	440	64	30	1365	31	40	24	113	94	19	32

AM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	155	464	49	94	1046	122	92	157	82	135	189	27
US 441 AND MAIN ST	2	7:00	11	569	5	14	1232	34	37	6	35	10	18	19
US 441 AND NW 147TH DR	3	7:15	27	713	36	62	1133	64	109	14	50	41	2	54
US 441 AND I-75 NB RAMP	4	7:30	61	691	137	45	961	77	63	31	16	247	40	255
US 441 AND I-75 SB RAMP	5	7:00	31	595	291	0	1776	59	2	0	91	212	14	46
US 441 AND 167TH BLVD	6	7:15	7	595	103	59	1617	0	0	0	0	101	0	11
US 441 AND NW 173RD ST (CR 235A)	7	7:15	85	471	68	32	1461	33	43	26	121	101	20	34

PM PEAK PERIOD

TABLE B2
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday PM Peak Period

Monday, September 17, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
3:45-4:00 PM	0	1	0	0	0	0	2	0	3
4:00-4:15 PM	0	1	0	0	0	0	4	0	5
4:15-4:30 PM	0	3	1	0	0	0	1	0	5
4:30-4:45 PM	0	5	0	0	0	0	1	0	6
4:45-5:00 PM	0	3	0	0	0	0	0	0	3
5:00-5:15 PM	1	1	0	0	0	0	2	0	4
5:15-5:30 PM	0	2	0	0	0	1	3	0	6
5:30-5:45 PM	0	3	0	0	0	0	2	0	5
TOTAL:	**1**	**19**	**1**	**0**	**0**	**1**	**15**	**0**	**37**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33333333

DATE: 09/17/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/17/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33333333

DATE: 09/17/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/17/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 09/17/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	15	5	26	0	15	238	24	0	36	3	13	0	20	165	27	2	589
16:00	20	4	22	0	14	230	28	1	31	4	7	0	12	164	33	3	573
16:15	15	2	28	0	24	227	18	1	43	4	8	0	18	148	27	0	563
16:30	18	6	23	0	15	266	23	2	33	5	8	0	17	156	34	0	606
Hr Total	68	17	99	0	68	961	93	4	143	16	36	0	67	633	121	5	2331
16:45	15	6	29	0	14	299	20	0	32	3	15	0	13	186	30	0	662
17:00	18	3	31	0	26	326	25	2	49	7	14	0	21	169	27	2	720
17:15	13	4	27	0	26	348	16	0	38	10	17	0	24	200	36	1	760
17:30	12	5	28	0	30	306	16	0	53	3	18	0	14	156	34	3	678
Hr Total	58	18	115	0	96	1279	77	2	172	23	64	0	72	711	127	6	2820
17:45	16	4	18	0	23	252	13	1	29	3	8	0	12	180	27	1	587
Hr Total	16	4	18	0	23	252	13	1	29	3	8	0	12	180	27	1	587
TOTAL	142	39	232	0	187	2492	183	7	344	42	108	0	151	1524	275	12	5738

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	58	18	115	0	96	1279	77	2	172	23	64	0	72	711	127	6	
Percent	30%	9%	60%	0%	7%	88%	5%	0%	66%	9%	25%	0%	8%	78%	14%	1%	
Pk total	191				1454				259				916				
Highest	17:00				17:15				17:30				17:15				
Volume	18	3	31	0	26	348	16	0	53	3	18	0	24	200	36	1	
Hi total	52				390				74				261				
PHF	.92				.93				.88				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM
Page : 1

AUTOMOBILES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	14	5	26	0	15	226	23	0	36	3	13	0	20	155	27	2	565
16:00	18	4	22	0	14	215	26	1	31	4	5	0	11	156	31	2	540
16:15	14	2	28	0	23	218	17	1	42	4	8	0	18	134	27	0	536
16:30	17	6	21	0	15	252	22	2	32	5	8	0	16	146	34	0	576
Hr Total	63	17	97	0	67	911	88	4	141	16	34	0	65	591	119	4	2217
16:45	14	6	29	0	13	282	20	0	31	3	15	0	13	183	29	0	638
17:00	18	3	30	0	26	316	24	2	48	7	14	0	21	159	26	2	696
17:15	13	4	27	0	26	333	15	0	37	10	17	0	24	190	35	1	732
17:30	12	5	27	0	30	301	16	0	53	3	18	0	13	149	34	3	664
Hr Total	57	18	113	0	95	1232	75	2	169	23	64	0	71	681	124	6	2730
17:45	16	4	17	0	23	240	13	1	28	3	7	0	12	176	25	1	566
Hr Total	16	4	17	0	23	240	13	1	28	3	7	0	12	176	25	1	566
TOTAL	136	39	227	0	185	2383	176	7	338	42	105	0	148	1448	268	11	5513

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	57	18	113	0	95	1232	75	2	169	23	64	0	71	681	124	6	
Percent	30%	10%	60%	0%	7%	88%	5%	0%	66%	9%	25%	0%	8%	77%	14%	1%	
Pk total	188				1404				256				882				
Highest	17:00				17:15				17:30				17:15				
Volume	18	3	30	0	26	333	15	0	53	3	18	0	24	190	35	1	
Hi total	51				374				74				250				
PHF	.92				.94				.86				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 15082619

DATE: 08/26/19 | US 441 @ NW 147TH DRIVE | Start Date: 08/26/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 082619PM

BEGIN TIME (MILITARY): 15:45 Hrs | Page : 1

COMMERCIAL VEHICLES

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 08/26/19																	
15:45	1	0	0	0	0	12	1	0	0	0	0	0	0	10	0	0	24
16:00	2	0	0	0	0	15	2	0	0	0	2	0	1	8	2	1	33
16:15	1	0	0	0	1	9	1	0	1	0	0	0	0	14	0	0	27
16:30	1	0	2	0	0	14	1	0	1	0	0	0	1	10	0	0	30
Hr Total	5	0	2	0	1	50	5	0	2	0	2	0	2	42	2	1	114
16:45	1	0	0	0	1	17	0	0	1	0	0	0	0	3	1	0	24
17:00	0	0	1	0	0	10	1	0	1	0	0	0	0	10	1	0	24
17:15	0	0	0	0	0	15	1	0	1	0	0	0	0	10	1	0	28
17:30	0	0	1	0	0	5	0	0	0	0	0	0	1	7	0	0	14
Hr Total	1	0	2	0	1	47	2	0	3	0	0	0	1	30	3	0	90
17:45	0	0	1	0	0	12	0	0	1	0	1	0	0	4	2	0	21
Hr Total	0	0	1	0	0	12	0	0	1	0	1	0	0	4	2	0	21
TOTAL	6	0	5	0	2	109	7	0	6	0	3	0	3	76	7	1	225

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	1	0	2	0	1	47	2	0	3	0	0	0	1	30	3	0	
Percent	33%	0%	67%	0%	2%	94%	4%	0%	100%	0%	0%	0%	3%	88%	9%	0%	
Pk total	3				50				3				34				
Highest	16:45				16:45				16:45				17:00				
Volume	1	0	0	0	1	17	0	0	1	0	0	0	0	10	1	0	
Hi total	1				18				1				11				
PHF	.75				.69				.75				.77				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/26/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 15:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 147TH DRIVE
ALACHUA COUNTY, FLORIDA

Site Code : 15082619
Start Date: 08/26/19
File I.D. : 082619PM
Page : 1

PEDESTRIAN & BICYCLE

	NW 147TH DRIVE From North				US 441 From East				NW 147TH DRIVE From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 08/26/19																	
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	3
16:30	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	1	5
16:45	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	5
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	2	0	0	0	0	0	0	0	5	0	0	0	3	10

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/26/19

Peak start	16:45				16:45				16:45				16:45				
Volume	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	
Percent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	
Pk total	0				0				3				2				
Highest	15:45				15:45				17:00				17:00				
Volume	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	
Hi total	0				0				2				2				
PHF	.0				.0				.38				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22222222

DATE: 12/09/19 | US 441 AT CR 235 | Start Date: 12/09/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153403

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/09/19																	
15:30	14	21	15	0	18	227	19	0	34	26	24	0	19	154	29	0	600
15:45	15	19	19	0	35	228	23	0	25	41	29	0	19	116	19	0	588
16:00	11	30	12	0	28	220	19	0	29	30	21	0	23	138	22	0	583
16:15	22	24	20	0	29	204	15	0	35	33	12	0	15	109	19	0	537
Hr Total	62	94	66	0	110	879	76	0	123	130	86	0	76	517	89	0	2308
16:30	14	26	9	0	33	261	27	0	43	30	15	0	32	116	41	1	648
16:45	13	32	18	0	36	259	18	0	36	37	20	0	43	115	37	1	665
17:00	26	39	22	0	41	330	25	0	41	37	20	0	29	150	34	0	794
17:15	9	44	16	0	39	302	18	0	28	44	23	0	51	140	47	0	761
Hr Total	62	141	65	0	149	1152	88	0	148	148	78	0	155	521	159	2	2868
17:30	13	41	26	0	50	285	27	0	31	32	14	0	27	114	44	0	704
Hr Total	13	41	26	0	50	285	27	0	31	32	14	0	27	114	44	0	704
TOTAL	137	276	157	0	309	2316	191	0	302	310	178	0	258	1152	292	2	5880

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	61	156	82	0	166	1176	88	0	136	150	77	0	150	519	162	1	
Percent	20%	52%	27%	0%	12%	82%	6%	0%	37%	41%	21%	0%	18%	62%	19%	0%	
Pk total	299				1430				363				832				
Highest	17:00				17:00				17:00				17:15				
Volume	26	39	22	0	41	330	25	0	41	37	20	0	51	140	47	0	
Hi total	87				396				98				238				
PHF	.86				.90				.93				.87				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22222222

DATE: 12/09/19 | US 441 AT CR 235 | Start Date: 12/09/19

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 18153403

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Total
Date 12/09/19																	
15:30	13	17	15	0	17	222	16	0	32	19	22	0	19	145	26	0	563
15:45	10	10	18	0	34	210	22	0	22	35	28	0	19	103	19	0	530
16:00	11	20	10	0	26	211	19	0	28	23	18	0	23	122	21	0	532
16:15	21	21	17	0	27	199	15	0	34	29	12	0	15	103	19	0	512
Hr Total	55	68	60	0	104	842	72	0	116	106	80	0	76	473	85	0	2137
16:30	14	24	6	0	32	245	25	0	38	28	13	0	29	113	37	1	605
16:45	13	24	16	0	35	247	17	0	34	37	12	0	42	113	36	1	627
17:00	24	36	21	0	37	324	24	0	39	34	18	0	28	146	34	0	765
17:15	8	39	16	0	38	292	18	0	27	39	22	0	51	133	44	0	727
Hr Total	59	123	59	0	142	1108	84	0	138	138	65	0	150	505	151	2	2724
17:30	13	37	26	0	47	281	27	0	30	29	13	0	27	110	42	0	682
Hr Total	13	37	26	0	47	281	27	0	30	29	13	0	27	110	42	0	682
TOTAL	127	228	145	0	293	2231	183	0	284	273	158	0	253	1088	278	2	5543

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	58	136	79	0	157	1144	86	0	130	139	65	0	148	502	156	1	
Percent	21%	50%	29%	0%	11%	82%	6%	0%	39%	42%	19%	0%	18%	62%	19%	0%	
Pk total	273				1387				334				807				
Highest	17:00				17:00				17:00				17:15				
Volume	24	36	21	0	37	324	24	0	39	34	18	0	51	133	44	0	
Hi total	81				385				91				228				
PHF	.84				.90				.92				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/09/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 22222222
Start Date: 12/09/19
File I.D. : 18153403
Page : 1

COMMERCIAL VEHICLES

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 12/09/19																	
15:30	1	4	0	0	1	5	3	0	2	7	2	0	0	9	3	0	37
15:45	5	9	1	0	1	18	1	0	3	6	1	0	0	13	0	0	58
16:00	0	10	2	0	2	9	0	0	1	7	3	0	0	16	1	0	51
16:15	1	3	3	0	2	5	0	0	1	4	0	0	0	6	0	0	25
Hr Total	7	26	6	0	6	37	4	0	7	24	6	0	0	44	4	0	171
16:30	0	2	3	0	1	16	2	0	5	2	2	0	3	3	4	0	43
16:45	0	8	2	0	1	12	1	0	2	0	8	0	1	2	1	0	38
17:00	2	3	1	0	4	6	1	0	2	3	2	0	1	4	0	0	29
17:15	1	5	0	0	1	10	0	0	1	5	1	0	0	7	3	0	34
Hr Total	3	18	6	0	7	44	4	0	10	10	13	0	5	16	8	0	144
17:30	0	4	0	0	3	4	0	0	1	3	1	0	0	4	2	0	22
Hr Total	0	4	0	0	3	4	0	0	1	3	1	0	0	4	2	0	22
TOTAL	10	48	12	0	16	85	8	0	18	37	20	0	5	64	14	0	337

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	3	20	3	0	9	32	2	0	6	11	12	0	2	17	6	0	
Percent	12%	77%	12%	0%	21%	74%	5%	0%	21%	38%	41%	0%	8%	68%	24%	0%	
Pk total	26				43				29				25				
Highest	16:45				16:45				16:45				17:15				
Volume	0	8	2	0	1	12	1	0	2	0	8	0	0	7	3	0	
Hi total	10				14				10				10				
PHF	.65				.77				.72				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 12/09/19
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 AT CR 235
ALACHUA COUNTY, FLORIDA

Site Code : 22222222
Start Date: 12/09/19
File I.D. : 18153403
Page : 1

PEDESTRIAN & BICYCLE

	CR 235 From North				US 441 From East				CR 235 From South				US 441 From West				
	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Left	Thru	Right	PEDS	Total
Date 12/09/19																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
15:45	0	0	0	0	0	0	0	1	0	1	0	3	0	0	0	0	5
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Hr Total	0	0	0	0	0	0	0	3	0	1	0	4	0	0	0	1	9
16:30	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
Hr Total	0	0	0	1	0	0	0	2	0	0	0	2	0	0	0	0	5
17:30	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
TOTAL	0	0	0	4	0	0	0	5	0	1	0	6	0	0	0	2	18

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 12/09/19

Peak start	16:45				16:45				16:45				16:45				
Volume	0	0	0	4	0	0	0	0	0	0	0	2	0	0	0	1	
Percent	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	100%	
Pk total	4				0				2				1				
Highest	17:30				15:30				17:15				17:30				
Volume	0	0	0	3	0	0	0	0	0	0	0	2	0	0	0	1	
Hi total	3				0				2				1				
PHF	.33				.0				.25				.25				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

PM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	178	1164	93	118	583	147	141	132	94	68	134	88
US 441 AND MAIN ST	2	16:45	49	1306	11	48	798	68	72	8	44	9	16	47
US 441 AND NW 147TH DR	3	16:45	131	1173	102	92	874	122	174	13	67	65	14	104
US 441 AND I-75 NB RAMP	4	17:00	45	1166	204	57	810	22	41	13	12	260	17	659
US 441 AND I-75 SB RAMP	5	17:00	45	1618	195	0	956	58	26	0	98	173	22	54
US 441 AND 167TH BLVD	6	17:00	3	1360	305	123	787	0	0	0	0	185	0	49
US 441 AND NW 173RD ST (CR 235A)	7	17:00	105	1392	116	35	711	49	83	26	107	93	20	48

PM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	190	1245	100	126	624	157	151	141	101	73	143	94
US 441 AND MAIN ST	2	16:45	52	1397	12	51	854	73	77	9	47	10	17	50
US 441 AND NW 147TH DR	3	16:45	140	1255	109	98	935	131	186	14	72	70	15	111
US 441 AND I-75 NB RAMP	4	17:00	48	1248	218	61	867	24	44	14	13	278	18	705
US 441 AND I-75 SB RAMP	5	17:00	48	1731	209	0	1023	62	28	0	105	185	24	58
US 441 AND 167TH BLVD	6	17:00	3	1455	326	132	842	0	0	0	0	198	0	52
US 441 AND NW 173RD ST (CR 235A)	7	17:00	112	1489	124	37	761	52	89	28	114	100	21	51

APPENDIX C

FDOT TRAFFIC DATA

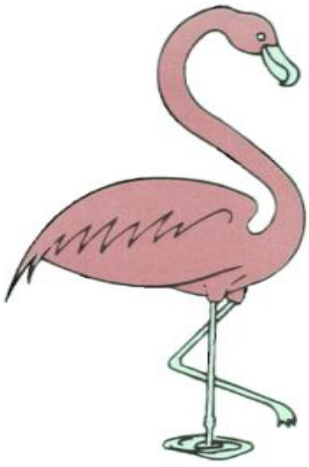
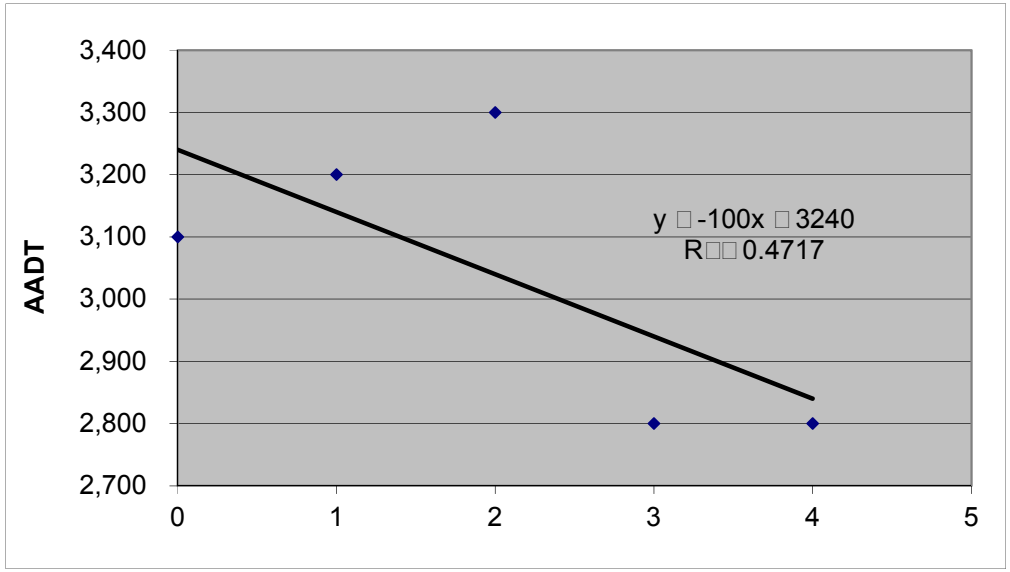


TABLE C1
LINEAR REGRESSION ANALYSIS

CR 241, North of SR 235

Year	□	Actual AADT (Y)	**Predicted AADT**
2014	0	3,100	**3,240**
2015	1	3,200	3,140
2016	2	3,300	3,040
2017	3	2,800	2,940
2018	4	2,800	2,840
2019	5		2,740
2020	6		2,640
2021	7		2,540
2022	8		2,440
2023	9		2,340
2024	10		2,240
2025	11		2,140
2026	12		**2,040**

i = - 3.8%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0240 - CR 241.1 MI. N. OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	2800 F	0	0	9.50	57.90	2.70
2017	2800 C	N 0	S 0	9.50	53.80	2.60
2016	3300 R	0	0	9.50	53.60	2.80
2015	3200 T	0	0	9.50	57.00	2.60
2014	3100 S			9.50	57.40	2.40
2013	3100 F	0	0	9.50	57.80	2.60
2012	3100 C	N 0	S 0	9.50	58.40	2.50

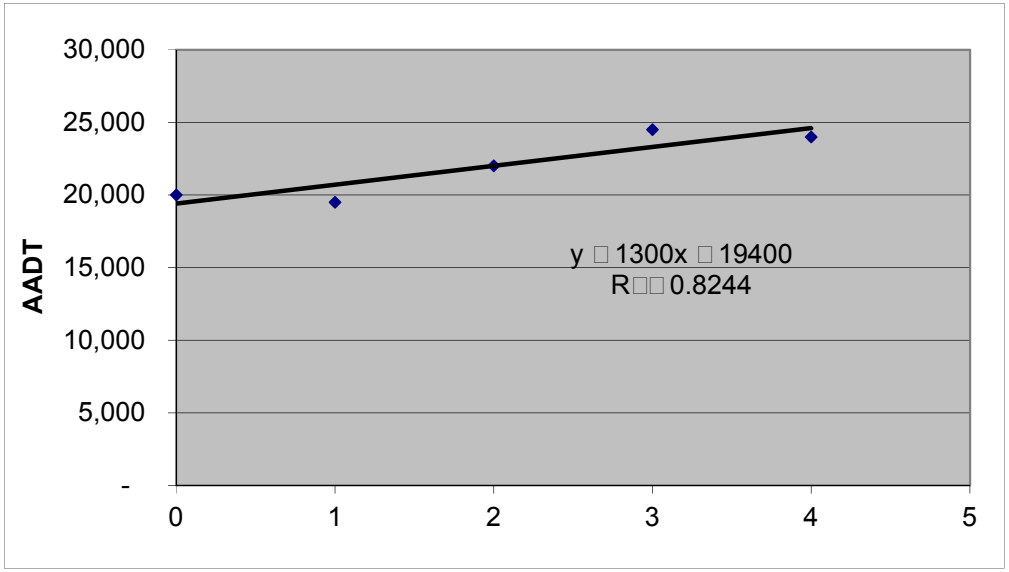
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441, Southeast of NW 147th Drive

Year	□	Actual AADT (Y)	**Predicted AADT**
2014	0	20,000	**19,400**
2015	1	19,500	20,700
2016	2	22,000	22,000
2017	3	24,500	23,300
2018	4	24,000	24,600
2019	5		25,900
2020	6		27,200
2021	7		28,500
2022	8		29,800
2023	9		31,100
2024	10		32,400
2025	11		33,700
2026	12		**35,000**

i = 5.0%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5106 - SR 20 .4 MI. NW OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	24000 C	N 12000	S 12000	9.50	57.90	4.90
2017	24500 C	N 12500	S 12000	9.50	53.80	4.60
2016	22000 C	N 11000	S 11000	9.50	53.60	4.90
2015	19500 C	N 9700	S 9800	9.50	57.00	5.20
2014	20000 C	N 10000	S 10000	9.50	57.40	5.40
2013	19800 C	N 9800	S 10000	9.50	57.80	5.00
2012	18900 C	N 9600	S 9300	9.50	58.40	4.90
2011	18600 C	N 9200	S 9400	9.50	58.80	5.50
2010	17600 C	N 8700	S 8900	10.13	59.87	5.10
2009	19600 C	N 9600	S 10000	10.04	57.81	6.20
2008	19400 C	N 9800	S 9600	10.17	57.73	7.30
2007	20000 C	N 10000	S 10000	10.22	58.44	5.70
2006	20500 C	N 10000	S 10500	9.98	59.05	6.70
2005	20000 C	N 10000	S 10000	10.10	58.20	19.60
2004	19900 C	N 10000	S 9900	10.20	62.30	9.10
2003	21000 C	N 10500	S 10500	10.20	59.50	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/24/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	19	17	14	8	58	12	9	10	10	41	99
0100	11	8	14	11	44	1	20	13	6	40	84
0200	5	6	10	12	33	5	4	5	11	25	58
0300	6	9	8	7	30	10	8	21	15	54	84
0400	14	11	6	30	61	18	22	39	33	112	173
0500	36	39	46	38	159	59	88	114	106	367	526
0600	82	97	130	139	448	187	206	252	278	923	1371
0700	172	195	180	183	730	311	310	346	269	1236	1966
0800	185	174	123	148	630	230	304	232	159	925	1555
0900	161	158	148	142	609	206	212	195	169	782	1391
1000	172	168	179	200	719	163	149	159	156	627	1346
1100	186	184	208	222	800	191	176	203	180	750	1550
1200	213	201	187	181	782	232	188	215	220	855	1637
1300	196	203	181	205	785	228	224	212	201	865	1650
1400	225	199	208	240	872	209	159	184	184	736	1608
1500	241	235	252	282	1010	219	217	237	206	879	1889
1600	261	314	285	300	1160	226	168	267	211	872	2032
1700	327	337	348	277	1289	241	215	220	174	850	2139
1800	282	202	177	166	827	174	156	147	123	600	1427
1900	171	147	119	116	553	130	102	100	92	424	977
2000	123	124	102	76	425	117	113	95	74	399	824
2100	66	68	59	48	241	74	75	57	61	267	508
2200	40	36	26	30	132	43	23	25	25	116	248
2300	21	17	20	18	76	23	15	10	6	54	130
24-HOUR TOTALS:					12473					12799	25272

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	743	645	1245	700	1966
P.M.	1645	1312	1630	934	1645	2199
DAILY	1645	1312	645	1245	1645	2199

GENERATED BY SPS 5.0.53P

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/25/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	12	11	9	12	44	20	13	17	13	63	107
0100	8	7	13	8	36	12	19	7	7	45	81
0200	8	11	9	6	34	10	14	5	9	38	72
0300	11	13	12	5	41	7	9	18	11	45	86
0400	11	21	8	32	72	14	29	17	35	95	167
0500	38	45	54	48	185	59	96	114	123	392	577
0600	73	106	102	104	385	160	221	246	269	896	1281
0700	161	206	182	180	729	331	311	344	261	1247	1976
0800	185	185	151	119	640	265	258	245	187	955	1595
0900	137	167	133	169	606	169	171	190	141	671	1277
1000	151	151	152	178	632	158	141	147	176	622	1254
1100	150	240	207	247	844	205	193	216	220	834	1678
1200	220	202	221	246	889	231	215	252	210	908	1797
1300	197	190	205	186	778	223	194	210	182	809	1587
1400	203	237	195	226	861	187	189	190	197	763	1624
1500	225	233	257	290	1005	212	239	207	201	859	1864
1600	281	296	306	348	1231	204	190	196	213	803	2034
1700	332	322	282	271	1207	214	214	192	184	804	2011
1800	259	195	184	181	819	182	165	167	135	649	1468
1900	159	128	145	128	560	127	130	105	109	471	1031
2000	134	145	109	103	491	107	96	90	97	390	881
2100	92	75	63	42	272	73	91	63	61	288	560
2200	49	38	32	34	153	35	35	34	27	131	284
2300	20	30	27	15	92	29	21	18	10	78	170
24-HOUR TOTALS:					12606					12856	25462

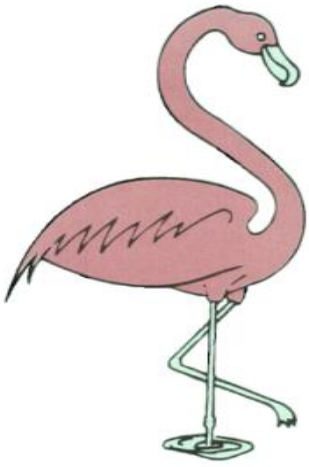
PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	753	645	1255	700	1976
P.M.	1630	1308	1200	908	1630	2145
DAILY	1630	1308	645	1255	1630	2145

GENERATED BY SPS 5.0.53P

APPENDIX D

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

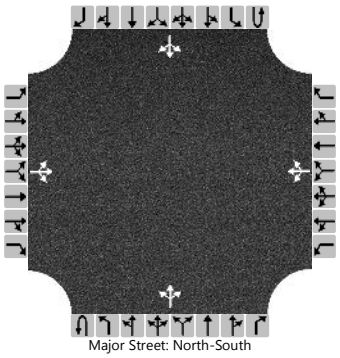
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		2	28	0		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			2				0		
Capacity, c (veh/h)			924				1052			1467				1598		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.9				8.4			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				8.4				0.5				0.0			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

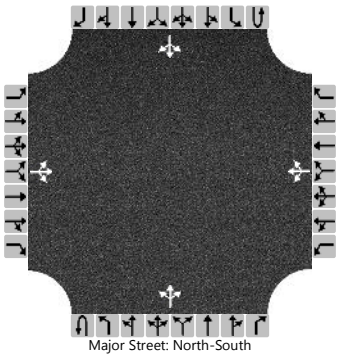
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		18	0	0		0	30	4		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				18			0				0		
Capacity, c (veh/h)			924				805			1467				1590		
v/c Ratio			0.00				0.02			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.1			0.0				0.0		
Control Delay (s/veh)			8.9				9.6			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				9.6				0.0				0.0			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

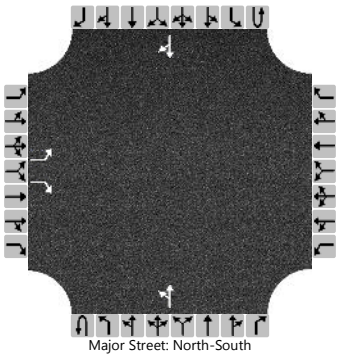
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		2		102						33	34				127	1
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		104						34						
Capacity, c (veh/h)		738		920						1455						
v/c Ratio		0.00		0.11						0.02						
95% Queue Length, Q_{95} (veh)		0.0		0.4						0.1						
Control Delay (s/veh)		9.9		9.4						7.5						
Level of Service (LOS)		A		A						A						
Approach Delay (s/veh)		9.4								3.8						
Approach LOS		A														

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PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

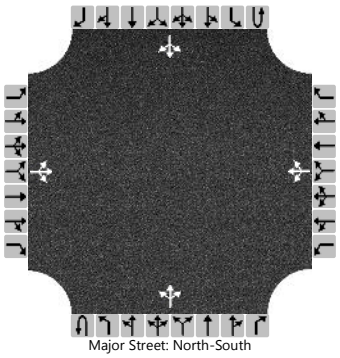
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		7	133	2		0	60	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			8				0		
Capacity, c (veh/h)			1004				905			1549				1446		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				9.0			7.3				7.5		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.6				9.0				0.4				0.0			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

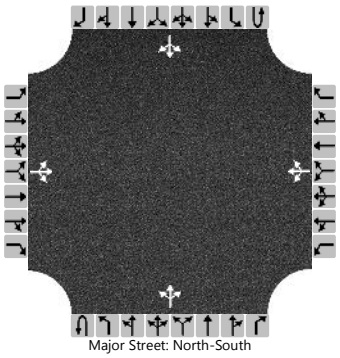
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		7	0	0		1	142	9		0	62	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				8			1				0		
Capacity, c (veh/h)			1001				726			1546				1424		
v/c Ratio			0.00				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				10.0			7.3				7.5		
Level of Service (LOS)			A				B			A				A		
Approach Delay (s/veh)	8.6				10.0				0.1				0.0			
Approach LOS	A				B											

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HCS7 Two-Way Stop-Control Report

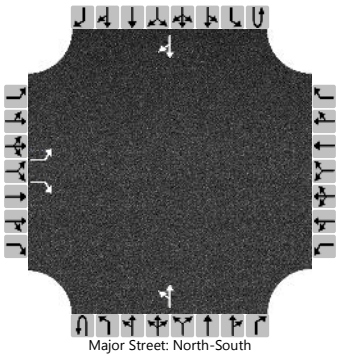
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		1		65						110	152				60	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

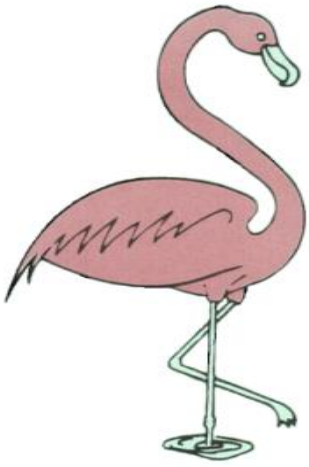
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		71						121						
Capacity, c (veh/h)		500		996						1533						
v/c Ratio		0.00		0.07						0.08						
95% Queue Length, Q_{95} (veh)		0.0		0.2						0.3						
Control Delay (s/veh)		12.2		8.9						7.5						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)		8.9								3.6						
Approach LOS		A														

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APPENDIX E

SIGNAL TIMINGS



EXISTING TIMINGS

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Phase [1.1.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Ped Clearance	0	28	0	31	0	19	0	31	0	0	0	0	0	0	0	0
Min Green	4	20	4	6	4	20	4	6	0	0	0	0	0	0	0	0
Passage	2	3.5	2	3	2	3.5	2	3	0	0	0	0	0	0	0	0
Max1	15	50	15	30	15	50	15	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	4.8	4.9	3.8	4	4.9	4.9	4	4	0	0	0	0	0	0	0	0
Red	2	2	2.6	3.1	2	2	2.1	3.1	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

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Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Backup Time	Red Revert	Console Timeout	Tone Disable	Feature Profile	Phase Mode	Diamond Mode	SDLC Retry Time	TS2 Det Faults	Cycle Fault Action	Max Cycle Time	Max Seek Track Time	Max Seek Dwell Time	Enable Run	Local Flash Start	Start Red Time	Disable Init Ped	Yellow 3 Second Disable	Omit Yellow Enable	Free Ring Sequence
	OFF	900	3	10	OFF		STD8	4PH		OFF	ALARM				ON	ON		OFF	OFF	OFF	1

Comm, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	Port	System-Up	Sys-Down	PC/Print	Aux 232
160			OFF					

Port Parameters [6.2]

Comm	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	OFF	ON	OFF

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2	1								2								R-T/OTH		5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4	3								4								R-T/OTH		4	1
Overlap 5																	NORMAL		3.5	1.5
Overlap 6	5								6								R-T/OTH		5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8	7								8								R-T/OTH		4	1

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds									
Overlap 1																									OFF	OFF
Overlap 2																									OFF	ON
Overlap 3																									OFF	OFF
Overlap 4																									OFF	ON
Overlap 5																									OFF	OFF
Overlap 6																									OFF	ON
Overlap 7																									OFF	OFF
Overlap 8																									OFF	ON

Detector, Vehicle Parameters 1-16 [5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	1	6	8	3	2	5	4	7	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	2	2	4	4	6	6	8	8	9	10	11	12	2	4	6	8								
Type	OLP	VEH	OLP	VEH	OLP	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Flash 1-2 Hertz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Alt Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [1.3.3]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2_V14	ON	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1		1									1	1			
2		1		1							1	1			
3	1								1	1					
4	1		1						1	1					
5				1											
6		1		1											
7			1												
8	1		1												
9															
10															
11															
12															
13		1													
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	Diag
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Present	ON	ON							ON								ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

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Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1	4	2	3	4	2	1
Dwell P2	8	6	8	7	5	6
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	ON
60	
61	ON
62	
63	
64	

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	
60	
61	
62	
63	
64	

Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1	4	2	4	4	2	2
Exit R2	8	6	8	8	6	6
Exit R3						
Exit R4						

Alarms, Parameters [1.4.1]
Auto Flash Parameter

Yellow	Red	Mode	Source
4	2	VOT_MON	TEST B

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases	2	6										
Overlaps												

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Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable	ON	ON	ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MIN	MIN	MIN	MIN	MIN	MIN
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1			4	8	6	2
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						

Dwell Over 12						
Ped Clear						
Yellow	4	4	4	4	4	4
Red	1	1	1	1	1	1
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX INH	FLOAT

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active	
FRC	TIMED	TIMED	NO_RECYCLE	ON	OFF	ON	OFF	OFF	0	+	OFF	ON

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	150	130	160	110	130	130	150									
Offset Time	20	93		10	58	58	35									
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

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Coordination, Splits [2.7.1]

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	84	22	22	22	84	22	22								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	72	18	22	18	72	22	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	67	19	56	22	63	26	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	50	19	23	18	50	24	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	45	19	48	18	45	18	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	69	19	20	18	73	19	20								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	59	18	55	22	55	24	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

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Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON

Coord-Ph		ON														

Split Table 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Advanced Scheduler [4.3]

	Month												Day of Week							Day of Month										1										2										3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
5																																																		5
6																																																			6
7																																																			7
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18																																																			18

| | | |

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1											
2	2											
3	3											
4	4											
5	5											
6	6											
7	7											
8	8											
9	9											
10	10											
11	11											
12	12											
13	13											
14	14											
15	15											
16	16											
17	17											
18	18											
19	19											
20	20											
21	21											
22	22											
23	23											
24	24											
25	25											
26	26											
27	27											
28	28											
29	29											
30	30											
31	31											
32	32											
33	33											
34	34											
35	35											
36	36											
37	37											
38	38											
39	39											
40	40											
41	41											
42	42											
43	43											
44	44											
45	45											
46	46											
47	47											
48	48											
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												
61												
62												
63												
64												
99												
100	255											

City of Gainesville Traffic Operations
Intersection Timing Sheet

Name	US 441 ☐ SR 235 (Alachua)			Mod. Date	5/23/2017		Initial Operation Date
Intersection ID	11	System ID	175	Mod. No.	1		____/____/_____

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8	Other(A)	Other(B)
Direction	EBL	WBT	SBL	NBT	WBL	EBT	NBL	SBT		
Initial	4	15	4	6	4	15	4	6		
Passage	2.0	3.5	2.0	4.0	2.0	3.5	2.0	4.0		
Max1	25.0	45.0	20.0	35.0	25.0	45.0	20.0	35.0		
Max2										
Yellow	4.0	4.5	4.0	4.0	4.0	4.5	4.0	4.0		
All Red	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		
Walk		7.0		5.0		7.0		7.0		
Ped Clear		26.0		22.0		26.0		22.0		
Recall		MIN				MIN				
Flash Pattern										
Left TurnType										
Detect Type										

Preemption

Fire Station	☐ Active	Emergency Opticom	☐ Active	Preemption Notes
Bridge	☐ Active	Emergency.now	☐ Active	
Rail Road	☐ Active	Other_____	☐ Active	

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Pattern 1	16	49	16	39	17	48	16	39	120	0
Pattern 2	20	45	16	39	20	45	16	39	120	106
Pattern 3	17	50	14	39	17	50	14	39	120	4
Pattern 4	12	46	12	20	12	46	12	20	90	56
Pattern 5										
Pattern 6										
Pattern 7										

Schedule Implementation

Schedule Notes

Day Plan 1 (Mon-Thurs)			Day Plan 2 (Fri)			Day Plan 3 (Sat)		
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern
0:00	5:45	FREE	0:00	5:45	FREE	0:00	8:00	FREE
5:45	6:30	4	5:45	6:30	4	8:00	18:00	1
6:30	9:00	2	6:30	9:00	2	18:00	21:00	4
9:00	15:00	1	9:00	15:00	1	21:00	0:00	FREE
15:00	19:00	3	15:00	19:00	3			
19:00	20:30	1	19:00	20:30	1			
20:30	22:00	4	20:30	22:00	4			
22:00	0:00	FREE	22:00	0:00	FREE			

Schedule Notes

Day Plan 4 (Sun)								
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern
0:00	8:00	FREE						
8:00	18:00	1						
18:00	21:00	4						
21:00	0:00	FREE						

Part III — Equipment Information

Equipment (N)	Manufacturer	Equipment (C)	Manufacturer	Equipment (V)	Manufacturer
Switch	☐ ITS-Express	Controller	☐ Naztec	CCTV	☐ Bosch
Wireless	☐	CMU/MMU	☐	Video Detection	☐ Iteris
Other_____	☐	Other_____	☐	Other_____	☐

CONSULTANT (FUTURE) TIMINGS

Time of Day Plan

Designed By:	J.M.
Date:	4/19/2019
Checked By:	R. A. A
Date:	4/19/2019

Section:	26020000
Corridor:	US 441
From:	NW 140th St/SR 235
To:	NW 173rd St/CR 235A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:00	-	FREE
	AM	6:00	10:00	1	130
	MIDDAY	10:00	16:15	2	130
	PM	16:15	18:15	3	160
	NT	18:15	21:30	4	110
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	7:00	-	FREE
	NT	7:00	9:00	4	110
	WKN OffPk	9:00	12:30	6	130
	WKN	12:30	18:00	5	130
	NT	18:00	21:00	4	110
	FREE	21:00	0:00	-	FREE
Sunday	FREE	0:00	9:00	-	FREE
	NT	9:00	11:00	4	110
	WKN OffPk	11:00	17:30	6	130
	NT	17:30	21:00	4	110
	FREE	21:00	0:00	-	FREE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	18.481	**Node**	3
Date:	4/19/2019	**Sig ID**	160	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 147th Dr	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Speed Limit (mph)	*45*	*45*	*25*	*30*	*45*	*45*	*30*	*25*	
Vehicle Traversed Width	*116*	*111*	*109*	*130*	*104*	*109*	*115*	*128*	
Approach Grades	*0.3%*	*-0.9%*	*-7.2%*	*-4.4%*	*-0.9%*	*0.3%*	*-4.4%*	*-7.2%*	
Ped-X (curb to curb)		*95*		*106*		*64*		*106*	
Crossing Time		*28*		*31*		*19*		*31*	
Ped-X (button to curb)		*6*		*12*		*13*		*13*	
Ped-X (button to far curb)		101		118		77		119	
Crossing Time (to far curb)		*34*		*40*		*26*		*40*	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Turn Type	*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		
Min Green	*4*	*20*	*4*	*6*	*4*	*20*	*4*	*6*	
Ext	*2.0*	*3.5*	*2.0*	*3.0*	*2.0*	*3.5*	*2.0*	*3.0*	
Yellow Change Interval	*4.8*	*4.9*	*3.8*	*4.0*	*4.9*	*4.8*	*4.0*	*3.8*	
Red Clearance Interval	*2.0*	*2.0*	*2.6*	*2.5*	*2.0*	*2.0*	*2.1*	*3.1*	
Max I	*15*	*50*	*15*	*30*	*15*	*50*	*15*	*30*	
Max II									
Walk		*7*		*7*		*7*		*7*	
Flashing Don't Walk		*28*		*31*		*19*		*31*	
Min Splits	*11.0*	*42.0*	*11.0*	*45.0*	*11.0*	*33.0*	*11.0*	*45.0*	
Detector Memory		*ON*				*ON*			
Det. Cross Switch.	*ON*		*ON*		*ON*		*ON*		
Recall		*Min*				*Min*			
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*75*	*19*	*18*	*18*	*75*	*19*	*18*	*130*	*37*	*1*
MIDDAY	***2***		*18*	*74*	*18*	*20*	*18*	*74*	*20*	*18*	*130*	*93*	*1*
PM	***3***		*18*	*71*	*19*	*52*	*22*	*67*	*26*	*45*	*160*	*1*	*1*
PM Alt	***7***		*18*	*63*	*18*	*51*	*22*	*59*	*24*	*45*	*150*	*35*	*1*
NT	***4***		*18*	*55*	*19*	*18*	*18*	*55*	*19*	*18*	*110*	*10*	*1*
WKN	***5***		*18*	*49*	*19*	*44*	*18*	*49*	*18*	*45*	*130*	*99*	*1*
WKN OffPk	***6***		*22*	*69*	*19*	*20*	*18*	*73*	*19*	*20*	*130*	*99*	*1*

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Program float force-offs
3. Program Max Inhibit during coordination

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	17.962	**Node**	1
Date:	4/19/2019	**Sig ID**	175	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 140th St/CR 235	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	SBL	NB	WBL	EB	NBL	SB	EBL	WB	
Speed Limit (mph)	45	45	30	30	45	45	30	30	
Vehicle Traversed Width	96	126	171	161	135	149	173	170	
Approach Grades	-1.0%	0.6%	-7.0%	4.5%	0.6%	-1.0%	4.5%	-7.0%	
Ped-X (curb to curb)		83		116		63		105	
Crossing Time		24		34		18		30	
Ped-X (button to curb)		14		12		16		11	
Ped-X (button to far curb)		97		128		79		116	
Crossing Time (to far curb)		33		43		27		39	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	SBL	NB	WBL	EB	NBL	SB	EBL	WB	
Turn Type	Prot/Perm		Prot/Perm		Prot/Perm		Prot/Perm		
Min Green	4	15	4	6	4	15	4	6	
Ext	2.0	3.5	2.0	9.0	2.0	3.5	2.0	9.0	
Yellow Change Interval	4.9	4.8	4.3	3.7	4.8	4.9	3.7	4.3	
Red Clearance Interval	2.0	2.0	3.4	3.2	2.0	2.0	3.4	3.4	
Max I	25	50	20	35	25	50	20	35	
Max II									
Walk		7		7		7		7	
Flashing Don't Walk		24		34		18		30	
Min Splits	11.0	38.0	12.0	48.0	11.0	32.0	12.0	45.0	
Detector Memory		ON		ON		ON			
Det. Cross Switch.	ON		ON		ON		ON		
Recall		Max				Max		Min	
CNA									
Coord Phase		YES							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	1		18	57	20	35	20	55	20	35	130	88	1
MIDDAY	2		18	56	18	38	18	56	19	37	130	19	1
PM	3		18	74	20	48	24	68	23	45	160	150	1
PM Alt	7		18	66	18	48	20	64	21	45	150	147	1
NT	4		18	48	18	26	18	48	21	23	110	73	1
WKN	5		18	57	22	33	18	57	33	22	130	60	1
WKN OffPk	6		19	44	19	48	18	45	22	45	130	60	1

Notes

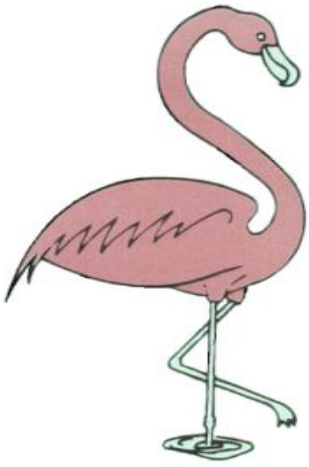
1. Offset referenced to end of first through movement 2 & 6
2. Program Max inhibit during coordination
3. Program float force-offs

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

APPENDIX F

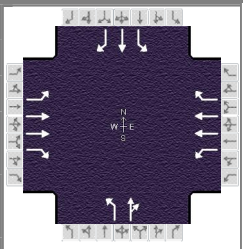
SIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_AM_US441_NW147.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1048	66	34	675	59	93	10	65	38	8	48

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

								1	2	3	4	
Green	3.2	0.5	101.9	4.6	5.9	7.0						
Yellow	4.8	0.0	4.9	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.1	0.0	3.1						
							5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.5	109.3	10.0	108.8	16.6	20.0	10.7	14.1
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	3.5		3.0		10.3	9.7	5.5	6.9
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.1	0.2	0.0	0.1
Phase Call Probability	0.90		0.80		0.99	1.00	0.83	1.00
Max Out Probability	0.00		0.00		0.04	0.00	0.00	0.00

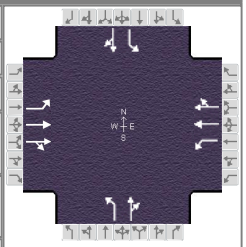
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	55	1178	66	38	758	60	104	84		43	9	48
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1579		1739	1707	1447
Queue Service Time (g_s), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Cycle Queue Clearance Time (g_c), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Green Ratio (*g/C*)	0.70	0.68	0.68	0.70	0.68	0.68	0.12	0.09		0.08	0.05	0.05
Capacity (*c*), veh/h	522	2354	1031	383	2323	966	226	136		128	80	68
Volume-to-Capacity Ratio (*X*)	0.106	0.500	0.064	0.100	0.326	0.062	0.462	0.619		0.332	0.112	0.712
Back of Queue (*Q*), ft/ln (95 th percentile)	24.4	95.5	33.6	15.8	61.2	32.3	173.2	154.6		73.7	17.2	103.4
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	3.6	1.3	0.6	2.3	1.2	6.8	5.9		2.8	0.6	3.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	0.00	0.13	0.08	0.00	0.00	0.00	1.03		0.33	0.00	0.26
Uniform Delay (d_1), s/veh	6.9	2.5	7.9	7.2	2.5	8.1	61.1	66.2		65.5	68.5	70.5
Incremental Delay (d_2), s/veh	0.0	0.8	0.1	0.0	0.4	0.1	0.5	4.5		0.6	0.6	12.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.9	3.3	8.0	7.3	2.9	8.2	61.6	70.7		66.1	69.1	83.4
Level of Service (LOS)	A	A	A	A	A	A	E	E		E	E	F
Approach Delay, s/veh / LOS	3.7	A		3.4	A		65.7	E		74.7	E	
Intersection Delay, s/veh / LOS	11.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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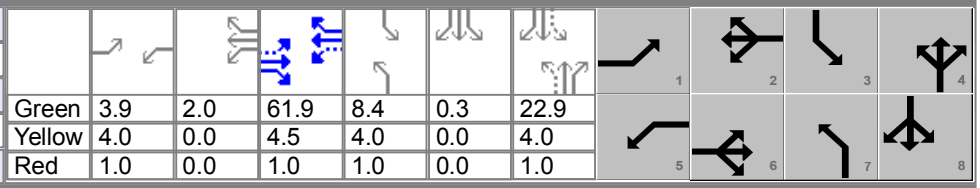
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/CR 235	File Name	Ex_2019_AM_US441_CR235.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	63	1048	11	99	460	50	104	141	82	113	214	38

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.9	2.0	61.9	8.4	0.3	22.9			
Yellow	4.0	0.0	4.5	4.0	0.0	4.0			
Red	1.0	0.0	1.0	1.0	0.0	1.0			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.9	67.4	10.9	69.4	13.4	27.9	13.8	28.2
Change Period, ($Y+R_c$), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	4.9
Queue Clearance Time (g_s), s	4.2		5.9		8.6	20.3	8.9	22.0
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	1.1	0.0	1.2
Phase Call Probability	0.90		0.97		0.98	1.00	0.98	1.00
Max Out Probability	0.00		0.00		1.00	0.01	1.00	0.02

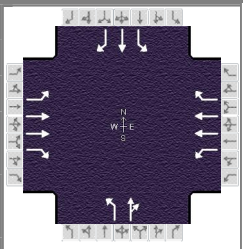
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	70	589	587	110	287	279	116	248		126	280	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1819	1570	1811	1748	1668	1560		1739	1633	
Queue Service Time (g_s), s	2.2	21.2	21.4	3.9	10.6	10.7	6.6	18.3		6.9	20.0	
Cycle Queue Clearance Time (g_c), s	2.2	21.2	21.4	3.9	10.6	10.7	6.6	18.3		6.9	20.0	
Green Ratio (*g/C*)	0.55	0.52	0.52	0.57	0.53	0.53	0.26	0.19		0.26	0.19	
Capacity (*c*), veh/h	475	942	939	279	965	931	188	298		229	316	
Volume-to-Capacity Ratio (*X*)	0.147	0.626	0.626	0.394	0.298	0.300	0.615	0.832		0.548	0.886	
Back of Queue (*Q*), ft/ln (95 th percentile)	38.8	289.6	298.3	67.1	202.3	212	135.2	351		139	400.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.5	11.1	11.2	2.4	7.7	7.6	5.0	12.4		5.3	14.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.19	0.00	0.00	0.45	0.00	0.00	0.90	0.00		0.93	0.00	
Uniform Delay (d_1), s/veh	13.3	12.4	12.5	14.8	15.6	15.6	37.3	46.7		36.6	47.1	
Incremental Delay (d_2), s/veh	0.1	3.1	3.1	0.3	0.8	0.8	1.7	9.2		0.8	13.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.3	15.5	15.7	15.1	16.4	16.4	39.0	55.9		37.4	60.8	
Level of Service (LOS)	B	B	B	B	B	B	D	E		D	E	
Approach Delay, s/veh / LOS	15.5	B		16.2	B		50.5	D		53.6	D	
Intersection Delay, s/veh / LOS	26.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

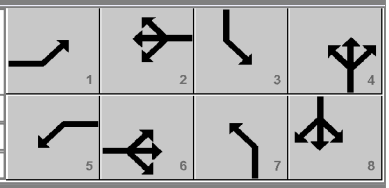
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.5	1.9		73.8	11.8	0.2	11.4					
Yellow	4.9	0.0		4.9	3.8	0.0	4.0					
Red	2.0	0.0		2.0	2.6	0.0	3.1					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	82.6	10.4	80.7	18.5	18.8	18.2	18.5
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.6		3.8		12.6	12.9	11.9	13.4
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	1.00

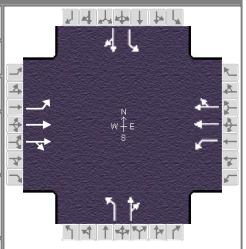
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Cycle Queue Clearance Time (g_c), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Green Ratio (*g/C*)	0.61	0.58	0.58	0.59	0.57	0.57	0.18	0.09		0.18	0.09	0.09
Capacity (*c*), veh/h	317	2007	879	151	1940	807	328	143		214	150	127
Volume-to-Capacity Ratio (*X*)	0.351	0.901	0.116	0.394	0.599	0.142	0.490	0.938		0.689	0.172	1.158
Back of Queue (*Q*), ft/ln (95 th percentile)	61.3	463.6	63.7	37.8	237.6	79.9	212.2	282.1		214.1	40.3	394.2
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	17.7	2.4	1.5	9.0	2.9	8.3	10.8		8.2	1.5	14.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00	0.25	0.19	0.00	0.00	0.00	1.88		0.95	0.00	0.99
Uniform Delay (d_1), s/veh	12.6	11.8	12.2	23.9	9.2	13.2	47.6	58.8		48.4	54.9	59.3
Incremental Delay (d_2), s/veh	0.2	7.0	0.3	0.6	1.4	0.4	0.4	56.8		6.6	0.5	128.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	12.8	18.8	12.4	24.5	10.6	13.6	48.0	115.6		55.0	55.5	187.8
Level of Service (LOS)	B	B	B	C	B	B	D	F		D	E	F
Approach Delay, s/veh / LOS	18.1	B		11.5	B		78.7	E		116.0	F	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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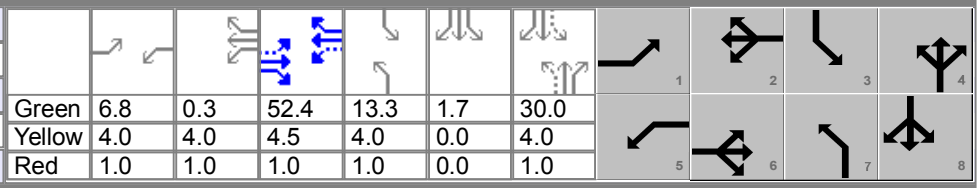
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 7:15
Intersection	US 441/CR 235	File Name	2028_B_AM_US441_CR235.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1771	25	161	768	91	173	252	133	223	412	62

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	6.8	0.3	52.4	13.3	1.7	30.0			
Yellow	4.0	4.0	4.5	4.0	0.0	4.0			
Red	1.0	1.0	1.0	1.0	0.0	1.0			

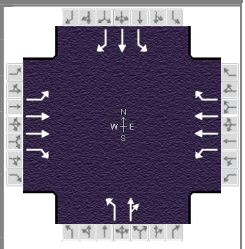
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.8	57.9	17.1	63.2	18.3	35.0	20.0	36.7
Change Period, ($Y+R_c$), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	4.9
Queue Clearance Time (g_s), s	6.8		12.0		13.3	32.0	16.3	33.7
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.1	0.0	0.0	0.0
Phase Call Probability	0.98		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.01		0.84		1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	113	998	998	179	486	468	192	428		248	527	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1817	1570	1811	1743	1668	1566		1739	1639	
Queue Service Time (g_s), s	4.8	52.4	52.4	10.0	26.5	26.5	11.3	30.0		14.3	31.7	
Cycle Queue Clearance Time (g_c), s	4.8	52.4	52.4	10.0	26.5	26.5	11.3	30.0		14.3	31.7	
Green Ratio (*g/C*)	0.46	0.40	0.40	0.51	0.44	0.44	0.33	0.23		0.35	0.24	
Capacity (*c*), veh/h	279	737	733	201	804	774	226	361		256	399	
Volume-to-Capacity Ratio (*X*)	0.407	1.354	1.361	0.891	0.605	0.605	0.849	1.184		0.968	1.319	
Back of Queue (*Q*), ft/ln (95 th percentile)	90.9	2055.6	2125	325.7	454.6	471.6	265.7	934.2		374.9	1284.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	79.1	79.9	11.5	17.4	16.8	9.8	33.1		14.4	45.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.45	0.00	0.00	2.17	0.00	0.00	1.77	0.00		2.50	0.00	
Uniform Delay (d_1), s/veh	23.2	30.0	30.3	36.8	27.5	27.5	36.1	50.0		36.6	49.2	
Incremental Delay (d_2), s/veh	0.4	168.3	171.3	26.3	3.4	3.5	20.2	107.5		46.9	160.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.5	198.4	201.6	63.1	30.9	31.0	56.3	157.5		83.5	209.4	
Level of Service (LOS)	C	F	F	E	C	C	E	F		F	F	
Approach Delay, s/veh / LOS	190.5	F		36.0	D		126.1	F		169.1	F	
Intersection Delay, s/veh / LOS	140.6						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

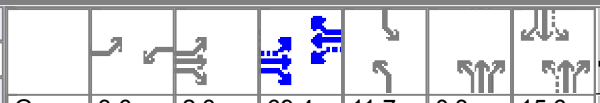
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				

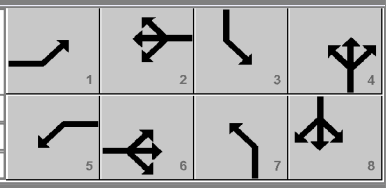


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.6	2.3		69.4	11.7	0.3	15.6					
Yellow	4.9	0.0		4.9	3.8	0.0	4.0					
Red	2.0	0.0		2.0	2.6	0.0	3.1					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.7	78.5	10.5	76.3	18.3	22.9	18.1	22.7
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.9		3.9		12.2	12.5	11.5	15.0
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.3	0.5	0.2	0.6
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

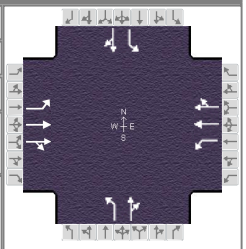
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Cycle Queue Clearance Time (g_c), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Green Ratio (*g/C*)	0.58	0.55	0.55	0.56	0.53	0.53	0.22	0.12		0.21	0.12	0.12
Capacity (*c*), veh/h	293	1900	832	124	1825	759	370	194		243	205	173
Volume-to-Capacity Ratio (*X*)	0.379	0.951	0.123	0.480	0.637	0.151	0.434	0.691		0.606	0.126	0.849
Back of Queue (*Q*), ft/ln (95 th percentile)	67.8	643.6	69.7	43.8	281.3	87.8	205	205.4		195.7	38.5	248.7
Back of Queue (*Q*), veh/ln (95 th percentile)	2.5	24.6	2.6	1.8	10.7	3.1	8.0	7.9		7.5	1.4	9.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.28	0.22	0.00	0.00	0.00	1.37		0.87	0.00	0.62
Uniform Delay (d_1), s/veh	15.1	15.7	14.1	29.9	12.1	15.4	44.0	54.7		45.0	51.1	56.1
Incremental Delay (d_2), s/veh	0.3	12.0	0.3	1.1	1.7	0.4	0.3	4.4		0.9	0.3	10.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	15.4	27.7	14.4	31.0	13.8	15.8	44.3	59.1		45.9	51.4	66.9
Level of Service (LOS)	B	C	B	C	B	B	D	E		D	D	E
Approach Delay, s/veh / LOS	26.3	C		14.8	B		51.0	D		56.0	E	
Intersection Delay, s/veh / LOS	26.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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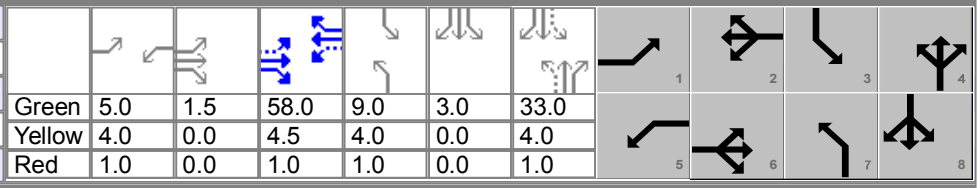
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.90
Urban Street	US 441	Analysis Year	2028 BUILD - Optimized Timings	Analysis Period	1> 7:15
Intersection	US 441/CR 235	File Name	OPT_2028_B_AM_US441_CR235.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	102	1771	25	161	768	91	173	252	133	223	412	62

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	5.0	1.5	58.0	9.0	3.0	33.0						
Yellow	4.0	0.0	4.5	4.0	0.0	4.0						
Red	1.0	0.0	1.0	1.0	0.0	1.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.5	65.0	10.0	63.5	14.0	38.0	17.0	41.0
Change Period, (*Y+R c*), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	4.9
Queue Clearance Time (*g s*), s	6.5		7.0		11.0	35.0	14.0	38.0
Green Extension Time (*g e*), s	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.98		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		1.00		1.00	1.00	1.00	1.00

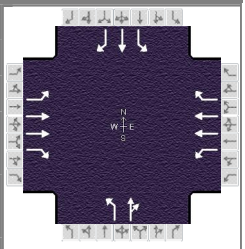
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	113	998	998	179	486	468	192	428		248	527	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1826	1817	1570	1811	1743	1668	1566		1739	1639	
Queue Service Time (*g s*), s	4.5	59.5	59.5	5.0	26.4	26.4	9.0	33.0		12.0	36.0	
Cycle Queue Clearance Time (*g c*), s	4.5	59.5	59.5	5.0	26.4	26.4	9.0	33.0		12.0	36.0	
Green Ratio (*g/C*)	0.50	0.46	0.46	0.48	0.45	0.45	0.32	0.25		0.35	0.28	
Capacity (*c*), veh/h	285	836	832	116	809	778	171	397		216	454	
Volume-to-Capacity Ratio (*X*)	0.398	1.194	1.200	1.545	0.601	0.601	1.125	1.076		1.148	1.160	
Back of Queue (*Q*), ft/ln (95 th percentile)	82.7	1584.2	1644.9	514.5	452.5	469.4	395.9	812.6		466.9	1066.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.2	60.9	61.8	18.1	17.3	16.8	14.7	28.8		18.0	38.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00	0.00	3.43	0.00	0.00	2.64	0.00		3.11	0.00	
Uniform Delay (*d 1*), s/veh	21.0	25.3	25.6	33.4	27.2	27.2	39.7	48.5		36.0	47.0	
Incremental Delay (*d 2*), s/veh	0.3	99.0	101.5	283.6	3.3	3.4	106.3	67.1		106.8	94.1	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	21.3	124.3	127.1	317.0	30.5	30.7	146.0	115.6		142.8	141.1	
Level of Service (LOS)	C	F	F	F	C	C	F	F		F	F	
Approach Delay, s/veh / LOS	120.1	F		75.8	E		125.0	F		141.6	F	
Intersection Delay, s/veh / LOS	113.5						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

PM PEAK HOUR

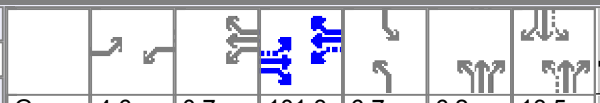
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_PM_US441_NW147.xus		
Project Description	2019 PM Peak Hour Traffic				

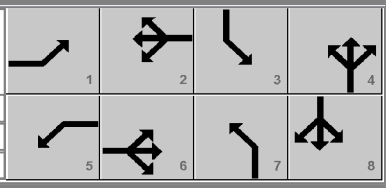


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	78	711	127	98	1279	77	172	23	64	58	18	115

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	4.6	0.7	101.3	6.7	6.2	13.5
Yellow	4.9	0.0	4.9	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.1	0.0	3.1



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	108.2	12.2	108.9	19.0	26.8	12.8	20.6
Change Period, (*Y+R c*), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (*g s*), s	4.6		5.3		14.6	10.3	7.1	13.0
Green Extension Time (*g e*), s	0.1	0.0	0.1	0.0	0.0	0.3	0.1	0.4
Phase Call Probability	0.98		0.99		1.00	1.00	0.94	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

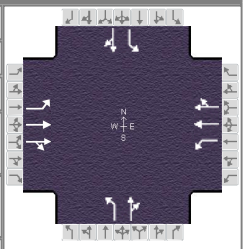
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	84	765	123	105	1375	74	185	94		62	19	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1678		1781	1900	1585
Queue Service Time (*g s*), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Cycle Queue Clearance Time (*g c*), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Green Ratio (*g/C*)	0.66	0.63	0.63	0.67	0.64	0.64	0.17	0.12		0.13	0.08	0.08
Capacity (*c*), veh/h	296	2219	1004	520	2234	1002	289	206		196	160	133
Volume-to-Capacity Ratio (*X*)	0.283	0.344	0.122	0.203	0.616	0.074	0.639	0.453		0.318	0.121	0.831
Back of Queue (*Q*), ft/ln (95 th percentile)	46.3	111.6	80.4	57.3	211.5	46.9	57.6	164.9		107	34	218.7
Back of Queue (*Q*), veh/ln (95 th percentile)	1.8	4.3	3.2	2.3	8.2	1.8	2.3	6.6		4.2	1.4	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.15	0.00	0.32	0.29	0.00	0.00	0.00	1.10		0.48	0.00	0.55
Uniform Delay (*d 1*), s/veh	11.3	5.2	11.7	9.6	5.8	11.0	61.5	65.2		63.4	67.8	72.2
Incremental Delay (*d 2*), s/veh	0.2	0.4	0.2	0.1	1.3	0.1	3.6	1.6		0.3	0.3	12.3
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	11.5	5.6	11.9	9.7	7.1	11.2	65.2	66.7		63.7	68.1	84.5
Level of Service (LOS)	B	A	B	A	A	B	E	E		E	E	F
Approach Delay, s/veh / LOS	6.9	A		7.5	A		65.7	E		76.1	E	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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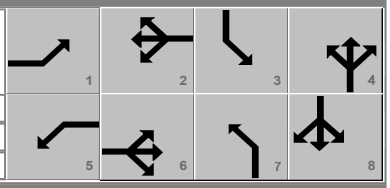
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/CR 235	File Name	Ex_2019_PM_US441_CR235.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	519	162	166	1176	88	136	150	77	61	156	82

Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	7.3	0.7	61.8	5.0	4.0	20.7			
Force Mode	Fixed	Simult. Gap N/S	Off	Yellow	4.0	0.0	4.5	4.0	0.0	4.0			
				Red	1.0	0.0	1.0	1.0	0.0	1.0			



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	12.3	67.3	13.0	68.0	14.0	29.7	10.0	25.7
Change Period, ($Y+R_c$), s	5.0	5.5	5.0	5.5	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	5.0	3.0	5.0
Queue Clearance Time (g_s), s	7.1		7.8		10.3	19.0	5.6	19.6
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	1.2	0.0	1.1
Phase Call Probability	1.00		1.00		0.99	1.00	0.89	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.50	0.01

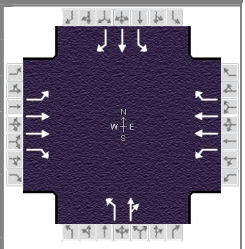
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	164	385	355	180	694	680	148	247		66	259	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1704	1739	1856	1810	1731	1629		1813	1722	
Queue Service Time (g_s), s	5.1	10.8	13.2	5.8	34.3	34.6	8.3	17.0		3.6	17.6	
Cycle Queue Clearance Time (g_c), s	5.1	10.8	13.2	5.8	34.3	34.6	8.3	17.0		3.6	17.6	
Green Ratio (*g/C*)	0.58	0.52	0.52	0.58	0.52	0.52	0.26	0.21		0.21	0.17	
Capacity (*c*), veh/h	255	956	877	460	967	943	218	335		190	297	
Volume-to-Capacity Ratio (*X*)	0.643	0.403	0.405	0.392	0.718	0.721	0.678	0.736		0.349	0.872	
Back of Queue (*Q*), ft/ln (95 th percentile)	89.7	182	221.9	98.6	546.4	589.2	183.2	315.8		76	358.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	7.1	8.3	3.8	21.3	21.0	7.1	11.7		2.9	13.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.45	0.00	0.00	0.66	0.00	0.00	1.22	0.00		0.51	0.00	
Uniform Delay (d_1), s/veh	21.0	10.8	14.2	12.7	22.0	22.0	38.0	44.6		39.5	48.4	
Incremental Delay (d_2), s/veh	1.0	1.3	1.4	0.2	4.6	4.8	6.7	4.4		0.4	12.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	22.0	12.1	15.6	12.9	26.6	26.8	44.7	49.0		39.9	60.3	
Level of Service (LOS)	C	B	B	B	C	C	D	D		D	E	
Approach Delay, s/veh / LOS	15.3	B		25.1	C		47.4	D		56.2	E	
Intersection Delay, s/veh / LOS	28.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

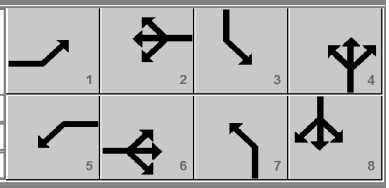
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	9.9	0.3	71.8	12.3	1.2	24.3						
Yellow	4.8	4.9	4.9	4.0	3.8	4.0						
Red	2.0	2.0	2.0	2.1	2.6	3.1						



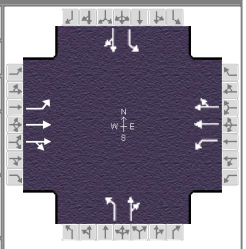
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	23.9	85.9	16.7	78.7	26.0	39.0	18.4	31.4
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	16.8		9.7		21.6	15.6	12.3	23.5
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	0.5	0.0	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (g_s), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Cycle Queue Clearance Time (g_c), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Green Ratio (*g/C*)	0.57	0.49	0.49	0.51	0.45	0.45	0.29	0.20		0.23	0.15	0.15
Capacity (*c*), veh/h	236	1730	782	289	1573	706	444	339		307	289	241
Volume-to-Capacity Ratio (*X*)	0.908	0.678	0.241	0.559	1.341	0.256	0.639	0.482		0.449	0.145	0.902
Back of Queue (*Q*), ft/ln (95 th percentile)	376.3	442.8	192	148.2	2280.1	202.2	37.9	250.9		209.8	68	382
Back of Queue (*Q*), veh/ln (95 th percentile)	14.9	17.2	7.6	5.9	88.4	7.9	1.5	10.0		8.3	2.7	15.0
Queue Storage Ratio (*RQ*) (95 th percentile)	1.25	0.00	0.77	0.74	0.00	0.00	0.00	1.67		0.93	0.00	0.95
Uniform Delay (d_1), s/veh	54.4	19.5	23.3	24.7	32.1	27.5	48.9	56.7		51.8	58.8	66.7
Incremental Delay (d_2), s/veh	19.6	2.2	0.7	0.6	158.0	0.9	2.4	1.1		0.4	0.2	16.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	74.0	21.7	24.0	25.3	190.1	28.3	51.3	57.8		52.2	59.1	83.5
Level of Service (LOS)	E	C	C	C	F	C	D	E		D	E	F
Approach Delay, s/veh / LOS	29.1	C		167.4	F		53.7	D		70.1	E	
Intersection Delay, s/veh / LOS	104.3						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

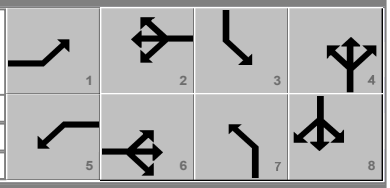
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 16:45
Intersection	US 441/CR 235	File Name	2028_B_PM_US441_CR235.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	246	872	271	270	1975	185	230	313	126	120	298	133

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	11.1	6.0		61.1	10.7	4.6	37.3					
Yellow	4.9	0.0		4.9	4.3	0.0	4.3					
Red	2.0	0.0		2.0	3.4	0.0	3.4					



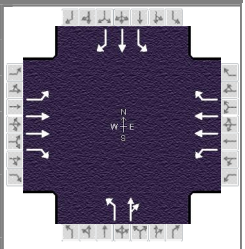
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	18.0	68.0	24.0	74.0	23.0	49.6	18.4	45.0
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	10.0
Queue Clearance Time (g_s), s	13.1		19.2		17.9	43.9	10.7	39.3
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	267	646	597	293	1174	1174	250	477		130	468	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1704	1739	1856	1800	1731	1643		1813	1732	
Queue Service Time (g_s), s	11.1	51.0	52.5	17.2	67.1	67.1	15.9	41.9		8.7	37.3	
Cycle Queue Clearance Time (g_c), s	11.1	51.0	52.5	17.2	67.1	67.1	15.9	41.9		8.7	37.3	
Green Ratio (*g/C*)	0.45	0.38	0.38	0.50	0.42	0.42	0.33	0.26		0.30	0.23	
Capacity (*c*), veh/h	170	709	651	255	778	755	217	431		166	404	
Volume-to-Capacity Ratio (*X*)	1.577	0.911	0.917	1.149	1.509	1.555	1.152	1.108		0.786	1.160	
Back of Queue (*Q*), ft/ln (95 th percentile)	799.1	822.8	859.5	678.5	3112.6	3518.2	600.9	1005.7		265.6	1050.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	31.7	32.1	32.3	26.1	121.6	125.6	23.3	37.2		10.2	38.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	4.00	0.00	0.00	4.52	0.00	0.00	4.01	0.00		1.77	0.00	
Uniform Delay (d_1), s/veh	49.7	36.8	41.9	47.1	46.5	46.5	48.3	59.0		46.6	61.4	
Incremental Delay (d_2), s/veh	286.0	18.0	19.9	102.6	235.5	256.3	108.2	76.1		15.8	96.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	335.7	54.8	61.8	149.7	282.0	302.7	156.5	135.2		62.4	157.5	
Level of Service (LOS)	F	D	E	F	F	F	F	F		E	F	
Approach Delay, s/veh / LOS	107.3	F		276.5	F		142.5	F		136.8	F	
Intersection Delay, s/veh / LOS	196.8						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

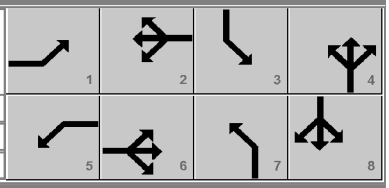
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	9.2	1.0	79.6	11.6	0.5	23.9						
Yellow	4.8	4.9	4.9	3.8	0.0	4.0						
Red	2.0	2.0	2.0	2.6	0.0	3.1						



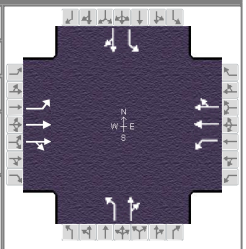
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	24.0	94.4	16.0	86.5	18.0	31.0	18.5	31.5
Change Period, (*Y+R c*), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (*g s*), s	16.8		9.0		13.6	16.5	12.4	23.5
Green Extension Time (*g e*), s	0.3	0.0	0.2	0.0	0.0	0.6	0.1	0.9
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (*g s*), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Cycle Queue Clearance Time (*g c*), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Green Ratio (*g/C*)	0.62	0.55	0.55	0.56	0.50	0.50	0.22	0.15		0.23	0.15	0.15
Capacity (*c*), veh/h	237	1917	867	327	1743	782	340	254		256	290	242
Volume-to-Capacity Ratio (*X*)	0.904	0.612	0.217	0.493	1.210	0.231	0.836	0.643		0.538	0.144	0.897
Back of Queue (*Q*), ft/ln (95 th percentile)	345.9	329.1	168.1	131.8	1851.9	183.4	294.5	267.1		210.7	67.9	369.8
Back of Queue (*Q*), veh/ln (95 th percentile)	13.7	12.8	6.6	5.2	71.8	7.2	11.6	10.7		8.3	2.7	14.6
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00	0.67	0.66	0.00	0.00	0.00	1.78		0.94	0.00	0.92
Uniform Delay (*d 1*), s/veh	56.0	13.4	18.6	19.3	27.0	22.8	60.9	64.0		52.5	58.7	66.5
Incremental Delay (*d 2*), s/veh	5.1	1.5	0.6	0.4	100.3	0.7	15.6	2.7		0.7	0.2	11.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	61.1	14.8	19.2	19.8	127.2	23.5	76.5	66.7		53.2	58.9	77.8
Level of Service (LOS)	E	B	B	B	F	C	E	E		D	E	E
Approach Delay, s/veh / LOS	21.6	C		112.5	F		72.9	E		67.3	E	
Intersection Delay, s/veh / LOS	75.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

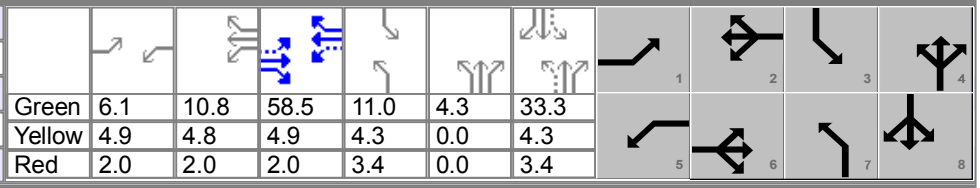
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.92
Urban Street	US 441	Analysis Year	2028 BUILD - Optimized Timings	Analysis Period	1> 16:45
Intersection	US 441/CR 235	File Name	OPT_2028_B_PM_US441_CR235.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	246	872	271	270	1975	185	230	313	126	120	298	133

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	6.1	10.8	58.5	11.0	4.3	33.3
Yellow	4.9	4.8	4.9	4.3	0.0	4.3
Red	2.0	2.0	2.0	3.4	0.0	3.4

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.0	65.4	30.6	83.0	23.0	45.3	18.7	41.0
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	7.1	7.7	7.7	7.7
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	10.0	3.0	10.0
Queue Clearance Time (g_s), s	8.1		23.4		17.9	39.6	11.0	35.3
Green Extension Time (g_e), s	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		1.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	267	646	597	293	1174	1174	250	477		130	468	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1856	1704	1739	1856	1800	1731	1643		1813	1732	
Queue Service Time (g_s), s	6.1	53.2	54.3	21.4	76.1	76.1	15.9	37.6		9.0	33.3	
Cycle Queue Clearance Time (g_c), s	6.1	53.2	54.3	21.4	76.1	76.1	15.9	37.6		9.0	33.3	
Green Ratio (*g/C*)	0.40	0.37	0.37	0.53	0.48	0.48	0.31	0.24		0.28	0.21	
Capacity (*c*), veh/h	113	678	623	315	883	856	217	387		169	361	
Volume-to-Capacity Ratio (*X*)	2.357	0.952	0.958	0.931	1.330	1.371	1.152	1.234		0.771	1.299	
Back of Queue (*Q*), ft/ln (95 th percentile)	897	889.3	919.1	461.2	2655	3029.1	600.9	1153.1		263.6	1203.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	35.6	34.7	34.6	17.7	103.7	108.2	23.3	42.7		10.1	44.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	4.49	0.00	0.00	3.07	0.00	0.00	4.01	0.00		1.76	0.00	
Uniform Delay (d_1), s/veh	42.9	39.6	44.6	50.3	42.0	42.0	47.4	61.2		48.6	63.4	
Incremental Delay (d_2), s/veh	637.0	24.5	27.0	5.3	156.4	174.5	108.2	126.0		14.5	153.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	679.9	64.2	71.6	55.6	198.3	216.4	155.6	187.2		63.1	217.0	
Level of Service (LOS)	F	E	E	E	F	F	F	F		E	F	
Approach Delay, s/veh / LOS	176.2	F		190.5	F		176.3	F		183.5	F	
Intersection Delay, s/veh / LOS	183.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								

Creative Environmental Solutions, Inc.
Geologists ▸ Engineers ▸ Environmental Scientists
700 DeSoto Avenue ● Brooksville, FL ● 34601

July 18, 2021

Christopher Potts, P.E.
Director of Engineering
JB Pro
3530 NW 43rd Street
Gainesville, FL 32606

RE: 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site, Alachua County Environmental Resources Assessment

Dear Christopher:

This letter report and attachments are Creative Environmental Solutions, Inc. (CES) Environmental Resources Assessment of the 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood site. The study site is in Alachua County, Florida in Sections 3 and 10, Township 8 South, Range 18 East.

The following are attachments to this report:

Figure 1: Vicinity Aerial
Figure 2: Quad Map
Figure 3: Habitat Map
Figure 4: Listed Species Map
Figure 5: Soil Map
Figures 6 and 6B: Historical Aerials
Figure 7: Wetland Delineation Map
Figure 8: Flood Map
Figure 9: Topo Map
Figure 10: Parcels Map
Figure 11: Site Photos
Figure 12: FNAI Report
Table 1: Probability of Occurrence of Listed Wildlife Species
Alachua County Environmental Resources Assessment Checklist
Literature Reviewed

CES completed the assessment of the referenced site in accordance with Alachua County Environmental Resources Assessment Checklist requirements, a copy of which is attached. Our study identified and mapped habitat communities, and the use and/or likely presence of fauna or flora species listed as endangered, threatened, or species of special concern by either federal or state agencies. The listed species study was preliminary and an overview, and was not a complete study for any one listed fauna or flora species. The report provides confirmation of the presence of listed fauna or flora species encountered and/or the likelihood of fauna and flora species occurring on the site at the time of the inspection(s), based on known habitat preferences and geographical distribution.

Tel: 352.796.3374 ● Fax: 352.796.2449
info@creativeenvironmental.com

The site inspections were conducted on May 5, 2021, June 11, 2021 and July 12, 2021.

The following outlines the checklist and provides discussion on each issue:

HABITAT CHARACTERIZATION

Site Overview

The site abuts silvercultural property to the west, rural residential to the north, NW 140th Street (CR 241) and residential developments to the east, and US 441 and commercial developments to the south. Based on Figures 6 and 6B and the site inspections, the site has been historically used for silvercultural and agricultural uses for many years (80 year at least). A habitable house and two old barns exist on the site. Most of the site was in planted pines before timbering took place between 2014 and 2019.

Land Covers

Eight (8) land covers were identified within the study site in accordance with the Florida Land Cover Classification System (FLCCS), (Sept. 2018). These land covers are delineated on Figure 3.

These land covers were:

CLC Class[1]	Habitat Type	Ac.
1110	Upland Hardwood Forest	32.0
1400	Mixed Hardwood-Pine	21.0
1831	Rural Open	14.0
1832	Rural Structure (Driveway, House, Barn)	12.0
1870	Extractive (Clay Pit)	3.8
2123	Floodplain Marsh	0.2
183312	Former Hay Field (Old-field Successive)	70.0
183332	Coniferous Plantations (Clear-cut)	225.0
	Total	378.0

Surface Waters (ponds, lakes, streams, springs, etc.)

No surface waters exist on the site, although a small (0.2± acre) floodplain marsh (see Photo 6) encroaches the site along its west boundary. This marsh is further discussed in the Wetlands portion of the report below.

Wetlands

2123: Floodplain Marsh

A small portion (0.2± acre) of a floodplain marsh (see Photo 6) encroaches the site along its west boundary. This area was disturbed from recent logging activities. This area is a portion of a larger marsh system created by tail-waters from a nearby creek (Mill Creek) west of the site.

Dominant vegetation in the onsite and offsite portions of this area consisted of Bahiagrass (*Paspalum notatum*) stressed from recent water inundation, buttonweed *(Diodia virginiana*), flatsedge (*Cyperus haspan*), smartweed (*Polygonum punctatum*), maidencane (*Panicum hemitomon*), dog fennel (*Eupatorium spp.*) and soft-rush (*Juncus effusus*). CES flagged the wetland lines on the project site per Chapter 62-340, Florida Administrative Code. Onsite and adjacent wetland delineations are shown on Figure 7.

Uplands

1110: Upland Hardwood Forest

Dominant trees in this area consisted of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sweet gum (*Liquidambar styraciflua*), black cherry(*Prunus serotina*), water oak (*Quercus nigra*), and

magnolia (*Magnolia grandifolia*). Green briar (*Smilax spp*.), grapevine (*Vitis spp.*), and beautybush (*Callicarpa americana*), Carolina cherry laurel (*Prunus caroliniana*), and hog plum (*Prunus umbellata*) were dominant ground and shrub cover species.

1400: Mixed Hardwood-Pine
Dominant trees in this area consisted of loblolly pine (*Pinus taeda*), laurel oak, live oak, sweet gum, black cherry, water oak and magnolia. Green briar, grapevine, and beautybush were dominant ground and shrub cover species.

1831: Rural Open
This area was disturbed from past land uses. The vegetation was dense ground cover mainly consisting of Bahiagrass, blackberry, grapevine, hairy indigo (*Indigofera hirsuta*), showy rattlebox (*Crotalaria spectabilis*), ragweed (*Ambrosia artemisiifolia*), beggarticks (*Bidens alba*) and broomsedge (*Andropogon spp.*).

1832: Rural Structure (Driveway, House, Barn)
A house and an old barn are in this area. Vegetation in the open areas mainly consisted of laurel oak, live oak and Bahiagrass. A potable well and septic system are within this area.

1870: Extractive (Clay Pit)
A 3.8± acre apparent clay pit was observed in the southeast portion of the site. Based on Figures 6 and 6B, the pit was excavated in 2007 for construction material for adjacent residential and commercial (Lowes) developments.

434: Upland Hardwood-Pine Mixed
Dominant trees in this area consisted of sweet gum, laurel oak, water oak, live oak, loblolly pine and magnolia (*Magnolia grandifolia*). Saw palmetto (*Serenoa repens*), green briar (*Smilax spp*.), grapevine, and beautybush (*Callicarpa americana*) were dominant ground and shrub cover species.

183312: Former Hay Field (Old-field Successive)
Two former apparent hay field areas were noted on the site. It appeared, based on Figures 6 and 6B and the site inspections, these areas have been out of use since approximately 2018. Dominant vegetation in this area consisted of Bahiagrass, Bernudagrass, dog fennel, blackberry, and beggertick.

183332: Coniferous Plantations (Clear-cut)
This land cover made up the major portion of the site. Based on Figures 6 and 6B and the site inspections, clear-cutting of this land cover type occurred between 2014 and 2019. This area is very disturbed with a dense dominant vegetative cover of catbriar, dog fennel, grapevine, and groundsel tree (*Baccharis halimifolia*) as well as sweet gum, laurel oak, blackcherry, Chinese tallow (*Sapium sebiferum*), and Chinaberry (*Melia azedarach*) saplings.

Non-native Invasive Species
Our inspection included identifying and estimating percent coverage non-native invasive plants species listed by the Florida Exotic Pest Plant Council (FLEPPC). A copy of the list can be found at:

http://www.fleppc.org/list/list.htm

The following defines Categories I and II per FLEPPC:

CATEGORY I
Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives.

CATEGORY II
Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species.

The following is a list of non-native plants observed on the site and FLEPPC Category designation:

Non-native Invasive Plants Observed on the Site			
Common Name	**Latin Name**	**Listed**	**Comment**
Chinaberry	*Melia azedarach*	II	Found scattered within clear-cut area. Estimated Coverage: <2%)
Air-potato	*Dioscorea bulbifera*	I	Found scattered throughout the site. Estimated Coverage: <3%)
Silktree	*Albizia julibrissin*	I	Found scattered throughout the site. Estimated Coverage: <1%)
Chinese tallow	*Sapium sebiferum*	I	Found scattered within clear-cut area. Estimated Coverage: <1%)
*Listed by the FLEPPC I = Category I, II Category II, NL = Not Listed			

Surface Water or Wetland Buffers
Surface water and wetland buffers will be established in accordance with county and state regulations.

Floodplains (100-year)
According to a Alachua County Department of Growth Management Wetlands and Floodplains map (Figure 8), floodplain exist along the western boundary of the site and in the souther portion of the site.

Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
The site is not within or near a Special Area Study Resource Protection Area.

Strategic Ecosystems (within or adjacent to mapped areas)
The site is not within or adjacent to a Strategic Ecosystem.

Significant Habitat (biologically diverse natural areas)
The site is not within or adjacent to Significant Habitat (biologically diverse natural areas).

Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)

No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey of potential onsite GT habitats, we estimate 6.8 (7) GTs inhabit the site. Figure 4 summarizes the gopher tortoise survey on the site. A copy of a FNAI report is attached. A table listing the estimated probability of occurrence with comments of the listed fauna species is attached as Table 1.

Recreation/Conservation/Preservation Lands
The site is not within or adjacent to Recreation/Conservation/Preservation Lands.

Significant Geological Features (caves, springs, sinkholes, etc.)
No Significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site. A sinkhole was observed adjacent to the southwest corner of the site. Figure 3 shows the location of the sinkhole.

High Aquifer Recharge Areas
According to a Alachua County Aquifer Recharge Area map, the site is within a "Perforated" zone. No surface features indicating a direct connection to the Floridan aquifer were observed on the site during the inspections.

Wellfield Protection Areas
The site is not within a Wellfield Protection Area.

Wells
A residential or private well exists on the site adjacent to the house. A septic system also exists in this area.

Soils
The following table summarizes onsite soil series, acreage and percentage of each soils series on the site, and their descriptions:

Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fs, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

A soil map is attached as Figure 5.

Mineral Resource Areas
According to Alachua County Comprehensive Plan, the site is not within a mineral resource area.

Topography/Steep Slopes
According to a Alachua County Department of Growth Management topographical map (Figure 9) at 2 foot intervals, elevations on the site range from approximately 162 feet in the northeastern portion of the site to 45 feet in the southwestern portion of the site. Based on Figure 9, the general flow of surface waters on the site would be to the west and southwest towards Mill Creek.

Historical and Paleontological Resources
No cultural sites or other historical/archaeological resources are recorded on or immediately adjacent to this property. No evidence was observed of human burials, middens, old building sites or other evidence that historical or archaeological sites exist on the site.

Hazardous Materials Storage Facilities and Contamination (soil, surface water, ground water)
No evidence was observed of hazardous material storage or facilities exist or existed on the site. Based on historical aerial review, no red-flag warnings of the site being used for hazardous material storage, production, or use was discerned. Copies of historical aerials is attached as Figures 6 and 6B. No evidence of contaminated soils, surface water, or groundwater was observed during the site inspection.

We appreciate the opportunity to provide our services. If you have any questions, please contact me.

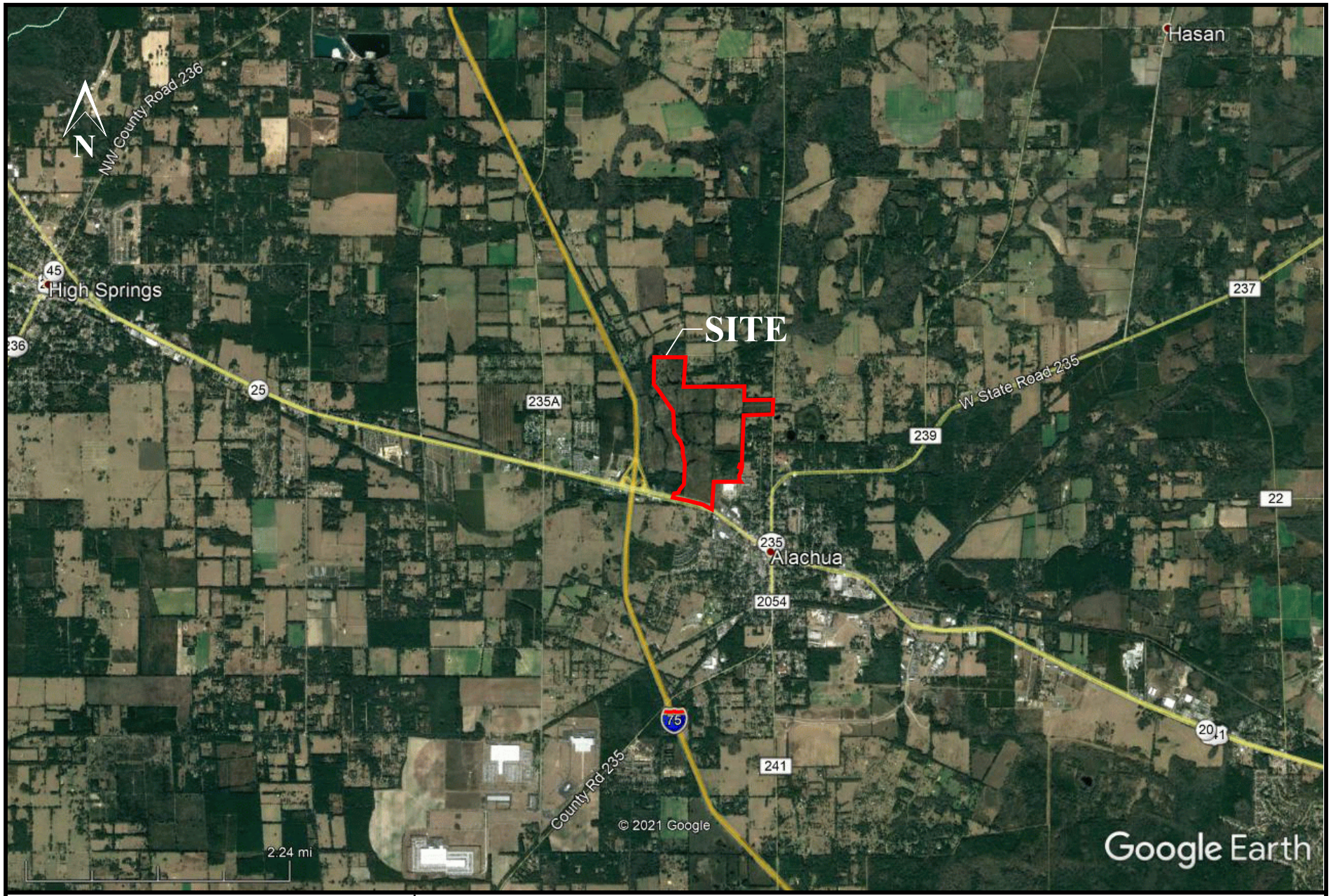
Sincerely,



George Foster
President

Tel: 352.796.3374 ● Fax: 352.796.2449
info@creativeenvironmental.com

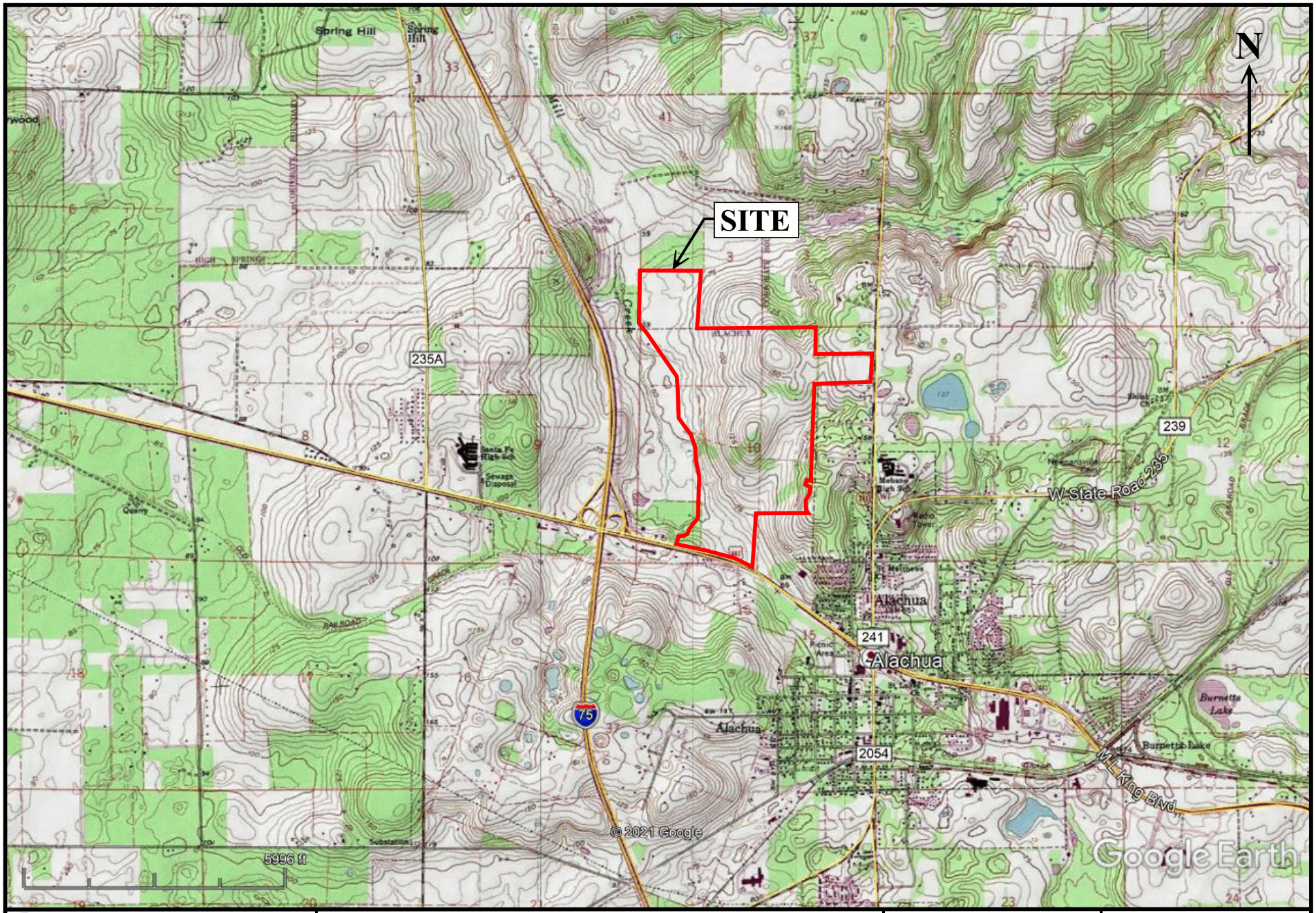
Figures



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Alachua County

Figure 1: Vicinity Aerial



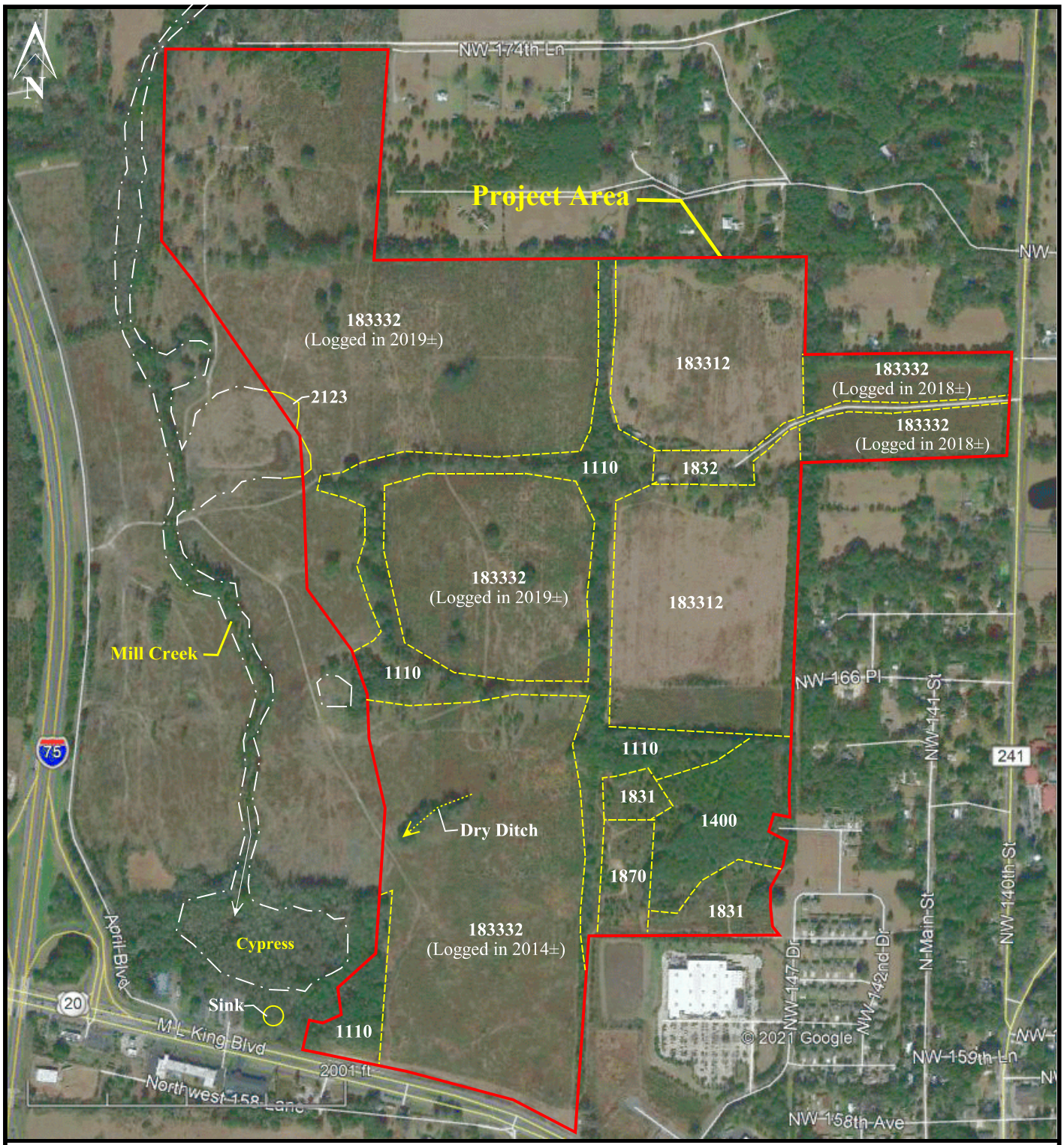
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High Springs and Alachua, Fla Quad Maps

Figure 2: Quad Map

Sec 3 & 10 , T8-S, R-18E



CLC	Class[1]	Habitat Type	Ac.
1110		Upland Hardwood Forest	32.0
1400		Mixed Hardwood-Pine	21.0
1831		Rural Open	14.0
1832		Rural Structure (Driveway, House, Barn)	12.0
1870		Extractive (Clay Pit)	3.8
2123		Floodplain Marsh	0.2
183312		Former Hay Field (Old-field Successive)	70.0
183332		Coniferous Plantations (Clear-cut 2014-19)	225.0
		Total	378.0

1. The Florida Cooperative Land Cover Map, (Sept. 2018)

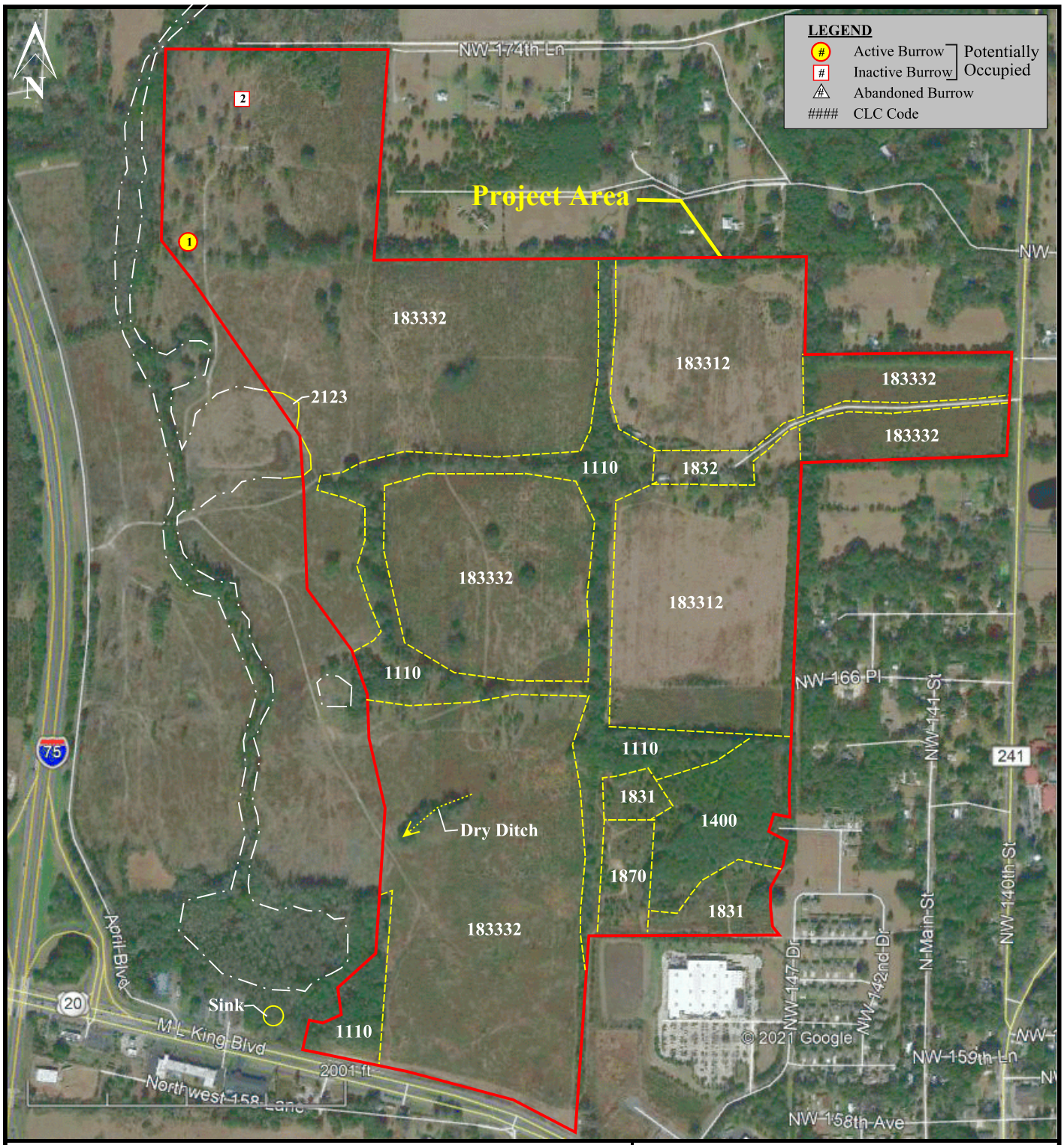
LEGEND

CLC Code
Habitat Delineation
Flagged Wetland Line
Offsite Wetland Line

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Figure: 3 Habitat Map
Image Date: 1/18/21



GOPHER TORTOISE SURVEY RESULTS

CLC	Class[1]	Habitat Type	Ac.	%Cover	Sample Ac	POB[2]	GTs[3]	GT/Ac	GTs[4]
1110		Upland Hardwood Forest	32.0	15	4.8	0	0	0	0
1400		Mixed Hardwood-Pine	21.0	15	3.2	0	0	0	0
1831		Rural Open	14.0	15	2.1	0	0	0	0
1832		Rural Structure	12.0	100	12.0	0	0	0	0
1870		Extractive (Clay Pit)	3.8	100	3.8	0	0	0	0
2123		Floodplain Marsh	0.2	0	0	0	0	0	0
183312		Former Hay Field	70.0	15	10.5	0	0	0	0
183332		Coniferous Plantations	225.0	15	33.8	2	1	0.03	6.8
		Total	378.0	NA	NA	NA	NA	NA	6.8

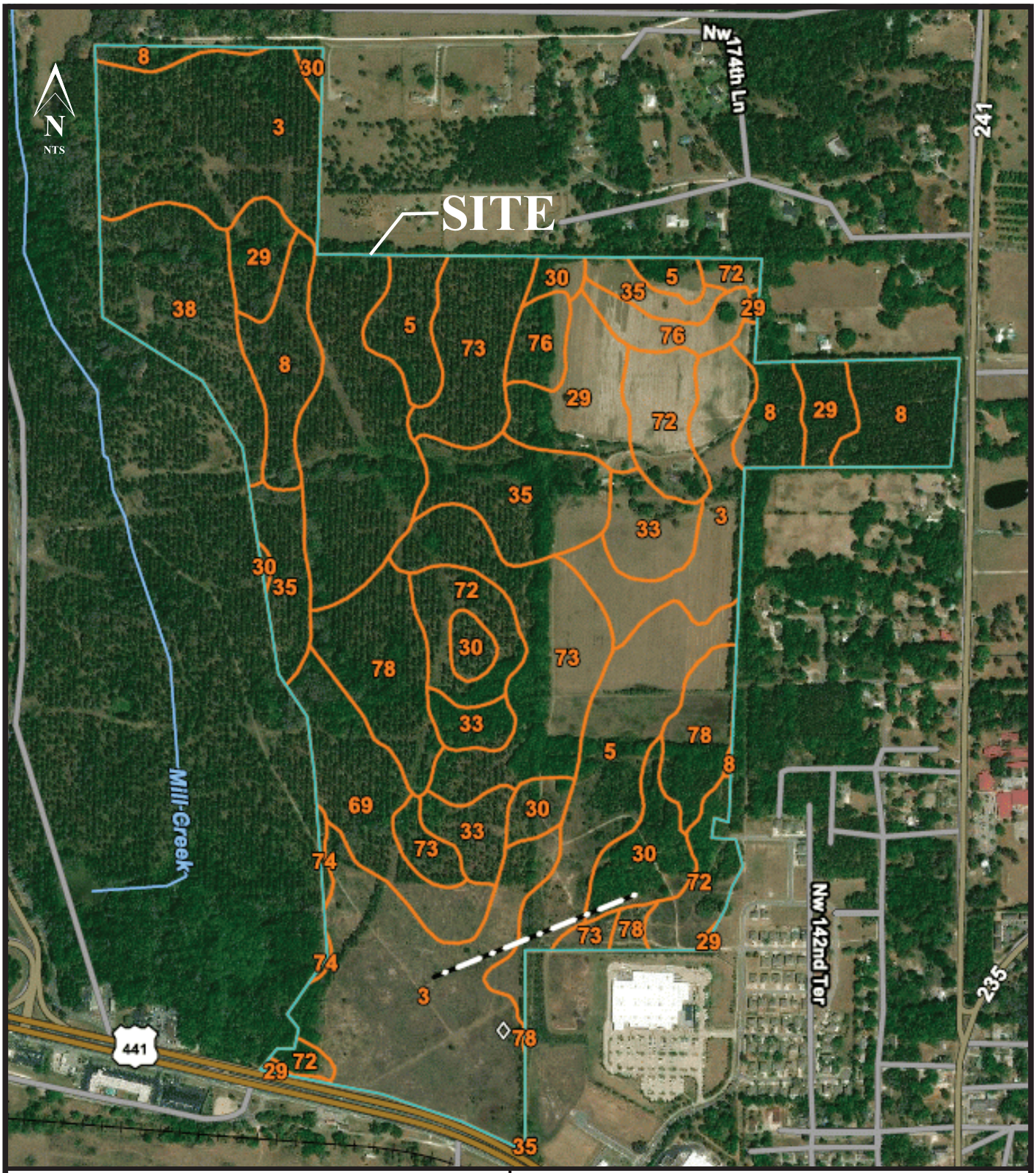
Survey Summary:
The site was inspected on 5/521, 6/11/21, and 7/12/21. No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey (see table) of potential onsite GT habitat, we estimate 6.8 (≈7) GTs inhabit the site.

Table Footnotes:
1. The Florida Cooperative Land Cover Map, (Sept. 2018)
2. Potentially Occupied Burrow (Active and Inactive Burrows)
3. PO Burrows X 0.5 = Estimated GTs
4. Estimated Number of GTs Extrapolated Over Habitat

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Figure: 4 Listed Species Map
Image Date: 1/18/21



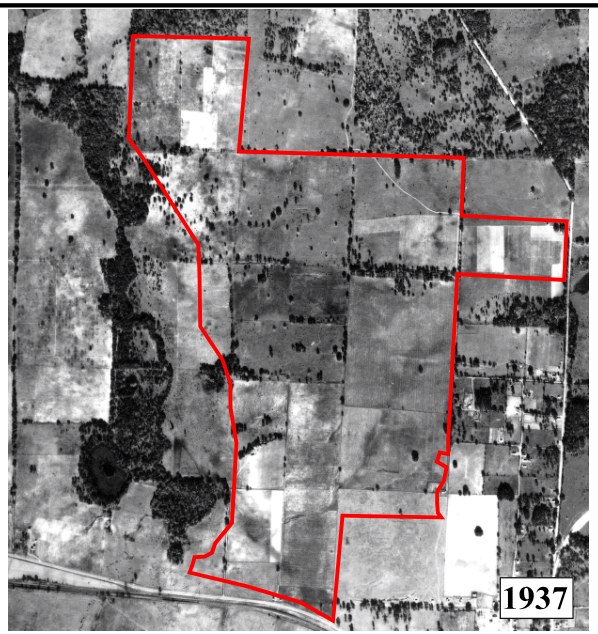
Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fine sand, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA

Soil I.D.	Name	Ac.	Description
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

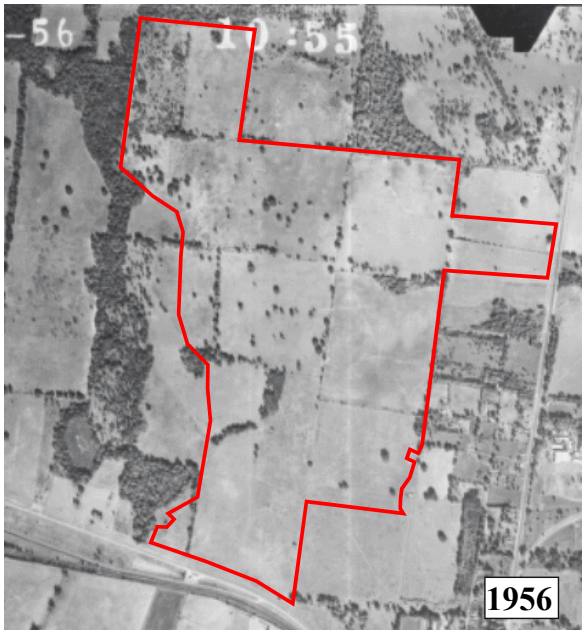
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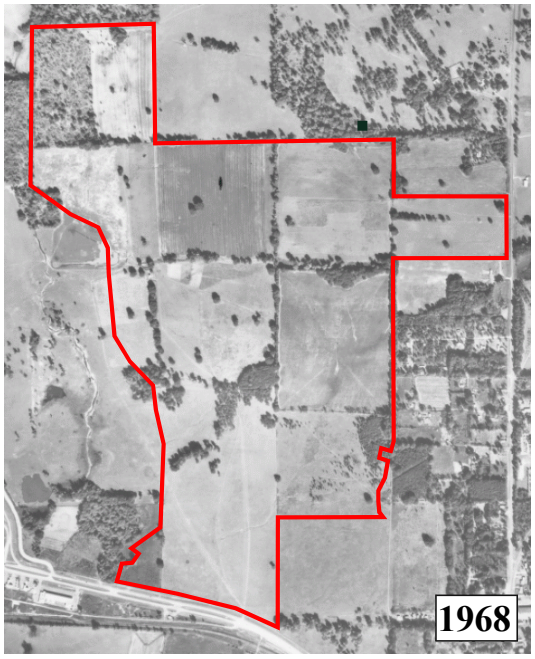
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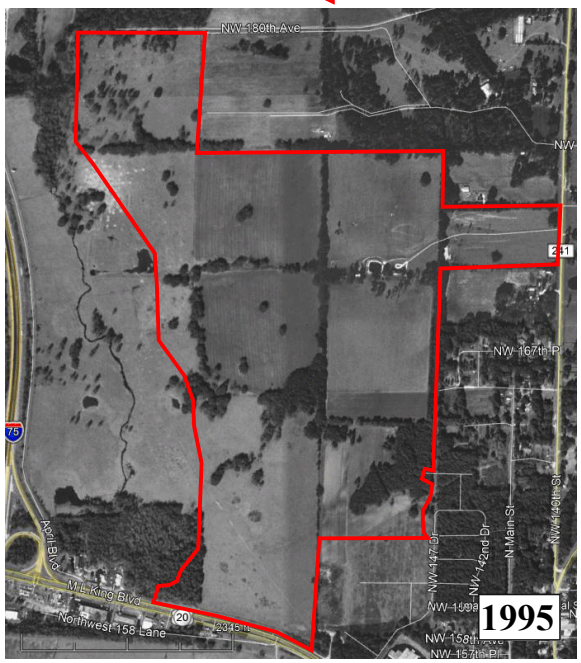
Figure 5: Soil Map
From USDA Web Soil Survey
http://websoilsurvey.nrcs.usda.gov

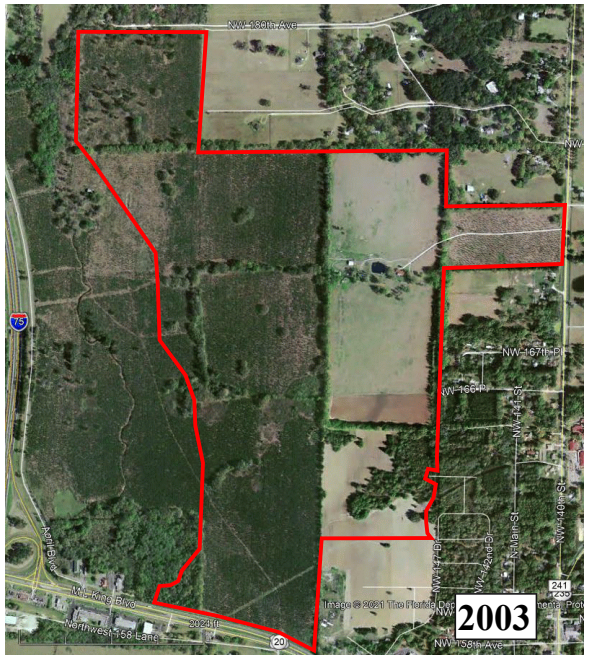








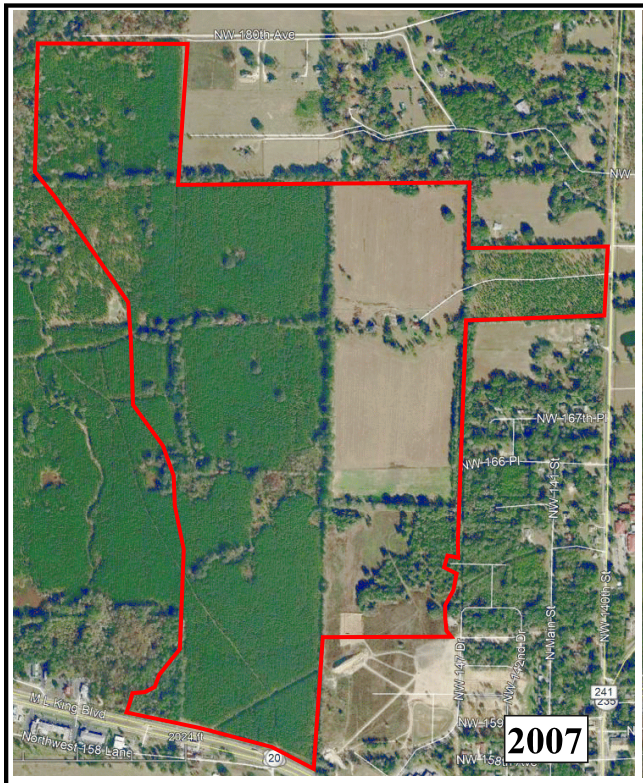


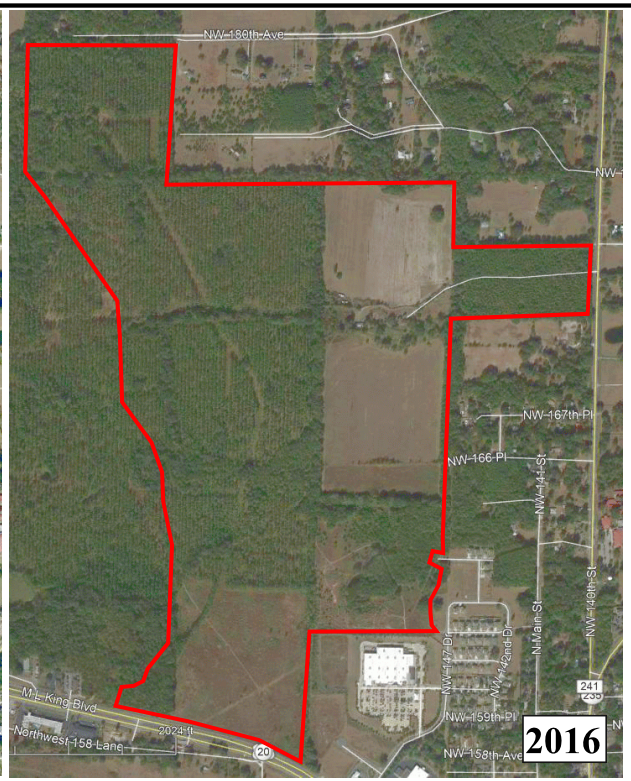


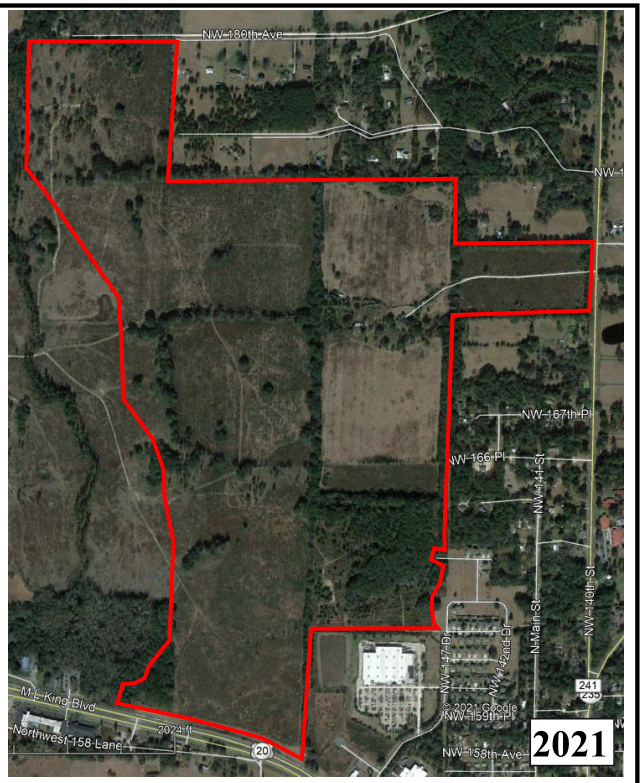
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Alachua County

Figure: 6 Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth



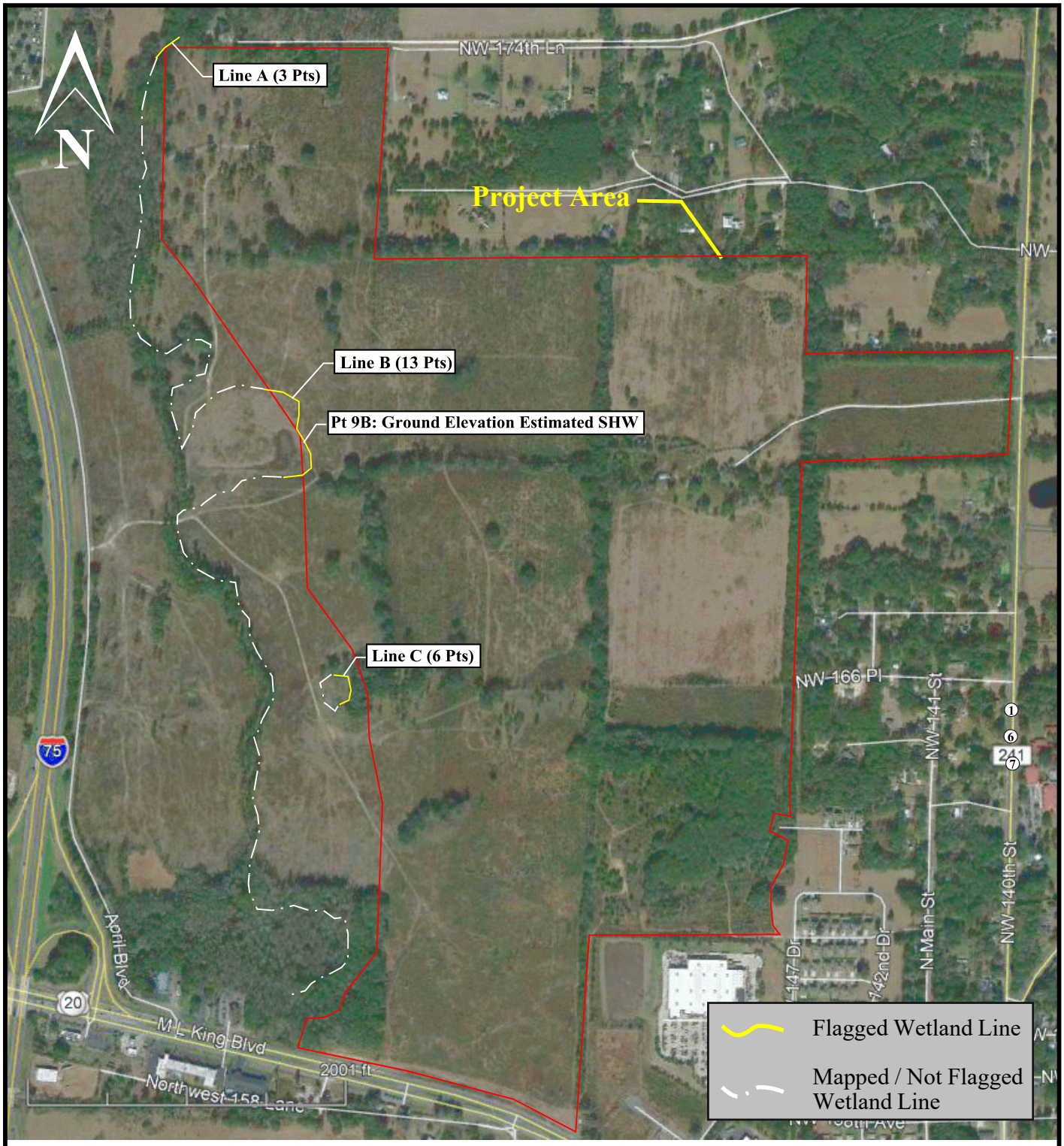




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Figure: 6B Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth

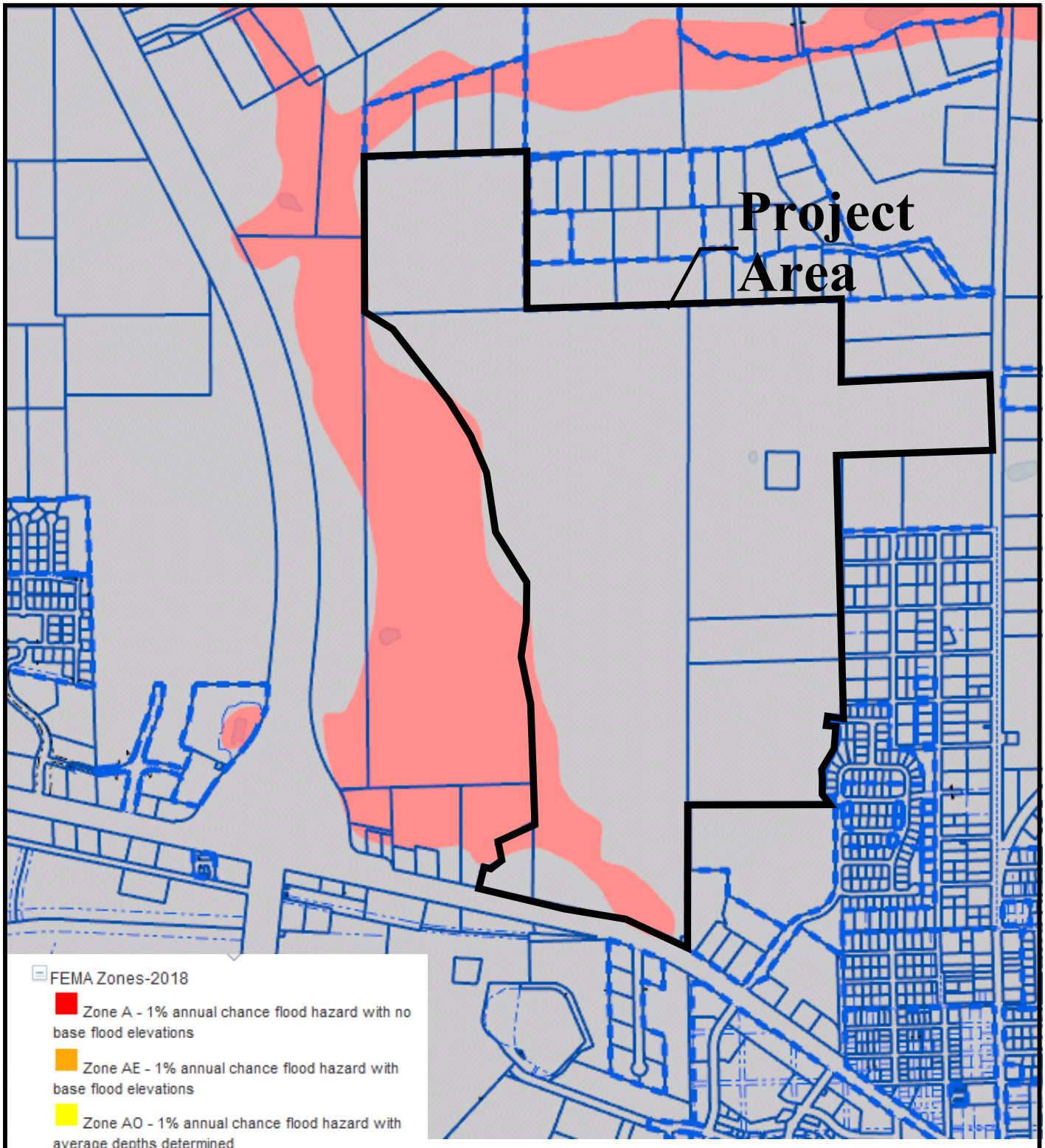


Wetland Delineation Notes:
Wetland lines were delineated on 6/11/21. The wetland lines were marked with orange ribbons.

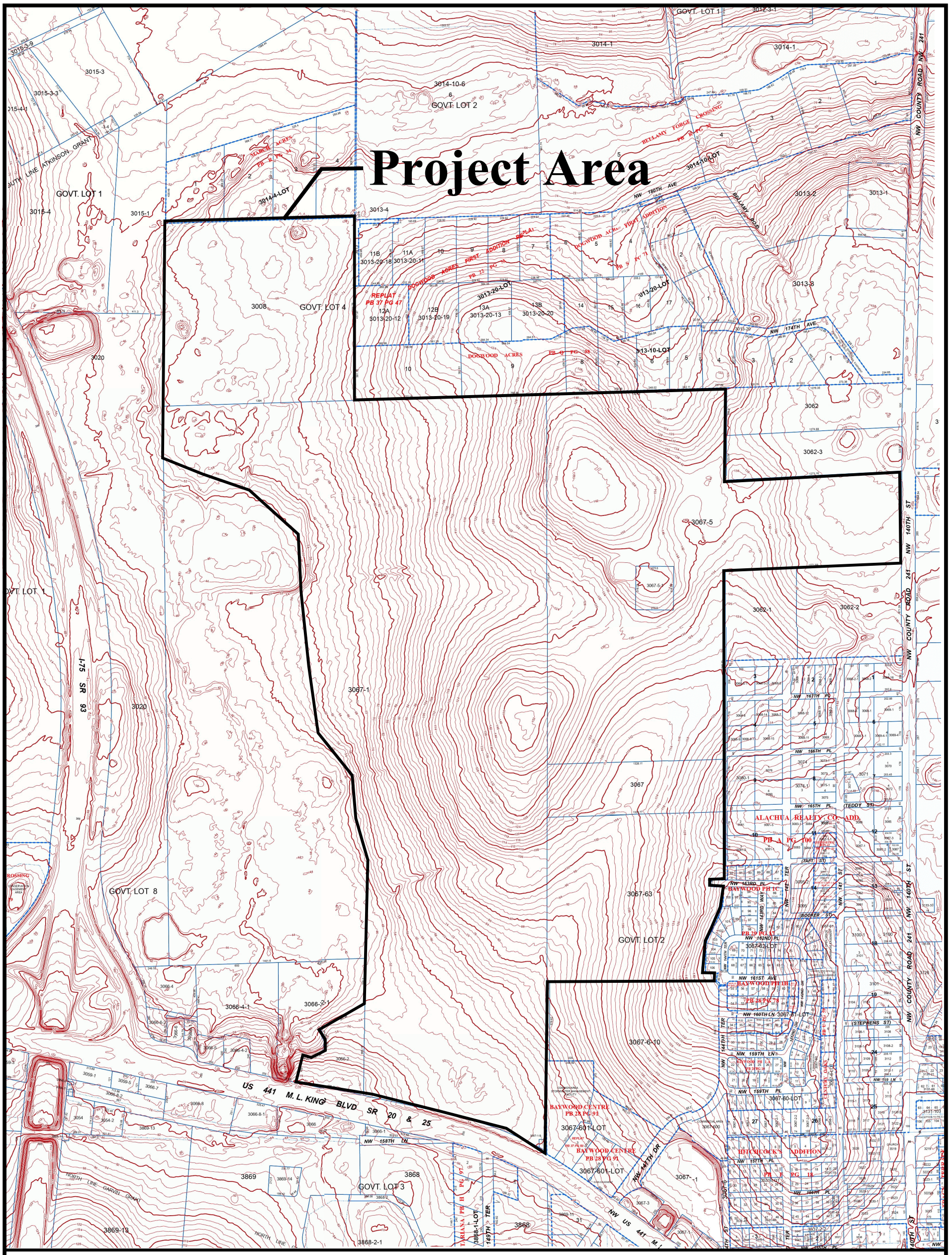
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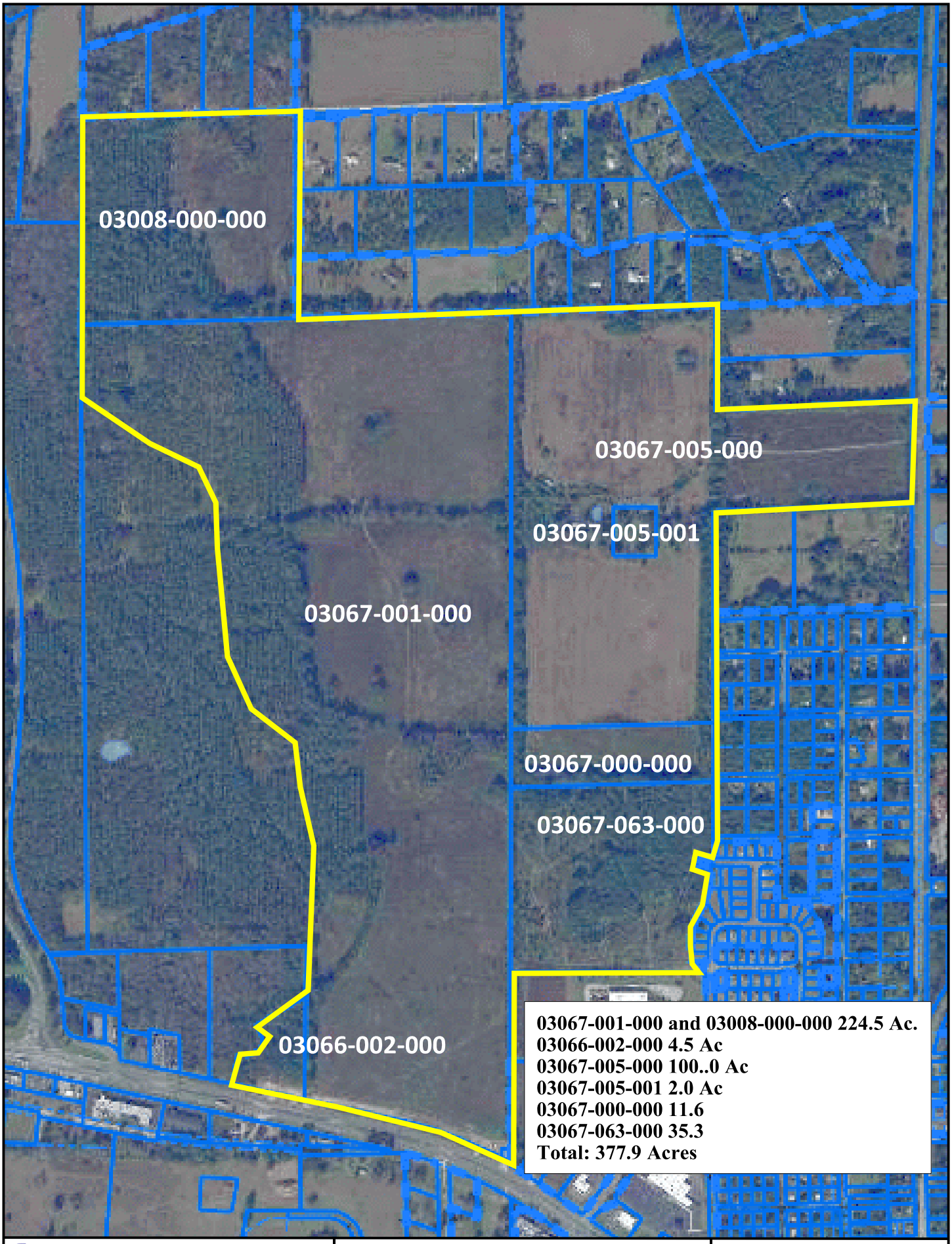
378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 7: Wetland Delineation Map
Image Date: 1/18/21



Creative Environmental Solutions, Inc. Engineers, Environmental Scientists, and Geologists 700 Desoto Ave., Brooksville, FL 34601	*378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site* Alachua County	**Figure 8: Flood Map**


Project Area
GOVT. LOT 1
GOVT. LOT 2
GOVT. LOT 4
GOVT. LOT 8
GOVT. LOT 3
3014-1
3014-10-6
3014-4-LOT
3015-3
3015-3-3
3015-3-9
3015-4
3015-1
3013-4
3013-2
3013-1
3013-8
3013-20
3062
3062-3
3062-1
3062-2
3067-5
3067-5-1
3067-1
3067
3067-63
3067-6-10
3067-601-LOT
3067-80-LOT
3067-81-LOT
3067-82-LOT
3020
3008
3066-4
3066-4-1
3066-2-1
3066-2
3066-6-2
3066-8
3066-5
3066-4-2
3066-8-1
3066
3066-1
3059-1
3059-5
3066-7
3066-8-2
3054
3054-2
3869-13
3869
3869-14
3868
3868-2
3868-1-LOT
3869-11
3067-3
3067-1
3067-2
3067-2-2
3067-2-LOT
3067-1-5
3067-1-LOT
3067-6
3067-6-LOT
3067-6-000
3067-6-OUT
3067-6-CENTRAL OAKS
3067-6-CENTRAL OAKS
3067-6-CENTRAL OAKS



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Alachua County

Figure 10: Parcels Map



1.Typical upland onsite hardwood forest



2. Typical former onsite hay field



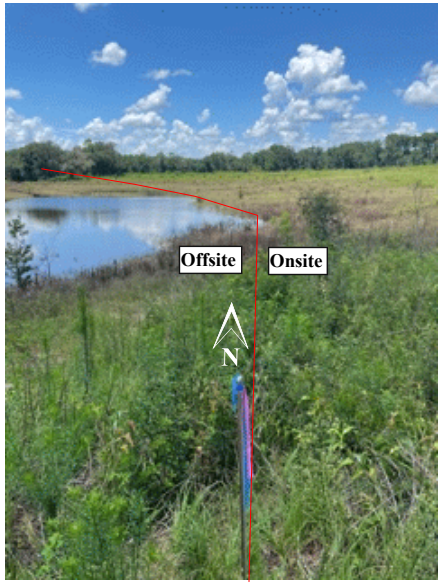
3. Typical onsite clear-cut planted pine habitat with successive hardwood species



4. Typical onsite clear-cut pine habitat



5. Offsite clear-cut pine floodplain to west of site



6. Where floodplain marsh encroaches site.



7. Typical former onsite hay field



8. An onsite bush-hog trail through clear-cut planted pine habitat

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378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure: 11 Site Photos
Imagte Date: 7/12/21

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FWC/USFWS[1]	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Little Blue Heron	*Egretta caerulea*	SSC/---		X		Feeding habitat present in wetlands. Not typical nesting habitat (estuarine)
Tricolored Heron	*Egretta tricolor*	SSC/---		X		Feeding habitat present in wetlands. Nesting usually occurs February through April. No shrub wetlands onsite, preferred nesting habitat.
FL. Sandhill Crane	*Grus canadensis pratensis*	T/--		X		Feeding habitat present in wetlands. Nesting usually occurs January through May. No nests observed. No marsh onsite, preferred nesting habitat. Lake Lona water levels probably fluctuates too much for nesting.
Wood Stork	*Mycteria americanca*	E/E		X		Feeding habitat present in wetlands. Wetland areas not for nesting, prefer cypress and mangrove. Nesting usually occurs November through April.
Southeastern Amer. Kestrel	*Falco sparverius paulus*	T/--		X		The open areas (hay field and timbered pine areas) could provide habitat for this species. No kestrels or potential nest sites were observed on or adjacent the site.
Bald Eagle	*Haliaeetus leucocephalus*	NL/NL		X		Potential nesting and feeding habitat present. No nest observed. Closest recorded eagle nest is over 3 miles from the site.
MAMMALS						
Sherman's Fox Squirrel	*Sciurus niger shermani*	SSC/--		X		Somewhat preferred habitat present. None observed.
REPTILES						
Eastern Indigo Snake	*Drymarchon corais couperi*	T/T		X		Potential habitat present, gopher tortoise burrows present, a known retreat. Reclusive.
Gopher Tortoise	*Gopherus polyphemus*	T/--	X			Tortoise burrows noted onsite.
Florida Pine Snake	*Pituophis melanoleucus m.*	SSC/--		X		Marginal onsite habitat. Pocket gopher activity noted onsite, a preferred prey.
Short-tailed Snake	*Stilosoma extenuatum*	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	*Rana capito aesopus*	SSC/--		X		Tortoise burrows onsite, known preferred dwelling. None seen at entrances.

1. FWC = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern, NL = Not listed / de-listed, but protected.

Fig 12 FNAI Biodiversity Matrix

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

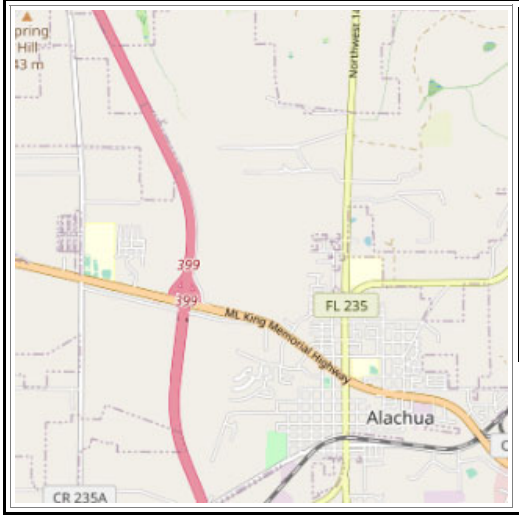
UNOFFICIAL REPORT

Created 7/18/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 24587 , 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24587 , 24588

27 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC

Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

Literature Reviewed

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Environmental Resources Assessment Checklist

Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
Website: https://growth-management.alachuacounty.us

Submit application to: **Development Review**
Tel. 352.374.5249
Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:
Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	☐	N/A	☒	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	☒	N/A	☐	Wetlands
Yes	☒	N/A	☐	Surface Water or Wetland Buffers
Yes	☒	N/A	☐	Floodplains (100-year)
Yes	☐	N/A	☒	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	☐	N/A	☒	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	☐	N/A	☒	Significant Habitat (biologically diverse natural areas)
Yes	☒	N/A	☐	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	☒	N/A	☐	Non-native Invasive Species
Yes	☐	N/A	☒	Recreation/Conservation/Preservation Lands
Yes	☐	N/A	☒	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	☒	N/A	☐	High Aquifer Recharge Areas
Yes	☐	N/A	☒	Wellfield Protection Areas
Yes	☒	N/A	☐	Wells
Yes	☒	N/A	☐	Soils
Yes	☐	N/A	☒	Mineral Resources Areas
Yes	☐	N/A	☒	Topography/Steep Slopes
Yes	☐	N/A	☒	Historical and Paleontological Resources
Yes	☐	N/A	☒	Hazardous Materials Storage Facilities
Yes	☐	N/A	☒	Contamination (soil, surface water, ground water)

Signed: _____ **Project #:** _____ **Date:** 7/18/21

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx or contact ACEPD at (352) 264-6800.

February 15, 2022

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605

SUBJECT: Permit Number ERP-001-209338-4
Tara Baywood Phases 1 & 2 and Tara Forest East Phases 1 & 2

Dear Sayed Moukhtara:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on February 11, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental

Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Timothy W Alexander

_____

Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605

PERMIT NUMBER: ERP-001-209338-4
DATE ISSUED: February 11, 2022
DATE EXPIRES: February 11, 2027
COUNTY: Alachua
TRS: S10 T8S R18E

PROJECT: Tara Baywood Phases 1 & 2 and Tara Forest East Phases 1 & 2

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605-3163

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This major permit modification authorizes the construction of 20.56 acres of impervious surfaces and the construction, operation, and maintenance of a stormwater management system to serve a total of 39.27 acres of impervious surfaces on a total project area of 65.9 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Christopher Potts P.E., and Logan Peters, P.E. of JBrown Professional Group on or before January 27, 2022.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. Operation and maintenance of the surface water management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surface water management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

22. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.

23. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surface water management systems are located on the common areas and that the common areas are owned or controlled by the homeowner's association.

24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active, ongoing concern which the Permittee shall establish by submitting copies of all minutes

of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

26. The permittee shall include the finished floor elevations for the lots and the wetland delineation lines on the final subdivision plat and shall submit a copy of the final, approved plat to the District following recordation.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: _____

Tim Alexander
Deputy Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental

Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605
(352) 278-5317

This February 15, 2022



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-209338-4

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

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PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
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904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606
St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086
jbpro.com
(844) Go-JBPro
contact@jbpro.com

TARA FOREST EAST PHASE 2

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 THENCE RUN SOUTH 00 06 27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET THENCE RUN SOUTH 00 05 13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA THENCE RUN SOUTH 89 25 29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00 06 18" EAST, A DISTANCE OF 603.50 FEET THENCE RUN SOUTH 89 53 42" EAST, A DISTANCE OF 452.20 FEET TO THE POINT OF BEGINNING THENCE RUN NORTH 00 06 18" EAST, A DISTANCE OF 1025.00 FEET THENCE RUN NORTH 89 53 42" WEST, A DISTANCE OF 15.90 FEET THENCE RUN NORTH 00 06 18" EAST, A DISTANCE OF 50.00 FEET THENCE RUN SOUTH 89 53 42" EAST, A DISTANCE OF 15.90 FEET THENCE RUN NORTH 00 06 18" EAST, A DISTANCE OF 425.00 FEET THENCE RUN SOUTH 89 53 42" EAST, A DISTANCE OF 1361.10 FEET THENCE RUN SOUTH 00 06 18" WEST, A DISTANCE OF 28.90 FEET THENCE RUN SOUTH 89 53 42" EAST, A DISTANCE OF 50.00 FEET THENCE RUN SOUTH 00 06 18" WEST, A DISTANCE OF 15.00 FEET THENCE RUN SOUTH 89 53 42" EAST, A DISTANCE OF 155.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST COUNTRY ROAD NO. 241 THENCE RUN SOUTH 00 07 45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.14 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 THENCE DEPARTING WEST RIGHT-OF-WAY LINE, RUN SOUTH 88 18 18" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1272.21 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 THENCE RUN SOUTH 00 01 38" ALONG SAID WEST LINE, A DISTANCE OF 669.40 FEET TO THE NORTHWEST CORNER OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA THENCE RUN SOUTH 00 05 35" WEST ALONG THE WEST EDGE OF SAID PLAT, A DISTANCE OF 192.70 FEET THENCE RUN NORTH 89 53 42" WEST, A DISTANCE OF 40.07 FEET THENCE RUN SOUTH 00 06 18" WEST, A DISTANCE OF 240.00 FEET THENCE RUN NORTH 89 53 42" WEST, A DISTANCE OF 175.00 FEET THENCE RUN SOUTH 00 06 18" WEST, A DISTANCE OF 43.90 FEET THENCE RUN NORTH 89 53 42" WEST, A DISTANCE OF 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.32 ACRES, MORE OR LESS.

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #4

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2422.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 654.21 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°02'11" WEST, A DISTANCE OF 143.25 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 349.54 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 319.47; THENCE RUN SOUTH 00°02'11" EAST, A DISTANCE OF 113.25 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13883 SQUARE FEET, MORE OR LESS.

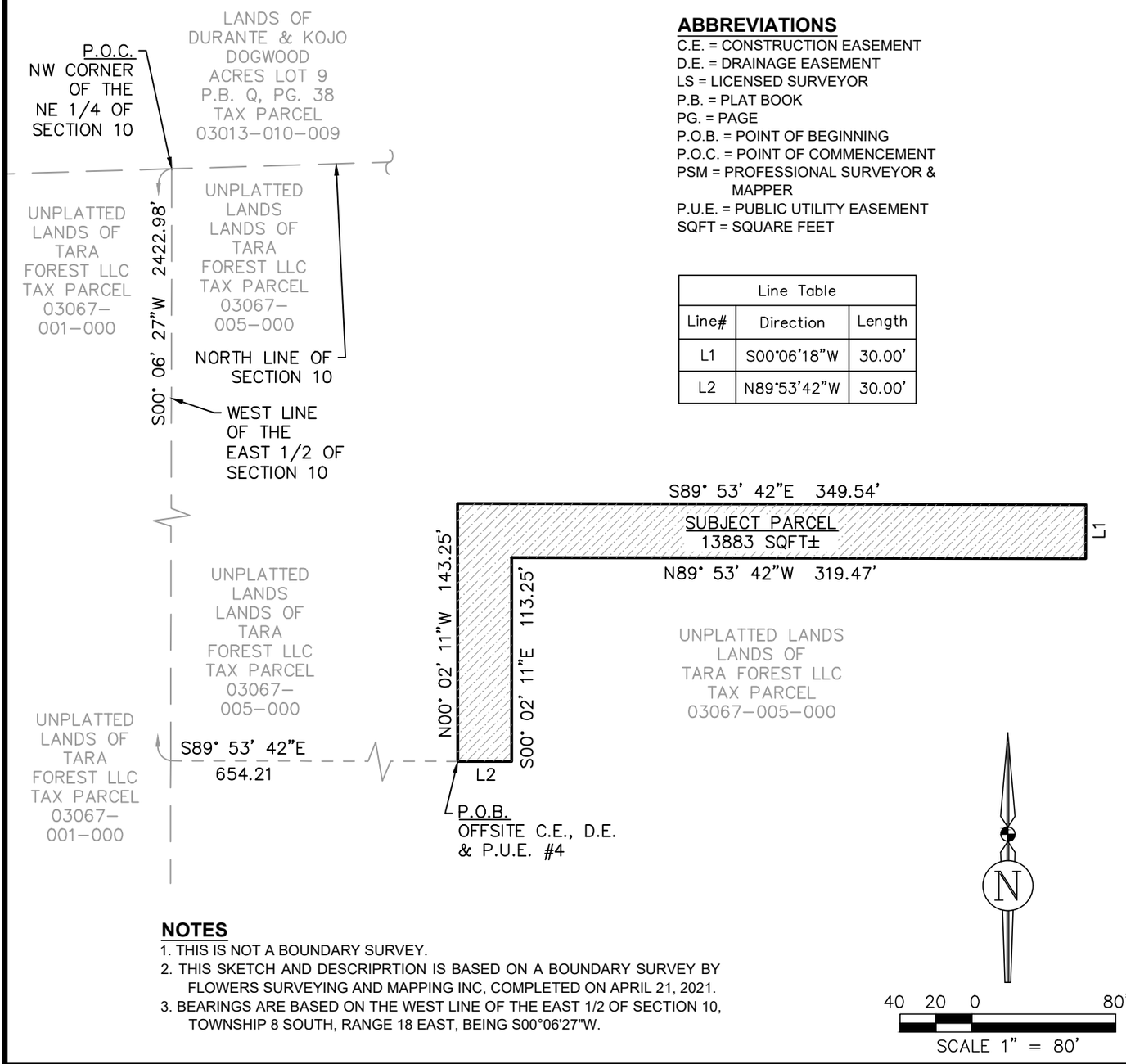
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S00°06'18"W	30.00'
L2	N89°53'42"W	30.00'



NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPRTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING S00°06'27"W.

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THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS SKETCH AND DESCRIPTION FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE SKETCH AND DESCRIPTION SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

TROY V WRIGHT, PSM
Professional Surveyor and Mapper

CERTIFIED TO:
1. CITY OF ALACHUA

Scale:	1"=80'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD4
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

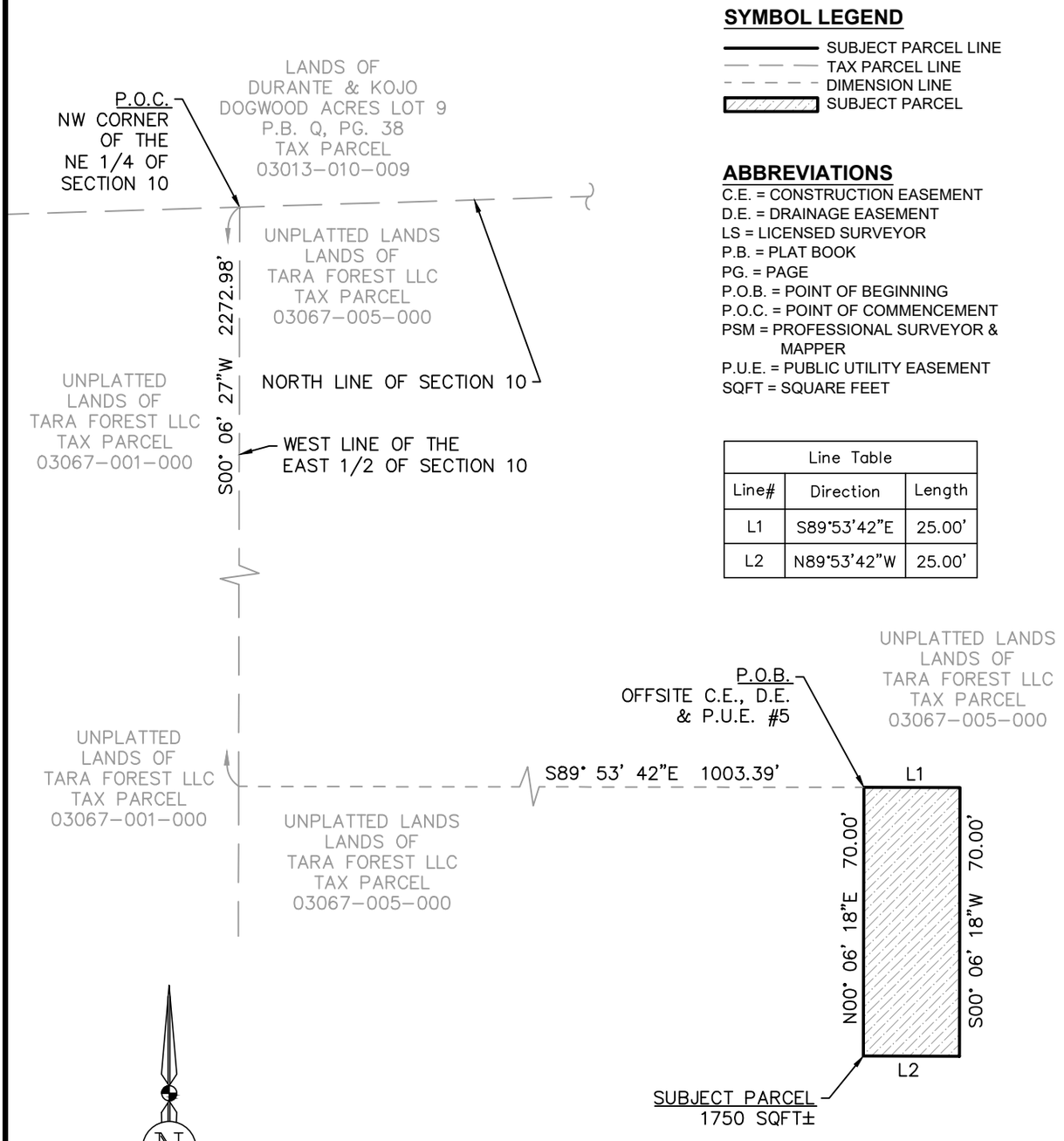
OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #5

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2272.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1003.39 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.



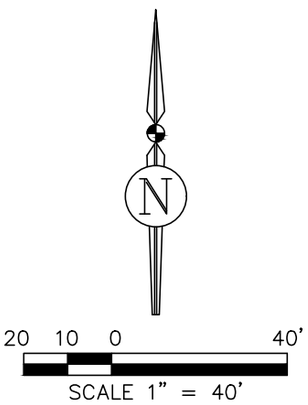
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S89°53'42"E	25.00'
L2	N89°53'42"W	25.00'



NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING S00°06'27"W.

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THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS SKETCH AND DESCRIPTION FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE SKETCH AND DESCRIPTION SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

TROY V WRIGHT, PSM
Professional Surveyor and Mapper

CERTIFIED TO:
1. CITY OF ALACHUA

Scale:	1"=40'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD5
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #6

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 1972.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1003.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.

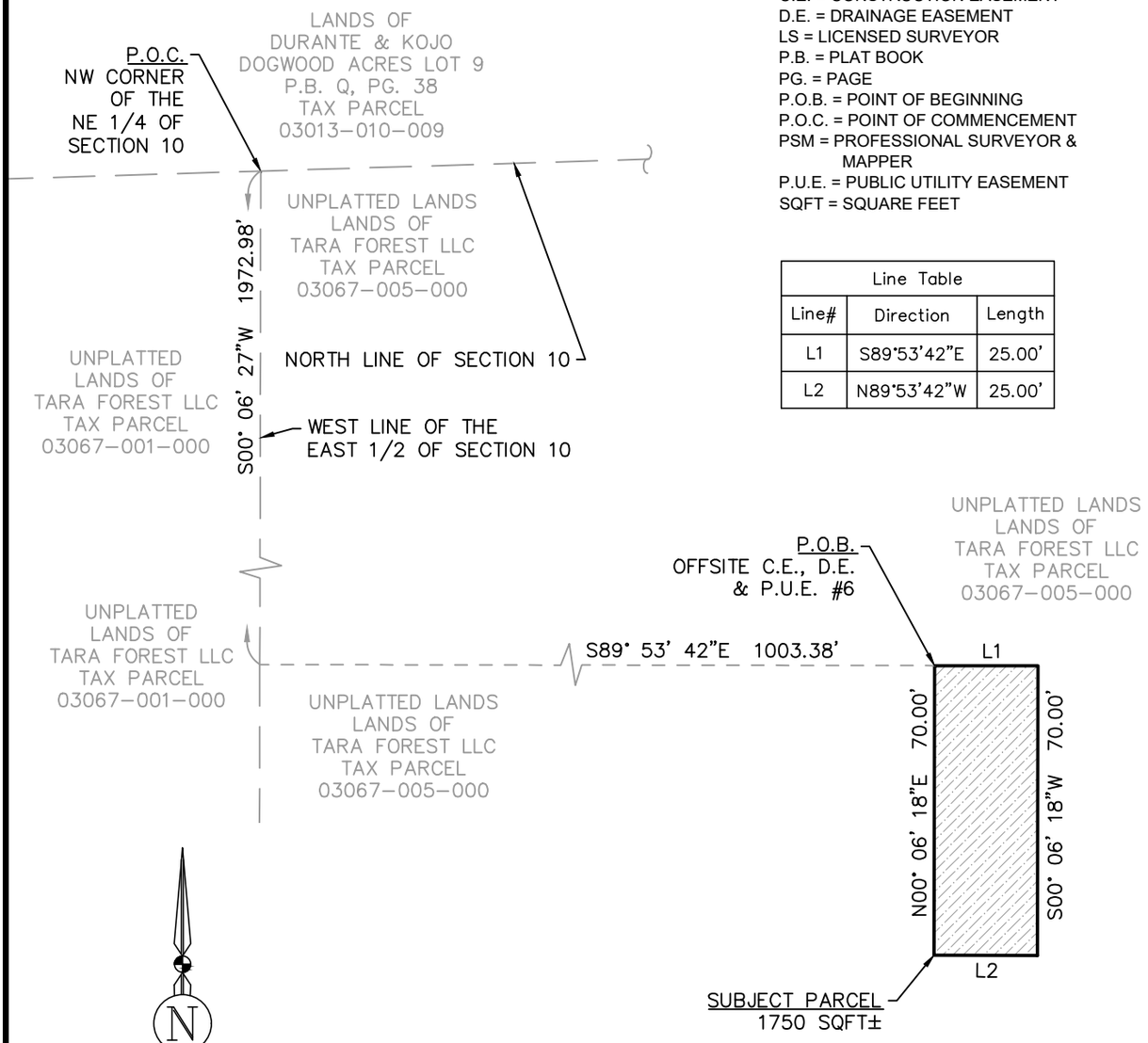
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S89°53'42"E	25.00'
L2	N89°53'42"W	25.00'



NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING S00°06'27"W.

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THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS SKETCH AND DESCRIPTION FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE SKETCH AND DESCRIPTION SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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Certificate of Authorization No. LB8031

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TROY V WRIGHT, PSM
Professional Surveyor and Mapper

CERTIFIED TO:
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Scale:	1"=40'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD6
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #7

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 1672.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1003.37 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.

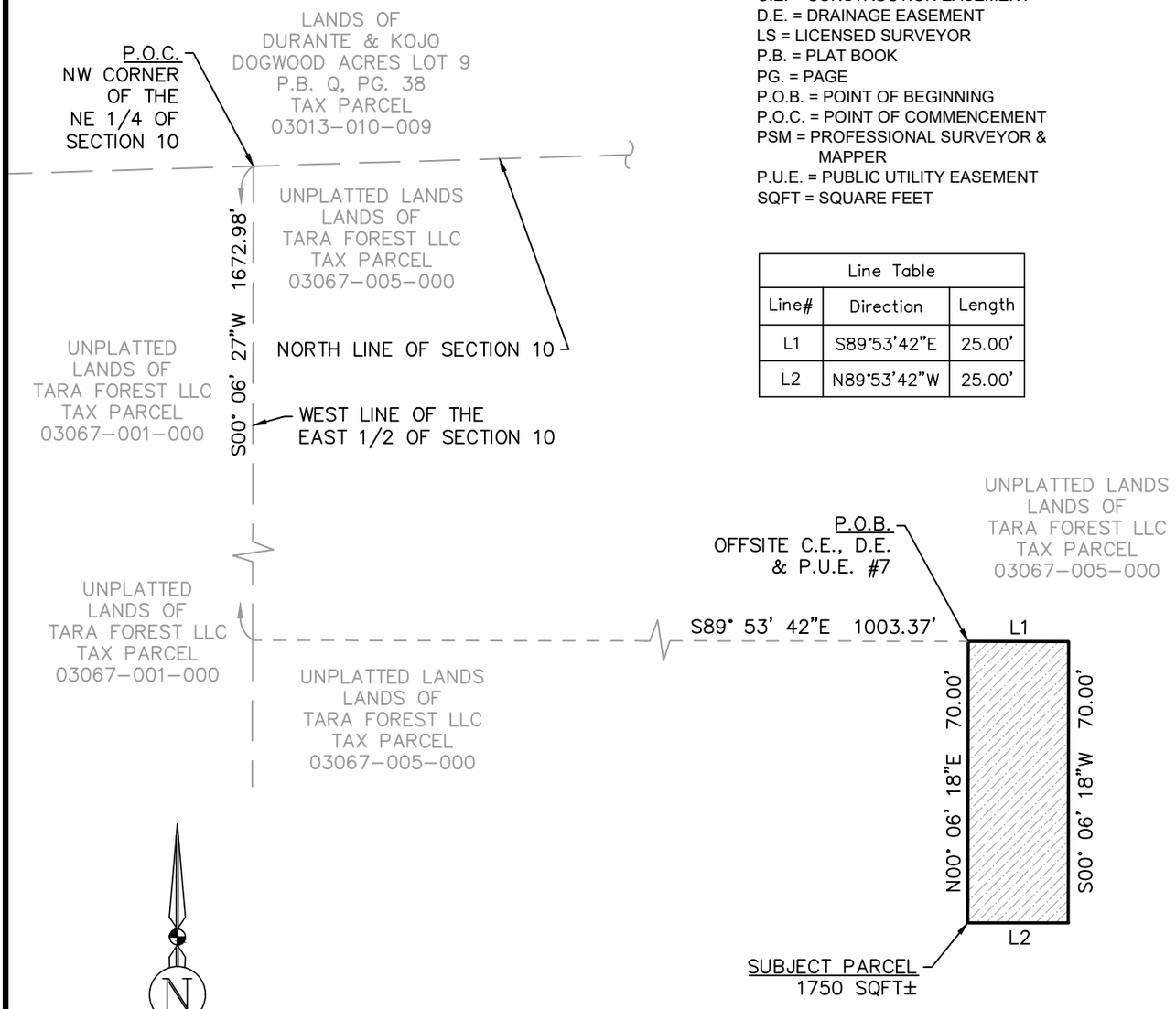
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S89°53'42"E	25.00'
L2	N89°53'42"W	25.00'



NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING S00°06'27"W.

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

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TROY V WRIGHT, PSM
Professional Surveyor and Mapper

CERTIFIED TO:
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Scale:	1"=40'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD7
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

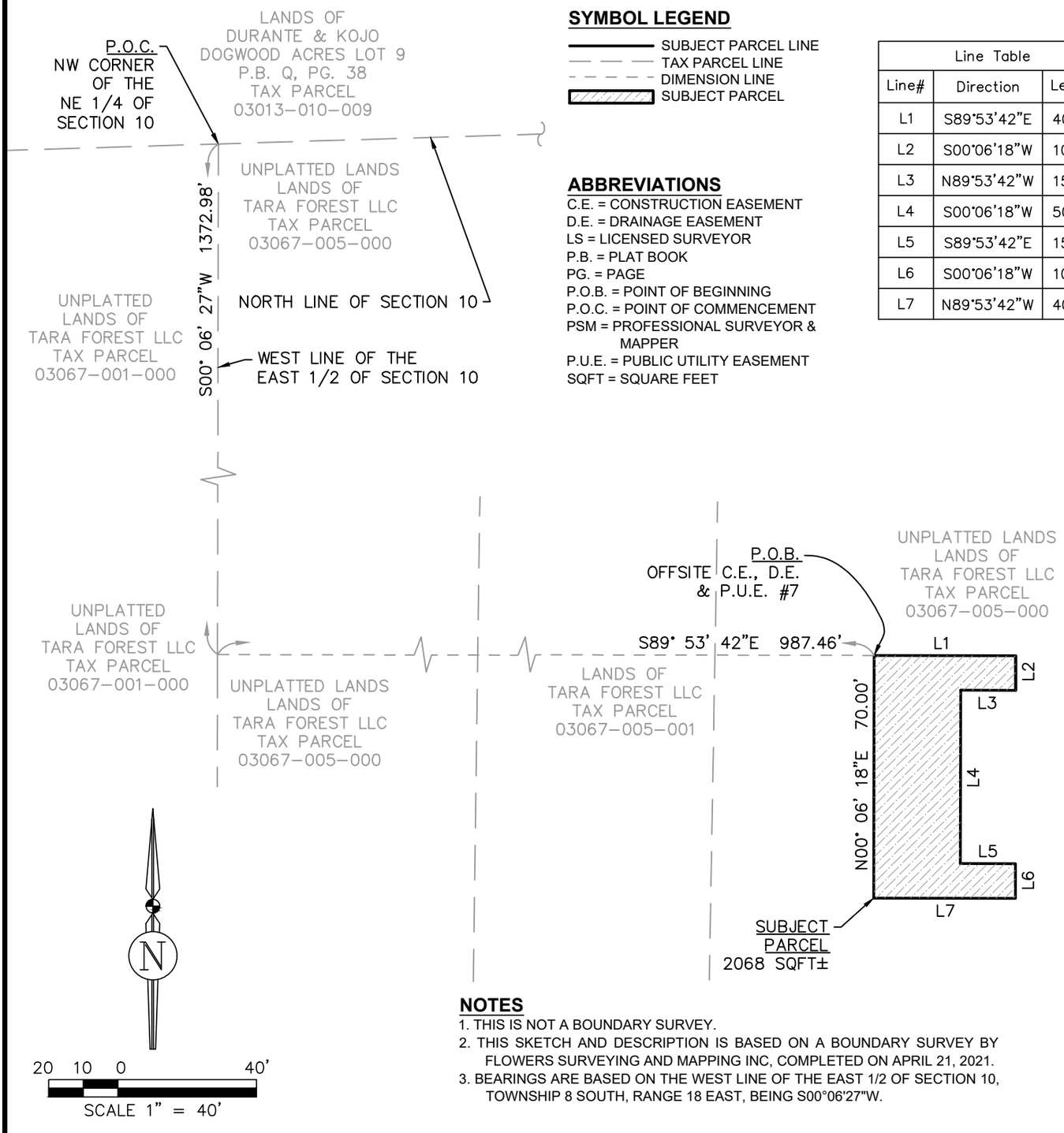
OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #8

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 1372.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 987.46 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.90 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 15.90 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 40.90 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2068 SQUARE FEET, MORE OR LESS.



SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S89°53'42"E	40.90'
L2	S00°06'18"W	10.00'
L3	N89°53'42"W	15.90'
L4	S00°06'18"W	50.00'
L5	S89°53'42"E	15.90'
L6	S00°06'18"W	10.00'
L7	N89°53'42"W	40.90'

NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING S00°06'27"W.

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THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS SKETCH AND DESCRIPTION FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE SKETCH AND DESCRIPTION SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS7210
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

TROY V WRIGHT, PSM
Professional Surveyor and Mapper

CERTIFIED TO:
1. CITY OF ALACHUA

Scale:	1"=40'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD8
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #9

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 1072.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1003.34 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.

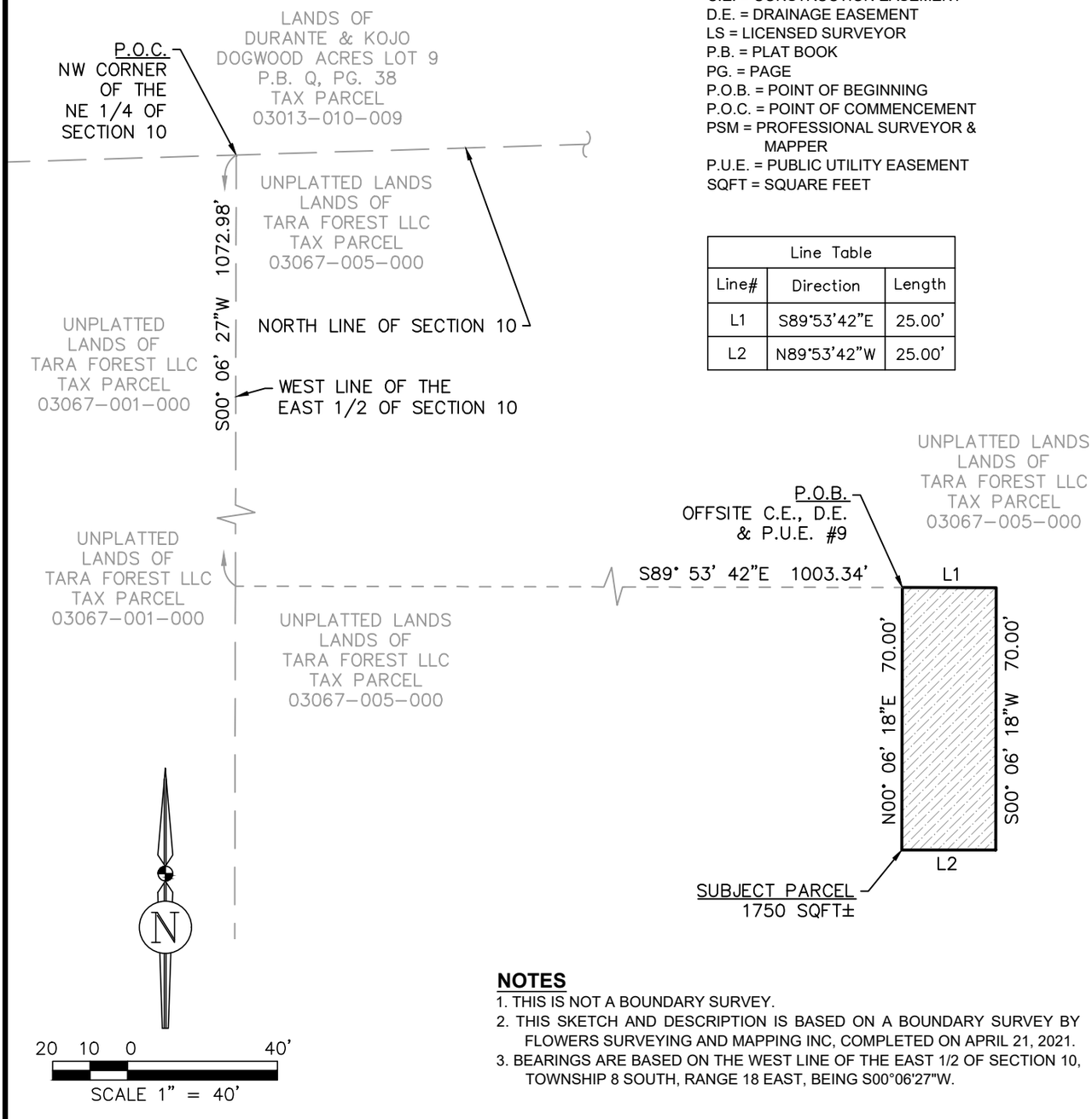
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S89°53'42"E	25.00'
L2	N89°53'42"W	25.00'



NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
3. BEARINGS ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING S00°06'27"W.

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TROY V WRIGHT, PSM
Professional Surveyor and Mapper

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Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #10

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 922.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1099.44 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 70.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2450 SQUARE FEET, MORE OR LESS.

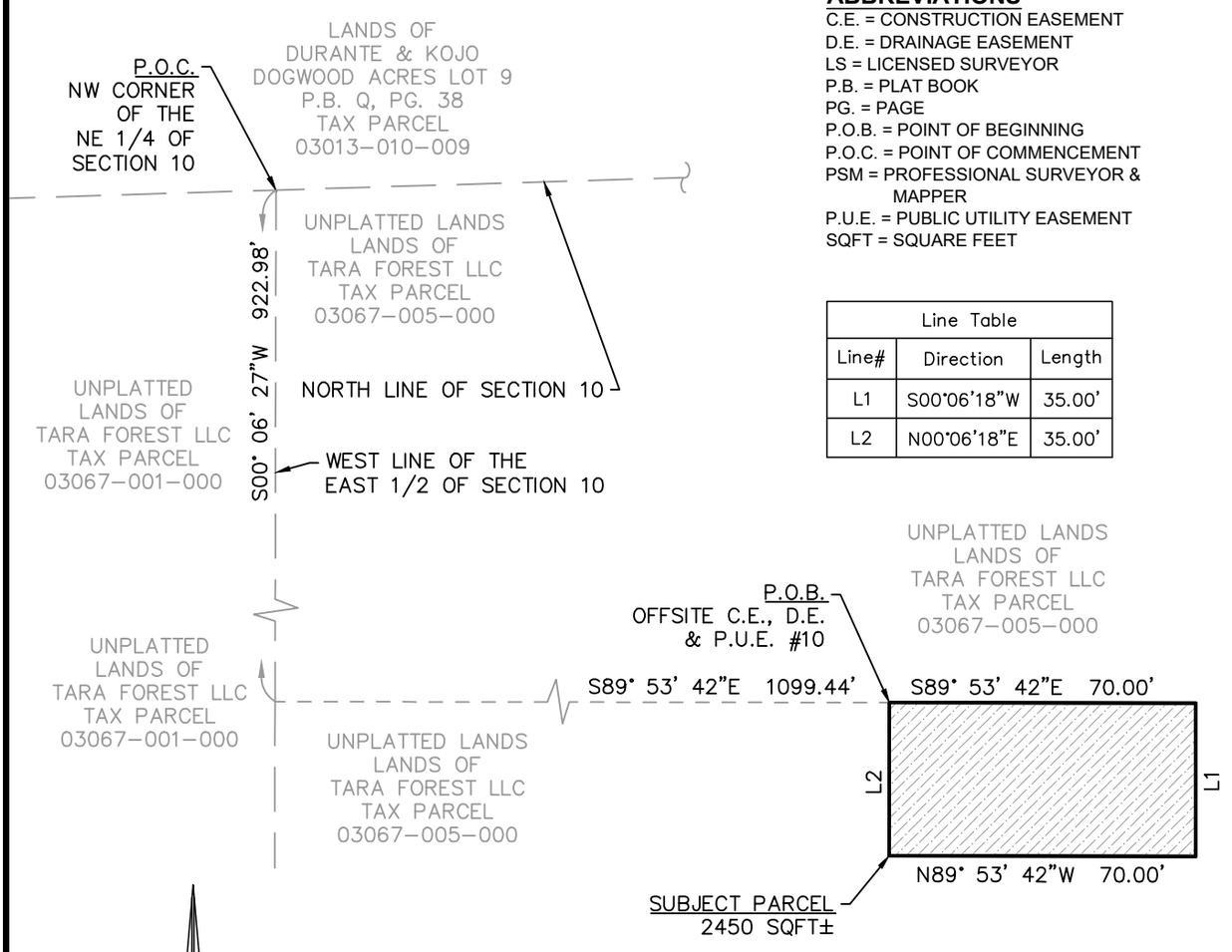
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S00°06'18"W	35.00'
L2	N00°06'18"E	35.00'



NOTES

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2. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
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Scale:	1"=40'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD10
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #11

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 932.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1475.04 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 70.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.

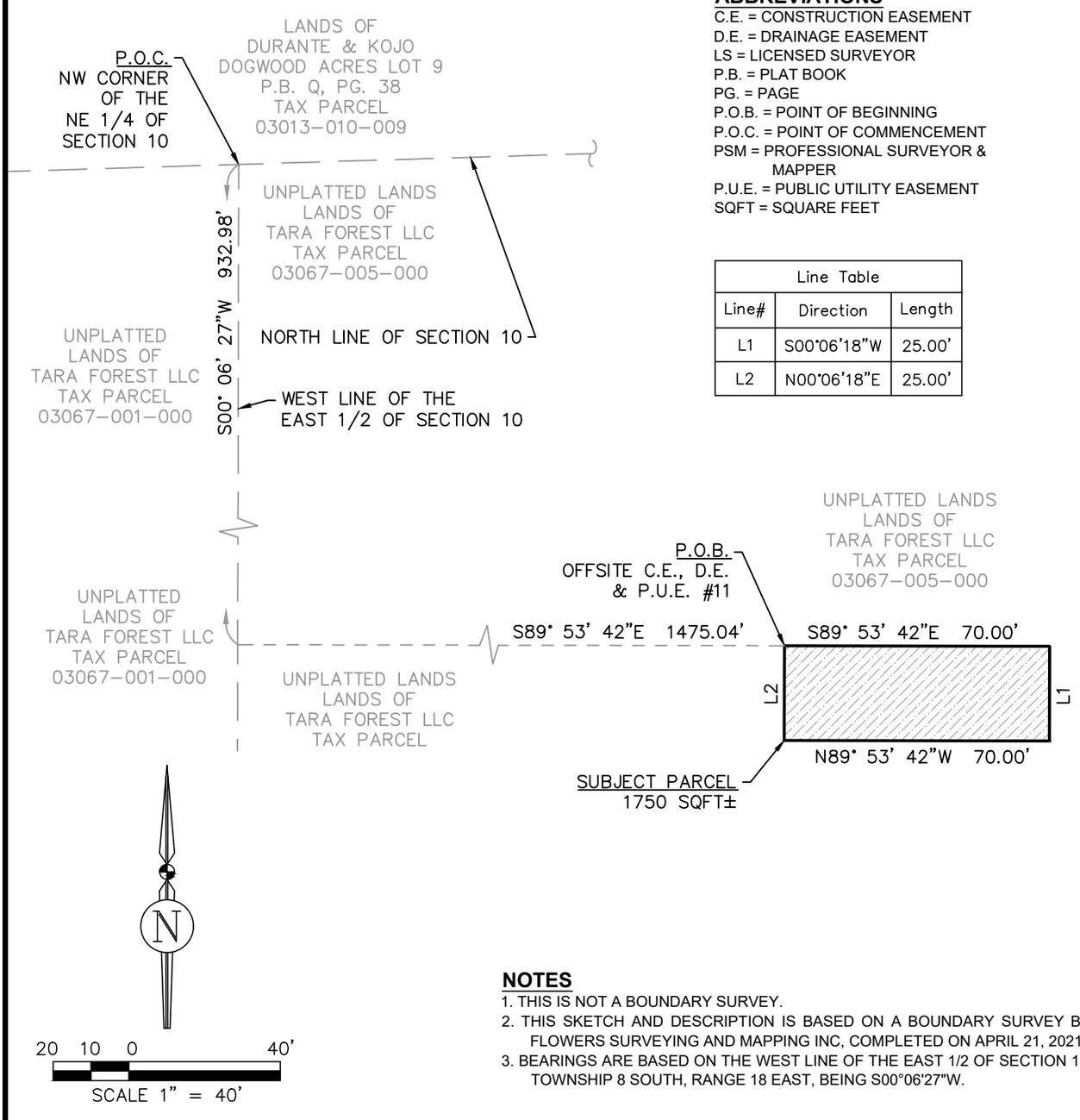
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S00°06'18"W	25.00'
L2	N00°06'18"E	25.00'



NOTES

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2. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC, COMPLETED ON APRIL 21, 2021.
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Scale:	1"=40'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD11
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #12

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 932.98 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 1927.24 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 70.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.

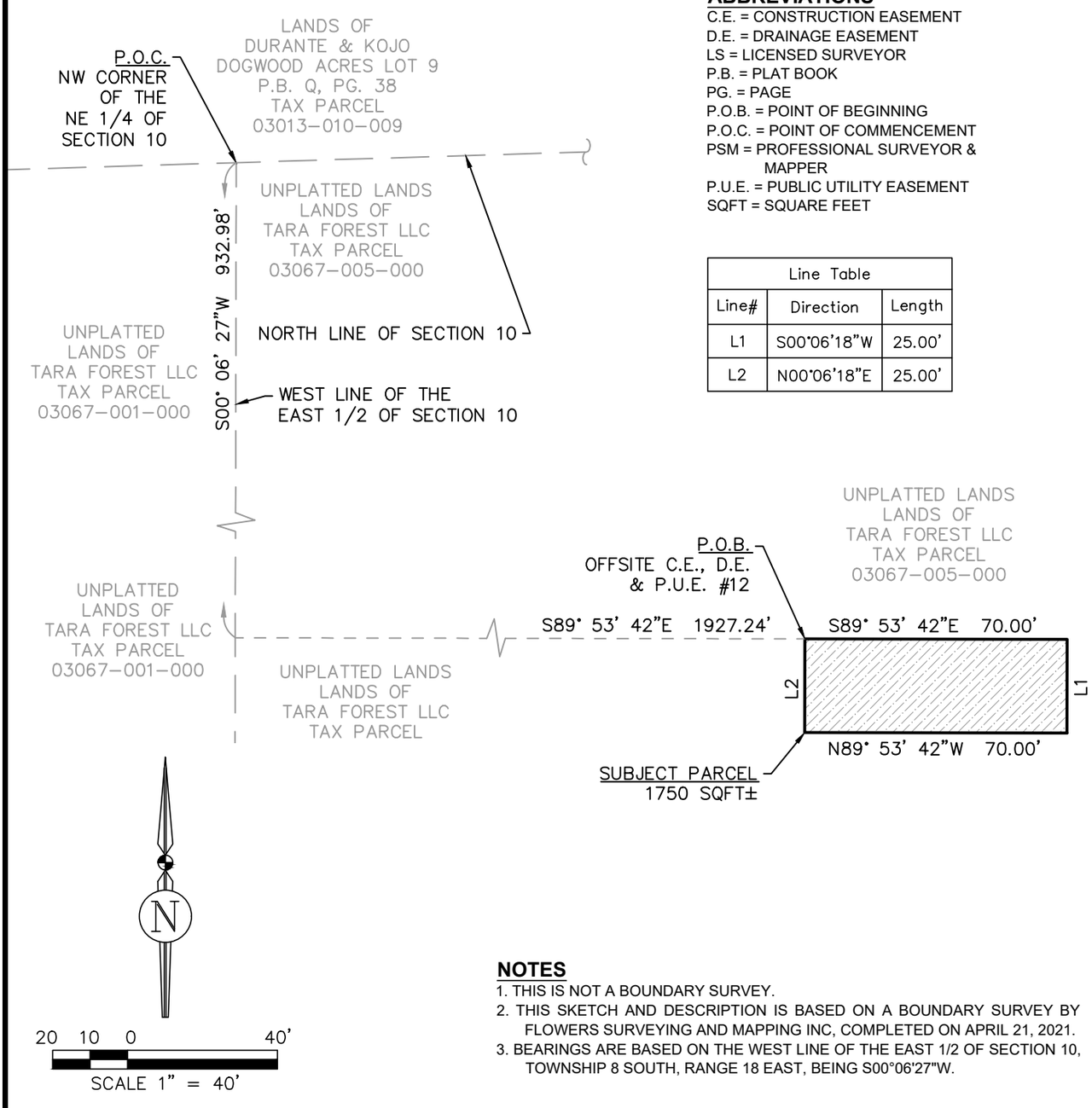
SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET

Line Table		
Line#	Direction	Length
L1	S00°06'18"W	25.00'
L2	N00°06'18"E	25.00'



NOTES

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Professional Surveyor and Mapper

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Scale:	1"=40'
Drawn By:	T.Hensley
Document Name:	398-21-01-SD12
Document Date:	12/6/2021
Sheet:	1 of 1

SKETCH AND DESCRIPTION

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

OFFSITE CONSTRUCTION, DRAINAGE & PUBLIC UTILITY EASEMENT #13

DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 961.88 FEET; THENCE DEPARTING SAID 1/2 SECTION LINE, RUN SOUTH 89°53'42" EAST, A DISTANCE OF 2389.44 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 00°06'18" WEST, A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°53'42" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

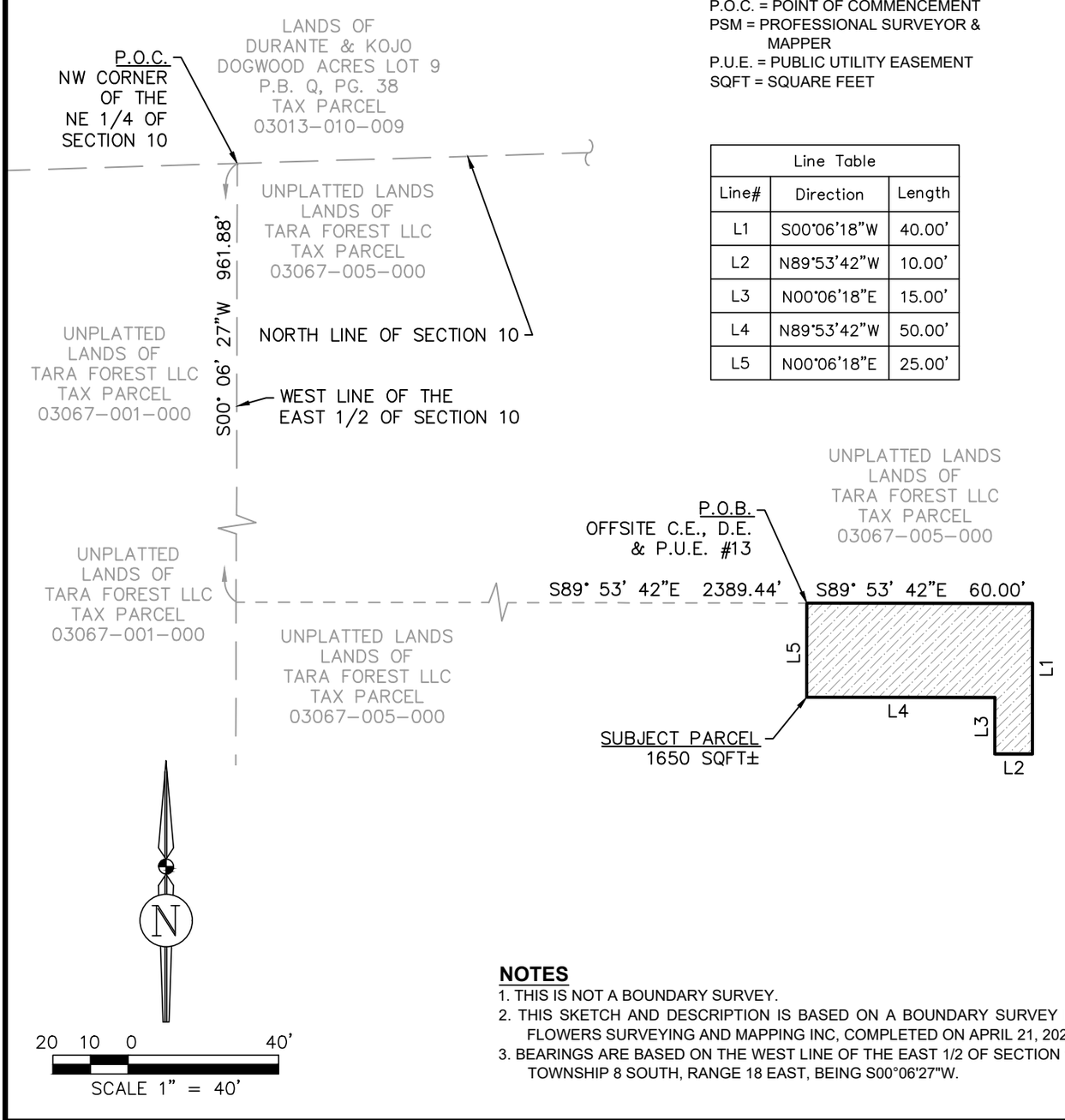
CONTAINING 1650 SQUARE FEET, MORE OR LESS.

SYMBOL LEGEND

- SUBJECT PARCEL LINE
- TAX PARCEL LINE
- DIMENSION LINE
- SUBJECT PARCEL

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
LS = LICENSED SURVEYOR
P.B. = PLAT BOOK
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P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.U.E. = PUBLIC UTILITY EASEMENT
SQFT = SQUARE FEET



Line Table		
Line#	Direction	Length
L1	S00°06'18"W	40.00'
L2	N89°53'42"W	10.00'
L3	N00°06'18"E	15.00'
L4	N89°53'42"W	50.00'
L5	N00°06'18"E	25.00'

NOTES

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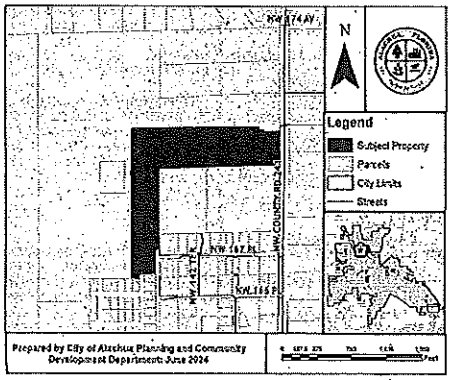
their existing or similar work by 2 p.m. on July 24. The $150 to sketch the proposed artwork, which will be due Nov. 23, 2024, from 10 a.m. – 3 p.m. Tables will be St. Madeleine's Catholic Church on U.S. HWY 441 in High Springs will once to RSVP, email Alachua.Business@gmail.com.

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 2024 at 6:00 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 Kyle Willems, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 2. The final plat proposes to subdivide a ±19.32-acre subject property into a total of 55 lots with associated common areas and road right-of-way. The subject property is located east of CR 241, north of Tara Forest East Phase 1. Consisting of Tax Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family -3 (RSF-3).



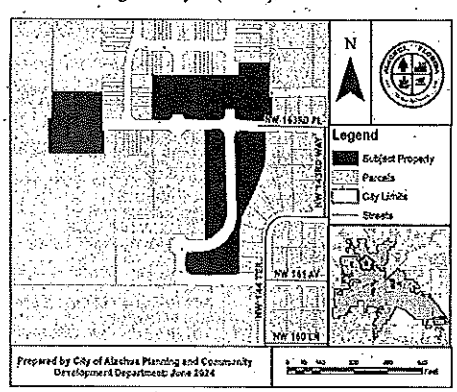
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 2024 at 6:00 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 Logan B. Peters, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 2. The final plat proposes to subdivide a ±6.64-acre subject property into a total of 67 lots with associated common areas and road right-of-way. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

City of ALACHUA

PUBLIC NOTICE

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on July 22, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

Ordinance 24-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ABANDONING AND VACATING THE PARK ON THE PLAT OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, RECORDED IN OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, IN PLAT BOOK 27, PAGE 27, PROVIDING FOR SEVERABILITY; REPEALING OF ALL ORDINANCES AND APPENDICES IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENER ERRORS; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Compliance & Risk Management Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

AFFIDAVIT FOR POSTED LAND USE SIGN

RECEIVED
JUL 08 2024

I David Delia, POSTED THE LAND USE
(Name)
SIGN ON 07/08/24 FOR THE Tara Forest East Ph 2 Final Plat
(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)

Two (2)
(Number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tara Forest East Ph 2 Final Plat



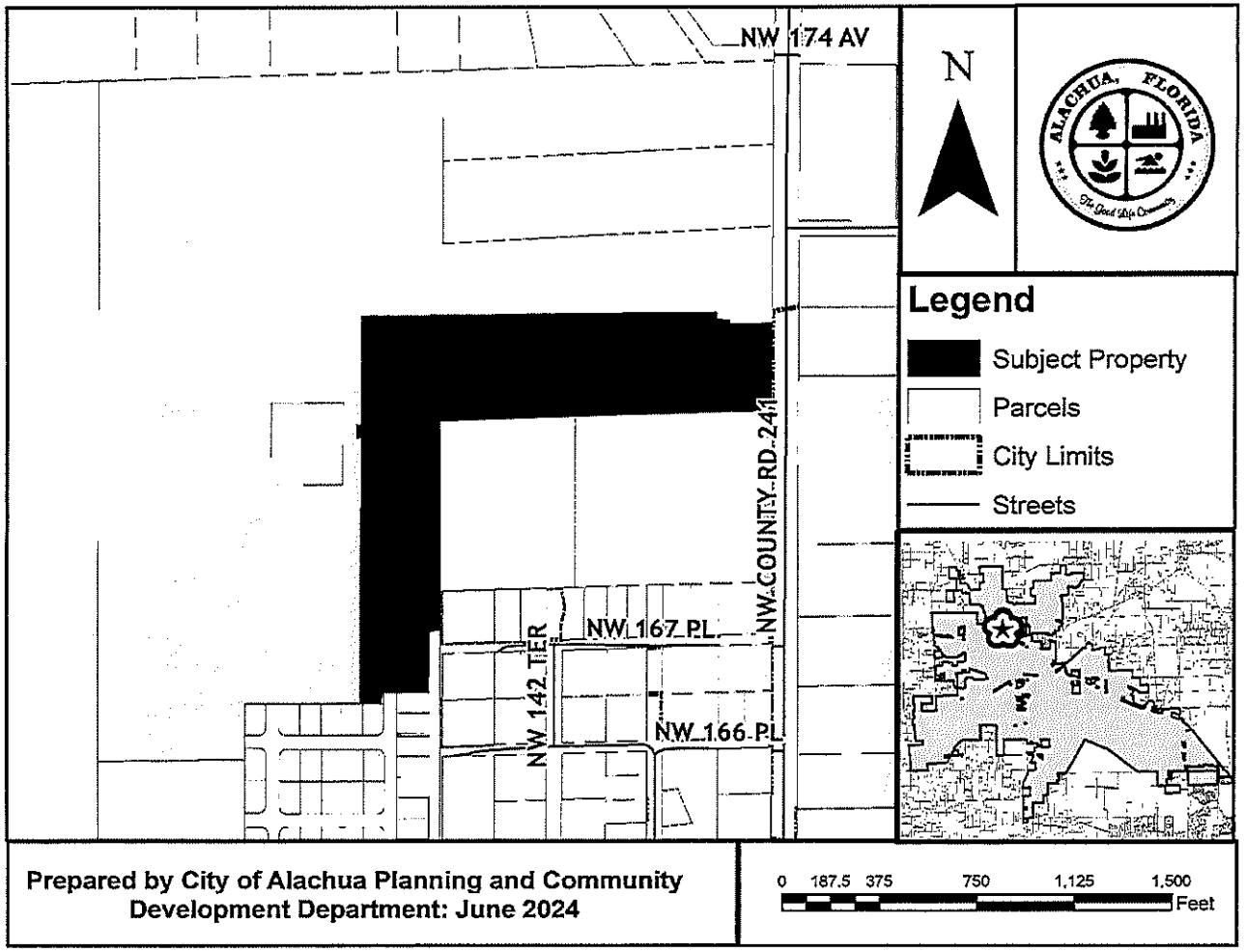
Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 150 300 600 Feet

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JULY 22, 2024 @ 6:00 PM

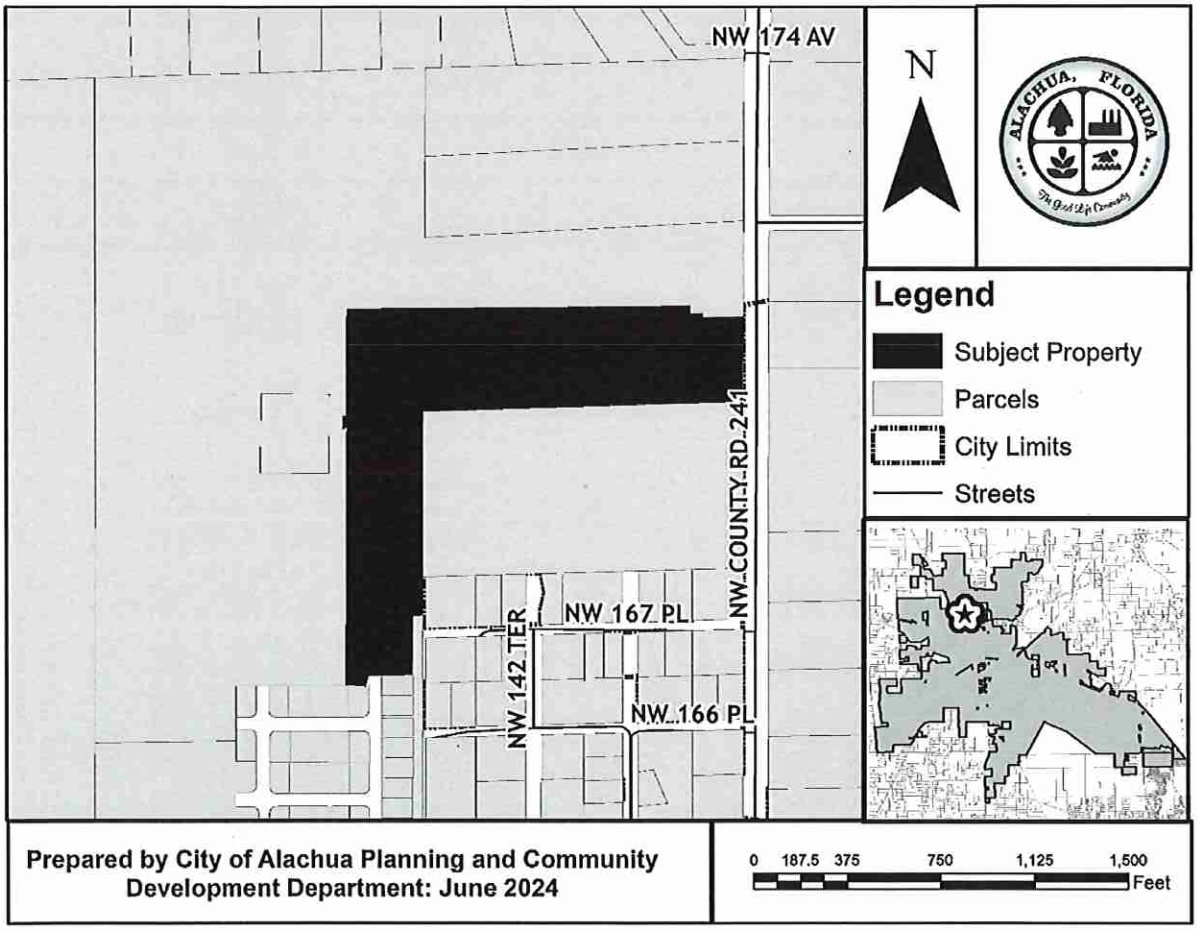
City of ALACHUA
the good life community

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JUL 0 8 2024

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

EMMA MICHAEL R & RAYSA
17208 NW CR 241
Gainesville, FL 32615

MCKNIGHT & MCKNIGHT M/C
14201 NW 174TH AVE
Alachua, FL 32615

JONES HENRY HEIRS
PO BOX 956
Alachua, FL 32616

SMITH MARY LOUISE
14314 NW 167TH PL
Alachua, FL 32615

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
Tampa, FL 33647

ORTIZ & PETERSON-ORTIZ H/W
17304 NW 140TH ST
Alachua, FL 32616

INTEGRITY HOMES AND LENDING LLC
10927 SW 24TH AVE
Gainesville, FL 32607

LUNDY GWENDOLYN
319 NE 16TH ST
Gainesville, FL 32641

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

LEWIS LANCE A & ELIZABETH A
16913 NW COUNTY RD 241
Alachua, FL 32615

TARA BAYWOOD LLC
7717 NW 20TH LN
Gainesville, FL 32605

GAMAGE RICHARD F & CHERYL L
14495 NW 174TH AVE
Alachua, FL 32615

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JUL 0 8 2024

MALPHURS CHRISTOPHER ROBERT & KIMBERLY BRIANNA
14259 NW 147TH AVE
Alachua, FL 32615

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160
Étiquettes d'adresse Easy Peel
Pair.avery.com/paleris
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Use Avery Template 5160
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Pat. avery.com/patents

KNISELEY GREGORY P & JOAN E
14581 NW 174TH AVE
Alachua, FL 32615

INNIS VERONIKA LIFE ESTATE
14596 NW 174TH AVE
Alachua, FL 32615

MURTHA GARY J & MARY E
14528 NW 174TH AVE
Alachua, FL 32615

SMITH DAVE EUGENE & PAMELA PEARSON
15314 NW 89TH ST
Alachua, FL 32615

JONES PHOEBE
PO BOX 956
Alachua, FL 32616

SHARMA LATIKA
14217 NW 166TH PL
Alachua, FL 32615

CEMETERY
17017 NW COUNTY ROAD 241
Alachua, FL 32615

TYSON DEVRON D
PO BOX 823
Alachua, FL 32616

MALPHURS CHRISTOPHER ROBERT & KIMBERLY BRIANNA
14259 NW 174TH AVE
Alachua, FL 32615

BARNARD MICHAEL & CARRIE
16675 NW 193RD TER
High Springs, FL 32643

IMAGE PROPERTY SOLUTIONS LLC
10006 CROSS CREEK BLVD #164
Tampa, FL 33647

MARK MARY
PO BOX 711
Alachua, FL 32616

KARAPHILLIS JOHN M & CYNTHIA A
13811 NW 172ND AVE
Alachua, FL 32615

BAKER WILLIAM S & PAMELA A
14655 NW 174TH AVE
Alachua, FL 32615

ESCOFFERY-LAWRENCE & LAWRENCE W/H
14745 NW 174TH AVE
Alachua, FL 32615

DURANTE & KOJO
14907 NW 174TH AVE
Alachua, FL 32615

COYLE & COYLE
14319 NW 167TH PL
Alachua, FL 32615

EIB REUBEN J & DEBORAH S
17325 NW COUNTY RD 241
Alachua, FL 32615

HAGAN MILDRED LIFE ESTATE
16906 NW 140TH ST
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Lynn Horton
19005 NW 138th Ave
Alachua, FL 32615

MAILED
JUL 08 2024

Go to avery.com/templates
Use Avery Template 5160
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
5160
AVERY

Commission Agenda **Item**

MEETING DATE: July 22, 2024

SUBJECT: Tara Baywood Phase 2 Final Plat: A request by Logan Peters, P.E., of JBrown Professional Group, Inc, applicant and agent for Tara Baywood, LLC, property owner, for consideration of the Final Plat for Tara Baywood Phase 2, which proposes to subdivide a ±6.64 acre subject property into a total of 67 single family attached lots with associated common areas and road right-of-way; Consisting of Tax Parcel Number 03067-063-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the Final Plat of Tara Baywood Phase 2 ("Final Plat");
2. Approve the "Subdividers Agreement for Tara Baywood Phase 2" ("Subdividers Agreement"); and,
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

Recommended Motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approve the Final Plat of Tara Baywood Phase 2 ("Final Plat");*
2. *Approve the "Subdividers Agreement for Tara Baywood Phase 2" ("Subdividers Agreement"); and,*
3. *Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement*

Summary

This application is a request by Logan Peters, P.E., of JBPro, Inc., applicant and agent Tara Baywood, LLC, property owner, for consideration of the final plat of Tara Baywood Phase 2, which proposes the subdivision of the ±6.64 acre subject property into a total of 66 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-063-000, and is located west of Baywood Subdivision, and north of Lowe's Home Improvement Store.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's existing roadway system at NW 163rd Place, and NW 161st Ave.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Baywood was originally approved by the City Commission on June 8, 2020, and received an extension of the development order per §252.363 , F.S., on October 26, 2023. The phasing schedule for the preliminary plat was amended by the City Commission on November 15, 2021. The construction plans for Tara Baywood Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Tara Baywood Phase 2 Final Plat
2. Staff Report with Exhibit A
3. Tara Baywood Phase 2 Subdividers Agreement
4. Tara Baywood Phase 2 Final Plat Application Materials
5. Public Notice Materials for the July 22, 2024 City Commission Meeting

TARA BAYWOOD PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

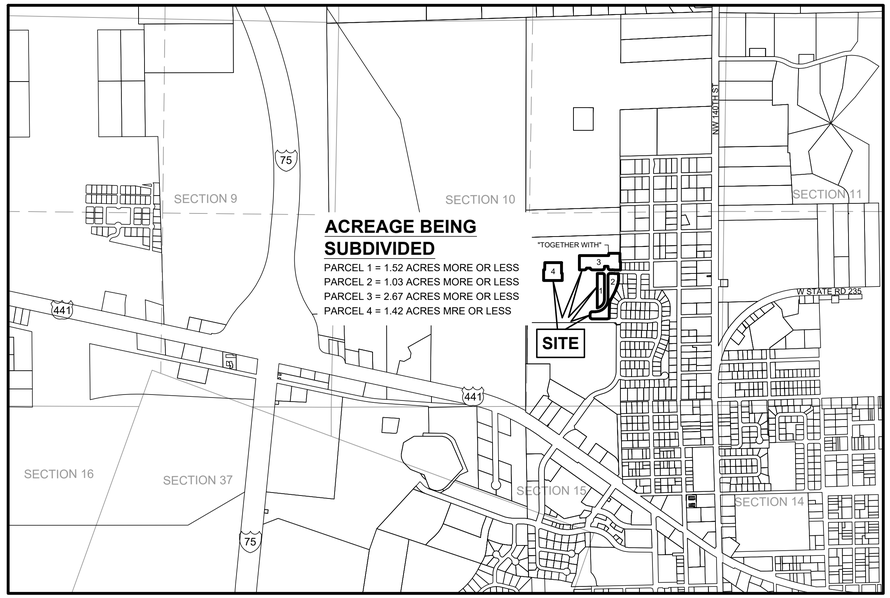
Plat Book ____ , Page ____
Sheet One of Four

DESCRIPTION - BY THIS FIRM

FIVE PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHWEST 161ST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 63°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 213.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 145TH WAY; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 162ND ROAD; THENCE RUN RUN SOUTH 89°54'57" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 247.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERN RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°38'31" EAST, A DISTANCE OF 35.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°11'58" EAST ALONG SAID NORTHERN RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 86°50'30" EAST, 35.74 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 35.76 FEET; THENCE RUN SOUTH 89°55'23" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 57.15 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BAYWOOD PHASE 1C AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RAIDIUS OF 1012.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 17°43'23" WEST, 328.95 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET; THENCE RUN SOUTH 27°12'36" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 351.01 FEET; THENCE RUN NORTH 88°22'19" EAST, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03 WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 1000'

"TOGETHER WITH" PARCEL:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'48" WEST ALONG THE NORTH LINE OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 1029.73 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'03" WEST, A DISTANCE OF 73.48 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 234.40 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.42 ACRES, MORE OR LESS.

TOTAL ALL 5 PARCELS: 6.64 ACRES, MORE OR LESS.

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

NOTES

1. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, FLORIDA NORTH ZONE, NAD-83 (CORS96, EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AS BEING N00°05'03"E.
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY R.M. BARRINEAU AND ASSOCIATES, INC., COMPLETED ON SEPTEMBER 4, 2019.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. THIS PLAT IS COMPRISED OF 4 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 3 AND 4 ARE LOT DETAIL SHEETS.

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SUBDIVIDER

TARA BAYWOOD, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION MANAGEMENT
3530 NW 43rd Street | Gainesville, Florida 32606
4422 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 373-3541 | St. Augustine: (904) 799-0999
Toll Free: (877) 462-JBPro | E-mail: contact@jbpro.com

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT TARA BAYWOOD, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA BAYWOOD PHASE 2" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA BAYWOOD HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA BAYWOOD HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA BAYWOOD, LLC

WITNESS _____ BY: _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____ SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS ____ DAY OF _____, 2023 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA BAYWOOD, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA BAYWOOD PHASE 2 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 9/4/2019 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE: _____
TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON_____, LOGAN B. PETERS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 88516, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
LOGAN B. PETERS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 88516

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____

AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____

ATTEST:

_____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____
DEPUTY CLERK DATE

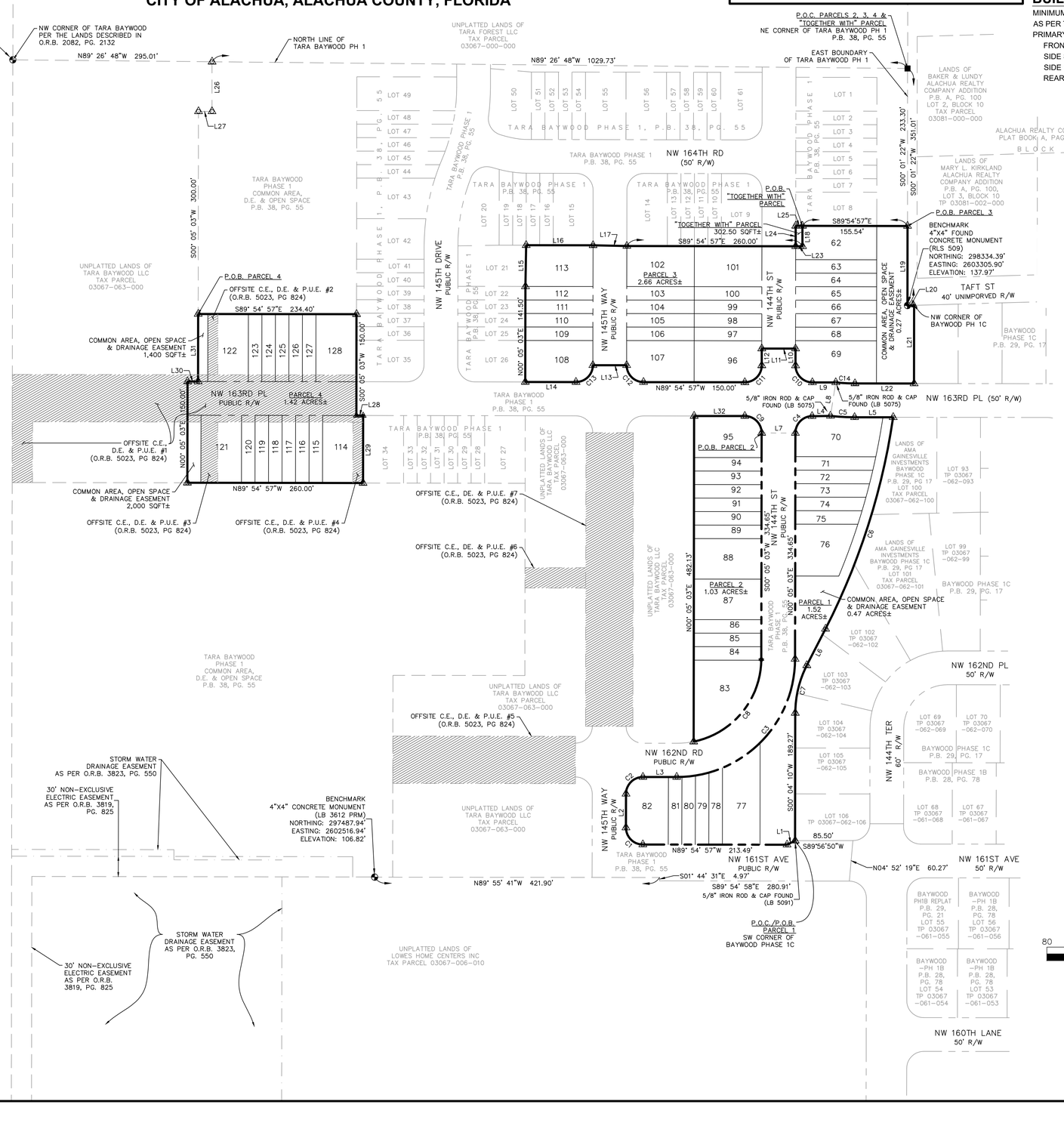
TARA BAYWOOD PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet Two of Four



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C2	39.27'	25.00'	90°00'01"	25.00'	N45°05'03"E	35.36'
C3	274.89'	175.00'	90°00'00"	175.00'	N45°05'03"E	247.49'
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E	35.08'
C5	35.76'	325.00'	6°18'13"	17.90'	S86°50'30"E	35.74'
C6	330.41'	1012.50'	18°41'51"	166.69'	S17°43'23"W	328.95'
C7	72.99'	154.50'	27°04'06"	37.19'	S13°38'50"W	72.31'
C8	171.18'	125.00'	78°27'47"	102.06'	S39°18'57"W	158.11'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C14	28.44'	275.00'	5°55'28"	14.23'	N87°00'29"W	28.42'

Line Table		
Line#	Direction	Length
L1	S63°07'23"W	13.41'
L2	N00°05'03"E	50.00'
L3	S89°54'57"E	50.00'
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L6	S27°12'36"W	60.70'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L10	N00°05'03"E	25.00'
L11	N89°54'57"W	50.00'
L12	S00°05'03"W	25.00'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L15	N01°01'24"E	61.01'
L16	S89°54'57"E	99.00'
L17	S88°46'12"E	50.01'
L18	N00°05'03"E	30.25'
L19	S00°01'22"W	117.71'
L20	N88°22'19"E	9.89'
L21	S00°03'52"W	115.81'

Line Table		
Line#	Direction	Length
L22	N89°55'23"W	87.57'
L23	N89°54'57"W	10.00'
L24	N00°05'03"E	30.25'
L25	S89°54'57"E	10.00'
L26	S00°05'03"W	73.48'
L27	N89°54'57"W	20.00'
L28	S89°54'57"E	10.00'
L29	S00°05'03"W	100.00'
L30	S89°54'57"E	15.60'
L31	N00°05'03"E	100.00'
L32	S89°54'57"E	75.00'

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- REFERENCE LINE
- BENCHMARK
- CONCRETE MONUMENT "JBPRO PRM LB8031" TO BE SET
- 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031" TO BE SET
- (8) LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PH - PHASE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

N

80 40 0 80 160 240
SCALE 1" = 80'

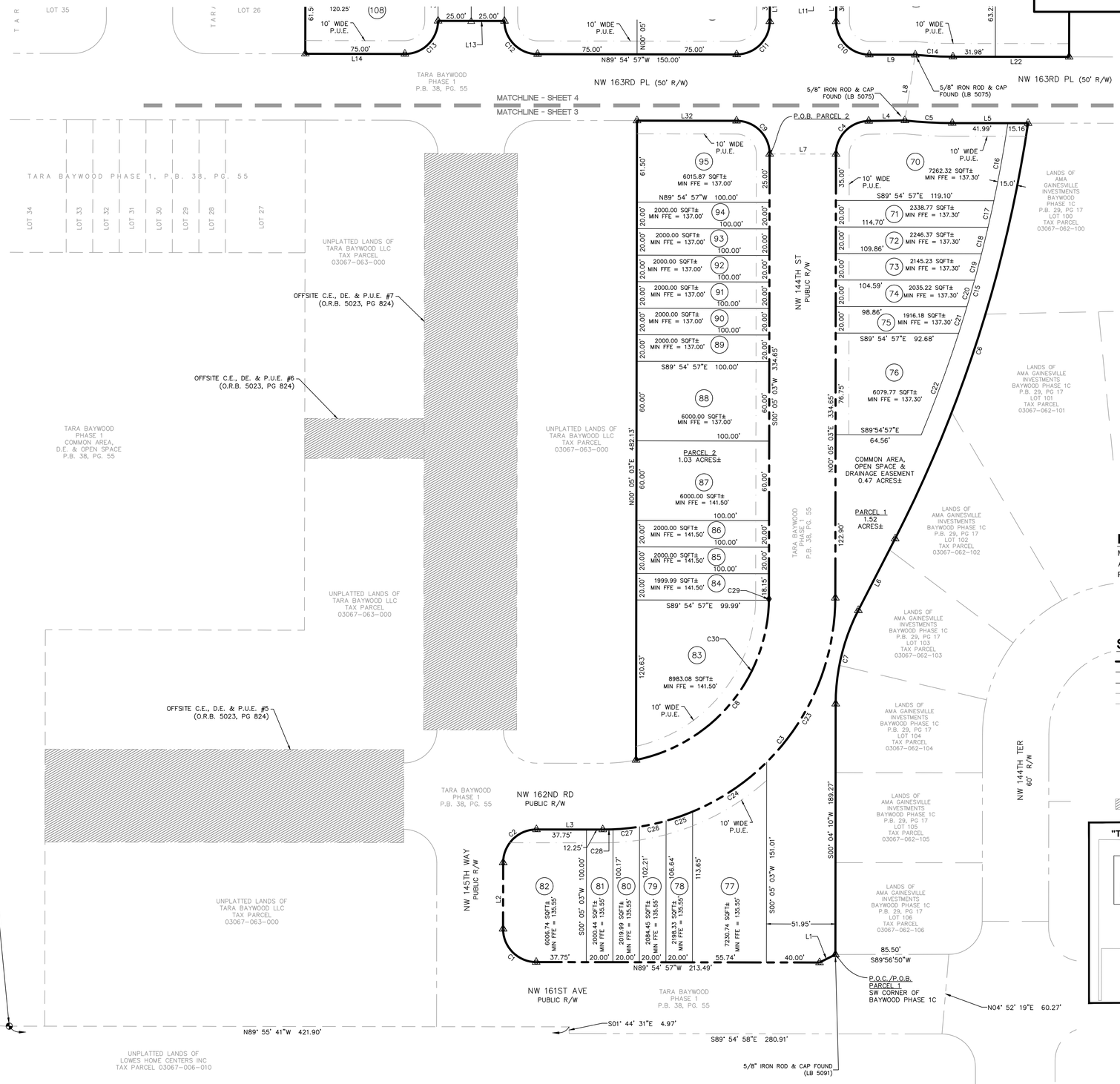
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4729 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville (352) 376-1821 | St. Augustine (904) 706-1823
Toll Free (855) 376-1821 | e-mail: contact@jbpro.com

TARA BAYWOOD PHASE 2

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet Three of Four



Line Table		
Line#	Direction	Length
L1	S63°07'23"W	13.41'
L2	N00°05'03"E	50.00'
L3	S89°54'57"E	50.00'
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L6	S27°12'36"W	60.70'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L22	N89°55'23"W	87.57'
L32	S89°54'57"E	75.00'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C2	39.27'	25.00'	90°00'01"	25.00'	N45°05'03"E	35.36'
C3	274.89'	175.00'	90°00'00"	175.00'	N45°05'03"E	247.49'
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E	35.08'
C5	35.76'	325.00'	6°18'13"	17.90'	S86°50'30"E	35.74'
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C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C14	28.44'	275.00'	5°55'28"	14.23'	N87°00'29"W	28.42'

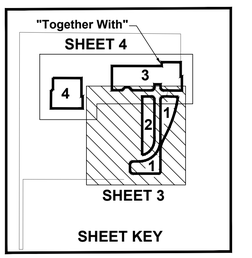
Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C15	244.68'	997.50'	14°03'15"	122.96'	N15°31'37"E	244.07'
C16	59.44'	997.50'	3°24'51"	29.73'	N10°12'25"E	59.43'
C17	20.48'	997.50'	1°10'35"	10.24'	N12°30'08"E	20.48'
C18	20.58'	997.50'	1°10'55"	10.29'	N13°40'53"E	20.58'
C19	20.68'	997.50'	1°11'17"	10.34'	N14°51'59"E	20.68'
C20	20.80'	997.50'	1°11'42"	10.40'	N16°03'28"E	20.80'
C21	20.93'	997.50'	1°12'09"	10.47'	N17°15'24"E	20.93'
C22	81.76'	997.50'	4°41'47"	40.90'	N20°12'22"E	81.74'
C23	137.80'	175.00'	45°06'57"	72.69'	S22°38'32"W	134.27'
C24	67.52'	175.00'	22°06'26"	34.19'	S56°15'14"W	67.10'
C25	21.20'	175.00'	6°56'33"	10.62'	S70°46'43"W	21.19'
C26	20.50'	175.00'	6°42'37"	10.26'	S77°36'18"W	20.48'
C27	20.12'	175.00'	6°35'09"	10.07'	S84°15'11"W	20.10'
C28	7.75'	175.00'	2°32'18"	3.88'	S88°48'54"W	7.75'
C29	1.85'	125.00'	0°50'49"	0.92'	N00°30'28"E	1.85'
C30	169.33'	125.00'	77°36'58"	100.53'	N39°44'21"E	156.68'

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- REFERENCE LINE
- BENCHMARK
- 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031" TO BE SET
- (8) LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)



ABBREVIATIONS

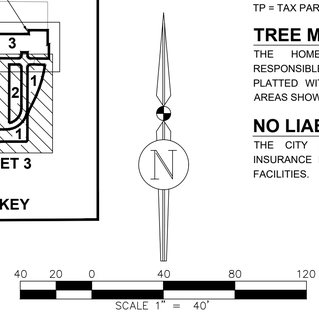
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TP = TAX PARCEL

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.



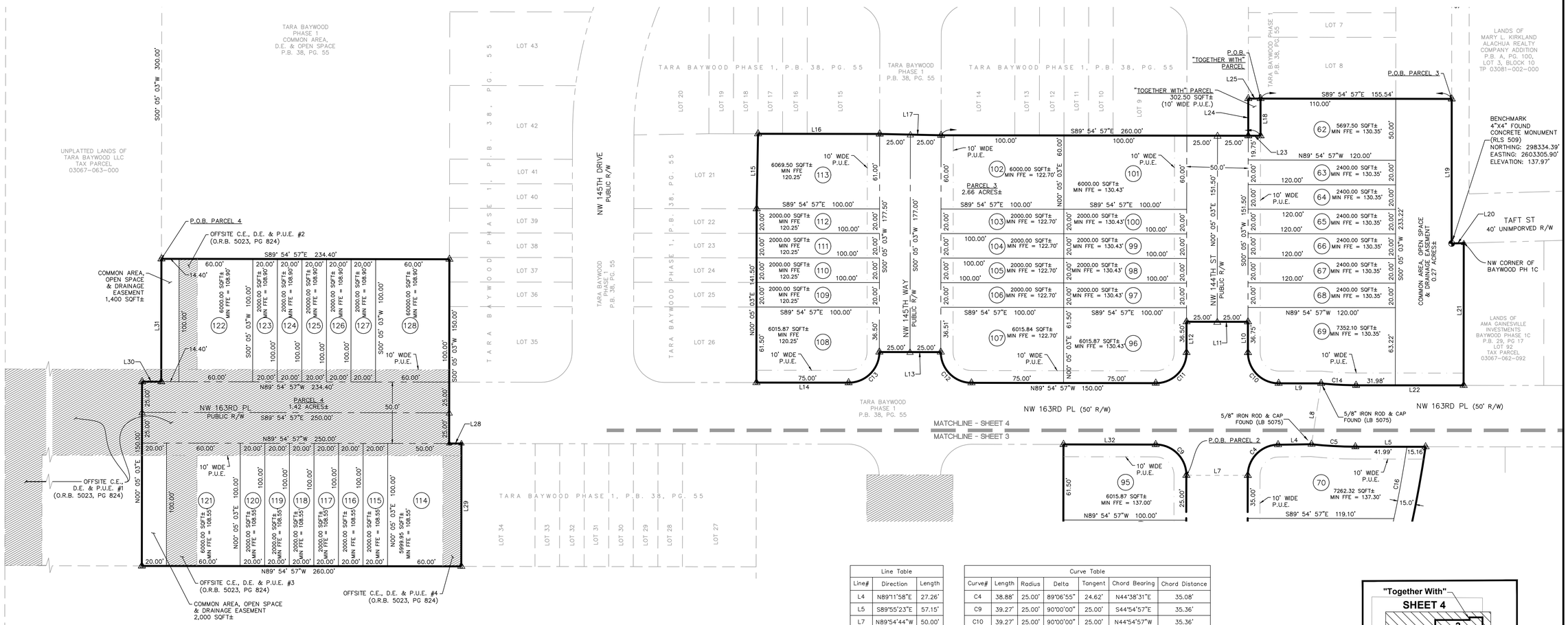
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3320 NW 43rd Street, Gainesville, Florida 32606
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Gainesville: (352) 373-3541 | St. Augustine: (904) 797-8999
Toll Free: (866) JBPRO-4U | E-mail: contact@jbpro.com

TARA BAYWOOD PHASE 2

SITUATED IN
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet Four of Four



Line Table		
Line#	Direction	Length
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L10	N00°05'03"E	25.00'
L11	N89°54'57"W	50.00'
L12	S00°05'03"W	25.00'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L15	N01°01'24"E	61.01'
L16	S89°54'57"E	99.00'
L17	S88°46'12"E	50.01'
L18	N00°05'03"E	30.25'
L19	S00°01'22"W	117.71'
L20	N88°22'19"E	9.89'
L21	S00°03'52"W	115.81'
L22	N89°55'23"W	87.57'
L23	N89°54'57"W	10.00'
L24	N00°05'03"E	30.25'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E	35.08'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'

Line Table		
Line#	Direction	Length
L25	S89°54'57"E	10.00'
L28	S89°54'57"E	10.00'
L29	S00°05'03"W	100.00'
L30	S89°54'57"E	15.60'
L31	N00°05'03"E	100.00'
L32	S89°54'57"E	75.00'

"Together With"
SHEET 4
SHEET 3
SHEET KEY

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
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N

40 20 0 40 80 120
SCALE 1" = 40'

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Toll Free (800) 226-1450 | Email: contact@jbpro.com

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: July 22, 2024
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Tara Baywood Phase 2, which proposes the subdivision of a ±6.64 acre subject property into a total of 67 single family attached lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Logan Peters, P.E. of JBPro, Inc.
PROPERTY OWNER:	Tara Baywood, LLC
LOCATION:	North of Lowe's Home Improvement, west of Baywood subdivision, south of Tara Forest East
PARCEL ID NUMBERS:	03067-063-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Single Family- 6 (RSF-6)
OVERLAY:	NA
ACREAGE:	±6.64 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Tara Baywood Phase 2 ("Final Plat"); 2. Approve the "Subdividers Agreement for Tara Baywood Phase 2" ("Subdividers Agreement"); and, 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:* *1. Approve the Final Plat of Tara Baywood Phase 2 ("Final Plat");* *2. Approve the "Subdividers Agreement for Tara Baywood Phase 2" ("Subdividers Agreement"); and,*

3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

SUMMARY

This application is a request by Logan Peters, P.E., of JBPro, Inc., applicant and agent Tara Baywood, LLC, property owner, for consideration of the final plat of Tara Baywood Phase 2, which proposes the subdivision of the ±6.64 acre subject property into a total of 66 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-063-000, and is located west of Baywood Subdivision, and north of Lowe's Home Improvement Store.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's existing roadway system at NW 163rd Place, and NW 161st Ave.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Baywood was originally approved by the City Commission on June 8, 2020, and received an extension of the development order per §252.363 , F.S., on October 26, 2023. The phasing schedule for the preliminary plat was amended by the City Commission on November 15, 2021. The construction plans for Tara Baywood Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022.

Illustration 1. Sheet 1, Tara Baywood Preliminary Plat

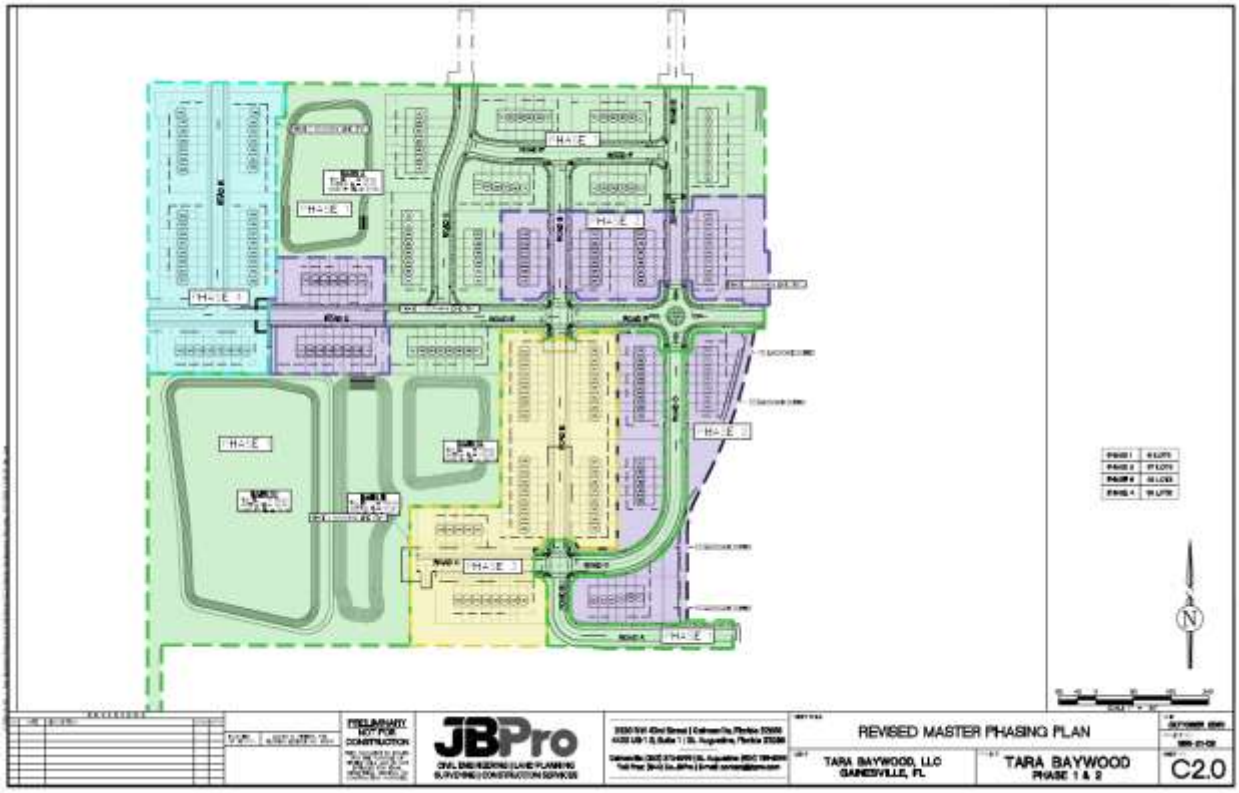
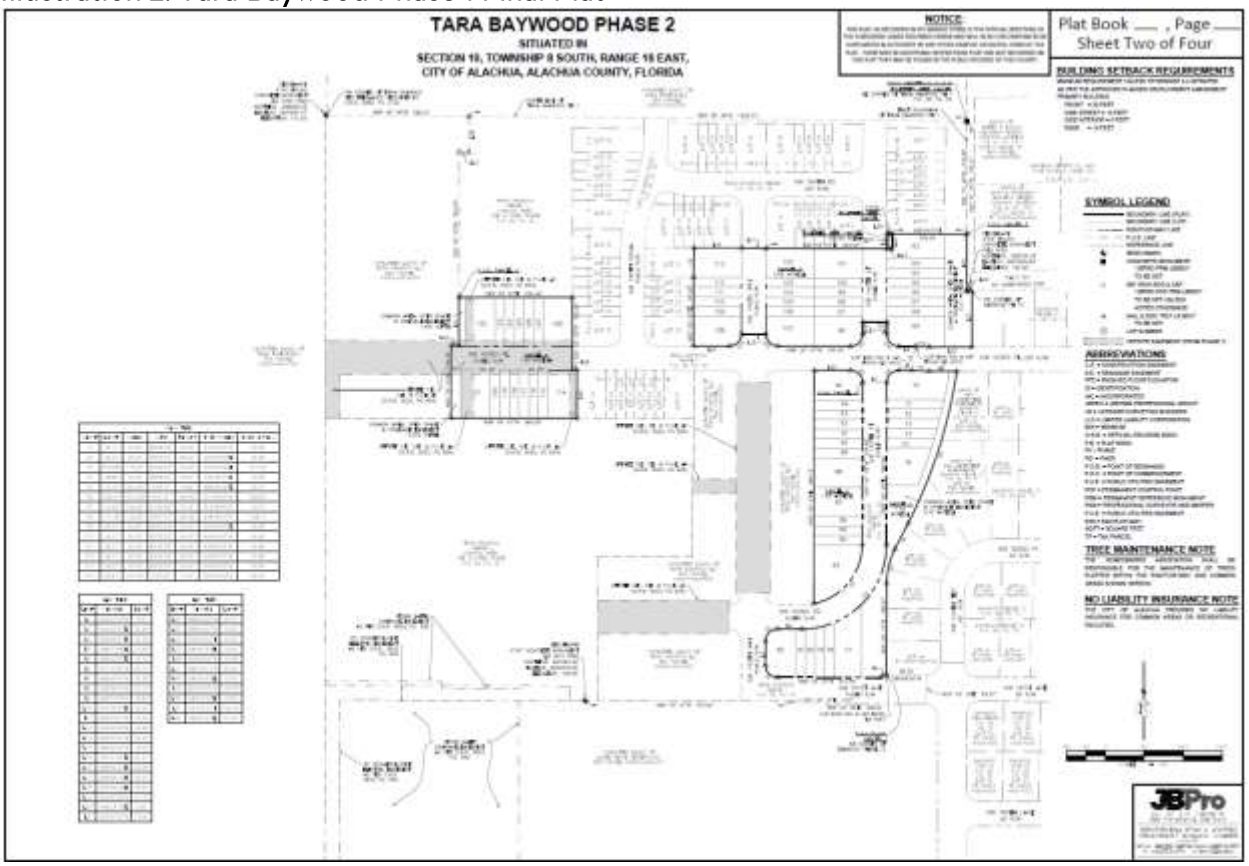


Illustration 2. Tara Baywood Phase 1 Final Plat



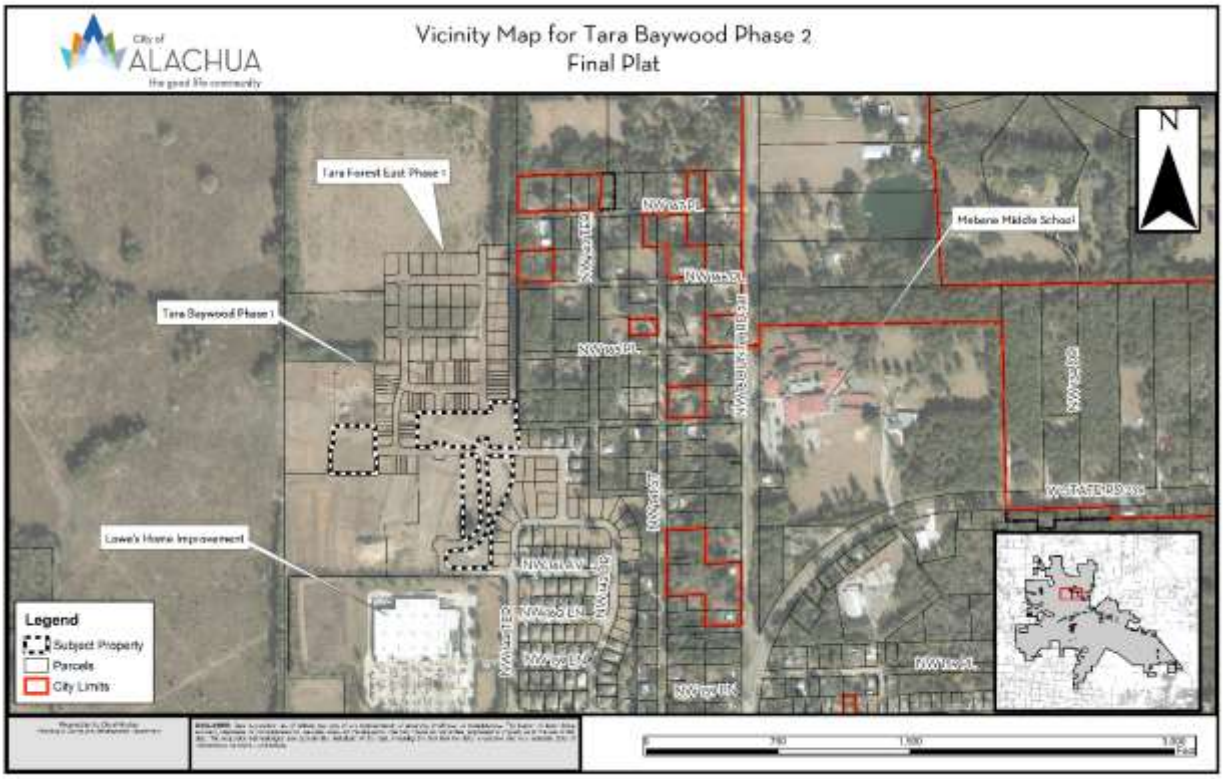
SURROUNDING USES

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	Vacant Residential Lands	Medium Density Residential	Residential Single Family-6 (RSF-6)
South	Lowe's Home Improvement Store	Commercial	Commercial Intensive (CI)
West	Vacant Lands	Medium Density Residential	Residential Single Family-6 (RSF-6)
East	Single Family Residential (Baywood Subdivision)	Medium Density Residential	Residential Single Family – 6 (RSF-6)

Map 1. Vicinity Map



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.

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 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.c: The proposed final plat would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021 by Creative Environmental Solutions.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development 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 Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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:

1. A gravity wastewater system, wastewater pumping station, or force main exists within · 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for solid waste disposal facilities.

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:

1. A water main exists within · 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimus threshold

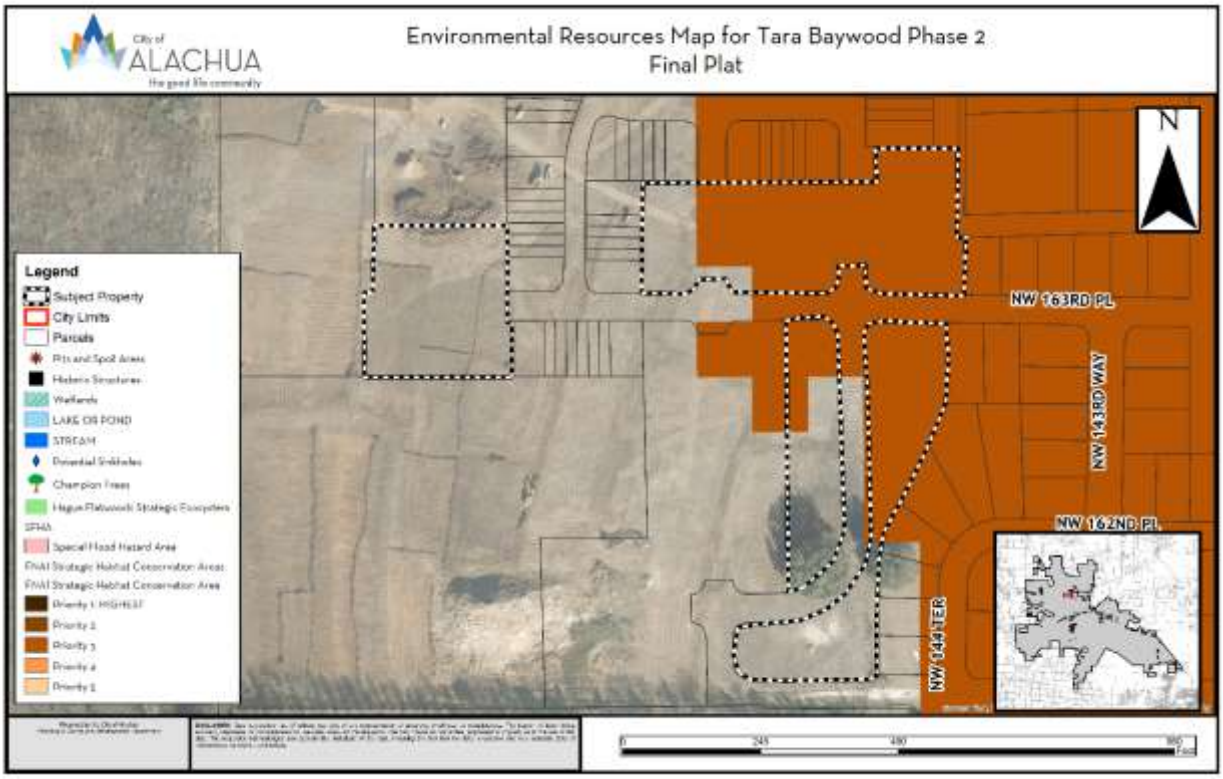
for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. 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.

Evaluation: The subject property is not located within a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. 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: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on July 18, 2021. Phase 2 includes Priority 3 lands as described above.

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. If a soil is

assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade Fine Sand, 0 to 5 % slopes	A	Well drained	Not limited	1.5
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	0.3
Lochloosa fine sand, 2 to 5 % slopes	A	Somewhat poorly drained	Not limited	3.6
Lochloosa fine sand, 5 to 8 % slopes	B	Somewhat poorly drained	Not limited	56.9
Kendrick sand, 2 to 5 % slopes	B	Well drained	Not limited	9.9
Norfolk loamy fine sand, 5 to 8 % slopes	B	Well drained	Not limited	8.3

Evaluation: The soil types located within the subject property will not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 0140D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (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 Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;

e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 67 single-family attached residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segment[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	COMM	D
12	CR 241 (From NW SR 235 to North City Limit)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. 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. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Baywood Phase 2 Final Plat	Single Family Housing (Attached) [2] (ITE Code 215)	482 (241/241)	37 (9/28)	41 (25/16)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 7.20 trips per dwelling unit x 67 dwelling units (50% entering/50% exiting); AM Peak Hour – 0..55 trips per dwelling unit x 67 dwelling units (25% entering/75% exiting); PM Peak Hour – .61 trips per dwelling unit x 67 dwelling units (62% entering/38% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

AADT Analysis	US 441 (from SR 235 to I-75)[1]	CR 241 (From NW SR 235 to North City Limit)
Maximum Service Volume[2]	39,000	15,120
Existing Traffic[3]	25,096	1,578
Reserved Trips[4]	3,107	0
Available Capacity[4]	10,797	13,542
Potential Impact Generated by Proposed Final Plat[5]	386	96
Residual Capacity after Proposed Plat[6]	**10,411**	**13,446**
PM Peak Hour Traffic Analysis	**US 441 (from SR 235 to I-75)[1]**	**CR 241 (From NW SR 235 to North City Limit)**
Maximum Service Volume[2]	3,510	1,359
Existing Traffic[3]	2,198	150
Reserved Trips[4]	268	0
Available Capacity[4]	1,044	1,209
Potential Impact Generated by Proposed Final Plat[5]	33	8
Residual Capacity after Proposed Plat[6]	**1,011**	**1,201**

1 FDOT roadway segment number shown in parenthesis. 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 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua June 2024 Development Monitoring Report.
5 Trip distribution: US 441 (from SR 235 to I-75): 80% ; CR 241 (from SR 235 to NCL): 20%
*6 The application is for a Final Development Order. Facility capacity and concurrency **will be** reserved.*

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segment, and the potential impact of 67 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 67 single-family residential dwellings.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	401,945
Potential Potable Water Demand from Proposed Development **	18,425
Residual Capacity	**331,380**
Percentage of Permitted Design Capacity Utilized	**85.59%**

Sources:
** City of Alachua June 2024 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property to 18,425 gallons per day. This analysis is based on the maximum development potential of 67 single-family residential dwellings that would be permitted by the proposed Final Plat. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	376,009
Projected Potential Wastewater Demand from Proposed Development **	16,750
Residual Capacity	**343,241**
Percentage of Permitted Design Capacity Utilized	**77.11%**

Sources:
** City of Alachua June 2024 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property to 16,750 gallons per day. This analysis is based on the maximum development potential of 67 single-family residential dwellings that would be permitted by the proposed Final Plat. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	10.83
Potential Demand Generated by Development[3]	0.86
Residual Recreational Capacity After Impacts	**68.71**

Sources:
1 City of Alachua June 2024 Development Monitoring Report.
2 2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons])
3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 67 dwellings / [5 acres/1,000 persons])

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	0.17 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.53 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.11 %**

1 Source: City of Alachua June 2024 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (0.86 acres) x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 0.86 acres, and for passive park space by 0.17 acres. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	47,884.21	8,738.87
Projected Solid Waste Demand from Application[3]	691.44	126.19
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year)
2 City of Alachua June 2024 Development Monitoring Report
3 Policy 2.1.a, CFNGAR Element (Formula: 2.58 persons per dwelling x 67 dwellings x 0.73 tons per year)
4 New River Solid Waste Facility, April 2024

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by approximately 126.19 tons per year. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of solid waste; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. The development is anticipated to generate a demand for 8 student stations (4 elementary, 2 middle, and 2 high school). According to the School Capacity Review report submitted to the City by the School Board of Alachua County on May 15, 2024, the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO TARA BAYWOOD PHASE 2
FINAL PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 05/07/2024

NAME & DESCRIPTION OF PROJECT Tara Baywood - Phase 2

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03067-063-000

Acreage 6.64

DEVELOPMENT DATA (check all that apply)

☐ Single Family — Number of Units

☑ Multi Family — Number of Units 67

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☑ Final ☑ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	0	**units X 0.12 Elementary School Multiplier**	0	**Student Stations**
MIDDLE	0	**units X 0.06 Middle School Multiplier**	0	**Student Stations**
HIGH	0	**units X 0.09 High School Multiplier**	0	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	67	**units X 0.06 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	67	**units X 0.03 Middle School Multiplier**	2	**Student Stations**
HIGH	67	**units X 0.03 High School Multiplier**	2	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Logan B. Peters
Mailing Address: 3530 NW 43rd St
Gainesville, FL 32606
Phone: 352-375-8999
Email: logan.peters@jbpro.com

PROPERTY OWNER

Name: Tara Baywood, LLC
Mailing Address 7717 NW 20th Lane
Gainesville, FL 32605
Phone: 352-278-5317
Email sayed@moukhtara.com

CERTIFICATION

PROJECT NAME : Tara Baywood - Phase 2 **PROJECT #:** 398-21-02

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 4

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 2

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 2

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 5/15/2024

City of Alachua Staff

A complete application for the development project was accepted on

Date: January 18, 2024

Signed: Adam Hall

Digitally signed by Adam Hall
DN: cn=Adam Hall, o=City of Alachua, ou=Planning and Community Development, email=ahall@cityofalachua.com, c=US
Date: 2024.05.08 15:24:15 -04'00'

Printed Name: Hall

*163.3180(6)(g), F.S. (2023)

MEMORANDUM

JOB NO. 22-0159.13

AN NV5 COMPANY

To: Adam Hall

From: Austin Blazs

Date: March 11, 2024

RE: Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Per 177.041, a title opinion letter is required with all plat submittals. This surveyor did not receive a copy of the title opinion letter to review along the proposed plat.

Plat:

1. No comments.

Austin Blazs, PSM 7401

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 6, 2024

Sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Summary: Tara Baywood Phase 2 Final Plat

Dear Ms Peters:

On January 18, 2024, the City of Alachua received your application for the Final Plat of Phase 2 of Tara Baywood. Preliminary Plat for Tara Baywood received approval from the City Commission on June 8, 2020. Phase 2 of the Tara Baywood project consists of a total of 67 lots with associated common areas and road right-of-way.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments has been scheduled for Thursday, February 8, 2024 at 11 AM.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, February 22, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Concurrency Analysis*
   a. Provide analysis of project's impact on transportation segment 5 (US 441 from SR 235 to I-75).

2. *Compliance with Construction Plans*
   a. Minimum FFEs appear to vary with buildings. Verify minimum FFEs will not conflict with approved Construction Plans for Tara Baywood Phase 1 and 2. Previous discussion indicated that each building would be built with same finished floor elevation.

3. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.

4. *Draft Covenants, Conditions, & Restrictions (CCRs)*
   a. Per Section 7.7.2 (C) a statement must be included that the City provides no liability insurance for common areas or recreational facilities.

5. *Miscellaneous*
   a. Health Department signature block is not required as project is serviced by City water and wastewater.
   b. Display or note setbacks on the plat.
   c. Street names have been submitted to e911 for verification.
   d. Darken R/W labels on plat as some are difficult to read or are under hatching.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by Austin Blazs, PSM, of CHW, Inc. in a letter dated February 5, 2024.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, P.E., Assistant City Manager (*by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

Date: February 5, 2024
Re: Plat Review for Tara Baywood Phase 2
For: The City of Alachua

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Per 177.041, a title opinion letter was not provided to this surveyor for review.

Plat:

1. Per City of Alachua requirements, item “f”, listed on Final Plat Application, the Vicinity Map should be no less than 1” = 2000’ and needs to show the acreage of the land being subdivided.
2. Per City of Alachua requirements, item “g”, the boundary survey prepared by R.M. Barrineau was completed in 2019, which is more than two years old.
3. Please add R/W dimensions to NW 145th Way and NW 144th St.
4. Per City of Alachua requirements, item “t”, building setback lines need to be shown on the plat.

Austin Blazs, PSM 7401

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 23, 2024

Sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Tara Baywood Phase 2 Final Plat

Dear Ms Peters:

On January 18, 2024, the City of Alachua received your application for the Final Plat of Phase 2 of Tara Baywood. Preliminary Plat for Tara Baywood received approval from the City Commission on June 8, 2020. Phase 2 of the Tara Baywood project consists of a total of 67 lots with associated common areas and road right-of-way.

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 application is complete, subject to the submission of Item 1 listed below**. Please address the following deficiencies no later than **5:00 PM on Wednesday, January 31, 2024**.

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 application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Final Plat Application Attachment #11, Mailing Labels:** No mailing labels were provided with the application for the persons and organizations on file with the City to receive

notice. These are available on the City's website or you may contact the staff planner to receive them.

2. **Final Plat Application – Preliminary Plat Condition:** Condition 2 of the Approved Preliminary Plat for Tara Baywood requires that a 100% gopher tortoise survey be provided for the area subject to the application. Please note that this will be a PAT Comment.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner (*by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 5, 2023

Sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Tara Baywood Phase 2 Final Plat

Dear Ms Peters:

On December 21, 2022, the City of Alachua received your application for the Final Plat of Phase 2 of Tara Baywood. Preliminary Plat for Tara Baywood received approval from the City Commission on June 8, 2020. Phase 2 of the Tara Baywood project consists of a total of 67 lots with associated common areas and road right-of-way.

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 application is incomplete as the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, January 31, 2023**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

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 application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Final Plat Application Section B:** Authorized agent affidavit has not been provided from Tara Baywood, LLC authorizing listed applicant to act as agent on their behalf for this application.

2. **Final Plat Application Attachment #3, Draft of Surety Instrument:** A draft surety instrument has not been provided. At a minimum, the type of surety instrument to be provided (e.g., letter of credit, performance bond, or cash deposit) must be known. Note – City templates and required information for a letter of credit and/or performance bond may be provided upon request. Staff notes that applicant is indicating that no surety may be required based on a separate LDR Text Amendment application.

3. **Final Plat Application Attachment #4, Certified Cost of Construction:** A certified cost of construction, signed and sealed by a registered professional engineer, of the cost for the construction of all public and private infrastructure improvements, has not been provided. Staff notes that applicant is indicating that no surety may be required based on a separate LDR Text Amendment application. The certified cost of construction must be provided prior to scheduling of any public hearing for this application.

4. **Final Plat Application Attachment #11, Mailing Labels:** No mailing labels were provided with the application.

5. **Final Plat Application – Preliminary Plat Condition:** Condition 2 of the Approved Preliminary Plat for Tara Baywood requires that a 100% gopher tortoise survey be provided for the area subject to the application.

6. **General Requirement – Digital Submission of Application:** Electronic submittal of application and all materials not provided to City.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Tara Baywood Phase 2 (the "Agreement") is made by and between Tara Baywood, LLC a Florida limited liability company, whose principal address is 7717 NW 20th Lane, Gainesville, FL 32606, (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Tara Baywood Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Tara Baywood Phase 2 (the "Final Plat"); and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

All of the Improvements shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not

be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $24,091, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements $240,918.31 set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of $54,404.26 which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.

b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.

c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.

e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.

f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide

each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole

expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before November 18, 2027. If Developer has not completed all of the House Sidewalks by November 18, 2027, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House

Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. This surety shall be provided prior to the City issuing the Certificate of Completion for the improvements. The amount of the House Sidewalk Common Law Performance Bond shall be $45,003.82 ($37,503.18 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $3,750.32 ($37,503.18 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits

or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:**

Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Tara Baywood, LLC
Via Hand Delivery:	7717 NW 20th Lane Gainesville, FL 32606
Via U.S. Mail:	7717 NW 20th Lane Gainesville, FL 32606
With copy to:	JB Pro 3530 NW 43rd St. Gainesville, FL 32606
	Salter Fiber 3940 NW 16th Blvd Building B Gainesville, FL 32605

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

(Witness No. 1 - Signature)

LOGAN PETERS
(Witness No. 1 - Printed)

3530 NW 43rd ST GAINESVILLE FL 32606
(Witness No. 1 – Address)

(Witness No. 2 - Signature)

Elizabeth McAlister
(Witness No. 2 - Printed)

3530 NW 43rd St GAINESVILLE FL 32606
(Witness No. 2 – Address)

DEVELOPER

By: SAEED KAKHTAKIA
Its: MANAGER

Date: 07/17/2024

STATE OF Florida
COUNTY OF Alachua

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 17 day of July 2024 by [Developer Signatory], as [Title] of [Developer], ☑ who is personally known to me or ☐ who has produced _____ as identification.

COURTNEY PLUMMER
MY COMMISSION # HH 133937
EXPIRES: May 25, 2025
Bonded Thru Notary Public Underwriters

(Notary Stamp)

Courtney Plummer
Signature of Notary Public
Printed Name of Notary: Courtney Plummer
Commission Number: HH 133937
Commission Expiration: May 25, 2025

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

Tara Baywood Legal Descriptions

DESCRIPTION - BY THIS FIRM

FIVE PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHWEST 161ST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 63°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 213.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 145TH WAY; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 162ND ROAD; THENCE RUN RUN SOUTH 89°54'57" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 247.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERN RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°38'31" EAST, A DISTANCE OF 35.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°11'58" EAST ALONG SAID NORTHERN RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 86°50'30" EAST, 35.74 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 35.76 FEET; THENCE RUN SOUTH 89°55'23" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 57.15 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BAYWOOD PHASE 1C AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RAIDIUS OF 1012.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 17°43'23" WEST, 328.95 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET; THENCE RUN SOUTH 27°12'36" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE CONCAVE

SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 351.01 FEET; THENCE RUN NORTH 88°22'19" EAST, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°11'58" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°38'31" WEST, 35.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 89°54'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTHWEST 144TH STREET AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 39°18'57" WEST, 158.11 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.18 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 482.13 FEET TO POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°54'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.03 ACRES, MORE OR LESS.

PARCEL 3:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 117.71 FEET; THENCE RUN NORTH 88°22'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF

9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03 WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.

"TOGETHER WITH" PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN

NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'48" WEST ALONG THE NORTH LINE OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 1029.73 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'03" WEST, A DISTANCE OF 73.48 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 234.40 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.42 ACRES, MORE OR LESS.

TOTAL ALL 5 PARCELS: 6.64 ACRES, MORE OR LESS.

Exhibit "B"
Final Plat

NOT USED IN THIS AGREEMENT

Exhibit "C"
Certificate of Concurrency Compliance

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Tara Baywood, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this ___ day of _____, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Tara Baywood Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family - 6 ("RSF-6");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 67 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 16,750 gallons per day (67 lots x 250 gallons per day) of wastewater capacity for the 67 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 18,425 gallons per day (67 lots x 275 gallons per day) of water capacity for the 67 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 67 units proposed in Tara Baywood Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 386 Average Annual Daily Trips ("AADT") and 33 Peak Hour Trips along US 441 (from SR235 to I-75)(Segment 5); 96 Average Annual Daily Trips ("AADT") and 8 Peak Hour Trips along CR241 (from SR235 to NCL)(Segment 12).

5. The City will reserve .86 acres (2.58 persons per household x 67 units x 5 acres per 1,000 persons) of recreation capacity for the 67 units proposed in Tara Baywood Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 126.19 tons per year (0.73 tons per capita per year x 2.58 persons per household x 67 units) of solid waste capacity for the 67 units proposed in Tara Baywood Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve four (4) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, two (2) student stations in the Alachua SCSA for middle schools, and two (2) student stations in the Alachua SCSA for high schools, for the 67 units proposed in Tara Baywood Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto, unless otherwise extended in accordance with Section 2.4.14 (J)(2)(a) and (b) of the City of Alachua Land Development Regulations.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the ___ day of _____, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this ____day of _____, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign) _____

(print) LOGAN PETERS

DEVELOPERS/OWNERS

TARA BAYWOOD, LLC
a Florida Limited Liability Company
By:

(sign) _____

(print) SAYED MOUKHTARA

(title) MANAGER

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 2 was acknowledged before me, **by means of ☑ physical presence or ☐ online notarization,** on this 17 day of July, 2024, by SAYED MOUKHTARA, who is (personally known to me) OR (who has produced _____ as identification).

Courtney Plummer
Notary Public, State of Florida at Large
Commission No.: HH133937
Expiration: May 25, 2025 [SEAL]

COURTNEY PLUMMER
MY COMMISSION # HH 133937
EXPIRES: May 25, 2025
Bonded Thru Notary Public Underwriters

Exhibit "1"
Property

Tara Baywood Legal Descriptions

DESCRIPTION - BY THIS FIRM

FIVE PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHWEST 161ST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 63°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 213.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 145TH WAY; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 162ND ROAD; THENCE RUN RUN SOUTH 89°54'57" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 247.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERN RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°38'31" EAST, A DISTANCE OF 35.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°11'58" EAST ALONG SAID NORTHERN RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 86°50'30" EAST, 35.74 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 35.76 FEET; THENCE RUN SOUTH 89°55'23" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 57.15 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BAYWOOD PHASE 1C AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RAIDIUS OF 1012.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 17°43'23" WEST, 328.95 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET; THENCE RUN SOUTH 27°12'36" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE CONCAVE

SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 351.01 FEET; THENCE RUN NORTH 88°22'19" EAST, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°11'58" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°38'31" WEST, 35.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 89°54'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTHWEST 144TH STREET AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 39°18'57" WEST, 158.11 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.18 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 482.13 FEET TO POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°54'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.03 ACRES, MORE OR LESS.

PARCEL 3:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 117.71 FEET; THENCE RUN NORTH 88°22'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF

9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03 WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.

"TOGETHER WITH" PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN

NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'48" WEST ALONG THE NORTH LINE OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 1029.73 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'03" WEST, A DISTANCE OF 73.48 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 234.40 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.42 ACRES, MORE OR LESS.

TOTAL ALL 5 PARCELS: 6.64 ACRES, MORE OR LESS.

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Tara Baywood - Phase 2
Engineers Opinion of Probable Cost (Public Improvements)
Date: 7/11/2024

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk					
10	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	$99.90	90	$8,954.39
11	6" LIMEROCK BASE GROUP 04	SY	$8.35	1,636	$13,663.64
12	12" STABILIZED SUBGRADE	SY	$4.59	1,636	$7,510.91
14	CONCRETE SIDEWALK, 4"	SY	$43.71	639	$27,928.53
16	TYPE F CURB AND GUTTER	LF	$24.66	66	$1,630.36
17	MIAMI CURB AND GUTTER	LF	$23.86	989	$23,606.85
19	STRIPING AND SIGNAGE	LS	$9,000.00	1	$9,000.00
			SUBTOTAL		**$92,294.66**
Wastewater					
36	4" PVC SEWER LATERAL	LF	$12.80	2,310	$29,568.00
37	4" CLEANOUT	EA	$34.61	66	$2,284.26
41	8" PVC	LF	$22.36	350	$7,826.00
42	SANITARY MANHOLE	EA	$3,035.46	1	$3,035.46
			SUBTOTAL		**$42,713.72**
Water System					
43	2" PVC	LF	$3.50	486	$1,701.00
44	8" PVC	LF	$22.36	175	$3,913.00
45	12" PVC	LF	$28.05	402	$11,276.10
48	3/4" SINGLE WATER METER	EA	$490.00	8	$3,920.00
49	3/4" DUAL WATER METER	EA	$726.00	29	$21,054.00
50	3" BLOWOFF ASSEMBLY	EA	$4,842.89	1	$4,842.89
51	SAMPLE POINT	EA	$346.75	1	$346.75
52	4" SLEEVE	LF	$13.30	486	$6,463.93
53	2" GATE VALVE AND BOX	EA	$200.00	37	$7,400.00
61	8"x2" SADDLE	EA	$152.89	6	$917.34
62	12"x2" SADDLE	EA	$452.39	31	$14,024.09
73	FIRE HYDRANT ASSEMBLY	EA	$4,149.17	1	$4,149.17
74	MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	$4,000.00	1	$4,000.00
			SUBTOTAL		**$84,008.27**
Entire Project					
77	CONSTRUCTION CONTIGENCY (10%)			0	$21,901.66
			SUBTOTAL		**$21,901.66**
	Total Construction Estimate				**$240,918.31**

Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

JBPro

Tara Baywood - Phase 2
Engineers Opinion of Probable Cost (Private Improvements)
Date: 7/11/2024

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	$40,000.00	1	$40,000.00
2	GEOTECHNICAL TESTING	LS	$8,000.00	1	$8,000.00
			SUBTOTAL		**$48,000.00**
Demolition, Erosion Control, Tree Protection					
3	REMOVAL OF EXISTING UTILITIES AND CONNECTIONS	LS	$6,000.00	1	$6,000.00
5	INLET PROTECTION SYSTEMS	EA	$121.79	6	$730.74
			SUBTOTAL		**$6,730.74**
Earthwork					
6	REGULAR EXCAVATION, SWALES AND BASINS	CY	$6.48	32,887	$213,109.51
7	EMBANKMENT	CY	$7.42	28,096	$208,469.77
8	RETENTION WALL, CONC. MASONRY BLOCK	LS	$10,000.00	1	$10,000.00
9	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	$1,500.00	1	$1,500.00
			SUBTOTAL		**$433,079.28**
Survey Staking					
76	Set PRMs, PCPs, & Lot Corners	LS	$8,125.00	1	$8,125.00
			SUBTOTAL		**$8,125.00**
Entire Project					
77	CONSTRUCTION CONTIGENCY (10%)			0	$48,107.93
			SUBTOTAL		**$48,107.93**
	Total Construction Estimate				**$544,042.94**

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalk

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost
Date: 7/8/2021

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
1	0522-1	CONCRETE SIDEWALK (front of lots), 4"	SY	$43.71	780.00	$34,093.80
2	0999-25	CONSTRUCTION CONTIGENCY (10%)			0	$3,409.38
		Total Construction Estimate				**$37,503.18**

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Tara Baywood Phase 2
2. Preliminary Plat Approval Date: June 8, 2020
3. Construction Plans Approval Date: October 4th 2020
4. Phase/Unit Number (if applicable): Phase 2
5. Number of proposed lots/dwelling units: 67 Units
6. Housing Type (i.e., attached/detached units): Attached Single Family Residential
7. Address of Subject Property: N/A
8. Parcel ID Number(s): 03067-063-000
9. Existing Use of Property: Non-Agricultural Acreage
10. Future Land Use Map Designation: Medium Density Residential 4 to 8 units per acre
11. Zoning Designation: RSF-6
12. Acreage: 35.32

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Logan B. Peters P.E. Title: Project Manager
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Baywood, LLC
   Mailing Address: 7717 NW 20th Lane
   City: Gainesville State: FL ZIP: 32605

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. 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).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Logan Peters
Signature of Applicant

Logan B. Peters, P.E.
Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this

day of December 19, 2022, by Logan Peters who executed the same

and has _____ produced _____ as identification or [X] is personally known to me.

Jennifer Newbegin
Signature of Notary

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Print Name: Jennifer Newbegin
Notary Public, State of Florida

My Commission Expires: 12/29/2024

TARA BAYWOOD PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

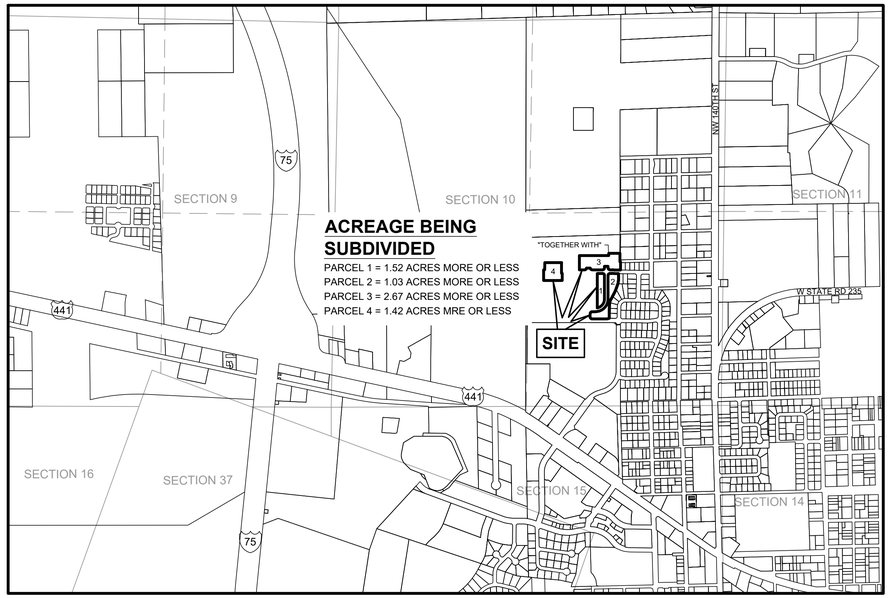
Plat Book ____ , Page ____
Sheet One of Four

DESCRIPTION - BY THIS FIRM

FIVE PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHWEST 161ST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 63°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 213.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 145TH WAY; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 162ND ROAD; THENCE RUN RUN SOUTH 89°54'57" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 247.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERN RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°38'31" EAST, A DISTANCE OF 35.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°11'58" EAST ALONG SAID NORTHERN RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 86°50'30" EAST, 35.74 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 35.76 FEET; THENCE RUN SOUTH 89°55'23" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 57.15 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BAYWOOD PHASE 1C AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RAIDIUS OF 1012.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 17°43'23" WEST, 328.95 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET; THENCE RUN SOUTH 27°12'36" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 351.01 FEET; THENCE RUN NORTH 88°22'19" EAST, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03 WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 1000'

"TOGETHER WITH" PARCEL:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'48" WEST ALONG THE NORTH LINE OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 1029.73 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'03" WEST, A DISTANCE OF 73.48 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 234.40 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.42 ACRES, MORE OR LESS.

TOTAL ALL 5 PARCELS: 6.64 ACRES, MORE OR LESS.

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

NOTES

1. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, FLORIDA NORTH ZONE, NAD-83 (CORS96, EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AS BEING N00°05'03"E.
2. THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"X4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000
5. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
6. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY R.M. BARRINEAU AND ASSOCIATES, INC., COMPLETED ON SEPTEMBER 4, 2019.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. THIS PLAT IS COMPRISED OF 4 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 3 AND 4 ARE LOT DETAIL SHEETS.

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SUBDIVIDER

TARA BAYWOOD, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4422 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 373-3541 | St. Augustine: (904) 799-0999
Toll Free: (877) 462-JBPro | FirstName.LastName@jbpro.com

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT TARA BAYWOOD, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA BAYWOOD PHASE 2" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA BAYWOOD HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA BAYWOOD HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA BAYWOOD, LLC

WITNESS _____ BY: _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____ SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS ____ DAY OF _____, 2023 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA BAYWOOD, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA BAYWOOD PHASE 2 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 9/4/2019 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE: _____
TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7210

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON_____, LOGAN B. PETERS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 88516, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
LOGAN B. PETERS
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 88516

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____

AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____

ATTEST:

_____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____
DEPUTY CLERK DATE

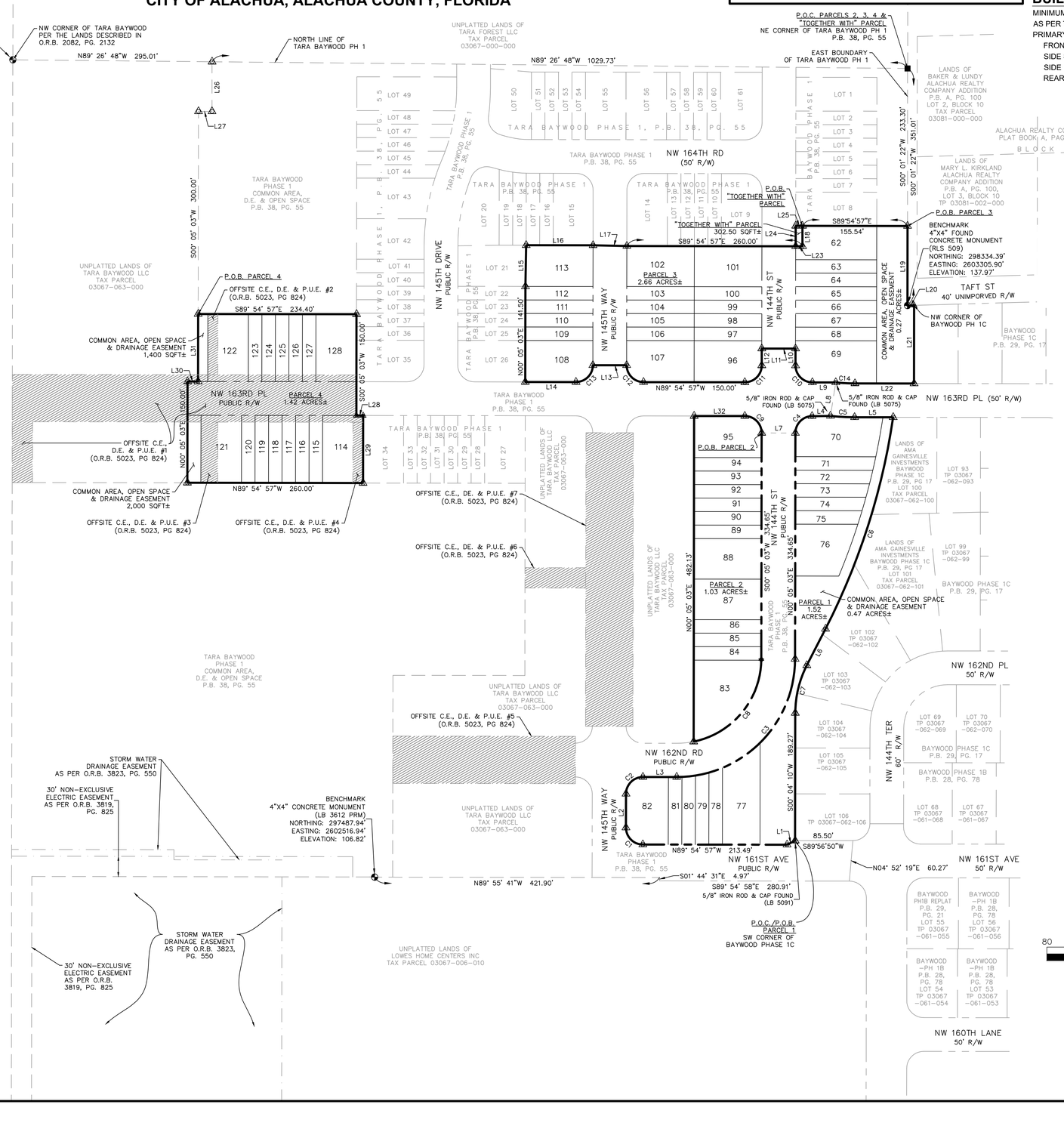
TARA BAYWOOD PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet Two of Four



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C2	39.27'	25.00'	90°00'01"	25.00'	N45°05'03"E	35.36'
C3	274.89'	175.00'	90°00'00"	175.00'	N45°05'03"E	247.49'
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E	35.08'
C5	35.76'	325.00'	6°18'13"	17.90'	S86°50'30"E	35.74'
C6	330.41'	1012.50'	18°41'51"	166.69'	S17°43'23"W	328.95'
C7	72.99'	154.50'	27°04'06"	37.19'	S13°38'50"W	72.31'
C8	171.18'	125.00'	78°27'47"	102.06'	S39°18'57"W	158.11'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C14	28.44'	275.00'	5°55'28"	14.23'	N87°00'29"W	28.42'

Line Table		
Line#	Direction	Length
L1	S63°07'23"W	13.41'
L2	N00°05'03"E	50.00'
L3	S89°54'57"E	50.00'
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L6	S27°12'36"W	60.70'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L10	N00°05'03"E	25.00'
L11	N89°54'57"W	50.00'
L12	S00°05'03"W	25.00'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L15	N01°01'24"E	61.01'
L16	S89°54'57"E	99.00'
L17	S88°46'12"E	50.01'
L18	N00°05'03"E	30.25'
L19	S00°01'22"W	117.71'
L20	N88°22'19"E	9.89'
L21	S00°03'52"W	115.81'

Line Table		
Line#	Direction	Length
L22	N89°55'23"W	87.57'
L23	N89°54'57"W	10.00'
L24	N00°05'03"E	30.25'
L25	S89°54'57"E	10.00'
L26	S00°05'03"W	73.48'
L27	N89°54'57"W	20.00'
L28	S89°54'57"E	10.00'
L29	S00°05'03"W	100.00'
L30	S89°54'57"E	15.60'
L31	N00°05'03"E	100.00'
L32	S89°54'57"E	75.00'

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- REFERENCE LINE
- BENCHMARK
- CONCRETE MONUMENT "JBPRO PRM LB8031" TO BE SET
- 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031" TO BE SET
- (8) LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PH - PHASE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

N

80 40 0 80 160 240
SCALE 1" = 80'

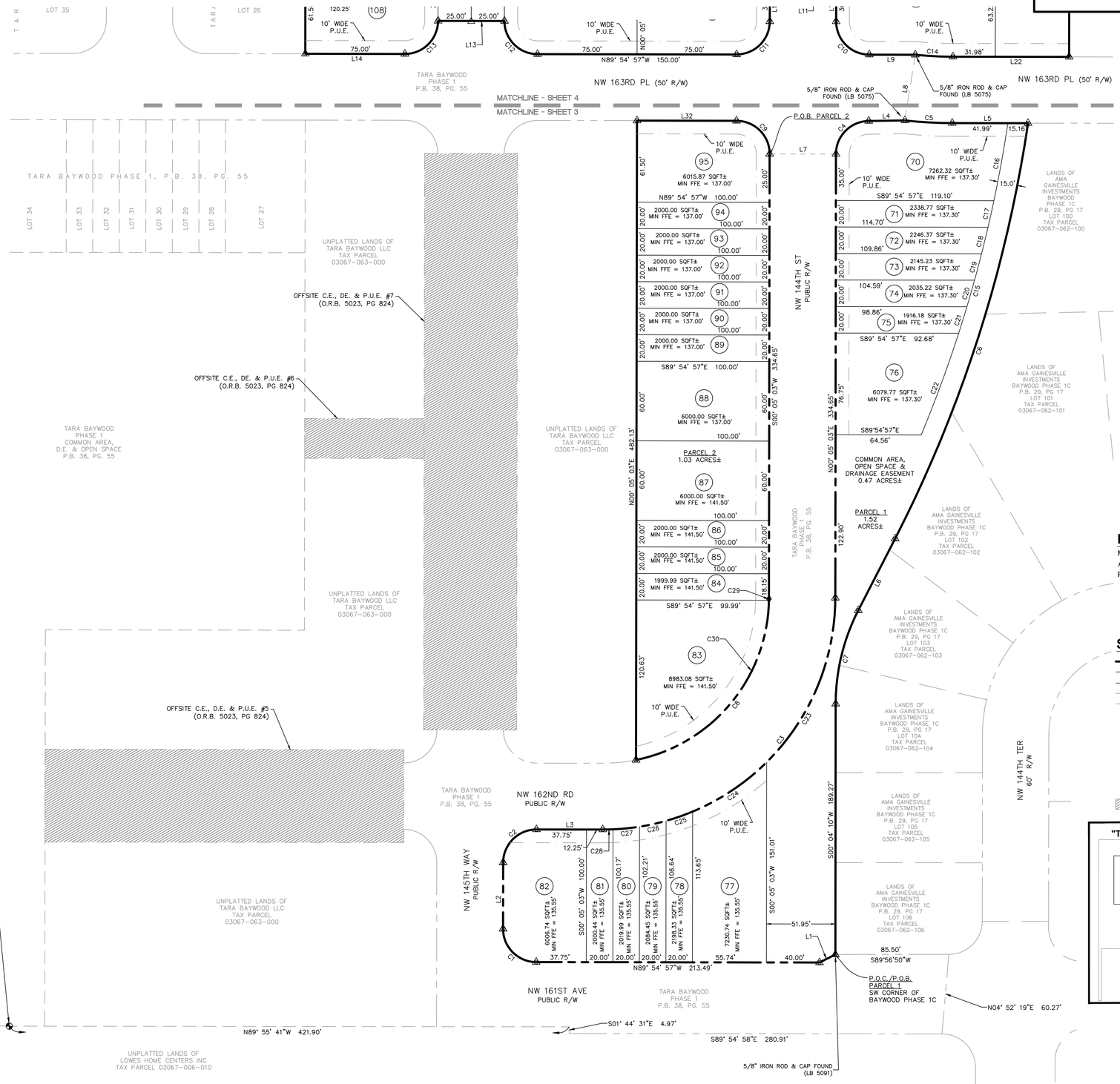
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4729 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville (352) 376-1179 | St. Augustine (904) 706-1179
Toll Free (855) 376-1179 | E-mail: contact@jbpro.com

TARA BAYWOOD PHASE 2

SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___ , Page ___
Sheet Three of Four



Line Table		
Line#	Direction	Length
L1	S63°07'23"W	13.41'
L2	N00°05'03"E	50.00'
L3	S89°54'57"E	50.00'
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L6	S27°12'36"W	60.70'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L22	N89°55'23"W	87.57'
L32	S89°54'57"E	75.00'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C2	39.27'	25.00'	90°00'01"	25.00'	N45°05'03"E	35.36'
C3	274.89'	175.00'	90°00'00"	175.00'	N45°05'03"E	247.49'
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E	35.08'
C5	35.76'	325.00'	6°18'13"	17.90'	S86°50'30"E	35.74'
C6	330.41'	1012.50'	18°41'51"	166.69'	S17°43'23"W	328.95'
C7	72.99'	154.50'	27°04'06"	37.19'	S13°38'50"W	72.31'
C8	171.18'	125.00'	78°27'47"	102.06'	S39°18'57"W	158.11'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C14	28.44'	275.00'	5°55'28"	14.23'	N87°00'29"W	28.42'

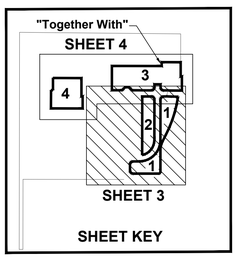
Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C15	244.68'	997.50'	14°03'15"	122.96'	N15°31'37"E	244.07'
C16	59.44'	997.50'	3°24'51"	29.73'	N10°12'25"E	59.43'
C17	20.48'	997.50'	1°10'35"	10.24'	N12°30'08"E	20.48'
C18	20.58'	997.50'	1°10'55"	10.29'	N13°40'53"E	20.58'
C19	20.68'	997.50'	1°11'17"	10.34'	N14°51'59"E	20.68'
C20	20.80'	997.50'	1°11'42"	10.40'	N16°03'28"E	20.80'
C21	20.93'	997.50'	1°12'09"	10.47'	N17°15'24"E	20.93'
C22	81.76'	997.50'	4°41'47"	40.90'	N20°12'22"E	81.74'
C23	137.80'	175.00'	45°06'57"	72.69'	S22°38'32"W	134.27'
C24	67.52'	175.00'	22°06'26"	34.19'	S56°15'14"W	67.10'
C25	21.20'	175.00'	6°56'33"	10.62'	S70°46'43"W	21.19'
C26	20.50'	175.00'	6°42'37"	10.26'	S77°36'18"W	20.48'
C27	20.12'	175.00'	6°35'09"	10.07'	S84°15'11"W	20.10'
C28	7.75'	175.00'	2°32'18"	3.88'	S88°48'54"W	7.75'
C29	1.85'	125.00'	0°50'49"	0.92'	N00°30'28"E	1.85'
C30	169.33'	125.00'	77°36'58"	100.53'	N39°44'21"E	156.68'

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- REFERENCE LINE
- BENCHMARK
- 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" TO BE SET UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031" TO BE SET
- (8) LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)



ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
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P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

40 20 0 40 80 120
SCALE 1" = 40'

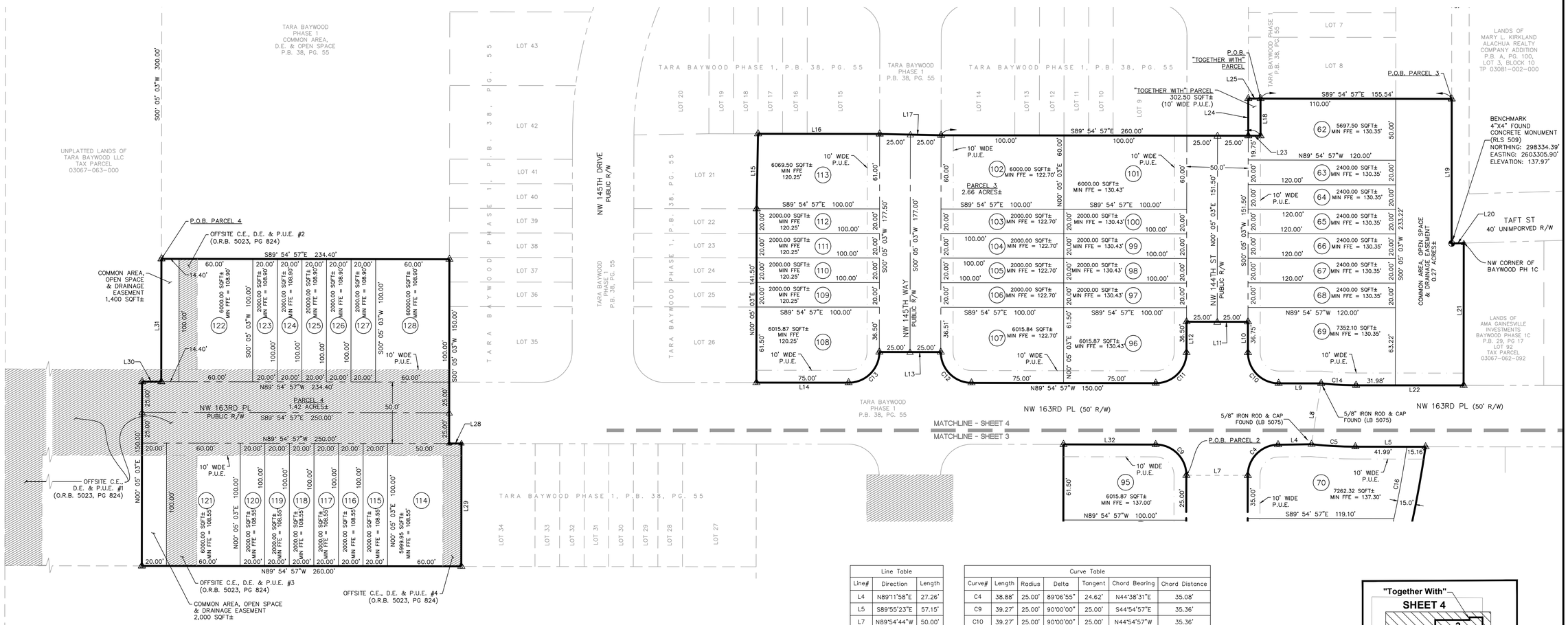
JBPro
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SURVEYING | CONSTRUCTION SERVICES
3620 NW 43rd Street, Gainesville, Florida 32606
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Gainesville (352) 373-3541 | St. Augustine (904) 797-8099
Toll Free (866) JBrown | E-mail: contact@jbpro.com

TARA BAYWOOD PHASE 2

SITUATED IN
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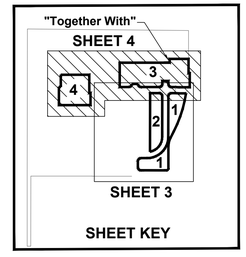
Plat Book ___ , Page ___
Sheet Four of Four



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L5	S89°55'23"E	57.15'
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L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L10	N00°05'03"E	25.00'
L11	N89°54'57"W	50.00'
L12	S00°05'03"W	25.00'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L15	N01°01'24"E	61.01'
L16	S89°54'57"E	99.00'
L17	S88°46'12"E	50.01'
L18	N00°05'03"E	30.25'
L19	S00°01'22"W	117.71'
L20	N88°22'19"E	9.89'
L21	S00°03'52"W	115.81'
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L25	S89°54'57"E	10.00'
L28	S89°54'57"E	10.00'
L29	S00°05'03"W	100.00'
L30	S89°54'57"E	15.60'
L31	N00°05'03"E	100.00'
L32	S89°54'57"E	75.00'



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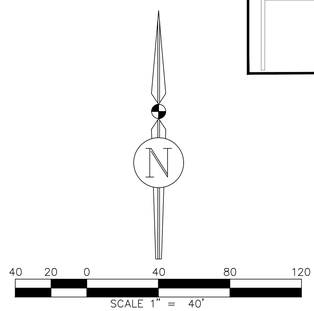
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Toll Free: (800) 226-1854 | E-mail: eastonc@jbpro.com

Salter • Feiber
ATTORNEYS AT LAW

July 12, 2024

City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Proposed plats of Tara Baywood – Phase 2

Ladies and Gentlemen:

Pursuant to the requirements for the platting of lands in Alachua County, Florida, and the recording of said plats, this letter is written as a statement of the condition of the title of said lands as of the date of this opinion. I have examined the legal description for the proposed plat of the development, more particularly described in the enclosed Exhibit "A" (the "Property"), and find it to be accurate and further find that title to the Property as of the date of this opinion is vested in Tara Baywood, LLC, a Florida limited liability company. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

1. All matters contained on the Plat of Tara Baywood Phase 1, as recorded in Plat Book 38, Page 55, to the extent the plated roadways provide access.

2. Terms and conditions as set forth in that certain Declaration of Covenants, Conditions and Restrictions by and between Lowe's Home Centers, Inc., a North Carolina corporation and Alachua Development Co., LLC, a Florida limited liability company recorded August 7, 2008 in O.R. Book 3823, Page 517, Public Records of Alachua County, Florida.

3. Non-Exclusive Drainage Easement and Off-Site Maintenance Agreement by and between the City of Alachua, a political subdivision of the State of Florida, Alachua Development Co., LLC, a Florida limited liability company and Baywood Master Association, Inc., a Florida corporation, recorded August 7, 2008, in O.R. Book 3823, Page 550, Public Records of Alachua County, Florida.

4. Baywood Master Association Declaration of Covenants, Conditions, Restrictions and Easements, recorded January 16, 2009 in O.R. Book 3529, Page 1130; Amendment to Baywood Master Association Declaration of Covenants, Conditions, Restrictions, and Easements recorded August 7, 2008 in O.R. Book 3823, Page 482, Public Records of Alachua County, Florida.

5. Recorded Notice of Environmental Resource Permit recorded 04/13/2022 in O.R. Book 4995, Page 2119, Public Records of Alachua County, Florida.

6. Construction, Drainage and Public Utility Easements recorded 07/19/2022 in O.R. Book 5023, Page 824, Public Records of Alachua County, Florida.

7. Storm Water Discharge Easement Agreement recorded 07/21/2022 in O.R. Book 5024, Page 188, Public Records of Alachua County, Florida.

8. Recorded Notice of Environmental Resource Permit recorded 06/14/2024 in O.R. Book 5164, Page 2532, Public Records of Alachua County, Florida.

10. Taxes for the year 2024 and all subsequent years.

Sincerely yours,

Denise Lowry Hutson

EXHIBIT "A"

A PORTION OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.89° 56' 50" E., ALONG THE SOUTH BOUNDARY OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S. 04° 52' 19" W., A DISTANCE OF 60.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) CALLS: N. 89° 54' 58" W. A DISTANCE OF 280.91 FEET; THENCE N. 01° 44' 31" W., A DISTANCE OF 4.97 FEET; THENCE N. 89° 55' 41" W., A DISTANCE OF 421.90 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 03° 47' 06" AND A CHORD BEARING AND DISTANCE OF N. 88° 15' 26" W., 7.60 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY BOUNDARY, A DISTANCE OF 7.60 FEET TO THE END OF SAID CURVE; THENCE N. 89° 54' 28" W., A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3823, PAGE 513, ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT AND THE SOUTHERLY PROJECTION THEREOF, S. 00° 04' 34' 'W., A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTRE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT, ALONG THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, S. 89° 57' 21" W., A DISTANCE OF 29.75 FEET TO A POINT ON THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, ALONG SAID WEST BOUNDARY, N. 00° 04' 30" E., A DISTANCE OF 1786.13 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF SAID LANDS, S. 89° 26' 48" E., A DISTANCE OF 1324.74 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY, S. 00° 01' 22" W., A DISTANCE OF 351.01 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'A', PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 15 OF SAID ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, N. 88° 22' 19" E., A DISTANCE OF 9.89 FEET TO THE N.W. CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C, THE FOLLOWING TEN (10) COURSES: S. 00° 03' 52" W., A DISTANCE OF 115.81 FEET; THENCE N. 89° 55' 23" W., A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05° 55' 28" AND A CHORD BEARING AND DISTANCE OF N. 87° 00' 29" W., 28.42 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 28.44 FEET TO THE END OF SAID CURVE; THENCE S. 08° 59' 15" W., A DISTANCE OF 50.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06° 18' 13" AND A CHORD BEARING AND DISTANCE OF S. 86° 50' 30" E., 35.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 35.76 FEET TO THE END OF SAID CURVE; THENCE S. 89° 55' 23" E., A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1012.50 FEET, A CENTRAL ANGLE OF 18° 41' 51" AND A CHORD BEARING AND DISTANCE OF S.17° 43' 23" W., 328.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE

AND WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET TO THE END OF SAID CURVE; THENCE S. 27° 12' 36" W., A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.50 FEET, A CENTRAL ANGLE OF 27° 04' 06" AND A CHORD BEARING AND DISTANCE OF S. 13° 38' 50" W., 72.31 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET TO THE END OF SAID CURVE; THENCE S. 00° 04' 10" W., A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING.

Tara Baywood - Phase 2
Engineers Opinion of Probable Cost (Private Improvements)
Date: 7/11/2024

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	$40,000.00	1	$40,000.00
2	GEOTECHNICAL TESTING	LS	$8,000.00	1	$8,000.00
			SUBTOTAL		**$48,000.00**
Demolition, Erosion Control, Tree Protection					
3	REMOVAL OF EXISTING UTILITIES AND CONNECTIONS	LS	$6,000.00	1	$6,000.00
5	INLET PROTECTION SYSTEMS	EA	$121.79	6	$730.74
			SUBTOTAL		**$6,730.74**
Earthwork					
6	REGULAR EXCAVATION, SWALES AND BASINS	CY	$6.48	32,887	$213,109.51
7	EMBANKMENT	CY	$7.42	28,096	$208,469.77
8	RETENTION WALL, CONC. MASONRY BLOCK	LS	$10,000.00	1	$10,000.00
9	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	$1,500.00	1	$1,500.00
			SUBTOTAL		**$433,079.28**
Survey Staking					
76	Set PRMs, PCPs, & Lot Corners	LS	$8,125.00	1	$8,125.00
			SUBTOTAL		**$8,125.00**
Entire Project					
77	CONSTRUCTION CONTIGENCY (10%)			0	$48,107.93
			SUBTOTAL		**$48,107.93**
	Total Construction Estimate				**$544,042.94**

Tara Baywood - Phase 2
Engineers Opinion of Probable Cost (Public Improvements)
Date: 7/11/2024

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk					
10	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	$99.90	90	$8,954.39
11	6" LIMEROCK BASE GROUP 04	SY	$8.35	1,636	$13,663.64
12	12" STABILIZED SUBGRADE	SY	$4.59	1,636	$7,510.91
14	CONCRETE SIDEWALK, 4"	SY	$43.71	639	$27,928.53
16	TYPE F CURB AND GUTTER	LF	$24.66	66	$1,630.36
17	MIAMI CURB AND GUTTER	LF	$23.86	989	$23,606.85
19	STRIPING AND SIGNAGE	LS	$9,000.00	1	$9,000.00
			SUBTOTAL		**$92,294.66**
Wastewater					
36	4" PVC SEWER LATERAL	LF	$12.80	2,310	$29,568.00
37	4" CLEANOUT	EA	$34.61	66	$2,284.26
41	8" PVC	LF	$22.36	350	$7,826.00
42	SANITARY MANHOLE	EA	$3,035.46	1	$3,035.46
			SUBTOTAL		**$42,713.72**
Water System					
43	2" PVC	LF	$3.50	486	$1,701.00
44	8" PVC	LF	$22.36	175	$3,913.00
45	12" PVC	LF	$28.05	402	$11,276.10
48	3/4" SINGLE WATER METER	EA	$490.00	8	$3,920.00
49	3/4" DUAL WATER METER	EA	$726.00	29	$21,054.00
50	3" BLOWOFF ASSEMBLY	EA	$4,842.89	1	$4,842.89
51	SAMPLE POINT	EA	$346.75	1	$346.75
52	4" SLEEVE	LF	$13.30	486	$6,463.93
53	2" GATE VALVE AND BOX	EA	$200.00	37	$7,400.00
61	8"x2" SADDLE	EA	$152.89	6	$917.34
62	12"x2" SADDLE	EA	$452.39	31	$14,024.09
73	FIRE HYDRANT ASSEMBLY	EA	$4,149.17	1	$4,149.17
74	MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	$4,000.00	1	$4,000.00
			SUBTOTAL		**$84,008.27**
Entire Project					
77	CONSTRUCTION CONTIGENCY (10%)			0	$21,901.66
			SUBTOTAL		**$21,901.66**
	Total Construction Estimate				**$240,918.31**

Tara Forest East - Phase 2
Engineers Opinion of Probable Cost
Date: 7/8/2021

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
1	0522-1	CONCRETE SIDEWALK (front of lots), 4"	SY	$43.71	780.00	$34,093.80
2	0999-25	CONSTRUCTION CONTIGENCY (10%)			0	$3,409.38
		Total Construction Estimate				**$37,503.18**

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TARA BAYWOOD – PHASE 2
CITY OF ALACHUA MUNICIPAL SYSTEM - CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact so the proposed development 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, for the overall Major Subdivisions Preliminary Plat.

A. Potable Water:

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element states that if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 3a was provided by the City's 2022 Annual Concurrency Status Report. Table 3a shows the City's current utilization rate is 78.14% and a residual capacity of 502,726 gallons per day, therefore the City has 6.86% capacity for proposed developments. The City has not established a level of service for commercial uses.

Potable Water Available Capacity

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,390,833
Reserved Capacity[2]	406,441
Residual Capacity	**502,726**
Percentage of Permitted Design Capacity Utilized	**78.14%**

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Potable Water Project Impact

Below is Table 1 that utilizes 275 gallons per day for residential potable water. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 67 residential units. The total gallons per day for residential development of potable water will be 18,425 gallons. 18,425 gallons is .80% of the permitted capacity of potable water, leaving 484,301 gallons of residual capacity remaining.

Table 1 - Potable Water	Residential Units	Gallons Per Day
Single Family Detached	67	18,425
Totals	67	18,425
Based off a LOS of 275 gallons per day		

Sources:
1. City of Alachua December 2023 Development Monitoring Report
2. City of Alachua Comprehensive Plan CFNGAR
3. F.A.C. Ch. 64E-6

B. Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 1.1.d of the CFNGAR Element states that if the City's sanitary sewer capacity reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4a below shows the City's current utilization rate is 73.26% and a residual capacity of 401,090 gallons per day, therefore the City has 11.74% capacity for proposed developments. The City has not established a level of service for commercial uses.

Wastewater Available Capacity

Table 4a. Sanitary Se er Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	719,250
Reserved Capacity[2]	**379,660**
Residual Capacity	**401,090**
Percentage of Permitted Design Capacity Utilized	**73.26%**

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Wastewater Project Impact

Table 2 below utilizes 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 67 residential units in phase 2. The total gallons per day for residential development of residential wastewater will be 16,750 gallons. 16,750 gallons is 1.12% of the permitted capacity of residential wastewater, leaving 384,340 gallons of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	67	16,750
Totals	67	16,750
Based off a LOS of 250 gallons per day		

Sources:
4. City of Alachua December 2023 Development Monitoring Report
5. City of Alachua Comprehensive Plan CFNGAR
6. F.A.C. Ch. 64E-6

C. *Solid Waste*

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Solid Waste Available Capacity

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	**Lbs Per Day**	**Tons Per Year**
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[2]	**47,870.93**	**8,736.44**
Ne River Solid Waste Facility Capacity	**50 years**	
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Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste. The proposed development will utilize 691.44 lbs per day for each residential unit, with a total of 67 residential units. 67 DU * 2.58 Persons/DU[2] * 0 .73 tons/person/yr[3] = 67 * 2.58 *.73 = 126.19 Tons/yr = 252,375.6 lbs/yr.

Table 3 – Solid Waste	Residential Units	Pounds Per Day	Pounds Per year
Single Family Detached	67	691.44	252,375.6
Totals	67	691.44	252,375.6
Based off a LOS of .73 tons per capita per day			

D. *Stormwater*

The project shall comply with all City of Alachua stormwater design criteria and regulations, the permitting requirements of the Suwannee River Water Management District (SRWMD), the requirements of the Florida Department of Environmental Protection, and the requirements of the Alachua County Environmental Protection Department. Stormwater management facilities will be designed for the 100-year critical duration storm event and will ensure that post-development runoff levels do not exceed pre-development runoff levels. A complete stormwater management design report will be provided for each development phase.

E. *Recreation*

SYSTEM CATEGORY	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	54.22
Proposed Demand	0.86
Available Recreation Acreage1	69.97

Usage Calculations by proposed uses within the development

67 DU * 2.58 Persons/DU[2] * 5 acres/1,000 Person[3] = .86 Acres

Result: Adequate recreation space exists for the proposed project.

F. *Transportation*

The development is proposing 67 single family units.

Average Annual Daily Traffic Generator Average Rate = 7.32 per dwelling unit.
67 units * 7.32 = 490.44 = ***491 AM Peak Hour Trips Per Day.***
Available capacity remaining = 12,392 trips – 491 trips = 11,901 trips

PM Peak Hour Generator Average Rate = .67 per dwelling unit. 59% entering and 41% exiting.
67 units * .67 = 44.89 = ***45 PM Peak Hour Trips Per Day***
Available capacity remaining = 1,008 trips per day – 45 trips per day = 963 trips per day.

Table 2a. Traffic Impacts

Road ay Segment (FDOT Segment , CoA Comp Plan)	Segment Description	AADT/Peak Hour	Comp Plan MSV	E isting Traffic	Reserved Trips	Available Capacity	Percentage of Capacity Utilized
State Roads	Min LOS Std: D						
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	4,027	12,392	68.23%
		Peak Hour	3,510	2,145	357	1,008	71.28%

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TARA BAYWOOD
ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. FUTURE LAND USE ELEMENT:

Policy 1.2.a: *Medium Density Residential* - The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments.

The following uses are allowed in the Medium Density Residential land use category:
1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9.Traditional Mixed-use Neighborhood Planned Developments; and, 10. Supporting community services such as schools, houses of worship, parks, and community centers

Response: **The land use allows 4 to 8 dwelling units per acre. Therefore, under the Medium Density Residential the development is allowed 282.56 units. The development is proposing 67 units, which is a density of .53 units per acre. That density is well below the maximum allowed density of 8 dwelling units per acre. The development will consist of single family detached units. Therefore, the proposed plat is it is consistent with Future Land Use Element Policy 1.2.a.**

Policy 2.4.c: *Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.*

Response: **All Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations section 6.2.1- Tree Protection Landscaping Standards.**

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Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Response: Tree protection will follow and be in compliance City of Alachua Land Development Regulations Section 6.2.1- Tree protection landscaping standards.

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.

Response: The proposed development plan will conform to the City of Alachua Land Development Regulations Section 6.7 for Open Space Standards.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Response: The proposed development plan will conform to the City's Open Space Standards of the City of Alachua Land Development Regulations Section 6.7.4.

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.

Response: There are no wetlands, seasonal flooding or habitat located on the property.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Response: There are no active or inactive wetlands on the property.

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.

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Response: **The proposed development does not have a significant impact on the level of service for roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, the development meets the level of service required for FLUE Policy 5.2.a.**

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

Response: **Utility easements will be granted in accordance with Future Land Use Element Policy 7.1.a.**

Policy 9.2: *Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.*

Response: **The proposed development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.**

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II. TRANSPORTATION ELEMENT:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Response: There are no new collectors or arterial roadways planned as part of this amendment. US 441, which is classified as a Major Collector has ample right-of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

1. Through the extension of a public street from one project to another;
2. Through the extension of a sidewalk from one project to another;
3.Through the extension of a multi-purpose trail from one project to another.

Response: The proposed development will comply with this requirement.

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III. COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE ELEMENT:

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

Response: The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.

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:

1. *A gravity water system exists within 100 ft. of the property line of any residential subdivision lot or single-family residence and wastewater 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.*

2. *A gravity wastewater system exists with 500 ft. of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system 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.*

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.*

Response: The proposed future development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.

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Policy 3.1.b: *The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.*

Response: **Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.**

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:*

1. *A water main exists within 100 ft. of any residential subdivision lot or single family residence 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.*

2. *A water main exists within 500 ft. of any residential subdivision consisting of 5 units or less 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.*

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.*

Response: **The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.**

Policy 4.2.a: *New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.*

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Response: **The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.**

Policy 4.2.b: *The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.*

Response: **The proposed development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.**

Policy 5.2.b: *The City shall require demonstration from engineering results that post development recharge volumes will equal predevelopment recharge volumes to the Florida aquifer.*

Response: **The stormwater management design calculations for the proposed development will document the stormwater system design for pre-development flow vs. post-development flow.**

Policy 5.2.c: *Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:*

1. *Construction and maintenance of shallow, landscaped retention basins*
2. *Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space*
3. *Development of a stormwater pollution prevention plan*
4. *Development of a sinkhole remediation plan*
5. *Development of a groundwater monitoring plan*

Response: **The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c**

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IV. CONSERVATION AND OPEN SPACE ELEMENT:

Policy 1.2.j: *The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.*

Response: **Future development of the property will address open space locations and contiguity per Policy 1.2.j**

Policy 1.2.l: *The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.*

Response: **Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.**

Policy 1.3.d: *The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.*

Response: **An environmental assessment of the property including an inventory of listed species has been performed.**

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	***Required Buffer (feet)***
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Wetlands greater than 0.5 acre that do not support the animal species described above.	*75' average* *50' minimum*
Areas where the animal species described above have been documented within 300 feet of a wetland.	*100' average* *75' minimum*

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Response: Wetlands do not exist on the subject property. This property is planned to be a part of a larger Community Development District known as Tara Forest. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

OBJECTIVE 1.12: Water Resources - The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Florida Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Response: Wetlands do not exist on the subject property. This property is planned to be a part of a larger Community Development District known as Tara Forest. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body and created as established in the following table.

Resource Addressed	***Required Buffer (feet)***
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	*50' average* *35' minimum*
Surface waters greater than 0.5 acre that do not support the animal species described above.	*75' average* *50' minimum*
Areas where the animal species described above have been documented within 300 feet of a surface water	*100' average* *75' minimum*

Response: The subject property does not contain surface waters.

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Tara Bay ood Legal Descriptions

DESCRIPTION - BY THIS FIRM

FIVE PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHWEST 161ST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 63°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 213.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 145TH WAY; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 162ND ROAD; THENCE RUN RUN SOUTH 89°54'57" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 247.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERN RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°38'31" EAST, A DISTANCE OF 35.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°11'58" EAST ALONG SAID NORTHERN RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 86°50'30" EAST, 35.74 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 35.76 FEET; THENCE RUN SOUTH 89°55'23" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 57.15 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BAYWOOD PHASE 1C AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RAIDIUS OF 1012.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 17°43'23" WEST, 328.95 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, RUN SOUTHWESTERLY ALONG THE ARC

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OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET; THENCE RUN SOUTH 27°12'36" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 351.01 FEET; THENCE RUN NORTH 88°22'19" EAST, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°11'58" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°38'31" WEST, 35.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 89°54'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTHWEST 144TH STREET AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 39°18'57" WEST, 158.11 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.18 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 482.13 FEET TO POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°54'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.03 ACRES, MORE OR LESS.

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

PARCEL 3:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 117.71 FEET; THENCE RUN NORTH 88°22'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03 WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

"TOGETHER WITH" PARCEL:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'48" WEST ALONG THE NORTH LINE OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 1029.73 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'03" WEST, A DISTANCE OF 73.48 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 234.40 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.42 ACRES, MORE OR LESS.

TOTAL ALL 5 PARCELS: 6.64 ACRES, MORE OR LESS.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 05/07/2024

NAME & DESCRIPTION OF PROJECT Tara Baywood - Phase 2

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) N/A

Tax Parcel Numbers 03067-063-000

Acreage 6.64

DEVELOPMENT DATA (check all that apply)

- ☐ Single Family — Number of Units
- ☑ Multi Family — Number of Units 67
- ☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☑ Final ☑ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	0	**units X 0.12 Elementary School Multiplier**	0	**Student Stations**
MIDDLE	0	**units X 0.06 Middle School Multiplier**	0	**Student Stations**
HIGH	0	**units X 0.09 High School Multiplier**	0	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	67	**units X 0.06 Elementary School Multiplier**	4.02	**Student Stations**
MIDDLE	67	**units X 0.03 Middle School Multiplier**	2.01	**Student Stations**
HIGH	67	**units X 0.03 High School Multiplier**	2.01	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Logan B. Peters
Mailing Address: 3530 NW 43rd St
Gainesville, FL 32606
Phone: 352-375-8999
Email: logan.peters@jbpro.com

PROPERTY OWNER

Name: Tara Baywood, LLC
Mailing Address 7717 NW 20th Lane
Gainesville, FL 32605
Phone: 352-278-5317
Email sayed@moukhtara.com

CERTIFICATION

PROJECT NAME : Tara Baywood - Phase 2 **PROJECT #:** 398-21-02

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Capacity Required

☐ Capacity Available — Available Capacity

☐ Capacity Available in 5 yrs* — Available Capacity

☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Capacity Required

☐ Capacity Available — Available Capacity

☐ Capacity Available in 5 yrs* — Available Capacity

☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA

☐ Capacity Available — Available Capacity

☐ Capacity Available in 5 yrs* — Available Capacity

☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

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

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

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

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

03067-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-006-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-060-033
COOK DAVID P JR
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
TARROBAL JOEL CONRAD W & RIA C
14387 NW 160TH LN
ALACHUA, FL 32615

03067-061-035
YOUNG MACK H & GEORGIA MAE
14367 NW 160TH LANE
ALACHUA, FL 32615

03067-061-036
WILSON TANGELA M
14347 NW 160TH LN
ALACHUA, FL 32615

03067-061-037
TAOPO EDWIN & MIDNITTE
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-050
BUONSIGNORE MICHAEL W & MAMI
14304 NW 160TH LN
ALACHUA, FL 32615

03067-061-051
WOODARD TERRI M
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
GIRALDO & MARTINEZ H/W
14344 NW 160TH LN
ALACHUA, FL 32615

03067-061-053
FABIANO CHRISTOPHER & GAYLE CRUZ
14364 NW 160TH LN
ALACHUA, FL 32615

03067-061-054
MATHIS STANLEY P & ANTOINETTE L
14384 NW 160TH AVE
ALACHUA, FL 32615

03067-061-055
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-061-056
BROWN WYNDELL A & LATOSHA L
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
NGUYEN TONY M & TOMOKO S
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
COBTY MAJIB & MARIE N
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
THOMAS CURTIS L & CANDACE M
14305 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
MYLEK DENNIS JAMES & EDITH
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
LEVY SETH G & MONIQUE DE SOUZA BA
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
FLYNN PAUL S & LINDA
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-062-069
YOUNG RAMONE R
14385 NW 162ND PL
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
ALACHUA, FL 32615

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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GAINESVILLE, FL 32608

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GAINESVILLE, FL 32608

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7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-085
PATEL KALPESH
16273 NW 143RD WAY
ALACHUA, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON J
16293 NW 143RD WAY
ALACHUA, FL 32615

03067-062-087
ODUM RONNIE & LEEANNE J
14282 NW 163RD PL
ALACHUA, FL 32615

03067-062-088
DEJESUS BERMAN
14290 NW 163RD PL
ALACHUA, FL 32615

03067-062-089
SORRELL ALBERT L & PAMELA E
14304 NW 163RD PL
ALACHUA, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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AMA GAINESVILLE INVESTMENTS
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GAINESVILLE, FL 32608

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7475 SW 70TH LN
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AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-103
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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7475 SW 70TH LN
GAINESVILLE, FL 32608

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AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-106
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03076-000-000
SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

03080-000-000
DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

03080-001-000
HAILE ELAINE D
802 OAK ST
STARKE, FL 32091

03081-000-000
BAKER & LUNDY
14317 NW 165TH PL
ALACHUA, FL 32615

03081-001-000
SMITH H E
18125 NW 42ND PL
OPA LOCKA, FL 33055

03081-002-000
KIRKLAND MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-003-000
RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3239755 4 PG(S)
1/29/2020 2:14 PM
BOOK 4749 PAGE 2301
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 933023
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $5,250.00
Intang. Tax: $0.00

This instrument prepared by and
after recording return to:

Jeffrey P. Wieland., Esquire
Akerman LLP
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

Parcel Identification Number:
03067-006-000

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 28th day of January, 2020 by **ALACHUA DEVELOPMENT CO., LLC**, a Florida limited liability company, whose address is 16469 Bridlewood Circle, Delray Beach, FL 33445 (hereinafter referred to as "Grantor") to **TARA BAYWOOD, LLC**, a Florida limited liability company, whose address is 7717 NW 20th Lane, Gainesville, FL 32605 (hereinafter referred to as "Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

W I T N E S S E T H

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain land situate in **Alachua County**, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes accruing subsequent to December 31, 2019, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ALACHUA DEVELOPMENT CO., LLC,
a Florida limited liability company

By: Alachua Management Co., LLC,
a Florida limited liability company,
its Manager

By: _____
Marvin Smollar, Manager

(Seal)

Mary W Baker
Print Name: Mary W Baker

Print Name: Richard C Voelkinger

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 27th day of January, 2020 by Marvin Smollar, as Manager of Alachua Management Co., LLC, a Florida limited liability company, as Manager of ALACHUA DEVELOPMENT CO., LLC, a Florida limited liability company, on behalf of the limited liability company, who [X] is personally known to me or [___] has produced _____ _____ as identification.

(Notary Stamp)

Mary W Baker
Signature of Notary Public
Print Name: _____
Notary Public, State of Florida
Commission Expires: _____

MARY W. BAKER
MY COMMISSION EXPIRES
APRIL 21, 2023
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit "A"
Legal Description

A PORTION OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

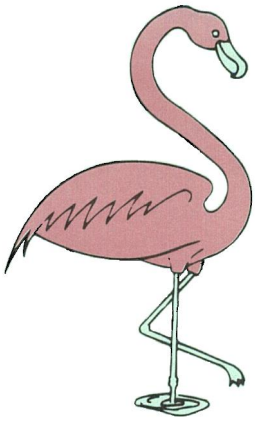
BEGINNING AT THE S.W. CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.89°56'50"E., ALONG THE SOUTH BOUNDARY OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.04°52'19"W., A DISTANCE OF 60.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) CALLS: N.89°54'58"W. A DISTANCE OF 280.91 FEET; THENCE N.01°44'31"W., A DISTANCE OF 4.97 FEET; THENCE N.89°55'41"W., A DISTANCE OF 421.90 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 03°47'06" AND A CHORD BEARING AND DISTANCE OF N.88°15'26"W., 7.60 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY BOUNDARY, A DISTANCE OF 7.60 FEET TO THE END OF SAID CURVE; THENCE N.89°54'28"W., A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3823, PAGE 513, ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT AND THE SOUTHERLY PROJECTION THEREOF, S.00°04'34"W., A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTRE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT, ALONG THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, S.89°57'21"W., A DISTANCE OF 29.75 FEET TO A POINT ON THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, ALONG SAID WEST BOUNDARY, N.00°04'30"E., A DISTANCE OF 1786.13 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°26'48"E., A DISTANCE OF 1324.74 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY, S.00°01'22"W., A DISTANCE OF 351.01 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'A', PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE

DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 15 OF SAID ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, N.88°22'19"E., A DISTANCE OF 9.89 FEET TO THE N.W. CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C, THE FOLLOWING TEN (10) COURSES: S.00°03'52"W., A DISTANCE OF 115.81 FEET; THENCE N.89°55'23"W., A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05°55'28" AND A CHORD BEARING AND DISTANCE OF N.87°00'29"W., 28.42 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 28.44 FEET TO THE END OF SAID CURVE; THENCE S.08°59'15"W., A DISTANCE OF 50.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06°18'13" AND A CHORD BEARING AND DISTANCE OF S.86°50'30"E., 35.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 35.76 FEET TO THE END OF SAID CURVE; THENCE S.89°55'23"E., A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1012.50 FEET, A CENTRAL ANGLE OF 18°41'51" AND A CHORD BEARING AND DISTANCE OF S.17°43'23"W., 328.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET TO THE END OF SAID CURVE; THENCE S.27°12'36"W., A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.50 FEET, A CENTRAL ANGLE OF 27°04'06" AND A CHORD BEARING AND DISTANCE OF S.13°38'50"W., 72.31 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET TO THE END OF SAID CURVE; THENCE S.00°04'10"W., A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING.

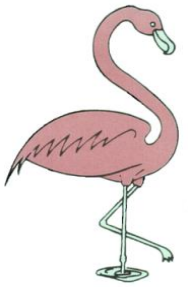
TARA FOREST EAST SUBDIVISION
TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

September 2019



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

September 10, 2019

Mr. Christopher A. Gmuer, P.E.
Gmuer Engineering
2603 NW 13th Street
Gainesville, Florida 32609

Re: **Tara Forest East Traffic Study**

Dear Mr. Gmuer:

Attached is the requested traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/10/19. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

The proposed Tara Forest East residential development will contain 338 single family homes and 213 townhomes and will be located on the west side of CR 241 approximately ¾ of a mile north of SR 235 in northern Alachua County, Florida. The development will have one access point on CR 241 and two access points on NW 147th Drive. CR 241 in the vicinity of the site is a two-lane undivided rural major collector with a posted speed limit of 55 mph. NW 147th Drive is a two-lane undivided local road with a posted speed limit of 20 mph. It intersects US 441 approximately ½ mile to the south at an existing signalized intersection.

Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be complete by the end of 2028 with 100 units completed by the end of 2020; 200 units completed by the end of 2022; and 280 units completed by the end of 2024. The full build out year of 2028 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Manual turning movement counts (see Appendix B) were conducted by Buckholz Traffic personnel during September of 2018 at the intersection of CR 241 with NW 172nd Avenue and NW 174th Avenue. The counts were conducted during weekday peak periods (6:30-8:30 AM and 3:45-5:45 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 2 provides a visual summary of existing weekday peak hour traffic counts at these two intersections. Figure 3 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 3 are the directional percentages for the residential traffic currently using CR 241; a good indicator of the expected trip distribution for site traffic using the CR 241 driveway.

In addition, manual turning movement counts were conducted by Buckholz Traffic personnel during late August of 2019 at the US 441/NW 147th Drive intersection. The counts were conducted during weekday peak periods (6:45-8:45 AM and 3:45-6:00 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 4 provides a visual summary of existing weekday peak hour traffic counts at this intersection. Figure 5 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 5 are directional percentages derived from the traffic counts. These percentages are a good indicator of the expected trip distribution for site traffic using the two NW 147th driveways.

Appendix C provides daily traffic volumes from the FDOT annual traffic counting program for CR 241 and US 441. The current Average Daily Traffic (ADT) on the portion of CR 241 in the vicinity of the site is about 3000 vehicles per day and the current ADT on US 441 near NW 147th Drive is 24,000 vehicles per day.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing) and 220 (Multi-Family Low Rise). Tables 1 and 2 contain the daily, AM peak hour, and PM peak hour trip generation calculations for the development. During an average weekday the development is expected to generate 4758 trips (2379 entering and 2379 exiting) with 343 trips (84 entering and 259 exiting) occurring during the AM peak hour and 443 trips (279 entering and 164 exiting) occurring during the PM peak hour. All of these trips will be new trips.

SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Peak hour site trips were directionally distributed based on percentages derived from Figures 3 and 5. The resulting weekday peak hour traffic assignments for the development are provided in Figure 6. The values contained in this figure were obtained by multiplying the trip generation results by the trip distribution percentages. Based on the arrangement of dwelling units within the site, it is estimated that 60% of site trips will use the two NW 147th entrances and 40% will use the CR 241 entrance.

2028 BUILD TRAFFIC VOLUMES

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the CR 241/NW 172nd Avenue intersection and the CR 241/NW 174th Avenue intersection are graphically depicted in Figures 7 and 8. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth factor obtained from nearby FDOT traffic counts on CR 241 (see Appendix C). The FDOT counts suggest that, since 2014, traffic volumes have actually been trending downward along CR 241. Consequently, a 0% annual growth rate was used in the analysis. The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2028 background traffic volumes.

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the US 441/NW 147th Drive intersection are graphically depicted in Figures 9 and 10. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth rate (5.0%) obtained from nearby FDOT traffic counts on US 441 (see Appendix C). The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2026 background traffic volumes.

TURN LANE ANALYSIS

A formal analysis was conducted to determine if an exclusive right turn lane is warranted on CR 241 at the Site Drive. The methodology contained in NCHRP Report #279 was used to conduct the right turn lane analysis. As indicated in Figure 11, right turn volumes into the Site Drive will not be high enough during weekday peak hours to warrant an exclusive right turn lane on CR 241 under 2028 Build conditions. The right turn lane warrants contained in NCHRP Report #420 support this conclusion.

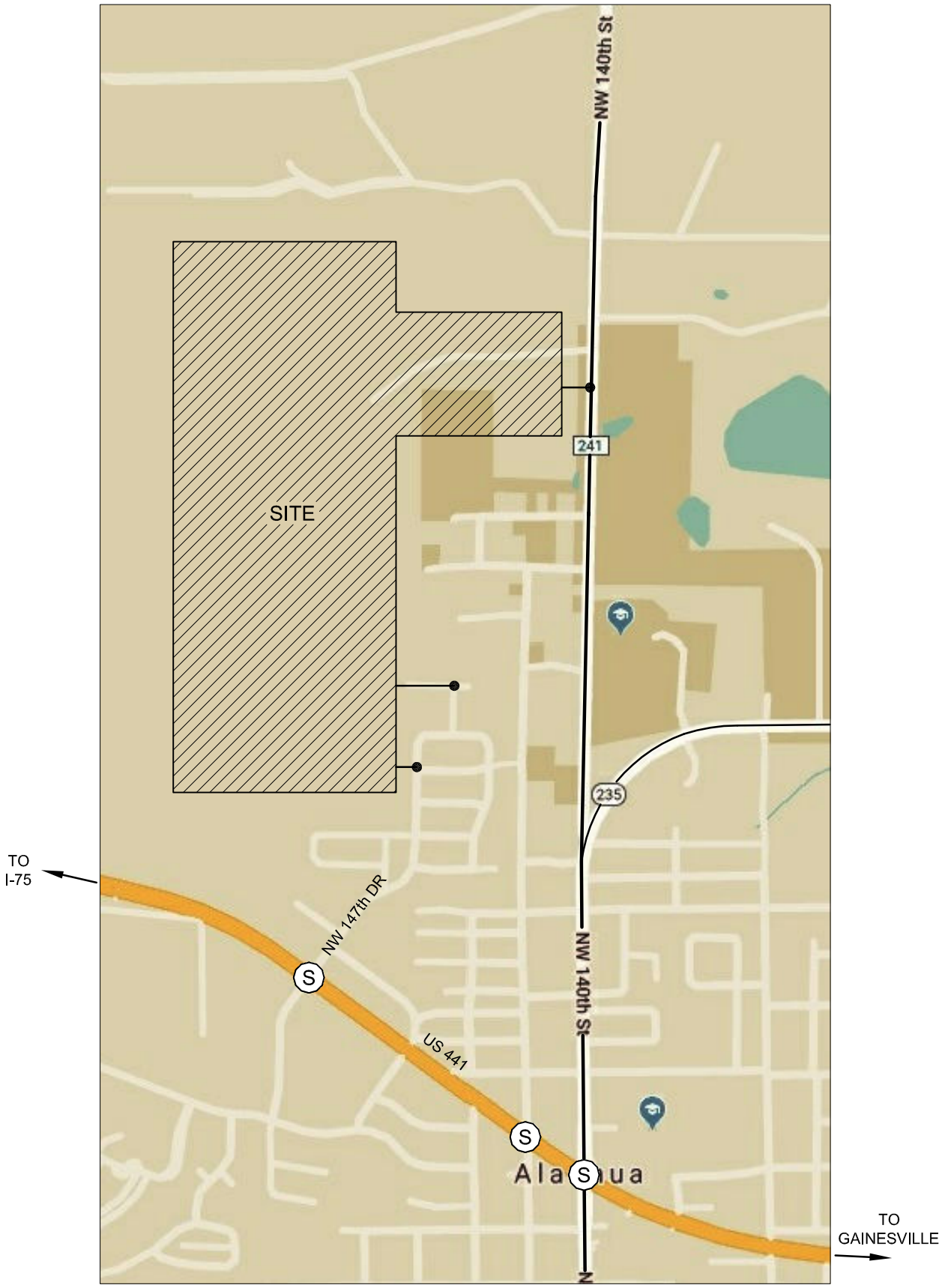
Using the 2028 Build traffic volumes, a formal analysis was also made to determine if an exclusive left turn lane is warranted on CR 241 at the Site Drive. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results indicate that traffic volumes on CR 241 will not be high enough during the weekday PM peak hour to warrant a left turn lane at the site drive. The supporting analysis is provided in Figure 12.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

The unsignalized CR 241/Site Drive intersection, the unsiganlized CR 241/NW 172nd Avenue intersection, and the unsignalized CR 241/NW 174th Avenue intersection were analyzed using the two-way stop control methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Tables 3 and 4 contain the capacity analysis results with the supporting calculations provided in Appendix D. Under 2028 Build conditions all minor movements and each of these intersections are expected to operate at level of service B or better with minimal queuing and a volume-to-capacity ratio of well less than one.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

The signalized US 441/NW 147th Drive intersection was analyzed using the operational methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Existing timings were used for the existing (2019) analysis and consultant timings were used for the 2028 BUILD analysis. Both the existing timings and the planned consultant timings are provided in Appendix E. Table 5 contains the capacity analysis results with the supporting calculations provided in Appendix F. Under 2028 Build conditions with optimized splits, the intersection is expected to operate at LOS C during the weekday AM peak hour and LOS E during the weekday PM peak hour.



S = TRAFFIC SIGNAL

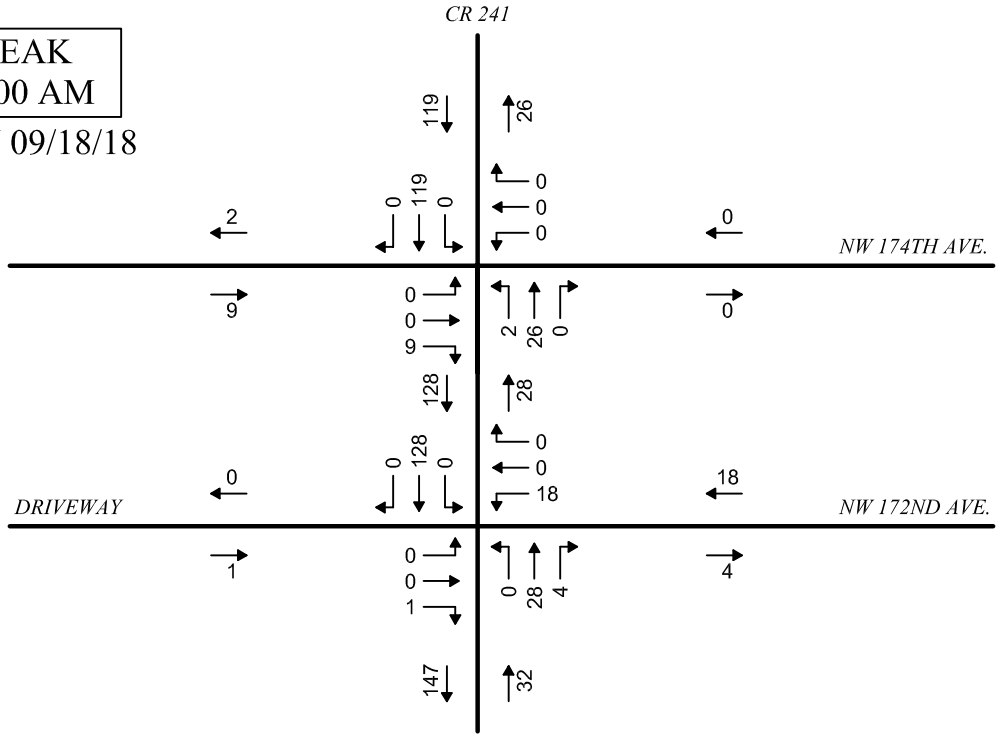
FIGURE 1

SITE LOCATION

Buckholz Traffic

M:\18-1534\CAD\FIG 01.dwg Date:09-09-19 T:17:22 By:AVDelacruz

AM PEAK
7:00-8:00 AM
TUESDAY 09/18/18



PM PEAK
4:45-5:45 PM
MONDAY 09/17/18

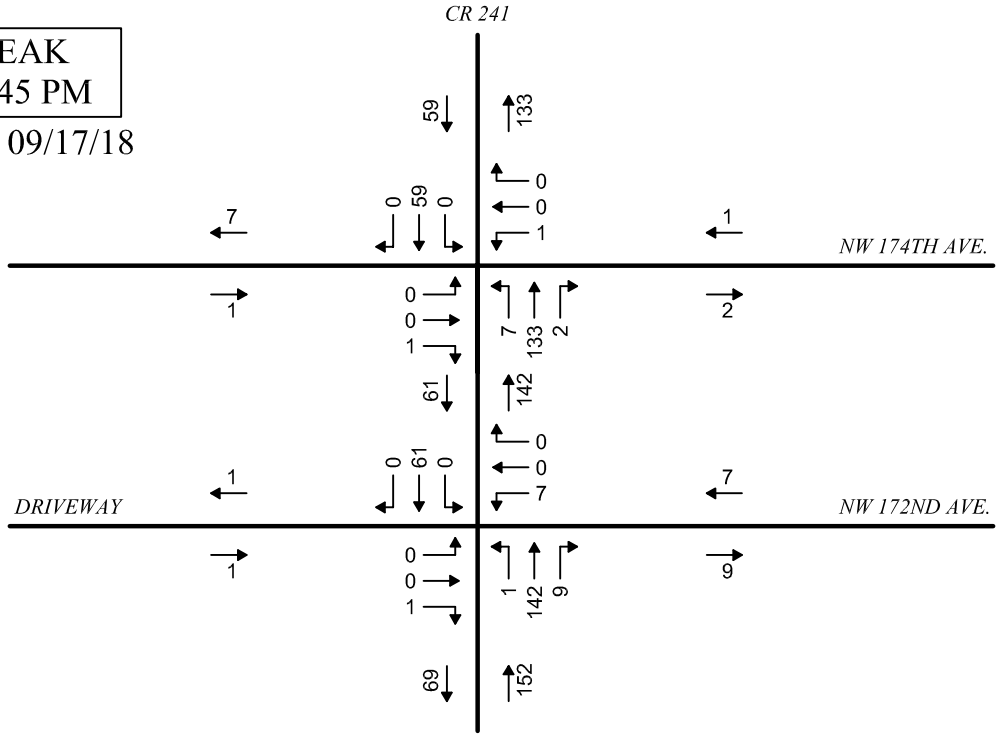


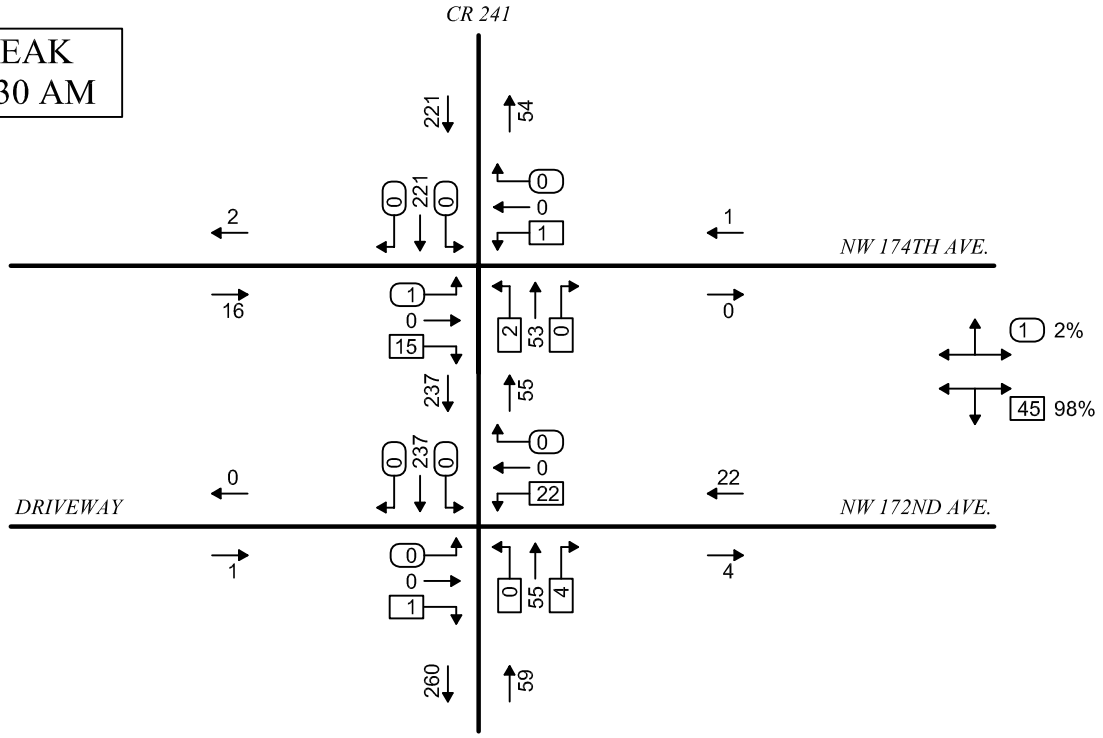
FIGURE 2

CR 241 TRAFFIC COUNTS

WEEKDAY PEAK HOURS

Buckholz Traffic

M:\18-1534\CAD\FIG 02.dwg Date:08-26-19 T:18:48 By:AVDelacruz



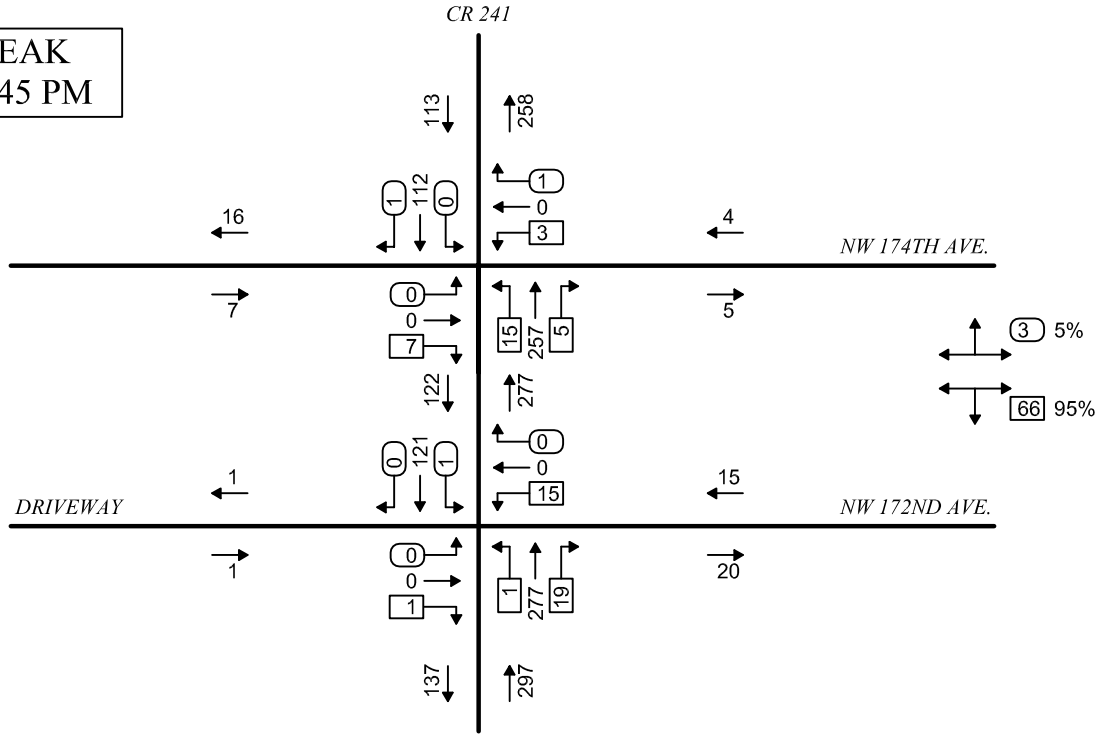


FIGURE 3

CR 241 TRAFFIC COUNTS

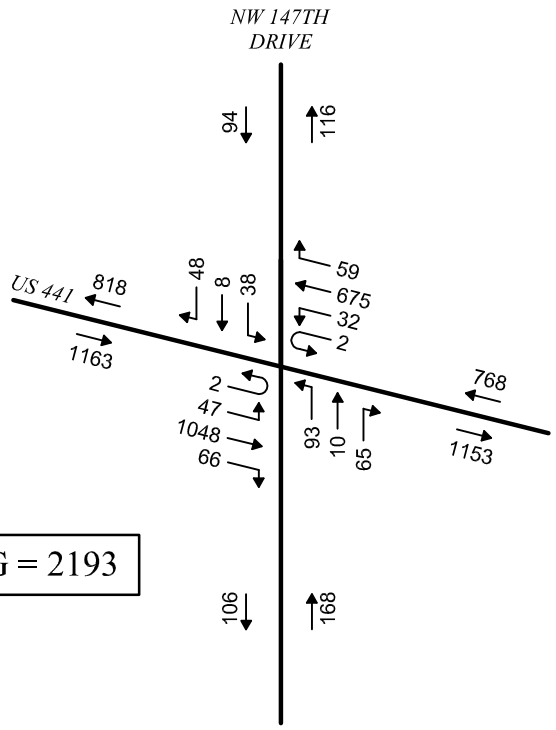
WEEKDAY PEAK PERIODS

Buckholz Traffic

M:\18-1534\CAD\FIG 03.dwg Date:09-10-19 T:17:32 By:AVDelacruz

AM PEAK HOUR

7:15-8:15 AM



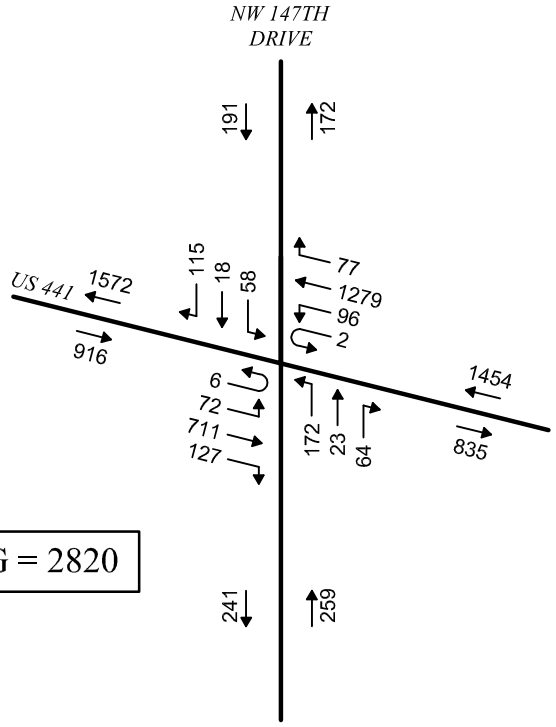
N

N.T.S.

TOTAL ENTERING = 2193

PM PEAK HOUR

4:45-5:45 PM



TOTAL ENTERING = 2820

FIGURE 4

US 441 / NW 147TH DRIVE
TRAFFIC COUNTS

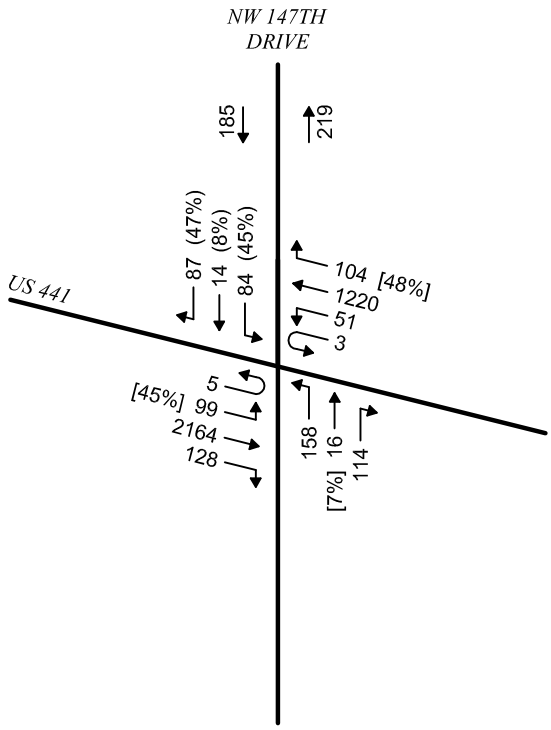
WEEKDAY PEAK HOURS

Buckholz Traffic

M:\18-1534\CAD\FIG 04.dwg Date:09-10-19 T:17:37 By:AVDelacruz

AM PEAK HOUR

6:45-8:45 AM

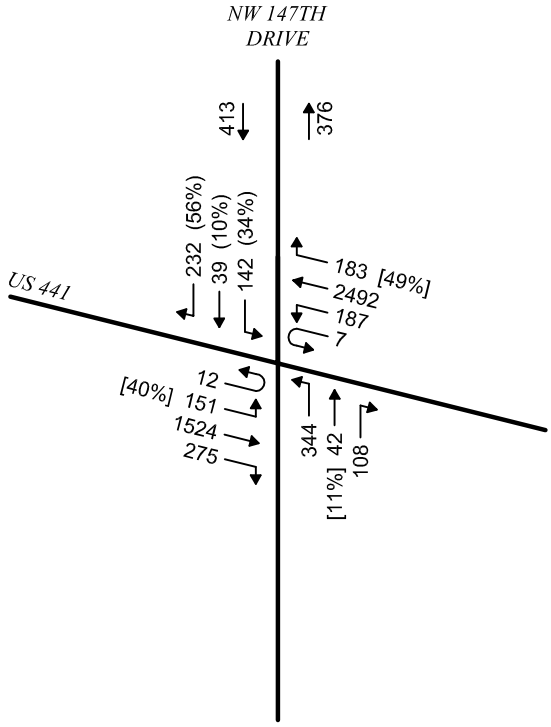


N

N.T.S.

PM PEAK HOUR

3:45-6:00 PM



Buckholz Traffic

FIGURE 5

US 441 / NW 147TH DRIVE
TRAFFIC COUNTS

WEEKDAY PEAK PERIODS

M:\18-1534\CAD\FIG_05.dwg Date:09-10-19 T:17:33 By:AVDelacruz

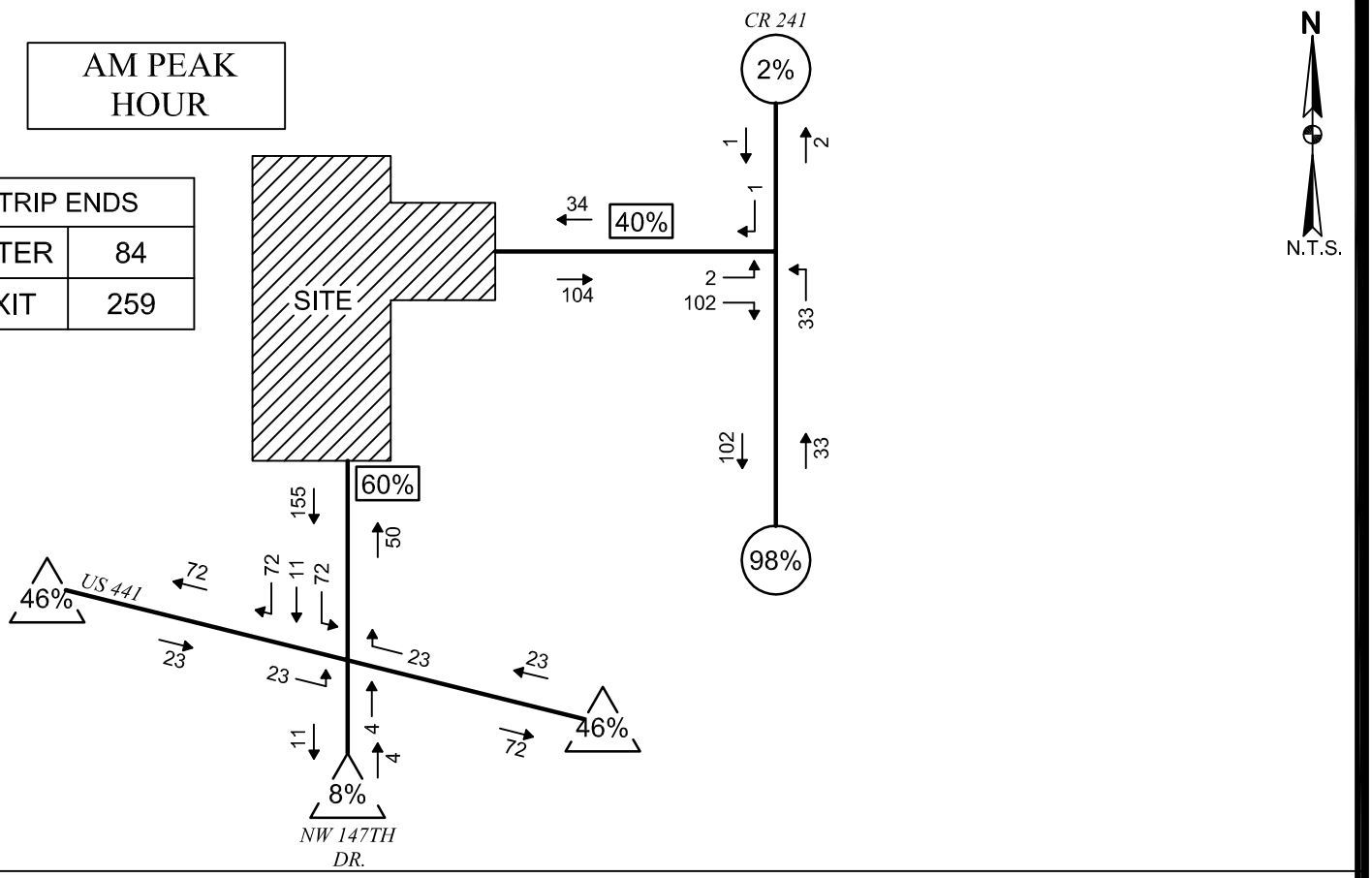
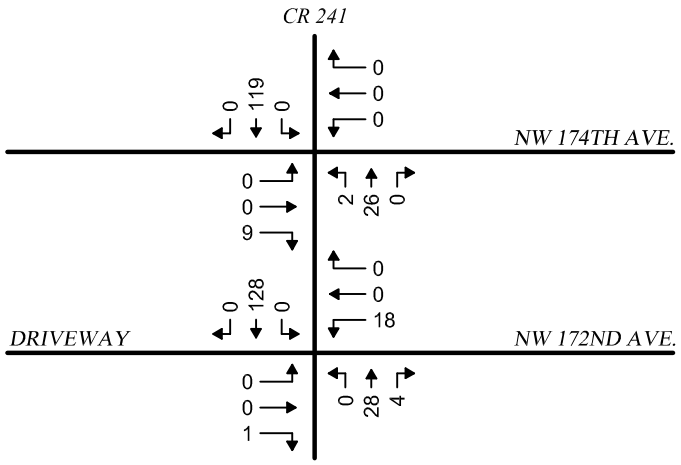


FIGURE 6

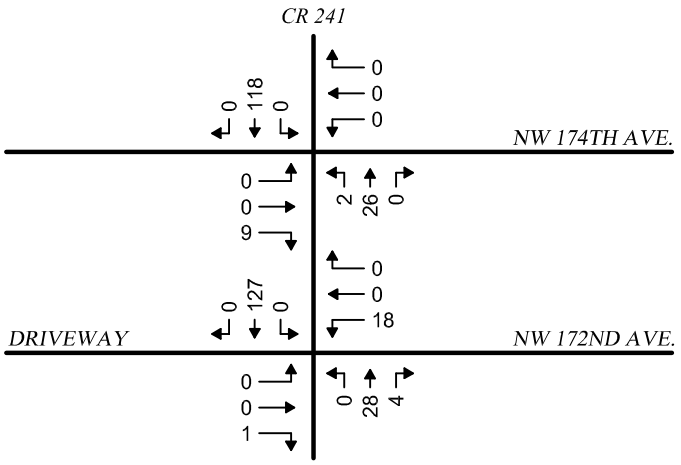
SITE TRAFFIC ASSIGNMENT

Buckholz Traffic

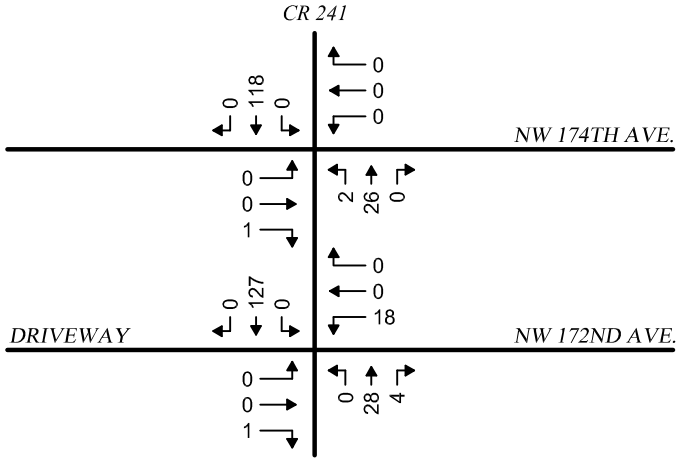
M:\18-1534\CAD\FIG 06.dwg Date:09-10-19 T:17:38 By:AVDelacruz



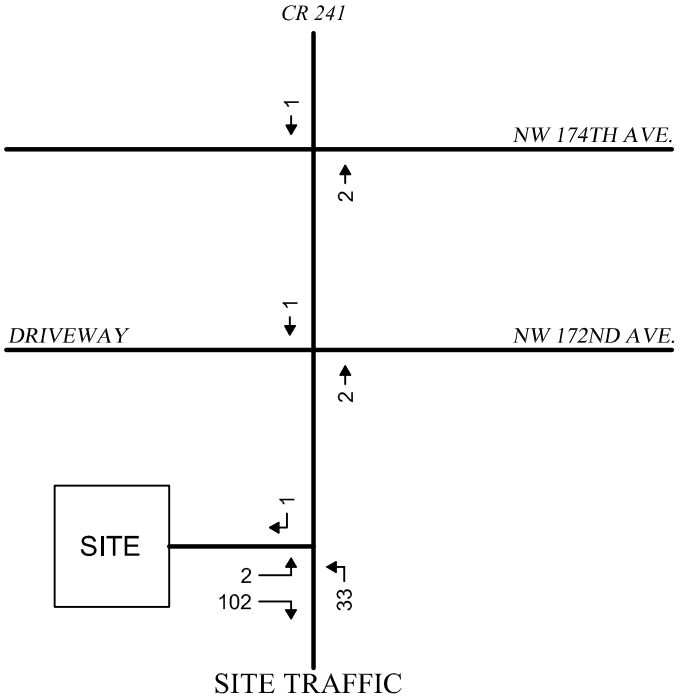
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



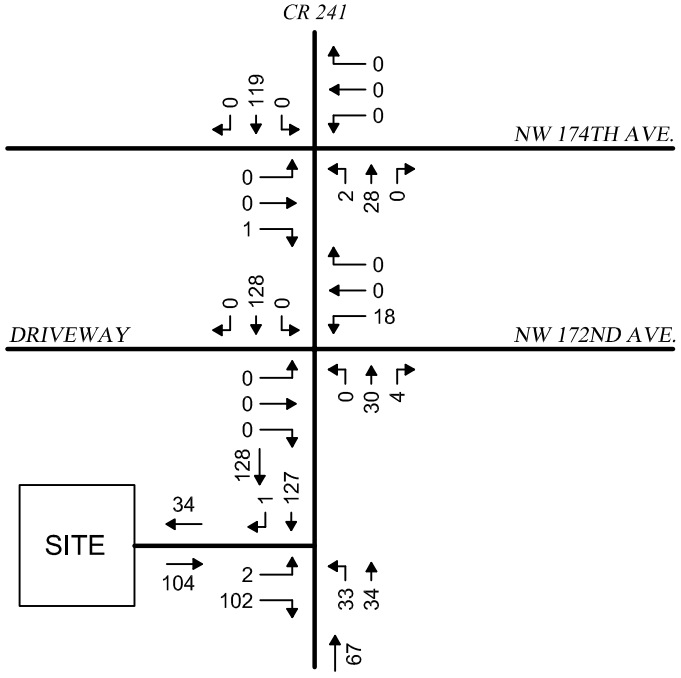
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

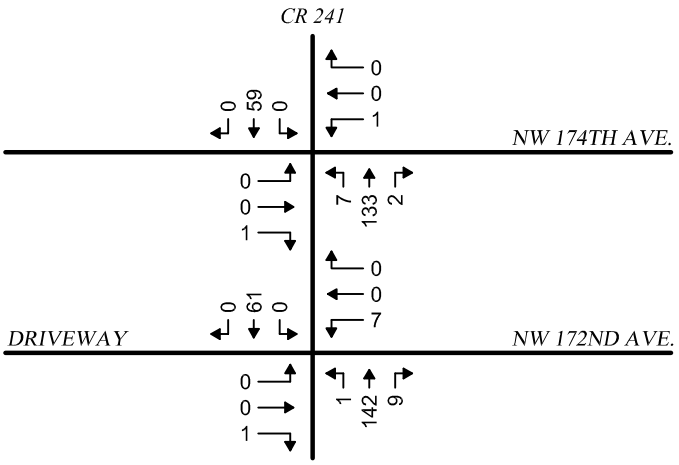
Buckholz Traffic

FIGURE 7

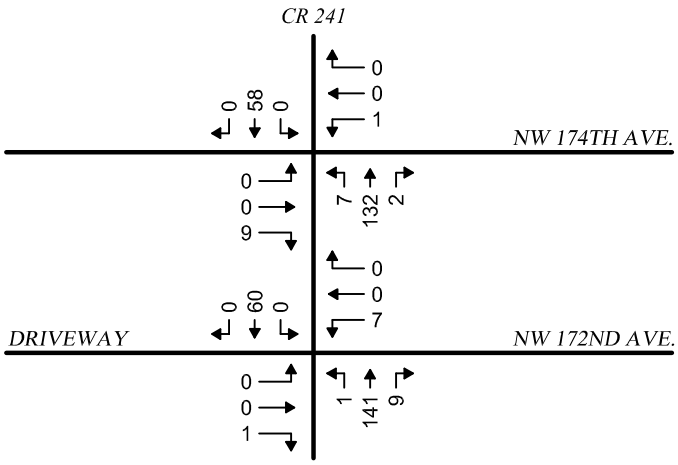
2028 BUILD TRAFFIC
CR 241

AM PEAK HOUR

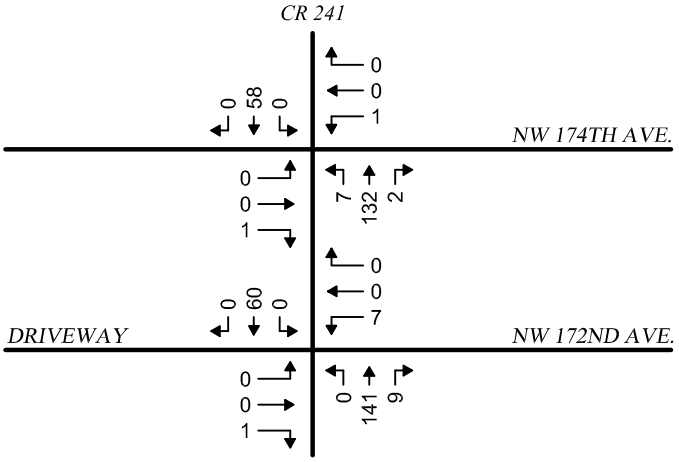
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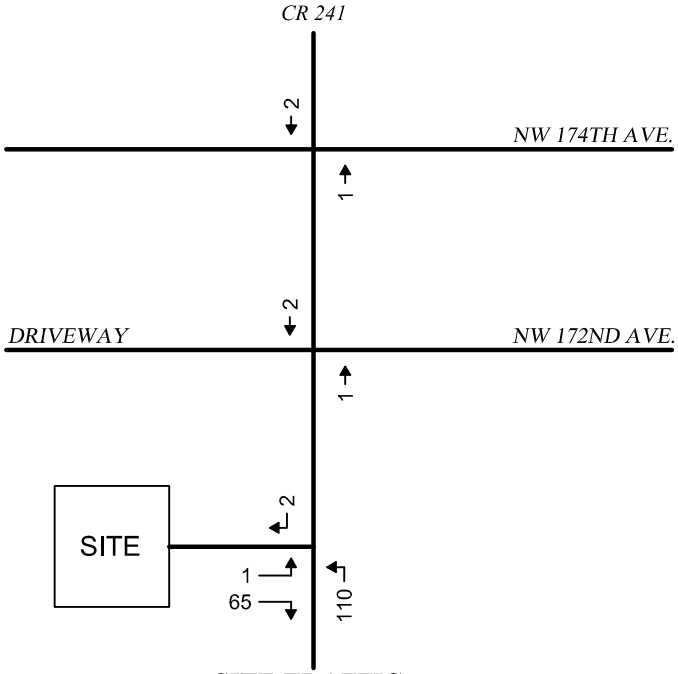
EXISTING TRAFFIC
09/18/18
7:00-8:00 AM



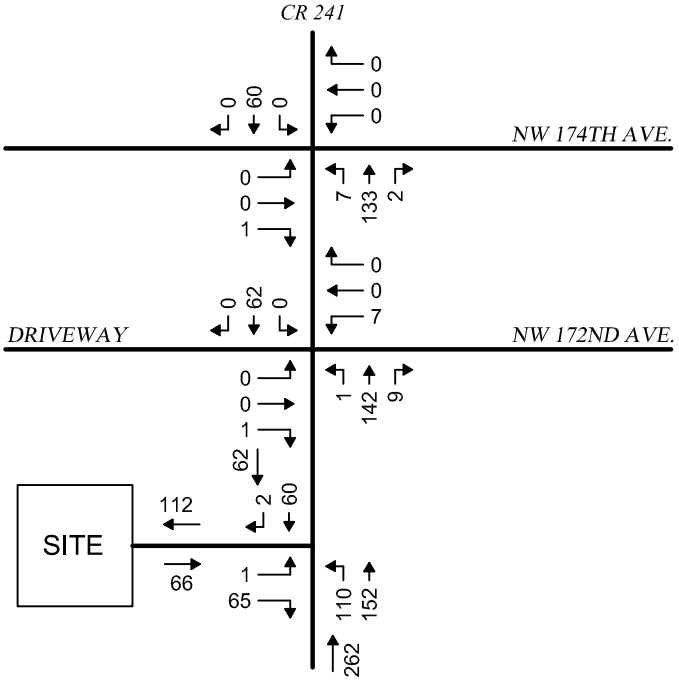
2018 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
ANNUAL GROWTH RATE = 0%



SITE TRAFFIC



2028 BUILD TRAFFIC

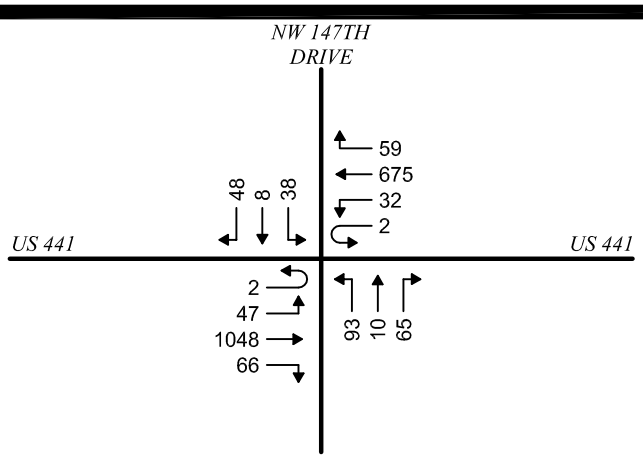
Buckholz Traffic

FIGURE 8

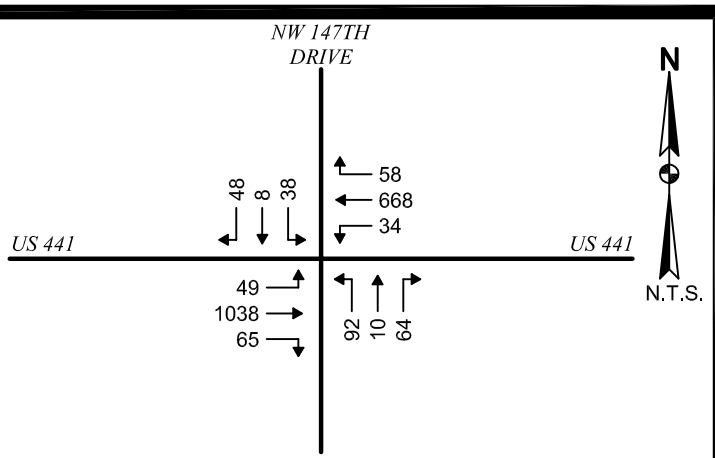
2028 BUILD TRAFFIC
CR 241

PM PEAK HOUR

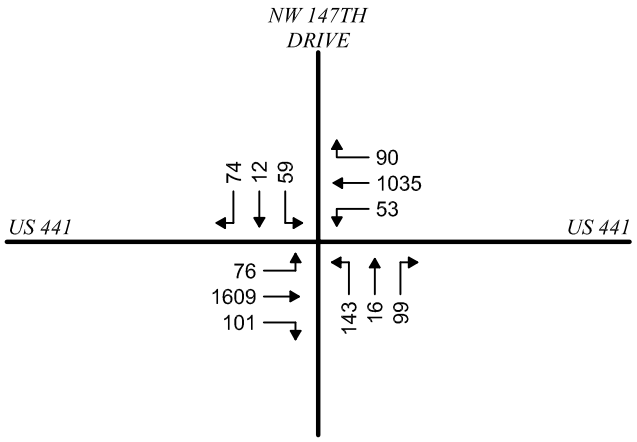
M:\18-1534\CAD\FIG 08.dwg Date:09-09-19 T:18:15 By:AVDelacruz



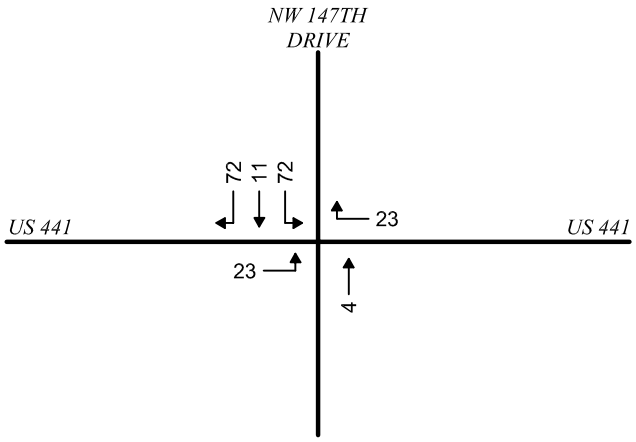
EXISTING TRAFFIC
08/28/19
7:15-8:15 AM



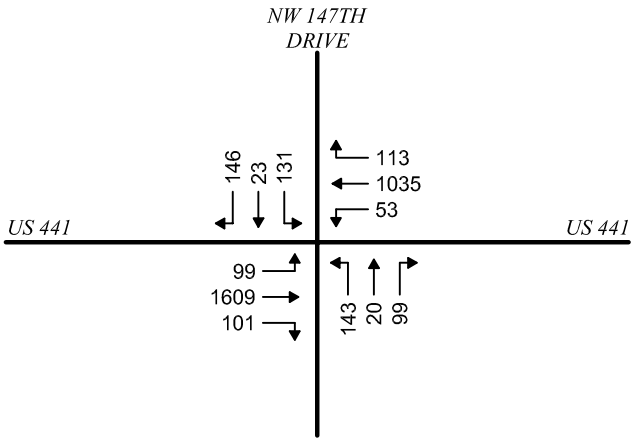
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

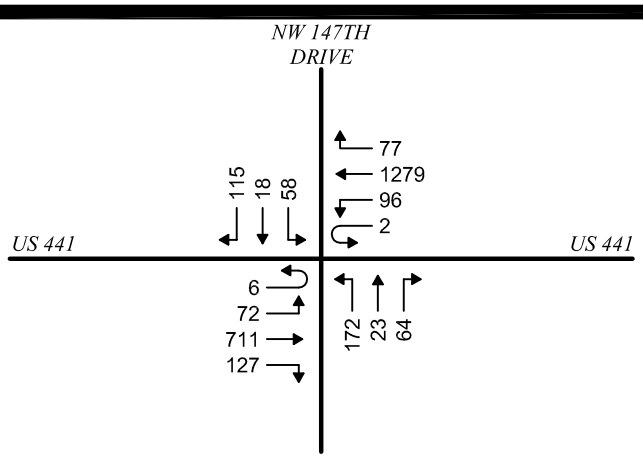
Buckholz Traffic

FIGURE 9

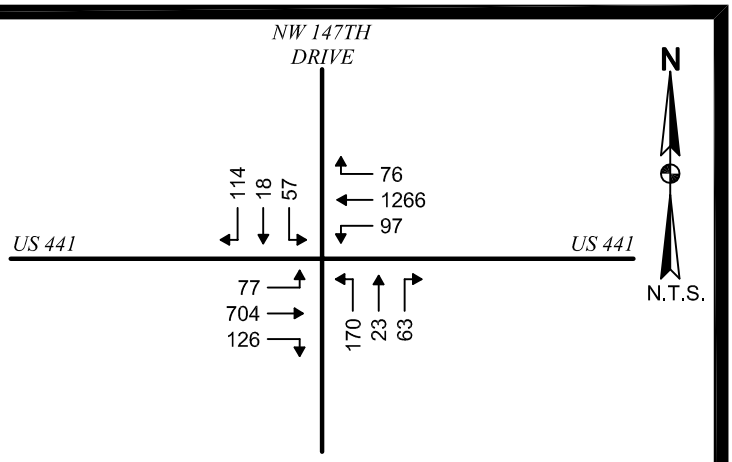
2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY AM PEAK HOUR

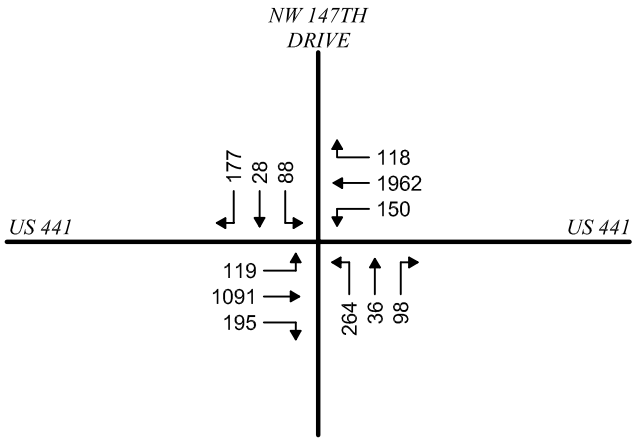
M:\18-1534\CAD\FIG_09.dwg Date: 09-09-19 T:18:24 By:AVDelacruz



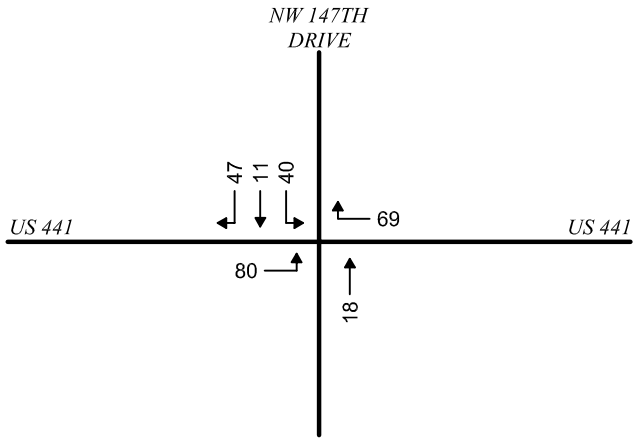
EXISTING TRAFFIC
08/26/19
4:45-5:45 PM



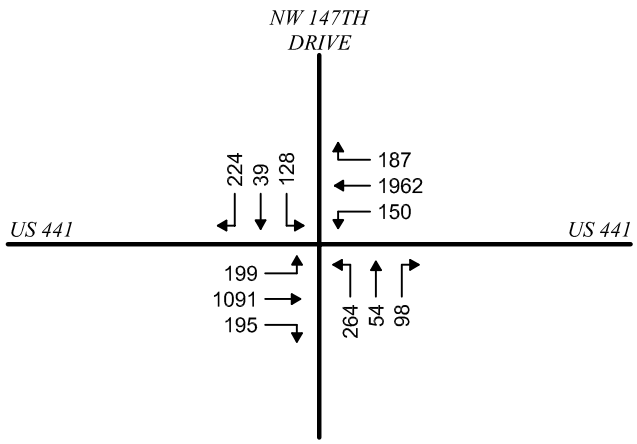
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2028 NO BUILD TRAFFIC
AVERAGE ANNAUL GROWTH RATE = 5.0% (GF=1.55)



SITE TRAFFIC



2028 BUILD TRAFFIC

Buckholz Traffic

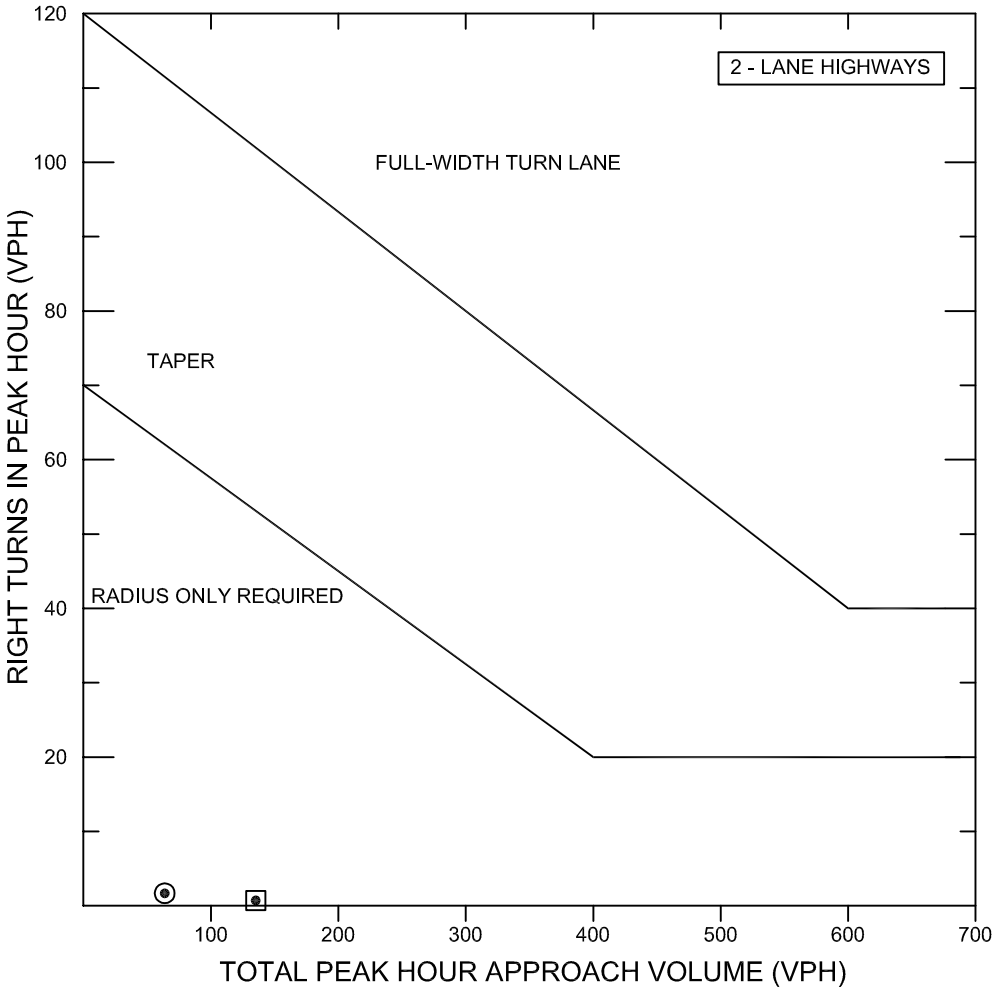
FIGURE 10

2028 BUILD TRAFFIC
US 441 / NW 147TH DRIVE

WEEKDAY PM PEAK HOUR

M:\18-1534\CAD\FIG_10.dwg Date:09-09-19 T:18:17 By:AVDelacruz

CR 241 @ SITE DRIVE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR

V_A	128
V_R	1

⊙ PM PEAK HOUR

V_A	62
V_R	2

NCHRP 420	
MULTI-LANE	> 45 MPH

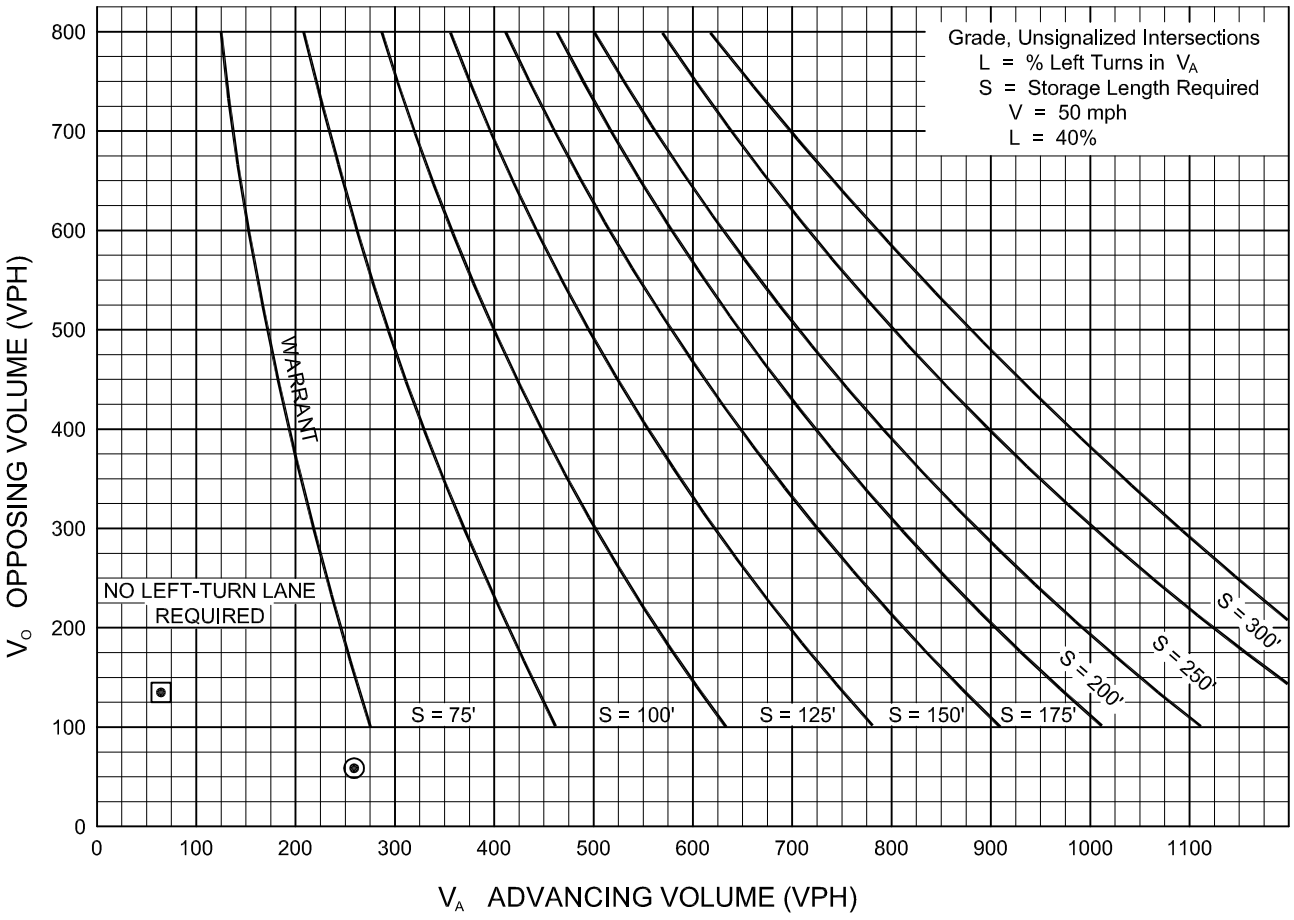
30 REQUIRED > 1 & 2

FIGURE 11

RIGHT TURN
LANE ANALYSIS

M:\18-1534\CAD\FIG_11.DWG Date:09-09-19 T:18:28 By:AVDelacruz

CR 241 @ SITE DRIVE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊡ AM PEAK HOUR	⊙ PM PEAK HOUR
V_A = 67	V_A = 262
V_O = 128	V_O = 62
V_L = 33	V_L = 110
%LT = $\frac{33}{67}$ = 49%	%LT = $\frac{110}{262}$ = 42%

FIGURE 12

LEFT TURN
LANE ANALYSIS

SOURCE: HARMELINK

M:\18-1534\CAD\FIG 12.dwg Date: 09-09-19 T:18:30 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 338

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	3188	50%	50%	1594	1594
AM Peak Hour	T = 0.71 (X) + 4.80	245	25%	75%	61	184
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	327	63%	37%	206	121

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 213

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	1570	50%	50%	785	785
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	98	23%	77%	23	75
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	116	63%	37%	73	43

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 3

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY AM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	8.4 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	9.6 sec/veh	0.02	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.02	1
Eastbound Left Turn	A	9.9 sec/veh	0.00	1
Eastbound Right Turn	A	9.4 sec/veh	0.11	1

BUCKHOLZ TRAFFIC

TABLE 4

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

2026 BUILD CONDITIONS
WEEKDAY PM PEAK HOUR

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	9.0 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	10.0 sec/veh	0.01	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.08	1
Eastbound Left Turn	B	12.2 sec/veh	0.00	1
Eastbound Right Turn	A	8.9 sec/veh	0.07	1

BUCKHOLZ TRAFFIC

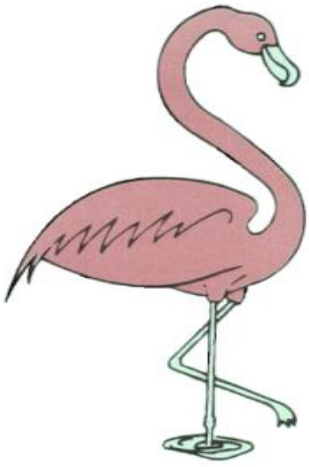
TABLE 5
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441 / NW 147th Drive

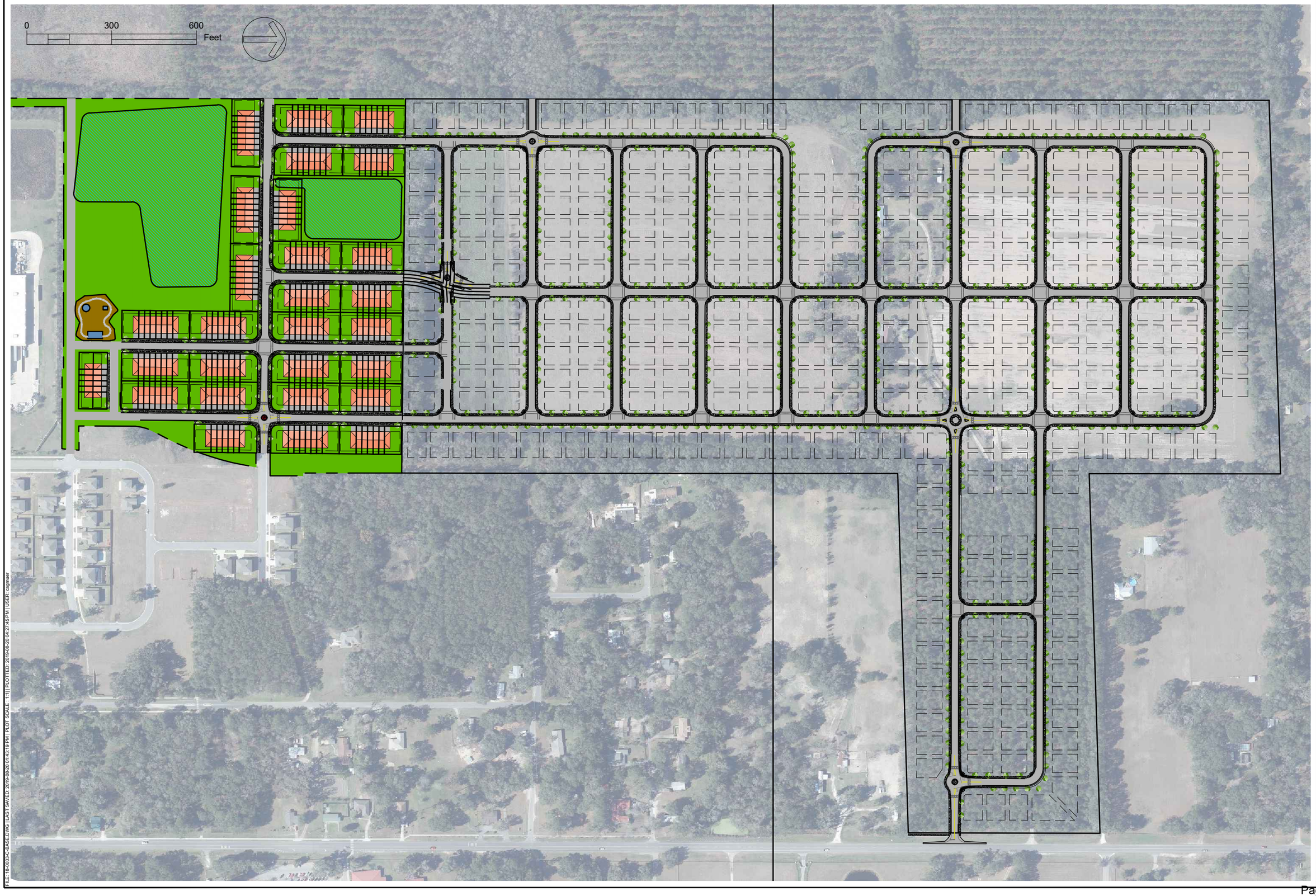
2019 EXISTING CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.71 SBRT	**1.03** NBT/RT	SBRT 83.4 sec/veh **LOS F**	11.3 sec/veh LOS B	150 sec
2019 EXISTING CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.83 SBRT	**1.10** NBT/RT	SBRT 84.5 sec/veh **LOS F**	17.1 sec/veh LOS B	160 sec

2026 BUILD CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.16** SBRT	**1.88** NBT/RT	SBRT 187.8 sec/veh **LOS F** NBT 115.6 sec/veh **LOS F**	28.3 sec/veh LOS C	130 sec
With Optimized Splits	0.95 EBT	**1.37** NBRT	SBRT 66.9 sec/veh **LOS E**	26.7 sec/veh LOS C	130 sec
2026 BUILD CONDITIONS	**PM PEAK HOUR**				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	**1.34** WBT	**1.67** NBT/RT **1.25** EBLT	WBT 190.1 sec/veh **LOS F**	104.3 sec/veh **LOS F**	160 sec
With Optimized Splits	**1.21** WBT	**1.78** NBT/RT **1.15** EBLT	WBT 127.2 sec/veh **LOS F**	75.8 sec/veh **LOS E**	160 sec

APPENDIX A

SITE PLAN





PRELIMINARY

PRICING : BUDGETING

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS :
2019-06-13 DRAFT BLOCK
2019-08-01 REVISED LAYOUT
2019-08-07 REVISED LAYOUT
2019-08-07 REVISED LAYOUT

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2019-08-20

gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT :

DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

SITE PLAN APP #
WMD APP #
GEng PROJECT # 18-0033

TARA
BAYWOOD
SUBDIVISION

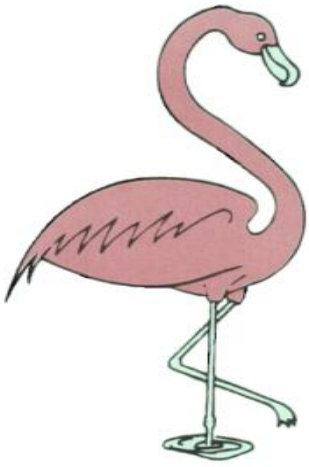
DRAFT
LAYOUT

DRAFT

FILE: 18-0033-C-BASE.DWG | LAST SAVED: 2019-08-20 01:43:19 PM | PLOT SCALE: 1:1 | | PLOTTED: 2019-08-20 04:27:45 PM | USER: cagmuer

APPENDIX B

TURNING MOVEMENT COUNTS



AM PEAK PERIOD

TABLE B1
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday AM Peak Period

Tuesday, September 18, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
6:30-6:45 AM	0	0	0	0	0	0	1	0	1
6:45-7:00 AM	0	0	0	0	0	0	1	0	1
7:00-7:15 AM	0	0	0	0	0	0	5	0	5
7:15-7:30 AM	0	0	0	0	0	1	2	0	3
7:30-7:45 AM	0	3	0	0	0	0	4	0	7
7:45-8:00 AM	0	1	0	0	0	0	7	0	8
8:00-8:15 AM	0	0	0	0	0	0	1	0	1
8:15-8:30 AM	0	0	0	0	0	0	1	0	1
TOTAL:	**0**	**4**	**0**	**0**	**0**	**1**	**22**	**0**	**27**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	0	4	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	0	4	0	0	1	0	1	0	37
07:00	0	34	0	0	0	0	0	0	0	4	0	0	0	0	1	0	39
07:15	0	33	0	0	0	0	0	0	0	5	0	0	0	0	1	0	39
Hr Total	0	124	0	0	0	0	0	0	0	17	0	0	1	0	6	0	148
07:30	0	30	0	0	0	0	0	0	0	6	0	0	0	0	2	0	38
07:45	0	22	0	0	0	0	0	0	2	11	0	0	0	0	5	0	40
08:00	0	21	0	0	0	0	0	0	0	12	0	0	0	0	1	0	34
08:15	0	24	0	0	1	0	0	0	0	7	0	0	0	0	1	0	33
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	0	9	0	145
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%	
Pk total	119				0				28				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	34				0				13				5				
PHF	.88				.0				.54				.45				

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NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	23	0	0	0	0	0	0	0	3	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	0	4	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	0	3	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	0	5	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	0	15	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	0	5	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	2	11	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	0	11	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	0	7	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138
TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%	
Pk total	112				0				26				9				
Highest	07:00				06:30				07:45				07:45				
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0	
Hi total	31				0				13				5				
PHF	.90				.0				.50				.45				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 09/18/18
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 77777777
Start Date: 09/18/18
File I.D. : 18153402

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/18/18																	
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00				
Volume	0	7	0	0	0	0	0	0	0	2	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	7				0				2				0				
Highest	07:00				06:30				07:00				06:30				
Volume	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	3				0				1				0				
PHF	.58				.0				.50				.0				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

AM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	145	434	46	88	978	114	86	147	77	126	177	25
US 441 AND MAIN ST	2	7:00	10	532	5	13	1151	32	35	6	33	9	17	18
US 441 AND NW 147TH DR	3	7:15	25	666	34	58	1059	60	102	13	47	38	2	50
US 441 AND I-75 NB RAMP	4	7:30	57	646	128	42	898	72	59	29	15	231	37	238
US 441 AND I-75 SB RAMP	5	7:00	29	556	272	0	1660	55	2	0	85	198	13	43
US 441 AND 167TH BLVD	6	7:15	7	556	96	55	1511	0	0	0	0	94	0	10
US 441 AND NW 173RD ST (CR 235A)	7	7:15	79	440	64	30	1365	31	40	24	113	94	19	32

AM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	155	464	49	94	1046	122	92	157	82	135	189	27
US 441 AND MAIN ST	2	7:00	11	569	5	14	1232	34	37	6	35	10	18	19
US 441 AND NW 147TH DR	3	7:15	27	713	36	62	1133	64	109	14	50	41	2	54
US 441 AND I-75 NB RAMP	4	7:30	61	691	137	45	961	77	63	31	16	247	40	255
US 441 AND I-75 SB RAMP	5	7:00	31	595	291	0	1776	59	2	0	91	212	14	46
US 441 AND 167TH BLVD	6	7:15	7	595	103	59	1617	0	0	0	0	101	0	11
US 441 AND NW 173RD ST (CR 235A)	7	7:15	85	471	68	32	1461	33	43	26	121	101	20	34

PM PEAK PERIOD

TABLE B2
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday PM Peak Period

Monday, September 17, 2018

	CR 241 (Main Street)				NW 172nd Avenue				
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	All
3:45-4:00 PM	0	1	0	0	0	0	2	0	3
4:00-4:15 PM	0	1	0	0	0	0	4	0	5
4:15-4:30 PM	0	3	1	0	0	0	1	0	5
4:30-4:45 PM	0	5	0	0	0	0	1	0	6
4:45-5:00 PM	0	3	0	0	0	0	0	0	3
5:00-5:15 PM	1	1	0	0	0	0	2	0	4
5:15-5:30 PM	0	2	0	0	0	1	3	0	6
5:30-5:45 PM	0	3	0	0	0	0	2	0	5
TOTAL:	**1**	**19**	**1**	**0**	**0**	**1**	**15**	**0**	**37**

BUCKHOLZ TRAFFIC

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33333333

DATE: 09/17/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/17/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33333333

DATE: 09/17/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/17/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

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DAY: MONDAY
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WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:45 Hrs

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NW 140TH STREET @ NW 174TH AVENUE
ALACHUA, COUNTY, FLORIDA

Site Code : 33333333
Start Date: 09/17/18
File I.D. : 18153401
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COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

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	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	59				1				142				1				
Highest	17:30				17:30				17:15				17:00				
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	19				1				38				1				
PHF	.78				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33333333

DATE: 09/17/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/17/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

AUTOMOBILES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	14	0	0	1	0	0	0	1	30	0	0	0	0	2	0	48
16:00	0	12	0	0	0	0	0	0	1	28	0	0	0	0	2	0	43
16:15	0	8	1	0	1	0	0	0	1	29	1	0	0	0	1	0	42
16:30	0	15	0	0	0	0	1	0	5	28	1	0	0	0	1	0	51
Hr Total	0	49	1	0	2	0	1	0	8	115	2	0	0	0	6	0	184
16:45	0	7	0	0	0	0	0	0	3	29	1	0	0	0	0	0	40
17:00	0	14	0	0	0	0	0	0	2	32	0	0	0	0	1	0	49
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	18	0	0	1	0	0	0	0	36	0	0	0	0	0	0	55
Hr Total	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	200
TOTAL	0	106	1	0	3	0	1	0	15	247	4	0	0	0	7	0	384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1	0	
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%	0%	
Pk total	57				1				141				1				
Highest	17:15				17:30				17:15				17:00				
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1	0	
Hi total	18				1				38				1				
PHF	.79				.25				.93				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33333333

DATE: 09/17/18 | NW 140TH STREET @ NW 174TH AVENUE | Start Date: 09/17/18

WEATHER: CLEAR & DRY | ALACHUA, COUNTY, FLORIDA | File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs | Page : 1

COMMERCIAL VEHICLES

	NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 09/17/18																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45				
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	
Pk total	2				0				1				0				
Highest	16:45				15:45				17:00				15:45				
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Hi total	1				0				1				0				
PHF	.50				.0				.25				.0				

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION - DISTRICT TWO

Signal Retiming - City of Alachua

Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

PM PLAN			RAW DATA											
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	178	1164	93	118	583	147	141	132	94	68	134	88
US 441 AND MAIN ST	2	16:45	49	1306	11	48	798	68	72	8	44	9	16	47
US 441 AND NW 147TH DR	3	16:45	131	1173	102	92	874	122	174	13	67	65	14	104
US 441 AND I-75 NB RAMP	4	17:00	45	1166	204	57	810	22	41	13	12	260	17	659
US 441 AND I-75 SB RAMP	5	17:00	45	1618	195	0	956	58	26	0	98	173	22	54
US 441 AND 167TH BLVD	6	17:00	3	1360	305	123	787	0	0	0	0	185	0	49
US 441 AND NW 173RD ST (CR 235A)	7	17:00	105	1392	116	35	711	49	83	26	107	93	20	48

PM PLAN			ADJUSTED BY AGGREGATED FACTOR											1.07
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	190	1245	100	126	624	157	151	141	101	73	143	94
US 441 AND MAIN ST	2	16:45	52	1397	12	51	854	73	77	9	47	10	17	50
US 441 AND NW 147TH DR	3	16:45	140	1255	109	98	935	131	186	14	72	70	15	111
US 441 AND I-75 NB RAMP	4	17:00	48	1248	218	61	867	24	44	14	13	278	18	705
US 441 AND I-75 SB RAMP	5	17:00	48	1731	209	0	1023	62	28	0	105	185	24	58
US 441 AND 167TH BLVD	6	17:00	3	1455	326	132	842	0	0	0	0	198	0	52
US 441 AND NW 173RD ST (CR 235A)	7	17:00	112	1489	124	37	761	52	89	28	114	100	21	51

APPENDIX C

FDOT TRAFFIC DATA

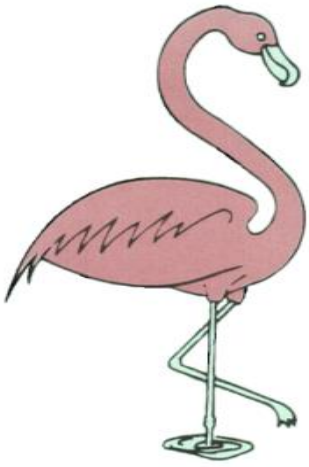
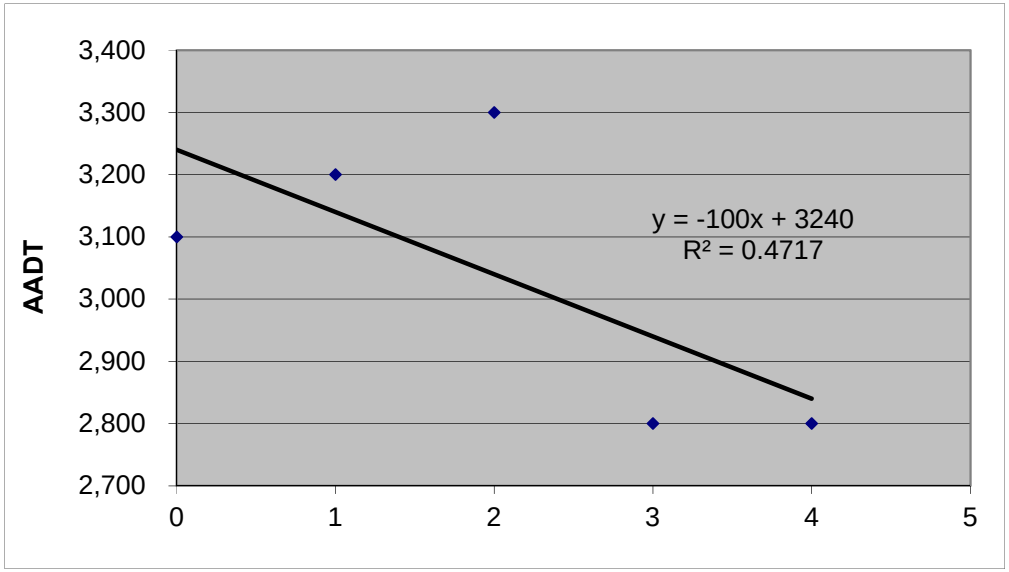


TABLE C1
LINEAR REGRESSION ANALYSIS

CR 241, North of SR 235

Year	X	Actual AADT (Y)	**Predicted AADT**
2014	0	3,100	**3,240**
2015	1	3,200	3,140
2016	2	3,300	3,040
2017	3	2,800	2,940
2018	4	2,800	2,840
2019	5		2,740
2020	6		2,640
2021	7		2,540
2022	8		2,440
2023	9		2,340
2024	10		2,240
2025	11		2,140
2026	12		**2,040**

i = - 3.8%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0240 - CR 241.1 MI. N. OF SR 235

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2018	2800 F		0		0	9.50	57.90	2.70
2017	2800 C	N	0	S	0	9.50	53.80	2.60
2016	3300 R		0		0	9.50	53.60	2.80
2015	3200 T		0		0	9.50	57.00	2.60
2014	3100 S					9.50	57.40	2.40
2013	3100 F		0		0	9.50	57.80	2.60
2012	3100 C	N	0	S	0	9.50	58.40	2.50

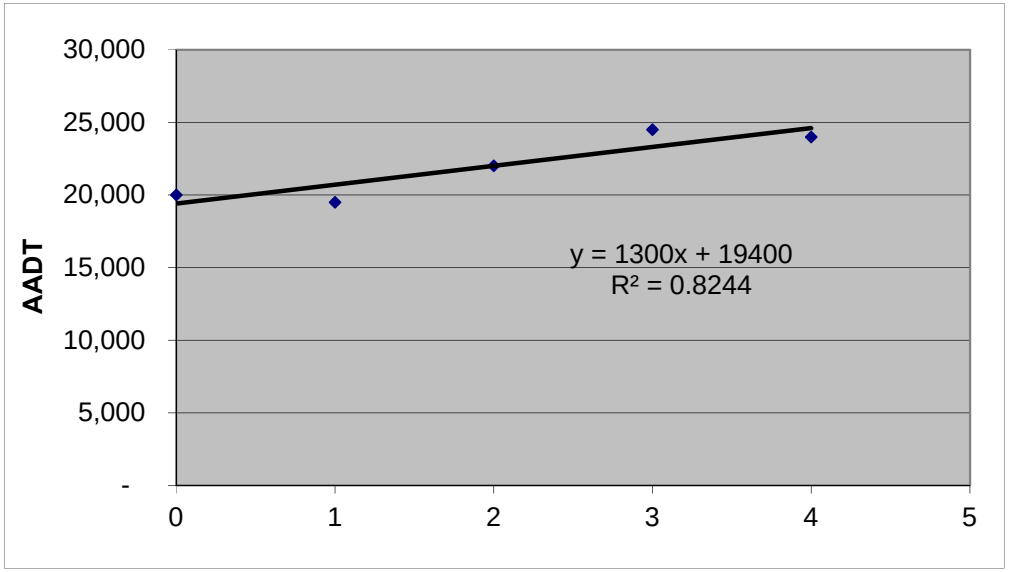
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441, Southeast of NW 147th Drive

Year	X	Actual AADT (Y)	**Predicted AADT**
2014	0	20,000	**19,400**
2015	1	19,500	20,700
2016	2	22,000	22,000
2017	3	24,500	23,300
2018	4	24,000	24,600
2019	5		25,900
2020	6		27,200
2021	7		28,500
2022	8		29,800
2023	9		31,100
2024	10		32,400
2025	11		33,700
2026	12		**35,000**

i = 5.0%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5106 - SR 20 .4 MI. NW OF SR 235

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	24000 C	N 12000	S 12000	9.50	57.90	4.90
2017	24500 C	N 12500	S 12000	9.50	53.80	4.60
2016	22000 C	N 11000	S 11000	9.50	53.60	4.90
2015	19500 C	N 9700	S 9800	9.50	57.00	5.20
2014	20000 C	N 10000	S 10000	9.50	57.40	5.40
2013	19800 C	N 9800	S 10000	9.50	57.80	5.00
2012	18900 C	N 9600	S 9300	9.50	58.40	4.90
2011	18600 C	N 9200	S 9400	9.50	58.80	5.50
2010	17600 C	N 8700	S 8900	10.13	59.87	5.10
2009	19600 C	N 9600	S 10000	10.04	57.81	6.20
2008	19400 C	N 9800	S 9600	10.17	57.73	7.30
2007	20000 C	N 10000	S 10000	10.22	58.44	5.70
2006	20500 C	N 10000	S 10500	9.98	59.05	6.70
2005	20000 C	N 10000	S 10000	10.10	58.20	19.60
2004	19900 C	N 10000	S 9900	10.20	62.30	9.10
2003	21000 C	N 10500	S 10500	10.20	59.50	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/24/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	19	17	14	8	58	12	9	10	10	41	99
0100	11	8	14	11	44	1	20	13	6	40	84
0200	5	6	10	12	33	5	4	5	11	25	58
0300	6	9	8	7	30	10	8	21	15	54	84
0400	14	11	6	30	61	18	22	39	33	112	173
0500	36	39	46	38	159	59	88	114	106	367	526
0600	82	97	130	139	448	187	206	252	278	923	1371
0700	172	195	180	183	730	311	310	346	269	1236	1966
0800	185	174	123	148	630	230	304	232	159	925	1555
0900	161	158	148	142	609	206	212	195	169	782	1391
1000	172	168	179	200	719	163	149	159	156	627	1346
1100	186	184	208	222	800	191	176	203	180	750	1550
1200	213	201	187	181	782	232	188	215	220	855	1637
1300	196	203	181	205	785	228	224	212	201	865	1650
1400	225	199	208	240	872	209	159	184	184	736	1608
1500	241	235	252	282	1010	219	217	237	206	879	1889
1600	261	314	285	300	1160	226	168	267	211	872	2032
1700	327	337	348	277	1289	241	215	220	174	850	2139
1800	282	202	177	166	827	174	156	147	123	600	1427
1900	171	147	119	116	553	130	102	100	92	424	977
2000	123	124	102	76	425	117	113	95	74	399	824
2100	66	68	59	48	241	74	75	57	61	267	508
2200	40	36	26	30	132	43	23	25	25	116	248
2300	21	17	20	18	76	23	15	10	6	54	130
24-HOUR TOTALS:					12473					12799	25272

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	743	645	1245	700	1966
P.M.	1645	1312	1630	934	1645	2199
DAILY	1645	1312	645	1245	1645	2199

GENERATED BY SPS 5.0.53P

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/25/2018
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	12	11	9	12	44	20	13	17	13	63	107
0100	8	7	13	8	36	12	19	7	7	45	81
0200	8	11	9	6	34	10	14	5	9	38	72
0300	11	13	12	5	41	7	9	18	11	45	86
0400	11	21	8	32	72	14	29	17	35	95	167
0500	38	45	54	48	185	59	96	114	123	392	577
0600	73	106	102	104	385	160	221	246	269	896	1281
0700	161	206	182	180	729	331	311	344	261	1247	1976
0800	185	185	151	119	640	265	258	245	187	955	1595
0900	137	167	133	169	606	169	171	190	141	671	1277
1000	151	151	152	178	632	158	141	147	176	622	1254
1100	150	240	207	247	844	205	193	216	220	834	1678
1200	220	202	221	246	889	231	215	252	210	908	1797
1300	197	190	205	186	778	223	194	210	182	809	1587
1400	203	237	195	226	861	187	189	190	197	763	1624
1500	225	233	257	290	1005	212	239	207	201	859	1864
1600	281	296	306	348	1231	204	190	196	213	803	2034
1700	332	322	282	271	1207	214	214	192	184	804	2011
1800	259	195	184	181	819	182	165	167	135	649	1468
1900	159	128	145	128	560	127	130	105	109	471	1031
2000	134	145	109	103	491	107	96	90	97	390	881
2100	92	75	63	42	272	73	91	63	61	288	560
2200	49	38	32	34	153	35	35	34	27	131	284
2300	20	30	27	15	92	29	21	18	10	78	170
24-HOUR TOTALS:					12606					12856	25462

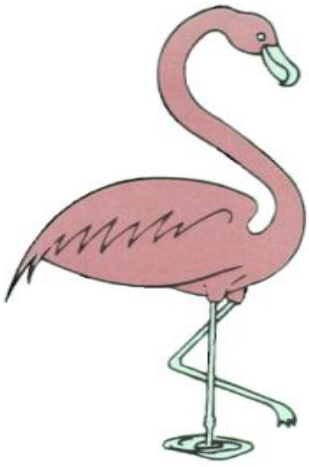
PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	753	645	1255	700	1976
P.M.	1630	1308	1200	908	1630	2145
DAILY	1630	1308	645	1255	1630	2145

GENERATED BY SPS 5.0.53P

APPENDIX D

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

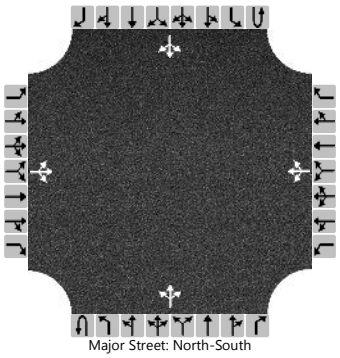
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		2	28	0		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			2				0		
Capacity, c (veh/h)			924				1052			1467				1598		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.9				8.4			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				8.4				0.5				0.0			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

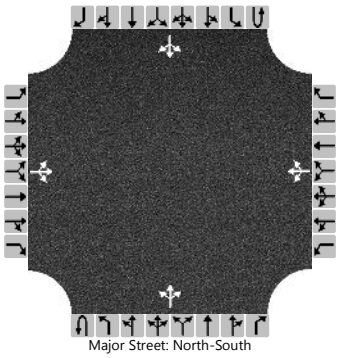
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		18	0	0		0	30	4		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				18			0				0		
Capacity, c (veh/h)			924				805			1467				1590		
v/c Ratio			0.00				0.02			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.1			0.0				0.0		
Control Delay (s/veh)			8.9				9.6			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				9.6				0.0				0.0			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

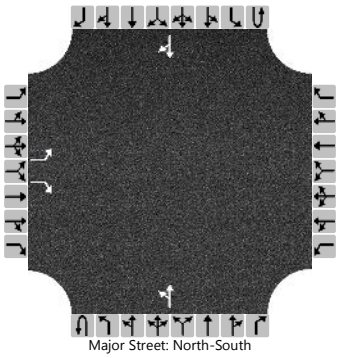
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		2		102						33	34				127	1
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		104						34						
Capacity, c (veh/h)		738		920						1455						
v/c Ratio		0.00		0.11						0.02						
95% Queue Length, Q_{95} (veh)		0.0		0.4						0.1						
Control Delay (s/veh)		9.9		9.4						7.5						
Level of Service (LOS)		A		A						A						
Approach Delay (s/veh)		9.4								3.8						
Approach LOS		A														

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PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

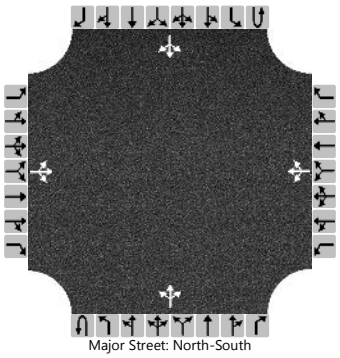
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		7	133	2		0	60	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			8				0		
Capacity, c (veh/h)			1004				905			1549				1446		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				9.0			7.3				7.5		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.6				9.0				0.4				0.0			
Approach LOS	A				A											

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HCS7 Two-Way Stop-Control Report

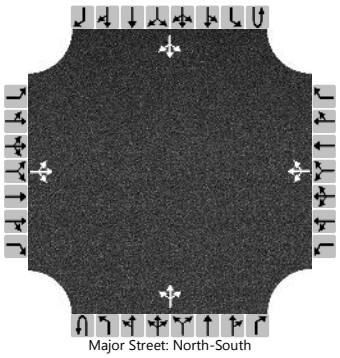
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		7	0	0		1	142	9		0	62	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				8			1				0		
Capacity, c (veh/h)			1001				726			1546				1424		
v/c Ratio			0.00				0.01			0.00				0.00		
95% Queue Length, Q_{95} (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				10.0			7.3				7.5		
Level of Service (LOS)			A				B			A				A		
Approach Delay (s/veh)	8.6				10.0				0.1				0.0			
Approach LOS	A				B											

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HCS7 Two-Way Stop-Control Report

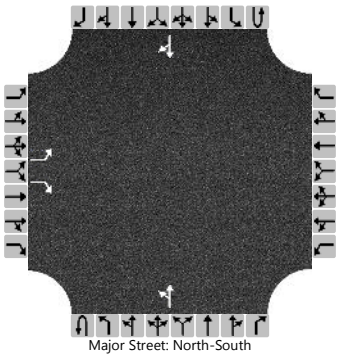
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		1		65						110	152				60	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

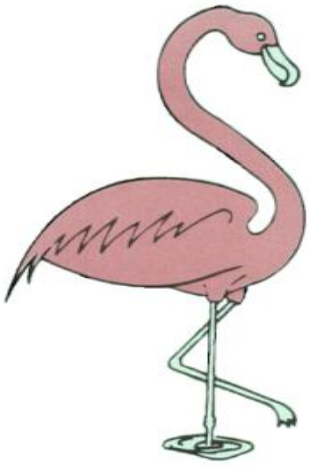
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		71						121						
Capacity, c (veh/h)		500		996						1533						
v/c Ratio		0.00		0.07						0.08						
95% Queue Length, Q_{95} (veh)		0.0		0.2						0.3						
Control Delay (s/veh)		12.2		8.9						7.5						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)		8.9								3.6						
Approach LOS		A														

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APPENDIX E

SIGNAL TIMINGS



EXISTING TIMINGS

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Phase [1.1.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Ped Clearance	0	28	0	31	0	19	0	31	0	0	0	0	0	0	0	0
Min Green	4	20	4	6	4	20	4	6	0	0	0	0	0	0	0	0
Passage	2	3.5	2	3	2	3.5	2	3	0	0	0	0	0	0	0	0
Max1	15	50	15	30	15	50	15	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	4.8	4.9	3.8	4	4.9	4.9	4	4	0	0	0	0	0	0	0	0
Red	2	2	2.6	3.1	2	2	2.1	3.1	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

City of Gainesville Timing Sheet 8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Backup Time	Red Revert	Console Timeout	Tone Disable	Feature Profile	Phase Mode	Diamond Mode	SDLC Retry Time	TS2 Det Faults	Cycle Fault Action	Max Cycle Time	Max Seek Track Time	Max Seek Dwell Time	Enable Run	Local Flash Start	Start Red Time	Disable Init Ped	Yellow 3 Second Disable	Omit Yellow Enable	Free Ring Sequence
	OFF	900	3	10	OFF		STD8	4PH		OFF	ALARM				ON	ON		OFF	OFF	OFF	1

Comm, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	Port	System-Up	Sys-Down	PC/Print	Aux 232
160			OFF					

Port Parameters [6.2]

Comm	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	OFF	ON	OFF

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2	1								2								R-T/OTH		5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4	3								4								R-T/OTH		4	1
Overlap 5																	NORMAL		3.5	1.5
Overlap 6	5								6								R-T/OTH		5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8	7								8								R-T/OTH		4	1

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds									
Overlap 1																									OFF	OFF
Overlap 2																									OFF	ON
Overlap 3																									OFF	OFF
Overlap 4																									OFF	ON
Overlap 5																									OFF	OFF
Overlap 6																									OFF	ON
Overlap 7																									OFF	OFF
Overlap 8																									OFF	ON

Detector, Vehicle Parameters 1-16 [5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	1	6	8	3	2	5	4	7	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	2	2	4	4	6	6	8	8	9	10	11	12	2	4	6	8								
Type	OLP	VEH	OLP	VEH	OLP	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Flash 1-2 Hertz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Alt Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [1.3.3]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2_V14	ON	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1		1									1	1			
2		1		1							1	1			
3	1								1	1					
4	1		1						1	1					
5				1											
6		1		1											
7			1												
8	1		1												
9															
10															
11															
12															
13		1													
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	Diag
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Present	ON	ON							ON								ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

City of Gainesville Timing Sheet 8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1	4	2	3	4	2	1
Dwell P2	8	6	8	7	5	6
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	ON
60	
61	ON
62	
63	
64	

27	ON
28	ON
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	
60	
61	
62	
63	
64	

Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1	4	2	4	4	2	2
Exit R2	8	6	8	8	6	6
Exit R3						
Exit R4						

Alarms, Parameters [1.4.1]
Auto Flash Parameter

Yellow	Red	Mode	Source
4	2	VOT_MON	TEST B

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases	2	6										
Overlaps												

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable	ON	ON	ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MIN	MIN	MIN	MIN	MIN	MIN
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1			4	8	6	2
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						

Dwell Over 12						
Ped Clear						
Yellow	4	4	4	4	4	4
Red	1	1	1	1	1	1
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX INH	FLOAT

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active	
FRC	TIMED	TIMED	NO_RECYCLE	ON	OFF	ON	OFF	OFF	0	+	OFF	ON

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	150	130	160	110	130	130	150									
Offset Time	20	93		10	58	58	35									
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Coordination, Splits [2.7.1]

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	84	22	22	22	84	22	22								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	72	18	22	18	72	22	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	67	19	56	22	63	26	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	50	19	23	18	50	24	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	45	19	48	18	45	18	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	69	19	20	18	73	19	20								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	59	18	55	22	55	24	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON

Coord-Ph		ON														

Split Table 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Advanced Scheduler [4.3]

	Month												Day of Week							Day of Month										1										2										3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1						1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4
5																																																		5
6																																																			6
7																																																			7
8																																																			8
9																																																			9
10																																																			10
11																																																			11
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16																																																			16
17																																																			17
18																																																			18

| | | |

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1											
2	2											
3	3											
4	4											
5	5											
6	6											
7	7											
8	8											
9	9											
10	10											
11	11											
12	12											
13	13											
14	14											
15	15											
16	16											
17	17											
18	18											
19	19											
20	20											
21	21											
22	22											
23	23											
24	24											
25	25											
26	26											
27	27											
28	28											
29	29											
30	30											
31	31											
32	32											
33	33											
34	34											
35	35											
36	36											
37	37											
38	38											
39	39											
40	40											
41	41											
42	42											
43	43											
44	44											
45	45											
46	46											
47	47											
48	48											
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52												
53												
54												
55												
56												
57												
58												
59												
60												
61												
62												
63												
64												
99												
100	255											

CONSULTANT (FUTURE) TIMINGS

Time of Day Plan

Designed By:	J.M.
Date:	4/19/2019
Checked By:	R. A. A
Date:	4/19/2019

Section:	26020000
Corridor:	US 441
From:	NW 140th St/SR 235
To:	NW 173rd St/CR 235A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:00	-	FREE
	AM	6:00	10:00	1	130
	MIDDAY	10:00	16:15	2	130
	PM	16:15	18:15	3	160
	NT	18:15	21:30	4	110
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	7:00	-	FREE
	NT	7:00	9:00	4	110
	WKN OffPk	9:00	12:30	6	130
	WKN	12:30	18:00	5	130
	NT	18:00	21:00	4	110
	FREE	21:00	0:00	-	FREE
Sunday	FREE	0:00	9:00	-	FREE
	NT	9:00	11:00	4	110
	WKN OffPk	11:00	17:30	6	130
	NT	17:30	21:00	4	110
	FREE	21:00	0:00	-	FREE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.	**Section**	26020000	**Mile Post**	18.481	**Node**	3
Date:	4/19/2019	**Sig ID**	160	**Controller**	Naztec 900 TS2	**System ID**	
Checked By:	R.A.A	**Maj. Street**	US 441	**Orientation**	N-S	**SOP**	10
Date:	4/19/2019	**Min. Street**	NW 147th Dr	**Orientation**	E-W		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Speed Limit (mph)	*45*	*45*	*25*	*30*	*45*	*45*	*30*	*25*	
Vehicle Traversed Width	*116*	*111*	*109*	*130*	*104*	*109*	*115*	*128*	
Approach Grades	*0.3%*	*-0.9%*	*-7.2%*	*-4.4%*	*-0.9%*	*0.3%*	*-4.4%*	*-7.2%*	
Ped-X (curb to curb)		*95*		*106*		*64*		*106*	
Crossing Time		*28*		*31*		*19*		*31*	
Ped-X (button to curb)		*6*		*12*		*13*		*13*	
Ped-X (button to far curb)		101		118		77		119	
Crossing Time (to far curb)		*34*		*40*		*26*		*40*	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	*SBL*	*NB*	*WBL*	*EB*	*NBL*	*SB*	*EBL*	*WB*	
Turn Type	*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		*Prot/Perm*		
Min Green	*4*	*20*	*4*	*6*	*4*	*20*	*4*	*6*	
Ext	*2.0*	*3.5*	*2.0*	*3.0*	*2.0*	*3.5*	*2.0*	*3.0*	
Yellow Change Interval	*4.8*	*4.9*	*3.8*	*4.0*	*4.9*	*4.8*	*4.0*	*3.8*	
Red Clearance Interval	*2.0*	*2.0*	*2.6*	*2.5*	*2.0*	*2.0*	*2.1*	*3.1*	
Max I	*15*	*50*	*15*	*30*	*15*	*50*	*15*	*30*	
Max II									
Walk		*7*		*7*		*7*		*7*	
Flashing Don't Walk		*28*		*31*		*19*		*31*	
Min Splits	*11.0*	*42.0*	*11.0*	*45.0*	*11.0*	*33.0*	*11.0*	*45.0*	
Detector Memory		*ON*				*ON*			
Det. Cross Switch.	*ON*		*ON*		*ON*		*ON*		
Recall		*Min*				*Min*			
CNA									
Coord Phase		*YES*							

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	***1***		*18*	*75*	*19*	*18*	*18*	*75*	*19*	*18*	*130*	*37*	*1*
MIDDAY	***2***		*18*	*74*	*18*	*20*	*18*	*74*	*20*	*18*	*130*	*93*	*1*
PM	***3***		*18*	*71*	*19*	*52*	*22*	*67*	*26*	*45*	*160*	*1*	*1*
PM Alt	***7***		*18*	*63*	*18*	*51*	*22*	*59*	*24*	*45*	*150*	*35*	*1*
NT	***4***		*18*	*55*	*19*	*18*	*18*	*55*	*19*	*18*	*110*	*10*	*1*
WKN	***5***		*18*	*49*	*19*	*44*	*18*	*49*	*18*	*45*	*130*	*99*	*1*
WKN OffPk	***6***		*22*	*69*	*19*	*20*	*18*	*73*	*19*	*20*	*130*	*99*	*1*

Notes

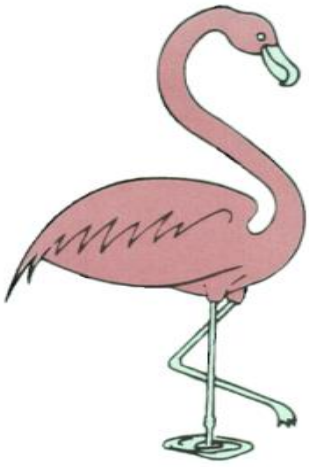
1. Offset referenced to end of first through movement 2 & 6
2. Program float force-offs
3. Program Max Inhibit during coordination

All Patterns

Ring-1	1	2	3	4
Ring-2	5	6	7	8

APPENDIX F

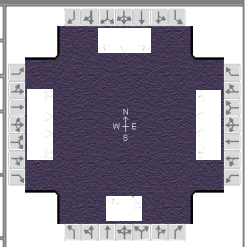
SIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

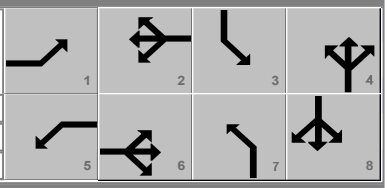
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_AM_US441_NW147.xus		
Project Description	2019 AM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	49	1048	66	34	675	59	93	10	65	38	8	48

Signal Information													
Cycle, s	150.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On										
Force Mode	Fixed	Simult. Gap N/S	Off										
				Green	3.2	0.5	101.9	4.6	5.9	7.0			
				Yellow	4.8	0.0	4.9	4.0	0.0	4.0			
				Red	2.0	0.0	2.0	2.1	0.0	3.1			



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.5	109.3	10.0	108.8	16.6	20.0	10.7	14.1
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	3.5		3.0		10.3	9.7	5.5	6.9
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.1	0.2	0.0	0.1
Phase Call Probability	0.90		0.80		0.99	1.00	0.83	1.00
Max Out Probability	0.00		0.00		0.04	0.00	0.00	0.00

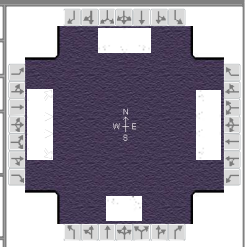
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	55	1178	66	38	758	60	104	84		43	9	48
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1579		1739	1707	1447
Queue Service Time (g_s), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Cycle Queue Clearance Time (g_c), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Green Ratio (*g/C*)	0.70	0.68	0.68	0.70	0.68	0.68	0.12	0.09		0.08	0.05	0.05
Capacity (*c*), veh/h	522	2354	1031	383	2323	966	226	136		128	80	68
Volume-to-Capacity Ratio (*X*)	0.106	0.500	0.064	0.100	0.326	0.062	0.462	0.619		0.332	0.112	0.712
Back of Queue (*Q*), ft/ln (95 th percentile)	24.4	95.5	33.6	15.8	61.2	32.3	173.2	154.6		73.7	17.2	103.4
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	3.6	1.3	0.6	2.3	1.2	6.8	5.9		2.8	0.6	3.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	0.00	0.13	0.08	0.00	0.00	0.00	1.03		0.33	0.00	0.26
Uniform Delay (d_1), s/veh	6.9	2.5	7.9	7.2	2.5	8.1	61.1	66.2		65.5	68.5	70.5
Incremental Delay (d_2), s/veh	0.0	0.8	0.1	0.0	0.4	0.1	0.5	4.5		0.6	0.6	12.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	6.9	3.3	8.0	7.3	2.9	8.2	61.6	70.7		66.1	69.1	83.4
Level of Service (LOS)	A	A	A	A	A	A	E	E		E	E	F
Approach Delay, s/veh / LOS	3.7	A		3.4	A		65.7	E		74.7	E	
Intersection Delay, s/veh / LOS	11.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

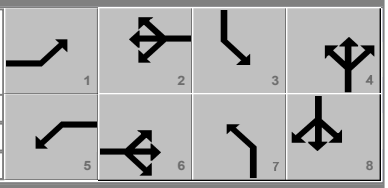
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.5	1.9	73.8	11.8	0.2	11.4	
Yellow	4.9	0.0	4.9	3.8	0.0	4.0	
Red	2.0	0.0	2.0	2.6	0.0	3.1	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	82.6	10.4	80.7	18.5	18.8	18.2	18.5
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.6		3.8		12.6	12.9	11.9	13.4
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	1.00

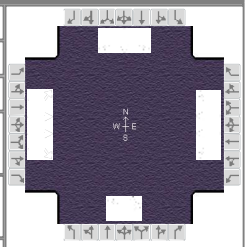
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Cycle Queue Clearance Time (g_c), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Green Ratio (*g/C*)	0.61	0.58	0.58	0.59	0.57	0.57	0.18	0.09		0.18	0.09	0.09
Capacity (*c*), veh/h	317	2007	879	151	1940	807	328	143		214	150	127
Volume-to-Capacity Ratio (*X*)	0.351	0.901	0.116	0.394	0.599	0.142	0.490	0.938		0.689	0.172	1.158
Back of Queue (*Q*), ft/ln (95 th percentile)	61.3	463.6	63.7	37.8	237.6	79.9	212.2	282.1		214.1	40.3	394.2
Back of Queue (*Q*), veh/ln (95 th percentile)	2.3	17.7	2.4	1.5	9.0	2.9	8.3	10.8		8.2	1.5	14.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.20	0.00	0.25	0.19	0.00	0.00	0.00	1.88		0.95	0.00	0.99
Uniform Delay (d_1), s/veh	12.6	11.8	12.2	23.9	9.2	13.2	47.6	58.8		48.4	54.9	59.3
Incremental Delay (d_2), s/veh	0.2	7.0	0.3	0.6	1.4	0.4	0.4	56.8		6.6	0.5	128.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	12.8	18.8	12.4	24.5	10.6	13.6	48.0	115.6		55.0	55.5	187.8
Level of Service (LOS)	B	B	B	C	B	B	D	F		D	E	F
Approach Delay, s/veh / LOS	18.1	B		11.5	B		78.7	E		116.0	F	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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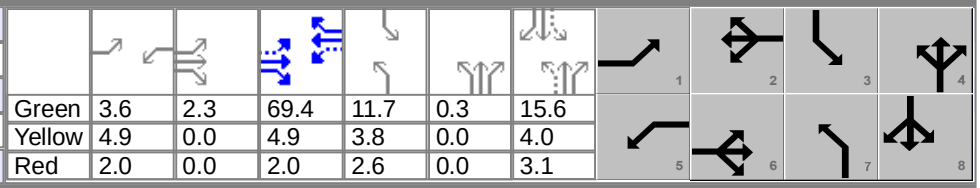
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	3.6	2.3	69.4	11.7	0.3	15.6			
Yellow	4.9	0.0	4.9	3.8	0.0	4.0			
Red	2.0	0.0	2.0	2.6	0.0	3.1			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.7	78.5	10.5	76.3	18.3	22.9	18.1	22.7
Change Period, ($Y+R_c$), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g_s), s	5.9		3.9		12.2	12.5	11.5	15.0
Green Extension Time (g_e), s	0.2	0.0	0.1	0.0	0.3	0.5	0.2	0.6
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Cycle Queue Clearance Time (g_c), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Green Ratio (*g/C*)	0.58	0.55	0.55	0.56	0.53	0.53	0.22	0.12		0.21	0.12	0.12
Capacity (*c*), veh/h	293	1900	832	124	1825	759	370	194		243	205	173
Volume-to-Capacity Ratio (*X*)	0.379	0.951	0.123	0.480	0.637	0.151	0.434	0.691		0.606	0.126	0.849
Back of Queue (*Q*), ft/ln (95 th percentile)	67.8	643.6	69.7	43.8	281.3	87.8	205	205.4		195.7	38.5	248.7
Back of Queue (*Q*), veh/ln (95 th percentile)	2.5	24.6	2.6	1.8	10.7	3.1	8.0	7.9		7.5	1.4	9.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.28	0.22	0.00	0.00	0.00	1.37		0.87	0.00	0.62
Uniform Delay (d_1), s/veh	15.1	15.7	14.1	29.9	12.1	15.4	44.0	54.7		45.0	51.1	56.1
Incremental Delay (d_2), s/veh	0.3	12.0	0.3	1.1	1.7	0.4	0.3	4.4		0.9	0.3	10.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	15.4	27.7	14.4	31.0	13.8	15.8	44.3	59.1		45.9	51.4	66.9
Level of Service (LOS)	B	C	B	C	B	B	D	E		D	D	E
Approach Delay, s/veh / LOS	26.3	C		14.8	B		51.0	D		56.0	E	
Intersection Delay, s/veh / LOS	26.7						C					

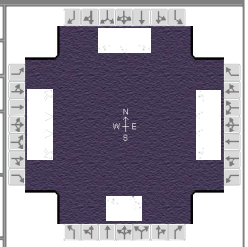
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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PM PEAK HOUR

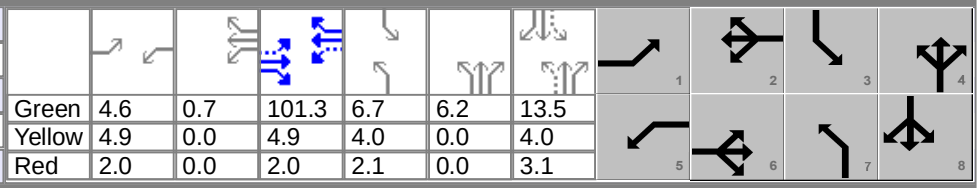
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2019 Existing Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	Ex_2019_PM_US441_NW147.xus		
Project Description	2019 PM Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	78	711	127	98	1279	77	172	23	64	58	18	115

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off



Green	4.6	0.7	101.3	6.7	6.2	13.5						
Yellow	4.9	0.0	4.9	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.1	0.0	3.1						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	108.2	12.2	108.9	19.0	26.8	12.8	20.6
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	4.6		5.3		14.6	10.3	7.1	13.0
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.3	0.1	0.4
Phase Call Probability	0.98		0.99		1.00	1.00	0.94	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

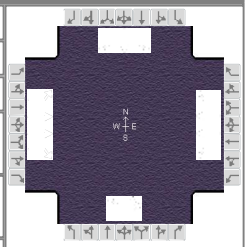
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	84	765	123	105	1375	74	185	94		62	19	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1678		1781	1900	1585
Queue Service Time (g_s), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Cycle Queue Clearance Time (g_c), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Green Ratio (*g/C*)	0.66	0.63	0.63	0.67	0.64	0.64	0.17	0.12		0.13	0.08	0.08
Capacity (*c*), veh/h	296	2219	1004	520	2234	1002	289	206		196	160	133
Volume-to-Capacity Ratio (*X*)	0.283	0.344	0.122	0.203	0.616	0.074	0.639	0.453		0.318	0.121	0.831
Back of Queue (*Q*), ft/ln (95 th percentile)	46.3	111.6	80.4	57.3	211.5	46.9	57.6	164.9		107	34	218.7
Back of Queue (*Q*), veh/ln (95 th percentile)	1.8	4.3	3.2	2.3	8.2	1.8	2.3	6.6		4.2	1.4	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.15	0.00	0.32	0.29	0.00	0.00	0.00	1.10		0.48	0.00	0.55
Uniform Delay (d_1), s/veh	11.3	5.2	11.7	9.6	5.8	11.0	61.5	65.2		63.4	67.8	72.2
Incremental Delay (d_2), s/veh	0.2	0.4	0.2	0.1	1.3	0.1	3.6	1.6		0.3	0.3	12.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	11.5	5.6	11.9	9.7	7.1	11.2	65.2	66.7		63.7	68.1	84.5
Level of Service (LOS)	B	A	B	A	A	B	E	E		E	E	F
Approach Delay, s/veh / LOS	6.9	A		7.5	A		65.7	E		76.1	E	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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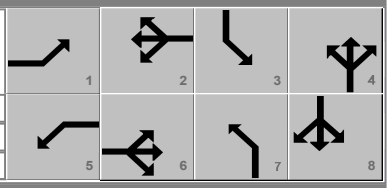
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.93
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information													
Cycle, s	160.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On										
Force Mode	Fixed	Simult. Gap N/S	Off										
				Green	9.9	0.3	71.8	12.3	1.2	24.3			
				Yellow	4.8	4.9	4.9	4.0	3.8	4.0			
				Red	2.0	2.0	2.0	2.1	2.6	3.1			



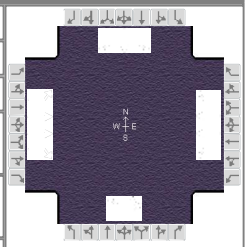
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	23.9	85.9	16.7	78.7	26.0	39.0	18.4	31.4
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	16.8		9.7		21.6	15.6	12.3	23.5
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	0.5	0.0	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (g_s), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Cycle Queue Clearance Time (g_c), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Green Ratio (*g/C*)	0.57	0.49	0.49	0.51	0.45	0.45	0.29	0.20		0.23	0.15	0.15
Capacity (*c*), veh/h	236	1730	782	289	1573	706	444	339		307	289	241
Volume-to-Capacity Ratio (*X*)	0.908	0.678	0.241	0.559	1.341	0.256	0.639	0.482		0.449	0.145	0.902
Back of Queue (*Q*), ft/ln (95 th percentile)	376.3	442.8	192	148.2	2280.1	202.2	37.9	250.9		209.8	68	382
Back of Queue (*Q*), veh/ln (95 th percentile)	14.9	17.2	7.6	5.9	88.4	7.9	1.5	10.0		8.3	2.7	15.0
Queue Storage Ratio (*RQ*) (95 th percentile)	1.25	0.00	0.77	0.74	0.00	0.00	0.00	1.67		0.93	0.00	0.95
Uniform Delay (d_1), s/veh	54.4	19.5	23.3	24.7	32.1	27.5	48.9	56.7		51.8	58.8	66.7
Incremental Delay (d_2), s/veh	19.6	2.2	0.7	0.6	158.0	0.9	2.4	1.1		0.4	0.2	16.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	74.0	21.7	24.0	25.3	190.1	28.3	51.3	57.8		52.2	59.1	83.5
Level of Service (LOS)	E	C	C	C	F	C	D	E		D	E	F
Approach Delay, s/veh / LOS	29.1	C		167.4	F		53.7	D		70.1	E	
Intersection Delay, s/veh / LOS	104.3						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
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Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1> 16:45
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_PM_US441_NW147.xus		
Project Description	2028 PM BUILD Peak Hour Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information													
Cycle, s	160.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On										
Force Mode	Fixed	Simult. Gap N/S	Off										
Green	9.2	1.0		79.6	11.6	0.5	23.9						
Yellow	4.8	4.9		4.9	3.8	0.0	4.0						
Red	2.0	2.0		2.0	2.6	0.0	3.1						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	24.0	94.4	16.0	86.5	18.0	31.0	18.5	31.5
Change Period, ($Y+R_c$), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (*MAH*), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g_s), s	16.8		9.0		13.6	16.5	12.4	23.5
Green Extension Time (g_e), s	0.3	0.0	0.2	0.0	0.0	0.6	0.1	0.9
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (g_s), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Cycle Queue Clearance Time (g_c), s	14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5
Green Ratio (*g/C*)	0.62	0.55	0.55	0.56	0.50	0.50	0.22	0.15		0.23	0.15	0.15
Capacity (*c*), veh/h	237	1917	867	327	1743	782	340	254		256	290	242
Volume-to-Capacity Ratio (*X*)	0.904	0.612	0.217	0.493	1.210	0.231	0.836	0.643		0.538	0.144	0.897
Back of Queue (*Q*), ft/ln (95 th percentile)	345.9	329.1	168.1	131.8	1851.9	183.4	294.5	267.1		210.7	67.9	369.8
Back of Queue (*Q*), veh/ln (95 th percentile)	13.7	12.8	6.6	5.2	71.8	7.2	11.6	10.7		8.3	2.7	14.6
Queue Storage Ratio (*RQ*) (95 th percentile)	1.15	0.00	0.67	0.66	0.00	0.00	0.00	1.78		0.94	0.00	0.92
Uniform Delay (d_1), s/veh	56.0	13.4	18.6	19.3	27.0	22.8	60.9	64.0		52.5	58.7	66.5
Incremental Delay (d_2), s/veh	5.1	1.5	0.6	0.4	100.3	0.7	15.6	2.7		0.7	0.2	11.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	61.1	14.8	19.2	19.8	127.2	23.5	76.5	66.7		53.2	58.9	77.8
Level of Service (LOS)	E	B	B	B	F	C	E	E		D	E	E
Approach Delay, s/veh / LOS	21.6	C		112.5	F		72.9	E		67.3	E	
Intersection Delay, s/veh / LOS	75.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Creative Environmental Solutions, Inc.
Geologists ▸ Engineers ▸ Environmental Scientists
700 DeSoto Avenue ● Brooksville, FL ● 34601

July 18, 2021

Christopher Potts, P.E.
Director of Engineering
JB Pro
3530 NW 43rd Street
Gainesville, FL 32606

RE: 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site, Alachua County Environmental Resources Assessment

Dear Christopher:

This letter report and attachments are Creative Environmental Solutions, Inc. (CES) Environmental Resources Assessment of the 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood site. The study site is in Alachua County, Florida in Sections 3 and 10, Township 8 South, Range 18 East.

The following are attachments to this report:

Figure 1: Vicinity Aerial
Figure 2: Quad Map
Figure 3: Habitat Map
Figure 4: Listed Species Map
Figure 5: Soil Map
Figures 6 and 6B: Historical Aerials
Figure 7: Wetland Delineation Map
Figure 8: Flood Map
Figure 9: Topo Map
Figure 10: Parcels Map
Figure 11: Site Photos
Figure 12: FNAI Report
Table 1: Probability of Occurrence of Listed Wildlife Species
Alachua County Environmental Resources Assessment Checklist
Literature Reviewed

CES completed the assessment of the referenced site in accordance with Alachua County Environmental Resources Assessment Checklist requirements, a copy of which is attached. Our study identified and mapped habitat communities, and the use and/or likely presence of fauna or flora species listed as endangered, threatened, or species of special concern by either federal or state agencies. The listed species study was preliminary and an overview, and was not a complete study for any one listed fauna or flora species. The report provides confirmation of the presence of listed fauna or flora species encountered and/or the likelihood of fauna and flora species occurring on the site at the time of the inspection(s), based on known habitat preferences and geographical distribution.

Tel: 352.796.3374 ● Fax: 352.796.2449
info@creativeenvironmental.com

The site inspections were conducted on May 5, 2021, June 11, 2021 and July 12, 2021.

The following outlines the checklist and provides discussion on each issue:

HABITAT CHARACTERIZATION

Site Overview

The site abuts silvercultural property to the west, rural residential to the north, NW 140th Street (CR 241) and residential developments to the east, and US 441 and commercial developments to the south. Based on Figures 6 and 6B and the site inspections, the site has been historically used for silvercultural and agricultural uses for many years (80 year at least). A habitable house and two old barns exist on the site. Most of the site was in planted pines before timbering took place between 2014 and 2019.

Land Covers

Eight (8) land covers were identified within the study site in accordance with the Florida Land Cover Classification System (FLCCS), (Sept. 2018). These land covers are delineated on Figure 3.

These land covers were:

CLC Class[1]	Habitat Type	Ac.
1110	Upland Hardwood Forest	32.0
1400	Mixed Hardwood-Pine	21.0
1831	Rural Open	14.0
1832	Rural Structure (Driveway, House, Barn)	12.0
1870	Extractive (Clay Pit)	3.8
2123	Floodplain Marsh	0.2
183312	Former Hay Field (Old-field Successive)	70.0
183332	Coniferous Plantations (Clear-cut)	225.0
	Total	378.0

Surface Waters (ponds, lakes, streams, springs, etc.)

No surface waters exist on the site, although a small (0.2± acre) floodplain marsh (see Photo 6) encroaches the site along its west boundary. This marsh is further discussed in the Wetlands portion of the report below.

Wetlands

2123: Floodplain Marsh

A small portion (0.2± acre) of a floodplain marsh (see Photo 6) encroaches the site along its west boundary. This area was disturbed from recent logging activities. This area is a portion of a larger marsh system created by tail-waters from a nearby creek (Mill Creek) west of the site.

Dominant vegetation in the onsite and offsite portions of this area consisted of Bahiagrass (*Paspalum notatum*) stressed from recent water inundation, buttonweed *(Diodia virginiana*), flatsedge (*Cyperus haspan*), smartweed (*Polygonum punctatum*), maidencane (*Panicum hemitomon*), dog fennel (*Eupatorium spp.*) and soft-rush (*Juncus effusus*). CES flagged the wetland lines on the project site per Chapter 62-340, Florida Administrative Code. Onsite and adjacent wetland delineations are shown on Figure 7.

Uplands

1110: Upland Hardwood Forest

Dominant trees in this area consisted of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sweet gum (*Liquidambar styraciflua*), black cherry(*Prunus serotina*), water oak (*Quercus nigra*), and

magnolia (*Magnolia grandifolia*). Green briar (*Smilax spp*.), grapevine (*Vitis spp.*), and beautybush (*Callicarpa americana*), Carolina cherry laurel (*Prunus caroliniana*), and hog plum (*Prunus umbellata*) were dominant ground and shrub cover species.

1400: Mixed Hardwood-Pine
Dominant trees in this area consisted of loblolly pine (*Pinus taeda*), laurel oak, live oak, sweet gum, black cherry, water oak and magnolia. Green briar, grapevine, and beautybush were dominant ground and shrub cover species.

1831: Rural Open
This area was disturbed from past land uses. The vegetation was dense ground cover mainly consisting of Bahiagrass, blackberry, grapevine, hairy indigo (*Indigofera hirsuta*), showy rattlebox (*Crotalaria spectabilis*), ragweed (*Ambrosia artemisiifolia*), beggarticks (*Bidens alba*) and broomsedge (*Andropogon spp.*).

1832: Rural Structure (Driveway, House, Barn)
A house and an old barn are in this area. Vegetation in the open areas mainly consisted of laurel oak, live oak and Bahiagrass. A potable well and septic system are within this area.

1870: Extractive (Clay Pit)
A 3.8± acre apparent clay pit was observed in the southeast portion of the site. Based on Figures 6 and 6B, the pit was excavated in 2007 for construction material for adjacent residential and commercial (Lowes) developments.

434: Upland Hardwood-Pine Mixed
Dominant trees in this area consisted of sweet gum, laurel oak, water oak, live oak, loblolly pine and magnolia (*Magnolia grandifolia*). Saw palmetto (*Serenoa repens*), green briar (*Smilax spp*.), grapevine, and beautybush (*Callicarpa americana*) were dominant ground and shrub cover species.

183312: Former Hay Field (Old-field Successive)
Two former apparent hay field areas were noted on the site. It appeared, based on Figures 6 and 6B and the site inspections, these areas have been out of use since approximately 2018. Dominant vegetation in this area consisted of Bahiagrass, Bernudagrass, dog fennel, blackberry, and beggertick.

183332: Coniferous Plantations (Clear-cut)
This land cover made up the major portion of the site. Based on Figures 6 and 6B and the site inspections, clear-cutting of this land cover type occurred between 2014 and 2019. This area is very disturbed with a dense dominant vegetative cover of catbriar, dog fennel, grapevine, and groundsel tree (*Baccharis halimifolia*) as well as sweet gum, laurel oak, blackcherry, Chinese tallow (*Sapium sebiferum*), and Chinaberry (*Melia azedarach*) saplings.

Non-native Invasive Species
Our inspection included identifying and estimating percent coverage non-native invasive plants species listed by the Florida Exotic Pest Plant Council (FLEPPC). A copy of the list can be found at:

http://www.fleppc.org/list/list.htm

The following defines Categories I and II per FLEPPC:

CATEGORY I
Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives.

CATEGORY II
Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species.

The following is a list of non-native plants observed on the site and FLEPPC Category designation:

Non-native Invasive Plants Observed on the Site			
Common Name	**Latin Name**	**Listed**	**Comment**
Chinaberry	*Melia azedarach*	II	Found scattered within clear-cut area. Estimated Coverage: <2%)
Air-potato	*Dioscorea bulbifera*	I	Found scattered throughout the site. Estimated Coverage: <3%)
Silktree	*Albizia julibrissin*	I	Found scattered throughout the site. Estimated Coverage: <1%)
Chinese tallow	*Sapium sebiferum*	I	Found scattered within clear-cut area. Estimated Coverage: <1%)
*Listed by the FLEPPC I = Category I, II Category II, NL = Not Listed			

Surface Water or Wetland Buffers
Surface water and wetland buffers will be established in accordance with county and state regulations.

Floodplains (100-year)
According to a Alachua County Department of Growth Management Wetlands and Floodplains map (Figure 8), floodplain exist along the western boundary of the site and in the souther portion of the site.

Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
The site is not within or near a Special Area Study Resource Protection Area.

Strategic Ecosystems (within or adjacent to mapped areas)
The site is not within or adjacent to a Strategic Ecosystem.

Significant Habitat (biologically diverse natural areas)
The site is not within or adjacent to Significant Habitat (biologically diverse natural areas).

Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)

No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey of potential onsite GT habitats, we estimate 6.8 (7) GTs inhabit the site. Figure 4 summarizes the gopher tortoise survey on the site. A copy of a FNAI report is attached. A table listing the estimated probability of occurrence with comments of the listed fauna species is attached as Table 1.

Recreation/Conservation/Preservation Lands
The site is not within or adjacent to Recreation/Conservation/Preservation Lands.

Significant Geological Features (caves, springs, sinkholes, etc.)
No Significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site. A sinkhole was observed adjacent to the southwest corner of the site. Figure 3 shows the location of the sinkhole.

High Aquifer Recharge Areas
According to a Alachua County Aquifer Recharge Area map, the site is within a "Perforated" zone. No surface features indicating a direct connection to the Floridan aquifer were observed on the site during the inspections.

Wellfield Protection Areas
The site is not within a Wellfield Protection Area.

Wells
A residential or private well exists on the site adjacent to the house. A septic system also exists in this area.

Soils
The following table summarizes onsite soil series, acreage and percentage of each soils series on the site, and their descriptions:

Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fs, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

A soil map is attached as Figure 5.

Mineral Resource Areas
According to Alachua County Comprehensive Plan, the site is not within a mineral resource area.

Topography/Steep Slopes
According to a Alachua County Department of Growth Management topographical map (Figure 9) at 2 foot intervals, elevations on the site range from approximately 162 feet in the northeastern portion of the site to 45 feet in the southwestern portion of the site. Based on Figure 9, the general flow of surface waters on the site would be to the west and southwest towards Mill Creek.

Historical and Paleontological Resources
No cultural sites or other historical/archaeological resources are recorded on or immediately adjacent to this property. No evidence was observed of human burials, middens, old building sites or other evidence that historical or archaeological sites exist on the site.

Hazardous Materials Storage Facilities and Contamination (soil, surface water, ground water)
No evidence was observed of hazardous material storage or facilities exist or existed on the site. Based on historical aerial review, no red-flag warnings of the site being used for hazardous material storage, production, or use was discerned. Copies of historical aerials is attached as Figures 6 and 6B. No evidence of contaminated soils, surface water, or groundwater was observed during the site inspection.

We appreciate the opportunity to provide our services. If you have any questions, please contact me.

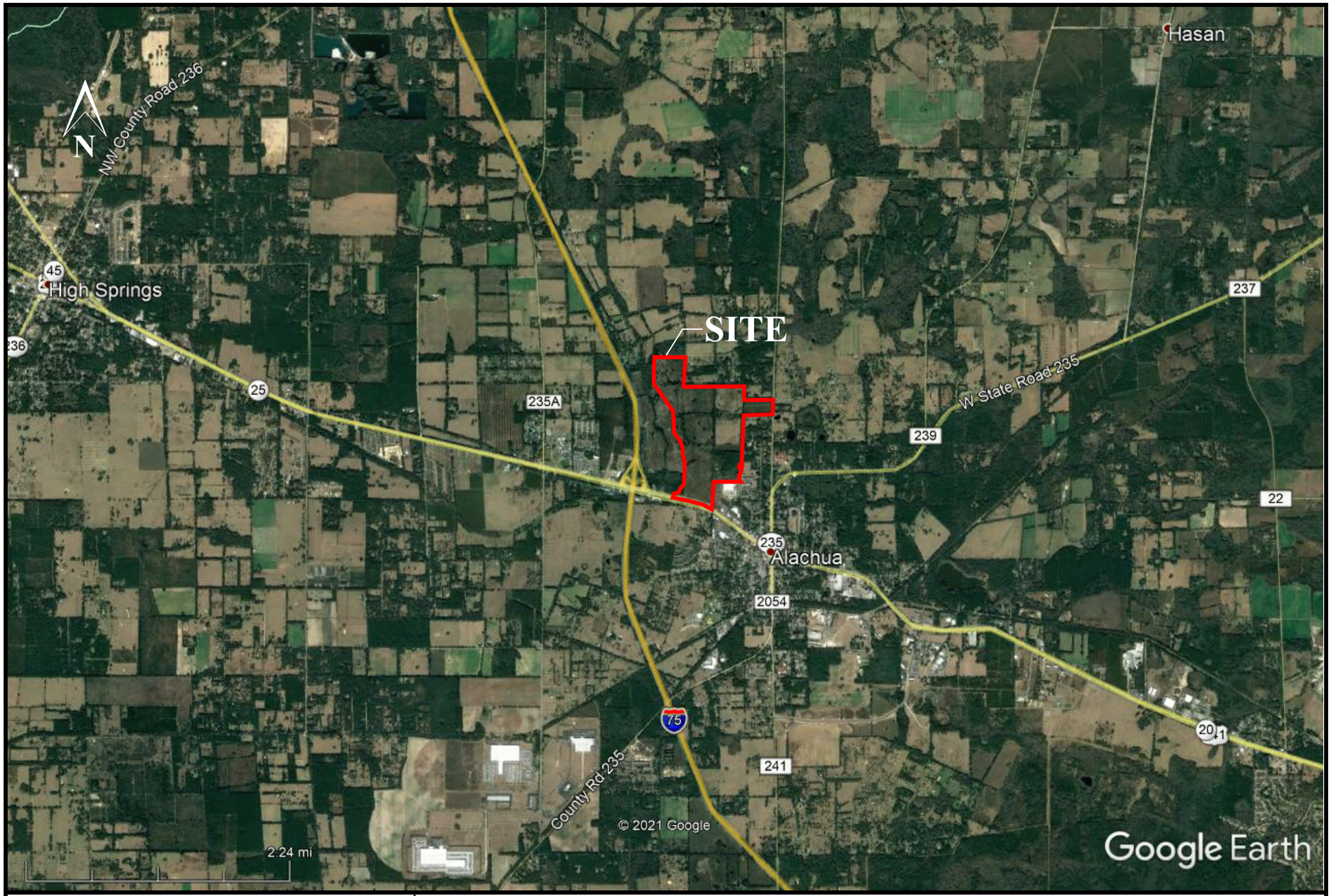
Sincerely,



George Foster
President

Tel: 352.796.3374 ● Fax: 352.796.2449
info@creativeenvironmental.com

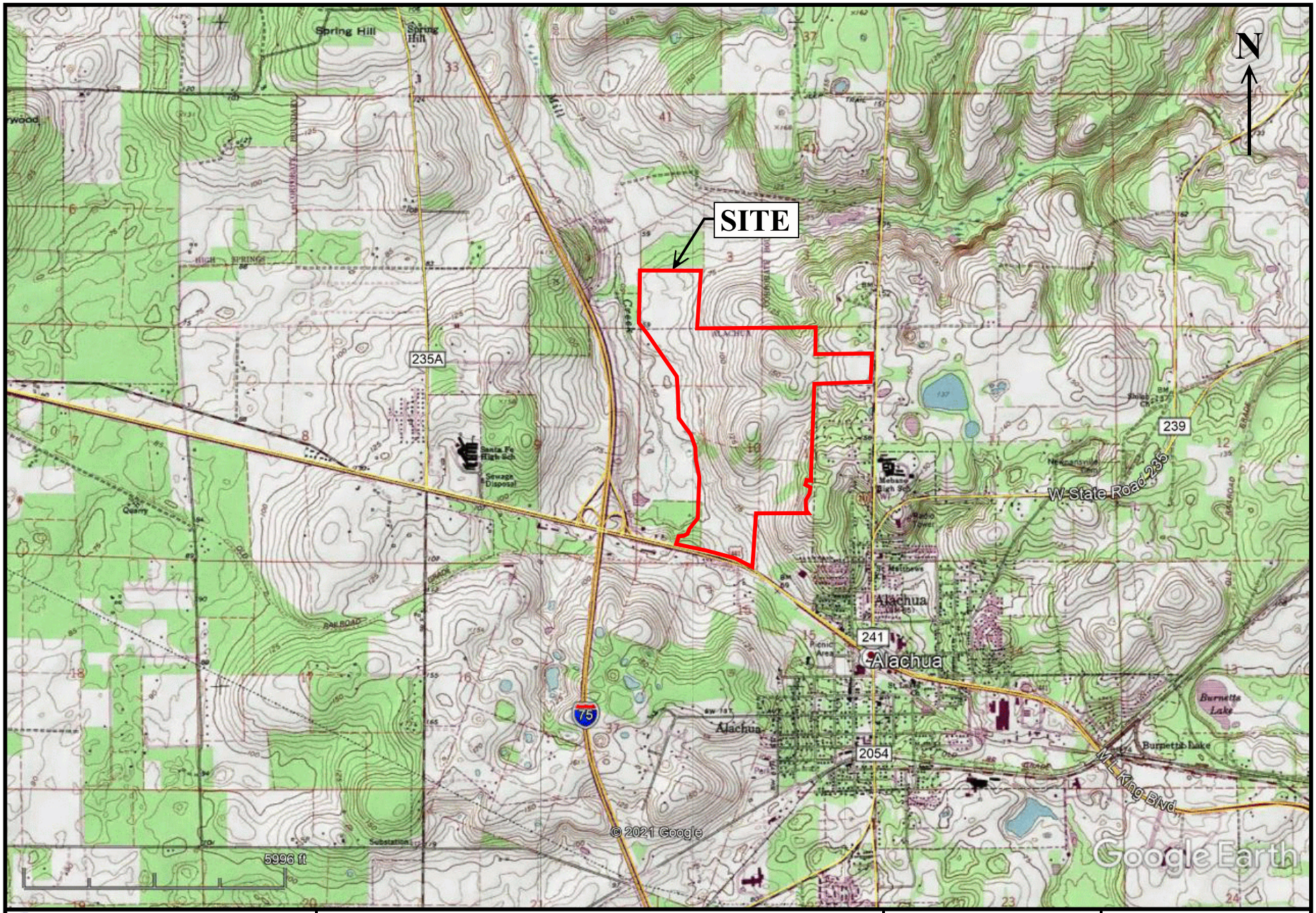
Figures



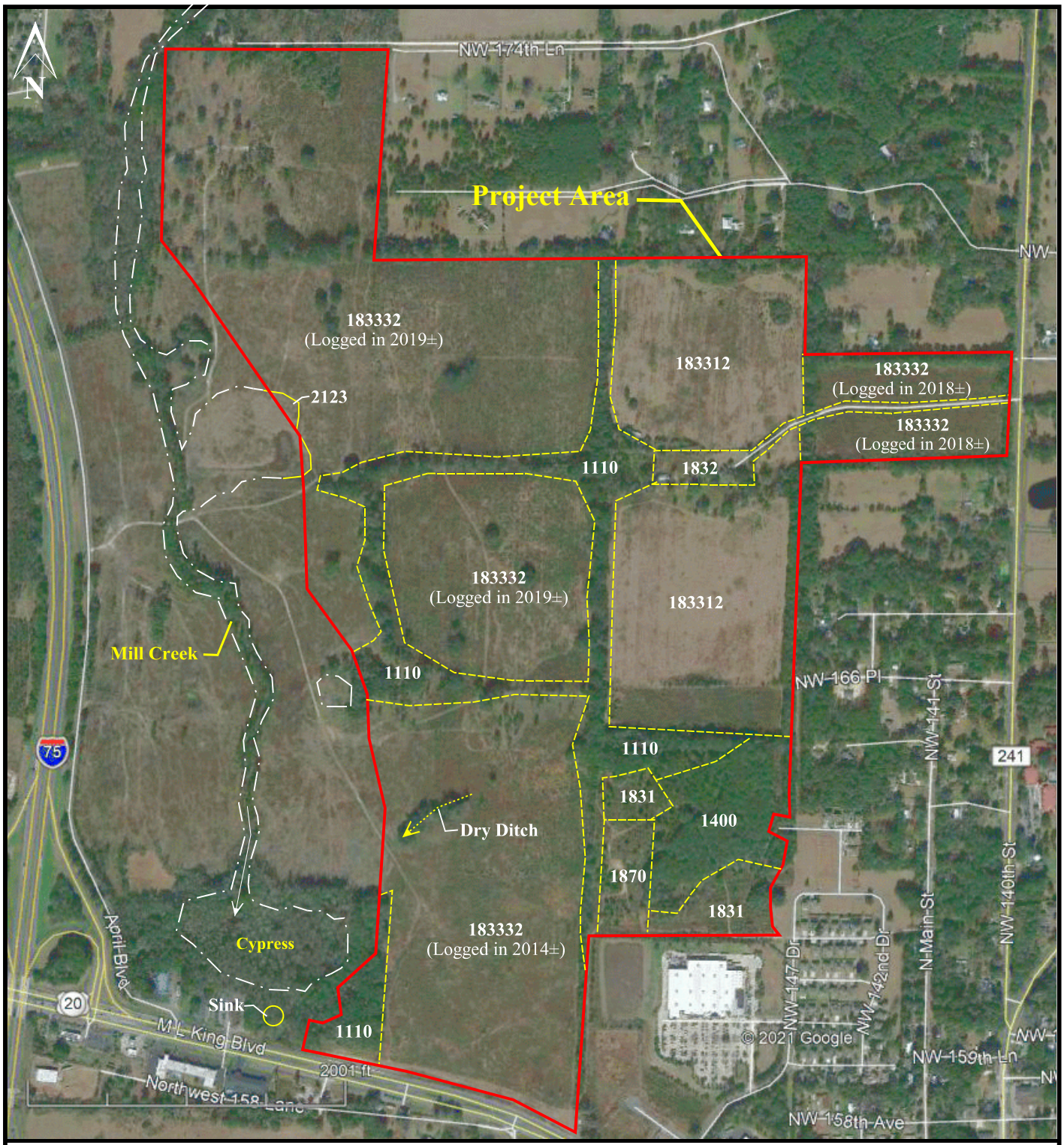
Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 1: Vicinity Aerial



Creative Environmental Solutions, Inc. Engineers, Environmental Scientists, and Geologists 700 Desoto Ave., Brooksville, FL 34601	*378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site* **Alachua County**	**High Springs and Alachua, Fla Quad Maps**	**Figure 2: Quad Map** Sec 3 & 10 , T8-S, R-18E



CLC	Class[1]	Habitat Type	Ac.
1110		Upland Hardwood Forest	32.0
1400		Mixed Hardwood-Pine	21.0
1831		Rural Open	14.0
1832		Rural Structure (Driveway, House, Barn)	12.0
1870		Extractive (Clay Pit)	3.8
2123		Floodplain Marsh	0.2
183312		Former Hay Field (Old-field Successive)	70.0
183332		Coniferous Plantations (Clear-cut 2014-19)	225.0
		Total	378.0

1. The Florida Cooperative Land Cover Map, (Sept. 2018)

LEGEND

CLC Code

Habitat Delineation

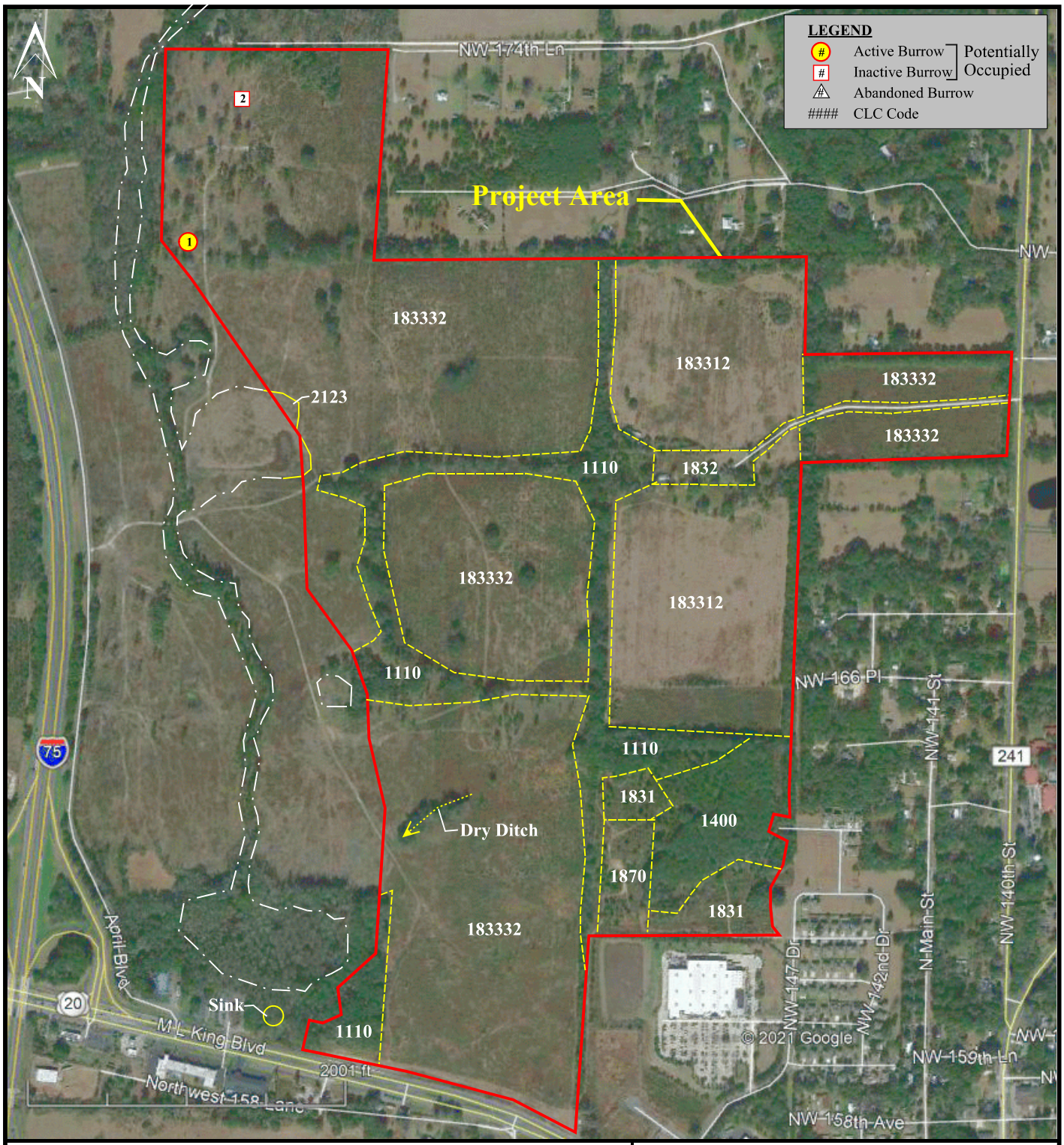
Flagged Wetland Line

Offsite Wetland Line

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Figure: 3 Habitat Map
Image Date: 1/18/21



GOPHER TORTOISE SURVEY RESULTS

CLC Class[1]	Habitat Type	Ac.	%Cover	Sample Ac	POB[2]	GTs[3]	GT/Ac	GTs[4]
1110	Upland Hardwood Forest	32.0	15	4.8	0	0	0	0
1400	Mixed Hardwood-Pine	21.0	15	3.2	0	0	0	0
1831	Rural Open	14.0	15	2.1	0	0	0	0
1832	Rural Structure	12.0	100	12.0	0	0	0	0
1870	Extractive (Clay Pit)	3.8	100	3.8	0	0	0	0
2123	Floodplain Marsh	0.2	0	0	0	0	0	0
183312	Former Hay Field	70.0	15	10.5	0	0	0	0
183332	Coniferous Plantations	225.0	15	33.8	2	1	0.03	6.8
	Total	378.0	NA	NA	NA	NA	NA	6.8

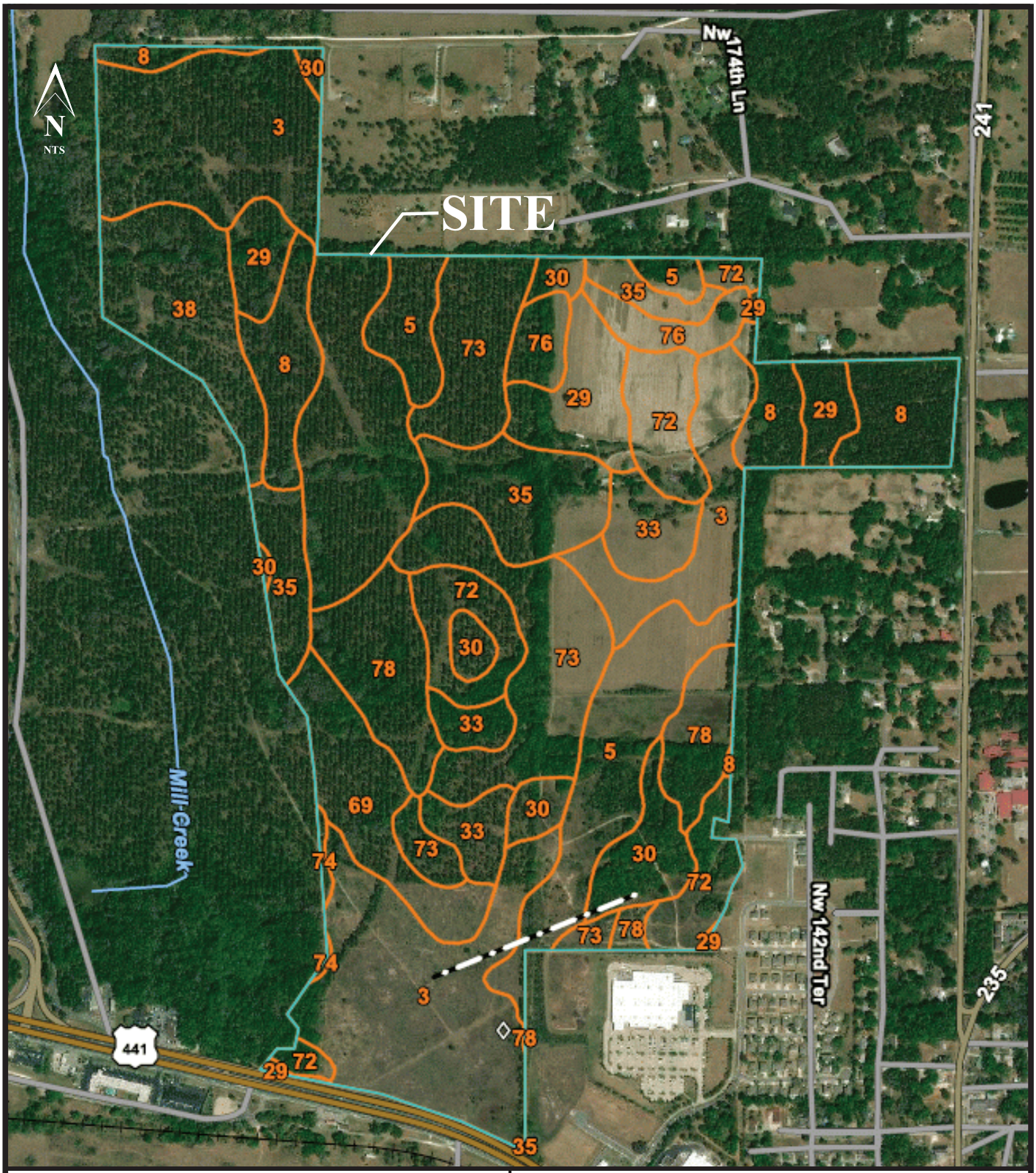
Survey Summary:
The site was inspected on 5/521, 6/11/21, and 7/12/21. No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey (see table) of potential onsite GT habitat, we estimate 6.8 (≈7) GTs inhabit the site.

Table Footnotes:
1. The Florida Cooperative Land Cover Map, (Sept. 2018)
2. Potentially Occupied Burrow (Active and Inactive Burrows)
3. PO Burrows X 0.5 = Estimated GTs
4. Estimated Number of GTs Extrapolated Over Habitat

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Figure: 4 Listed Species Map
Image Date: 1/18/21



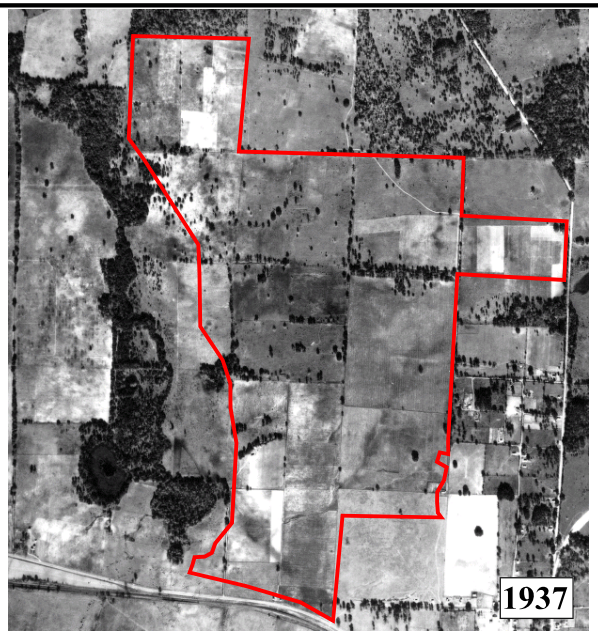
Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fine sand, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA

Soil I.D.	Name	Ac.	Description
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

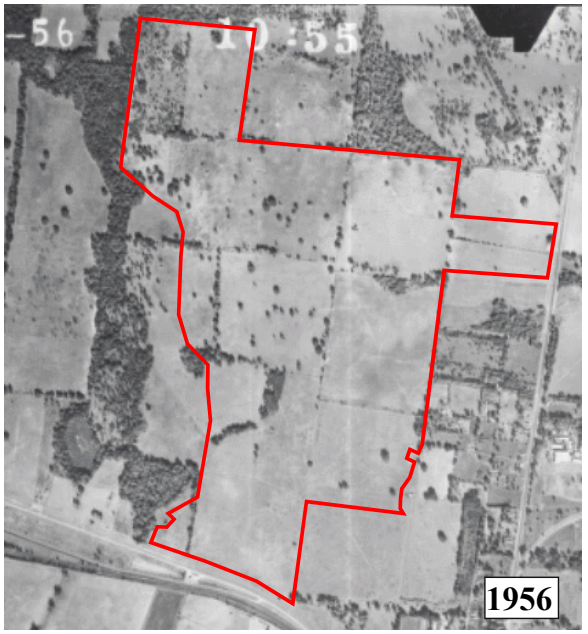
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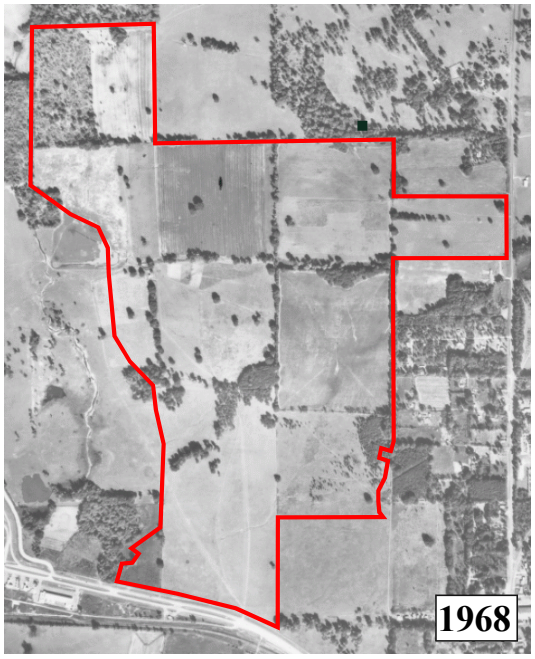
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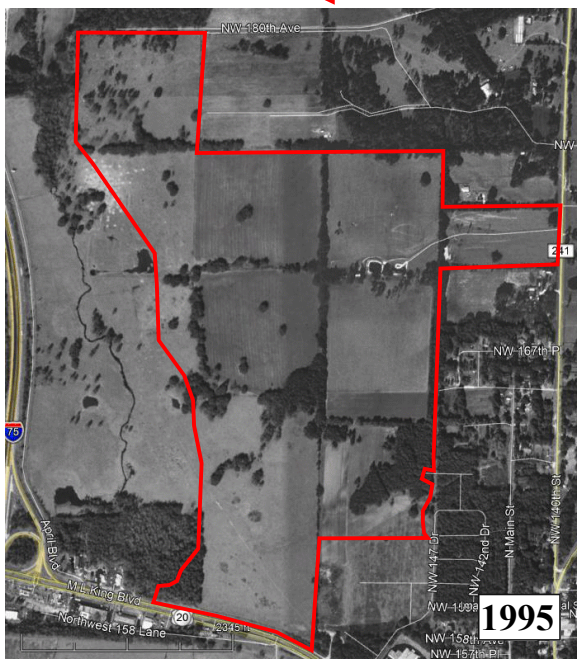
Figure 5: Soil Map
From USDA Web Soil Survey
http://websoilsurvey.nrcs.usda.gov

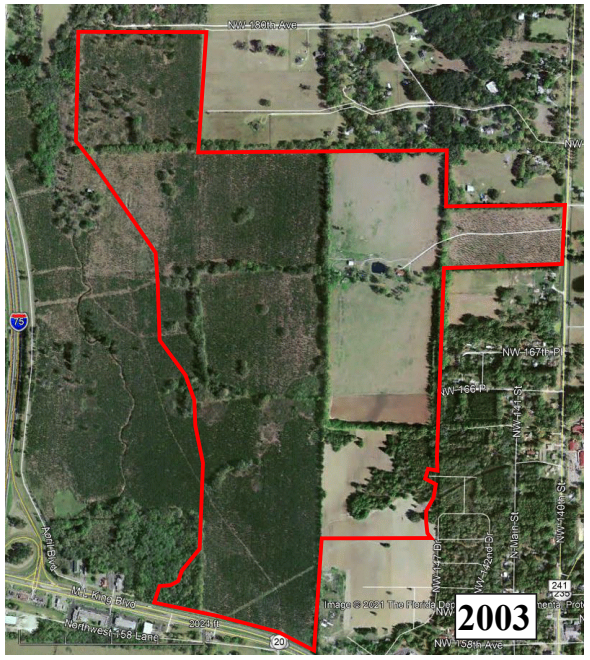








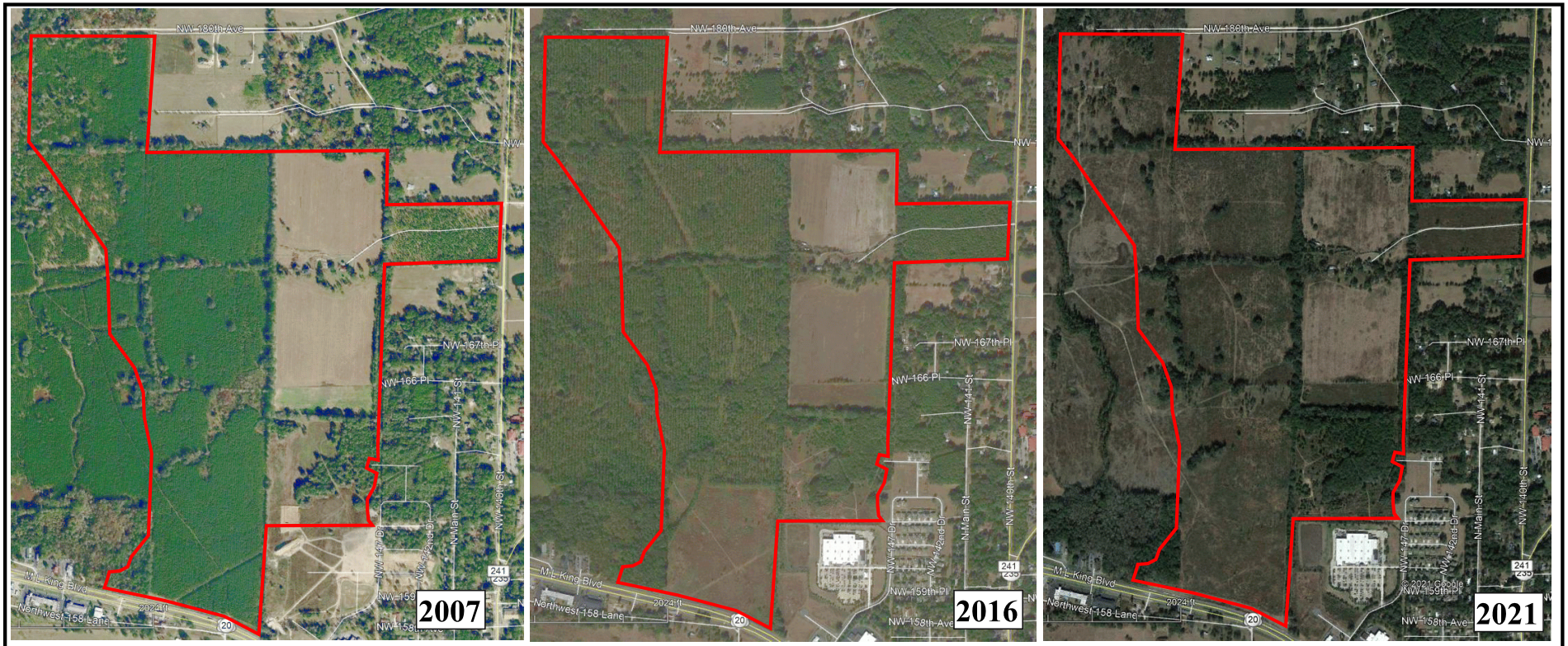




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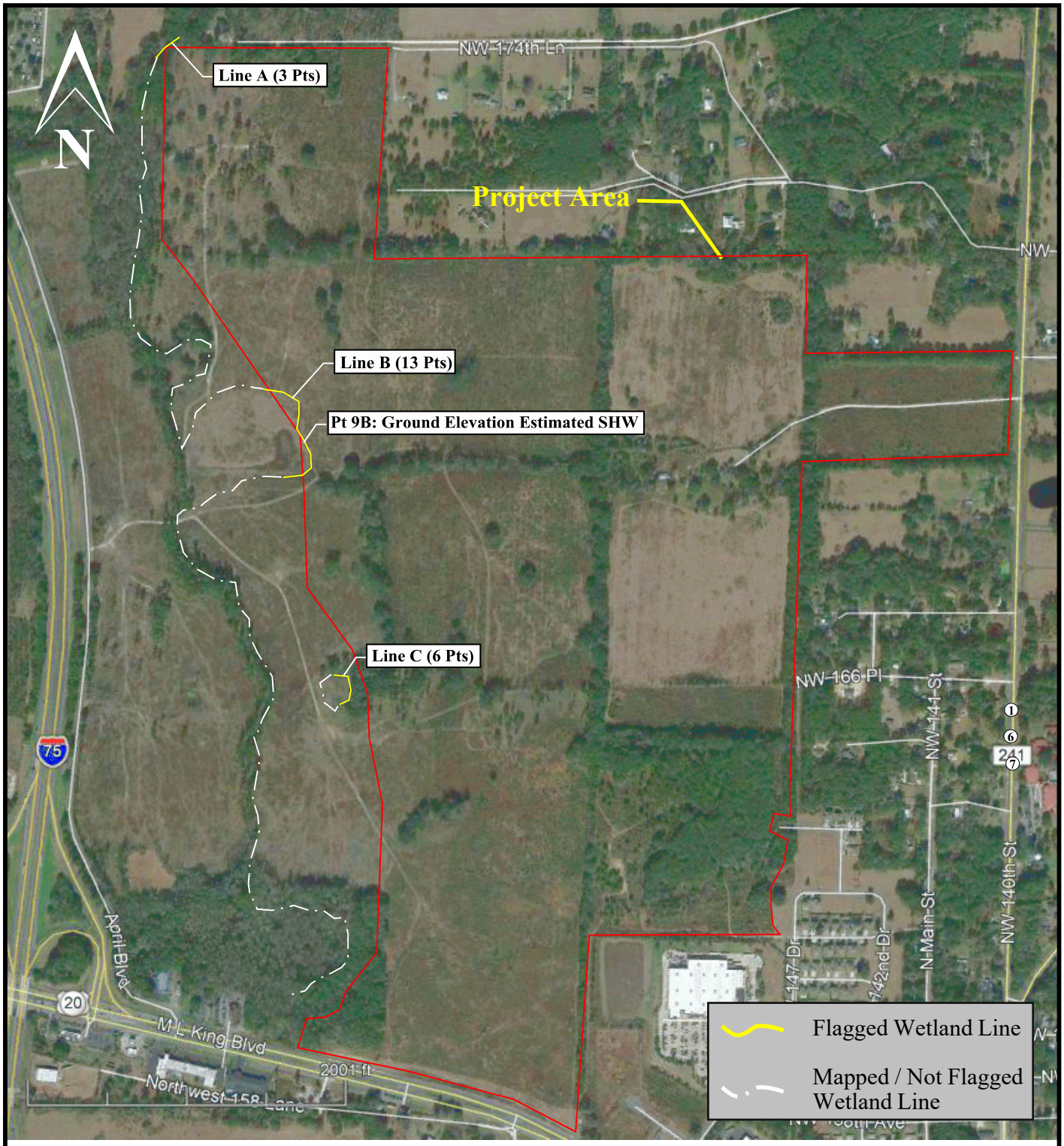
Figure: 6 Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth



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Figure: 6B Historical Aerials
Images From: The University of Florida Map & Digital Imagery Library and Google Earth

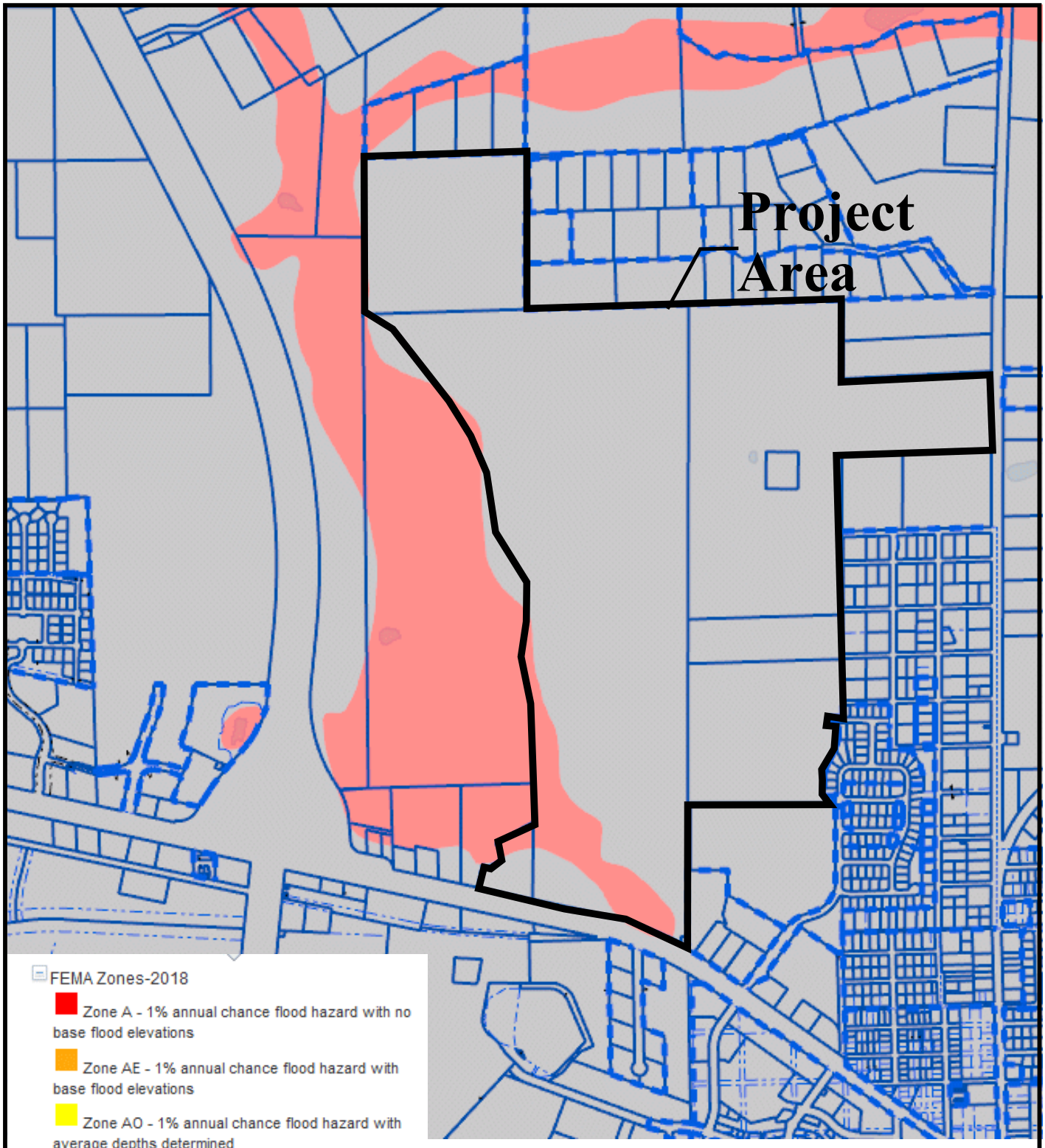


Wetland Delineation Notes:
Wetland lines were delineated on 6/11/21. The wetland lines were marked with orange ribbons.

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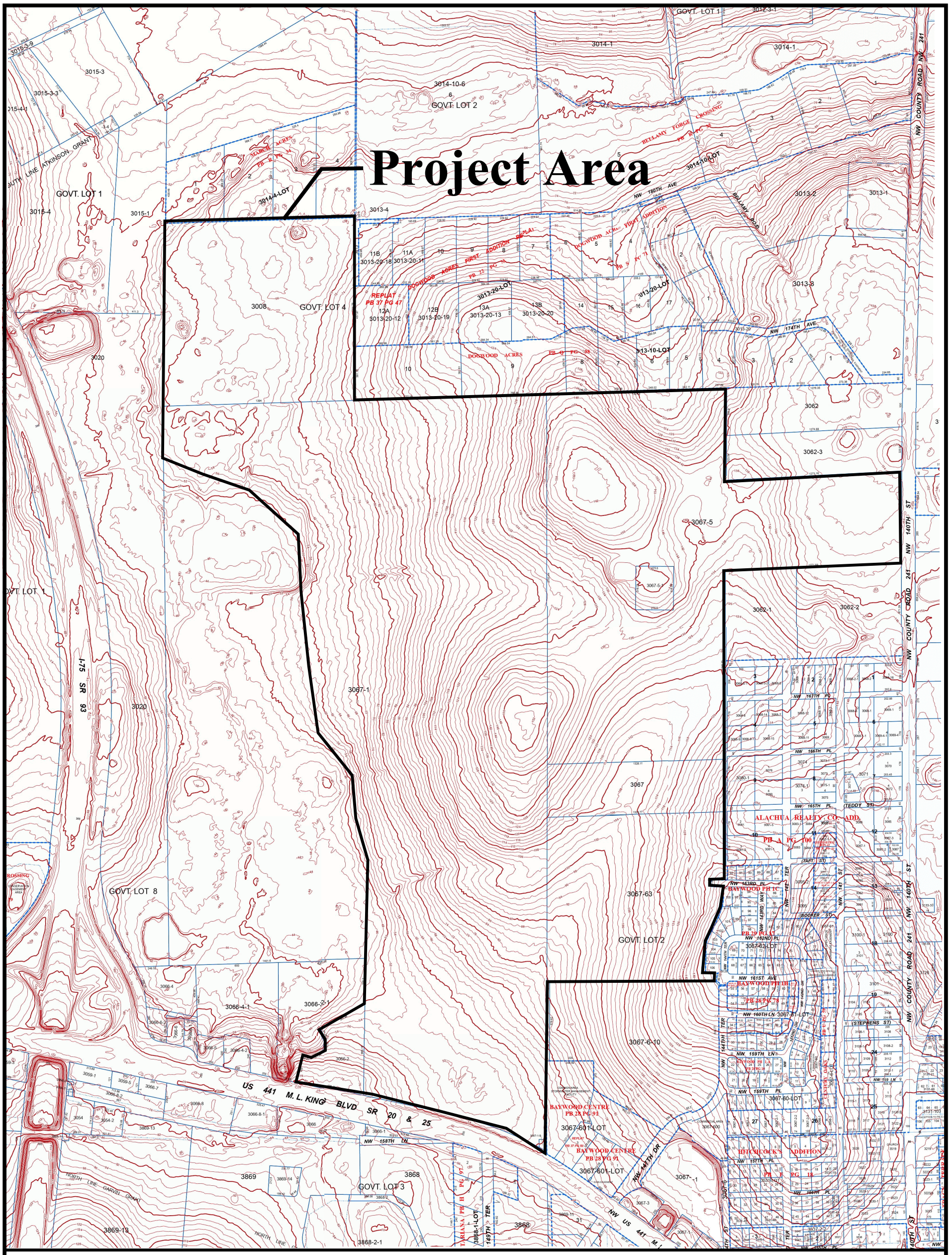
Figure 7: Wetland Delineation Map
Image Date: 1/18/21

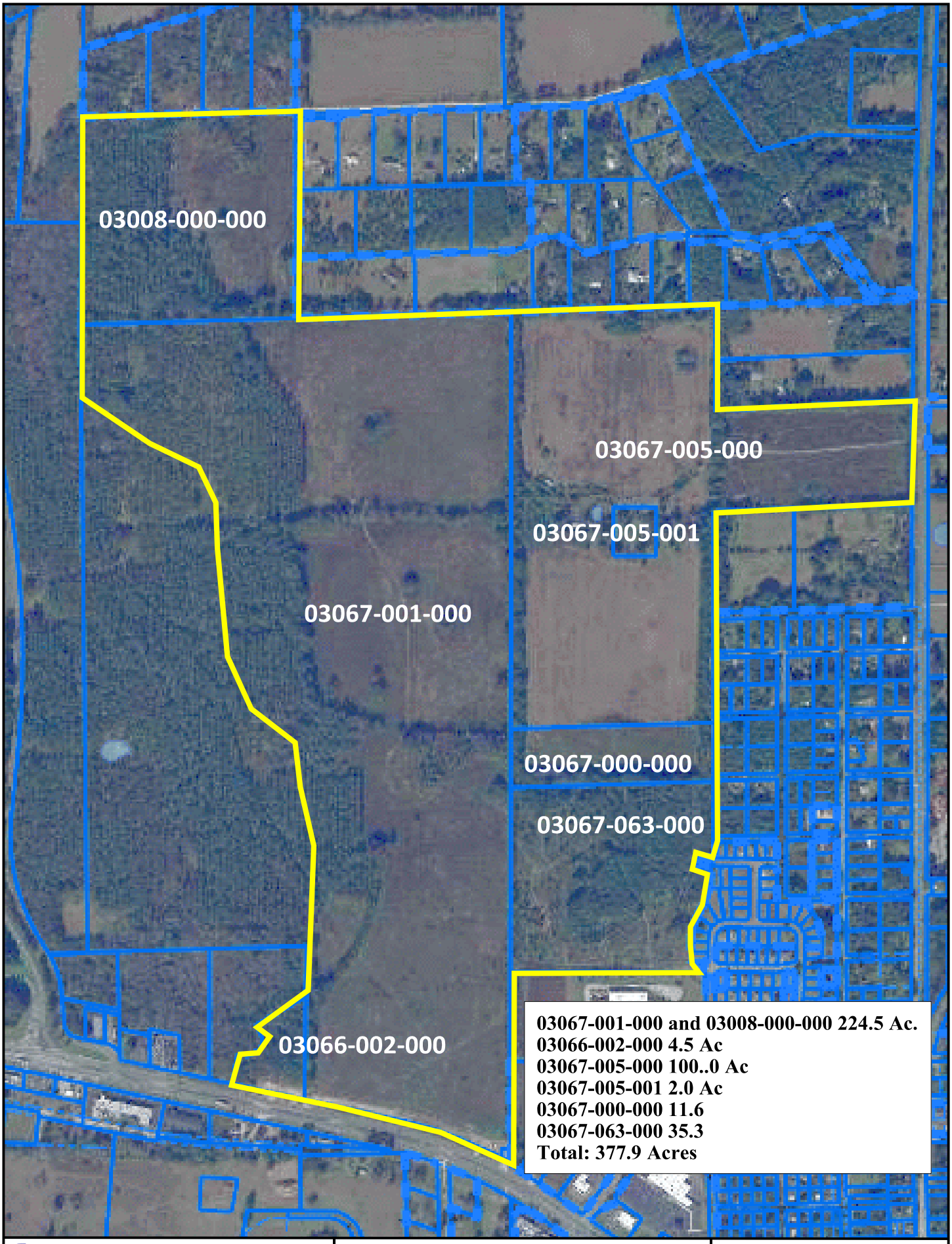


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Figure 8: Flood Map


Project Area
GOVT. LOT 1
GOVT. LOT 2
GOVT. LOT 4
GOVT. LOT 8
GOVT. LOT 3
3014-1
3014-10-6
3014-4-LOT
3015-3
3015-3-3
3015-3-9
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3067-601-LOT
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Creative Environmental Solutions, Inc.
Engineers, Environmental Scientists, and Geologists
700 Desoto Ave., Brooksville, FL 34601

378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site
Alachua County

Figure 10: Parcels Map



1.Typical upland onsite hardwood forest



2. Typical former onsite hay field



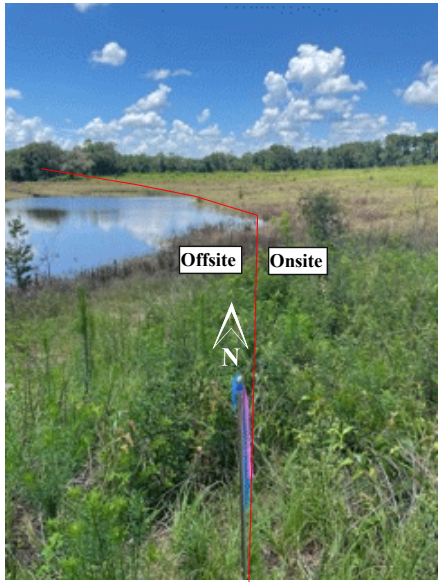
3. Typical onsite clear-cut planted pine habitat with successive hardwood species



4. Typical onsite clear-cut pine habitat



5. Offsite clear-cut pine floodplain to west of site



6. Where floodplain marsh encroaches site.



7. Typical former onsite hay field



8. An onsite bush-hog trail through clear-cut planted pine habitat

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Alachua County

Figure: 11 Site Photos

Imagte Date: 7/12/21

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FWC/USFWS[1]	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Little Blue Heron	*Egretta caerulea*	SSC/---		X		Feeding habitat present in wetlands. Not typical nesting habitat (estuarine)
Tricolored Heron	*Egretta tricolor*	SSC/---		X		Feeding habitat present in wetlands. Nesting usually occurs February through April. No shrub wetlands onsite, preferred nesting habitat.
FL. Sandhill Crane	*Grus canadensis pratensis*	T/--		X		Feeding habitat present in wetlands. Nesting usually occurs January through May. No nests observed. No marsh onsite, preferred nesting habitat. Lake Lona water levels probably fluctuates too much for nesting.
Wood Stork	*Mycteria americanca*	E/E		X		Feeding habitat present in wetlands. Wetland areas not for nesting, prefer cypress and mangrove. Nesting usually occurs November through April.
Southeastern Amer. Kestrel	*Falco sparverius paulus*	T/--		X		The open areas (hay field and timbered pine areas) could provide habitat for this species. No kestrels or potential nest sites were observed on or adjacent the site.
Bald Eagle	*Haliaeetus leucocephalus*	NL/NL		X		Potential nesting and feeding habitat present. No nest observed. Closest recorded eagle nest is over 3 miles from the site.
MAMMALS						
Sherman's Fox Squirrel	*Sciurus niger shermani*	SSC/--		X		Somewhat preferred habitat present. None observed.
REPTILES						
Eastern Indigo Snake	*Drymarchon corais couperi*	T/T		X		Potential habitat present, gopher tortoise burrows present, a known retreat. Reclusive.
Gopher Tortoise	*Gopherus polyphemus*	T/--	X			Tortoise burrows noted onsite.
Florida Pine Snake	*Pituophis melanoleucus m.*	SSC/--		X		Marginal onsite habitat. Pocket gopher activity noted onsite, a preferred prey.
Short-tailed Snake	*Stilosoma extenuatum*	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	*Rana capito aesopus*	SSC/--		X		Tortoise burrows onsite, known preferred dwelling. None seen at entrances.

1. FWC = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern, NL = Not listed / de-listed, but protected.

Fig 12 FNAI Biodiversity Matrix

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Florida Natural Areas Inventory

Biodiversity Matrix Query Results

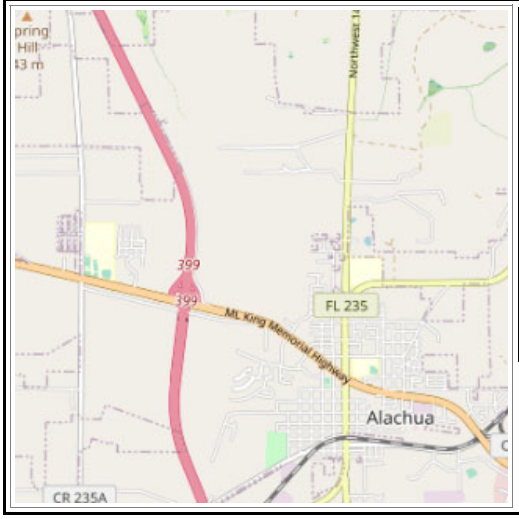
UNOFFICIAL REPORT

Created 7/18/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 24587 , 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24587 , 24588

27 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC

Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Podomys floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

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Environmental Resources Assessment Checklist

Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
Website: https://growth-management.alachuacounty.us

Submit application to: **Development Review**
Tel. 352.374.5249
Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:
Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	☐	N/A	☒	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	☒	N/A	☐	Wetlands
Yes	☒	N/A	☐	Surface Water or Wetland Buffers
Yes	☒	N/A	☐	Floodplains (100-year)
Yes	☐	N/A	☒	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	☐	N/A	☒	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	☐	N/A	☒	Significant Habitat (biologically diverse natural areas)
Yes	☒	N/A	☐	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	☒	N/A	☐	Non-native Invasive Species
Yes	☐	N/A	☒	Recreation/Conservation/Preservation Lands
Yes	☐	N/A	☒	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	☒	N/A	☐	High Aquifer Recharge Areas
Yes	☐	N/A	☒	Wellfield Protection Areas
Yes	☒	N/A	☐	Wells
Yes	☒	N/A	☐	Soils
Yes	☐	N/A	☒	Mineral Resources Areas
Yes	☐	N/A	☒	Topography/Steep Slopes
Yes	☐	N/A	☒	Historical and Paleontological Resources
Yes	☐	N/A	☒	Hazardous Materials Storage Facilities
Yes	☐	N/A	☒	Contamination (soil, surface water, ground water)

Signed: _____ **Project #:** _____ **Date:** 7/18/21

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx or contact ACEPD at (352) 264-6800.

February 15, 2022

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605

SUBJECT: Permit Number ERP-001-209338-4
Tara Baywood Phases 1 & 2 and Tara Forest East Phases 1 & 2

Dear Sayed Moukhtara:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on February 11, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental

Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Timothy W Alexander

_____

Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605

PERMIT NUMBER: ERP-001-209338-4
DATE ISSUED: February 11, 2022
DATE EXPIRES: February 11, 2027
COUNTY: Alachua
TRS: S10 T8S R18E

PROJECT: Tara Baywood Phases 1 & 2 and Tara Forest East Phases 1 & 2

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605-3163

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This major permit modification authorizes the construction of 20.56 acres of impervious surfaces and the construction, operation, and maintenance of a stormwater management system to serve a total of 39.27 acres of impervious surfaces on a total project area of 65.9 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Christopher Potts P.E., and Logan Peters, P.E. of JBrown Professional Group on or before January 27, 2022.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. Operation and maintenance of the surface water management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surface water management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

22. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.

23. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surface water management systems are located on the common areas and that the common areas are owned or controlled by the homeowner's association.

24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

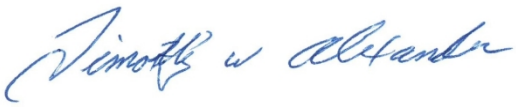
25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active, ongoing concern which the Permittee shall establish by submitting copies of all minutes

of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

26. The permittee shall include the finished floor elevations for the lots and the wetland delineation lines on the final subdivision plat and shall submit a copy of the final, approved plat to the District following recordation.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Tim Alexander
Deputy Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental

Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605
(352) 278-5317

This February 15, 2022



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-209338-4

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

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PREPARED BY AND
RETURN TO:

_____

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TARA BAYWOOD

This Declaration of Covenants, Conditions and Restrictions is hereby made this__day of _____2022 by **Tara Baywood, LLC,** a Florida limited liability company, ("Declarant"), whose mailing address is 7717 NW 20th Lane, Gainesville, Florida 32605. [NOTE: PRIOR TO RECORDING, NEED TO ADD JOINDERS FOR ALL RECORD TITLE OWNERS AND/OR MORTGAGE HOLDERS WITH AN INTEREST IN THE TARA BAYWOOD PROPERTY.]

WITNESSETH:

Declarant is the owner in fee simple of the property described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

Declarant for purposes of this Declaration will be Tara Baywood, LLC; and

Tara Baywood, LLC intends, but shall not be required, to develop the Property as a residential townhouse community and to construct, and/or sell Lots for the construction of single-family attached homes upon the Property, with such construction, ownership and occupancy of Lots and Homes to be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth, and subject to the Master Declaration for Tara Forest, recorded in the Public Records for Alachua County, Florida at Book_____, Pages_, et. seq., as amended from time to time ("**Master Declaratio** ").

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Architectural Control Committee" or "ACC" shall mean the committee established, upon delegation or termination of Master Declarant's authority under the Master Declaration, to review plans and specifications for the construction or modification of improvements on Lots.

Section 2. "Architectural Review Committee" or "ARC" shall mean the committee established, if at all, by the Board of Directors for architectural review pursuant to Article IX of this Declaration.

Section 3. "Articles" shall mean and refer to the Articles of Incorporation of Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, attached hereto as **E hibit "B"**, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 4. "Assessments" shall mean all expenses and charges levied for the purpose of operation of the Association and carrying out the Association responsibilities under the terms of this Declaration, such Assessments to include all Annual Assessments, Special Assessments, Master Association Assessments, and Individual Assessments as described in Article VII hereof and/or in the Master Declaration.

Section 5. "Association" shall mean Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, its successors and assigns.

Section 6. "Board of Directors" or "Board" shall mean the body responsible for administration of the Association, selected as provided in the Bylaws.

Section 7. "Builder" shall mean any person or entity that purchases more than one Lot for the purpose of constructing Homes on such Lots for sale to third party purchasers, and shall include LENNAR HOMES, LLC, a Florida limited liability company, and its affiliates and designated successors and assigns ("Lennar").

Section 8. "Bylaws" shall mean the Bylaws of Tara Forest Baywood Homeowners Association, Inc., attached hereto as **Exhibit "C"** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 9. "Common Area" is the property owned by or dedicated to the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant or Association, in its sole and absolute discretion, which may include, but is not limited to, retaining walls and perimeter fencing but only to the

extent, the same are owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise, by, or dedicated to the Association. Common Areas shall exclude any property, real or personal, within the Property with is owned by or dedicated to the Master Association.

Section 10. "County" shall mean Alachua County, Florida.

Section 11. "Declarant" shall mean Tara Baywood, LLC, or any successor or assignee of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of Alachua County, Florida. Where the HOA Act refers to "developer", such shall include "Declarant" herein as applicable. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee. Notwithstanding the forgoing, use of the term Declarant in the Governing Documents is not intended to mean one who constructed and was responsible for the site development and infrastructure for the Community including, but not limited to, underground utilities, grading, excavating, erosion control and road work, to the extent such was a person or entity other than Declarant.

Section 12. "Declaration" shall mean this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 13. "Development Period" shall mean the period of time from the date of recording of this Declaration until the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein has been sold to third-party purchasers other than Builders.

Section 14. "Governing Documents" shall mean the Declaration, Articles, Bylaws, Rules and other documents governing the administration and operation of the Community.

Section 15. "HOA Act" shall mean Chapter 720, Florida Statutes, as it exists and is effective as of the date of recording of this Declaration.

Section 16. "Home" shall mean an attached single-family dwelling constructed upon and including a Lot and for which a certificate of occupancy has been issued.

Section 17. "Institutional First Mortgage" shall mean a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 18. "Institutional First Mortgagee" shall mean a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any

other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 19. "Lot" is a designated lot within the property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 20. "Master Association" shall mean Tara Forest Master Association, Inc., a Florida not-for-profit corporation, its successors and assigns.

Section 21. "Master Common Areas" shall mean "Common Property" as defined in the Master Declaration.

Section 22. "Master Declarant" shall mean Tara Forest, LLC a Florida limited liability company, or its successors or assigns as Declarant under the Master Declaration.

Section 23. "Master Declaration" shall mean the Master Declaration for Tara Forest recorded in Book_, Page__, et. seq. of the Public Records of Alachua County, Florida, as amended and supplemented from time to time.

Section 24. "Master Documents" shall mean the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, the architectural guidelines (adopted or to be adopted pursuant to the Master Declaration), and any rules and regulations promulgated by the Master Association, inclusive of all exhibits and attachments thereto and amendments thereof.

Section 25. "Member" shall mean every person or entity who is a Member of the Association in accordance with Article III.

Section 26. "Community" or "Tara Baywood" shall mean the community planned for development upon the property described in Exhibit "A" or any property annexed as provided herein; the said property being within Alachua County, Florida.

Section 27. "Operating Expense" shall mean and refer to the actual and estimated expense of maintaining and repairing Common Area and operating the Association, including but not limited to, salaries and management fees, professional fees, service and material costs, telecommunications service costs, costs of supplies and equipment, Association-sponsored social events, and any and all costs relating to the discharge of the Association's obligations hereunder; and further in meeting the costs to be incurred by the Association in performing its contractual or other duties and in exercising its prerogatives. Notwithstanding anything to the contrary herein, Operating Expenses shall not include reserves.

Section 28. "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 29. "Permit" shall mean the Environmental Resource or Surface Water

Management Permit for Tara Baywood, a copy of which shall be maintained by the Association for the benefit of the Association and by the Registered Agent of the Association.

Section 30. "Plat" shall mean the Plat of the Property for Tara Baywood, recorded or to be recorded in the Public Records of Alachua County, Florida. The term Plat shall also include any additional plats of property subsequently added to the terms of this Declaration.

Section 31. "Property" shall mean the property described in **Exhibit "A"**, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 32. "Rules" shall mean collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property, Common Areas and any improvements located thereon. Notwithstanding anything contained herein to the contrary, the Declarant and Builder shall be exempt from all such Rules.

Section 33. "Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3, which subjects additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 34. "Surface Water Management System" shall include, but is not limited to: all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetland, wetland buffer and upland preservation, and wetland mitigation areas. The Surface Water Management System facilities are located on land designated on the Plat.

Section 35. "Tenant" shall mean any person or person(s) who are renters, tenants or the like under a lease agreement with the Owner of a Lot for occupancy of the Home on the Lot.

Section 36. "Turnover" shall mean termination of the Class B Membership and transfer of operation of the Association by the Declarant, or successor Declarant, to Class A Members.

Section 37. "WMD" shall mean and refer to the Suwanee River Water Management District.

The foregoing definitions shall be applicable to this Declaration and to any supplemental declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration which is located within the County, and which is the property described in **Exhibit "A"**, and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration, less the portions thereof dedicated and/or conveyed to other entities.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt and acceptance of delivery of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

(a) Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex, subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members or Institutional Mortgagees. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.

(b) Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, after the expiration of the Class B Member the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class "A" Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided

therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

(c) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant from the terms and conditions of this Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the "Withdrawn Property." In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a Deed, which instrument shall make reference to this Declaration, state that the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration, and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Land from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property, and provided that the withdrawal of the Withdrawn Property shall not result in (i) the reduction of the number of Lots within the Community; (ii) the material reduction of the size of the Lots, Common Areas or Common Area facilities, or (iii) a material change to the scheme of development of the Community. Notwithstanding anything herein to the contrary, Declarant may not withdraw any portions of the Property without the prior written consent of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of- way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration.

(d) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant during the Development Period or so long as the Declarant holds Lots for sale in the ordinary course of business. Nor may any provision in this Section requiring the consent of the Master Declarant be amended without the prior written approval of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant.

ARTICLE III MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration.

ARTICLE IV MASTER ASSOCIATION

Tara Baywood is a component of the larger community of Tara Forest. All Owners, lessees and occupants of homes in the Community shall have access to and use of various services and facilities provided by the Master Association in accordance with and subject to the Master Documents. Every Owner, by acceptance of a deed to a Lot in the Community acknowledges that, in addition to being bound by the Governing Documents for Tara Baywood, he or she is subject to and bound by the Master Documents and that he or she is automatically a Member of and subject to Assessments by the Master Association in accordance with the terms of the Master Declaration.

Section 1. This Declaration and the Property are subject to the Master Declaration, and in the event of a conflict with this Declaration, the terms of the Master Declaration shall govern.

Section 2. The foregoing shall not prevent enforcement by the Association of provisions of the Governing Documents which are stricter than those of the Master Documents.

Section 3. Notwithstanding anything herein to the contrary, this Declaration shall not be construed or amended in any manner so as to affect the property or rights of the Master Association, including its ACC, without the Master Association's written consent or joinder.

ARTICLE V VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B Membership when Class B Memberships convert to Class A Memberships. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Class A Member vote such that, as long as

the Class B membership is in place, the Declarant shall have three times the votes of all Class A Members. Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(a) Three (3) months after ninety percent (90%) of the Lots ultimately planned for the Community have been conveyed to Class A Members other than Builders; provided however this event shall not be deemed to have occurred based on Lots conveyed to a person or entity who becomes a successor Declarant by assignment;

(b) Thirty (30) days after Declarant elects to terminate the Class B Membership; provided, however, Declarant shall not, without Lennar's prior written consent, elect to terminate the Class B Membership earlier than when ninety percent (90%) of the Lots ultimately planned for the Community have been conveyed to Class A Members other than Builders; or

(c) As otherwise required by applicable law.

Upon the conversion of the Class B Membership to Class A Membership, the Declarant shall be entitled to one vote for each Lot they own in the same manner as all other Class A Members.

ARTICLE VI PROPERTY RIGHTS

Section 1. Master Property. It is anticipated that as set forth in the Master Declaration, the Master Association will own or have easement rights in the property which is commonly common property of a community. The Master Documents shall govern all easements restrictions and use rights in and to the Master Common Property.

Section 2. Common Area. The Common Area licensed, transferred, and/or conveyed as Common Area, shall be held, operated, maintained, repaired and replaced according to the following:

(a) Said Common Area, upon installation and construction, shall be maintained, repaired and replaced as scheduled and as necessary in a continuous and satisfactory manner in good order, condition, and repair as of the recording of this Declaration;

(b) The right to the use of the Common Area, once installation or construction thereof has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, subject to regulation from time to time by the Association in its Rules. Vendors, contractors and service providers, entering the Community as an invitee of an Owner or the Association, shall be subject to the Rules of the Association;

(c) The Common Area shall be subject to the other provisions of this Declaration, the Articles, Bylaws; and

(d) The Association, through its Board of Directors, may make and enforce this Declaration and the reasonable rules and regulations governing the Common Area, which rules and regulations shall be consistent with the rights and duties established by this Declaration.

Notwithstanding anything contained herein to the contrary, the Declarant and Builders shall be exempt from all such rules. Sanctions for violations may include monetary fines levied in accordance with the Declaration and applicable law and suspension of the right to vote. The Board of Directors shall, in addition, have the power to seek equitable and monetary relief in any court for violations. The imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

(e) Association and Owners each covenant and agree jointly and severally to indemnify, defend and hold harmless Declarant, its officers, directors, shareholders, and any related persons or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained in relation to the Common Area or other property serving Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be operating expenses of the Association to the extent such matters are not covered by insurance maintained by the Association.

Section 3. Declarant's and/or Builder's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article VI shall be subject to:

(a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's or any Builder's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot; affect the Master Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, Bylaws and Rules in violation of Chapter 720, Florida Statutes after the Class B Membership has terminated;

(b) Subject to any approvals required from the Master Declarant or Master Association under the Master Documents, the Declarant and Builders shall have full rights of ingress and egress to and through, and over and about the Property during the Development Period and such additional period of time as Declarant or Builders are engaged in any construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant and Builders shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant and Builders shall further have the right to operate

and maintain models, sales centers and leasing offices and to operate and open gates and access to the Community to facilitate sales and marketing of the Community in Declarant's and Builders' absolute discretion. No Owner, his or her guests, employees, servants, agents and invitees shall in any way interfere or hamper Declarant or Builders or their agents, servants, employees, invitees, successors or assigns, in connection with such construction, development, promotion or sales activity; and

(c) Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing, selling and marketing Homes in the Community and conducting construction, sales and marketing thereof by executing an assignment of rights in favor of the Builder to be kept in the official records of the Association. Any such assignment of rights shall not impose any obligation of the Declarant hereunder on any such Builder unless obligations are expressly assumed by the Builder.

(d) Notwithstanding anything contained herein to the contrary, neither the Declarant nor the Association nor any Builder make any representation whatsoever as to the commencement, completion or construction of any improvements within or upon the Common Area or property over which the Association or Master Association have easement rights. Title to any Common Area owned by Declarant may be transferred to the Association at any time, provided that title to all portions of the Common Area owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. THE ASSOCIATION AND THE MEMBERS SHALL BE OBLIGATED TO ACCEPT THE COMMON AREA IN THEIR "AS-IS" CONDITION. THE DECLARANT MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ALL OF WHICH ARE DISCLAIMED TO THE FULLEST EXTENT PERMITTED BY LAW, WITH RESPECT TO THE COMMON AREA INCLUDING WITHOUT LIMITATION THE MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, THE CONSTRUCTION, DESIGN, ADEQUACY OF SIZE OR CAPACITY RELATED TO THE USE OF THE SAME, DATE OF COMPLETION OR FUTURE ECONOMIC PERFORMANCE OR OPERATION OF THE COMMON AREA AND THE IMPROVEMENTS THEREON, INCLUDING ALL MATERIALS, FIXTURES, PERSONAL PROPERTY OR EQUIPMENT THEREIN.

(e) Declarant and Builders shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of the Property and sales and re-sales of Lots, Parcels and/or other properties owned by Builders, Declarant or others outside of the Property. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of the Property, including Common Areas, Master Common Areas, as

applicable, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas, Master Common Areas as applicable, to show Lots, Homes or Parcels. The sales office and signs and all items pertaining to development and sales remain the property of Declarant or such Builder, as applicable. Declarant and Builders shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover. Notwithstanding the foregoing, no such models, sales offices, parking or signs shall unreasonably interfere with the development and sale of Lots and Homes.

Section 4. No Dedication to Public Use. Nothing contained in this Declaration, and except as otherwise provided in the Master Documents, shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area for public use, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members.

Section 5. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 6. Further Reserved Easements. In addition to the rights reserved elsewhere herein, Declarant reserves easements for itself, its nominees, and for Builders, over, upon, across, and under the Property as may be required in connection with the development of the Property, and other lands designated by Declarant and to promote or otherwise facilitate the development, construction and sale and/or leasing of Lots, Homes, Parcels, or any portion of the Property, and other lands designated by Declarant. Without limiting the foregoing, Declarant specifically reserves the right, for itself, its nominees and Builders, to use all paved roads and rights of way within the Property for vehicular and pedestrian ingress and egress to and from any portion of the Property. At no time shall Declarant or any Builder be obligated to pay any amount to the Association or the Master Association on account of Declarant's or such Builder's use of such paved roads and rights of way, or by their agents, nominees, employees or contractors. The easements created by this Section, and the rights reserved herein in favor of Declarant and Builders, shall be construed as broadly as possible and supplement the rights of Declarant and Builders set forth in this Declaration. At no time shall Declarant or any Builder incur any expense whatsoever in connection with its use and enjoyment of such rights and easements.

Section 7. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and that an easement is hereby created over the entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be operated and maintained in compliance with all approvals, codes and regulations of governmental authorities

and the WMD and in accordance with the Master Documents. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD.

ARTICLE VII COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. The Declarant, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of Operating Expenses of the Association ("**Regular Assessments**" or "**Annual Assessments**"); (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses levied or imposed against the Association or property of the Association ("**Special Assessments**"); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots ("**Individual Assessments**"). All such assessments shall be fixed, established and collected from time to time as hereinafter provided. The Regular, Special, and Individual Assessments (collectively "**Assessments**"), together with such interest thereon and costs of collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a ***continuing lien*** relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer of title without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the recreation, health, and welfare of the residents of the Property and the management and operation of the Association, and shall specifically include, but is not limited to, the maintenance and repair of the Surface Water and/or Storm Water Management Systems, the maintenance of the Common Area improvements or equipment maintained by the Association. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover Operating Expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon

the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment levied against such Lot.

Section 3. Basis of Annual Assessments. For the first year of operation of the Association, the Assessment shall be the amount as set forth in the estimated operating budget of the Association for the first year of operation. From and after January of the next operating year, the Annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the Association. Because reserve accounts are not being initially provided for by the Declarant, the Members of the Association may elect to collect reserves after the expiration of the Class B Membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be funded or maintained through the collection of Assessments or have their funding waived in the manner provided by Chapter 720, Florida Statutes. Notwithstanding the same, the Declarant is exempt from reserve funding obligations prior to termination of the Class B Membership for the Lots Declarant owns.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a Common Area capital improvement, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover Operating Expenses of the Association; PROVIDED that any such Special Assessments shall have the assent of a majority of Members who are voting in person or by proxy at a meeting duly at which a quorum is attained and called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of the total eligible voting interests of the Membership (Class B included

until terminated), shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth in Section 6 and the required quorum at any such subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to a Lot upon the issuance of certification of occupancy. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessments established by the Board of Directors. The Board of Directors may institute late payment fees and interest at the highest legal rate in accordance with the HOA Act for delinquent payment of the Annual Assessment. The Association shall upon demand at any time furnish an estoppel certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid and the information set forth in the HOA Act. A reasonable charge may be made by the Board or its agent for the issuance of these certificates.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars ($25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers and/or guarantor(s) without recourse to Declarant and/or the Association of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. Additionally, if a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14)

days from written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Declaration, Master Declaration and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant or a Builder (taking into account normal wear and tear and exposure to normal exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Lot Owner may be assessed to the Lot as an Individual Assessment for such expense; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, Owners shall be jointly and severally liable with their guests, tenants or invitees for damage(s) caused by their guests, tenants or invitees and for the associated costs of repair or replacement. In the event any Owner, its guests, tenants or invitees cause any damage to the Common Area, including but not limited to landscaping or sidewalks, the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Lot Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and a secure indebtedness payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; and (c) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida; however, no land or improvements devoted to dwelling use shall be exempt from said Assessments. Lots owned by the Declarant shall be exempt from payment of Assessment during such period of time the Declarant is funding deficits in operating expenses pursuant to Section 12 below.

Section 12. Declarant's Right to Deficit Fund Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant or a successor Declarant is in control of the Association, Declarant shall not be liable for Assessments against Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items

described in the foregoing sentence) all assessments, income and other sums and income received or receivable by the Association. The deficit, if any, to be paid by Declarant pursuant to this Section shall be determined by looking at the period of deficit funding as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intraperiod allocations. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose to prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit funds from the Declarant, or make excess contributions over the totality of the deficit funding period, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

ARTICLE VIII CAPITAL CONTRIBUTION

Section 1. Working Fund Contribution on Sale by Declarant. At the time of a conveyance of a Lot and Home by the Declarant or a Builder to a third-party purchaser, each purchaser, excepting Builders who are not actively engaged in rental programs, or who are otherwise leasing out the Lot or Home for the exchange of the payment of rent, shall pay to the Association the amount of $500.00 as a contribution to working capital. These monies (hereinafter called **Worki g Fu d Co tributio)** shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income, may be applied to offset operating expenses both during and after the deficit funding period, and need not be separated from or held or applied differently than Assessments. The funds derived from the Working Fund Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to the Community, including, without limitation, future and existing capital improvements, operating expenses, support costs and start-up costs. No refund of a Working Fund Contribution will be made on re-sale. Notwithstanding the foregoing, the Declarant may elect, in its sole discretion to waive the Working Fund Contribution on the initial sale of a Lot.

Section 2. Capital Contribution on Sale by Owner Other Than Declarant. At the time of a conveyance of a Home pursuant to a sale by an Owner other than the Master Developer, Declarant or Builders (except those Builders who were previously subject to the Working Fund Contribution pursuant to Section 1 of this Article), each purchaser shall pay to the Association the amount of $500.00 as a Working Fund Contribution. The amount of the resale Working Fund Contribution shall be subject to change from time to time by the Board of the Association. These monies shall be the Association's property, and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale. The funds derived from all such Working Fund Contributions are income to the

Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to the Community, including, without limitation, future and existing capital improvements, operating expenses, support costs and start-up costs.

ARTICLE IX ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Except as otherwise expressly set forth in this Article IX, and subject to the requirements of the Master Declaration, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by the ACC of the Master Association and a majority of the Board of Directors of the Association. The terms, conditions, restrictions or requirements of the ACC shall prevail in the event of any conflicts between the ACC review and approval and the Association review and approval provided for herein. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. Notwithstanding any other provision in this Declaration, for so long as Declarant has the authority to appoint the entire Board of Directors, Declarant shall have the option to appoint a Board member or other individual ("**Declara t ARC A oi tee**") to receive, review and approve or disapprove applications for construction, alterations or additions contemplated by this Article IX, in lieu of the Board or a committee acting in that capacity. Any reference in this Section 1 to "Board" or "Board of Directors" shall instead mean the Declarant ARC Appointee where such appointment has been made. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval, The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications and approval of the ACC, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. During the period of time the Declarant appoints the majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed not approved; however, once Owners other than the Declarant elect a majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or

placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association (or Declarant or Declarant ARC Appointee) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval or disapproval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, Declarant ARC Appointee and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval or disapproval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon the completion of any work for which approved plans are required hereunder the applicant for such approval **(A lica t)** shall give written notice of completion to the Board of Directors of the Association.

(b) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.

(c) If an Applicant is notified of any noncompliance, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within

thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(d) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors or Declarant ARC Appointee may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority and obtaining approval for the ACC.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under this Article IX to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the "**ARC**").

Section 7. Declarant's and Lennar's Exemption. Notwithstanding anything to the contrary, this Article IX does not apply to the Declarant or to Lennar. Declarant and Lennar shall be exempt from all architectural review and approval requirements, including, without limitation, any architectural guidelines or design standards of the Association and/or the ARC. Notwithstanding anything in the Governing Documents to contrary, but subject to the requirements of the Master Declaration, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association; provided, however, Lennar shall be exempt from all architectural approval requirements and design standards under the Governing Documents. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified and any modifications of such approved plans shall only require approval of the Declarant. The foregoing shall not act as an exemption to any requirements that apply to the Declarant under the Declaration.

ARTICLE X USE RESTRICTIONS

Section 1. Residential Use. No Lot shall be used for any purpose other than for residential purposes. The foregoing sentence shall not be interpreted or enforced in any manner which interferes with the construction, sale, leasing and/or marketing of a Lot or Home by a Builder, the Declarant or their affiliates or assigns. The occupancy of each Home shall be limited to the maximum number of persons allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant or Lennar or other Builders and/or otherwise approved in accordance with ARC, ACC, Declarant ARC Appointee and/or Board approval.

Section 2. Temporary Structures No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be placed or used on any Lot without the approval of the Board. No such structures shall at any time be used as a residence or appurtenance to such residence, either temporary or permanent. The foregoing shall not apply to temporary construction trailers or other temporary structures used by the Declarant, Lennar or other Builders approved by Declarant.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion. The foregoing sentence shall not be interpreted or enforced in any manner which interferes with the construction, sale, leasing and/or marketing of a Lot or Home by a Builder, the Declarant or their affiliates or assigns.

Section 4. Animals. Subject to more restrictive provisions of the Master Declaration, no animals of any kind, including but not limited to livestock, swine, poultry, reptiles or insects, shall be kept, maintained, or bred on any Lot or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of four (4) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or four (4) domestic cats (hereinafter "Pets"), shall be permitted to be kept in a Home or Lot, provided such Pets are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, Pets permitted by this Section 4 may be kept on a Lot only so long as such Pets do not constitute a nuisance. The Board of Directors shall specifically have the power to require the removal and relocation of any unauthorized animal and any Pet that is a nuisance, or which has harmed, or which presents a threat of harm, to residents and others in the Community. Each person bringing or keeping an animal within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any animal brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after Pets which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Pets belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the Pet

when outside the Home. No Pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. Outdoor kennels, cages and dog runs are not permitted on any Lot. The Association shall have the right to promulgate Rules and Regulations relating to Pets and animals and the right to restrict or require removal of any animals determined by the Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all Pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the Pets owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request, not more than one time per calendar year. If such coverage is not provided as required herein, the Board of Directors shall have the right to require the animal to be removed from the Lot until the appropriate insurance is obtained. Notwithstanding anything to the contrary contained herein, all restrictions in this Section 4 are subject to the Americans with Disabilities Act and the Fair Housing Act.

Section 5. Signs. During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except one sign, subject to prior approval by the Board as to materials and aesthetic features, which sign is not larger than 24'' x 24", placed in the ground on the front of the Lot advertising the property for sale or for rent. Once the Declarant, or successor Declarant, and Lennar, has conveyed all Lots it owns within the Property, then the size of the signs can be modified as authorized by the Board. Except for signs used by the Declarant or a Builder, the location of signs, as well as the color, materials, and other aesthetic features of such may be set forth in the ACC guidelines or Rules by the Board or ACC. A sign provided by a contractor for security services, to the extent permitted by the HOA Act, and signs used by the Declarant or Builders to advertise the Property and/or Homes, are specifically excluded from the terms of this Section. The Declarant and Builders are authorized to install signage, flags, banners and other marketing and advertising materials within the Community. The Declarant shall establish a Community-wide signage and marketing plan in the event multiple Builders own Lots within the Community, and all Builders within the Community are subject to such Community-wide signage and marketing plan established by the Declarant.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code. This Section shall not apply to Builders, the Declarant or their contractors, and shall also not apply to any Lots owned by Builder, the Declarant or their affiliates and assigns.

Section 7. Storage of Property. No garments, rugs, towels or blankets or any other materials may by hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be

stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and Common Area parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Parking on streets may be limited by the Association's Rules and Regulations. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty-four (24) hours, except inside of the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant, Builders, or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view except those of visiting contractors making repairs to a Lot or Home and this provision is specifically intended to preclude any Lot Owner from parking their personal commercial vehicle or that used for employment in public view. Automobiles issued by the County or other governmental entity (i.e., police cars), shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces of the roadways in the Community or on any sidewalk. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders or their agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty- four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow-vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and to the extent allowed by law, the roadways in the Community, which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting. This section shall not apply to vehicles used by Declarant and/or Builders in connection with their development,

construction, sales, and marketing activities in the Community.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association (or ARC if established) and/or the ACC. No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Driveways. No widening of a driveway shall be permitted without prior written Board, Declarant ARC Appointee or ARC approval, and approval shall not be given for an extension beyond the external side lines of the garage. Any driveway extension must match the current driveway surface. Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the driveway surface from that installed by the Builder of the Home. Replacement of a driveway must be of the same materials and style as originally installed by the Builder.

Section 12. Window Coverings. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the Board. Except for any awnings, canopies or shutters installed by a Builder (if and as applicable), no awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the Board. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the Board. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 13. Flags and Banners. Except for flags and banners utilized by the Declarant or a Builder, no flags or banners other than a flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association, will be permitted. The foregoing sentence shall not apply to the Declarant or Builders, and the Declarant and Builders are authorized to install flags, banners, signage and other advertising materials within the Community. The Declarant shall establish a Community-wide signage and marketing plan in the event multiple Builders own Lots within the Community, and all Builders within the Community are subject to such Community-wide signage and marketing plan established by the Declarant.

Section 14. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or

repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the Board of Directors (or ARC if established) and/or the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 15. Business Activity. Except for (i) normal construction activity, (ii) sale, leasing and/or re-sale of a Home, (iii) sale, leasing or re-sale of other property owned by Declarant or a Builder, or (iv) administrative offices and/or sales offices of Declarant or a Builder, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center, childcare facility, assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association. The foregoing shall not apply to any platted Lot which is designated for and zoned for commercial use or pertaining to circumstances regulated by applicable fair housing laws. The leasing of a Home shall not be considered "business activity" for purposes of this Section.

Section 16. Telecommunications Equipment. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the Board. The Board may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("**FCC**") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the ACC and the Board and shall be governed by the then current rules of the FCC.

Section 17. Fences. Subject to the provisions of the Master Documents regulating fences, if any, and architectural review provisions of this Declaration, all fences (except for any fences installed by Declarant or Lennar) shall require approval of the ARC and the ACC prior to installation on a Lot. Retaining walls and perimeter fences within the Community that were originally installed by the Master Declarant, Declarant, Lennar or the Association shall be maintained by the Association for the benefit of all Owners. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefited Lots at such Owner's or Owners' sole cost and expense. Fences shared by two or more Lots, shall be maintained, cleaned, repaired and replaced jointly by the Owners of the Lots upon which the fence is shared. In the event such Owner(s) fail to maintain, clean, repair or replace a fence for which they have responsibility, the Association shall have the right, but not the

obligation, to enter upon the Lots and perform necessary maintenance, cleaning, repair or replacement of the fence, the expense of which shall be charged in equal shares to the benefitting Lot Owners as an Individual Assessment.

Section 18. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved by the Board. Accordion, panel and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board or ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than in relation to a storm event.

Section 19. Ponds. No Owner shall use any bodies of water located within the Community, if any, for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the pond and lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT, BUILDERS, OR ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 20. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, leasing and/or marketing of Homes in the Community shall not apply to the Declarant or Lennar.

ARTICLE XI EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, postal service and meter reading.

Section 2. Maintenance. Easements for ingress and egress and for the performance of its maintenance responsibilities hereunder are reserved on and over each Lot in favor of the Association and its agents, contractors and service providers related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon an adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant or a Builder, encroaches or overlaps upon any other Lot, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots.

Section 4. Drainage. Pursuant to the Master Documents and subject to amendment thereto, the Master Association shall have the responsibility to maintain landscape buffers, easements and irrigation lines and facilities within the landscape and utility easements and all drainage easements, drainage facilities and drainage pipes and equipment within the designated easements in the Community. Notwithstanding the foregoing, Owners shall have the responsibility to maintain Drainage Swales and easements on their Lots. There shall be, and Declarant hereby grants reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any stormwater management plan which may be applicable to the development of the Tara Baywood, provided, however, that in no event shall any Owner of any Lot be required to allow stormwater drainage across its Lot in such a manner as shall damage any permanent improvements located thereon.

Section 5. Maintenance of Easement Areas. Within the easement areas hereby reserved, created, or shown on the Plat of Tara Baywood, or within any designated Master Association Common Area or property dedicated to or owned by an MSTU/MSBU and containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System facilities shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that those improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company. Each Lot Owner shall maintain any drainage easement located in the Lot in the manner required, if required, by the Master Association.

Section 6. Right of Entry. The Master Association, through their duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items, as may be authorized herein or in the Master Declaration. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Master Association shall have the right to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Master Association shall not be deemed to be a trespass upon such Lot.

Section 7. Declarant. An easement is reserved over each Lot, in favor of the Declarant for the purpose of carrying out any obligations of the Declarant under the terms of this Declaration or any governmental permit, order or applicable law in connection with the construction of Homes on Lots. The easements created by this section shall be broadly construed and supplement other rights of the Declarant herein, running with the land until such time as the Declarant no longer owns any Lots in the Community and all of the Declarant's obligations hereunder are satisfied.

ARTICLE XII COVENANTS FOR HOME AND LAWN MAINTENANCE

[SUBJECT TO MODIFICATION BASED ON PARTIES AGREED UPON HOME AND LANDSCAPE MAINTENANCE SCOPE FOR TOWNHOMES]

Section 1. Maintenance of Homes. Each Lot Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on the Owner's Lot that are not to be maintained by the Association, in a clean, sanitary, neat, safe and orderly condition including without limitation the following: provision of pest control services; all obligations for the structure of the building, fences; all interior maintenance; maintaining in good repair the driveway that services the Owner's Lot; maintain, repair, and replace the mailbox that services the Owner's Lot (however, any common mail kiosks shall be maintained, repaired and replaced by the Association); repair or replacement of all walls, windows, gutters, downspouts and skylights, doors, fixtures or equipment (including, but not limited to any air-conditioning or water softening fixtures or equipment), facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Declaration or the Rules.

The Lot Owner shall obtain the written consent of the Association and the Master Association prior to making any modifications requiring architectural review approval. If any Lot Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration.

Section 2. Landscape Maintenance and Irrigation. The Association shall be responsible for maintaining the landscaped areas and irrigation in accordance with the following terms:

(a) General. The Association shall be responsible for maintaining the landscaped areas within each Lot in accordance with this Section. The Association's landscape maintenance responsibilities include edging the lawn, mowing, fertilization of grass, trimming of trees and shrubs, mulching (on such frequency as determined by the Association in its reasonable discretion), and landscape-related exterior pest control. The foregoing shall be performed at the Board's discretion and on such intervals as the Board may decide in its discretion. The cost associated with such landscape maintenance shall be a part of the Operating Expenses, and each Owner of a Home shall pay an equal share of such costs. Except as otherwise provided herein, in the event any landscaping, including, without limitation, grass, shrubs or trees, become dead or badly damaged, the Association shall be responsible for the replanting, repair, and/or replacement of such landscaping with landscaping selected by the Board in its

discretion. Notwithstanding the foregoing or any other provision of this Declaration to the contrary, the Association shall have no responsibility for the repair or replacement of sod, grass, shrubs, trees, or any other landscaping within a Lot in the case of damage due to the negligence or willful acts of an Owner or its Lessees, family members, invitees or guests, and the Owner of each Lot shall be responsible for any such repair and replacement of the landscaped areas in such event. In the event landscaped areas are not repaired and replaced by the Owner of the Lot, the Association may, but shall not be obligated to, repair and replace such landscaped areas on behalf of the Owner. The costs and expenses of such repairs and replacements shall be determined by the Association in its discretion and shall be assessed against the respective Lot as an Individual Assessment.

(b) Additional Landscape Maintenance. Each Owner by acceptance of a deed to their Lot, authorizes the Association to conduct additional landscape maintenance beyond the scope described in this Section if, in the discretion of the Board, such additional maintenance is required for any reason whatsoever, including, without limitation, naturally occurring deterioration of the landscaped areas or damage caused by an Owner's neglect. The costs associated with any such additional landscape maintenance shall be assessed against the respective Lot as an Individual Assessment.

(c) Modification of Landscaping. In the event an Owner modifies the landscaping as initially installed by the Declarant, then such Owner shall be solely responsible for the maintenance and irrigation of such modified landscaping, and there shall be no abatement or reduction in such Owner's Individual Assessments. Notwithstanding anything contained herein to the contrary, no Owner shall modify the landscaping as initially installed by the Declarant, nor shall any landscape lighting be installed by an Owner, without the prior written approval of the ARC. In no event shall any landscaping modified by an Owner impede access or otherwise interfere with the routine landscape maintenance provided by the Association in accordance with this Declaration. In the event the HOA is excluded from a Lot or potion thereof by a fence placed on the Lot (the "**E cluded Area**"), the HOA may be relieved, in the HOA's sole discretion, of all further duties to maintain the Excluded Area; however, the Owner of the Excluded Area shall maintain the Excluded Area to the same degree and quality as the other Lots and the Owner will be assessed as if the HOA maintained the Excluded Area.

(d) Irrigation Facilities—Lots. The Association is responsible repairing and replacing the irrigation to the landscaped areas, including: damaged sprinkler heads, piping or valves that comprise the irrigation system of the Lots, except in the case of damage due to an Owner's negligence or willful acts of an Owner or its Lessees, family members, guests or invitees. The cost associated with any such maintenance, repair and replacement of the irrigation facilities shall constitute a part of the Operating Expenses for which Assessments shall be levied except in the case of costs for repair and replacement of damage due to an Owner's negligence or willful acts of an Owner or its Lessees, family members, guests or invitees, which costs shall be assessed against the respective Lot as an Individual Assessment. Grass and landscaping located on Lots shall be irrigated in

a routine and ordinary manner at intervals and frequency as the Board may decide in its sole discretion and as may be permitted by WMD or the County regulations. The Association shall have direct access to control boxes and/or devices used in connection with any irrigation system that may be installed on any Lot and Owners are not permitted to block access to or tamper with the same. The Association reserves the right to place or remove locks on any control boxes and/or devices used in connection with irrigation regardless of their location. Further, Owners shall not place locks or otherwise impede the Association's access to any areas the Association is responsible to maintain. In the event that any Owner locks or otherwise impedes the Association's access to any areas the Association is responsible to maintain, the Association may take any and all measures necessary to eliminate same, including removing or disabling any locks, and the Association shall have no liability for such actions.

(e) Irrigation Facilities—Common Areas. The Association shall maintain the irrigation system for the Common Areas and within any landscape easements or buffers as an Operating Expense. The Association is hereby granted an easement over and across the Owner's Lot for the purpose of installing the irrigation system, if applicable. No Owner shall place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the consent of the Association. An Owner shall be responsible for payment of water charges, which may be billed by separate meter to each Owner or billed to the Association through a master meter(s) and paid as an Operating Expense. Further, each Owner shall be responsible for any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system, whether on the Owner's Lot, the Common Area, or within a landscape easement or buffer caused by the Owner, any member of Owner's family, any guests, invitees, tenants, contractors, workers or agents of Owner. Each Owner acknowledges that due to water quality, irrigation systems may cause staining on Homes, other structures, or paved areas. It is each Owner's responsibility to treat and remove any such staining at the Owner's expense. The Owner shall be responsible for all costs incurred by the Association in maintaining the irrigation system on the Owner's Lot (excepting any portion within a dedicated landscape easement or buffer) and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot.

EACH OWNER ACKNOWLEDGES THAT SOME LOTS WITHIN THE COMMUNITY MAY HAVE YARDS THAT ARE LARGER OR SMALLER THAN THE YARDS OF OTHER LOTS WITHIN THE COMMUNITY. NOTWITHSTANDING THE FOREGOING, ALL LANDSCAPE MAINTENANCE EXPENSES SHALL BE DEEMED PART OF THE OPERATING EXPENSES, AND EACH OWNER OF A HOME SHALL PAY AN EQUAL SHARE OF SUCH COSTS.

Section 3. Reserved.

Section 4. Reserved.

Section 5. Party Walls and/or Fences. Each common wall shared by two Lots shall be a

party wall for the perpetual benefit of and use by the Owners of each respective Lot. Each such Lot and Owner is hereby granted an easement for the existence of the party wall to the extent it encroaches on the adjoining Lot, whether encroachment exists as a result of initial construction, reconstruction or natural settling or shifting. Except as otherwise provided herein, each Owner shall bear the responsibility to repair and maintain the unfinished surface of the exterior portion of the party wall which is located within Owner's residence. Both Owners shall equally share the cost of repair and maintenance of the structural and interior portions of the party wall. However, if either Owner's negligence or willful misconduct causes damage to the party wall, such Owner shall bear the entire cost of repair. Each Owner shall have the right to enter the adjacent Lot, including the residence located thereon, where necessary in connection with the repair or maintenance of a party wall, upon reasonable prior notice to the affected Owner(s) and at reasonable times and an easement for same is hereby created.

Any repair or reconstruction shall utilize substantially similar materials, design and location as originally existed. No openings may be cut in the party wall or structural changes made thereto, unless agreed upon by Owners sharing the party wall. Any common fences constructed on the property line between Lots attached Units shall be treated in the same manner as a party wall. Any party by negligence or willful act that causes a shared fence to be damaged or infested, shall bear the entire cost of furnishing necessary treatments, protections or repairs resulting from damage. In addition, in the event an Owner fails to repair or replace improvements as required herein, the Association has the right, after applicable notice to the Owner of the Owner's failure to perform its obligations hereunder and reasonable time for the Owner to perform the work, to perform any work necessary to shared improvements and charge the responsible Owner or Owners the expense thereof as an Individual Assessment.

Notwithstanding anything to the contrary herein, the Declarant and the Association have the right to enforce the provisions of this Section, however, neither the Declarant nor the Association shall have any obligation whatsoever to enforce the provisions of this Section or become involved in any dispute between Owners in connection with this Section.

Section 6. Insurance. Each Owner of a Lot shall obtain insurance coverage upon the Lot insuring the Home and any improvements located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured.

Section 7. Exterior Painting and Cleaning. The Association shall paint all exterior painted portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia, to be performed at the Board's discretion and on such intervals as the Board may decide in its discretion. The cost associated with such exterior painting made in accordance with this

Section shall constitute part of the reserves for which Assessments may be levied, and each Owner of a Home shall pay an equal share of such costs. The Association shall have no responsibility to repair damage to paint caused by an Owner or due to the negligence or willful acts of an Owner or such Owner's Lessees, family members, invitees or guests. In the event any exterior painting on a Home is damaged by an Owner or due to an Owner's negligence (or the negligence or willful acts of such Owner's Lessees, family members, invitees or guests), then the Owner shall be responsible for the repair of such painting at the Owner's sole cost and expense, and the Association may, but shall not be obligated to, repair such painting and the costs and expenses of such repairs shall be assessed against the respective Lot as an Individual Assessment.

In the event that (i) an Owner desires to paint its Home in addition to, or at intervals more frequently than, the Association's painting of such Home as provided herein, or (ii) an Owner is responsible for painting an exterior portion of its Home due to damage to paint caused by an Owner or the negligence or willful acts of any Owner or its Lessees, family members, guests or invitees, then any such proposed painting shall be subject to ARC approval. If the proposed painting is approved by the ARC, the ARC shall have the right to impose such conditions on such Owner as it deems reasonably appropriate. The conditions shall, at a minimum, include the following: (i) all work and materials shall be at the Owner's sole cost and expense; (ii) all color selections shall be approved by the ARC and must be the same or substantially similar to the other Homes attached to the Home; (iii) the painting project must include an entire elevation of the Home (i.e., the entire side of the Home, etc.); and (iv) if the Association thereafter paints the Home and the other Homes attached to the Home in accordance with this Section, the Home shall be included as part of the painting project, and the cost associated with such painting project shall be deemed a part of the reserves for which Assessments may be levied, and each Owner of a Home shall pay an equal share of such costs.

Each Lot Owner shall be responsible for exterior pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. It is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. The Board shall convene a duly noticed meeting to determine when the uniform pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required cleaning. Each Owner shall have the right to clean more frequently than required by the Association. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a contract for pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to pressure wash its Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

Section 8. Roofs. The Association shall repair and replace shingles and roof decking of roofs of Homes at the Board's discretion and on such intervals as the Board may decide in its discretion. The Association shall, however, have no obligation to repair or replace roof trusses or other structural components of the roof. The cost associated with any such roof repair and replacement shall be deemed a part of the reserves, and each Owner of a Home shall pay an equal share of such costs. Notwithstanding any of the foregoing to the contrary, the Association shall

have no obligation for repair or replacement of roofs in the case of damage due to any willful actions or negligence of an Owner, or acts of God that would otherwise be covered under the Owner's Insurance Policy. In the case of damage caused by any willful actions or negligence of an Owner or an act of God that would otherwise be covered under the Owner's Insurance Policy, such Owner shall be responsible for any such repair or replacement at the Owner's sole cost and expense. In the event the roof or any component thereof is not repaired and replaced by the Owner pursuant to the foregoing sentence, the Association may, but shall not be obligated to, repair and replace such roof on behalf of the Owner, and the costs and expenses of such repairs and replacements shall be assessed against the respective Lot as an Individual Assessment. If a roof is damaged or destroyed by the act of one adjoining Owner, or his/her guests, Lessees, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the roof without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities.

Notwithstanding anything to the contrary herein, the Declarant and the Association have the right to enforce the provisions of this Section, however, neither the Declarant nor the Association shall have any obligation whatsoever to enforce the provisions of this Section or become involved in any dispute between Owners in connection with this Section.

ARTICLE XIII COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against

the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a Operating Expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee's acquisition of title in the amount equal to the lesser of (i) the Lot's unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Lot Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon written request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

ARTICLE XIV LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing and a copy of any such lease shall be provided by the Owner of the Lot to the Association within seven (7) days after entering into such lease. No lease shall be for a term of less than seven (7) months. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The number of occupants must comply with Federal Law and applicable local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the

Rules and Regulations and any other policies adopted by Association. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home. If a Lot or Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with the terms of Florida law.

ARTICLE XV WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water and Stormwater Management System. The Association is intended to exist in perpetuity; however, should the Association cease to exist, property containing the Surface Water and Stormwater Management System and any other water management portions of Common Area shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code, and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, incorporated herein, and be approved by the WMD prior to such termination, dissolution, or liquidation.

Section 2. Amendments Pertaining to Surface Water Management System. Any amendment of this Declaration which would affect the Surface Water Management System or the responsibility of the Master Association, or its agents, to maintain, or cause to be maintained, the Surface Water Management System must be approved by the WMD for a determination of whether the amendment necessitates a modification of the surface water management permit. The amendment may not be finalized until any necessary permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the Master Association and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the surface water management system, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the WMD. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, the Master Association or the WMD, or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the WMD. No Owner may construct or maintain any building, residence, or structure, or undertake or perform any activity in

the wetlands, wetlands buffers and upland preservation areas, wetland mitigation areas, and drainage easements described in the Permit or Plat, unless prior approval is received from the Association, the Mater Association and WMD. If such actions are permitted by the WMD, the Declarant, or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited.

Section 4. Drainage Swales. A drainage swale may be constructed upon each Lot for the purpose of managing and containing the flow of surface water if any, found upon such lot from time to time ("Drainage Swale"). Each lot owner shall be responsible for the maintenance, operation and repair of any Drainage Swale on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the Drainage Swales to provide drainage, direct water flow, water storage, conveyance or other stormwater management capabilities as permitted by the WMD. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the Drainage Swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human- induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located. In the event a Lot Owner fails to maintain or repair the Drainage Swale on the Owner's Lot in accordance with this Section 4, the Association, upon reasonable advance notice and opportunity to cure, may, through its employees, agents, or contractors, enter upon the Lot and perform such maintenance and repairs at the Owner's sole expense. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration

Section 5. Wetland Areas. The Plat or an amended Plat may contain wetlands, wetlands buffers and upland preservation areas which are regulated in accordance with Section 706 of the Alachua County Land Development Code. Unless permitted by the Land Development Code, the following acts are expressly prohibited within wetlands and wetland buffer areas, if any, without prior written consent of Alachua County: (1) "Development", as defined by the Land Development Code, (2) construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground, (3) construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations, dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials (5) removal, mowing or trimming of trees, shrubs or other vegetation, (6) application of herbicides, pesticides, or fertilizers, (7) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface, (8) surface use except for purposes that permit the land or water areas to remain in its natural condition, (9) planting of vegetative material that is not native to the Southwest region of Florida, (10) any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, and (11) acts or uses detrimental to such retention of land or water areas. If wetland mitigation monitoring is required by the Permit and if the Association is responsible thereunder to carry out such obligation, the rules and regulations of the Association shall state that it will be the Association's responsibility to complete the task successfully,

including meeting all conditions associated with mitigation maintenance and monitoring.

Section 6. Littoral Areas. The ponds and wetlands within Tara Baywood may contain littoral areas which are required by State regulations to be vegetated with native plants and maintained in perpetuity. Littoral areas aid in shoreline stabilization and nutrient uptake, and provide habitat for native animal species. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the WMD. Removal includes dredging, the application of herbicide, cutting of and the introduction of grass carp.

Section 7. Rights of Enforcement. The WMD, the Master Association, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water Management System. Notwithstanding the foregoing, the WMD has the right to take enforcement action, including a civil action for injunction and penalties, against the Mater Association to compel it to correct any outstanding problems with the Surface Water Management System facilities or the mitigation or conservation areas under the responsibility or control of the Mater Association.

ARTICLE XVI INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable Common Area. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried by the Association shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the Association. The Board of Directors has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable, or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

(a) Casualty. The Common Area owned and maintained by the Association (collectively the "Insured Property"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:

(i) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement; and

(ii) Such Other Risk as from time to time are customarily covered with respect to the Common Area similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief.

(b) General Liability Insurance. If the policy does not include "severability of interest" in its terms, a specific endorsement must be obtained to preclude the insurer's denial of an Owner's claim because of negligent acts of the Association or of other Owners.

(c) Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance in order to meet the requirements of law, as necessary.

(d) Directors and Officers Liability Insurance. The Association shall obtain directors' and officers' liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time.

(e) Fidelity Bond/Theft Insurance. The Association shall obtain insurance or a fidelity bond for all persons who control or disburse funds of the Association, with coverage in the amount of the maximum funds that will be in the custody of the association or its management at any one time.

(f) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.

(g) City of Alachua: Per Section 7.7.2(C) of the City of Alachua's Code of Ordinances, the City provides no liability insurance for any common areas or recreational facilities.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVII GENERAL PROVISIONS

Section 1. Covenants Run With Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors

and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any Lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction or rule.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements, liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of not less than thirty (30) years from the date this Declaration is recorded, after which time said covenants, as amended from time to time, shall be automatically extended for successive ten year periods or as otherwise provided in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. In the event the Association ceases to operate and exist, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and for the corresponding infrastructure to be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners, subject to the terms and conditions herein. Such amendments shall not require the consent of the Institutional First Mortgage Lenders and shall become effective when executed by Declarant and recorded in the Public Records of Alachua County, Florida. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of the voting interests present in person or by proxy at a duly noticed meeting

of the Lot Owners for the purpose of voting on such amendment. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting any aspect of the Surface Water Management System must receive prior written approval of the WMD. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting the rights of a Builder and/or any property owned by a Builder must receive prior written approval from such Builder. For purposes of clarification, except as otherwise expressly provided herein or as otherwise provided under Florida Statutes, a Builder's prior written approval shall not be required for amendments which do not affect the rights of a Builder and/or property owned by a Builder.

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner or Tenant, as applicable, for failure of an Owner or Tenant, Owner's family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

(a) Notice: The Association shall notify the Owner or Tenant, as applicable, of the alleged infraction or infractions. Included in the notice shall be the date and time of a meeting of a committee of the Association seated for the purpose of hearing such violation matters, at which time the Owner may present reasons why a fine(s) should not be imposed. At least fourteen (14) days' notice of such meeting shall be given.

(b) Hearing: The alleged non-compliance shall be presented to the committee after which the committee shall hear reasons why a fine(s) should not be imposed. A written decision of the committee shall be submitted to the Owner or Tenant, as applicable, by not later than fifteen (15) days after the committee's meeting.

(c) Amounts: The Board of Directors (if the committee's findings are made against the Owner or Tenant) may impose fines against the Lot Owner or Tenant as follows:

(1) First non-compliance or violation which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day not to exceed One Thousand and No/100 ($1,000.00) Dollars in the aggregate.

(2) Second non-compliance or violations which are of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(d) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties, or within such additional time as determined by the Board.

(e) Collection. In addition to a suit for damages for which the prevailing party will be entitled to attorney's fees and costs, a lien on the Lot for a fine or fines totaling at least $1,000.00

may be recorded and foreclosed, if not timely paid, following notice in accordance with Section 720.3085, Florida Statutes.

(f) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.

(g) Non-Exclusive Remedies. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

(h) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, lessees or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorney's fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and together with the Master Documents, the rights, duties and responsibilities of the Owners of Lots and their family members occupying the Homes, Tenants, guests and invitees.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("HUD") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association:

Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for professional management, or any other contract providing for services of the Declarant may not exceed three years. Any such agreement must allow for the termination by either party without cause, but in such event, may provide for and payment of a termination fee on sixty (60) days or less written notice.

Section 11. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, the Declarant and Builder makes no warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not is have been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant and harmless therefrom.

Section 12. Security. The Association may, but shall not be obligated to, maintain or support certain activities within Tara Baywood designed to make the Property safer than it otherwise might be. Neither the Association, the original Declarant, nor any successor Declarant or any Builder shall in any way be considered insurers or guarantors of security within the Community, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Property, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of their Homes that the Association, its Board of Directors and committees, Declarant, and any successor Declarant are not insurers and that each Person using the Property assumes all risks of personal injury and loss or damage to property, including Homes and the contents of Homes, resulting from acts of third parties.

Section 13. Notice to Owners. Whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot, unless otherwise required by the HOA Act. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change Owner's mailing address by written notice given to the Declarant or the Association in the official records

of the Florida Department of State, Division of Corporations, or the official address of the Association as it may be designated from time to time. Notices may alternatively be transmitted to owners electronically for those Owners who provide written notice to the Association of such election, in accordance with the HOA Act.

Section 14. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 15. Conflicts. In the event of any conflict between the provisions of this Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 16. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY, SUBJECT TO OBLIGATIONS AND RIGHTS SET FORTH IN THE MASTER DECLARATION, ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, DECLARANT AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 17. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, TENANT, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, TENANTS, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH

THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF OWNER'S ACCEPTANCE OF TITLE TO OWNER'S HOME) AND EACH TENANT OR OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT, AND THEIR AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 18. Tara Forest Master Association, Inc. By acceptance of title to a Lot in the Community, each Owner shall automatically become a member of the Tara Forest Master Association, Inc., which is the master homeowners' association for Tara Forest. All Lots in the Community are encumbered by the Master Declaration for Tara Forest, as amended from time to time (the "**Master Declaratio** "). The rights and responsibilities of membership, including the rights to use certain facilities and the duty to pay assessments and other charges as applicable, are set forth in the Master Declaration. The Master Association has lien rights affecting the Lots in accordance with the Master Declaration.

Section 19. CONSTRUCTION ACTIVITIES. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE

OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THAT ENTRY GATES MAY BE OPEN DURING ANY PERIODS OF CONSTRUCTION AT ANY TIMES OR ALL TIMES IN THE SOLE DISCRETION OF THE DECLARANT OR THE ASSOCIATION (iv) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (v) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (vi) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 20. Notices and Disclaimers as to Water Bodies and Wildlife. THE SUBDIVISION MAY CONTAIN WATER BODIES SUCH AS LAKES, PONDS, CANALS, CREEKS, STREAMS, PRESERVES OR OTHER BODIES OF WATER IN OR IN THE VICINITY OF THE SUBDIVISION ("WATER BODIES"). SUCH WATER BODIES MAY POSE HEALTH AND SAFETY RISKS TO OWNERS, OCCUPANTS AND USERS OF THE PROPERTY IN AND AROUND THE SUBDIVISION, INCLUDING THE RISK OF DANGEROUS WILDLIFE. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, THE BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "**LISTED PARTIES**") SHALL NOT BE LIABLE TO OWNERS, OCCUPANTS AND USERS OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR WATER LEVEL OF OR IN ANY WATER BODIES. ALL OWNERS, OCCUPANTS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF SUCH PROPERTY, TO HAVE RELEASED THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH WATER BODIES. FURTHER, THE LISTED PARTIES ARE NOT RESPONSIBLE FOR MAINTAINING OR ASSURING SAFETY OF ANY OWNERS, OCCUPANTS OR USERS OF WATER BODIES OR AREAS IN OR AROUND SUCH WATER BODIES. NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO ANY WATER BODIES. ALL PERSONS USING OR ENJOYING WATER BODIES OR SURROUNDING AREAS OF THE WATER BODIES SHALL DO SO

AT THEIR OWN RISK. ALL OWNERS, OCCUPANTS AND USERS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALL TYPES OF WILDLIFE, INCLUDING ALLIGATORS, SNAKES, PANTHERS, BEARS AND OTHER ANIMALS, MAY LIVE, MIGRATE, CREATE HABITATS OR ENTER INTO WATER BODIES AND SURROUNDING PROPERTY AND MAY POSE A HEALTH AND SAFETY THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE. NO PERSONS SHALL SWIM IN ANY WATER BODIES WITHIN TARA FOREST NOT SPECIFICALLY DESIGNATED FOR SWIMMING AND NO PERSONS IN THE COMMUNITY SHALL FEED ANY WILDLIFE IN OR AROUND THE COMMUNITY.

Section 21. Recreational Facilities.

(a) General Restrictions. Each Owner, its guests, invitees, Tenants, and other persons entitled to use the recreational facilities and other Common Areas within the Community ("**Facility Users**") shall comply with following general restrictions:

(b) Minors. Minors are permitted to use the recreational facilities; provided, however, parents are responsible for the actions and safety of such minors and any damages caused by such minors. The Association may adopt reasonable safety regulations and restrictions from time to time governing minors' use of the recreational facilities.

(c) Responsibility for Personal Property and Persons. Each Facility User assumes sole responsibility for the health, safety and welfare of Facility User, and the personal property of all of the foregoing, and each Facility User shall not allow any damage the recreational facilities or other Common Area, or interfere with the rights of others hereunder. Neither Declarant, nor a designated Operator, nor Builders, nor the Association, nor the Master Association shall be responsible for any loss or damage to any private property used, placed or stored on the recreational facilities. Further, any person entering the recreational facilities assumes all risk of loss with respect to his or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the recreational facilities.

(d) Activities. Any Owner, Tenant, guest, invitee or other person who, in any manner, makes use of the recreational facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the recreational facilities, shall do so at their own risk. Every Facility User shall be liable for any property damage and/or personal injury at the recreational facilities, caused by such Facility User.

(e) Indemnification. By the use of the Recreational Facilities and other Common Areas, each Facility User agrees to indemnify and hold harmless the Declarant, Operator, Builders and the Association, their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "**I dem ified Parties**") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "**Losses**") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the recreational facilities or other Common Areas by such Facility User and/or

from any act or omission of the any of the Indemnified Parties. Losses shall include the deductible payable under any of the Association's insurance policies.

E ecutio Pages to Follow.

IN WITNESS WHEREOF, Tara Baywood, LLC, a Florida limited liability company, has executed this Declaration, this__day of_, 2022.

Signed, sealed and delivered
in the presence of: TARA BAYWOOD, LLC, a Florida limited liability company

By: _____ Its:

_____
Name:_

_____
Name:_

STATE OF FLORIDA)
) SS
COUNTY OF_____)

The foregoing instrument was acknowledged before me **by mea s of ☐ hysical rese ce or ☐ o li e otarizatio** this_day of_, 2022, by Sayed Moukhtara, as Manager of Tara Baywood, LLC, a Florida limited liability company, on behalf of said company, who is ☐ personally known to me or ☐ produced the following identification____.

_____
Notary Signature

_____
(NOTARY SEAL) Notary Name [Printed/Typed/Handwritten] Notary Public, State of Florida at Large
My Commission Expires: ___

JOINDER

Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Restrictions, Conditions and Easements of Tara Baywood and the Exhibits attached thereto and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

I Wit ess Whereof, Tara Baywood Homeowners Association, Inc., has executed this Joinder on this day of , 2022.

Signed, sealed and delivered
in the presence of: Tara Baywood Homeowners Association, Inc, a Florida corporation not-for-profit

_____

Name: By:
Name: Sayed Moukhtara, as President

(Cor orate Seal)

_____
Name:

STATE OF FLORIDA)
:
SS. COUNTY OF)

The foregoing instrument was acknowledged before me **by mea s of ☐ hysical rese ce or ☐ o li e otarizatio** this day of , 2021, by Sayed Moukhtara, as President of Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification .

_____
Notary

(NOTARY SEAL)

_____
Notary Name [Printed/Typed/Handwritten] Notary Public, State of Florida at Large

JOINDER

Tara Forest Master Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Tara Baywood and the Exhibits attached thereto.

I Wit ess Whereof, Tara Forest Master Association, Inc., has executed this Joinder on this___day of_, 2022.

Signed, sealed and delivered in the presence of:

Tara Forest Master Association, Inc.,
a Florida corporation not-for-profit

_____

By:___Name:_

_____, President

_____

Name:_ **(Cor orate Seal)**

STATE OF FLORIDA)

:S

S. COUNTY OF____)

The foregoing instrument was acknowledged before me **by mea s of ☐ hysical rese ce or ☐ o li e otarizatio** this____day of__, 2022, by____, as President of Tara Forest Master Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐ personally known to me or ☐ produced the following identification _____.

_____

Notary

(NOTARY SEAL)

_____

Notary Name [Printed/Typed/Handwritten] Notary Public, State of Florida at Large

EXHIBIT “A”
LEGAL DESCRIPTION

EXHIBIT "B"
ARTICLES

ARTICLES OF INCORPORATION FOR
TARA BAYWOOD HOMEOWNER'S ASSOCIATION, INC.
(a cor oratio ot-for- rofit)

The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be the Tara Baywood Homeowner's Association, Inc., a Florida corporation not for profit (the "Association").

ARTICLE II – DEFINITIONS

Each term used herein, except as otherwise defined herein, is defined in the Declaration of Covenants, Conditions, and Restrictions of Tara Baywood (the "Declaration") recorded, or to be recorded, among the Public Records of Alachua County, Florida by Tara Baywood, LLC. a Florida limited liability company (the "Declarant") and shall have the same meaning or definition ascribed thereto in the Declaration.

ARTICLE III - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the corporation shall be 7717 NW 20th Lane, Gainesville, Florida 32605.

ARTICLE IV - PURPOSE(S)

The corporation is organized as a corporation not-for-profit under Chapter 617 of the laws of the State of Florida, subject to the extent applicable, to Chapter 720 of the laws of the State of Florida. The specific purposes for which the corporation is organized are:

To promote the health, safety and social welfare of the Owners of Property within the residential community of Tara Baywood as described in the Declaration.

To own and maintain, repair and replace the Association Property and the Common Areas and other items, including landscaping and other improvements in and/or benefiting said Association Property and Common Areas, for which the obligation to maintain and repair has been delegated and accepted.

To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around, all buildings and improvements as provided in the Declaration, which may include walls, fences, or other structures constructed, placed or permitted to remain in the Property, as well as the alteration, improvement, addition or change thereto.

To operate without profit for the benefit of its Members.

To perform those functions granted to or reserved by the Association in the Declaration.

ARTICLE V - GENERAL POWERS

The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws or the Declaration including, without limitation, the following:

To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.

To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

To delegate power or powers where such is deemed in the interest of the Association.

To affix assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such assessments.

To pay taxes and other charges, if any, on or against the Association Property and the Common Area.

To have all express powers conferred upon the Association by the Declaration, Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, except as prohibited herein.

To engage in activities which will actively foster, promote and advance the common interests of all Owners of any portion of the Property, including contracting for services to be provided to the Association.

To own, convey, buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein of the Association for purposes of advancing the common interests of all Owners of any portion of the Property.

To borrow money for any purpose subject to all limitations in the Declaration or Bylaws.

To sue and be sued.

To adopt, alter and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration.

To contract for services for the operation, maintenance, and management of Common Areas and Association Property and all other property dedicated to or maintained by the Association.

To mortgage or convey Common Area with the affirmative vote of at least two-thirds of the Class A Membership.

ARTICLE VI - MANNER OF ELECTION OF DIRECTORS

Directors shall be elected or appointed in accordance with the provisions of the Bylaws of the Association.

ARTICLE VII - MEMBERS

Every Owner of a Lot which is subject to Assessment shall be a Member of the Association and subject the terms and conditions of the Declaration. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment.

The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant during the Class B Membership, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each of the votes held by all other Members of the Association; provided, however, that notwithstanding any provision to the contrary (but subject to Section 720.307(2), *Florida Statutes*), the Declarant shall have the right to appoint the entire Board of Directors of the Association until three months after 90% of the Lots have been conveyed to Owners other than the Declarant or its designated successor or assigns or to Builders, or as otherwise required by applicable law ("Turnover"). At such time, the Declarant shall call a meeting in accordance with the provisions herein for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners. The Declarant shall have the right, in its sole discretion, to appoint one member of the Board of Directors for so long as the Declarant owns at least five percent (5%) of the Lots within the Property. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns.

ARTICLE VIII - DIRECTORS

The Board of Directors of the Corporation shall be comprised of at least three (3) directors. The initial number of Directors shall be three (3). The names and addresses of the members of the first Board of Directors who shall hold office until their successors are appointed or elected, or until removed, are as follows:

Sayed Moukhtara	7717 NW 20th Lane Gainesville, FL 326055
Zenzi Rogers	9440 Philips Highway, Suite 7 Jacksonville, Florida 32256
Silvia Moukhtara Nemer	7717 NW 20th Lane Gainesville, FL 326055

As long as Declarant or its designated successor or assigns shall have the right to appoint any members of the Board of Directors, Directors appointed by Declarant need not be Members of the Association and need not be residents of the State of Florida. All Directors appointed by the Declarant shall serve at the pleasure of the Declarant, and may be removed from office, and a successor Director may be appointed at any time by the Declarant.

At the first annual election to the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Directors to serve for a term of one (1) year. Elections shall be by plurality votes. All Directors shall hold office until the election of new directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them.

ARTICLE IX - OFFICERS

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President: Sayed Moukhtara
7717 NW 20th Lane
Gainesville, FL 32605

Vice President: Zenzi Rogers
9440 Philips Highway, Suite 7
Jacksonville, Florida 32256

Secretary and

Treasurer: Silvia Moukhtara Nemer
7717 NW 20th Lane
Gainesville, FL 32605

ARTICLE X - REGISTERED AGENT, MAILING ADDRESS AND STREET ADDRESS

The street and mailing address of the Corporation's initial registered office is 7717 NW 20th Lane, Gainesville, Florida 32605 and the name of the initial Registered Agent at such address is Silvia Moukhtara Nemer.

ARTICLE XI - CORPORATE EXISTENCE

The Association shall have perpetual existence. If the Association is dissolved, the control or right of access to the property containing the surface water management system facilities and other dedicated property and related infrastructure shall be conveyed or dedicated to an appropriate governmental unit or public unit and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE XII - BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles.

ARTICLE XIII - AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

Amendment of these Articles requires the approval of at least two-thirds of the total membership votes. Notwithstanding the foregoing; (a) until the Turnover, the Declarant or its successor or assign shall be permitted to unilaterally amend these Articles; and (b) for so long as Declarant owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant joins in the execution of the amendment. Further, for so long as a Builder owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, such Builder, unless such Builder joins in the execution of the amendment.

Such amendments shall be subject to the prior approval required by any appropriate governmental agency. Notwithstanding anything to the contrary herein contained, amendments for correction of scrivener's errors may be made by the Board of Directors of the Association alone without the need of consent of any other person. Notwithstanding the foregoing, matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration. Additionally, the provisions which are governed by the By-laws of this Association may not be amended except as provided in the By-laws.

ARTICLE XIV - INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his or her capacity of Director or Officer of

the Association, or in his or her capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he or she served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he or she had reasonable grounds for belief that such action was unlawful.

By or in the right of the Association to procure a judgment in its favor by reason of his or her being or having been a Director or Officer of the Association, or by reason of his or her being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he or she served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his or her duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he or she reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he or she had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XV - TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

With the exception of Directors and Officers appointed by the Class B Members, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or Officers are directors or officers, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or her or their votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that he or she is or may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction, but must abstain from voting on the issue.

ARTICLE XVI - DISSOLUTION

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XVII – INCORPORATOR

The name and address of the Incorporator is:

Name: Sayed Moukhtara

Address: 7717 NW 20th Lane
Gainesville, FL 32605

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as Incorporator thereof this ___ day of _____, 2022.

Sayed Moukhtara, Incorporator

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by Sayed Moukhtara who is personally known to me or who has produced a Florida driver's license as identification.

Notary Public
Name:

Serial Number:
Commission Expires: _____

REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of TARA BAYWOOD HOMEOWNER'S ASSOCIATION, Inc. this ____ day of _____, 2022.

Silvia Moukhtara Nemer

EXHIBIT
"C"
BYLAWS

BYLAWS OF

TARA BAYWOOD HOMEOWNER'S ASSOCIATION, INC.

A corporation not-for-profit organized
under the laws of the State of Florida

1. Identity. These are the Bylaws of TARA BAYWOOD HOMEOWNER'S ASSOCIATION, INC., (the "Association"), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purpose of administering that residential Community known as TARA BAYWOOD located in the Alachua County, Florida (the "Property").

   1.1 Principal Office. The principal office of the Association shall be at 7717 NW 20th Lane, Gainesville, Florida 32605, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office.

   1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

   1.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida," the words "Corporation Not for Profit," and the year of incorporation.

2. Definitions. For convenience, these Bylaws shall be referred to as the "Bylaws" and the Articles of Incorporation of the Association as the "Articles." The other terms used in these Bylaws shall have the same definition and meaning as those set forth in that certain Declaration of Covenants, Conditions, and Restrictions of Tara Baywood (the "Declaration"), unless herein provided to the contrary, or unless the context otherwise requires.

3. Members. The members of the Association ("Members") shall be as specified in the Articles and Declaration.

   3.1 Annual Meeting. The annual Members' meeting shall be held on the date, at the place and at the time determined by the Board from time to time, provided that there shall be an annual meeting every calendar year. The annual meeting shall be no later than thirteen (13) months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors and to transact any other business authorized to be transacted by the Members, or as stated in the notice of the meeting sent to Members in advance thereof.

   3.2 Special Meeting. Special Members' meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board. A special meeting must be called by the President or Secretary upon receipt of a written request from a majority of the Members of the Association. The business conducted at a special meeting shall be limited to the purposes stated in the notice of the meeting.

3.3 Notice of Meeting; Waiver of Notice. Notice of a meeting of Members stating the time and place and the purpose(s) for which the meeting is called shall be given by the President or Secretary. A copy of the notice shall be posted at a conspicuous place within the Property. The notice of the annual meeting shall be hand delivered, sent by mail, or sent by electronic mail to each Owner, unless the Owner waives in writing the right to receive notice of the annual meeting by signing a waiver of notice, in person or by proxy, either before or after the meeting. The delivery or mailing shall be to the address of the Member as it appears on the roster of Members described in Section 10 hereof. The posting and mailing of the notice shall be effected not less than fourteen (14) days, nor more than sixty (60) days, prior to the date of the meeting. Proof of posting or hand delivery may be given by affidavit, and proof of mailing of the notice may be given by retention of post office receipts, or by affidavit. Notice of an annual meeting need not include a description of the purpose or purposes for which the meeting is called. Notice of a special meeting must include a description of the purpose or purposes for which the meeting is called.

Notice of Member annual or special meetings may be waived before or after the meeting. The attendance of any Member (or person authorized to vote for such member) shall constitute such Member's waiver of notice of such meeting, except when his or her (or his or her authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

3.4 Quorum. A quorum at Members' meetings shall be attained by the presence, either in person or by proxy, of persons entitled to cast fifteen percent (15%) of the votes of Members, unless a higher number is specifically provided elsewhere in the Declaration, the Articles or these Bylaws. If voting rights of any Member are suspended pursuant to the provisions of the Declaration or these Bylaws, the vote(s) of such Member shall not be counted for the purpose of determining the presence of a quorum and the total number of authorized votes shall be reduced accordingly during the period of such suspension.

3.5 Voting.

(a) Classes of Voting Membership. The Association shall have two (2) classes of Members, each with voting rights as follows:

Class A. Class A Members shall be all Owners, including Declarant after the expiration of the Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot they own.

Class B. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each vote Class A Members are entitled to cast at any time. The Class B Membership shall cease upon the first to occur of the following, unless otherwise provided by applicable law:

(i) three (3) months after ninety percent (90%) of the Lots in the Property that will ultimately be operated by the Association have been conveyed to Members other than Declarant or Builders; or

(ii) termination of the Class B Membership by resignation of all Declarant-appointed directors and delivery to the Secretary of the Association of

a certificate in recordable form, signed by Declarant and stating that Declarant elects to terminate the Class B Membership. Upon termination of the Class B Membership, Declarant shall retain any voting rights it may have as a Class A Member. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns; or

(iii) as otherwise required by applicable law.

Notwithstanding the foregoing, Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

(b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes except where otherwise provided by law, the Declaration, the Articles or these Bylaws. As used in these Bylaws, the Articles or the Declaration, the terms "majority of the Members" and "majority of the Members" shall mean a majority of the votes of Members and not a majority of the Members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of Members and not of the Members themselves.

(c) Voting Owner. If a Lot is owned by one person, his or her right to vote shall be established by the roster of Members. If a Lot is owned by more than one person, the person entitled to cast the vote for the Lot shall be designated by a certificate signed by all of the record Owners of the Lot according to the roster of Owners and filed with the Secretary of the Association. Such person need not be a Lot Owner, nor one of the joint owners. Those certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Lot concerned. A certificate designating the person entitled to cast the vote for a Lot may be revoked by any record owner of an undivided interest in the Lot. If a certificate designating the person entitled to cast the vote for a Lot is not on file or has been revoked, the vote of the Member(s) of such Lot shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed, except if the Lot is owned jointly by a husband and wife. If a Lot is owned jointly by a husband and wife, they may, without being required to do so, designate a voting Member in the manner provided above. Such designee need not be an Owner. In the event a husband and wife do not designate a voting member, the following provisions shall apply:

(i) If both are present at a meeting and are unable to concur in their decision

upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting, and their vote shall not be considered in determining whether a quorum is present on that subject at the meeting (and the total number of authorized votes in the Association shall be reduced accordingly for such subject only).

(ii) If only one is present at a meeting, the person present shall be counted for purposes of a quorum and may cast the Lot vote just as though he or she owned the Lot individually, and without establishing the concurrence of the absent person.

(iii) If both are present at a meeting and concur, either one may cast the vote.

(d) Corporation. If a Lot is owned by a corporation or other entity, the Chairman of the Board, President, Vice President, Secretary, or Treasurer of the Corporation holding such Membership in the Association, and any like officer of a foreign corporation whether for profit or not for profit, holding a Membership in the Association, shall be deemed by the Association to have the authority to vote on behalf of the Corporation and to execute proxies and written waivers and consents in relation thereto, unless before a vote is taken on a waiver of consent is acted upon it is made to appear by certified copy of the Bylaws or Resolution of the Board of Directors or executive committee of the Corporation that such authority does not exist or is vested in some other officer or person. In absence of such certification, the person executing any such proxies, waivers or consents or presenting himself at a meeting as one of such officers of a Corporation shall be for the purposes of this Section conclusively deemed to be duly elected, qualified and acting as such officer and be fully authorized. In the case of conflicting representation, the corporate Member shall be deemed to be represented by its Senior Officer, in the order first stated in this subsection.

(e) Electronic Voting. Notwithstanding anything contained herein to the contrary, pursuant to and consistent with Section 720.317 of the Florida Statutes, electronic voting is permitted as to any matter that requires a vote of the Members.

3.6 Proxies. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawfully adjourned and reconvened meetings thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be dated, must state the date, time, and place of the meeting for which it was given, and signed by the person authorized to cast the vote for the Lot (as above described) and filed with the Secretary before the appointed time of the meeting, or before the time to which the meeting is adjourned. Holders of proxies need not be Owners. If the proxy form expressly so provided, any proxy holder may appoint, in writing, a substitute to act in his or her place.

3.7 Adjourned Meetings. Adjournment of an Annual or Special meeting to a different date, time, or place must be announced at the meeting before an adjournment is taken, or notice must be given of the new date, time, or place pursuant to the notice provision of

the Bylaws. If a new record date for the adjourned meeting is or must be fixed, notice of the adjourned meeting must be given to persons who are entitled to vote and are Members as of the new record date but were not Members as of the previous record date. If any proposed meeting cannot be organized because a quorum has not been attained, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as provided by law, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.

3.8 Order of Business. If a quorum has been attained, the order of business at annual Members' meetings, and, if applicable, at other Members' meetings, shall be:

(a) Call to order by President;

(b) Appointment by the President of a chairman of the meeting (who need not be a Member or a Director);

(c) Proof of notice of the meeting or waiver of notice;

(d) Reading of minutes;

(e) Reports of officers;

(f) Reports of committees;

(g) Appointment of inspectors of election;

(h) Determination of number of Directors;

(i) Election of Directors;

(j) Unfinished business;

(k) New business;

(l) Adjournment.

Such order may be waived in whole or in part by direction of the chairman.

3.9 Minutes of Meeting. Minutes of all meetings of the Members of an Association must be maintained in written form or in another form that can be converted into written form within a reasonable time. The minutes of all meetings of Members shall be kept in a book available for inspection by Members or their authorized representatives or board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.

3.10 Delinquent Members. If any Assessment or portion thereof imposed against a Member remains unpaid for ninety (90) days following its due date, such Member's voting rights in the Association shall be automatically suspended until all past due Assessments and other sums then due are paid, whereupon the voting rights shall be automatically reinstated. Delinquent Members shall not be eligible to serve on the Board of Directors.

3.11 Action Without A Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action herein required to be taken at any annual or special meeting of Members, or any action which may be taken at any annual or special meeting of such Members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken shall be signed by the Members (or persons authorized to cast the vote of any such Member as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of such Members at which a quorum of such Members (or authorized persons) entitled to vote thereon were present and voted.

Written consent shall not be effective to take the Association action referred to in the consent unless the consent is signed by the Members having the requisite number of votes necessary to authorize the action within sixty (60) days of the date of the earliest dated consent and is delivered in the manner required by this Section.

Any written consent may be revoked prior to the date that the Association receives the required number of consents to authorize the proposed action. A revocation is not effective unless in writing and until received by the Association, or received by the Secretary or other officer or agent of the Association.

A consent signed under this Section has the effect of a meeting vote and may be described as such in any document. Whenever action is taken pursuant to this Section, the written consent of the Members consenting to such action or the written reports of inspectors appointed to tabulate such consents must be filed with the minutes of proceedings of the Members.

Within ten (10) days after obtaining such authorization by written consent, notice must be given to Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

3.12 Recording. Any Member may tape record or videotape meetings of the Membership. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the Membership.

4. Directors

4.1 Membership. The affairs of the Association shall be managed and governed by a Board of Directors (the "Board") of not less than three (3) prior to the Declarant's turnover of control of the Association to Members other than Declarant; of not less than three (3) after the Declarant's turnover of such control; and in no event more than **five (5)** "Directors", the exact number initially to be as set forth in the Articles, and thereafter, except as provided herein, to be determined from time to time upon majority vote of the membership.

4.2 Election of Directors. The election of Directors shall be conducted in accordance with Chapter 720.306, Florida Statutes, and the following manner:

(a) Election of Directors shall be held at the annual Members' meeting, or by online voting, except as provided herein to the contrary.

(b) Nominations for Directors shall be made in advance of the meeting and no

nominations from the floor shall be accepted.

(c) The election shall be by written ballot (unless dispensed with by majority consent of the Owners represented at the meeting) and decided by a plurality of the votes cast for each candidate.

(d) All Members of the Association shall be eligible to serve on the Board of Directors unless otherwise provided by Florida law, and a Member may nominate himself as a candidate for the Board at a meeting where the election is to be held.

4.3 Vacancies and Removal.

(a) Except as to vacancies resulting from removal of Directors by Members, vacancies on the Board occurring between annual meetings of Members shall be filled by majority action of the remaining Director(s), provided that all vacancies in directorships to which Directors were appointed by the Declarant pursuant to the provisions of Section 4.17 hereof shall be filled by the Declarant without the necessity of any meeting.

(b) Any Director elected by the Members may be removed from office with or without cause by the vote or agreement by a majority of all votes of the Membership. The vacancy in the Board so created shall be filled by the Members at the same meeting or at a meeting of the Membership shortly thereafter. The conveyance of all Lots owned by a Director in the Community who owned one or more Lots at the time he or she was elected or appointed (other than appointees of the Declarant) shall constitute the resignation of such Director.

(c) Until a majority of the Directors are elected by the Members other than the Declarant, no Directors named by the Declarant shall be subject to removal by Members other than the Declarant. Directors appointed by the Declarant and Directors replacing them may be removed and replaced by the Declarant without the necessity of any meeting.

(d) If a vacancy on the Board of Directors results in there being no incumbent Directors, any Member may apply to the Circuit Court within whose jurisdiction the Property lies for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the Member shall mail to the Association and post in a conspicuous place in the Property a notice describing the intended action and giving the Association an opportunity to fill the vacancy(ies) in accordance with these Bylaws. If, during such time, the Association fails to fill the vacancy(ies), the Member may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board and shall serve until the Association fills the vacancy(ies) on the Board sufficient to constitute a quorum in accordance with these Bylaws.

4.4 Term. Except as provided herein to the contrary, the term of each Director's service shall extend until the second annual meeting of the Members and subsequently until his or her successor is duly elected and qualified as provided for in the Articles of Incorporation, or

until he or she is removed in the manner elsewhere provided.

4.5 Organizational Meeting. The organizational meeting of newly-elected or appointed members of the Board shall be held within ten (10) days of their election or appointment at such place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed, and no further notice to or by the Board of the organizational meeting shall be necessary.

(a) All meetings of the Board must be open to all Members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by attorney client privilege. Notices of all Board meetings must be posted in a conspicuous place in the Property at least 48 hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the Property, notice of each Board meeting must be mailed or delivered to each Member at least seven (7) days before the meeting, except in an emergency. An assessment may not be levied at a Board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments. Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of officers. This subsection also applies to the meetings of any committees or other similar body, including anybody vested with the powers to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a Member.

4.6 Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, electronic mail or telegraph, and shall be transmitted at least three (3) days prior to the meeting. Regular meetings of the Board shall be open to all Members and notice of such meetings shall be posted conspicuously in the Community at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized at any such meeting.

4.7 Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of two-thirds (2/3rds) of the Directors. Notice of the meeting shall be given personally, by mail, electronic mail, telephone or telegraph to each Director, which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than three (3) days prior to the meeting. Special meetings of the Board shall be open to all Members and notice of a special meeting shall be posted conspicuously in the Property at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized, at any such meeting.

4.8 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting, except when his or her attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not

lawfully called.

4.9 Quorum. A quorum at Directors' meetings shall consist of a majority of the then incumbent Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board, except when approval by a greater number of Directors is specifically required by the Declaration, the Articles or these Bylaws.

4.10 Adjourned Meetings. If, at any proposed meeting of the Board, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

4.11 Presiding Officer. The presiding officer at the Directors' meetings shall be the President (who may, however, designate any other person to preside).

4.12 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:

(a) Proof of due notice of meeting;

(b) Reading and disposal of any unapproved minutes;

(c) Reports of officers and committees;

(d) Election of officers;

(e) Unfinished business;

(f) New business;

(g) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer.

4.13 Minutes of Meetings. Minutes of all meetings of the Board of Directors must be maintained in written form or in another form that can be converted into written form within a reasonable time. A vote or abstention from voting on each matter voted upon for each Director present at the Board meeting must be recorded in the minutes. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Members or their authorized representative or board member at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

4.14 Recording. Any Member may tape record or videotape meetings of the Board of Directors. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the Board of Directors.

4.15 Committees. The Board of Directors by resolution adopted by a majority of the full Board of Directors, may designate from among its members an executive committee and one or more other committees each of which, to the extent provided in such resolution or

in the Articles of Incorporation or the Bylaws, shall have and may exercise all of the authority of the Board of Directors, except that no such committee shall have the authority to:

(a) Approve or recommend to members actions or proposals required by this act to be approved by members;

(b) Fill vacancies on the Board of Directors or any committee thereof; or

(c) Adopt, amend, or repeal the Bylaws.

The provisions of the Bylaws governing meetings, notice and waiver of notice, quorum and voting requirements of the Board of Directors shall apply to all committees and their members as well.

Each committee must have two or more members who serve at the pleasure of the Board of Directors. The Board, by resolution adopted, may designate one or more director(s) as alternative members of any such committee who may act in the place instead of any absent member at any meeting of such committee.

Neither the designation of any such committee, and delegation thereto of authority, nor action by such committee pursuant to such authority shall alone constitute compliance by any member of the Board of Directors not a member of the committee in question with his or her responsibility to act in good faith, in a manner he or she reasonably believes to be in the best interest of the Association, and with such care as an ordinary prudent person in a like position would use under similar circumstances.

4.16 Architectural Review Committee. As provided in the Declaration, the Board of Directors shall create an Architectural Review Committee ("ARC"), composed of not less than three (3) nor more than five (5) persons appointed by the Board, or, in the Board's discretion, the Board from time to time may constitute itself as the ARC. To the extent not inconsistent with the Declaration, the provisions of Section 4.15 shall apply to the ARC.

4.17 Declarant Control of Board; Turnover. So long as there shall be a Class B Membership as set forth in the Declaration, vesting voting control of the Association in the Declarant, the Declarant shall have the right to appoint and replace all Directors and Officers.

Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five (5%) percent of the Lots in the Community. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

The Declarant shall turn over control of the Association to Members other than the Declarant upon termination of the Class B Membership, as set forth in Section 3.5 above, by causing all of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Members other than the Declarant to elect Directors and assume control of the Association. Provided at least thirty (30) days' notice of Declarant's decision to cause its appointees to resign is given to Members, neither the Declarant, nor such

appointees, shall be liable in any manner in connection with such resignations even if the Members other than the Declarant refuse or fail to assume control. Control of the Association shall be deemed "turned over" upon (i) termination of the Class B Membership and (ii) resignation of all Declarant appointed Directors. Upon such turnover the Declarant shall retain all voting rights incident to its ownership of Lots.

Within a reasonable time after control of the Association is turned over to Members other than the Declarant, (but not more than ninety (90) days after such event) the Declarant shall deliver to the Association all property of the Members and of the Association held by or controlled by the Declarant, including, but not limited to, the following items, if applicable:

(a) The original or a photocopy of the recorded Declaration, and all amendments thereto. If a photocopy is provided, the Declarant must certify by affidavit that it is a complete copy of the actual recorded Declaration;

(b) A certified copy of the Articles of Incorporation for the Association;

(c) A copy of the Bylaws of the Association;

(d) The Minute Books, including all minutes, and other books and records of the Association;

(e) Any rules and regulations which have been adopted;

(f) Resignations of resigning officers and Board members who were appointed by the Declarant;

(g) The financial records, including financial statements of the Association, and source documents since the incorporation of the Association to the date of turnover. The records may be reviewed, at the Association's expense, by an independent certified public accountant;

(h) Association funds or the control thereof;

(i) All tangible personal property that is the property of the Association, and an inventory of such property;

(j) Insurance policies;

(k) Copies of any Certificates of Completion which may have been issued for the Common Areas;

(l) Any other permits issued by governmental bodies applicable to the Common Areas in force or issued within one (1) year prior to the date the Members take control of the Association;

(m) All written warranties of contractors, subcontractors, suppliers and manufacturers, if any, that are still effective with respect to the Common Areas;

(n) A roster of Members and their addresses and telephone numbers, if known, as

shown on the Association's records;

(o) Leases to which the Association is a party, if applicable;

(p) Employment contracts or service contracts in which the Association is one of the contracting parties, or service contracts in which the Association or Members have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service; and,

(q) All other contracts to which the Association is a party.

(r) All deeds to the Common Areas owned by the Association.

(s) A list of the names, addresses and telephone numbers of all contractors, subcontractors and others in the employ of the Association at the time the control of the Association is turned over to Members other than Declarant.

4.18 Official Records. The Association shall maintain each of the following items, when applicable, which constitute the Official Records of the Association:

(a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the Common Areas or other property that the Association is obligated to maintain, repair, or replace, if any;

(b) A copy of the Bylaws of the Association and of each Amendment to the Bylaws;

(c) A copy of the Articles of Incorporation of the Association and of each Amendment thereto;

(d) A copy of the Declaration of Covenants and a copy of each Amendment thereto;

(e) A copy of the current Rules of the Association;

(f) The minutes of all meetings of the Board of Directors and of the Members, which minutes must be retained for at least seven (7) years;

(g) A current roster of all Members and their mailing addresses and parcel identification;

(h) All of the Association's insurance policies or a copy thereof, which policies must be retained for at least seven (7) years;

(i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has an obligation or responsibility. Bids received by the Association for work to be performed must also be considered Official Records and must be kept for a period of one (1) year;

(j) The financial and accounting records of the Association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least seven (7) years. The financial and accounting records must include:

(i) Accurate, itemized, and detailed records of all records and expenditures.

(ii) A current account and a periodic statement of the account for each Member, designating the name and current address of each Member who is obligated to pay assessments, the due date and the amount of each assessment or other charge against the Member, the date and amount of each payment on the account, and the balance due.

(iii) All tax returns, financial statements, and financial reports of the Association.

(iv) Any other records that identify, measure, record, or communicate financial information.

4.19 Inspection and Copying of Records. The Official Records shall be maintained within the State in accordance with Chapter 720, Florida Statutes, and must be open to inspection and available for photocopying by Members or their authorized agents at reasonable times and places within ten (10) business days after receipt of a written request for access. This subsection may be complied with by having a copy of the Official Records available for inspection or copying in the Property or available online.

(a) The failure of the Association to provide access to the records within ten (10) business days after receipt of a written request creates a rebuttable presumption that the Association willfully failed to comply with this subsection.

(b) A Member who is denied access to the Official Records is entitled to the actual damages or minimum damages for the Association's willful failure to comply with this subsection. The minimum damages are to be $50.00 per calendar day up to ten (10) days, the calculation to begin on the eleventh (11th) business day after receipt of the written request.

(c) The Association may adopt reasonable written rules governing the frequency, time, location, notice, and manner of inspections, and may impose fees to cover the costs of providing copies of the Official Records, including, without limitation, the costs of copying so long as such costs are in accordance with the provisions of Chapter 720. The Association shall maintain an adequate number of copies of the recorded governing documents, to insure their availability to Members, and prospective members and may charge only its actual costs for reproducing and furnishing these documents to those persons who are entitled to receive them.

5. Powers and Duties. The Board shall have the powers and duties necessary for the management and administration of the affairs of the Association and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these Bylaws may not be delegated to the Board by the Members. Such powers and duties of the Board shall include, without limitation (except as limited elsewhere herein), the following:

(a) Operating and maintaining the Common Areas and other property owned by the Association.

(b) Determining the expenses required for the operation of the Association.

(c) Collecting the Assessments for Operating Expenses of the Association from all Owners.

(d) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Areas and other property owned by the Association.

(e) Adopting and amending rules and regulations concerning the details of the operation and use of the Property and any Association Property, subject to a right of the Members to overrule the Board as provided in **Sectio 13** hereof.

(f) Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.

(g) Purchasing, leasing or otherwise acquiring Lots or other property in the name of the Association, or its designee.

(h) Purchasing Lots at foreclosure or other judicial sales, in the name of the Association, or its designee.

(i) Selling, leasing, mortgaging or otherwise dealing with Lots acquired by the Association.

(j) Settling or compromising claims of or against the Association in which all Members have a common interest.

(k) Obtaining and reviewing insurance for the Common Areas and other property owned by the Association.

(l) Making repairs, additions and improvements to, or alterations of, the Common Areas in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise.

(m) Enforcing obligations of the Members, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of the Property.

(n) Levying fines against appropriate Members for violations of the Declaration or rules and regulations established by the Association to govern the conduct of such Members.

(o) Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Areas or the acquisition of property, and granting mortgages on and/or security interests in Association owned property; provided, however, that the consent of the holders of at least two-thirds (2/3rds) of the votes of the Membership represented at a meeting of Members at which a quorum has been attained in accordance with the provisions of these Bylaws shall be required. If any sum borrowed by the Board on behalf of the Association pursuant to the authority contained in this subsection

(o) is not repaid by the Association, any Member who pays to the creditor such portion thereof as his or her interest in the property owned by the Association bears, to the interest of all the Members in the property owned by the Association, shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Member's Lot. The Association shall take no action authorized in this subsection without the prior written consent of the Declarant as long as the Declarant owns any Lots.

(p) Contracting for the management and maintenance of the Common Areas or other property owned by the Association and authorizing a management agent (who may be an affiliate of the Declarant) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Areas or other Association property with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(q) At its discretion, authorizing Members or other persons to use portions of the Common Areas or other property owned by the Association for private parties and gatherings and imposing reasonable charges for such private use.

(r) Exercising (i) all powers specifically set forth in the Declaration, the Articles, and these Bylaws, and (ii) all powers incidental thereto, and all other powers of a Florida corporation not for profit.

(s) Imposing a lawful fee in connection with the approval of the transfer, lease, or sale of Lots, not to exceed the maximum amount permitted by law in any one case.

(t) Contracting with and creating special taxing districts.

(u) Adopt and appoint executive committees.

Anything herein to the contrary notwithstanding, no general funds of the Association shall be utilized for bringing, supporting, investigating, or otherwise abetting any legal action, claim or extra-judicial action except for (i) imposition, enforcement and collection of assessments, including lien rights, (ii) collecting of debts owed to the Association, (iii) bringing any contest or appeal of tax assessments relating to any property owned by the Association, (iv) actions brought by the Association to enforce the provisions of the Declaration, and (v) counterclaims brought by the Association in proceedings instituted against it, unless such legal action, claim or extra-judicial action shall be specifically approved for such purposes by seventy-five percent (75%) of the vote of the Members of the Association.

6. Officers.

6.1 Executive Officers. The executive officers of the Association shall be a President, Vice-

President, a Treasurer and a Secretary, all of whom shall be elected by the Board and who may be peremptorily removed at any meeting at which a quorum of Directors is attained by concurrence of a majority of all of the present Directors. The President and Vice-President shall be Directors. A person may hold more than one office, except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association. Officers need not be Members.

6.2 President. The President shall be the chief executive officer of the Association. He or she shall have all of the powers and duties that are usually vested in the office of president of an association.

6.3 Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He or she also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice president of an association and as shall otherwise be prescribed by the Directors.

6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall attend to the giving of all notices to the Members and Directors and other notices required by law. He or she shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. He or she shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.

6.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He or she shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer. All monies and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board.

6.6 Declarant Appointees. No officer appointed by the Declarant may be removed except as provided in **Sectio 4.17** hereof and by law.

7. Compensation. Neither Directors nor officers shall receive compensation for their services as such, but may be compensated for services performed outside the scope of their service as officers or Directors.

8. Resignations. Any Director or officer may resign his or her post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such later date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Lots owned by any Director or officer (other than appointees of the Declarant or other Directors or officers who are not Owners when elected or appointed) shall constitute a written resignation of such Director or officer.

9. Fiscal Management. The provisions for fiscal management of the Association set forth in the

Declaration and Articles shall be supplemented by the following provisions:

9.1 Budget.

(a) Adoption By Board; Items. The Board shall from time to time, and at least annually, prepare a budget for the Operating Expenses, determine the amount of Assessments payable by the Members to meet the expenses of the Association, and allocate and assess such expenses among the Members, in accordance with the provisions of the Declaration.

The budgets must reflect the estimated revenues and expenses for the year and the estimated surplus or deficit as of the end of the current year including all fees and charges for exterior maintenance, landscaping, upkeep and insurance, if applicable, of Common Areas and structures thereon. In addition to the annual operating expenses, and to the extent applicable, the budgets may include reserve accounts for capital expenditures and deferred maintenance. Reserves, however, may be waived in accordance with the Declaration and applicable Florida law. In the event of such waiver, the budget need not reflect or include reserve accounts for capital expenditures and deferred maintenance; provided, however the budget shall contain a disclosure stating reserves have been properly waived.

The adoption of the budgets for the Association by the Board shall comply with the requirements hereinafter set forth. A copy of the proposed budget shall be mailed to each Member not less than fourteen (14) days prior to the meeting of the Board at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting. The Board shall have the power to adopt the budget at the duly noticed meeting by a majority vote.

(b) Adoption by Membership. In the event that the Board shall be unable to adopt a budget in accordance with the requirements of Subsection 9.1(a) above, the Board may call a special meeting of Members for the purpose of considering and adopting such budget, which meeting shall be called and held in the manner provided for such special meetings in said subsection. Alternatively, the Board may propose a budget in writing to all Members of the Association or a specified sub-group of Members, where applicable. If either such budget is adopted by a majority of the votes of Members to which the budget applies, present at such meeting, or receiving such written budget, upon ratification by a majority of the Board, it shall become the budget for such year.

9.2 Depository. The depository of the Association shall be such bank(s) or savings and loan association(s) as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the Directors. All sums collected by the Association from Assessments or contributions to working capital or otherwise may be commingled in a single fund or divided into more than one fund, as determined by the Board.

9.3 Acceleration of Assessment Installments upon Default. If a Member shall be in default in the payment of an installment upon an Assessment for more than thirty (30) days, the Board or its agent may accelerate the remaining installments of the Annual Assessment upon written notice to such Member, and the then unpaid balance of the Assessment shall be due upon the date stated in the notice, but not less than five (5) days after delivery of

the notice or ten (10) days after mailing of the notice, whichever shall first occur.

9.4 Fidelity Bonds. Fidelity bonds may be required by the Board for all persons handling or responsible for Association funds in such amount as shall be determined by a majority of the Board, but no less than $10,000 for each such person so bonded, if any. The premiums on such bonds shall be paid by the Association as a Operating Expense.

9.5 Accounting Records and Reports. The Association shall maintain accounting records in the State of Florida, according to accounting practices normally used by similar associations or the manager under any applicable management contract. The records shall be open to inspection by Members or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) an account for each Lot designating the name and current mailing address of the Member, the amount of each Assessment, the dates and amounts in which the Assessments come due, the amount paid upon the account and the dates so paid, and the balance due.

Within ninety (90) days following the end of the fiscal year, the Association shall prepare or contract with a third party to prepare and complete a financial report for the previous twelve (12) months. Within 21 days after the final financial report is completed by the association or received from the third party, but not later than 120 days after the end of the fiscal year, the Association shall provide each Member with a copy of the annual financial report or a written notice that a copy of the annual financial report is available upon request at no charge to the Member. The financial report shall be prepared in accordance with Chapter 720, Florida Statutes, and may consist of either financial statements presented in conformity with general accepted accounting principals or a financial report of actual receipts and expenditures, cash basis, which report must show the amounts of receipts by accounts and receipt classifications and may show the amounts of expenses by accounts and expense classifications, including, if applicable, but not limited to, the following:

(a) Cost for security;

(b) Professional and management fees and expenses;

(c) Taxes;

(d) Cost for Common Areas;

(e) Expenses for refuse collection and utility services;

(f) Expenses for lawn and landscape care;

(g) Cost for building maintenance, repair and replacement;

(h) Insurance costs;

(i) Administrative and salary expenses;

(j) General reserves, maintenance reserves and depreciation reserves; and

(k) Beginning and ending cash balances of the Association.

9.6 Application of Payment. All payments made by a Member shall be applied as provided in these Bylaws and in the Declaration or as determined by the Board.

9.7 Notice of Meetings. Notice of any meeting where Assessments against Members are to be considered for any reason shall specifically contain a statement that Assessments will be considered and the nature of any such assessments.

9.8 Declarant Exemption From Assessments for Lawsuits. The Declarant shall not be liable for the payment of any Assessments applicable to Lots it owns which relate in any way to the payment of legal or other fees to persons or entities engaged for the purpose of suing, or making, preparing or investigating possible claims against the Declarant.

10. Roster of Owners. The Association shall maintain current information regarding the title holders of all Owners. Such information shall be obtained by requiring each Member to file with the Association a copy of the deed or other document showing his or her ownership. The Association may rely upon the accuracy of any such information for all purposes until notified in writing of changes therein.

Only Members of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Members shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of such meeting.

11. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles or these Bylaws.

12. Amendments. Except as otherwise provided in the Declaration, these Bylaws may be amended in the following manner:

12.1 A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than 1/3 of the votes of Members of the Association. A majority of the Board shall thereupon adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the Members, which may be the annual or a special meeting.

12.2 Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member entitled to vote thereon within the time and in the manner provided in these Bylaws for the giving of notice of a meeting of the Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

12.3 At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of at least a majority of the Members present in person or by proxy at the meeting (at which a quorum is attained).

12.4 Any number of amendments may be submitted to the Members and voted upon by them at any one meeting.

12.5 If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Bylaws be adopted, then the

amendment shall thereby be adopted as though the above requirements had been satisfied.

12.6 No amendment shall make any changes in the qualifications for membership nor in the voting rights of Members without approval by all of the Members and the joinder of all Institutional Mortgagees holding Institutional Mortgages upon the Lot(s). No amendment shall be made that is in conflict with the Declaration or the Articles. Prior to the closing of the sale of all Lots within the Community, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant shall join in the execution of the amendment, including, but not limited to, any right of the Declarant to appoint Directors pursuant to these Bylaws. Further, for so long as a Builder owns any portion of the Property, no amendment of these Bylaws shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, such Builder, unless such Builder joins in the execution of the amendment.

12.7 No amendment to these Bylaws shall be made which discriminates against any Member(s), or affects less than all of the Members within the Community, without the written approval of all of the Members so discriminated against or affected.

12.8 Upon the approval of an amendment to these Bylaws, the certificate of amendment shall be executed and a copy shall be recorded in the public records of the County.

12.9 Notwithstanding the foregoing, the Federal Housing Administration and the Veterans Administration shall have the right to veto any amendments to these Bylaws as long as there is a Class B membership if such amendments require the review and approval of either agency in accordance with applicable regulations and if such agencies are providing financing to Homes in the Community.

13. Rules and Regulations. The Board may, from time to time, adopt, modify, amend or add to rules and regulations concerning the use and operation of the Community, except that subsequent to the date control of the Board is turned over by the Declarant to Members other than the Declarant, Members of a majority of the Lots represented at a meeting at which a quorum is present may overrule the Board with respect to the adoption or modification of any rules and regulations. Copies of such rules and regulations shall be furnished by the Board to each affected Member not less than thirty (30) days prior to the effective date thereof. At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Declarant.

14. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders. If any portion hereof shall be found by competent judicial authority to be unenforceable, then only that portion shall be deemed deleted and the remainder shall be given its nearest permissible meaning and effect.

15. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these Bylaws or the intent of any provision hereof.

16. Conflict. In the event there should be found any irreconcilable conflict among or between the Declaration, the Articles and/or these Bylaws and in the absence of any express language indicating which document controls the particular subject matter, then the provisions of the

Declaration shall be paramount, the Articles next paramount and these Bylaws subordinate.

17. Indemnification of Officers and Directors. Subject to the further provisions of this Section, the Association shall indemnify and hold harmless all officers and Directors, (and members of a Committee or Tribunal, as provided in **Sectio 18.3** hereof) past or incumbent, from and against all costs, claims, damages, expenses and liabilities of any kind whatsoever, including attorneys' fees and costs at all tribunal levels, arising out of the performance of such person's duties hereunder. Such indemnification and hold harmless provision shall (i) exist regardless of whether the Association itself is named as a party defendant or alleged to have any liability, (ii) include the payment of any settlements upon approval by the Board, and (iii) include indemnification of the estate and heirs of the indemnified party. Such indemnification and hold harmless provision shall not be applicable (i) to the extent the claim or liability is covered by insurance, or (ii) in the event a court of competent jurisdiction finally determines, after all appeals have been exhausted or not timely pursued, that the indemnified party did not act in good faith within what he or she reasonably believed to be the scope of his or her duty and/or authority and for purposes which he or she reasonably believed to be in the best interests of the Association or its Members generally and such court further specifically determines that indemnification should be denied. The provision of this Section may not be amended to terminate the effect hereof as to any persons who became officers or Directors while this Section was effective.

18. Suspension of Privileges; Fines. In the event of an alleged violation of the Declaration, the Articles, these Bylaws or the rules and regulations adopted hereunder, and after written notice of such alleged failure is given to the Member in the manner herein provided, the Board shall have the right, after the alleged violator has been given an opportunity for an appropriate hearing and upon an affirmative vote of the Board, to suspend or condition said Member's and his or her family's, guests' and tenants' right to the use of the Common Areas (except for the portions thereof which are necessary as a means of ingress and egress) and to fine such Member. Any such suspension shall be for a period of not more than thirty (30) days for any noncontinuing infraction, but in the case of a continuing infraction (including nonpayment of any Assessment after the same becomes delinquent) the suspension may be imposed for so long as the violation continues. No fine shall exceed the sum of $100.00 per violation. Repair or replacement costs shall not be deemed fines subject to the foregoing limitation. Any continuing violation shall be a separate violation for each day it continues. The failure of the Board to enforce the rules and regulations, these Bylaws, the Articles or the Declaration shall not constitute a waiver of the right to enforce the same thereafter. The remedies set forth above and otherwise provided by these Bylaws or by law shall be cumulative and none shall be exclusive. However, any individual must exhaust all available internal remedies of the Association prescribed by these Bylaws, or by any rules and regulations adopted by the Association, before that Member may resort to a court of law for relief from any provision of the Declaration, the Articles, these Bylaws or the rules and regulations. The rights of the Association to suspend voting rights, to impose interest charges, accelerate Assessment payments, or to otherwise enforce the payment of Assessments, as elsewhere provided in the Declaration and these Bylaws, shall not be subject to the provisions of this Section or require the notice and hearing provided for herein.

18.1 Written Complaint. A hearing to determine whether a right or privilege of a Member or any of his or her family or tenants ("Respondent") under the Declaration or these Bylaws should be suspended or conditioned or a fine imposed shall be initiated by the filing of a written Complaint by any Member or by any officer or Director with the President or Secretary of the Association. The Complaint shall constitute a written statement of charges which shall set forth in ordinary and concise language the acts or omissions with which the Respondent is charged, to the end that the Respondent will be able to prepare

his or her defense. The Complaint shall specify the specific provisions of the Declaration, the Articles, these Bylaws or the rules and regulations which the Respondent is alleged to have violated, but shall not consist merely of charges phrased in the language of such provisions without supporting facts.

18.2 Discovery. After initiation of a proceeding in which the Respondent is entitled to a hearing, the Respondent and the individual filing the Complaint, upon written request made to the other party, prior to the hearing and within fifteen (15) days after service by the Board of Directors of the Complaint or within ten (10) days after service of any amended or supplemental Complaint, is entitled to (1) obtain the names and addresses of witnesses to the extent known to the other party, and (2) inspect and make a copy of any statements, writings and investigative reports relevant to the subject matter of the hearing. Nothing in this Section, however, shall authorize the inspection or copying of any writing or thing which is privileged from disclosure by law or otherwise made confidential or protected as work product.

18.3 Tribunal. The Board shall appoint a Tribunal of at least three Members where applicable upon receipt of a written Complaint. No member of the Tribunal shall be a Director, Officers or employee of the Association, nor shall any member of the Tribunal be involved in any prior investigation of the matter on behalf of the Board nor related by blood or marriage to either the complaining party or the Respondent. In appointing the members of the Tribunal, the Board should make a good faith effort to avoid appointing any Members who are witnesses to the alleged violation giving rise to the Complaint or otherwise biased. The decision of the Board shall be final, except that the Respondent may challenge any member of the Tribunal for cause, where a fair and impartial hearing cannot be afforded, at any time prior to the taking of evidence of the hearing. In the event of such a challenge, the Board shall meet to determine the sufficiency of the challenge, without the President voting. If such challenge is sustained, the President shall appoint another Member to replace the challenged member of the Tribunal. All decisions of the Board in this regard shall be final. The Tribunal shall elect a Chairman. The Tribunal shall exercise all other powers relating to the conduct of the hearing. If the Tribunal, by majority vote does not approve a proposed fine or suspension, it may not be imposed.

18.4 Notice of Hearing. The Tribunal shall serve a notice of hearing, as provided herein, on all parties at least fourteen (14) days prior to the hearing.

18.5 Hearing.

(a) Whenever the Tribunal has commenced to hear the matter and a member of the Tribunal is forced to withdraw prior to a final determination by the Tribunal, the remaining members shall continue to hear and decide the case. Oral evidence shall be taken only on oath or affirmation administered by an officer of the Association. The use of affidavits and written interrogatories in lieu of oral testimony shall be encouraged by the Tribunal.

(b) Each party shall have the right to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues even though that matter was not covered in the direct examination; to impeach any witness regardless of which party first called him to testify; and to rebut the evidence against him. If the Respondent does not testify in his or her own behalf, he or she may be called and examined as if under cross-

examination.

(c) The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in itself to support a finding, unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the extent that they are otherwise required by statute to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.

(d) Neither the accusing Member nor the allegedly defaulting Member must be in attendance at the hearing. The hearing shall be open to attendance by all Members where applicable. In rendering a decision, official notice may be taken at any time of any generally accepted matter within the Declaration, the Articles, these Bylaws, the rules and regulations or the workings of the Association.

18.6 Decision. The Tribunal will prepare written findings of fact and recommendations for consideration by the Board of Directors. The Tribunal shall make its determination only in accordance with the evidence presented to it and in accordance with these Bylaws. After all testimony and documentary evidence has been presented to the Tribunal, the Tribunal shall vote by secret written ballot upon the matter, with a majority of the entire Tribunal controlling. A copy of the findings and recommendations of the Tribunal shall be served by the President on each party in the matter and his or her attorney, if any. Disciplinary action and fines under the Declaration, these Bylaws or the rules and regulations shall be imposed only by the Board, and based upon the findings and recommendations of the Tribunal. The Board may adopt the recommendations of the Tribunal in their entirety, or the Board may reduce the proposed penalty and adopt the balance of the recommendations. In no event shall the Board impose more stringent disciplinary action than recommended by the Tribunal. The decision of the Board shall be in writing and shall be served and posted in the same manner as the findings and recommendations of the Tribunal. The decision of the Board shall become effective ten (10) days after it is served upon the Respondent, unless otherwise ordered in writing by the Board. The Board may order reconsideration at any time within fifteen (15) days following service of its decision on the parties on its own motion or upon petition by a party.

18.7 Suspension of Privileges for Failure to Pay Assessments. The Association may, without notice of a hearing, or an opportunity for a hearing, impose a suspension upon any Member because of the failure of the Member to pay assessments or other charges when due. However, in no event shall a suspension of common area use rights impair the right of an Owner or tenant of a Lot to have vehicular and/or pedestrian ingress to and egress from the Lot, including, but not limited to the right to park.

The foregoing was adopted as the Bylaws of TARA BAYWOOD HOMEOWNERS' ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at its first meeting of the Board of Directors on the _____ day of _____, 2022.

Approved:

_____

President

_____

Attest: Secretary

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 REAL ESTATE 501825

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03067 063 000	UNASSIGNED LOCATION RE	1700

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TA ES

TA ING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	E EMPTION(S)	TA ABLE VALUE	TA ES LEVIED
COUNTY GENERAL	7.6414	324,480	0	324,480	2,479.48
LIBRARY GENERAL	1.0339	324,480	0	324,480	335.48
SCHOOL CAP PROJECT	1.5000	324,480	0	324,480	486.72
SCHOOL DISCRNRY & CN	0.7480	324,480	0	324,480	242.71
SCHOOL GENERAL	3.1840	324,480	0	324,480	1,033.14
SCHOOL VOTED	1.0000	324,480	0	324,480	324.48
CHILDREN'S TRUST	0.4612	324,480	0	324,480	149.65
SUWANNEE RIVER WATER MGT DIST	0.3113	324,480	0	324,480	101.01
CITY OF ALACHUA	5.9500	324,480	0	324,480	1,930.66

TOTAL MILLAGE 21.8298 AD VALOREM TA ES $7,083.33

LEGAL DESCRIPTION

COM SW COR BAYWOOD PH IC PB 29 PG 17 POB N 89 DEG E 85.50 FT S 04 DEG 52 MIN 19
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69

NON-AD VALOREM ASSESSMENTS $90.69

PAY ONLY ONE AMOUNT.

COMBINED TA ES AND ASSESSMENTS $7,174.02

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	$6887.06	$6958.80	$7030.54	$7102.28	$7174.02

Please Retain this Portion for your Records. Receipt Available Online.

2023 REAL ESTATE 501825

NOTICE OF AD VALOREM TA ES AND NON-AD VALOREM ASSESSMENTS

OHN POWER, CFC
ALACHUA COUNTY TA COLLECTOR
PLEASE PAY IN U.S. FUNDS TO OHN POWER, TA COLLECTOR P.O. Bo 44310 acksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03067 063 000	UNASSIGNED LOCATION RE

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	$6887.06
☐ Dec 31, 2023	$6958.80
☐ Jan 31, 2024	$7030.54
☐ Feb 29, 2024	$7102.28
☐ Mar 31, 2024	$7174.02

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NE T YEAR VISIT .AlachuaCollector.com AND SIGN UP FOR E-BILLS

1 03067063000 2023 9

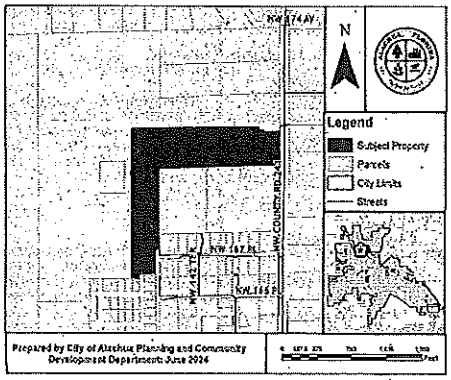
their existing or similar work by 2 p.m. on July 24. The $150 to sketch the proposed artwork, which will be due Nov. 23, 2024, from 10 a.m. – 3 p.m. Tables will be St. Madeleine's Catholic Church on U.S. HWY 441 in High Springs will once to RSVP, email Alachua.Business@gmail.com.

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 2024 at 6:00 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 Kyle Willems, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 2. The final plat proposes to subdivide a ±19.32-acre subject property into a total of 55 lots with associated common areas and road right-of-way. The subject property is located east of CR 241, north of Tara Forest East Phase 1. Consisting of Tax Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family -3 (RSF-3).



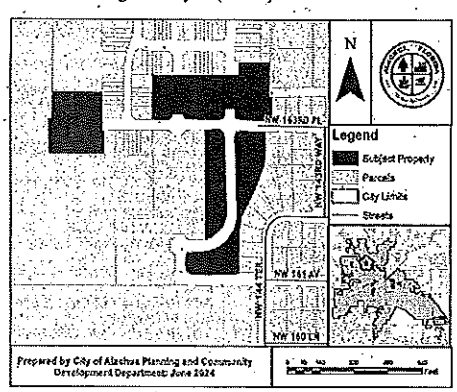
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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(Published: Alachua County Today - July 11, 2024)

City of ALACHUA

PUBLIC NOTICE

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on July 22, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

Ordinance 24-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ABANDONING AND VACATING THE PARK ON THE PLAT OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, RECORDED IN OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, IN PLAT BOOK 27, PAGE 27, PROVIDING FOR SEVERABILITY; REPEALING OF ALL ORDINANCES AND APPENDICES IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENER ERRORS; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Compliance & Risk Management Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

AFFIDAVIT FOR POSTED LAND USE SIGN

RECEIVED
JUL 08 2024

I David Dalia, POSTED THE LAND USE
(Name)
SIGN ON 07/08/24 FOR THE Tara Baywood Phase 2 Final Plat
(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)

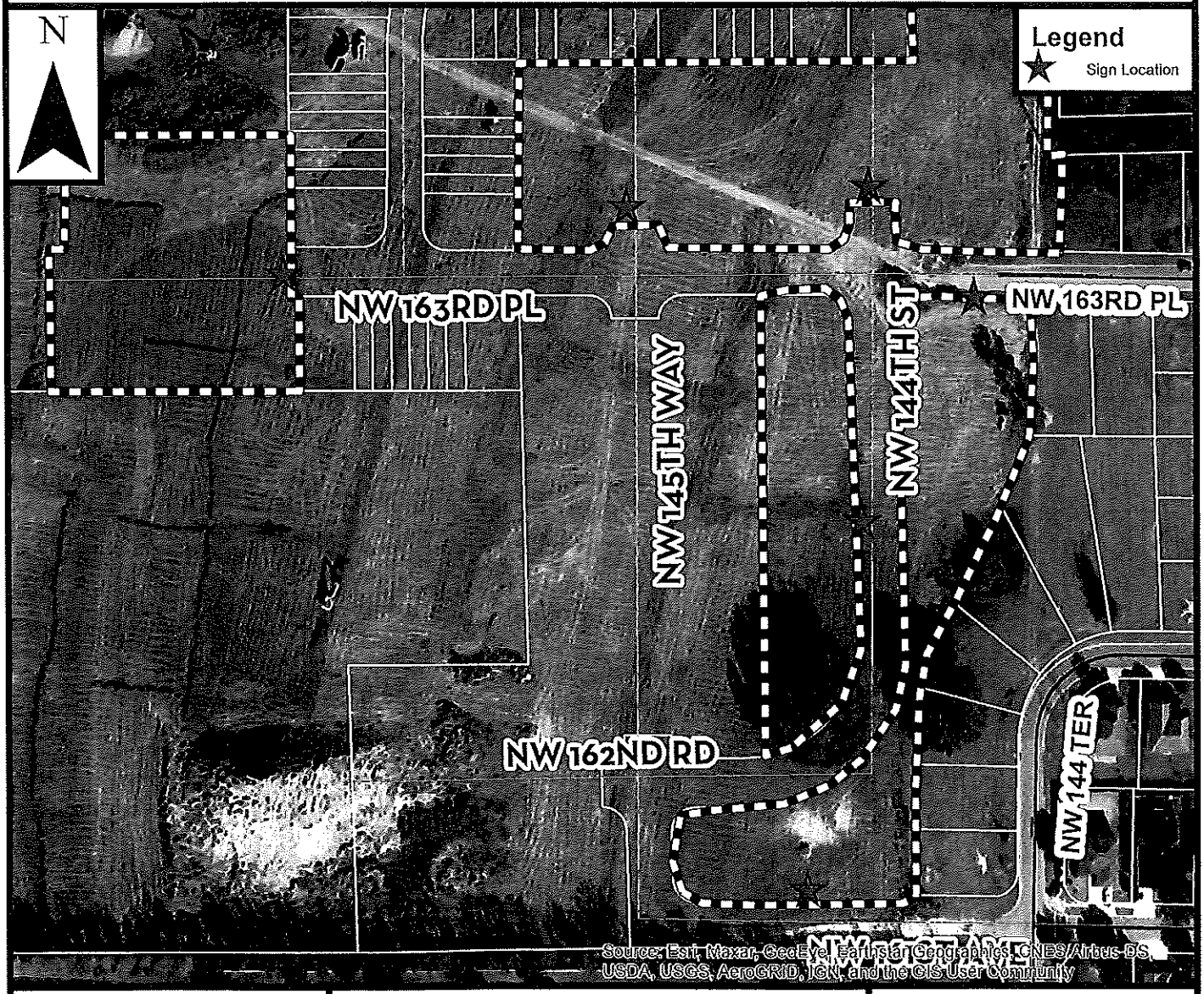
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tara Baywood Ph 2 Final Plat



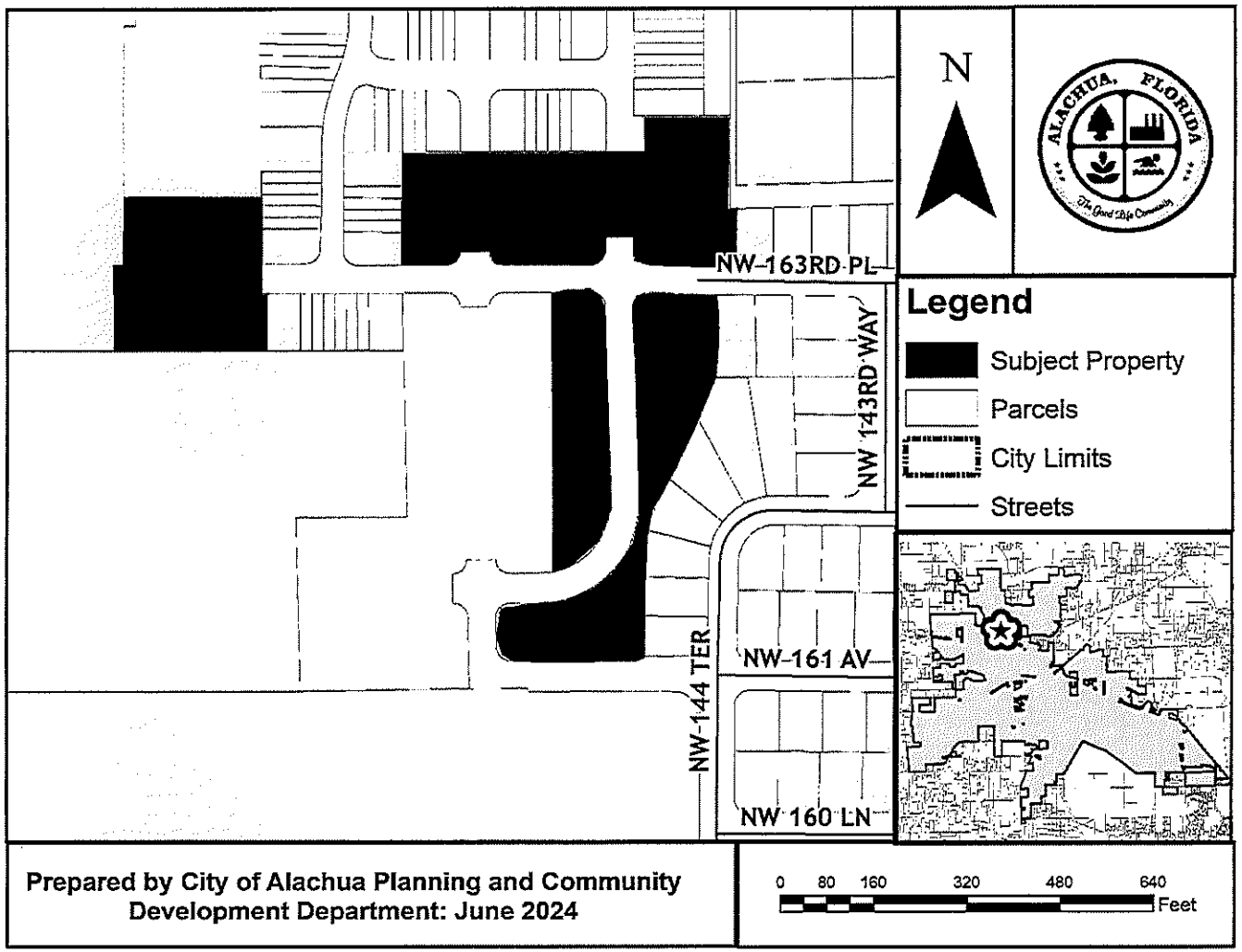
Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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Feet

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JULY 22, 2024 @ 6:00 PM

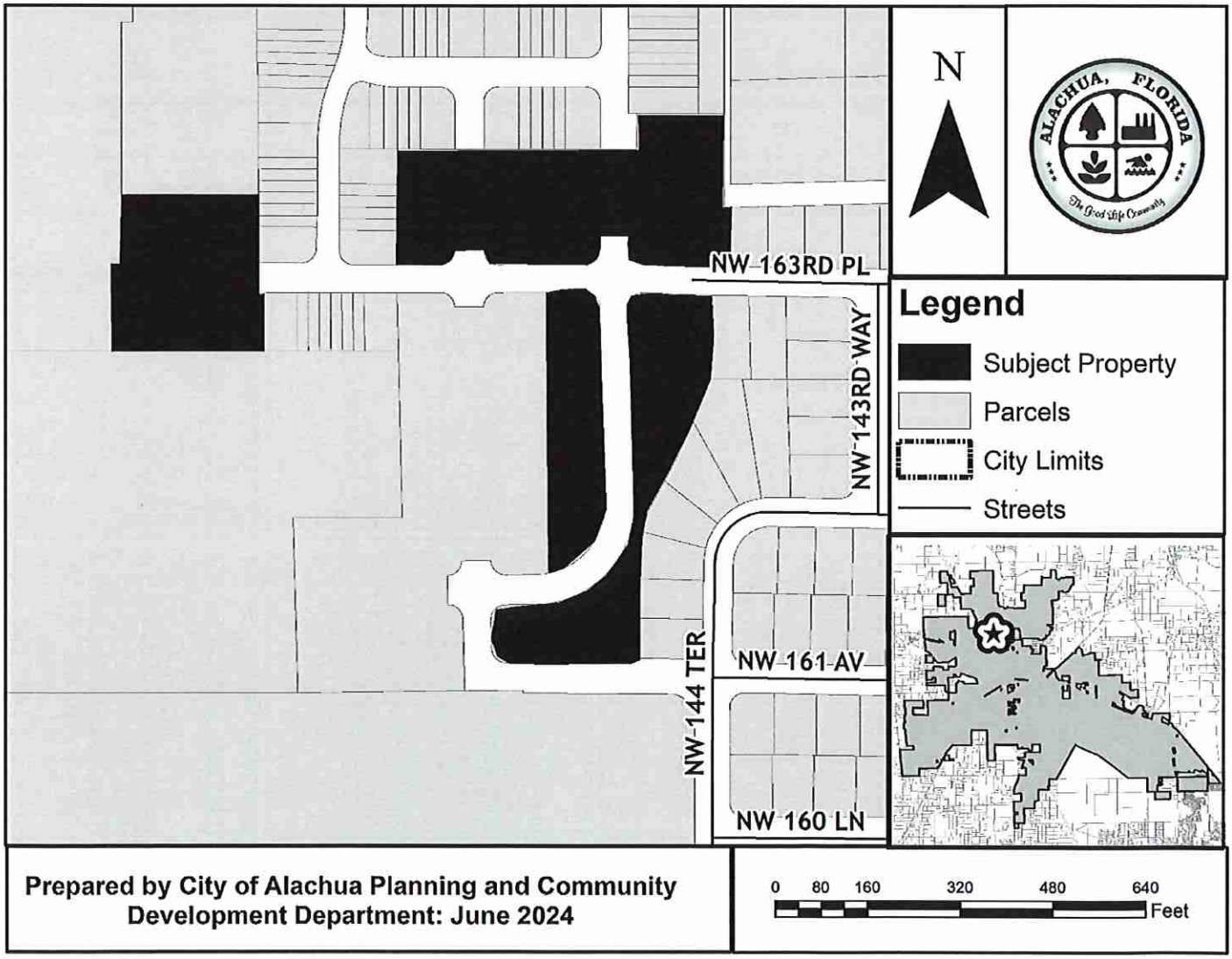
City of ALACHUA
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NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-006-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-060-033
COOK DAVID P JR
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
TARROBAL JOEL CONRAD W & RIA C
14387 NW 160TH LN
ALACHUA, FL 32615

03067-061-035
YOUNG MACK H & GEORGIA MAE
14367 NW 160TH LANE
ALACHUA, FL 32615

03067-061-036
WILSON TANGELA M
14347 NW 160TH LN
ALACHUA, FL 32615

03067-061-037
TAOPO EDWIN & MIDNITTE
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-050
BUONSIGNORE MICHAEL W & MAMI
14304 NW 160TH LN
ALACHUA, FL 32615

03067-061-051
WOODARD TERRI M
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
GIRALDO & MARTINEZ H/W
14344 NW 160TH LN
ALACHUA, FL 32615

03067-061-053
FABIANO CHRISTOPHER & GAYLE CRUZ
14364 NW 160TH LN
ALACHUA, FL 32615

03067-061-054
MATHIS STANLEY P & ANTOINETTE L
14384 NW 160TH AVE
ALACHUA, FL 32615

03067-061-055
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-061-056
BROWN WYNDELL A & LATOSHA L
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
NGUYEN TONY M & TOMOKO S
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
COBTY MAJIB & MARIE N
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
THOMAS CURTIS L & CANDACE M
14305 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
MYLEK DENNIS JAMES & EDITH
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
LEVY SETH G & MONIQUE DE SOUZA E
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
FLYNN PAUL S & LINDA
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-062-069
YOUNG RAMONE R
14385 NW 162ND PL
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
ALACHUA, FL 32615

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03067-062-084
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GAINESVILLE, FL 32608

03067-062-085
PATEL KALPESH
16273 NW 143RD WAY
ALACHUA, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON J
16293 NW 143RD WAY
ALACHUA, FL 32615

03067-062-087
ODUM RONNIE & LEEANNE J
14282 NW 163RD PL
ALACHUA, FL 32615

03067-062-088
DEJESUS BERMAN
14290 NW 163RD PL
ALACHUA, FL 32615

03067-062-089
SORRELL ALBERT L & PAMELA E
14304 NW 163RD PL
ALACHUA, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

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03067-062-102
AMA GAINESVILLE INVESTMENTS
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03067-062-103
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GAINESVILLE, FL 32608

03067-062-104
AMA GAINESVILLE INVESTMENTS
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03067-062-105
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-106
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

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03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03076-000-000
SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

03080-000-000
DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

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STARKE, FL 32091

03081-002-000
KIRKLAND MARY L
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03081-003-000
RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

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Dan Rhine
288 Turkey Creek
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

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
P.O. Box 1215
High Springs, FL 32655

George & Joan Walker
12910 NW 151 Rd
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Lynn Hurtes
19005 NW 138th Ave
Alachua, FL 32615

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Commission Agenda Item

MEETING DATE: July 22, 2024

SUBJECT: Request for Vacation and Abandonment of Park in Kingsland Subdivision, Ordinance No. 24-11

PREPARED BY: Corey King

RECOMMENDED ACTION:

1. Authorize and direct the Mayor to execute the acceptance of the Quitclaim Deed from Swick Realty, Inc. to the City of Alachua for the Kingsland park and drainage easement, and direct City staff to record the deed.

2. Adopt Ordinance 24-11 on first reading and schedule it for second reading on August 26, 2024.

3. Authorize and direct the Mayor to execute the Quitclaim Deed from the City of Alachua to Kingsland-Alachua Homeowner's Association, Inc., transferring all of the City and public interest in the park to the HOA, and direct City staff to record the deed.

4. Authorize and direct the Mayor to execute any other documents or papers necessary and direct city staff to record such documents if needed.

Summary

In 2006, Swick Realty, Inc. platted a subdivision called Kingsland, near NW 154th Avenue and NW 136th Terrace. The Streets, Rights of Way, Easements and Park were dedicated to the City of Alachua on the plat. The park is small, .59 of an acre, and has been an unimproved parcel of land for more than 18 years. The City does not maintain the park. It is in the middle of the subdivision and surrounded by houses that are part of the subdivision. There is no street to directly access the park and there is no parking set aside for anyone who might want to visit the park.

The park was dedicated to the public on the plat, but Swick Realty, Inc. is still the underlying owner of the park. Swick Realty, Inc. also retained an interest in the drainage easement dedicated to the City on the plat. Swick Realty, Inc. is a dissolved corporation and no longer wishes to own the park. The homeowner's association for the subdivision would like to obtain ownership and control of the park. The City does not have an interest in retaining the park. The park serves no public purpose because it is very small, inaccessible and unimproved. The park presents a potential burden to the City due to potential property taxes and liability.

Swick Realty, Inc. has executed a deed conveying the park and drainage easement to the City, which has not yet been recorded. This deed unifies the City's property rights in the drainage easement and park. The City still requires use of the drainage easement for stormwater management.

Staff recommends that the City accept the Swick deed of the park and drainage easement, enact Ordinance 24-11 abandoning and vacating the City and public interest in the park, and deed the park to the Kingsland HOA.

FINANCIAL IMPACT

Minimal, if any.

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Public Notice - Kingsland
2. Kingsland Plat
3. Letter from Kingsland HOA
4. Deed from Swick Realty, Inc. to City
5. Ordinance No. 24-11
6. Deed from City to Kingsland HOA

City of ALACHUA

PUBLIC NOTICE

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on July 22, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

Ordinance 24-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ABANDONING AND VACATING THE PARK ON THE PLAT OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, RECORDED IN OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, IN PLAT BOOK 27, PAGE 27, PROVIDING FOR SEVERABILITY; REPEALING OF ALL ORDINANCES AND APPENDICES IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENER ERRORS; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Compliance & Risk Management Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 11, 2024)

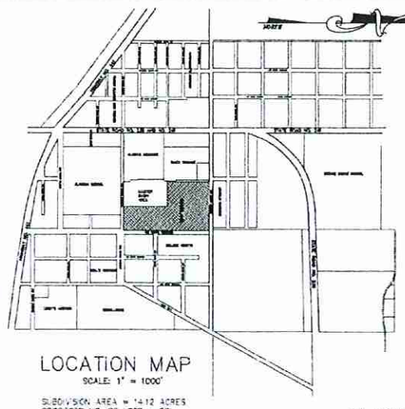
KINGSLAND - ALACHUA

A PLANNED UNIT DEVELOPMENT

SITUATED IN SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

PLAT BOOK 27 PAGE 27

SHEET 1 OF 1



NORTH
SCALE: 1" = 60'

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

1. THERE IS A 5' WIDE UTILITY EASEMENT ON ALL FRONT AND SIDE LOT LINES.
2. THERE IS A 5' SIDEWALK EASEMENT ALONG THE ROAD FRONTAGE OF LOTS 16 THRU 57.
3. PROPOSED ZONING IS PLANNED UNIT DEVELOPMENT.
4. BUILDING SETBACKS: FRONT - 20', SIDE - 10', REAR - 15'

LEGEND:

- N&D ● DENOTES NAIL AND DISC FOUND
- CM ■ DENOTES PERMANENT REFERENCE MONUMENT SET (#4948)
- CM □ DENOTES CONCRETE MONUMENT FOUND
- ● DENOTES PERMANENT CONTROL POINT (TO BE SET) (#4948)
- DENOTES DRAINAGE EASEMENT
- DENOTES PUBLIC UTILITY AND/OR SIDEWALK EASEMENT
- R/W DENOTES RIGHT OF WAY
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT
- MIN. F.F. DENOTES MINIMUM FINISH FLOOR ELEVATION
- P.B., PG. DENOTES PLAT BOOK AND PAGE
- C.L. DENOTES CENTERLINE

ALACHUA MEADOWS
PB L, PG 14

TRACY TERRACE UNIT NO. 2
PB M, PG 78

THE N/4 CORNER OF SECTION 14-8-18

THE N/4 CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14-8-18

S00°11'40"E 505.40'

N.W. 137TH WAY

N.W. 154TH. AVENUE

N.W. 156TH PLACE

N.W. 157TH PLACE

N.W. 158TH AVENUE

N.W. 136TH TERRACE

N.W. 135TH TERRACE

PARK
2.45 AC.

LINCOLN GARDENS PB E, PG 40 (55' R/W)

NOT A PART OF THIS PLAT

TAX PARCEL 03218-000-000 OWNER: JAMES D. DANNAHY 0.184 ACRE

TAX PARCEL 03218-002-000 OWNER: JAMES D. DANNAHY 0.184 ACRE

20' DRAINAGE EASEMENT AND FLOOD PRONE AREA

COMMON AREA DRAINAGE EASEMENT

SURVEYOR'S NOTES

1. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241 AS PER F.D.O.T. RIGHT OF WAY MAP.
2. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000.
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
4. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, MAP PANEL NO. 120001-0125, DATED 9-28-84, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING.
5. LOT CORNER MONUMENTATION WILL BE 1/2" OR 5/8" REBAR AND CAP MARKED "SAPP - PLS 4948" AS PER CHAPTER 177.091(9).

CURVE TABLE (DISTANCES IN FEET)

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	78.54	50.00	90°00'00"	N45°12'04"E	70.71
C2	78.54	50.00	90°00'00"	N44°47'56"W	70.71
C3	79.48	50.00	91°04'31"	S44°39'49"W	71.37
C4	42.19	75.00	32°13'53"	N40°01'20"E	41.64
C5	39.27	25.00	90°00'00"	S44°47'56"E	35.36
C6	39.27	25.00	90°00'00"	N45°12'04"E	35.36
C16	39.67	25.00	90°54.21"	S44°44'54"W	35.63
C22	39.27	25.00	90°00'00"	N44°47'44"W	35.35
C23	39.27	25.00	90°00'00"	S45°12'04"W	35.36
C26	44.59	75.00	34°03'46"	N73°10'07"E	43.93
C27	31.03	75.00	23°42'13"	N12°03'14"E	30.81
C31	53.73	75.00	41°04'41"	N20°20'46"W	52.60
C32	32.08	75.00	24°30'31"	N53°08'43"W	31.83
C33	31.94	75.00	24°24'08"	N77°35'53"W	31.70
C38	39.74	25.00	91°04.31"	S44°39'49"W	35.69
C40	39.27	25.00	90°00'00"	N44°47'56"W	35.36
C44	39.27	25.00	90°00'00"	N45°12'04"E	35.36
C47	39.27	25.00	90°00'00"	S44°47'56"E	35.36
C48	39.27	25.00	90°00'00"	N45°12'04"E	35.36
C57	38.87	25.00	89°05.39"	S45°15'04"E	35.07
C58	39.67	25.00	90°55.39"	S45°15'04"E	35.67
C59	39.74	25.00	91°04.31"	S45°28'11"E	35.69

** NOTE: DRIVEWAYS FOR LOTS 3, 8, 9, 15, 16, 22, 23, 38, 41, 44, 47, 49, AND 57 SHALL BE LOCATED AS FAR AS IS PRACTICAL FROM THE STREET INTERSECTION.

CITY OF ALACHUA PROPERTY
AS PER O.R. BOOK 1861, PAGE 1545
(9.8 ACRES PER DEED)
UNPLATTED

S00°12'04"W 677.80'

S00°12'04"W 622.27'

S00°12'04"W 1,102.99'

N00°12'04"E 550.63'

S89°47'56"E 379.94'

S89°47'43"W 351.54'

N89°07'33"E 749.13'

S89°13'58"W 362.92'

364.36'

356.00'

THE NORTH R/W LINE OF NW 154TH AVE AS PER RECORD PLAT OF ALACHUA (PB C, PG 79) AND THE MAP OF THE TOWN OF ALACHUA

THE SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14-8-18 FOUND NAIL AND DISK

EAST LINE OF THE NW 1/4 OF THE NW 1/4 AND CENTERLINE OF N.W. 135TH TERRACE

BENCHMARK: TOP OF SANITARY SEWER MANHOLE ELEVATION 88.55

BENCHMARK: TOP OF SANITARY SEWER MANHOLE ELEVATION 86.55 ELEVATION 347.34 (NGVD)

SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14-8-18

TITLE SEARCH DOES NOT REFLECT ANY RIGHT OF WAY FOR THIS AREA

DEDICATED FOR ADDITIONAL RIGHT OF WAY

SE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE SYSTEM AS PER OFFICIAL RECORD BOOK 1532, PAGE 2058

COLLEGE HEIGHTS
PB B, PG 87

COLLEGE HEIGHTS ADDITION
PB R, PG 26

I, CHARLES D. SAPP, REGISTERED FLORIDA ENGINEER AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 17640, DO HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY OF ALACHUA AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS.
BY: Charles D. Sapp
CHARLES D. SAPP, P.E.

LEGAL DESCRIPTION

THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. LESS AND EXCEPT 5.8 ACRES SOLD TO THE CITY OF ALACHUA AS RECORDED IN O.R. BOOK 1861, PAGE 1545. ALSO LESS AND EXCEPT ANY EXISTING ROAD RIGHTS-OF-WAY. ALL LYING AND BEING IN ALACHUA COUNTY, FLORIDA. ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE NORTHWEST CORNER OF THE SAID EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14; THENCE S00°11'40"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY (R/W) LINE OF N.W. 158TH AVENUE AND THE POINT OF BEGINNING (POB); THENCE, N89° 07'33"E, ALONG THE SAID R/W LINE, 356.00 FEET; THENCE S00°11'40"E, A DISTANCE OF 90.00 FEET; THENCE S89°07'33"W, A DISTANCE OF 356.00 FEET; THENCE N00°11'40"W, A DISTANCE OF 90.00 FEET TO THE P.O.B. CONTAINING 14.12 ACRES TOTAL.

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT SWICK REALTY, INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, EXCEPT LOTS 14 AND 15 AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, THE STREETS, RIGHTS OF WAY, EASEMENTS AND PARK AS SHOWN HEREON.

WITNESS: Susan A. Parker
WITNESS: Teresa A. McLeod
SHERRY S. SWICK, PRESIDENT
18604 NW COUNTY ROAD 239
ALACHUA, FLORIDA 32615

KNOW ALL MEN BY THESE PRESENTS THAT OLD TOAN CHURCH OF GOD IN CHRIST DOES HEREBY CERTIFY THAT IT IS THE OWNER OF LOTS 14 AND 15 OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, THE ADDITIONAL RIGHT OF WAY AS SHOWN HEREON.

WITNESS: Susan A. Parker
WITNESS: Teresa A. McLeod
JOE L. WILLIAMS
PASTOR
P.O. BOX 1341
ALACHUA, FLORIDA 32616-1341

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SHERRY S. SWICK, PRESIDENT OF SWICK REALTY, INC., AS OWNER OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO ACKNOWLEDGED THAT SHE EXECUTED THIS INSTRUMENT AS HER FREE ACT AND DEED.

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOE WILLIAMS, PASTOR OF OLD TOAN CHURCH OF GOD IN CHRIST, AS OWNER OF LOTS 14 & 15 OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF May 2006

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

TERESA L. MCLEOD
Notary Public, State of Florida
My Commission Expires May 1, 2009
Commission # DD 317753
Bonded By National Notary Assn.

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS, THAT CAPITAL CITY BANK, HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD IN OFFICIAL RECORDS BOOK 3362 PAGE 125 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION THEREON.

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [illegible] PRESIDENT OF CAPITAL CITY BANK, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF May, 2006

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:

CERTIFICATE OF LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND S.R.N.D.C.D. STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON SEPTEMBER 15TH., 2004 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLANS; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID S LOCATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

Charles D. Sapp — April 28, '06
CHARLES D. SAPP, PROFESSIONAL LAND SURVEYOR — DATE
FLORIDA REGISTRATION NO. 4948

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEW THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES. THIS REVIEW, HOWEVER, DOES NOT VERIFY THE SURVEY DATA.

EXAMINED ON 05/02/06 AND APPROVED BY:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4564

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON 4-28-06 AND APPROVED BY:
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY

EXAMINED ON 5-1-06 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY.
BY: Marion B. Rush
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION, CITY OF ALACHUA

THIS IS TO CERTIFY, THAT ON 5-1-06 THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISION OF CITY OF ALACHUA, FLORIDA.

FOR CITY MANAGER — ATTEST: CITY MANAGER

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD THIS 5th DAY OF MAY, 2006

J.K. "Buddy" Irby
CLERK OF THE COURT

CHARLES D. SAPP
CONSULTING ENGINEER - LAND SURVEYOR
6352 N.W. 18TH. DRIVE, SUITE 7
GAINESVILLE, FLORIDA, 32653
(352) 336-3555

KINGPLAT

14+15

Kingsland-Alachua HOA, Inc.

PO BOX 676
ALACHUA, FL 32616-0676

montclairalachua.hoa@gmail.com

June 3, 2024

To Whom It May Concern:

I am presently the Vice President of the Board of the KINGSLAND-ALACHUA HOMEOWNERS' ASSOCIATION, INC.. Last June, I reactivated a relationship with Mr. Grafton Wilson to acquire the parcel designated as "Park" on Page 27 of Plat Book 27 of the Public Records of Alachua County, Florida.

The Board's primary concern regarding this "Park" has been the delinquency of the tax payments, allowing the sale of Tax Certificates. Our attorney explained the possible negative ramifications of this issue to us and advised us to pursue action on this matter.

We are thankful that all past due taxes/penalties have been closed and we are also thankful for the time and effort expended to get the paperwork in order to this point.

The Board kindly requests the City to transfer the Deed to this Florida "not for profit" corporation.

Kind Regards,

Daniel Luban

Vice President

Prepared By & Return To:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
P.O. Box 519
Alachua, Florida 32616

Parcel ID No.: a portion of 03218-020-000

Quitclaim Deed

This Quitclaim Deed, Made this 22nd day of May, 2024 between
SWICK REALTY, INC, A DISSOLVED FLORIDA CORPORATION

of the County of Alachua, State of Florida, Grantor, and

CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA
whose post office address is: Post Office Box 9, Alachua, Florida 32616
of the County of Alachua, State of Florida, Grantee.

WITNESSETH, that the GRANTORS, for and in consideration of the sum of $10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

THE PARK AND DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, RECORDED IN PLAT BOOK 27 AT PAGE 27 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Subject to the following:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2024 and subsequent years.

There is no consideration from Grantee to Grantor and there is no existing mortgage therefore minimum documentary stamps are being paid in this transaction.

Title to the lands described herein has not been examined by Darryl J. Tompkins, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by grantor.)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances

thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

IN WITNESS WHEREOF, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

GS
Printed Name: Corey King
Address: 15100 NW 142nd Terr.
Alachua FL 32615

Printed Name: Anne Marie DiRocco
Address: 15100 NW 142nd Terrace
Alachua, FL 32615

"GRANTOR"
Swick Realty, Inc., a Dissolved Florida Corporation

By: Sherry S. Swick
Sherry S. Swick, President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence of ☐ online notarization, this 22nd day of May, 2024, by Sherry S. Swick as President of Swick Realty, Inc., a Dissolved Florida Corporation, on behalf of the Corporation. She is ___ personally known to me or ✓ has produced her Florida drivers license as identification.

Notary Public
Printed Name: Anne Marie DiRocco
My Commission Expires: Nov 8, 2026

ANNE-MARIE DIROCCO
MY COMMISSION # HH 330733
EXPIRES: November 8, 2026

Acceptance of Quitclaim Deed for the Park and Drainage Easement as shown on the Plat of Kingsland - Alachua recorded in Plat Book 27 at Page 27 of the Public Records of Alachua County, Florida between Swick Realty, Inc. and City of Alachua.

At a meeting on the _____ day of _____, 2024 the Alachua City Commissioners authorized the acceptance of this instrument of conveyance and authorized the Mayor to execute this acceptance.

Approved as to Form

_____

Mayor Alachua City Commission

_____

City of Alachua Attorney

Executed on this _____ day of _____, 2024.

Attest:

_____

City Clerk

ORDINANCE 24-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ABANDONING AND VACATING THE PARK ON THE PLAT OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, RECORDED IN OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, IN PLAT BOOK 27, PAGE 27, PROVIDING FOR SEVERABILITY; REPEALING OF ALL ORDINANCES AND APPENDICES IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENER ERRORS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the plat of Kingsland - Alachua, A Planned Unit Development, dated May 5, 2006, is recorded in Plat Book 27, Page 27, of the Public Records of Alachua County (herein, "Kingsland Plat"), a copy of which is attached hereto and incorporated herein as Exhibit "A";

WHEREAS, the boundary of the Park (herein "Park"), depicted on Exhibit A is comprised of approximately .59 acres of land located entirely within the Kingsland Plat (herein, "Plat"),

WHEREAS, on May 1, 2006, the owner of the Kingsland-Alachua subdivision, Swick Realty, Inc., ("Swick"), certified on the plat that Swick dedicated to the public, "the streets, rights of way, easements and park as shown" thereon;

WHEREAS, the City of Alachua City Commission approved the Kingsland Plat on May 1, 2006;

WHEREAS, the City of Alachua ("City") has not developed or maintained the Park;

WHEREAS, as shown on Exhibit A, the Park is obscured by eleven residential lots that back up to the perimeter of the Park;

WHEREAS, there is no public or private parking available for potential users of the park, the park is not contiguous to any public thoroughfare, ingress and egress are available only over grass surfaces adjacent to the privately maintained lawns of five of the 11 residences identified supra;

WHEREAS, Swick retained a legal interest in the Park after it was dedicated by plat to the City;

WHEREAS, Swick is now a dissolved corporation and has no interest in maintaining a legal interest in the Park;

WHEREAS, the Park serves no public purpose due to its small size, lack of reasonable access and parking, and the costs of its maintenance and operation;

WHEREAS, Swick Realty, Inc. transferred its interest in the Park to the City of Alachua by quitclaim deed, executed May 22, 2024;

WHEREAS, KINGSLAND-ALACHUA HOMEOWNER'S ASSOCIATION, INC., a not-for profit Florida corporation (herein, "Kingsland Association") has requested the City to vacate and convey its interest in the Park to the Kingsland Association. A copy of the letter from Kingsland Association attached hereto and incorporated herein as Exhibit "B";

WHEREAS, Article IV of the Articles of Incorporation attached to the Declaration of Covenants, Conditions, and Restrictions for KINGSLAND-ALACHUA HOMEOWNER'S ASSOCIATION, INC., recorded at Official Records Book 3716, page 396 of the Official Records of the County of Alachua, Florida, states that all record owners of a parcel in the Kingsland-Alachua subdivision shall be a member of the KINGSLAND-ALACHUA HOMEOWNER'S ASSOCIATION, INC.;

WHEREAS, the KINGSLAND Association has an interest in obtaining ownership of the Park for future use by its residents;

WHEREAS, in the letter attached as Exhibit B, the Kingsland Association has requested that the City to convey its interest in the Park to the Kingsland Association;

WHEREAS, all the owners of the parcels in the Kingsland-Alachua subdivision are represented by the KINGSLAND-ALACHUA HOMEOWNER'S ASSOCIATION, INC., and the homeowner's association voted in favor of acquiring title to the Park;

WHEREAS, the intent of the City Commission is to accept the Swick quitclaim deed to the park, vacate, abandon and surrender all interests it may have in the Park, if any, and quitclaim any and all interests in the park to KINGSLAND-ALACHUA HOMEOWNER'S ASSOCIATION, INC.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA;

Section 1. Findings of Facts and Conclusions of Law

A. The above Recitals are true and correct and are incorporated as material portions of this Ordinance 24-11.

B. The granting of the request for abandonment and vacation of the Park as depicted on the Kingsland Plat, is within the wide discretion of the City Commission, pursuant to the Charter of the City of Alachua, Chapter 177 and sections 166.021, 166.042 and 95.36(2) of the Florida Statutes, as in this case where parties affected are not adversely affected and, in fact, have joined the request.

C. The Park has never been improved, maintained, used or planned to be used by the City as a park and its abandonment, vacation and subsequent transfer to the KINGSLAND-ALACHUA HOMEOWNER'S ASSOCIATION, INC., will benefit the owners of property on the Kingsland Plat who can better utilize and maintain the Park and also ensure that property taxes are timely paid. The public will benefit by the elimination of all obligations related to ownership of a parcel where no public purpose is served.

Section 2. Park Abandonment and Vacation

The Park as depicted on the Kingsland Plat, is hereby abandoned and vacated by and on the date of adoption on second reading of this Ordinance **24-11** by the City Commission of the City of Alachua.

The City of Alachua hereby surrenders and terminates all right, title claim and interest, if any, for itself and by and for the public in or related to the Park dedicated to the City on the Kingsland Plat, except those rights of the owners of the fee simple title of record of property in the Kingsland Plat.

Section 3. Authorization and Direction to Record in Public Record

The City Clerk or designee is authorized and directed to record a certified copy of this ordinance in the Public Records of Alachua County, Florida.

Section 4. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase or provision of this ordinance is for any reason held or declared to be unconstitutional, void or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall continue to be valid.

Section 5. Repealing All Ordinances in Conflict

All other ordinances or parts of ordinances in conflict herewith, are to the extent of such conflict, hereby repealed.

Section 6. Correction of Scrivener Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance prior to its recordation.

Section 7. Providing an Effective Date

This ordinance shall be effective immediately upon adoption.

PASSED on first reading on the _____day of July, 2024

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/City Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

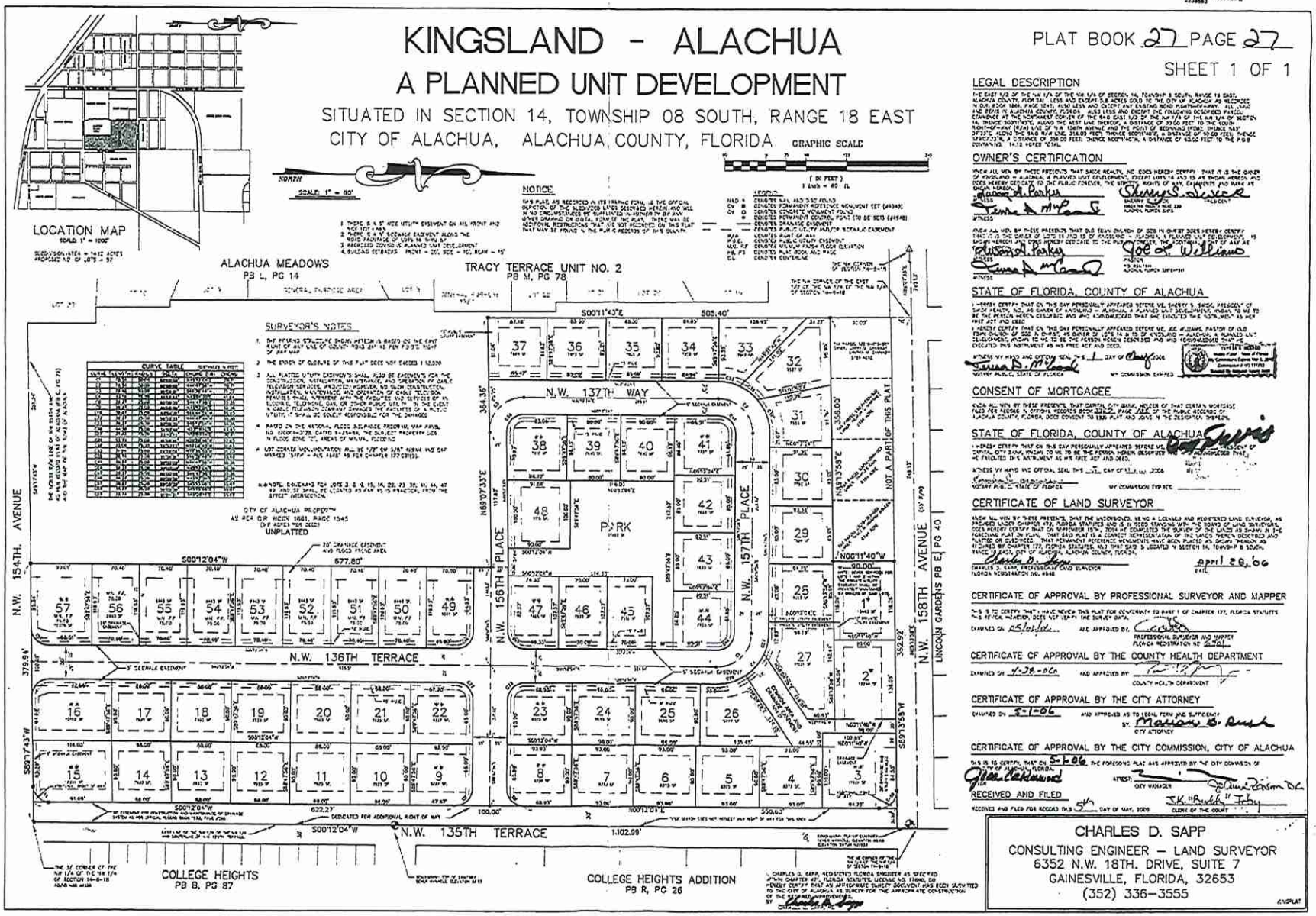

KINGSLAND - ALACHUA
A PLANNED UNIT DEVELOPMENT
SITUATED IN SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
PLAT BOOK 27 PAGE 27
SHEET 1 OF 1
LOCATION MAP
NOTICE
LEGAL DESCRIPTION
OWNER'S CERTIFICATION
STATE OF FLORIDA, COUNTY OF ALACHUA
CONSENT OF MORTGAGEE
CERTIFICATE OF LAND SURVEYOR
CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT
CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY
CERTIFICATE OF APPROVAL BY THE CITY COMMISSION, CITY OF ALACHUA
RECEIVED AND FILED
ALACHUA MEADOWS
PB L, PG 14
TRACY TERRACE UNIT NO. 2
PB M, PG 78
SURVEYOR'S NOTES
CURVE TABLE
CITY OF ALACHUA PROPERTY
AS RECORDED IN OR BOOK 1681, PAGE 1545
(0.9 ACRES MOL DEED)
UNPLATTED
N.W. 137TH WAY
N.W. 154TH AVENUE
N.W. 156TH PLACE
N.W. 157TH PLACE
N.W. 158TH AVENUE
N.W. 136TH TERRACE
N.W. 135TH TERRACE
PARK
NOT A PART OF THIS PLAT
LINCOLN GARDENS PB E, PG 40
COLLEGE HEIGHTS
PB B, PG 87
COLLEGE HEIGHTS ADDITION
PB R, PG 26
CHARLES D. SAPP
CONSULTING ENGINEER – LAND SURVEYOR
6352 N.W. 18TH. DRIVE, SUITE 7
GAINESVILLE, FLORIDA, 32653
(352) 336-3555

Exhibit A

Kingsland-Alachua HOA, Inc.

PO BOX 676
ALACHUA, FL 32616-0676

montclairalachua.hoa@gmail.com

June 3, 2024

To Whom It May Concern:

I am presently the Vice President of the Board of the KINGSLAND-ALACHUA HOMEOWNERS' ASSOCIATION, INC.. Last June, I reactivated a relationship with Mr. Grafton Wilson to acquire the parcel designated as "Park" on Page 27 of Plat Book 27 of the Public Records of Alachua County, Florida.

The Board's primary concern regarding this "Park" has been the delinquency of the tax payments, allowing the sale of Tax Certificates. Our attorney explained the possible negative ramifications of this issue to us and advised us to pursue action on this matter.

We are thankful that all past due taxes/penalties have been closed and we are also thankful for the time and effort expended to get the paperwork in order to this point.

The Board kindly requests the City to transfer the Deed to this Florida "not for profit" corporation.

Kind Regards,

Daniel Luban

Vice President

Exhibit B

Return To:
Marian B. Rush, Esquire
P.O. Box 9
Alachua, Florida 32616

Parcel ID No.: a portion of 03218-020-000

Quitclaim Deed

This Quitclaim Deed, Made this _____ day of _____, 2024 between
CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA COUNTY, FLORIDA, whose post office address is: Post Office Box 9, Alachua, Florida 32616
of the County of Alachua, State of Florida, Grantor, and

KINGSLAND-ALACHUA HOMEOWNER'S ASSOCIATION, INC., a Florida Not For Profit Corporation, whose post office address is: Post Office Box 676, Alachua, Florida 32616
of the County of Alachua, State of Florida, Grantee.

WITNESSETH, that the GRANTORS, for and in consideration of the sum of $10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained, and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns all of its right, title and interest, if any, forever to the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

THE PARK AS SHOWN ON THE PLAT OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, RECORDED IN PLAT BOOK 27 AT PAGE 27 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Subject to the following:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2024 and subsequent years.

There is no consideration from Grantee to Grantor and there is no existing mortgage therefore minimum documentary stamps are being paid in this transaction.

Pursuant to Ordinance No. 24 -11 the City of Alachua surrenders and terminates all right, title, claim and interest, if any, for itself and by and for the public in or related to the Park dedicated to the City on the Kingsland Plat, except those rights of the owners of the fee simple title of record of property in the Kingsland Plat.

Title to the lands described herein has not been examined by Marian B. Rush, Esq. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quality of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared based solely upon information provided by Grantor.)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

IN WITNESS WHEREOF, the grantors have hereunto set his hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

"GRANTOR"
City of Alachua, A Municipality Within Alachua County, Florida

_____ **By:**_____
Printed Name:_____ Gib Coerper, Mayor of the City of Alachua
Address: _____

_____
Printed Name:_____
Address: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by **Gib Coerper, Mayor of the City of Alachua,** on behalf of the City of Alachua. He is personally known to me or has produced his Florida drivers license as identification.

_____
Notary Public
Printed Name:_____
My Commission Expires:_____

Commission Agenda Item

MEETING DATE: July 22, 2024

SUBJECT: Resolution 24-10 Establishing 5.9500 as the Proposed Millage Rate for Fiscal Year 2024-2025 which is 7.9% more than the Rolled-Back Rate of 5.5119; Setting September 9, 2024, as the date for the first Public Hearing; Authorizing and Directing the City Manager to Transmit this Information to the Alachua County Property Appraiser on the Department of Revenue (DOR) 420 forms; Providing an Effective Date.

PREPARED BY: Robert Bonetti

RECOMMENDED ACTION:
Adopt Resolution 24-10

Summary

Section 200.065, Florida Statutes requires all taxing authorities to advise the Property Appraiser of the proposed millage rate, computed rolled-back millage rate, and, of the time, date, and place at which a public hearing will be held to consider the proposed millage rate and the tentative budget.

Florida Statutes state that no taxing authority within the county may hold a millage rate hearing on the same day as a school district or County Commission hearing date. The Alachua County Public Schools Board is holding its budget hearings on August 1 and September 11, 2024. The Alachua County Board of County Commissioners is holding its budget hearings on September 10 and September 24, 2024. Therefore, the City of Alachua will hold its public hearings on September 9 and September 23, 2024, at 6:00 p.m. in the James A. Lewis Commission Chambers in City Hall.

The City Commission millage rate options are:
A) set millage rate at or below the majority vote maximum rate of 8.2856 - this applies to both the proposed and rolled-back millage rates; or,
B) set millage rate at a rate greater than 8.2856 but no more than 9.1142 - would require a two-thirds (2/3) vote at the September public hearings.

The City Manager's Fiscal Year 2024-2025 Tentative Budget is being developed based on a proposed General Fund millage rate of 5.9500 mills. The General Fund rolled-back millage rate is 5.5119 mills. The rolled-back rate is the rate that would generate the same prior year ad valorem tax revenues exclusive of new construction, additions to structures, deletions,

increases in the value of improvements, and annexations. The proposed millage rate is 7.9% more than the rolled-back millage rate. The final details of the budget and the City's millage rate will be discussed and reviewed at budget workshops to be held in the upcoming months.

This action, in and of itself, does not set the final millage. A proposed millage tonight should be viewed as simply setting a ceiling since any upward adjustment to the millage rate in September would require a new Truth in Millage (TRIM) notice to be mailed to all residents. This cost would be the responsibility of the City.

By adopting the proposed resolution, the City Commission authorizes and directs the City Manager to provide a copy of the resolution to the Alachua County Property Appraiser for use in preparing the Notice of Proposed Property taxes, as required by Section 200.069, Florida Statutes and to execute, as the Administrating Official, any Department of Revenue forms necessary to complete its certification.

FINANCIAL IMPACT

Approximately $7,662,200 in Ad Valorem receipts

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution 24-10

RESOLUTION 24-10

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; ESTABLISHING 5.9500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2024-2025 WHICH IS 7.9% MORE THAN THE ROLLED-BACK RATE OF 5.5119; SETTING SEPTEMBER 9, 2024, AS THE DATE FOR THE FIRST PUBLIC HEARING; AUTHORIZING AND DIRECTING THE CITY MANAGER TO TRANSMIT THIS INFORMATION TO THE ALACHUA COUNTY PROPERTY APPRAISER ON THE DEPARTMENT OF REVENUE (DOR) 420 FORMS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Alachua County Property Appraiser electronically certified the preliminary 2024 taxable values for General City purposes on June 28, 2024; and,

WHEREAS, Section 200.065(2)(b), Florida Statutes, requires the City Commission to advise the Property Appraiser of its rolled-back millage rate, its proposed millage rate, and of the time, date and place at which a public hearing will be held to consider the tentative millage rates and the tentative budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

SECTION 1. The rolled-back rate for General City purposes, as computed pursuant to Section 200.065(1), Florida Statutes, is 5.5119 mills.

SECTION 2. The proposed millage rate necessary to fund the General City budget for the Fiscal Year 2024-2025 is 5.9500 mills for the General Fund.

SECTION 3. The proposed millage rate necessary to fund the General City budget for the Fiscal Year 2024-2025 is 7.9% more than the rolled-back rate.

SECTION 4. A public hearing will be held to consider the proposed millage rate and the tentative budget for the City of Alachua on September 9, 2024, at 6:00 p.m. at the Alachua City Hall Commission Chambers located at 15100 N. W. 142nd Terrace, Alachua, FL 32615.

SECTION 5. The City Manager is hereby authorized and directed to provide a copy of this resolution to the Alachua County Property Appraiser for use in preparing the Notice of Proposed Property Taxes, as required by Section 200.069, Florida Statutes and to execute, as the Chief Administrative Officer, any Department of Revenue forms necessary to complete this certification.

SECTION 6. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 22nd day of July, 2024.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

Commission Agenda
Item

MEETING DATE: July 22, 2024
SUBJECT: Resolution 24-11 TK Basin Preliminary Rate Resolution
PREPARED BY: Robert Bonetti
RECOMMENDED ACTION:
Adopt Resolution 24-11

Summary

The City Commission adopted Resolution 10-25 on Sept. 13, 2010, which served as the final proceeding for the imposition of the TK Basin Maintenance Assessment Area. Resolution 10-25 created the TK Basin Maintenance Assessment Area, ratified and confirmed the Initial Assessment Resolution (Resolution 10-20), approved the Maintenance Assessment Roll, imposed the Maintenance Assessments, provided for the method of collection, served as the final adjudication and directed the recording of the Resolution in the Official Records Book in the office of the Alachua County Clerk of Courts.

As required by City of Alachua Code of Ordinances Section 2-723 (meets the requirements provided under the Uniform Assessment Collection Act - F.S.S. 197.3632), the City must annually adopt a Preliminary Rate Resolution for each fiscal year. Resolution 24-11 serves as the Preliminary Rate Resolution for the TK Basin Maintenance Assessment for Fiscal Year 2024-2025.

The total assessment is estimated at $10,000.00 for Fiscal Year 2024-2025. This amount is the same as the total assessment for the current fiscal year. Assessment costs include the actual maintenance expenses of the basin as well as costs incurred to administer the special assessment program annually.

The City has retained the legal services of Nabors, Giblin and Nickerson, a firm specializing in special assessment creation and implementation, to draft Resolution 24-11 and assist in the reimposition process. The legal expenses related to the reimposition are included in the total assessments collected.

The City Commission also approved an automatically renewing agreement with the Alachua County Tax Collector on Aug. 17, 2010 to reimburse the Tax Collector for necessary administrative and actual costs incurred to collect the assessment on the ad valorem tax bill. The reimbursement cost is 2% of the total assessment and is included in the total assessments

to be collected.

Following the adoption of Resolution 24-11, the City Commission will consider the adoption of the Annual Rate Resolution, scheduled for the Sept. 9, 2024, City Commission meeting, which will be the final proceeding to approve the assessment and direct that it be placed on the November 2024 tax bill.

FINANCIAL IMPACT

$10,000

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution 24-11

RESOLUTION 24-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE MAINTENANCE OF THE TK STORMWATER BASIN; DETERMINING THE ESTIMATED MAINTENANCE COST OF THE TK BASIN; DETERMINING THAT SUCH REAL PROPERTY WILL DERIVE A SPECIAL BENEFIT FROM THE MAINTENANCE OF SUCH IMPROVEMENTS; ESTABLISHING THE METHOD OF ASSESSING THE MAINTENANCE COSTS; ESTABLISHING OTHER TERMS AND CONDITIONS OF THE ASSESSMENTS; DIRECTING THE ASSESSMENT COORDINATOR TO PREPARE A TENTATIVE MAINTENANCE ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED MAINTENANCE ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission (the "Commission") of the City of Alachua, Florida (the "City") adopted the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13 on April 12, 2010, as subsequently codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances, to provide for the imposition of special assessments to fund the construction of Capital Projects and the provision of Related Services to benefit property within Assessment Areas; and

WHEREAS, pursuant to the Ordinance, the Commission created and imposed special assessments within the TK Basin Assessment Area on September 13, 2010, with the adoption of the Initial Assessment Resolution (Resolution No. 10-20) and the Final Assessment Resolution (Resolution No. 10-25); and

WHEREAS, pursuant to provision of the Ordinance, the Commission is required to adopt a Preliminary Assessment Resolution for each fiscal year to initiate the annual implementation of the special assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13, as codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances (the "Ordinance"); the Initial Assessment Resolution (Resolution No. 10-20); the Final Assessment Resolution (Resolution No. 10-25); sections 166.021 and 166.041, Florida Statutes; Article VIII, Section 2, Florida Constitution; the City of Alachua Charter; and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution initiates the annual process for updating the Maintenance Assessment Roll and directing the reimposition of special assessments within the TK Basin Assessment Area for the Fiscal Year beginning October 1, 2024 (hereinafter the "Preliminary Rate Resolution").

(B) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa.

SECTION 3. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 4. FINDINGS. The legislative determinations embodied in the Ordinance, the Initial Assessment Resolution and the Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 5. PUBLIC HEARING. A public hearing will be conducted by the City Commission at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 9, 2024, in the James A. Lewis Commission Chambers, at the City of Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, to consider (A) reimposition of the Maintenance Assessments, and (B) collection of the Maintenance Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 6. NOTICE BY MAIL.

(A) If required, upon completion of the tentative Maintenance Assessment Roll, the Assessment Coordinator shall, at the time and in the manner specified in the Ordinance, provide first class mailed notice of the public hearing authorized by Section 5 hereof to each real property owner proposed to be assessed at the address indicated on the Tax Roll. Such notice shall be in substantially the form attached hereto as Appendix A and provided no later than August 19, 2024.

(B) For Tax Parcels with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes, the Assessment Coordinator shall work with the Property Appraiser and/or Tax Collector for provision of notice.

SECTION 7. NOTICE BY PUBLICATION. Upon completion of the tentative Maintenance Assessment Roll, the Assessment Coordinator shall publish a notice of the public hearing authorized by Section 5 hereof in the manner and the time provided in the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix B and provided no later than August 19, 2024.

SECTION 8. ANNUAL MAINTENANCE ASSESSMENTS.

(A) The estimated Maintenance Cost for the TK Basin Assessment Area is $10,000.00 for the Fiscal Year commencing October 1, 2024. The Maintenance Cost will be funded through the imposition of the Maintenance Assessments against property located in the TK Basin Assessment Area based on the Tax Parcel's proportionate amount of Land Area as it relates to all Tax Parcel's within the TK Basin Assessment Area, as set forth in the preliminary assessment roll attached hereto as Appendix C and incorporated herein.

(B) The Tax Parcels included in the updated Maintenance Assessment Roll are hereby found to be specially benefited by the maintenance of the TK Basin Assessment Area in the amount of the estimated annual Maintenance Assessment set forth in the Maintenance Assessment Roll.

(C) The Maintenance Assessments shall be imposed against all property located within the TK Basin Assessment Area for each Fiscal Year and shall be computed in accordance with this Preliminary Rate Resolution. When imposed, the Maintenance Assessments for each Fiscal Year shall constitute a lien upon the Tax Parcels located in TK Basin Assessment Area pursuant to the Ordinance.

SECTION 9. COMPUTATION OF MAINTENANCE ASSESSMENTS. The annual Maintenance Assessments shall be computed for each Tax Parcel located in TK Basin Assessment Area in the manner set forth in Section 4.03 of the Initial Assessment Resolution, which is hereby affirmed and incorporated herein by reference.

SECTION 10. UPDATED MAINTENANCE ASSESSMENT ROLL. The Assessment Coordinator is hereby directed to prepare the updated Maintenance Assessment Roll in the manner provided in the Ordinance. The Assessment Coordinator shall apportion the Maintenance Cost among the parcels of real property within TK Basin Assessment Area as reflected on the

Tax Roll in conformity with this Preliminary Rate Resolution. The estimate of Maintenance Cost and the updated Maintenance Assessment Roll shall be maintained on file in the office of the City Manager and be open to public inspection.

SECTION 11. METHOD OF COLLECTION. The Maintenance Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

SECTION 12. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 13. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 14. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 22nd day of July, 2024.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM:

_____
Marian B. Rush, City Attorney

APPENDIX A

FORM OF MAILED NOTICE

CITY OF ALACHUA, FLORIDA
15100 NW 142nd TERRACE
Alachua, Florida 32615
(386) 418-6100

August 19, 2024

[Property Owner Name]
[Street Address]
[City, State and zip]

Re: Parcel Number [Insert Number]
TK Basin Maintenance Assessment Area

Dear Property Owner:

The City Commission of the City of Alachua, Florida (the "City") created the TK Basin Maintenance Assessment Area (the "Maintenance Assessment Area") to impose special assessments to fund the maintenance and operating costs of the TK basin stormwater local improvements within the Maintenance Assessment Area. The assessment for each parcel of real property is based on each parcel's percentage of the total land acreage within the Maintenance Assessment Area. A more specific description of the maintenance costs and the method of computing the maintenance assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 24-11), and the updated Assessment Roll are available for inspection the Deputy Clerk's Office, located at 15100 142nd Terrace, Alachua, Florida. Information regarding the assessment for your specific real property is attached to this letter.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay your assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The total maintenance assessment revenue to be collected in the Maintenance Assessment Area is estimated to be $10,000.00 for the Fiscal Year commencing on October 1, 2024.

The City will hold a public hearing at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 9, 2024, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving

comments on the reimposition of assessments in the Maintenance Assessment Area and their collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the Clerk any time prior to the public hearing.

If you decide to appeal any decision made by the City with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Deputy City Clerk's office at (386) 418-6103, at least two (2) business days prior to the date of the hearing. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Questions regarding your assessment and the process for collection may be directed to the Clerk's office at (386) 418-6103.

ALACHUA, FLORIDA

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * ***

TK Basin Maintenance Assessment Area

[Property Owner Name]
Parcel Number [Insert Number]

Parcel Size [insert acreage]

Portion of Land Area allocable to Parcel [insert percentage]

The total annual Maintenance Assessment for the above parcel for Fiscal Year 2024-2025 is $_____.
The maximum annual Maintenance Assessment that can be imposed without further notice for future fiscal years is $_____ for the above parcel.

_____

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * ***

APPENDIX B

FORM OF PUBLISHED NOTICE

TO BE PUBLISHED NO LATER THAN AUGUST 19, 2024



NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF MAINTENANCE ASSESSMENTS IN THE TK BASIN MAINTENANCE ASSESSMENT AREA

Notice is hereby given that the City Commission of the City of Alachua, Florida will conduct a public hearing to consider reimposition of maintenance special assessments in the TK Basin Maintenance Assessment Area, as shown above, to continue funding the maintenance and operating costs of the TK stormwater basin within the Maintenance Assessment Area. The hearing will be held at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 9, 2024, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving public comment on the reimposition and collection of the maintenance assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the Deputy City Clerk any time prior to the public hearing. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Deputy City Clerk's office at (386) 418-6103, at least two (2) business days prior to the date of the hearing.

The assessment for each parcel of real property is based each parcel's percentage of the total land acreage within the TK watershed. A more specific description of the maintenance costs and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 24-11), and the updated Maintenance Assessment Roll are available for inspection at the office of the Deputy City Clerk, located at City Hall, 15100 NW 142nd Terrace, Alachua, Florida.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill to be mailed in November 2024, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the Deputy City Clerk at (386) 418-6103, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

ALACHUA, FLORIDA

APPENDIX C

PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL

Parcel No.	Amount
03869-010-000	$5.73
03869-007-000	$272.00
03869-009-000	$765.87
03869-007-001	$1,637.68
03869-014-000	$76.59
03863-000-000	$1,086.48
03066-000-000	$2,522.37
03863-002-000	$1,027.57
03869-006-000	$162.48
03869-008-000	$444.49
03868-000-000	$1,261.18
03868-001-001	$74.28
03868-001-002	$64.75
03868-001-003	$72.66
03868-001-004	$81.11
03868-001-005	$72.67
03868-001-006	$72.71
03868-001-007	$75.73
03868-001-008	$91.58
03863-020-046	$22.31
03863-020-047	$23.17
03863-020-048	$27.08
03863-020-049	$26.66
03863-020-050	$32.85
TOTAL	**$10,000.00**

Commission Agenda Item

MEETING DATE: July 22, 2024

SUBJECT: Grant Agreement with Alachua County for Award under the Municipalities WSPP Grant Program

PREPARED BY: Robert Bonetti

RECOMMENDED ACTION:

Authorize the Mayor to execute the agreement.

Summary

On May 23, 2023, the Alachua Board of County Commissioners established the Municipalities WSPP Grant Program. This grant program provides reimbursement to municipalities for eligible projects.

On April 8, 2024, the City Commission authorized issuance of a purchase order in the amount of $1,122,250 to Musco Sports Lighting LLC for the installation of lighting at the legacy Multipurpose Field 1 and lighting upgrades at the Hal Brady Recreation Complex. Subsequently, on June 19, 2024, City staff submitted a Joint Infrastructure Surtax Projects Application under the Municipalities WSPP Grant Program for this project.

This application for funding was approved by the Board of County Commissioners on July 9, 2024, and requires the execution of a grant agreement with Alachua County for funding in the amount of $333,333.

FINANCIAL IMPACT

$333,333.00

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Surtax Grant Award Agreement - City of Alachua WSPP

GRANT FUNDING AGREEMENT
BETWEEN ALACHUA COUNTY AND THE CITY OF ALACHUA
FOR AWARD AND DISTRIBUTION OF LOCAL
GOVERNMENT INFRASTRUCTURE SURTAX

THIS GRANT FUNDING AGREEMENT (this "Agreement") is entered into this between Alachua County, a charter county and a political subdivision of the State of Florida, by and through its Board of County Commissioners (hereinafter referred to as the "County"), and the City of Alachua, a municipal corporation of the State of Florida, by and through its governing board, (hereinafter referred to as the "Municipality")(as used herein, the County and the Municipality shall be referred to collectively as the "Parties").

W I T N E S S E T H:

WHEREAS, Subsection 212.055(2), Florida Statutes, provides the County the authority to levy, in addition to other taxes allowed by law, a local government infrastructure sales surtax pursuant to ordinance enacted by a majority of the members of the Board of County Commissioners and approved by a majority of the electors of the County; and

WHEREAS, the local government infrastructure surtax may be used to fund the various types of programs that are enumerated in subsection 212.055(2), Florida Statutes; and

WHEREAS, on March 22, 2022, the Board of County Commissioners of Alachua County, Florida ("**Board**") adopted Ordinance 2022-08 to levy a 1.0 percent local government infrastructure surtax (the "**Surtax Ordinance**"); and

WHEREAS, the Surtax Ordinance provides that the proceeds of the surtax must be divided in two equal parts, with 50% of the proceeds to be used only for "**Wild Spaces Public Places Uses**" and 50% of the proceeds to be used only for "**Other Infrastructure Uses**"; and

WHEREAS, the Surtax Ordinance provides that the **Wild Spaced Public Places Uses** allocation may be used only to acquire any interest in land for public recreation, conservation, or protection of natural resources, to improve conservation lands, or to create, improve, maintain and operate the parks and recreational programs and facilities established with the proceeds of the surtax within Alachua County (hereinafter, "**Wild Spaces Public Places Uses**" or "**WSPP Uses**"); and

WHEREAS, the Surtax Ordinance provides that the **Other Infrastructure Uses** allocation may only be used to for the following: land acquisition, land improvement, design, engineering costs, and all other processional and related cost to finance, plan, construct, reconstruct or improve public facilities that have a life expectancy of 5 years or more; land acquisition expenditures for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing; and up to 15 percent of the surtax may be allocated for funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development (collectively, "**Other Infrastructure Uses**"); and

WHEREAS, the surtax was approved by a majority of the electors voting in the referendum held on November 8, 2022, became effective on January 1, 2023, and is scheduled to expire on December 31, 2032; and

WHEREAS, the Surtax Ordinance created four Municipal Partnership Grant Programs from the County's statutory formula share of the surtax proceeds, whereby the County will award matching grant funds for qualifying municipal grant projects on a cost reimbursement basis; and

WHEREAS, the four Municipal Partnership Grant Programs created by the Surtax Ordinance are: (1) $3,000,000 for the City of Gainesville for WSPP Uses (the "**Gainesville WSPP Grant Program**"); (2) $3,000,000 to be allocated amount among all nine Alachua County municipalities for WSPP Uses (the "**Municipalities WSPP Grant Program**"); (3) $3,000,000 for the City of Gainesville for Other Infrastructure Uses (the "**Gainesville Other Infrastructure Grant Program**"); and (4) $3,000,000 to be allocated amount among all nine Alachua County municipalities for Other Infrastructure Uses (the "**Municipalities Other Infrastructure Grant Program**"); and

WHEREAS, on May 23, 2023, the Board determined that the $3,000,000 grant funding to be allocated among all nine Alachua County municipalities under the **Municipalities WSPP Grant Program** and the $3,000,000 grant funding to be allocated among all nine Alachua County municipalities under the **Municipalities Other Infrastructure Grant Program**, be divided equally among the nine municipalities, so that each municipality will receive up to $333,333 under each of the two grant programs; and

WHEREAS, on June 19, 2024, the Municipality submitted an application to the County for funding under the **Municipalities WSPP Grant Program**, a copy of the application is attached hereto as **Exhibit 1** (the "Project"); and

WHEREAS, the Municipality represents and warrants to the County that any and all grant funding provided to it by the County under this Agreement shall be used in strict accordance with the Surtax Ordinance and §212.055(2), Florida Statutes; and

WHEREAS, the Board finds, based on the Municipality's application, representations and warranties, that the Project qualifies for grant funding under the Surtax Ordinance; and

WHEREAS, the Parties desire to enter into this Agreement to award and implement the grant.

NOW, THEREFORE, pursuant to the Surtax Ordinance and consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

1. Recitals. The Parties agree that all of the recitals set forth above are true, correct, and are hereby incorporated into and made part of this Agreement.

2. Term. This Agreement shall take effect on the day and year that it has been executed by the last party and shall continue until the Municipality has completed the Project and the County has reimbursed the Municipality for the County's portion of the Project cost, as required herein.

3. Project Construction and Funding. The County award to the Municipality grant funding in an amount that shall not exceed **$333,333** (the "Grant Funding") for completion of the Project. The Project shall consist of multi-purpose and ball field lighting improvements as described in **Exhibit 1**. The following elements of the Project constitute allowable costs for which the Municipality shall be reimbursed as provided in this Agreement: installation of poles and luminaires as described in **Exhibit 1**. The Municipality shall begin construction of the Project not later than August 2024 and proceed diligently to final completion. The Municipality shall achieve final completion of the Project by no later than November 2024. Upon achieving final completion of the Project, the Municipality shall submit a written invoice to the County in an amount that shall not exceed 50% of the allowable Project cost incurred and paid by the Municipality for the Project. The County shall reimburse up to fifty percent (50%) of the amount expended by the Municipality

for such Project within 60 days of the County's receipt of an invoice that includes all receipts, statements, or other records as the County or the Clerk of Court may reasonably require to substantiate the cost of the Project and the amount requested by the Municipality. Notwithstanding anything in this Agreement to the contrary, the Parties acknowledge and agree that maximum amount payable by the County to the Municipality for the Project is **$333,333**.

4. Use of Project by County Residents. Upon completion of the Project: (a) the Project shall be open and available to all County residents at the same fee or fee structure, if any, that is applicable to Municipal residents; and (b) the Municipality shall erect and maintain on-site signage, as provided by the County, recognizing the contributions of the Alachua County Citizens towards to construction of the Project.

5. Notices. All notices from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery with receipt. For purposes of all notices, the representatives of the County and Municipality are:

County:	County Manager 12 S.E. 1st Street Gainesville, FL 32601
Municipality:	City Manager PO Box 9 Alachua, FL 32616

6. Default and Termination. The failure of either party to comply with any provision of this Agreement will place that party in default. The party claiming default will notify other party in writing. This notification will make specific reference to the provision which gave rise to the default. The defaulting party will have (7) days to cure the default or to submit a plan to cure acceptable to the other party. The County Manager is authorized to provide written notice of default on behalf of the County, and if the default situation is not corrected within the allotted time, the

County Manager shall refer the matter to the Board for authorization to terminate this Agreement and, if grant funding has been received by the Municipality, seek reimbursement of grant funding from the Municipality. The City Mayor is authorized to provide written notice of default on behalf of the Municipality, and if the default situation is not corrected within the allotted time, the City Mayor shall refer the matter to the City Commissioner.

7. Repayment. The Municipality agrees to return to the County, within sixty (60) calendar days' of written demand from the County, all Grant Funding, or any portion thereof, paid to the Municipality under the terms of this Agreement upon the County finding that the Municipality has violated any term of this Agreement, the Surtax Ordinance, or §212.055(2), Florida Statutes. This provision shall survive the expiration or termination of this Agreement.

8. Laws & Regulations. The Municipality shall comply with all federal, state, and local laws, ordinances, regulations, rules and code requirements applicable to the Project and the grant funding awarded pursuant to this Agreement.

9. Sovereign Immunity. Each Parties fully retains all sovereign immunity protections afforded to it as a municipal corporation of the State of Florida, and a charter county and a political subdivision of the State of Florida, respectively. Without in any way waiving, limiting or restricting any defenses of sovereign immunity, each party shall be solely responsible for its own negligent acts or omissions, as well as those of its own employees. This Agreement is not intended, and shall not be interpreted to constitute, a waiver of sovereign immunity, an authorization of claims by third parties, a waiver of the limits of liability as established by §768.28, Florida Statutes, or to waive any other provision of §768.28, Florida Statutes. Nothing in this Agreement is intended to inure to the benefit of any third party for the purposes of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

10. Auditing Rights and Information. County reserves the right to require the Municipality to submit to an audit, by any auditor of the County's choosing. The Municipality shall provide access to all of its records, which relate directly or indirectly to the Project or this Agreement, at its city hall during regular business hours. The Municipality shall retain all records pertaining to the Project or this Agreement and upon request make them available to County for inspection, copying and auditing for a period of five (5) complete calendar years following expiration or termination of this Agreement. The Municipality agrees to provide such assistance as may be necessary to facilitate the review or audit by the County to ensure compliance with applicable accounting and financial standards. If an audit inspection or examination pursuant to this section discloses overpricing, overcharges, or disallowed cost of any nature by the Municipality to the County (the "Overcharged Amount"), the Municipality agrees to pay the Overcharged Amount to the County within 60 calendar days of demand from the County. The access, inspection, copying and auditing rights shall survive the expiration or termination of this Agreement.

11. Exhibits. All exhibits and attachments attached to this Agreement are incorporated into and made part of this Agreement by reference.

12. Amendment and Assignment. The Parties may only modify or amend this Agreement by a mutual written agreement that is executed by both Parties. Neither party will assign or transfer any interest in this Agreement without prior written consent of the other party.

13. Third Party Beneficiaries. This Agreement does not create any relationship with, or any rights in favor of, any third party.

14. Governing Law and Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. Sole and exclusive venue for all actions arising

from or related to this Agreement shall be in Alachua County, Florida.

15. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that both Parties have substantially contributed to the preparation of this Agreement.

16. Counterparts. This Agreement may be executed in any number of and by the different Parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument. Receipt via email with pdf attachment by a party or its designated legal counsel of an executed counterpart of this Amendment shall constitute valid and sufficient delivery in order to complete execution and delivery of this Amendment and bind the Parties to the terms hereof.

17. Electronic Signatures. The Parties agree that an electronic version of this Agreement shall have the same legal effect and enforceability as a paper version. The Parties further agree that this Agreement, regardless of whether in electronic or paper form, may be executed by use of electronic signatures. Electronic signatures shall have the same legal effect and enforceability as manually written signatures. Delivery of this Agreement or any other document contemplated hereby bearing a manually written or electronic signature, by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

18. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding the Project and the Grant Funding, and supersedes all prior written or oral agreements, understandings, or representations of the Parties regarding same.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be approved and executed by their duly authorized officials.

ALACHUA COUNTY, FLORIDA

By: _____
Mary C. Alford, Chair
Board of County Commissioners

Date: _____

ATTEST:

_____
Jesse K. Irby, II, Clerk
(SEAL)

APPROVED AS TO FORM

_____
Alachua County Attorney

CITY OF ALACHUA

By: _____
Mayor

Date: _____

ATTEST:

_____
Clerk
(SEAL)

APPROVED AS TO FORM

_____
City Attorney

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: July 22, 2024
SUBJECT: June 10, 2024, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams
RECOMMENDED ACTION:
Approve the minutes.

Summary

June 10, 2024, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Minutes.24.06.10.CCM

Regular City Commission Meeting
Minutes
June 10, 2024

Mayor Gib Coerper
Vice Mayor Edward Potts
Commissioner Dayna Miller
Commissioner Jennifer Ringersen
Commissioner Shirley Green Brown

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: June 10, 2024

Meeting Location: James A. Lewis City Commission Chambers
CITIZENS PRESENT: Jackson Youmas, Priscilla Williams, Jamon Yerriez. STAFF ATTENDING: Diane Amendola, Kyler Burk, Michael Carrillo, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, David Wisener.

CITY COMMISSION MEETING

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Gib Coerper, Mayor

INVOCATION

Evangelist Jackson Youmas, In The Spirit Ministries Church

PLEDGE TO THE FLAG

Gib Coerper, Mayor

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Shirley Green Brown.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Vice Mayor Edward Potts moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Ringersen.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

No comments.

(**Please Limit to 3 Minutes**.Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to **3 Minutes**)

V. AGENDA ITEMS

A. Resolution 24-09: Amending the Fiscal Year 2023-2024 Budget for the Receipt of Unanticipated Revenue; Increasing the Children's Trust Grant Special Revenue Fund to Appropriate Revenues and Expenses Related to the Children's Trust of Alachua County Agreement; Providing an Effective Date.

Tyler Williams, Senior Accountant; Amending the Fiscal Year 2023-2024 Budget for the Receipt of Unanticipated Revenue; Increasing the Children's Trust Grant Special Revenue Fund; Submitted.

Commissioner Ringersen moved to adopt Resolution 24-09; seconded by Commissioner Brown.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

No comments.

(**Please Limit to 3 Minutes**.Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Vice Mayor Potts moved to adjourn; seconded by Commissioner Ringersen.

Passed by unanimous consent.

The meeting adjourned at 6:17 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. Mutual Aid Agreement for Operational Assistance Between the City of Williston Police Department and the City of Alachua Police Department

B. May 6, 2024, City Commission Meeting Minutes

C. May 20, 2024, City Commission Meeting Minutes

D. May 20, 2024, Joint City-County Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor