Regular City Commission Meeting
Agenda
May 22, 2023

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Dayna Miller	City Attorney Marian Rush
Commissioner Jennifer Blalock	
Commissioner Shirley Green Brown	
Commissioner Edward Potts	

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: May 22, 2023

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Ter. To begin immediately after the Joint County/City Commission Meeting

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. Teacher of the Year Recognition

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. Ordinance 23-03, Second and Final Reading: Briarwood Town Center: Site-Specific Amendment to the Official Zoning Atlas: a request by Craig Brashier, AICP of CHW, Inc., applicant and agent for Eric J. Parker and Joy A. Parker Community Property Trust, and Florida Timber Co,, property owners, for the consideration of the rezoning of the subject property from Agricultural (“A”) (Alachua County), Community Commercial ("CC"), and Residential Multiple-Family -8 ("RMF-8") to Planned Development – Residential (“PD-R”) and Planned Development – Commercial (“PD-COMM”) on a ±306.34 acre subject property. Consisting of Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006(Quasi-Judicial Hearing).

B. Infrastructure Plan – Santa Fe Crossing: A request by Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for Alachua 441/235, LLC, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development; Tax Parcel Numbers 03042-050-008 and 03044-003-000 (Quasi-Judicial Hearing).

C. Maria's Place Minor Subdivision Final Plat: A request by Austin Blazs, PSM of CHW,Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for a Final Plat, which proposes to replat Lot 2 of the Alachua Realty Co Addition Subdivision into two (2) lots, consisting of a ±0.98 acre subject property located at 16183 NW 141st Street (Parcel 03100-001-000) (Quasi-Judicial Hearing).

V. AGENDA ITEMS

A. Resolution 23-09 Wild Spaces Public Places and Infrastructure Distribution

B. Resolution 23-10: Amending the Fiscal Year 2022-2023 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.

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

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/22/2023
SUBJECT: Teacher of the Year Recognition
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to present certificates of appreciation to Ms. Jazzlyn Harrell of Alachua Elementary School, Ms. Kimberly Young of W.W. Irby Elementary School, Ms. Natalie Watkins of A.L. Mebane Middle School, and Ms. Ellen Frattino of Santa Fe High School.

Summary

Annually, schools throughout Alachua County select a "Teacher of the Year" to represent their respective schools. These are teachers who inspire students of all backgrounds, and who have the respect and admiration of parents and colleagues alike.

Anyone who works, dreams, imagines, creates, or contributes to society owes thanks to a teacher who has provided help, knowledge, and inspiration along the way.

Today we honor those teachers who have been selected as "Teacher of the Year" for the schools within the City of Alachua.

ATTACHMENTS:

Description

- Alachua Elementary
- W.W. Irby Elementary
- A.L. Mabane Middle School
- Santa Fe High School

CERTIFICATE OF APPRECIATION

AWARDED TO

Jazzlyn Harrell

BY

THE CITY OF ALACHUA

In recognition of your outstanding work ethic and achievement

with Alachua Elementary School, you are hereby honored as

Teacher of the Year

On behalf of the City Commission of the City of Alachua, Florida

We Congratulate You!

Awarded this 22th day of May, 2023

Gib Coerper, Mayor

CERTIFICATE OF APPRECIATION

AWARDED TO

Kimberly Young

BY

THE CITY OF ALACHUA

In recognition of your outstanding work ethic and achievement

with W.W. Irby Elementary School, you are hereby honored as

Teacher of the Year

On behalf of the City Commission of the City of Alachua, Florida

We Congratulate You!

Awarded this 22th day of May, 2023

Gib Coerper, Mayor

CERTIFICATE OF APPRECIATION

AWARDED TO

Natalie Watkins

BY

THE CITY OF ALACHUA

In recognition of your outstanding work ethic and achievement

with A.L. Mabane Middle School, you are hereby honored as

Teacher of the Year

On behalf of the City Commission of the City of Alachua, Florida

We Congratulate You!

Awarded this 22th day of May, 2023

Gib Coerper, Mayor

CERTIFICATE OF APPRECIATION

AWARDED TO

Ellen Frattino

BY

THE CITY OF ALACHUA

In recognition of your outstanding work ethic and achievement

with Santa Fe High School, you are hereby honored as

Teacher of the Year

On behalf of the City Commission of the City of Alachua, Florida

We Congratulate You!

Awarded this 22th day of May, 2023

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/22/2023
SUBJECT: Ordinance 23-03, Second and Final Reading: Briarwood Town Center: Site-Specific Amendment to the Official Zoning Atlas: a request by Craig Brashier, AICP of CHW, Inc., applicant and agent for Eric J. Parker and Joy A. Parker Community Property Trust, and Florida Timber Co,, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A")(Alachua County), Community Commercial ("CC"), and Residential Multiple-Family -8 ("RMF-8") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±306.34 acre subject property. Consisting of Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the competent substantial evidence presented at the hearing, the presentation before the Commission, and Staff's recommendation, the City Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the Briarwood Town Center Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore move that this Commission:

(1) Adopt Ordinance 23-03 on second and final reading;
(2) Approve the Planned Development Agreement for the Briarwood Town Center Planned Development Project and authorize the Mayor the sign the Agreement; and,
(3) Authorize Staff to record the Planned Development Agreement for the Briarwood Town Center Planned Development Project in the Public Records of Alachua County.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas

(Rezoning) is a request by Craig Brashier, AICP of CHW, Inc. , on behalf of Eric J. Parker and Joy A. Parker Community Property Trust, and Florida Timber Co, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A)(Alachua County), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned

Development- Commercial (PD-COMM).

The subject property is comprised of Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006, and is approximately 306.34 acres in size. The subject property is located north of US 441, east of NW 188th Street, west and south of Briarwood Phase 1-3 subdivision and west of the Meadow Glen subdivision. The subject property contains one residential structure with several associated farm buildings.

The subject property presently has Moderate Density Residential Future Land Use Map (FLUM) Designation on approximately 161.13 acres, Community Commercial Future Land Use Map FLUM) Designation on approximately 107.17 acres, and a Medium Density Residential FLUM Designation on approximately 38.04 acres of the subject property. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 304 dwelling units for the subject property); the Community Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 4,668,325 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 598 residential units, and 15,000 square feet for amenity buildings, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum of 350 residential units, and 500,000 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

There are no known wetland or Special Flood Hazard Areas on the subject property. Most of the site would be designated as PD-R (52% of overall area), which would permit a variety of residential uses including single family attached, and detached, and townhouses. Multiple family would be permitted only within designated areas located internal to the PD-R portion of the property and within Development Area C. Approximately 20% of the overall area is designated as Open Space on the PD-Master Plan. Approximately 27% of the overall area would provide for commercial uses, with certain limitations as outlined in the Conditions found in Exhibit A. Access to the proposed development would be provided at six locations. Four new or revised access points to the US 441 and two new connections to the existing Briarwood subdivision will be provided. As part of the proposed development's easternmost connection to US 441 a right-of-way realignment of NW 164th Lane will be required. The PD Master Plan provides for the conceptual realignment, but exact location and design will be determined with subsequent development application. No connection to NW 188th Street is proposed at this time, but the PD Master Plan does indicate that a connection may be made in the future, pending negotiation between the City of Alachua, City of High Springs, and Alachua County.

The proposed development would be constructed in three or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of

Planned Development Ordinance and Agreement will be valid for 18 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

> The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

On April 18, 2023 the Planning and Zoning Board voted 3-0 in favor of forwarding the rezoning application to the City Commission with a recommendation to approve.

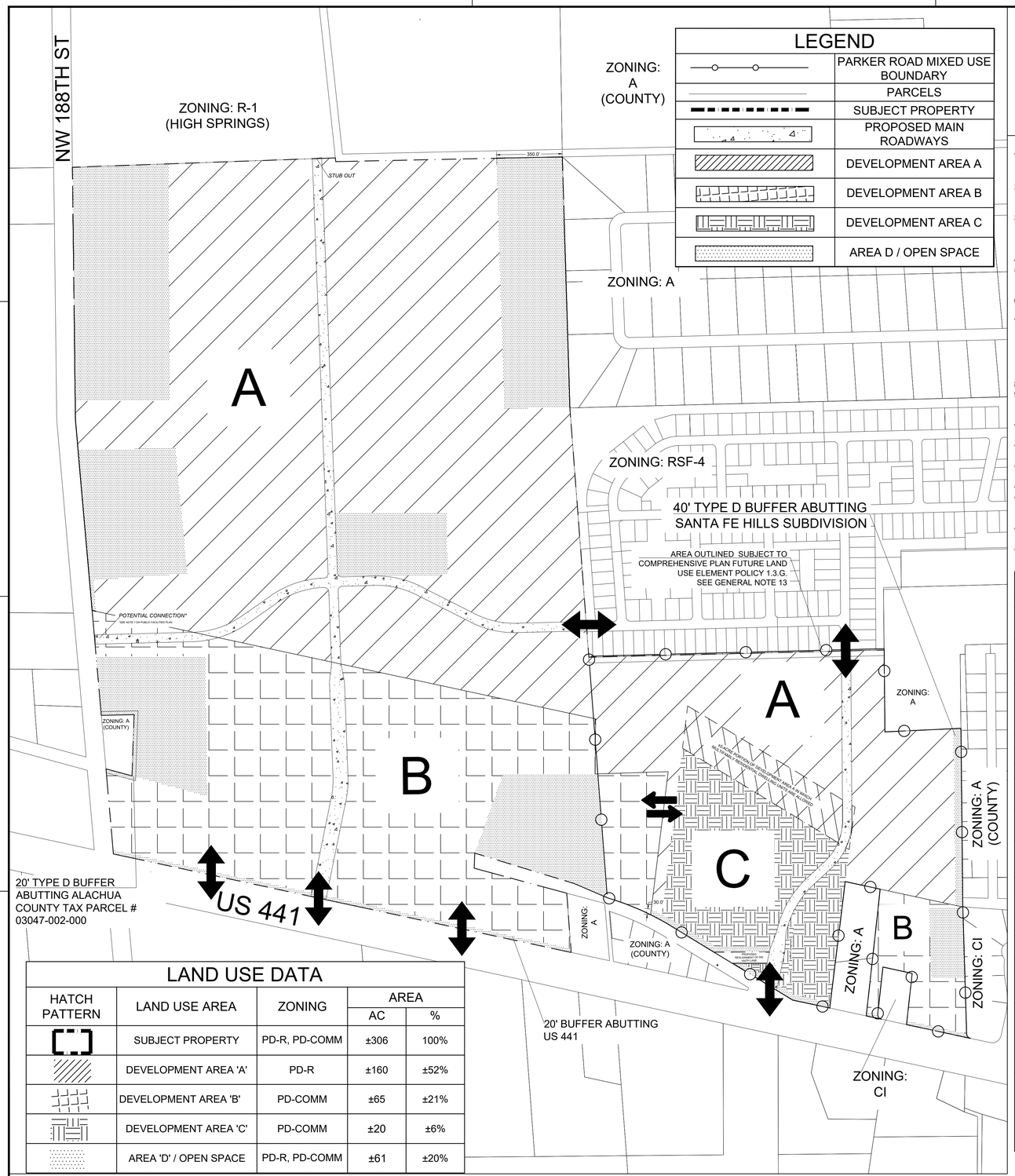
On May 2, 2023 the City Commission voted 5-0 to approve Ordinance 23-03 on first

On May 8, 2023 the City Commission voted 5-0 to approve Ordinance 23-03 on first reading.
Prior to the May 22, 2023 Commission meeting, the Eric J. Parker and Joy A. Parker Community Trust took title of the property owned by the Lillie Belle Jeffords Revocable Living Trust. The PD Ordinance and Agreement have been revised to remove the Lillie Belle Jeffords Revocable Living Trust as a property owner.

ATTACHMENTS:

Description

- PD Master Plan
- Staff Report and Staff Supporting Materials
- Ordinance 23-03
- Briarwood Town Center PD Agreement
- Application and Supporting Materials Part 1
- Application and Supporting Materials Part 2
- Application and Supporting Materials Part 3
- Application and Supporting Materials Part 4
- Application and Supporting Materials Part 5
- Application and Supporting Materials Part 6
- Application and Supporting Materials Part 7
- Neighborhood Workshop Materials
- Public Notice Materials for the 04/18/23 PZB Hearing
- Public Notice Materials for 05/08/23 CCOM Hearing
- 04/18/23 PZB Minutes
- Public Notice Materials for the 05/22/23 CCOM Hearing



LEGEND

	PARKER ROAD MIXED USE BOUNDARY
	PARCELS
	SUBJECT PROPERTY
	PROPOSED MAIN ROADWAYS
	DEVELOPMENT AREA A
	DEVELOPMENT AREA B
	DEVELOPMENT AREA C
	AREA D / OPEN SPACE

LAND USE DATA

HATCH PATTERN	LAND USE AREA	ZONING	AREA	
			AC	%
	SUBJECT PROPERTY	PD-R, PD-COMM	±306	100%
	DEVELOPMENT AREA 'A'	PD-R	±160	±52%
	DEVELOPMENT AREA 'B'	PD-COMM	±65	±21%
	DEVELOPMENT AREA 'C'	PD-COMM	±20	±6%
	AREA 'D' / OPEN SPACE	PD-R, PD-COMM	±61	±20%

BRIARWOOD TOWN CENTER
PLANNED DEVELOPMENT
ZONING MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. FLEXIBILITY IN LOCATION OF RESIDENTIAL AND NONRESIDENTIAL USES ACROSS THE SUBJECT PROPERTY MAY BE ACCEPTABLE PROVIDED THE TOTAL AMOUNT OF EACH USE TYPE IS NOT EXCEEDED AND PROVIDED DEVELOPMENT IS CONSISTENT WITH ALL OTHER REQUIREMENTS OF THIS PD. STORMWATER MANAGEMENT FACILITIES ARE ALLOWED IN ALL DEVELOPMENT AREAS.
2. **LAND USE TYPES.** SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND RESIDENTIAL AMENITIES SHALL BE ALLOWED IN DEVELOPMENT AREA A. NONRESIDENTIAL DEVELOPMENT SHALL BE ALLOWED IN DEVELOPMENT AREA B. STANDALONE MULTIFAMILY DWELLING UNITS AND NONRESIDENTIAL DEVELOPMENT SHALL BE ALLOWED IN DEVELOPMENT AREA C.
3. **PHASING.** PHASE 1 OF DEVELOPMENT SHALL INCLUDE ALL PROPOSED RESIDENTIAL DEVELOPMENT AND 250,000 SQ. FT. OF NONRESIDENTIAL DEVELOPMENT. PHASE 2 SHALL INCLUDE THE REMAINING NONRESIDENTIAL SQUARE FOOTAGE, AND WILL REQUIRE A NEW TRAFFIC IMPACT ANALYSIS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE.
4. **BUILDING SEPARATIONS.** BUILDING SEPARATIONS SHALL AT A MINIMUM MEET THE REQUIREMENT(S) OF THE FLORIDA BUILDING CODE.
5. **OPEN SPACE.** OPEN SPACE SHALL ACCOUNT FOR A MINIMUM OF 20% OF THE COMPLETED SUBJECT PROPERTY. OPEN SPACE AREAS MAY EXIST IN ALL DEVELOPMENT AREAS, AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, AND PASSIVE RECREATION OPPORTUNITIES INCLUDING BUT NOT LIMITED TO NATURE TRAILS AND WILDLIFE VIEWING AREAS. THE FINAL LOCATION AND SIZE OF OPEN SPACE MAY BE ALTERED BASED ON FINAL ENGINEERING.
6. **RESIDENTIAL AMENITIES.** RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT A.
7. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHTS-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINES, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. **ROADWAY DESIGN.** ONSITE TRANSPORTATION FACILITIES SHALL BE DESIGNED TO MEET CITY STANDARDS.
9. **CONVERSION SCHEDULE.** NONRESIDENTIAL SQUARE FEET (500,000 SQ. FT.) AND RESIDENTIAL DWELLING UNITS (948 DWELLING UNITS) MAY BE CONVERTED BASED ON PERCENTAGES OF APPROVED ENTITLEMENTS, MEANING A CERTAIN PERCENTAGE INCREASE IN RESIDENTIAL ENTITLEMENTS REQUIRES AN EQUAL PERCENTAGE DECREASE IN NONRESIDENTIAL ENTITLEMENTS, AND VICE VERSA. NO MORE THAN 10% OF RESIDENTIAL OR NONRESIDENTIAL USES CAN BE CONVERTED EACH.
10. **BUFFERING.** A 20-FOOT TYPE D BUFFER SHALL BE REQUIRED SURROUNDING ALACHUA COUNTY TAX PARCEL # 03047-002-000. STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED WITHIN BUFFERS.
11. **DEVELOPMENT COMPATIBILITY.** IN THE AREA ABUTTING THE MEADOW GLEN SUBDIVISION, AN AREA DESIGNATED AREA D IS PROPOSED, ±350 FEET WIDE. IN THE AREA ABUTTING THE SANTA FE HILLS SUBDIVISION, A 40-FOOT TYPE D BUFFER IS PROPOSED.
12. **DEFERENCE TO LDR.** IN INSTANCES WHERE A SPECIFIC STANDARD IS NOT INCLUDED WITHIN THIS PD, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS SHALL APPLY.
13. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST ACRE.
14. **PARKER MIXED USE DEVELOPMENT.** ALACHUA COUNTY TAX PARCELS # 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, AND 03044-012-005 ARE WITHIN THE PARKER MIXED USE DEVELOPMENT, AS ESTABLISHED IN CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 1.3.G. NONRESIDENTIAL DEVELOPMENT ON THESE PROPERTIES WILL ADHERE TO THE PARAMETERS ESTABLISHED IN POLICY 1.3.G.
15. **US 441 BUFFER.** A 20' LANDSCAPED BUFFER SHALL BE PLACED ON PORTIONS OF THE SUBJECT PROPERTY FRONTING US HIGHWAY 441. ANY UNDERBRUSH OR NON-REGULATED TREES WITHIN THIS BUFFER AREA MAY BE SUBJECT TO REMOVAL WITH DEVELOPMENT.
16. **ACCESS POINTS AND SIGNALIZATION.** THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) IS IN AGREEMENT ON THE GENERAL LOCATION OF THE ACCESS POINTS DEPICTED. FINAL PRECISE LOCATION, INTERSECTION TYPE, AND SIGNALIZATION WILL BE DEPENDENT ON FINAL ENGINEERING AND FDOT APPROVAL.

DEVELOPMENT STANDARDS

	AREA A	AREA B	AREA C	AREA D
MIN. LOT WIDTH	SINGLE-FAMILY DETACHED: 34' SINGLE-FAMILY ATTACHED: 20' TOWNHOUSE: 100'	NONE	NONE	-
MIN. LOT DEPTH	DETACHED, ATTACHED, & TOWNHOUSE: 100'	NONE	NONE	-
SINGLE FAMILY DETACHED LOT WIDTH RANGE	34' TO 75'	N/A	N/A	-
MIN. LOT AREA	SINGLE-FAMILY DETACHED: 4,000 SQ. FT. SINGLE-FAMILY ATTACHED: 1,600 SQ. FT. TOWNHOUSE: 2,000 SQ. FT.	N/A	N/A	-
DENSITY, MIN. (UNITS)	152 DU	-	0 DU	-
DENSITY, MAX. (UNITS)	598 SF RES	N/A	350 MF RES[1]	-
NONRES SQUARE FOOTAGE, MAX.	15,000 SQ. FT.	500,000 SQ. FT.[1]		-
MIN. FRONT SETBACK	SINGLE-FAMILY DETACHED & TOWNHOUSE: 20' SINGLE-FAMILY ATTACHED: 15'	20'-0"	NONRES: 20'-0" MF RES: 20'-0"	-
MIN. SIDE SETBACK	SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, TOWNHOUSE: 5' / SIDE	NONE	NONRES: NONE MF RES: NONE	-
MIN. REAR SETBACK	SINGLE-FAMILY DETACHED & TOWNHOUSE: 15' SINGLE-FAMILY ATTACHED: 10'	15'-0"	NONRES: 15'-0" MF RES: 15'-0"	-
MIN. SETBACK OF RESIDENTIAL USES FROM US 441, NW 164TH LN ROW	-	-	50'	-
MIN. SETBACK OF STORMWATER FACILITIES FROM PROPERTY LINES	5'	5'	5'	5'
MIN. SETBACKS FROM ADJOINING RESIDENTIAL AREAS	-	35'	35'	-
MAX. LOT COVERAGE	80%	SEE NOTE 2	SEE NOTE 2	-
MAX. BUILDING HEIGHT	SINGLE-FAMILY DETACHED & TOWNHOUSE: 35'-0" SINGLE-FAMILY ATTACHED: 65'-0"	65'-0"	65'-0"	-
ALLOWED USES	DWELLING, SINGLE-FAMILY ATTACHED; TOWNHOUSE; DWELLING, SINGLE-FAMILY DETACHED; OPEN SPACE; RESIDENTIAL AMENITIES; MULTIPLE-FAMILY (STANDALONE) DWELLING UNITS[5]	USES CONSISTENT WITH CC ZONING DISTRICT EXCEPTING THOSE IN NOTE 3 BELOW	USES CONSISTENT WITH CC ZONING DISTRICT; RESIDENTIAL AMENTIEIS; DWELLING, MULTIPLE-FAMILY (STANDALONE); EXCEPTING THOSE IN NOTE 4 BELOW	STORMWATER MANAGEMENT FACILITIES; OPEN SPACE

1. MULTIFAMILY RESIDENTIAL DEVELOPMENT IS ONLY ALLOWED IN DEVELOPMENT AREA C.
2. FLOOR AREA RATIO: 0.5 FAR FOR PARCELS 5 ACRES OR GREATER; 0.75 FAR FOR PARCELS LESS THAN 5 ACRES BUT GREATER THAN 1 ACRE; 1.0 FAR FOR PARCELS 1 ACRE OR LESS.
3. USES EXCLUDED FROM DEVELOPMENT AREA B: SENIOR CENTER; YOUTH CLUB FACILITY; DAY CARE HOME; OVERNIGHT CHILD CARE CENTER; DRUG AND ALCOHOL TREATMENT FACILITY; CEMETERY; COLUMBARIA; MAUSOLEUM; AIRPORT; GENERAL INDUSTRIAL SERVICE; AND LAUNDRY, DRY CLEANING, AND CARPET CLEANING FACILITIES.
4. USES EXCLUDED FROM DEVELOPMENT AREA C: USES LISTED IN NOTE 3; USES LOCATED WITHIN THE "VEHICLES, SALES AND SERVICES" USE CATEGORY; USES LOCATED WITHIN THE THE "RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN SERVICE USE TYPE; AND USES LOCATED WITHIN THE "SELF-SERVICE STORAGE" USE CATEGORY.
5. MULTIPLE FAMILY DWELLING UNITS ARE ONLY PERMITTED IN DEVELOPMENT AREA A WITHIN THE 5-ACRE AREA DELINEATED ON THE MAP. ANY MULTIPLE-FAMILY DEVELOPMENT THAT OCCURS WITHIN THIS AREA SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF DEVELOPMENT AREA C.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1968 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 300'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, 03 OCTOBER 2022
RESUBMITTAL – PD REZONING, 09 DECEMBER 2022
RESUBMITTAL – PD REZONING, 10 JANUARY 2023
RESUBMITTAL – PD REZONING, 13 MARCH 2023

CLIENT: BRIARWOOD TOWN CENTER
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 22-0246

N

SHEET NO.: 1 of 3

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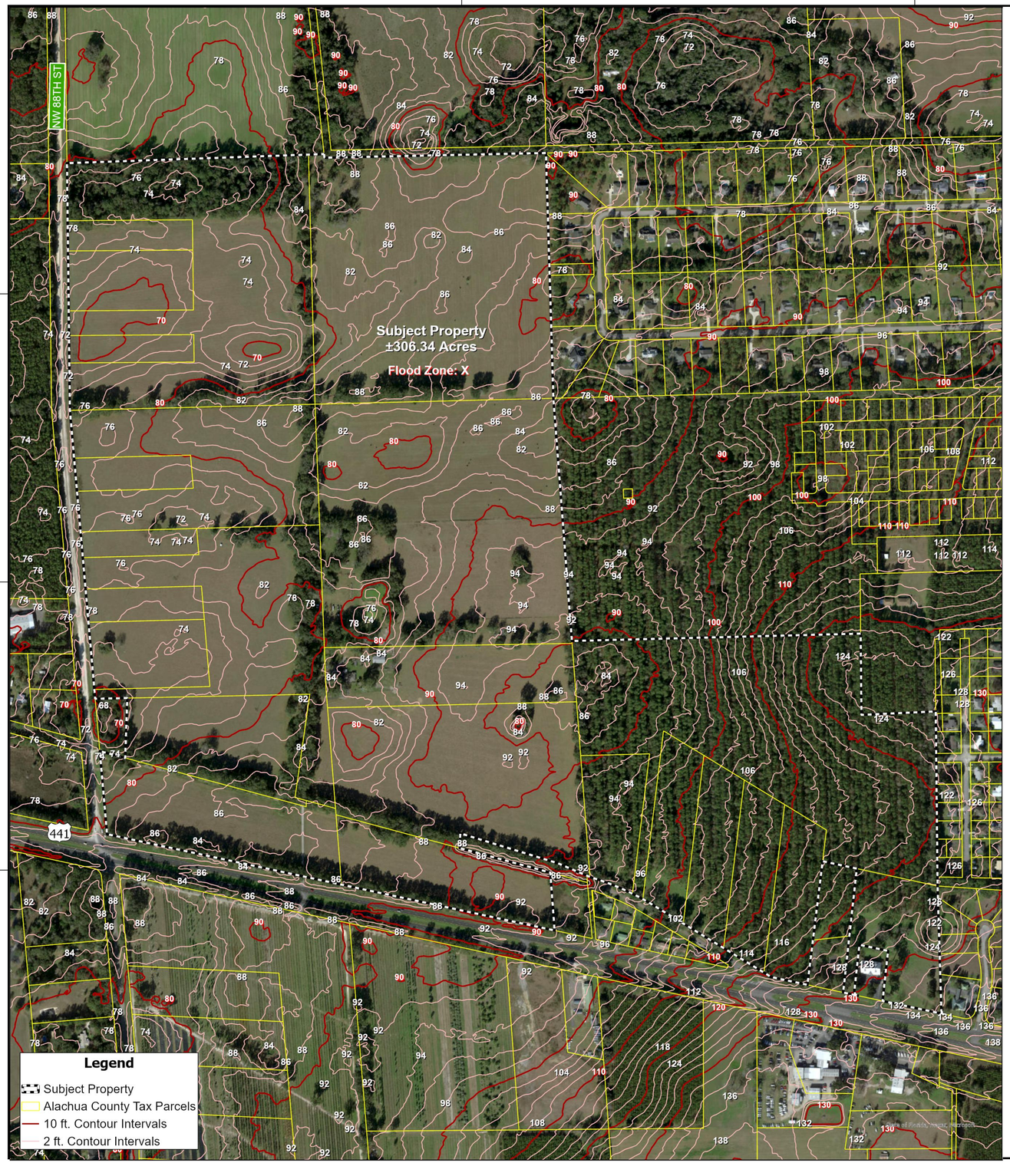


BRIARWOOD TOWN CENTER PLANNED DEVELOPMENT

EXISTING CONDITIONS PLAN

GENERAL NOTES

1. **ENVIRONMENTALLY SENSITIVE LANDS GENERALLY.** AN ENVIRONMENTAL ASSESSMENT WAS CONDUCTED ON THE SUBJECT PROPERTY IN JULY 2022. THIS REPORT FOUND TWO (2) SMALL, ISOLATED, EXCAVATED PONDS ON THE SOUTHERN PORTION OF THE SITE. THESE CONTAIN MANMADE STORMWATER RETENTION PONDS THAT APPEAR TO RECEIVE RUNOFF DIRECTLY FROM US 441 VIA CONCRETE DRAINAGE SWALE.
2. **WETLANDS.** THERE ARE NO NATIONAL WETLANDS INVENTORY (NWI)-DELINEATED WETLANDS ON THE SUBJECT PROPERTY.
3. **FLOODPLAINS.** THERE ARE NO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD AREAS ON THE SUBJECT PROPERTY.
4. **WILDLIFE HABITATS.** THE JULY 2022 ENVIRONMENTAL ASSESSMENT REPORT CONDUCTED ON THE SUBJECT PROPERTY IDENTIFIED FLORAL AND FAUNAL SPECIES OCCURRING WITHIN THE BOUNDS OF THE SUBJECT PROPERTY VIA BOTH DIRECT OBSERVATIONS AND INDIRECT EVIDENCE. NO WILDLIFE SPECIES IDENTIFIED ON THE SUBJECT PROPERTY BY THIS ASSESSMENT ARE LISTED IN THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION'S (FFWCC) OFFICIAL LIST OF FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES, AND SPECIAL OF SPECIAL CONCERN (JUNE 2021).
5. **STREAM CORRIDORS.** THERE ARE NO STREAM CORRIDORS ON THE SUBJECT PROPERTY, PER AVAILABLE DATA AND THE JULY 2022 ENVIRONMENTAL ASSESSMENT.

N

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

SCALE: 1" = 600'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION/AS REVISIONS:

SUBMITTALS:
SUBMITTAL - PD REZONING, 03 OCTOBER 2022

CLIENT: BRIARWOOD TOWN CENTER

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: EXISTING CONDITIONS PLAN

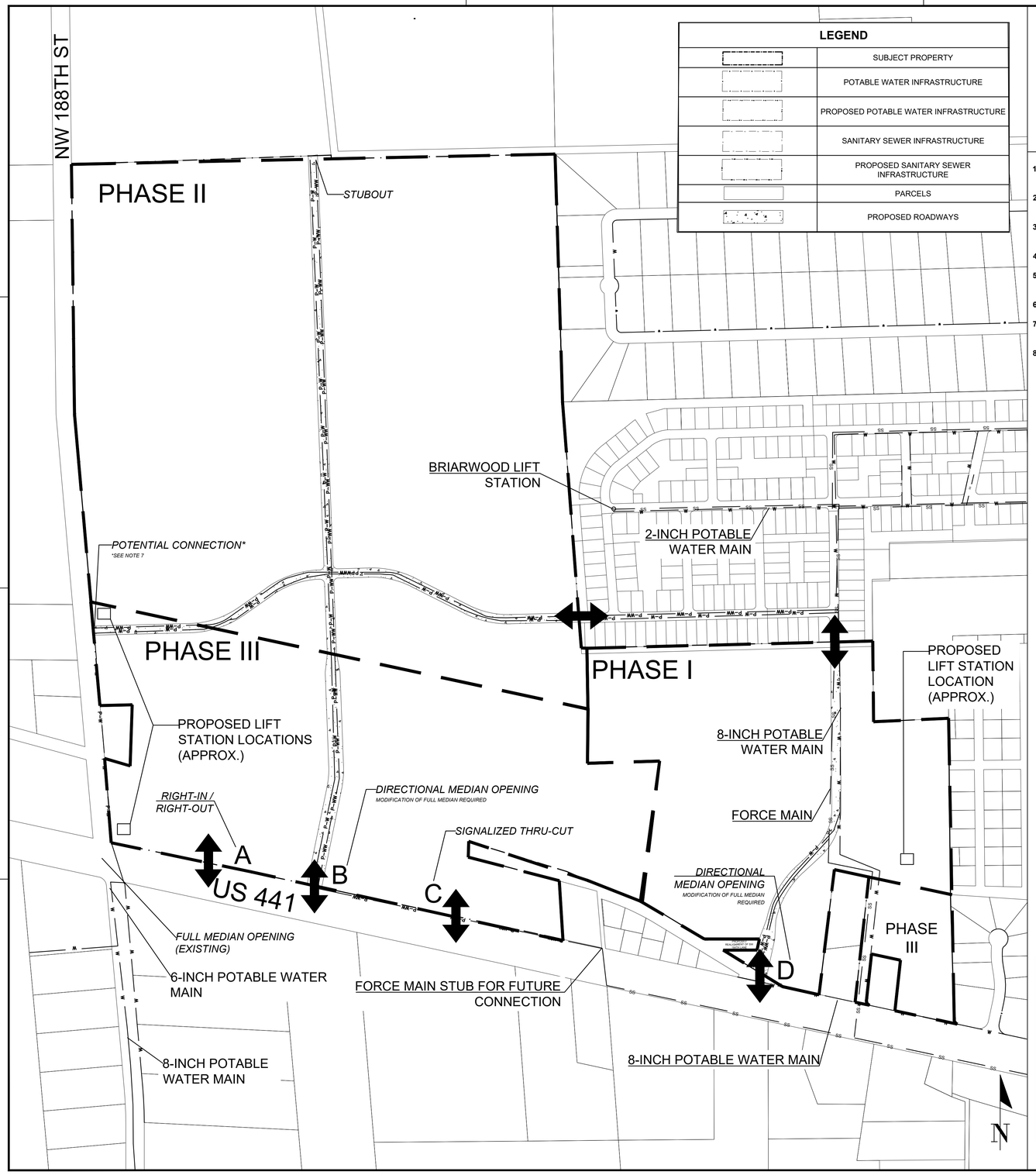
TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 22-0246

SHEET NO.: 2 of 3

Tech: sethw Plot Date: Oct 18,2022 9:30am Filename: H:\2022\22-0246\Department\12_Planning\Data\Base Files\EC_BriarwoodTC.dwg

BRIARWOOD TOWN CENTER PLANNED DEVELOPMENT

PUBLIC FACILITIES PLAN



LEGEND	
	SUBJECT PROPERTY
	POTABLE WATER INFRASTRUCTURE
	PROPOSED POTABLE WATER INFRASTRUCTURE
	SANITARY SEWER INFRASTRUCTURE
	PROPOSED SANITARY SEWER INFRASTRUCTURE
	PARCELS
	PROPOSED ROADWAYS

GENERAL NOTES

1. **ACCURACY OF DEPICTION.** THE DEPICTION OF AREA PUBLIC UTILITY INFRASTRUCTURE IS MEANT TO DEMONSTRATE GENERAL LOCATION AND AMOUNT PROXIMATE TO AND WITHIN THE SUBJECT PROPERTY. THIS INFORMATION IS NOT TO BE TAKEN AS SURVEY-LEVEL ACCURATE IN ITS LOCATION OR LEVEL OF DETAIL. LOCATION AND QUANTITY OF ANY LIFT STATIONS AND PUBLIC WATER/SANITARY SEWER INFRASTRUCTURE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.
2. **FUTURE UTILITY INFRASTRUCTURE.** THE NECESSARY EXTENSION OF UTILITY INFRASTRUCTURE FOR DEVELOPMENT OF THE SUBJECT PROPERTY WILL GENERALLY FOLLOW THE ALIGNMENT OF ROADWAYS. THIS WILL BE DETERMINED IN GREATER DETAIL DURING FINAL ENGINEERING OF THE SUBJECT PROPERTY. POTENTIAL FUTURE WATER AND SEWER LINES ARE DEMONSTRATED WITHIN PROPOSED ROADWAYS FOR DISPLAY PURPOSED ONLY.
3. **POTABLE WATER.** AN 8-INCH POTABLE WATER MAIN WILL CONNECT TO THE EXISTING 8-INCH MAIN IN THE US 441 ROW, AND WILL GENERALLY FOLLOW THE NORTH/SOUTH ROADWAYS WITHIN THE SUBJECT PROPERTY. SMALLER SERVICE LINES WILL THEN BE EXTENDED INTO RESIDENTIAL AND NONRESIDENTIAL AREAS OF THE SITE. FINAL SIZE AND LOCATION OF INFRASTRUCTURE WILL BE BASED ON FINAL ENGINEERING.
4. **SANITARY SEWER.** DEVELOPMENT OF THE SUBJECT PROPERTY WILL UTILIZE THE EXISTING LIFT STATION IN THE BRIARWOOD SUBDIVISION, AS WELL UP TO TWO MORE. NEW SEWER LINES WILL GENERALLY FOLLOW THE ROADWAY DESIGN AS DEPICTED. FINAL SIZE AND LOCATION OF INFRASTRUCTURE WILL BE BASED ON FINAL ENGINEERING.
5. **TRANSPORTATION INFRASTRUCTURE.** NW 188TH STREET ABUTS THE SUBJECT PROPERTY TO ITS WEST. US HIGHWAY 441 ABUTS THE SUBJECT PROPERTY TO ITS SOUTH. POTENTIAL IMPACTS AND IMPROVEMENTS ON AREA TRANSPORTATION INFRASTRUCTURE ARE DETAILED IN THE SUBMITTED TRAFFIC IMPACT ANALYSIS AND IN SECTION 3 OF THE JUSTIFICATION REPORT SUBMITTED AS PART OF THIS PD REZONING APPLICATION.
6. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE POTENTIAL IMPACTS ON LEVEL OF SERVICE ARE DEMONSTRATED IN SECTION 3 OF THE JUSTIFICATION REPORT PROVIDED AS PART OF THIS PD REZONING APPLICATION.
7. **NW 188TH STREET CONNECTION.** IF A ROADWAY CONNECTION IS MADE TO NW 188TH STREET, NW 188TH STREET MUST BE IMPROVED FROM US 441 TO THE CONNECTION POINT. A ROADWAY CONNECTION WILL ONLY BE MADE TO NW 188TH STREET IF AN AGREEMENT CAN BE FINALIZED BETWEEN THE CITY OF ALACHUA, THE CITY OF HIGH SPRINGS, AND/OR ALACHUA COUNTY REGARDING THE LONG-TERM MAINTENANCE OF THE IMPROVED ROADWAY.
8. **ACCESS POINTS AND SIGNALIZATION.** THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) IS IN AGREEMENT ON THE GENERAL LOCATION OF THE ACCESS POINTS DEPICTED. FINAL PRECISE LOCATION, INTERSECTION TYPE, AND SIGNALIZATION WILL BE DEPENDENT ON FINAL ENGINEERING AND FDOT APPROVAL.

Transportation Impacts and Improvement Recommendations

Location	Improvement	Schedule
Access A	Provide a right-in/right-out with a westbound right-turn lane 460 FT in length	Prior to final permitting for development adjacent to access point
Access B (at the existing US HWY 441 at Belle's Road intersection)	• Provide a project connection to this access location • Construct an eastbound left-turn lane 710 FT in length • Construct a westbound right-turn lane 460 FT in length • A westbound left-turn lane 660 FT in length is recommended to serve the property to the south, however, this improvement is not the responsibility of the Briarwood Town Center developer.	Concurrent with the residential development exceeding the 265th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
	• Convert the existing full median opening to a directional median opening	Concurrent with the signalization warrant for access C or at the time Access Point C is permitted and constructed, whichever occurs first..
Access C	• Provide a non-signalized thru-cut with a southbound left and southbound right turn lane. Either the left or right turn lane should be 250 FT (minimum with stop-controlled intersection) to accommodate the queue. • Provide a 485 FT westbound right turn lane	Concurrent with development exceeding the 355th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
Access C	• Signalize the thru-cut intersection • Provide dual southbound left-turn lanes a minimum of 275 FT in length and a southbound yield controlled right-turn lane a minimum of 275 FT in length	When FDOT approves signalization based on a traffic signal warrant analysis. A signal warrant analysis is recommended with the Access C connection followed by traffic signal warrant monitoring, as required by FDOT, if the signal is not warranted.
Full median opening west of Access D	• Provide a westbound left-turn lane. The turn lane length should be approximately 550 FT in length, which is the maximum length possible between intersections.	Concurrent with development exceeding the 115th single family home
Access D (at the existing US HWY 441/NW 164th Lane intersection)	• Provide connection to project, aligned perpendicular with US HWY 441 • Convert the Access D/NW 164th Lane full median opening to a directional median opening • Install a 460 FT westbound right turn lane	Concurrent with development exceeding the 115th single family home
HWY 441/NW 173rd intersection	Construct a 540 FT northbound dual left turn lane and provide the needed signal adjustments to accommodate this improvement	Prior to final permitting of any development beyond the 598th single family home

PUBLIC FACILITIES IN VICINITY

FACILITY TYPE	FACILITY	ADDRESS	DISTANCE FROM SUBJECT PROPERTY (VIA ROADWAY TRAVEL)
PARK	MEMORIAL PARK	2715 NW US 441, HIGH SPRINGS FL 32643	±2.1 MILES
PARK	MAUDE LEWIS PARK	15731 NW 141ST ST, ALACHUA FL 32615	±3 MILES
PARK	LEGACY PARK	15400 PEGGY ROAD, ALACHUA FL 32615	±4.9 MILES
FIRE	ALACHUA COUNTY FIRE RESCUE STATION 20	16935 NW US 441, HIGH SPRINGS, FL 32643	±1 MILE
POLICE	ALACHUA POLICE DEPARTMENT	15000 NW 142ND TERRACE, ALACHUA FL 32615	±3 MILES
EMS	ALACHUA COUNTY FIRE RESCUE STATION 20	16935 NW US 441, HIGH SPRINGS FL 32643	±1 MILE
SOLID WASTE	ALACHUA WASTEWATER TREATMENT PLANT	NW 126TH TERR, ALACHUA FL 32615	±4.6 MILES
SCHOOLS	SANTA FE HIGH	16213 US 441, ALACHUA FL 32615	±1 MILE
SCHOOLS	MEBANE MIDDLE	16401 NW 140TH ST, ALACHUA FL 32615	±3.7 MILES
SCHOOLS	ALACHUA ELEMENTARY	13800 NW 152ND PL, ALACHUA FL 32615	±3.2 MILES
STORMWATER	ONSITE FACILITIES	ON SITE	N/A

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SCALE: 1" = 300'

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, 03 OCTOBER 2022
RESUBMITTAL – PD REZONING, 19 JANUARY 2023
RESUBMITTAL – PD REZONING, 06 FEBRUARY 2023
RESUBMITTAL – PD REZONING, 13 MARCH 2023

CLIENT: BRIARWOOD TOWN CENTER
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PUBLIC FACILITIES PLAN

TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 22-0246

SHEET NO.: 3 of 3

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City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: April 18, 2023
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural (Alachua County), Community Commercial ("CC"), and Residential Multiple-Family- 8 ("RMF-8") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM")
APPLICANT/AGENT:	Craig Brashier, AICP; CHW, Inc.
PROPERTY OWNER:	Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust
LOCATION:	North of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions, south of Briarwood Phase 1-3
PARCEL ID NUMBERS:	03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006
ACREAGE:	± 306.34 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 25 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A" and located on page 47 of the April 18, 2023 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP of CHW, Inc. , on behalf of Timber Co, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A)(Alachua County), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM).

The subject property is comprised of Tax Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006, and is approximately 306.34 acres in size. The subject property is located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3 subdivision. The subject property contains and one residential structure with several associated farm buildings.

The subject property presently has Moderate Density Residential Future Land Use Map (FLUM) Designation on approximately 161.13 acres, Community Commercial Future Land Use Map FLUM) Designation on approximately 107.17 acres, and a Medium Density Residential FLUM Designation on approximately 38.04 acres of the subject property. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 644 dwelling units for the subject property); the Medium Density Residential FLUM Designation permits a density of 4-8 dwelling units per acre (a maximum of 304 dwelling units for the subject property); the Community Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 4,668,325 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 598 residential units, and 15,000 square feet for amenity buildings, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum of 350 residential units, and 500,000 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

There are no known wetland or Special Flood Hazard Areas on the subject property. Most of the site would be designated as PD-R (52% of overall area), which would permit a variety of residential uses including single family attached, and detached, and townhouses. Multiple family would be permitted only within designated areas located internal to the PD-R portion of the property and within Development Area C. Approximately 20% of the overall area is designated as Open Space on the PD-Master Plan. Approximately 27% of the overall area would provide for commercial uses, with certain limitations as outlined in the Conditions found in Exhibit A. Access to the proposed development would be provided at six locations. Four new or revised access points to the US 441 and two new connections to the existing Briarwood subdivision will be provided. As part of the proposed development's easternmost connection to US 441 a right-of-way realignment of NW 164th Lane will be required. The PD Master Plan provides for the conceptual realignment, but exact location and design will be determined with subsequent development application. No connection to NW 188th Street is proposed at this time, but the

PD Master Plan does indicate that a connection may be made in the future, pending negotiation between the City of Alachua, City of High Springs, and Alachua County.

The proposed development would be constructed in three or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> **(3)** *Greater Freedom to Provide Mix of Uses and Housing Types*
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> **(4)** *Providing Greater Opportunity for More Efficient Land Use Patterns*
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> **(5)** *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> **(6)** *Quality Design Through Density Increases*
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

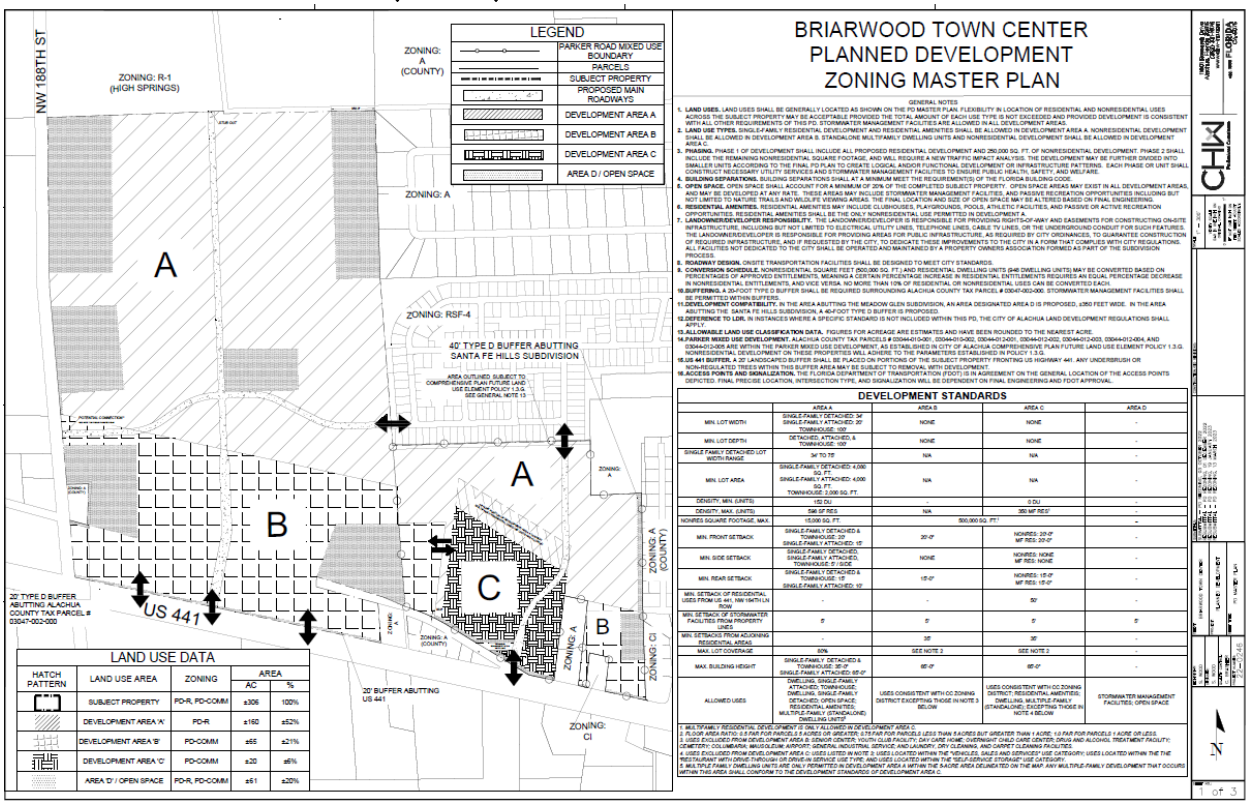
> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time

providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

> The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

Illustration 1. PD Master Plan (Sheet 1)



EXISTING USES

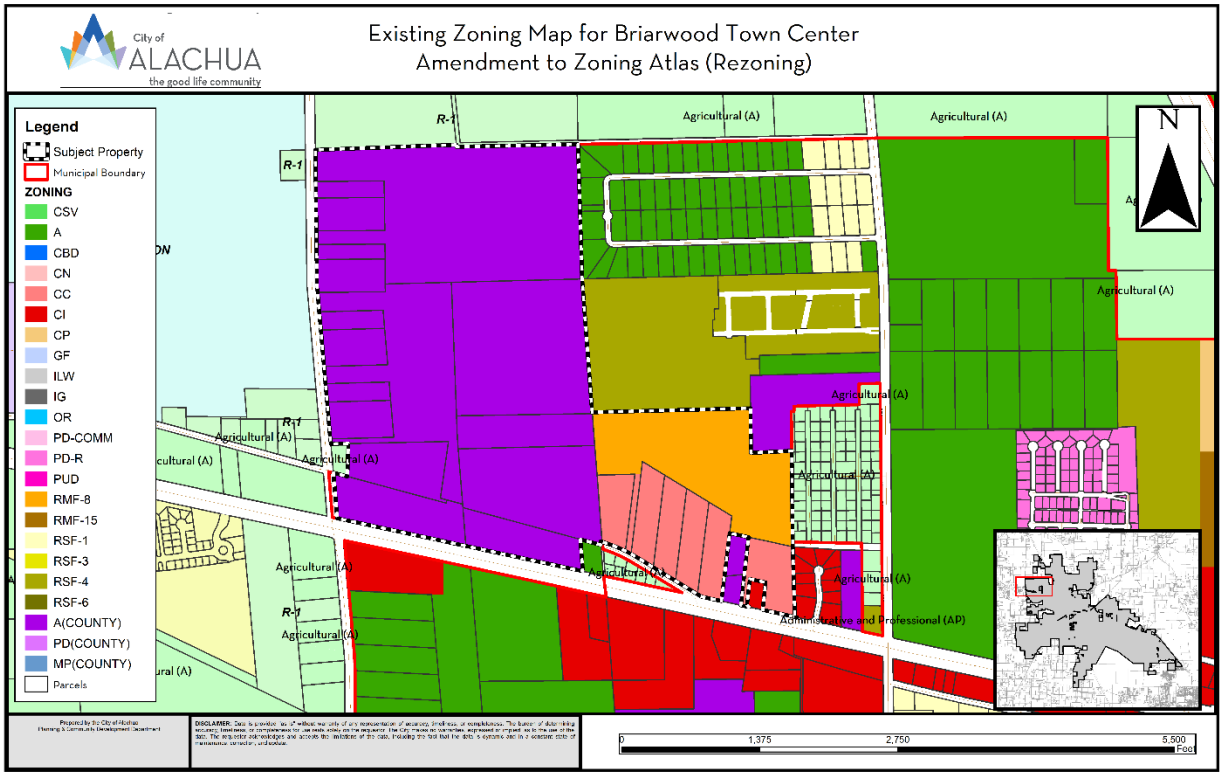
The subject property has one single-family residence with several associated accessory farm structures.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

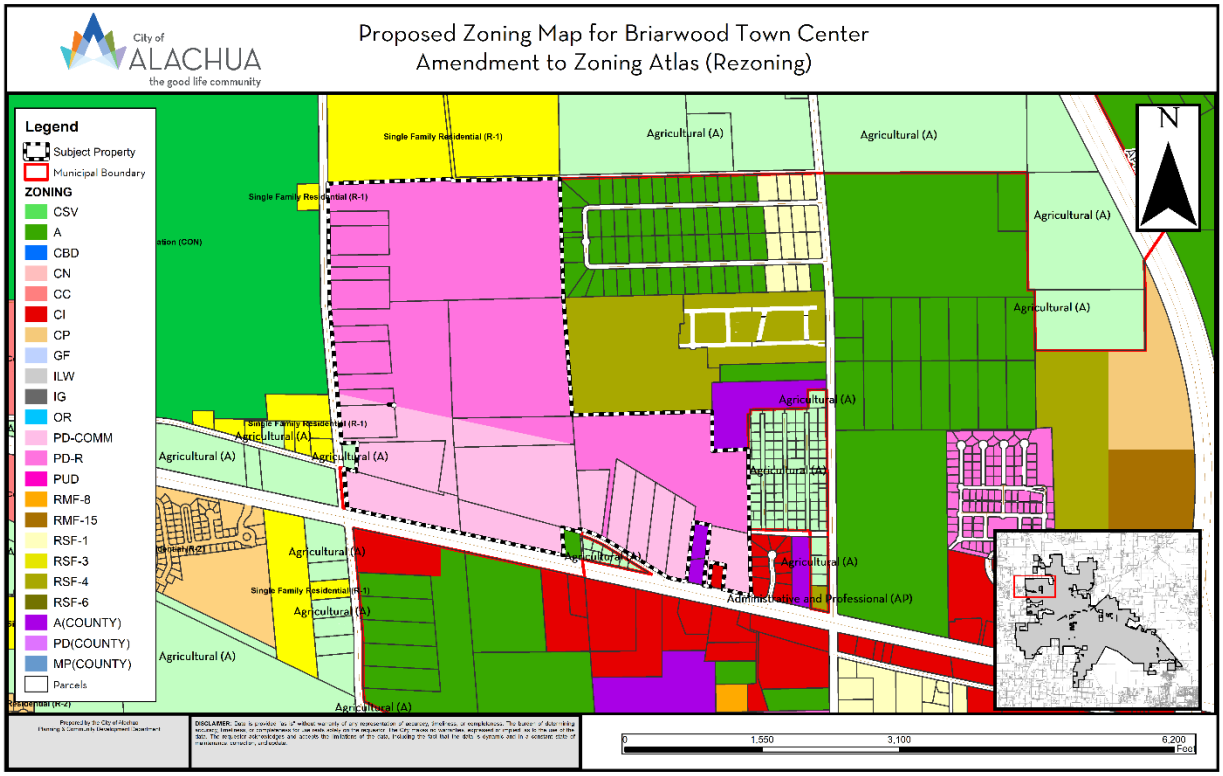
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts			Proposed Zoning District	
Zoning District:	Agricultural (A) (Alachua County) 236.9 acres	Community Commercial (CC) 32.6 acres	Residential Multiple Family - 8 (RMF-8) 36.8 acres	Planned Development – Residential (PD-R) 199.17 acres	Planned Development – Commercial (PD-COMM) 107.17 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 47 dwelling units*	NA	8 dwelling units Per acre *Maximum of 294 Dwelling units*	Established by PD Master Plan *598 dwelling units for PD-R Zoned Area*	Established by PD Master Plan *350 dwelling units for PD-Comm Zoned Area*
Floor Area Ratio:	N/A	1.0 FAR 1,576,872 square feet nonresidential	N/A	Established by PD Master Plan *15,000 square feet maximum for neighborhood amenity center buildings*	Established by PD Master Plan *500,000 square feet of non-residential uses for PD- Comm Zoned Area*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Retail sales and services, personal services, financial institutions, hotels and motels, office/business parks ,and eating establishments.	Residential uses including single-family attached and detached, townhouse and multiple-family dwellings	Single family attached and detached, townhouse, multiple- family in designated area, stormwater management facilities, common areas, open space, and cottage style detached single family units	Uses consistent with the CC zoning district, except those limited (See Conditions in Exhibit A)

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions.

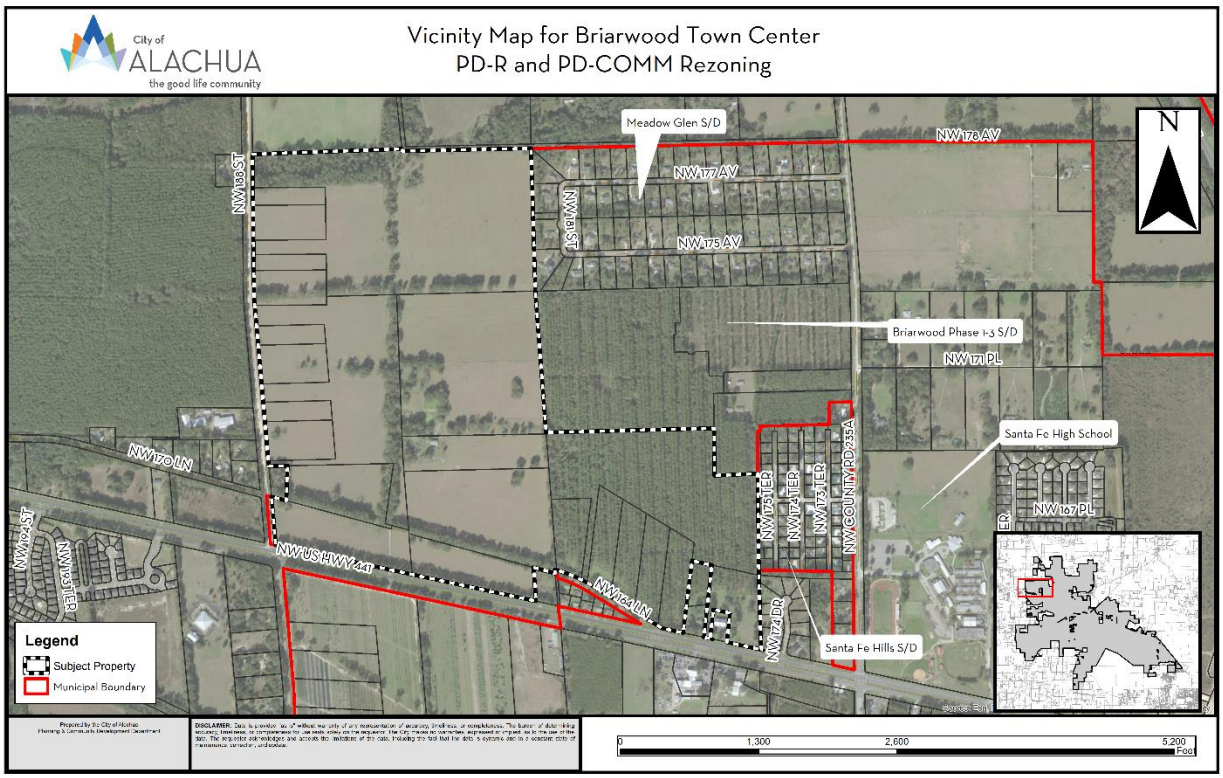
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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	Residential	Moderate Density Residential (Briarwood)/ Rural Residential (City of High Springs)	RSF-4/ R-1 (City of High Springs)
East	Residential	Rural/Agriculture (Alachua County)/ Agriculture/ Moderate Density Residential	RSF-4/ A / A (Alachua County)
West	Santa Fe Springs Conservation Area / Agricultural Operations/ Single Family Residential	Conservation (City of High Springs)/ Rural Residential (City of High Springs)	CON (City of High Springs) / R-1 (City of High Springs)
South	Vacant Commercial/ Commercial/ US Hwy 441 right-of-way	Commercial /Community Commercial/ Rural/ Agriculture (Alachua County)	CI/ CC/ A (Alachua County)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on September 21, 2022, at the offices of CHW at 11801 Research Drive, Alachua, FL, 32615 to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by approximately 9 members of the public.

Concerns included traffic on existing roadways, types of uses, and environmental impacts.

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 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 1.3.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Community Commercial FLUM Designation, and states the following:

> Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:
>
> 1. Neighborhood commercial establishments;
> 2. Residential/offices and live-work units;
> 3. Business and professional offices;
> 4. Personal services;
> 5. Financial institutions;
> 6. Retail sales and services that serve the community;
> 7. Eating establishments;
> 8. Indoor recreation/entertainment;
> 9. Single-family and multi-family residential above first floor commercial uses;
> 10. Bed and breakfasts;
> 11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
> 12. Traditional Neighborhood Planned Developments.

Analysis of Consistency with Policy 1.3.a: The proposed Zoning is consistent with the Community Commercial Future Land Use Category, under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.b of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

> *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

Analysis of Consistency with Policy 1.2.b: The proposed zoning to Residential Planned Development is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.d of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Medium Density Residential FLUM Designation, and states the following:

> 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.d: The proposed zoning to Residential Planned Development is permitted under Policy 1.2.6 of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals

would be required to conform with this Policy.

Policy 1.3.g: The Parker mixed-use development which includes parcels 03044-010- 001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

Analysis of Consistency with Policy 1.3.g: The area subject to this amendment is demarcated on the PD Master Plan. No more than 250,00 square feet of non-residential building area will be allowed within these parcels and Staff will review future development proposals to ensure compliance with design and interconnectivity requirements.

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

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within

commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes to rezone the subject property to PD-R and PD-COMM, which are zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, Policy 2.1.a, and Policy 2.1.d are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report. The area to be zoned PD-COMM has a commercial future land use category (community commercial).

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 as a farm with associated residential use. The subject property does not contain any environmentally sensitive features identified in the submitted Environmental Assessment Report dated August 3, 2022. 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. There are no natural wetlands on the property, but are three ponds: two excavated ponds and a stormwater pond that receives run-off from US Highway 441. Any impacts to these would require permitting and/or notification to the Suwannee River Water Management District.

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: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, Transportation Segment 6 (US 441 from I-75 to CR 235A) and the City's wastewater system would fall below the established level of service. The proposed application is for a preliminary development order so no concurrency would be reserved. Future development orders would not be issued for any application that would exceed the level of service standards established by the Comprehensive Plan. There are no other Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

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. The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste 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 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.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and

support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
        i. Clustering of units shall be located along the perimeter area of the wetland; and
        ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

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

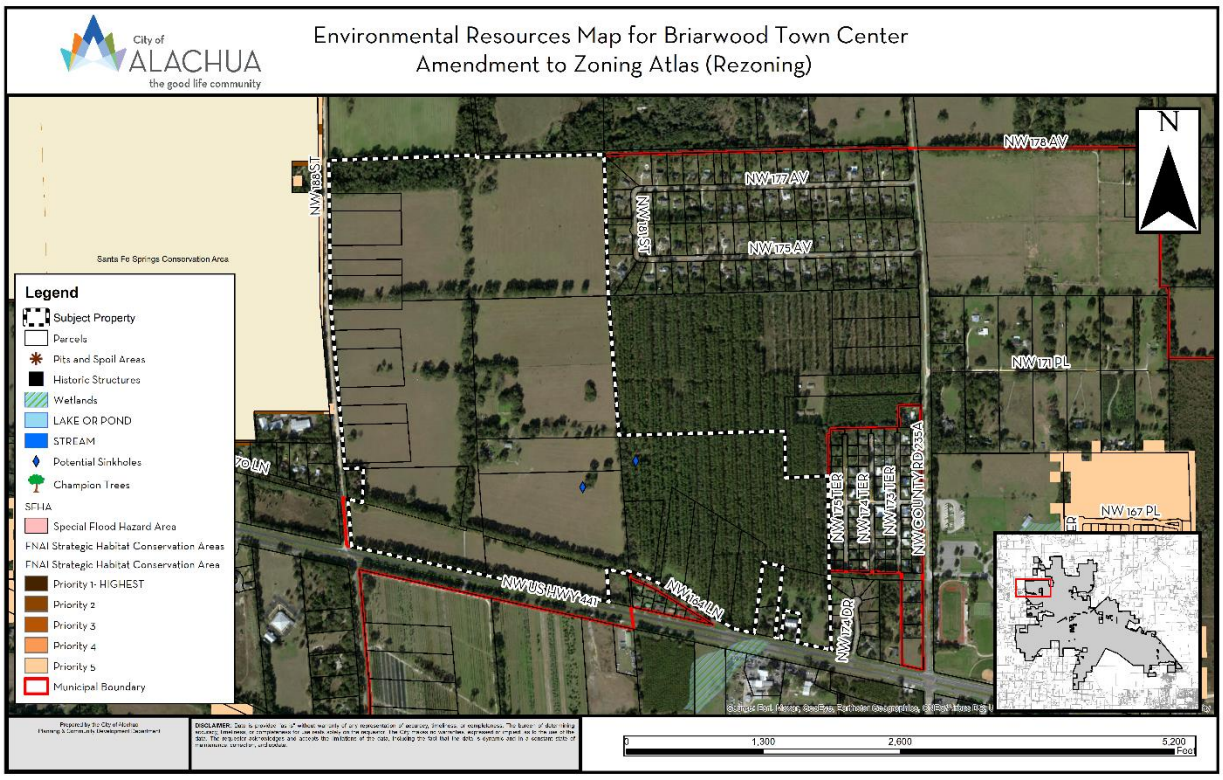
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

If any wetlands are discovered on the property, development will be required to conform with this policy.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to the wetlands delineation provided by the applicant 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 if any are identified in the future; 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. The subject property is adjacent to the Santa Fe Springs Conservation Area. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, 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: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any other 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. The subject property does not contain any lands prioritized through the Florida Natural Areas Inventory.

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 eight (8) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements / small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited/ Not limited	65.4
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited/ Not limited	.1
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not Limited / Not limited	7.0
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Somewhat limited/ Very limited	1.2
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Very limited/ Somewhat limited	1.3
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited/ Somewhat limited	22.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited/ Somewhat limited	2.2
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited/ Somewhat limited	.4

Evaluation: The soil types located within the subject property do not pose significant limitations for development of residential and small commercial buildings. A majority of the site (97.5%) is well drained. In those areas where limitations do exist, it is anticipated that engineering and other design considerations will be used to overcome those limitations.

Flood Potential

Panels 12001C0110D and 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 Special Flood Hazard Areas exist on the property. If any Special Flood Hazard Areas are discovered in the future, all applicable standards of the City's Comprehensive Plan and Land Development Regulations would apply.

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 indicates two potential karst sensitive areas on the subject property. A condition has been included that would require further geotechnical investigation of these areas at time of development (Condition 19).

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

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 Inventory.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

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

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential and in the vicinity of existing commercial uses.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: Lands to the east are developed. There is significant commercial development located in the area proximate to the subject property. Within the City of High Springs, there is residential development located within the vicinity of the subject property to the west. The land to the northwest is developed as Briarwood Phase 1-3. The property to the south is US 441 and generally undeveloped. There is an approved PD-R PD Master Plan (NW 188th St/ US 441 Planned Development).

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the PD-R Zoning and PD-Comm are compatible with adjacent lands or uses or appropriate buffer and separation are provided. A large portion of the site is proposed to be developed as residential. The proposed PD Master Plan includes buffers and separation from existing residential development, including a 350' open space area between the Meadow Glen subdivision and any lots that would be developed within Development Area A immediately to the west of

Meadow Glen. There are also buffers adjacent to the Santa Fe Hills subdivision, the residential lots located along NW 164th Lane and Parcel 03047-002-000 located on NW 188th Street.

(f) *Adverse Effect on Local Character* – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development. The proposed amendment would permit Commercial uses along US Highway 441.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use designations support this development pattern.

(h) *Encourage Sprawl* – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located proximate to developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and PD-COMM are consistent with surrounding area, which consists primarily of residential and commercial/ industrial uses.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

There is both commercial and residential development located within the vicinity of the subject property.

(j) *Public Facilities* – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: No significant adverse impacts are anticipated to the natural environment. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any other 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. The subject property does not contain any lands prioritized through the Florida Natural Areas Inventory. There are no wetlands on the subject property, nor Special Flood Hazard Areas. There are three man made excavated ponds. Impacts to these ponds would be permitted through the Suwannee River Water Management District, and any applicable City standards would apply at time of development. There are two areas where County GIS data indicates where karst features might exist. A condition has been added to the PD Ordinance that would require additional geotechnical investigation of those areas at time of development.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*
The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies four (4) development areas (A-D). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a map which delineates the existing environmental features of the Subject Property (Sheet 2). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the PD-R Zoning and PD-Comm are compatible with adjacent lands or uses or appropriate buffer and separation are provided. A large portion of the site is proposed to be developed as residential. The proposed PD Master Plan includes buffers and separation from existing residential development, including a 350' open space area between the Meadow Glen subdivision and any lots that would be developed within Development Area A immediately to the west of Meadow Glen. There are also buffers adjacent to the Santa Fe Hills subdivision, the residential lots located along NW 164th Lane and Parcel 03047-002-000 located on NW 188th Street. Further, within the PD-Comm Development Areas (Development Areas B and C) there are further restrictions added as conditions of approval of the PD Master Plan. In Development Area B, all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities. With Development Area C all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities, use types listed in the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities. These restrictions are intended to limit the intensity of the commercial uses in the vicinity and also provide for compatibility with existing and proposed residential uses.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in three or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The phasing primary relates to access points to US 441 and any associated off-site improvements that would need to be made. See Condition 13 in Exhibit A. No more than 115 single family homes could be constructed and no non-residential or multi-family could be permitted before a connection to US 441 is made at Point D as indicated in the associated traffic study. This connection would include the realignment of NW 164th Lane to improve the overall safety of the intersection. As a condition of this improvement the County would likely require that the City take over the maintenance of this right-of-way. There are no Staff objections to this. No more than 265 single family homes could be permitted before a second connection is made to US 441 at Point B, as indicated in the associated traffic study. No more than 355 single family homes could be permitted, before a third connection to US 441 is made at Point C.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: Use areas may be adjusted by up to 10% during final PD plan approval, but proposed uses must conform to those permitted in the allowable use table in the PD Master Plan. This includes increase and reductions of residential and non-residential. For example, 10% more residential units could be constructed if there is a reduction in maximum commercial floor area of 10%.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the nine (9) roadway segments affected by this project and monitored for concurrency: US 441 (from MPO Boundary to CR 25A East Intersection), US 441 (from CR25a East Intersection to SR235), US 441 (from SR235 to I-75), US 441 (from I-75 to CR235A), US 441 (from CR235A to NW 188th Street), SR235 (from NW 143rd Place to US 441), CR2054 East (from SR235 to US 441), CR235A (from US 441 to North City Limit and SR235A (from US 441 to CR235).

The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

The proposed amendment, at maximum build-out would cause the wastewater treatment facility to operated below the LOS Standard mandated by Policy 1.1.d of the Community Facilities Element. However, as development of the subject property occurs, concurrency and impacts to the City's wastewater system will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Policy 1.1.d of the Community Facilities Element of the Comprehensive Plan.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service

(LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: The applicant has submitted an environmental assessment report. A condition has been added that address additional geotechnical reporting for those areas identified as having potential karst features (Condition 19).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional

development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 199.17 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the existing Moderate Density and Medium Density Residential Future Land Use Map Designation.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. There are no lots immediately adjacent to the existing Meadow Glen subdivision. The PD Master Plan depicts a 350' wide open space area which would consist of only those uses permitted within Development Area D.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction

of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) STANDARDS

Section 3.6.3(D) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development –Commercial (PD-Comm) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(D) is provided below.

(1) **Minimum area.** A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-Comm district is approximately 107.2 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-COMM district as identified in Table 4.1-1. With Development Area B, all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities. With Development Area C all uses allowed with the CC zoning district are permitted except for the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities, use types listed in the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities. These restrictions are intended to limit the intensity of the commercial uses in the vicinity and also provide for compatibility with existing and proposed residential uses.

(3) *Densities/Intensities*

The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation: The number of residential units and floor area of non-residential development is established on the PD Master Plan. The density identified on the PD

Master Plan is consistent with the proposed High Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

(4) ***Dimensional Standards***

The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. The PD Master Plan establishes a 40' Type D buffer between the development areas adjacent to the Santa Fe Hills subdivision. The Master Plan also establishes a 30' buffer between the subject property and the existing residences located along NW 164th Lane (located within Alachua County).

(5) ***Development Standards***

Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-3, *Development Standards Applicable in the PD-COMM District*, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

f. The reduction or modification is necessary as a traffic-calming measure;

g. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

h. Access for emergency service vehicles is not substantially impaired;

i. Adequate off-street parking is provided for the uses proposed; and

j. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(D)(5)(b)(i)-(iv). The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Additionally, the proposed amendment, at maximum build-out would cause the wastewater treatment facility to operated below the LOS Standard mandated by Policy 1.1.d of the Community Facilities Element. However, as development of the subject property occurs, concurrency and impacts to the City's wastewater system will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Policy 1.1.d of the Community Facilities Element of the Comprehensive Plan.

Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any other monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Comm	D
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6 (4107)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7 (14)	US 441 (from CR 235A to NW 188th Street)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR235 (from NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	D
15	CR 2054 East (from SR 235 to US 441)	2/U	Major Collector	Comm	D
16	CR 235A (from US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	SR 235A (from US 441 to CR 235)	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)
Proposed Zoning	Residential [1]	6,991 (3,495/3,495)	510 (130/380)	705 (444/261)
	Commercial[2]	13,455 (6,722/6,722)	428 (313/115)	1,192 (510/682)
Potential Trips		**20,446 (10,223/10,223)**	**938 (443/495)**	**1,897 (954/943)**

1 ITE Code 210 , ITE Code 220; Internal Capture
2 ITE Code 820 , ITE Code 710 ; Less Internal Capture; Pass by

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Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]	5 US 441 (from SR 235 to I-75) [1]	6 US 441 (from I-75 to CR 235A) [1]	7 US 441 (from CR 235A to NW 188th Street) [1]	8 SR235 (from NW 143rd Place to US 441) [1]	15 CR 2054 East (from SR 235 to US 441) [1]	16 CR 235A (from US 441 to North City Limit) [1]	17 SR 235A (from US 441 to CR 235) [1]
Maximum Service Volume[2]	43,000	45,700	39,000	39,000	43,000	14,400	15,120	15,120	15,120
Existing Traffic[3]	20,000	18,230	22,581	27,914	22,250	9,400	2,788	1,402	5,302
Reserved Trips[4]	43	6,881	4,279	4,026	1,652	5	2,179	2,185	112
Available Capacity[4]	22,957	20,589	12,140	7,060	19,098	4,995	10,153	11,533	9,706
Potential Impact Generated by Proposed Zoning[5]	2,658	3,476	7,565	11,654	13,699	1,022	2,862	409	1,636
Residual Capacity after Proposed Zoning[6]	**20,299**	**17,113**	**4,575**	**(4,594)**	**5,399**	**3,973**	**7,291**	**11,124**	**8,070**

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 February 2023 Development Monitoring Report.*
5 *Trip Distribution: Segment 3: 13%, Segment 4, 17%, Segment 5: 37%, Segment 6: 57%, Segment 7: 67%, Segment 8: 5%, Segment 15: 14%; Segment 16: 2%; Segment 17: 8%*
6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

PM Peak Hour Traffic Analysis	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]	5 US 441 (from SR 235 to I-75) [1]	6 US 441 (from I-75 to CR 235A) [1]	7 US 441 (from CR 235A to NW 188th Street) [1]	8 SR235 (from NW 143rd Place to US 441) [1]	15 CR 2054 East (from SR 235 to US 441) [1]	16 CR 235A (from US 441 to North City Limit) [1]	17 SR 235A (from US 441 to CR 235) [1]
Maximum Service Volume[2]	3,870	4,110	3,510	3,510	3,870	1,290	1,359	1,359	1,359
Existing Traffic[3]	1,800	1,732	2,145	2,652	2,114	893	265	133	504
Reserved Trips[4]	5	627	335	301	138	1	157	229	12
Available Capacity[4]	2,065	1,751	1,030	557	1,618	396	937	997	843
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	247	322	702	1,081	1,271	95	266	38	152
Residual Capacity after Proposed Zoning[6]	**1,818**	**1,429**	**328**	**(524)**	**347**	**301**	**671**	**959**	**691**

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 February 2023 Development Monitoring Report.*

5 *Trip Distribution: Segment 3: 13%, Segment 4, 17%, Segment 5: 37%, Segment 6: 57%, Segment 7: 67%, Segment 8: 5%, Segment 15: 14%; Segment 16: 2%; Segment 17: 8*

6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

Evaluation: The proposed amendment, at maximum build-out, would cause Segment 6 (US 441 from Interstate-75 to CR 235-A) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, as development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	338,274
Potential Potable Water Demand from Proposed Amendment **	315,700
Residual Capacity	**336,609**
Percentage of Permitted Design Capacity Utilized	**85.36%**

Sources:
** City of Alachua February 2023 Development Monitoring Report*
***Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan; Formulas used: Office: 15 gallons per day / 100 sq. ft. of floor space = (100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons; Shopping Center: 0.1 gallons per day / sq. ft. of floor space = 400,000 sq. ft. * 0.1 = 40,000 gallons; Residential: 275 gallons / day / dwelling unit = 948 dwelling units * 275 = 260,700 gallons*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 315,700 gallons per day at build out. This analysis is based on the development potential of 948 residential dwellings and 500,000 square feet of non-residential that would be permitted by the proposed PD zoning and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment 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*	758,000
Reserved Capacity*	308,184
Projected Potential Wastewater Demand from Proposed Amendment **	292,000
Residual Capacity	**141,816**
Percentage of Permitted Design Capacity Utilized	**90.55%**

Sources:
** City of Alachua February 2023 Development Monitoring Report*
***Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan; Formulas used: Office: 15 gallons per day / 100 sq. ft. of floor space = (100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons; Shopping Center: 0.1 gallons per day / sq. ft. of floor space = 400,000 sq. ft. * 0.1 = 40,000 gallons; Residential: 250 gallons / day / dwelling unit = 948 dwelling units * 250 = 237,000 gallons*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 292,000 gallons per day. This analysis is based on the development potential of 948 residential dwellings and 500,000 square feet of non-residential that

would be permitted by the proposed PD Zoning. The proposed amendment, at maximum build-out would cause the wastewater treatment facility to operated below the LOS Standard mandated by Policy 1.1.d of the Community Facilities Element. However, as development of the subject property occurs, concurrency and impacts to the City's wastewater system will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Policy 1.1.d of the Community Facilities Element of the Comprehensive Plan.

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]	53.78
Reserved Capacity[1]	7.04
Potential Demand Generated by Development[3]	12.32
Residual Recreational Capacity After Impacts	**62.34**

Sources:
1 City of Alachua February 2023 Development Monitoring Report.
2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2021; 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: 2.6 persons per dwelling x 948 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]	12.16 acres
Acreage Required to Serve Demand Generated by Development[2]	2.46 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	14.62 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]	**41.99 %**

1 Source: City of Alachua February 2023 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (12.32 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 amendment would increase the maximum potential demand from the development of the subject property by 12.32 recreational acres, and for passive park space by 2.46 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment 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]	43,024.00	7,851.88
Reserved Capacity[2]	41,329.39	7,542.61
Projected Solid Waste Demand from Application[3]	2,894.30	528.21
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, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*

2 *City of Alachua February 2023 Development Monitoring Report*

3 *Policy 2.1.a, CFNGAR Element. Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.Residential: (948 du x 2.6 persons per du x .73 per capita) = 1,799.30 lbs; nonresidential: (((12 lbs. / 1,000 ft2/day * [500,000]) * 365)/2,000) = 1,095 lbs; pounds per day to tons per year: ([lbs/day] * 0.0005) * 365 = 528.21 tons/year)*

1 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 528.21 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan 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) has not issued a School Capacity Review determination for the proposed amendment, but has advised that a "resolution of regional capacity issues within the District will not be clear until the comprehensive evaluation" is complete. A determination will be 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 amendment will result in a demand of 205 total student stations (93 for elementary, 47 for middle, and 65 for high school).

Any future determination must find that the students generated by the proposed amendment 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 or site plan, 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

FLORIDA TIMBER CO, JOY PARKER, AND THE LILLIE BELLE JEFFORDS REVOCABLE LIVING TRUST

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

BRIARWOOD TOWN CENTER – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

STAFF REPORT

1. The development shall consist of single-family attached and detached, townhouses, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 4 du/acre	• Single-family attached dwellings, single-family detached dwellings, townhouses • Multi-family residential dwellings (within Subarea as identified on PD Master Plan)	598 dwelling units 15,000 square feet neighborhood amenity center	±160	*Minimum Lot Area (square feet)* • Single-family detached: 4,080 • Single-family attached: 1,600 • Townhouse: 2,000 • Multi-family: None *Minimum Lot Width* • Single-family detached: 34' • Single-family attached: 20' • Townhouse: 100'	±52.0%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
	• Common area and open space • Neighborhood amenity center building • Stormwater management facilities			• Multi-family: None *Setbacks, Building (Single-family detached)* Front (Primary) = 20' Side = 5' Rear=15' *Setbacks, Building (Single-family attached)* Front (Primary) = 15' Side = 5' Rear=10' *Setbacks, Building (Townhouse)* Front (Primary) = 20' Side = 5' Rear=15' *Setbacks, Building (Multiple-family)* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* Single-family detached and townhouse = 35' Single family attached and multiple family = 65' *Maximum Lot Depth to Width Ratio* Single-family detached = 4 times width of lot Single-family attached = 10 times width *Maximum Lot Coverage*	

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
				All uses = 80% Individual lots may exceed 80% as long as plat or site plan demonstrates a minimum pervious area of 20% overall *Minimum Parking Spaces* As required by Section 6.1, LDRs Amenity Center: 3 spaces per 1,000 square feet of gross floor area	
Development Area 'B' .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• All allowable uses within CC zoning district, except the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities • Common area and open space • Stormwater management facilities	Together with Development Area C: 500,000 square feet non-residential	±65	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' *Maximum Building Height* 65' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	±21.0%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
Development Area 'C' 17.5 du/acre .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• All allowable uses within CC zoning district, except the following: uses prohibited in Development Area B, use types listed on the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities • Common Area/ Open Space • Neighborhood amenity center building • Stormwater management facilities	350 dwelling units Together with Development Area B: 500,000 square feet non-residential	±20	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' US 441 or NW 164th Lane Right of Way = 50' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* 65' *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	±6.0%
Development Area 'D' N/A	• Stormwater management facilities • Common Areas	N/A	±61.0	*Setbacks, Stormwater Facilities* 5' from all property lines	±20%

1 The permitted maximum development in each zoning designation may be increased up to 10% based on a corresponding percentage decrease in the other zoning designation. For example, a 10 % decrease in the maximum allowable non-residential development would permit up to a 10 % increase in the maximum number of residential dwelling units.

2. The Project shall be developed in three or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide

recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. -

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.
5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.
9. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs, or site plan review process or infrastructure plan review process, as further defined in Section 2.4.9 of the City's LDRs. Shifts of less than 75' (centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.
    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent

with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public rights-of-way, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

10. Electric System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

11. Water System Requirements:

    a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

12. Wastewater System Requirements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift stations required and necessary to serve the Project.
    b. The locations of the proposed lift stations are approximate as depicted in the PD Public Facilities Plan. The first phase shall connect to an existing lift station with the Briarwood Phase 1-3 subdivision. Future phases will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department.

13. Pedestrian and Street Improvements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs, subject to the following:
        i. Miami curb shall be permitted in all residential areas within Development Area A.
    b. All on-site and off-site traffic improvements noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property in accordance with the following:
        i. No more than 115 residential units in total shall be approved within the Development until the proposed through-cut access to US Highway 441 at Access Point D, as indicated in the associated traffic study, has been completed. This access connection shall include the realignment of NW 164th Lane and any associated off-site improvements, as indicated in the associated traffic study. No multi-family or non-residential development shall be accessed solely through the existing Briarwood Phase 1-3 single family residential subdivision adjacent to the subject property.
        ii. No more than 265 residential units in total shall be approved within the Development until the proposed connection at Access Point B, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study. The access may remain a full access until such time that a traffic signal or other improvement is warranted, at which time it shall be converted to a directional access, unless otherwise required by the Florida Department of Transportation. Access Point B shall also be required to be converted to directional prior to meeting signalization warrants when Access Point C is permitted and constructed.
        iii. No more than 355 residential units in total shall be approved within the Development until the proposed directional access at Access Point C, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study.

iv. After construction of Access Point C, a signal warrant study shall be completed as part of any preliminary plat/ Final PD plan, site plan, or infrastructure plan. If the traffic signal is not warranted at that time, signal warrant monitoring reports shall be provided as required by FDOT.

v. No more than 598 dwelling units shall be permitted within the Development until the off-site improvements to the intersection of CR235A and US 441, as provided in the associated traffic study, have been completed. No non-residential development proposed after completion of the 598th dwelling unit shall be permitted until the off-site improvements to the intersection of CR235A and US 441 have been completed.

vi. A revised traffic study for the entire development shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	250,000	435	01/01/2027

Traffic studies shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 1 additional traffic studies shall be required.

vii. Any connection to NW 188th Street may require dedication of land for additional right-of-way.

c. A pedestrian connection through existing right-of-way (approximately 900 feet in length) located south of Santa Fe Hills from project boundary to existing sidewalk network shall be required to be constructed at the time of any plat or site plan located adjacent to this right-of-way. This requirement may be waived by the City Commission upon a finding that such a sidewalk connection is not physically possible or upon a finding that the Public Works Director Public Works Department of the Alachua County Board of County Commissioners does not desire such a connection and makes a request to the City Commission in writing to not require such connection.

14. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

15. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

16. Open spaces and conservation areas shall account for a minimum of twenty percent (20%) of the complete project.

17. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida

Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

18. The Final PD Plan shall be a Preliminary Plat or a Site Plan and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

FLORIDA TIMBER CO, JOY PARKER, AND THE LILLIE BELLE JEFFORDS REVOCABLE LIVING TRUST

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

BRIARWOOD TOWN CENTER – PLANNED DEVELOPMENT RESIDENTIAL (PD-R) PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 10, 2023

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for: Briarwood Town Center Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM)

Dear Mr Brashier:

On April 10, 2023 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that these applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **April 18, 2023** Planning and Zoning Board meeting.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, April 17, 2023). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP

Principal Planner

c: Kathy Winburn, Planning Director
Justin Tabor, AICP, Principal Planner
File

BOARD MEMBERS

Tina Certain
Diyonne McGraw
Sarah Rockwell, Ph.D.
Leanetta McNealy, Ph.D.
Kay Abbitt

SUPERINTENDENT OF SCHOOLS

Shane L. Andrew, Superintendent

Alachua County Public Schools

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

Mission Statement: We are committed to the success of every student!

April 3, 2023

RE: City of Alachua – Briarwood Towncenter PD-R and PD-COMM

Alachua County Public Schools ("ACPS") has received notification of a PDP within the City of Alachua, Alachua County. This project is reviewed in accordance with *Objective 1.1: of the Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.*

The subject property is designated as the Briarwood Towncenter PD-R and PD-COMM and encompasses 306 acres. This proposed PDP will entitle 598 single-family units and 350 multi-family units.

Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education within the Alachua County School District. Its responsibilities include school facility planning, construction and maintenance and student assignment to maintain adequate and efficient utilization of educational facilities.

Please be advised that the School Board may be launching a district wide evaluation of its capital investment priorities, policies, and student assignment policies. This review will involve an examination of school capital financing and the allocation of present and future funds among new construction, renovation and maintenance as required to maintain a uniform level of service throughout the District.

This evaluation will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. Because of anticipated redistricting, areas of the County and the towns/cities currently zoned for a school may no longer be zoned for the same school when the redistricting process is completed. Any new residential development located in an existing school zone is not guaranteed to remain in the same zone after the redistricting process is completed.

Additionally, please be advised that many of Alachua County Public Schools do not have adequate space for additional students.

The Santa Fe High School CSA currently accommodates an enrollment of 1,160 high students and is operating at 90% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 65 high students.

The **Mebane Middle School CSA** currently accommodates an enrollment of 333 middle students and is operating at 42% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 47 middle students.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,350 elementary students and is operating at 82% of its permanent capacity of 1,652 student stations. At buildout, this project is projected to generate 93 elementary students.

A resolution of regional capacity issues within the District will not be clear until the comprehensive evaluation noted above has been completed. To facilitate satisfactory and long-term solutions, it is recommended that the County encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements" (refer to ILA Section 6.5).

If you have additional questions or would like to discuss the potential of a "Capacity Enhancement Agreement", please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Suzanne M. Wynn
ACPS Facilities Director of Community Planning

Independent Review of the Traffic Impact Analysis for the Briarwood Town Center for the City of Alachua, Florida; Prepared by Volkert, Inc. April 2023

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Traffic Impact Analysis (TIA) for the Briarwood Town Center. This project is located on the north side of US 441 between NW 173rd Street (CR 235A) and NW 188th Street. The TIA was prepared by CHW in April 2023.

The Briarwood Town Center (Project) is located on the north side of US 441 (FDOT State Highway) between NW 173rd Street (Alachua County roadway) and NW 188th Street (Alachua County roadway). The Project will contain 598 single family detached homes, 350 multi-family housing units, 200,000 square feet of shopping center land use and 50,000 square feet of general office lane use. During the average weekday, the Project is expected to generate 19,270 trips. During the AM peak hour, the Project will generate 854 trips (363 entering and 491 exiting). During the PM peak hour, the project will generate 1,728 trips (906 entering and 822 exiting). The Project will have direct access to US 441 at four (4) access points. The Project will also connect to the Briarwood Subdivision to the north and may possibly connect to NW 188th Street at some point in the future. The build-out year for the project is 2028.

The independent review of the TIA will include the following:

- Review of the Executive Summary.
- Review of the study intersections.
- Review of trip generation of site traffic.
- Review of data collection.
- Review of trip distribution.
- Analysis
    - Access Management.
    - Traffic Signal Warrant Analysis.
    - Intersection Control Evaluation.
    - Turn Lane Warrant Analysis.
    - Intersection Analysis.
- Conclusions and Recommendations.
- Additional Volkert comments/recommendations.

Review of the Traffic Impact Analysis

Executive Summary

The Executive Summary is a concise summary of the TIA. Volkert has no comments or suggestions on this section.

Study Intersections

This section of the TIA lists the study intersections and access intersections that were agreed upon in the Methodology Letter approved by the City of Alachua (City) and the Florida Department of Transportation (FDOT). Volkert has no comments or suggestions on this section.

Trip Generation of Site Traffic

This section of the TIA describes and documents the trip generation for the Project. The total daily trips, AM peak hour trips and PM peak hour trips are correctly calculated per the ITE *Trip Generation Manual, 11th Edition.* It is important to note that the project is a mixed-use development and there will be some internal trips between the various land uses (trips that do not use the adjacent public roadways; US 441, CR 235A, etc.). This type of trip is called an internal trip. Also, a mixed-use development will attract existing trips on the roadway. A good example is a stop for gas as someone is driving by the project. This type of trip is called a pass-by trip. The appropriate ITE Methodology was used to calculate the number of internal and pass-by trips. The total number of Project trips generated was then reduced to account for the internal and pass-by trips. This reduced trip number (referred to as new trips) is then used for the assignment of Project traffic onto the adjacent roadways. During the average weekday, the Project is expected to generate 15,141 new trips. During the AM peak hour, the project will generate 755 new trips (304 entering and 451 exiting). During the PM peak hour, the project will generate 1,333 new trips (710 entering and 623 exiting). The trip generation information is correct Volkert has no comments or suggestions on this section.

Data Collection

This section of the TIA documents how the existing traffic volumes on the adjacent intersections/roadways were obtained, how the existing traffic volumes were projected to the 2028 build-out year, how the reserved trips on the roadway network were obtained and how the ultimate 2028 build-out year traffic volumes were calculated. The traffic calculations are correct.

Volkert Comments/Suggestions:

1. Briarwood is a large project with multiple access points and study intersections. While the calculations are correct, it is very difficult and tedious to follow how the various traffic volumes were calculated. This is compounded by having the AM peak hour and PM peak hour on the same page. To simplify the review of these calculations and make it easier for lay citizens to understand the calculations, the AM and PM peak hours should be on separate sheets. Also, using one sheet for each intersection and access point that contains all the data for that location would make it easier to follow how the build-out year traffic is computed. Volkert is not recommending that the format for the traffic calculations for the Briarwood TIA be changed. However, Volkert does recommend to the city that future TIA's have traffic calculations as described above.
2. Figure 3 should have the year (2022) included in the title.

Trip Distribution

This section of the TIA documents the trip distribution for the project. The Gainesville Urban Area Transportation Study (GUATS) transportation model was used to determine how the project trips were assigned to the adjacent roadways. This is the typical methodology that is used to determine project trip assignments. The model is an area wide model, and making minor adjustments for a specific project is routine and accepted practice. The trip distributions obtained are reasonable and consistent with other traffic studies submitted to the city. The trip distributions to the four access points on US 441 are reasonable. The percentages assigned to the four access points onto US 441 will need to be monitored as the project is built out.

Volkert Comments/Suggestions:

1. Figure 7 should have the build-out year, 2028, in the title.
2. Figure 8 should have the build-out year, 2028, in the title.

Analysis – Access Management

This section of the TIA documents the type of roadway connection (right-in/right-out only driveway, restricted/directional median opening, full median opening, etc.) the project will have onto US 441. Since US 441 is a state highway, the FDOT has the permitting authority to determine the type and location of access onto its highways. This process is referred to as access management. It is important to note that another project, the US 441/NW 188th Street PD, is located on the south side of US 441 directly across the street from Briarwood and will also have access onto US 441. As a result of several discussions between the City/Alachua County/FDOT/Volkert, CHW coordinated the access management for Briarwood with the consultant for the US 441/NW188th Street PD. The result is an access management design that will safely and efficiently provide access for both developments.

Briarwood is proposing four connections onto US 441, three new connections and the existing connection at NW 164th Lane. These connections are described as follows.

1. Access A, a right-in/right-out only driveway, is located on US 441 approximately midway between NW 188th Street and Access B, located at the existing Belle's Road. This is a minor access point, but it will alleviate some of the project traffic from the major access points B and C. This is a common practice with large developments.
2. Access B, directional median opening, is located at the existing Belle's Road. A directional median opening allows right in, right out, left in but prohibits left out traffic. Directional median openings are common and direct exiting project traffic to locations that can safely and efficiently manage the exiting traffic, commonly a traffic signal.
3. Access C is the main access for the project. Upon review, FDOT would not approve a traditional traffic signal at access C, due to concerns the traffic signal would increase traffic delay and traffic crashes on US 441. Instead, an intersection analysis determined that a new type of intersection control would be more appropriate. The new intersection type proposed for access C is called a signalized thru-cut intersection. This type of intersection prohibits cross street traffic from going straight through the intersection. At access C, the proposed signalized thru-cut intersection would also prohibit left turns from US 441 into the properties to the north and south. Traffic movements that are

prohibited can be made via a U-turn at an upstream or downstream street/median opening located 400 – 800 feet upstream/downstream from the traffic signal. The result at access C is a two-phase traffic signal that is significantly more efficient and safer than a traditional traffic signal. A signalized thru-cut intersection is a variation of a Restricted Conflict U-Turn intersection (RCUT). At an RCUT intersection, all traffic exiting the side streets must turn right. If the side street traffic wanted to go straight through or turn left, this traffic must make a U-turn at a median opening on the main street approximately 400 – 800 feet downstream or upstream from the RCUT intersection. At full development, access C will require a traffic signal, initially access C will remain non-signalized.

4. Access D is the existing median opening on US 441 at NW 164th Lane. The existing full median opening will be converted to a directional median opening. The skewed angle that NW 164th Lane intersects US 441 will be reconstructed to provide a ninety-degree connection to the new driveway at access D.

This access management plan does not satisfy all the spacing requirements in the FDOT Access Management standards. However, it is very challenging to retrofit access for a new project onto an existing highway. The presence of the US 441/NW 188th Street PD further compounds the access management issue. Given all the complexities associated with this issue, Volkert concurs with the proposed access management plan proposed in the TIA. This plan will safely and efficiently serve the access needs for the Briarwood project and the US 441/NW188th Street PD.

Volkert Comments/Suggestions:

1. It should be noted that numerous meetings were held with CHW, City of Alachua, FDOT, myself, and developer staff present. The final access management plan reflects the concurrence of all parties.
2. In Table 2, the yellow highlight in the table needs to be replaced with a different color or method to point out the FDOT spacing requirements.

Analysis – Traffic Signal Warrant Analysis

This section of the TIA documents the analysis that was performed to determine whether a traffic signal would be warranted at access C, the primary access for the project, at full development. The appropriate methodology was utilized, and the findings of the analysis are correct. Volkert has no comments or suggestions for this section.

Analysis – Intersection Control Evaluation

This section of the TIA discusses the intersection control evaluation (ICE) that FDOT requires at any intersection where a traffic signal is being proposed. There are several new intersection designs that are being used throughout the country that have significant advantages over traditional traffic signal-controlled intersections. The TIA documents that the signalized thru-cut intersection provides safety and operational advantages over the traditional traffic signalized intersection. Volkert concurs with the recommendation in the TIA to utilize the signalized thru-cut intersection at access C and has no comments or suggestions for this section.

Analysis – Turn Lane Warrant Analysis and Length Calculations

This section of the TIA documents the analysis that was used to determine where a right and/or left turn lane is warranted and its length using FDOT standards. Volkert concurs with the recommendations in the TIA.

Analysis – Intersection Analysis

This section of the TIA documents the intersection level of service/operational deficiencies at the study and access intersections. Tables 7 and 8 summarize the results of this analysis. The appropriate highway capacity methodology was utilized, and the data results are correct.

This section also contains a summary of the improvement thresholds at the intersections as the project develops. These thresholds may change over time as the project proceeds and monitoring will be necessary to determine when future traffic studies will be required.

Volkert Comments/Suggestions

1. Tables 7 and 8 each contain two pages. The first page is stop controlled intersections and the second page is signalized intersections. The table heading only shows up on the first page of each table. Volkert recommends that the signalized intersection part of the table be solely on the second page and the table heading also be shown on the second page. This will make the table much easier to read and understand.
2. In the improvement thresholds section, it states that the initial 115 single family homes can be constructed without any new connections to US 441. The trips from these 115 homes, approximately 1000 trips per day, will use the existing Briarwood subdivision roads to the north to enter/exit. All parties concurred with this recommendation. Using the Briarwood roads to the north as the only access to the 115 homes may/may not be well received by the existing residents in the Briarwood subdivision. The City needs to communicate this issue to the residents in the Briarwood subdivision. It may be more practical to connect these new 115 homes to access D, realign NW 164th Lane, install the directional median opening on US 441 at access D and construct the left turn lane on US 441 at the existing median opening just west of NW 164th Lane in conjunction with constructing the 115 new homes. Volkert supports the concept of connecting the street system for the new 115 homes to the subdivision to the north to provide more options for ingress/egress and emergency vehicle access but forcing all traffic from the 115 new homes through an existing subdivision may be controversial.

Conclusions and Recommendations

This section of the TIA lists the recommended traffic and highway improvements that need to be scheduled to support the development of the Project. It is very important the city and FDOT monitor the progress of the project and schedule the necessary follow-up traffic studies to determine when the traffic and highway improvements need to be constructed. Volkert has no comments or suggestions for this section.

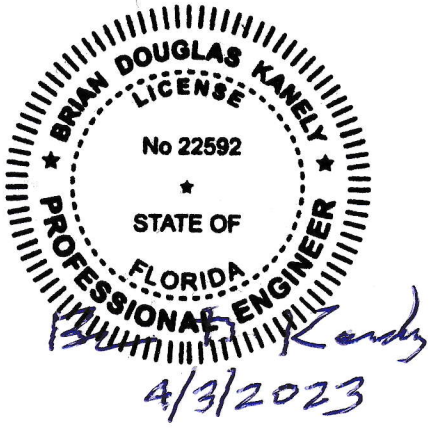
Additional Volkert Comments/Recommendations for the Briarwood Town Center TIA

1. It is important that the operational concepts of the signalized thru-cut intersection be adequately explained in the TIA. Using a poster display at public meetings would be very helpful in explaining how this new type of intersection operates.
2. The TIA describes the phasing for the Project and the various traffic and highway improvements needed. It will be essential that the city and FDOT establish and monitor the thresholds for the needed improvements. Additional traffic engineering reviews and studies will be required as the Project progresses to ensure the access points onto US 441 operate in a safe and efficient manner.
3. The first sentence in the Analysis Section, page 18, it should be noted that there are five parts, not three parts.
4. In Appendix L, the access is C not D.

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Briarwood Town Center TIA. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
April 3, 2023
Cell: 352-262-3580
Email: briank5030@outlook.com



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 5, 2023

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Briarwood Town Center Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM)

Dear Mr Brashier:

On December 1, 2022, the City of Alachua received your revised application for a Rezoning submitted on behalf of Erick Parker, Florida Timber Co, Joy Parker, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM) on the following tax parcels (03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006). A project assistance team meeting is scheduled to be heard on November 14, 2022 to discuss this project.

The 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 5:00 PM on Thursday, December 1, 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. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. 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 refer to City of Alachua Land Development Regulations.

5. *PD Master Plan: Compliance with Applicable LDR Provisions*
    g. Section 3.6.2 (A)(4) *, Development Phasing Plan.* Phasing plan should indicate when installation of all needed infrastructure both on-site and off-site will be installed. Submitted traffic impact analysis report indicates that a number of improvements to US 441, NW 164th Lane, and NW 173rd Street will be needed. The timing of these improvements should be laid out in the phasing plan. Further, concurrency impact analysis indicates that the City's wastewater capacity will exceed 85% with approval of the PD Master Plan. Phasing must include considerations for having adequate capacity in place for both roadway and sanitary sewer prior to issuance of any final PD plans for the subject property.
    NEW COMMENT: Additional information and detail is needed. Timing of off-site improvement is provided, but connections to site are not clear. When will connections be made? Note must be expanded to include sidewalk connection to CR 235A. When will realignment of NW 164th Lane take place?
    i. Section 3.6.3 (A)(4), and Section 3.6.3 (D)(4), Dimensional Standards. Add additional 5 foot setback in all Development Areas for stormwater facilities (ponds and structures).
    NEW COMMENT: This note must be reworded. The stormwater facilities themselves (including skimmers/ overflows/ weirs/ etc) must be set back from all property lines.

6. Miscellaneous
    c. Primary proposed north/ south road appears to track closely to existing tree line in same location. Is intent to preserve trees or to remove? Consider shifting or designing to keep mature tree line.
    NEW COMMENT: Response noted, but any regulated trees removed would be required to be mitigated for.

7. *Public Services/Outside Review Comments*
    a. *Revised* - Applicant must address comments provided by outside traffic engineering reviewer, Brian Kanely, P.E. of Volkert, Inc. in a forthcoming letter anticipated to be received January 12, 2023.

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

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 9, 2022

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Briarwood Town Center Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM)

Dear Mr Brashier:

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The 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 5:00 PM on Thursday, December 1, 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. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. 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 refer to City of Alachua Land Development Regulations.

1. *Comprehensive Plan Consistency Analysis*
    a. Please provide analysis of Application's consistency with Policy 1.3.g of the Future Land Use Element of the Comprehensive Plan. This may require additional development area with limitations on residential units/ non-residential floor area or an application to the City's Comprehensive Plan to amend or remove this policy. Please see the attached Commission agenda item from August 14, 2006, which adopted the referenced policy.
    b. Policy 2.5.a of the Future Land Use Element of the Comprehensive Plan requires that a minimum of 10% of site be designated as open space. The application response indicates that 20% of the site shall be designated as open space, however, the PD Master Plan does not provide a Development Area or otherwise designate the amount and location of the open space areas. The PD Master Plan must be revised to show location and amount of open space area.
    c. Please provide analysis of Application's consistency with Policy 1.1.d c) of the Community Facilities Element of the Comprehensive Plan.
    d. Medium Density Land Use generates a minimum density of 4 units per acre. Based on the acreage of the Medium Density Land Use area, a minimum of 152 units must be constructed in Development Area A.
2. Concurrency Impact Analysis
    a. Section 2.4.14 (G) requires that in order for a development order to be issued the necessary facilities and services are in place to serve the proposed development. Based on the provided concurrency impact analysis, the Level of Service standard will not be met for Segment 6 of US highway 441 at partial build out. Please note that final development orders (preliminary plats or site plans) will not be able to be approved unless there is adequate capacity for those facilities and services monitored for concurrency.
    b. Project has direct access to Segment 7 and Segment 16, but together those only account for 69% of total trips generated. These should total 100% less any internal capture calculated.
    c. Segment 16 must be included in roadway concurrency analysis.
    d. Concurrency impact analysis must include impacts at 100% build out.
    e. As a condition of PD Ordinance, additional traffic studies will be required on the proposed schedule.
        i. Update 1 must be submitted when cumulative non-residential floor area exceeds 125,000 square feet OR 250 dwelling units OR for any application submitted after January 1, 2026.
        ii. Update 2 must be submitted when cumulative non-residential floor area exceeds 250,000 square feet OR 500 dwelling units OR for any application submitted after January 1, 2029.

f. Table 7 (page 13 of Justification Report) indicates that the project will generate 3,239.74 tons of solid waste per year, however, it appears that this is the calculation for lbs of solid waste generated per day. Revise Table 7 with correct data.

3. *PD Master Plan: Compliance with Comprehensive Plan*
   a. PD Master Plan proposes 1,130 units, but Future Land Use Designations yield maximum of 948 units (161.29 acres of Moderate Density Residential yields 644 units; 38.041 acres of Medium Density Residential yields 304 units; total is 948 units). Policy 2.1.d of the City's Comprehensive Plan states that the Commercial Planned Development zoning district may be permitted within the commercial and high density residential land use categories. Options include reducing overall number of units permitted to 948, or initiating a comprehensive plan amendment to amend the future land use designation that increases residential development potential on the subject property.
4. *PD Master Plan: General*
   a. Proposed layout area results in disjointed PD-COMM areas, including placement of development areas (western "B" development area) in areas that are proposed to be zoned PD-R. Development Area "B" must be modified to account for area proposed to be zoned PD-R.
5. *PD Master Plan: Compliance with Applicable LDR Provisions*
   a. Section 2.4.2 (E)(1)(e), *Incompatible with adjacent lands.* Response does not directly address compatibility with Conservation land use to the west of subject property. Revised response required.
   b. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along southern right-of-way line. A 20' minimum landscaped buffer intended to preserve existing tree line along US 441 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage. Proposed landscape buffer along US 441 must be shown on PD Master Plan. A note that trees may only be removed for access or direct utility connections.
   c. Section 3.6.2 (A)(1)(b) requires the PD Master Plan calculate the number, type, and mix of land uses. Currently, there are no non-residential uses permitted within Development A or C. Please indicate if any common buildings will be permitted within each Development Area and maximum floor area. For example, language could be included that would permit a neighborhood clubhouse and pool for the residential uses.
   d. Section 3.6.2 (A)(1)(c) requires the PD Master Plan to identify the general location of open space. Plan must be revised to show open space area. Add additional 20' Type B open space/ buffer area long western property boundary adjacent to Suwannee River Water Management District lands.
   e. Section 3.6.2 (A)(1)(f) requires that the PD Master Plan identify on-site potable water and wastewater facilities. While the application notes that a connection will be made to the lift station within the Briarwood subdivision, substantial portions of the site appear to be at lower elevation than the existing lift station. This would appear to necessitate an additional lift station(s) to connect to the City's wastewater system. The general location of the lift station(s) must be identified on the PD Master Plan. Language can be included that exact location will be determined at site plan or preliminary plat review. A wastewater basin study may be required to determine

regional demand and optimal location and sizing of any proposed wastewater lift stations.

f. Section 3.6.2 (A)(3) requires that development along the perimeter of the PD district boundaries be compatible with the adjacent existing or proposed uses. As such, the following modifications must be considered:
    i. The area located in Development Area A adjacent to the Meadowglen subdivision must consist of a separate development area that limits development to single family detached only, limits building height to two stories, has minimum lot width of 80' and minimum lot size of 10,000 square feet. Additionally, the 40' stormwater buffer area must be increased to 50' and include a Type B buffer.
    ii. Permitted uses within Development Area B should read "Uses allowed within CC zoning district except the following uses, which shall not be permitted: senior center, youth club facility, day care home, overnight child car center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning, and carpet cleaning facilities".
    iii. Permitted uses within Development Area C should read "Uses allowed within CC zoning district except the following uses, which shall not be permitted: senior center, youth club facility, day care home, overnight child car center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, laundry, dry cleaning, and carpet cleaning facilities, those uses located with the "Vehicles, sales and services" use category , "Restaurant with drive-through or drive-in service" use type, and "Self-service storage" use category".
    iv. Add a 30' buffer between the existing residential uses and proposed Development Area C and B, along NW 164th Lane right-of-way.
    v. Clarify that a Type D buffer will be required within stormwater buffer adjacent to Santa Fe Hills.

g. Section 3.6.2 (A)(4) *, Development Phasing Plan.* Phasing plan should indicate when installation of all needed infrastructure both on-site and off-site will be installed. Submitted traffic impact analysis report indicates that a number of improvements to US 441, NW 164th Lane, and NW 173rd Street will be needed. The timing of these improvements should be laid out in the phasing plan. Further, concurrency impact analysis indicates that the City's wastewater capacity will exceed 85% with approval of the PD Master Plan. Phasing must include considerations for having adequate capacity in place for both roadway and sanitary sewer prior to issuance of any final PD plans for the subject property.

h. Section 3.6.3 (D)(4) Dimensional Standards. Add additional setback in Development Area C for setback of residential uses from US Highway 441 and NW 164th Lane rights-of-way. This setback should be a minimum of 50'.

i. Section 3.6.3 (A)(4), and Section 3.6.3 (D)(4), Dimensional Standards. Add additional 5 foot setback in all Development Areas for stormwater facilities (ponds and structures).

j. Section 3.6.3 (A)(4), Dimensional Standards. Development Standards table indicates minimum lot with for townhomes is 20'. Townhouse lots consist of 5 or more dwelling

units, so minimum lot width must be greater than 20'. Additionally, minimum lot size must be greater than 2,000 square feet.

k. Remove Note 1 from Development Standards table as this will be addressed through a condition within the PD Agreement and Ordinance.
l. Section 3.6.2 (A)(5), *Conversion Schedule,* requires additional detail and cannot be based on AADT generation of trips. Language may be proposed that would permit an increase of any maximum development potential within any Development Area (residential units or square footage) as long as there is a corresponding decrease in the maximum development potential of one or more other Development Areas, with up to 10% variation in any Development Area from the original proposed maximums.
m. Section 3.6.2 (A)(6)(a) and (b) requires that the PD Master Plan include demonstration that there will be adequate capacity for roadway system and potable water and sanitary sewer systems. This was not identified in PD Master Plan. Additionally, provided concurrency impact analysis appears to indicate that there will be deficiencies for at least one roadway segment and that the sanitary sewer system's capacity will exceed 85%.
n. Confirm proposed minimum lot width for single family attached units of 40' in Development Area A. This appears to be much wider than the typical attached product.
o. Section 3.6.3 (D)(4)(b) requires the PD Master Plan for the PD-Comm zoned area to include setbacks from adjoining residential uses.

3. Miscellaneous
    a. Show an internal interconnection between Development Area C and Development Area B.
    b. Call out buffer type from parcel 03047-002-000.
    c. Primary proposed north/ south road appears to track closely to existing tree line in same location. Is intent to preserve trees or to remove? Consider shifting or designing to keep mature tree line.
    d. Traffic study references realignment and reconfiguration of "main entrance road" and NW 164th Lane. This realignment concept must be provided. Parameters must be established with PD Master Plan to permit reconfiguration.
    e. Lot areas in Development Area A in the Development Standards Table appear to be given in linear feet, but should be given in square feet.
    f. Change permitted use within Development Area A to be "townhouse" rather than "townhome" to match the City's Land Development Regulations.

4. *Public Services/Outside Review Comments*
    a. Applicant must address comments provided by outside traffic engineering reviewer, Brian Kanely, P.E. of Volkert, Inc. in a forthcoming letter anticipated to be received November 17, 2022.

5. *Potential Additional Conditions*
    a. The conditions found within this section are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent submittals.

b. A pedestrian connection through existing right-of-way located south of Santa Fe Hills from project boundary to existing sidewalk network shall be required to be constructed at the time of any plat or site plan located adjacent to this right-of-way.
c. Concurrent with any Final PD Plan (preliminary plat or site plan), any applicant for development within the PD Master Plan property shall submit a wastewater service basin study to determine the exact location and sizing of any necessary lift stations to serve the entire PD Master Plan property at build out. The applicant shall be responsible for any costs associated with this basin study.
d. Concurrent with any Final PD Plan (preliminary plat or site plan), any applicant for development within the PD Master Plan property shall request a potable water distribution system hydraulic modeling study to determine adequate size and appropriate location of all on-site and off-site potable water lines. The applicant shall be responsible for any costs associated with this potable water distribution system hydraulic modeling.

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

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 17, 2022

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Briarwood Town Center PD-R and PD-Comm Rezoning Application

Dear Mr Brashier:

On October 13, 2022, the City of Alachua received your revised application for a Rezoning submitted on behalf of Erick Parker, Florida Timber Co, Joy Parker, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM) on the following tax parcels (03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006).

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 separately from this letter.

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 10, 2022

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

Craig Brashier, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Briarwood Town Center PD-R and PD-Comm Rezoning Application

Dear Mr Brashier:

On October 3, 2022, the City of Alachua received your application for a Rezoning submitted on behalf of Erick Parker, Florida Timber Co, Joy Parker, and the Lillie Belle Jeffords Revocable Living Trust, property owners. The application proposes the rezoning of a ±306.34 acre subject property from Agriculture (A), Community Commercial (CC), and Residential Multi-Family-8 (RMF-8) to Planned Development – Residential (PD-R) and Planned Development- Commercial (PD-COMM) on the following tax parcels (03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006).

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. Additional information is needed before review of this application can begin. 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 of this letter, 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 Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

a. General Standards for all PD Districts
    i. Section 3.6.2 (A)(1)(d) requires that the PD Master Plan identify any environmentally sensitive lands, wildlife habitats, and stream corridors. Applicant must provide a revised PD Master Plan that identifies any environmentally sensitive lands on the PD Master Plan (may be additional sheet).
    ii. Section 3.6.2 (A)(1)(f) requires that the PD Master Plan identify any on-site potable water and wastewater facilities. Applicant must provide a revised PD Master Plan that identifies any on-site potable water and wastewater facilities (may be additional sheet(s)). Such facilities include mains and lift stations.
    iii. Section 3.6.2 (A)(1)(g) requires that the PD Master Plan identify general location of all public facilities serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools. This may be done by a vicinity map showing these facilities in relation to the subject property or in tabular form identifying the facility, its address, and distance from subject property (via roadway travel) or a combination of the two.
b. Traffic Impact Analysis
    i. Applicant must provide a traffic impact analysis for the proposed development.
c. Environmental Analysis
    i. Applicant must provide an environmental analysis of the proposed development.

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

REQUEST FOR CITY COMMISSION CONSIDERATION

MEETING DATE: Monday, August 21, 2006

AGENDA ITEM: B

PREPARED BY: Michael Sherman, AICP, City Planner

DATE: August 14, 2006 **DEPARTMENT**: Planning and Community Development

AGENDA SECTION: Ordinances and Public Hearings

SUBJECT: Second Reading and Second Public Hearing on Ordinance 06-14: A request by the City of Alachua to amend the City of Alachua Comprehensive Plan; 2015 to add new text to the Future Land Use Element. This new text limits the Parker mixed use development entitlements. (This is a legislative hearing)

BACKGROUND:

This comprehensive plan text amendment is a result of a Future Land Use Map amendment (Ordinance 05-02) adopted by the City for the Parker Mixed-Use Development. The Future Land Use amendment adopted by Ordinance 05 02 changed the FLUM category on 145 acres from the Agriculture to the Residential Moderate Density category. After the FLUM amendment, the owner of the property applied for and received a PUD rezoning for the property. This PUD rezoning was adopted by Ordinance 06-02. This ordinance adopted conditions and development requirements for the rezoning of parcels #03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, 005. During the comprehensive plan amendment, the City and the applicant agreed to limit the development potential of the property by adopting specific language doing so. The language subject to this amendment is as follows:

Policy 1.3.g

The Parker Mixed-Use commercial development (03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005) is restricted to a combined maximum of 250,000 square feet of building area. Commercial uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

On August 9, 2005 the City Planning & Zoning Board recommended approval of the proposed Future Land Use Map Amendment.

On March 6 and March 20, 2006, the City Commission approved the proposed amendment and directed the staff to transmit the proposed amendment to the Florida Department of Community Affairs for review.

The Department of Community Affairs did not object to the proposed amendment.

ATTACHMENTS:

1. Staff Report;
2. Ordinance 06-14;
3. Newspaper Advertisements, dated August 10, 2006

RECOMMENDED ACTION: Motion to adopt Ordinance 06-14 on Second Reading and Second Public hearing. Direct staff to submit adopted amendment to the Florida Department of Community Affairs.

REVIEWED BY DEPARTMENT HEAD:	**REVIEWED BY CITY MANAGER**:
COMMISSION ACTION:	
MOTION BY:	**SECOND BY**:

City Of Alachua

ORDINANCE 06 14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO A CITY INITIATED LARGE SCALE AMENDMENT #2 TO THE CITY OF ALACHUA COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT TO ADD POLICY 1.3.G LIMITING THE PARKER MIXED-USE DEVELOPMENT WHICH INCLUDES PARCELS 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, AND 005 TO A COMBINED MAXIMUM OF 250,000 SQUARE FEET OF BUILDING AREA. COMBINED USES IN THIS DEVELOPMENT MUST BE PEDESTRIAN ORIENTED AND BICYCLE ACCESSIBLE. THE COMMERCIAL PORTIONS OF THE DEVELOPMENT MUST BE LINKED TO INTERNAL ROADS AND PEDESTRIAN PATHS OF THE NEW RESIDENTIAL DEVELOPMENT AND EXISTING EXTERNAL ROADS AND PEDESTRIAN PATHS ABUTTING THE DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161 et seq.,) Florida Statutes and Chapter 9J-5, Florida Administrative Code, require that each local government prepare and adopt a comprehensive land use plan; and,

WHEREAS, the City Commission of the City of Alachua adopted its 1991-2011 Comprehensive Plan on January 22, 1992, with Ordinance No. O-91-23 and updated its Comprehensive Plan on September 13, 2004; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on, August 9, 2005 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA provided its recommendations for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA and approved the proposed amendment for transmittal to the Florida Department of Community Affairs (DCA) at a duly advertised public hearing on March 6, and March 20, 2006; and,

WHEREAS, the DCA has reviewed the proposed amendment and issued its Objections, Recommendations, and Comments (ORC) Report received by the City on July 11, 2006; and,

WHEREAS, the City Commission considered the ORC Report and the response to the ORC Report prepared by staff at a duly advertised public hearing on August 21, 2006 to consider adoption of the proposed amendment; and,

WHEREAS, the City Commission held duly advertised public hearings on adoption of the proposed amendment on August 21, 2006 provided for and received public participation, and approved the amendment with no/ changes since the transmittal hearing;

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA.

Section 1. **Comprehensive Plan Amendment: Future Land Use Element Text revisions**

The Future Land Use Element is hereby amended to add additional text to limit the Parker Mixed Use Development by the following language:

POLICY 1.3.G: THE PARKER MIXED-USE DEVELOPMENT WHICH INCLUDES PARCELS 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, AND 005 TO A COMBINED MAXIMUM OF 250,000 SQUARE FEET OF BUILDING AREA. COMBINED USES IN THIS DEVELOPMENT MUST BE PEDESTRIAN ORIENTED AND BICYCLE ACCESSIBLE. THE COMMERCIAL PORTIONS OF THE DEVELOPMENT MUST BE LINKED TO INTERNAL ROADS AND PEDESTRIAN PATHS OF THE NEW RESIDENTIAL DEVELOPMENT AND EXISTING EXTERNAL ROADS AND PEDESTRIAN PATHS ABUTTING THE DEVELOPMENT

Section 2. **Findings**

1. The request to limit the Parker Mixed Use development totals is consistent with the Comprehensive Plan.
2. The amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, solid waste, stormwater, and recreation.

Section 3. **Repealing Clause**

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. **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 exclusion of such part or parts shall be deemed to be valid.

Section 5. **Effective Date**

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the adopted amendment to be in compliance in accordance with s. 163.3184(9) or (10), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective upon the adoption of a resolution affirming its effective status and the receipt of written notice from the Florida Department of Community Affairs, Division of Resource Planning and Management, Plan Processing Team, that it has received a copy of the resolution.

PASSED on first reading this 20th day of March 2006.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 21st day of August, 2006.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Jean B. Calderwood
Mayor (Seal)

Attest:

Clovis Watson, Jr., MPA
City Manager

Approved as to form:

Marian B. Rush
City Attorney

City of Alachua

Planning and Community Development
15100 Main Street
Post Office Box 9
Alachua, Florida 32615
Phone: (386) 418-4070
Fax: (386) 418-4075

M E M O R A N D U M

To: Chairman Burgess and Members of the Planning and Zoning Board

From: Danielle Judd, Interim Planning and Community Development Director

Date: July 19, 2005

RE: Staff-initiated Comprehensive Plan Amendment #(2): Parker Mixed Use Text Amendment

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So as to limit the commercial square footage of the Parker Mixed Use development and thereby maintain level of service on US Highway 441 and 235A, the City of Alachua requests to add Policy 1.3.g to the Future Land Use Element. In the City's March 18, 2005 response to the Department of Community Affair's Objections, Recommendations, and Comments (ORC) report, staff committed to adding Policy 1.3.g to the Future Land Use Element in order to limit the traffic impacts of the Parker Mixed-Use on US 441. The project as permitted will allow approximately 650,000 square feet of commercial space, generating approximately 26,352 AADT.

Policy 1.3.g of the Future Land Use Element will, at a minimum, limit the commercial development of tax parcels #03044-010-001, 002, 003, 03044-011-001, 002, 003, 03044-012-001, 002, 003, 004, 005 to a combined maximum of 250,000 square feet (see attached letter from Gerry Dedenbach). This text amendment would limit the potential traffic impact this development to approximately 10,167 AADT.

The proposed policy language to be added to the Future Land Use Element of the Comprehensive Plan:

Policy 1.3.g The Parker Mixed-Use commercial development (parcels #03044-010-001, 002, 003, 03044-011-001, 002, 003, 03044-012-001, 002, 003, 004, 005) is restricted to a combined maximum of 250,000 square feet of building area. Commercial uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

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 August 21, 2006 at 7:00 p.m. The hearing will be held in the George F. Duke Auditorium, located in City Hall, at 15001 NW 140th Street, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE NO. 06-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO A CITY INITIATED LARGE SCALE AMENDMENT #2 TO THE CITY OF ALACHUA COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT TO ADD POLICY 1.3.G LIMITING THE PARKER MIXED-USE DEVELOPMENT WHICH INCLUDES PARCELS 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, AND 005 TO A COMBINED MAXIMUM OF 250,000 SQUARE FEET OF BUILDING AREA. COMBINED USES IN THIS DEVELOPMENT MUST BE PEDESTRIAN ORIENTED AND BICYCLE ACCESSIBLE. THE COMMERCIAL PORTIONS OF THE DEVELOPMENT MUST BE LINKED TO INTERNAL ROADS AND PEDESTRIAN PATHS OF THE NEW RESIDENTIAL DEVELOPMENT AND EXISTING EXTERNAL ROADS AND PEDESTRIAN PATHS ABUTTING THE DEVELOPMENT; 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 are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. 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) 462-1231 at least 48 hours prior to the public hearing.

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 August 21, 2006 at 7:00 p.m. The hearing will be held in the George F. Duke Auditorium, located in City Hall, at 15001 NW 140th Street, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE NO. 06-19

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. O-91-23, AS AMENDED, TO INCORPORATE TEXT AMENDMENTS TO THE CAPITAL IMPROVEMENTS ELEMENT BASED ON THE CITY OF ALACHUA APPROVED FY 06 BUDGET; PROVIDING FOR CODIFICATION AND CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALING CLAUSE AND RESTATEMENT; 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 are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. 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) 462-1231 at least 48 hours prior to the public hearing.

06-14

defense. NEWBERRY from page B1

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GALLAGHER: Backers dismiss talk of quitting

Continued from 1B

comment publicly on Gallagher's fading fortunes. One called the political scene a "death watch" that deserved a modicum of restraint for the sake of party unity. Similarly, Gallagher's top supporters were mostly mum Wednesday. Gallagher's campaign spokesman Albert Martinez said Gallagher's fading hopes had been discussed, but nobody had advised him to drop out of the race.

Gallagher on Wednesday dismissed as "out of context" Martinez's statements to the Miami Herald on Tuesday that Gallagher was "evaluating what is best for him and what is best for the Republican Party."

Such a departure so late in a primary campaign would be unusual but not unprecedented. Jim Smith, currently a lobbyist supporting Gallagher, dropped out of the 1994 runoff GOP gubernatorial primary against Jeb Bush.

But other Gallagher supporters said there was no reason to drop out, especially since Gallagher has the firm support of social and Christian conservatives that have recoiled from Crist's moderate stances.

Gallagher's hopes are that motivated conservatives will vote on Sept. 5 while less interested Republicans more likely to support Crist will stay home.

"What's the advantage? There's nothing to be gained" by dropping out, said Rep. Dennis Baxley, R-Ocala, who spent much of Wednesday traveling with Gallagher. "Right now he's carrying the banner on core values, and it's very important to the future of the party that we make it clear that we will carry social conservative issues."

Al Cardenas, the former head of the Republican Party of Florida and a high-profile Gallagher supporter, was sober in his assessment of Gallagher's hopes on Wednesday.

He said he spoke with Gallagher Wednesday morning after recent media reports stated Gallagher was considering dropping out.

"Naturally he was frustrated — the campaign is behind Charlie Crist, there are a growing number of skeptics because of it," Cardenas said. "Tom's closest advisers believe that he's 20, 25 (percentage) points behind" Crist. "If he can close the gap 10 or 15 points between now and Sept. 5, he can win the election."

BUS STOP: Ten offenders live within a half mile

Continued from 1B

Githens called Sowers back and said he has been working ever since to find a new place to put the bus stop. The problem, however, is finding a place that's not close to a sex offender's house. There are 10 living within a half-mile or less of that same bus stop, he said.

Githens said he'll have a new stop assigned to the area within the next couple of days, and he's vowed to address similar concerns quickly from now on.

"We'll deal with each and every stop to make sure every student is accorded the best level of safety we can possibly provide," he said.

Githens said FDLE contacts his department before approving address changes for sexual predators, but there is no notification regarding sexual offenders. There's no plan for the department to screen for sex offenders' homes when assigning bus routes in the future, but the district will respond if parents raise a concern, he said.

To Sowers, it's a "half-victory" because she said she wants a policy that will prevent bus stops from coinciding with sex offenders' addresses districtwide.

"I'm not trying to cause anyone hardships, but a lot of people don't have the access or the knowledge to look into this. Officials need to do it for them," she said. "This is a temporary solution, but they need to reconsider their transportation plan."

Classes resume on Monday in Alachua County.

Tiffany Pukkala can be reached at 338-3111 or pukkalt@gvillesun.com

College life website
Gainesville.com

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If you're presently cooling your home with a window unit or central air conditioner over 8 years old, you're paying over twice as much on your electric bill as you should be. There have been technological breakthroughs in central air conditioning design as well as advanced installation methods that not all contractors are aware of, which when installed properly in your house, will reduce the amount you pay the electric company by 40, 50 or more per month!
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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 August 21, 2006 at 7:00 p.m. The hearing will be held in the George F. Duke Auditorium, located in City Hall, at 15001 NW 140th Street, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE NO. 06-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO A CITY INITIATED LARGE SCALE AMENDMENT #2 TO THE CITY OF ALACHUA COMPREHENSIVE PLAN: AMENDING THE FUTURE LAND USE ELEMENT TO ADD POLICY I.3.G LIMITING THE PARKER MIXED-USE DEVELOPMENT WHICH INCLUDES PARCELS 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, AND 005 TO A COMBINED MAXIMUM OF 250,000 SQUARE FEET OF BUILDING AREA, COMBINED USES IN THIS DEVELOPMENT MUST BE PEDESTRIAN ORIENTED AND BICYCLE ACCESSIBLE. THE COMMERCIAL PORTIONS OF THE DEVELOPMENT MUST BE LINKED TO INTERNAL ROADS AND PEDESTRIAN PATHS OF THE NEW RESIDENTIAL DEVELOPMENT AND EXISTING EXTERNAL ROADS AND PEDESTRIAN PATHS ABUTTING THE DEVELOPMENT; 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 are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. 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) 462-1231 at least 48 hours prior to the public hearing.

CITY OF ALACHUA, FLORIDA MEETING NOTICE

The City of Alachua City Commission will consider the following item as part of the consent agenda on August 21, 2006, at 7:00 p.m., or as soon as possible thereafter. The meeting will be held in the George F. Duke Auditorium, located in City Hall, at 15001 NW 140th Street, Alachua, Florida.

The item to be considered is as follows:

Final Plat: A request by Marvin Smollar of Alachua Development Co., LLC, owner, for consideration of a Final Plat for Baywood subdivision, Phase I comprised of 171 residential units on approximately 61.69 acres, located Northwest of the County Road 241/State Road 235 and US Highway 441 intersection (behind Food Lion), Alachua, Florida. FLUM: Residential Moderate and Residential Medium Density; Zoning: RSF-5. A portion of tax parcel #03067-006-000.

At the meeting, all interested parties may appear and be heard with respect to the proposed construction plans. Copies of the construction plans are available for public inspection at the Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public meetings, 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) 462-1231 at least 48 hours prior to the meeting.

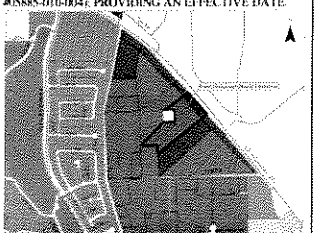
NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 21, 2006 at 7:00 p.m. The hearing will be held in the George F. Duke Auditorium, located in City Hall, at 15001 NW 140th Street, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE NO. 06-29

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP-2015; AMENDING THE FUTURE LAND USE CLASSIFICATION FROM AGRICULTURE TO COMMERCIAL ON APPROXIMATELY 7.01 ACRES OF A LARGER 13.56 ACRE PARCEL, LOCATED ALONG THE SOUTHWEST SIDE OF U.S. 441, APPROXIMATELY 1/4 MILE NORTHWEST OF NW 109TH LANE, ALACHUA, FLORIDA. (A PORTION OF TAX PARCEL #05885-010-004); 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 Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 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, 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 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) 462-1231 at least 48 hours prior to the public hearing.

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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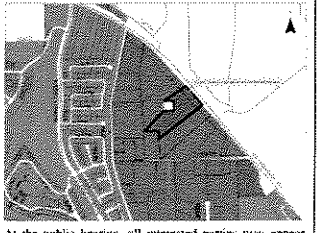
The ordinance title is as follows:

ORDINANCE NO. 06-30

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; RELATING TO AN AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS CLASSIFICATION FROM AGRICULTURE TO COMMERCIAL INTENSIVE ON APPROXIMATELY 7.01 ACRES OF A LARGER 13.56 ACRE PARCEL, LOCATED ALONG THE SOUTHWEST SIDE OF U.S. 441, APPROXIMATELY 1/4 MILE NORTHWEST OF NW 109TH LANE, ALACHUA, FLORIDA. (A PORTION OF TAX PARCEL #05885-010-004); 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 Planning and Community Development Department, 15100 Main Street, or at the Office of the City Clerk, 15001 NW 140th Street, on any regular business day between the hours of 8:00 a.m. to 4:30 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, 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 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) 462-1231 at least 48 hours prior to the public hearing.

ORDINANCE 23-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON AN APPROXIMATELY 306.34 ACRE SUBJECT PROPERTY; LOCATED NORTH OF US 441, EAST OF NW 188TH STREET, WEST OF THE BRIARWOOD AND MEADOWGLEN RESIDENTIAL SUBDIVISIONS; TAX PARCEL NUMBERS 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006; 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 ("Amendment"), as described below, has been filed with the City by CHW, Inc on behalf of Florida Timber Co., a Florida corporation, and Eric J. Parker and Joy A. Parker Community Property Trust ("Owners"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Briarwood Town Center Planned Development ("PD-R", "PD-Comm" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 948 residential units and a maximum of 515,000 square feet of non-residential uses on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on April 6, 2023; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on April 18, 2023 , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on April 27, 2023 and on May 11, 2023; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on May 8, 2023, and May 22, 2023, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") (Alachua County), Community Commercial ("CC") and Residential Multiple Family – 8 (RMF-8") to Planned Development–Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") for Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family and multiple-family residential development, community recreation, non-residential development and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family attached and detached, townhouses, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	• Single-family attached dwellings, single-family detached dwellings, townhouses • Multi-family residential dwellings (within Subarea as identified on PD Master Plan) • Common area and open space • Neighborhood amenity center building • Stormwater management facilities	598 dwelling units 15,000 square feet neighborhood amenity center	±160	*Minimum Lot Area (square feet)* • Single-family detached: 4,080 • Single-family attached: 1,600 • Townhouse: 2,000 • Multi-family: None *Minimum Lot Width* • Single-family detached: 34' • Single-family attached: 20' • Townhouse: 100' • Multi-family: None *Setbacks, Building (Single-family detached)* Front (Primary) = 20' Side = 5' Rear=15' *Setbacks, Building (Single-family attached)* Front (Primary) = 15' Side = 5' Rear=10' *Setbacks, Building (Townhouse)* Front (Primary) = 20' Side = 5'	±52.0%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
				Rear=15' *Setbacks, Building (Multiple-family)* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* Single-family detached and townhouse = 35' Single family attached and multiple family = 65' *Maximum Lot Depth to Width Ratio* Single-family detached = 4 times width of lot Single-family attached = 10 times width *Maximum Lot Coverage*	

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
				All uses = 80% Individual lots may exceed 80% as long as plat or site plan demonstrates a minimum pervious area of 20% overall *Minimum Parking Spaces* As required by Section 6.1, LDRs Amenity Center: 3 spaces per 1,000 square feet of gross floor area	
Development Area 'B' .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre	• All allowable uses within CC zoning district, except the following: senior center, youth club facility, day care home, overnight child care center, drug and alcohol treatment facility, cemetery, columbaria, mausoleum, airport, general industrial service, and laundry, dry cleaning and carpet cleaning facilities • Common area and open space	Together with Development Area C: 500,000 square feet non-residential	±65	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35'	±21.0%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
1.0 FAR for Parcels less than 1 acre	• Stormwater management facilities			*Maximum Building Height* 65' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'C' 17.5 du/acre Development Area 'C' 17.5 du/acre .5 FAR for Parcels greater than or	• All allowable uses within CC zoning district, except the following: uses prohibited in Development Area B, use types listed on the "Vehicle Sales and Services" use category, restaurants with drive-through or drive- in service, and self-service storage facilities • Common Area/ Open Space	350 dwelling units Together with Development Area B: 500,000 square feet non-residential	±20	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, building* Front (Primary) = 20' Side = 0' Rear=15' Adjoining Residential Uses or Lots = 35'	±6.0%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development[1]	Acres	Dimensional Standards	Percentage of PD
equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• Neighborhood amenity center building • Stormwater management facilities			US 441 or NW 164th Lane Right of Way = 50' *Setbacks, Stormwater Facilities* 5' from all property lines *Maximum Building Height* 65' *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'D' N/A	• Stormwater management facilities • Common Areas	N/A	±61.0	*Setbacks, Stormwater Facilities* 5' from all property lines	±20%

1 The permitted maximum development in each zoning designation may be increased up to 10% based on a corresponding percentage decrease in the other zoning designation. For example, a 10 % decrease in the maximum allowable non-residential development would permit up to a 10 % increase in the maximum number of residential dwelling units.

2. The Project shall be developed in three or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. -
4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.
5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.
9. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs, or site plan review process or infrastructure plan review process, as further defined in Section 2.4.9 of the City's LDRs. Shifts of less than 75' (centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public rights-of-way, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

10. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

11. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

12. Wastewater System Requirements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift stations required and necessary to serve the Project.
    b. The locations of the proposed lift stations are approximate as depicted in the PD Public Facilities Plan. The first phase shall connect to an existing lift station with the Briarwood Phase 1-3 subdivision. Future phases will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department.
13. Pedestrian and Street Improvements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs, subject to the following:
        i. Miami curb shall be permitted in all residential areas within Development Area A.
    b. All on-site and off-site traffic improvements noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property in accordance with the following:
        i. No more than 115 residential units in total shall be approved within the Development until the proposed through-cut access to US Highway 441 at Access Point D, as indicated in the associated traffic study, has been completed. This access connection shall include the realignment of NW 164th Lane and any associated off-site improvements, as indicated in the associated traffic study. No multi-family or non-residential development shall be accessed solely through the existing Briarwood Phase 1-3 single family residential subdivision adjacent to the subject property.
        ii. No more than 265 residential units in total shall be approved within the Development until the proposed connection at Access Point B, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study. The access may remain a full access until such time that a traffic signal or other improvement is warranted, at which time it shall be converted to a directional access, unless otherwise required by the Florida Department of Transportation. Access Point B shall also be required to be converted to directional prior to meeting signalization warrants when Access Point C is permitted and constructed.
        iii. No more than 355 residential units in total shall be approved within the Development until the proposed directional access at Access Point C, as indicated in the associated traffic study, has been completed. This shall include any associated off-site improvements, as provided in the associated traffic study.
        iv. After construction of Access Point C, a signal warrant study shall be completed as part of any preliminary plat/ Final PD plan, site plan, or infrastructure plan. If the traffic signal is not warranted at that time, signal warrant monitoring reports shall be provided as required by FDOT.

v. No more than 598 dwelling units shall be permitted within the Development until the off-site improvements to the intersection of CR235A and US 441, as provided in the associated traffic study, have been completed. No non-residential development proposed after completion of the 598th dwelling unit shall be permitted until the off-site improvements to the intersection of CR235A and US 441 have been completed.

vi. A revised traffic study for the entire development shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	250,000	435	01/01/2027

Traffic studies shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 1 additional traffic studies shall be required.

vii. Any connection to NW 188th Street may require dedication of land for additional right-of-way.

c. A pedestrian connection through existing right-of-way (approximately 900 feet in length) located south of Santa Fe Hills from project boundary to existing sidewalk network shall be required to be constructed at the time of any plat or site plan located adjacent to this right-of-way. This requirement may be waived by the City Commission upon a finding that such a sidewalk connection is not physically possible or upon a finding that the Public Works Director Public Works Department of the Alachua County Board of County Commissioners does not desire such a connection and makes a request to the City Commission in writing to not require such connection.

14. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

15. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

16. Open spaces and conservation areas shall account for a minimum of twenty percent (20%) of the complete project.

17. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

18. The Final PD Plan shall be a Preliminary Plat or a Site Plan and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
20. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
23. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. 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 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. 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 be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 8th day of May, 2023.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 22nd day of May, 2023.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006

Legal Description of Subject Property

PARCEL 1:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY

PARCEL 2:

PORTION OF THE NORTHWEST 1/4, LYING NORTH OF US. HIGHWAY 441, IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT-OF-WAYS

AND

LESS AND EXCEPT THAT PORTION CONTAINED IN WARRANTY DEED RECORDED DECEMBER 10, 1981, IN OFFICIAL RECORDS BOOK 1386, PAGE 971, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

(PER SURVEYOR)

LESS AND EXCEPT THAT PORTION CONTAINED IN WARRANTY DEED RECORDED OCTOBER 30, 1997, IN OFFICIAL RECORDS BOOK 2138, PAGE 286, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 3:

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING NORTH OF U.S. HIGHWAY 441, IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT RIGHT-OF-WAYS

AND

LESS AND EXCEPT THAT PORTION CONTAINED IN WARRANTY DEED RECORDED JUNE 17, 1980, IN OFFICIAL RECORDS BOOK 1283, PAGE 409, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 4:

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 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**.

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.

LESS AND EXCEPT HORIZON OFFICE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO:

A TRACT OF LAND LYING 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 MN. 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**.

SAID LANDS CONTAINING 306.34 ACRES MORE OR LESS

Legal Description of PD-COMM Area

THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT

OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION , A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43"EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD

STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

AS WELL AS: ALACHUA COUNTY TAX PARCELS # 03044-010-001, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, AND 03044-012-005

THE ABOVE DESCRIBED LAND CONTAINS 109.112 ACRES MORE OR LESS.

Legal Description of PD-R Area

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION , A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43"EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD

STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF

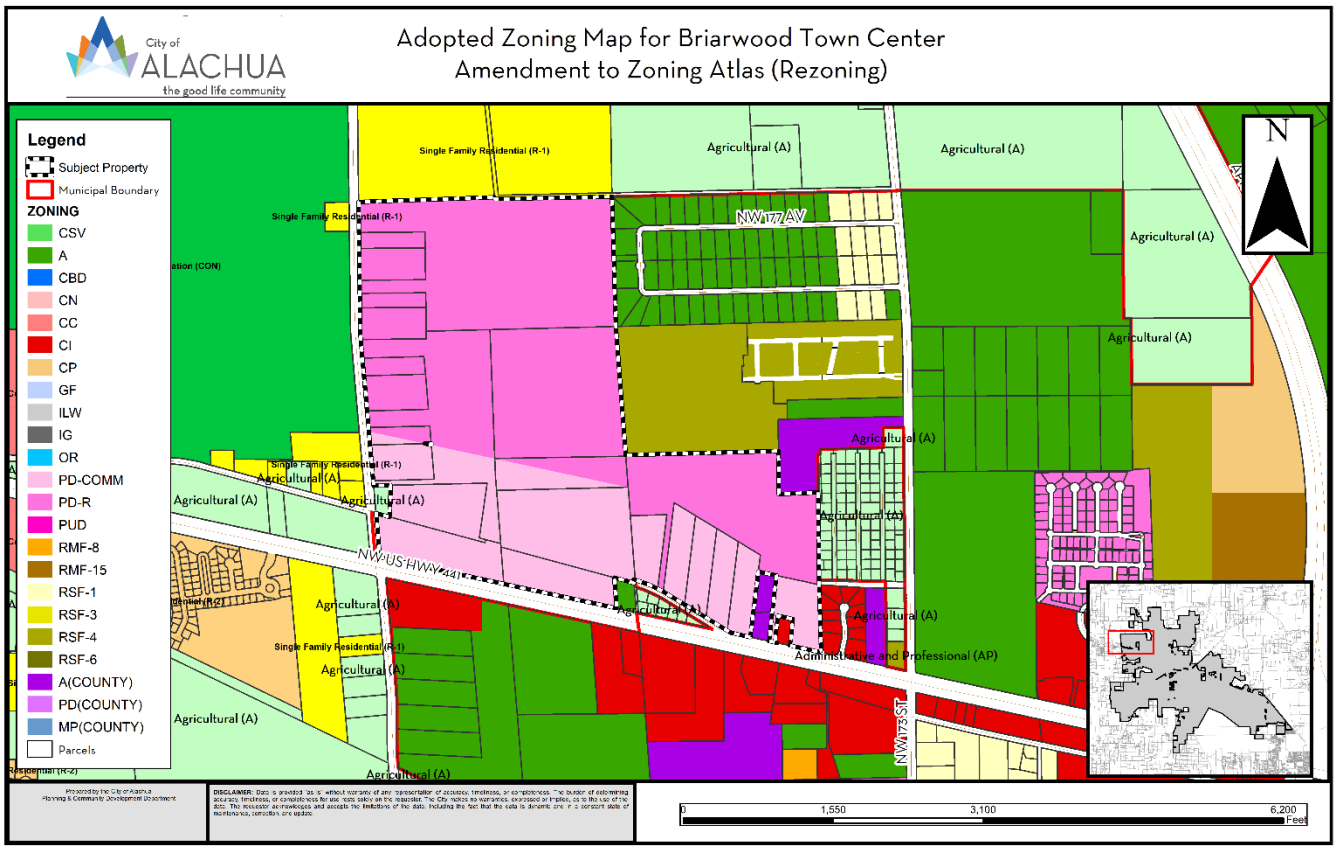
WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) .

AS WELL AS: ALACHUA COUNTY TAX PARCEL # 03044-010-002

THE ABOVE DESCRIBED LAND CONTAINS 198.911 ACRES MORE OR LESS.

EXHIBIT "B"


City of ALACHUA
the good life community
Adopted Zoning Map for Briarwood Town Center
Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
N
Single Family Residential (R-1)
Agricultural (A)
NW 77 AV
NW US HWY 441
NW 173 ST
Administrative and Professional (AP)
0
1,550
3,100
6,200
Feet

PLANNED DEVELOPMENT REGULATORY AGREEMENT FOR BRIARWOOD TOWN CENTER PD PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of May 22, 2023 by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **ERIC J. PARKER AND JOY A. PARKER COMMUNITY PROPERTY TRUST, AND FLORIDA TIMBER CO,** a Florida corporation, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Briarwood Town Center ("Project")**, which is proposed to consist of ±306.34 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Commercial Intensive ("CI") and Agricultural ("A") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Community Commercial ("CC") , Residential Multiple -Family -8 ("RMF-8") and Agricultural ("A")(Alachua Couunty) to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") at a quasi-judicial public hearing held on April 18, 2023;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on May 8, 2023, to consider the proposed rezoning of the Property pursuant to Ordinance Number 23-03;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 23-03;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 23-03, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 23-03, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Commercial Intensive ("CI") and Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors 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, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting 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 the 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 Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, 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 PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 23-03.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD 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; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, 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: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developers:

Eric J. Parker and Joy A. Parker Community Property Trust
PO Box 357133
Gainesville, FL 32635

Florida Timber Co
PO Box 357133
Gainesville, FL 32635

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City

and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 23-03 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Lan Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed 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.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
Eric J. Parker and Joy A. Parker Community Property Trust

Jessica Neville
(NAME)

By: Joy A. Parker
Joy A. PARKER TRUSTEE
(NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 10th day of May 2023 by Joy A. Parker, who is personally known to me or who has produced Drivers License as identification, and who took an oath.

ASHLEY RILEY
Notary Public-State of Florida
Commission # HH 18679
My Commission Expires
July 07, 2024
(SEAL)

Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Florida Timber Co.

Jessica Neville
(NAME)

By: Jeremy Parker President of Florida Timber Co.
Jeremy Parker (NAME) President of Florida Timber Co. (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 10th day of May 2023 by Jeremy Parker, who is personally known to me or who has produced n/a as identification, and who took an oath.

ASHLEY RILEY
Notary Public-State of Florida
Commission # HH 18679
My Commission Expires
July 07, 2024
(SEAL)

Notary Public, State of Florida at large
Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

SIGNATURES CONTINUE ON NEXT PAGE

Attest:

CITY OF ALACHUA

_____
Mike DaRoza
City Manager

By:_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this __ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL)
Commission No.:
Commission Expiration:

EXHIBIT "A"

Legal Description of Subject Property

Tax Parcel Numbers 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006

PARCEL 1:
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY

PARCEL 2:
PORTION OF THE NORTHWEST 1/4, LYING NORTH OF US. HIGHWAY 441, IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT-OF-WAYS

AND

LESS AND EXCEPT THAT PORTION CONTAINED IN WARRANTY DEED RECORDED DECEMBER 10, 1981, IN OFFICIAL RECORDS BOOK 1386, PAGE 971, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND
(PER SURVEYOR)
LESS AND EXCEPT THAT PORTION CONTAINED IN WARRANTY DEED RECORDED OCTOBER 30, 1997, IN OFFICIAL RECORDS BOOK 2138, PAGE 286, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 3:
PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING NORTH OF U.S. HIGHWAY 441, IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT RIGHT-OF-WAYS

AND

LESS AND EXCEPT THAT PORTION CONTAINED IN WARRANTY DEED RECORDED JUNE 17, 1980, IN OFFICIAL RECORDS BOOK 1283, PAGE 409, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 4:
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 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**.

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.

LESS AND EXCEPT HORIZON OFFICE PARK, ACCORDING TO THE PLAT THEREOF

AS RECORDED IN PLAT BOOK 23, PAGE PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO:

A TRACT OF LAND LYING OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

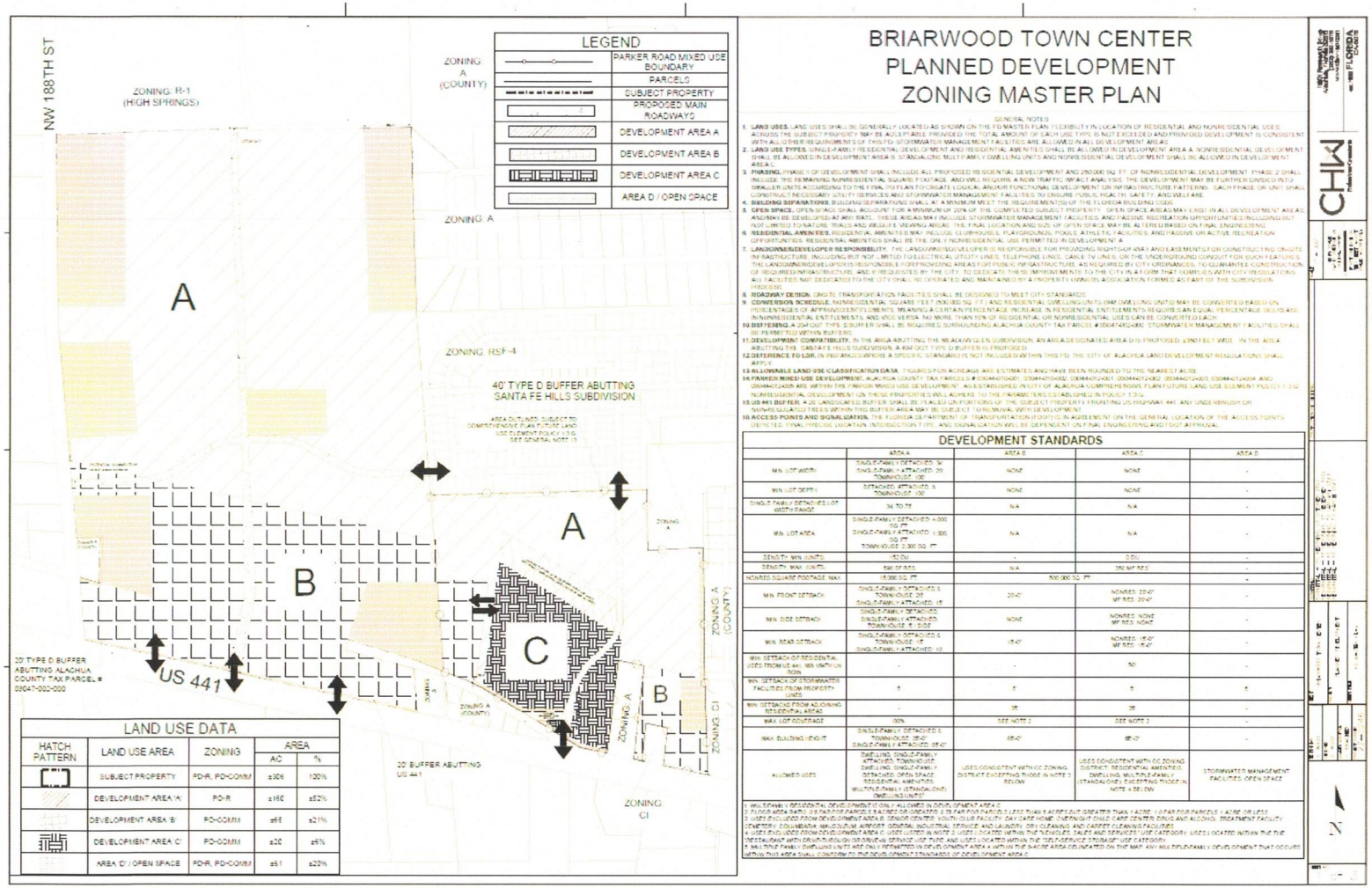
COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, THENCE RUN SOUTH 1 DEG. 47 MIN. 45 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 3640.22 FEET TO THE NORTH RIGHT-OF-WAY LINE (R/W) OF US HIGHWAY NO. 441; THENCE NORTH 79 DEG. 03 MIN. 19 SEC. WEST, ALONG SAID NORTH R/W LINE, A DISTANCE OF 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 MN. 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**.

SAID LANDS CONTAINING 306.34 ACRES MORE OR LESS

EXHIBIT "B"

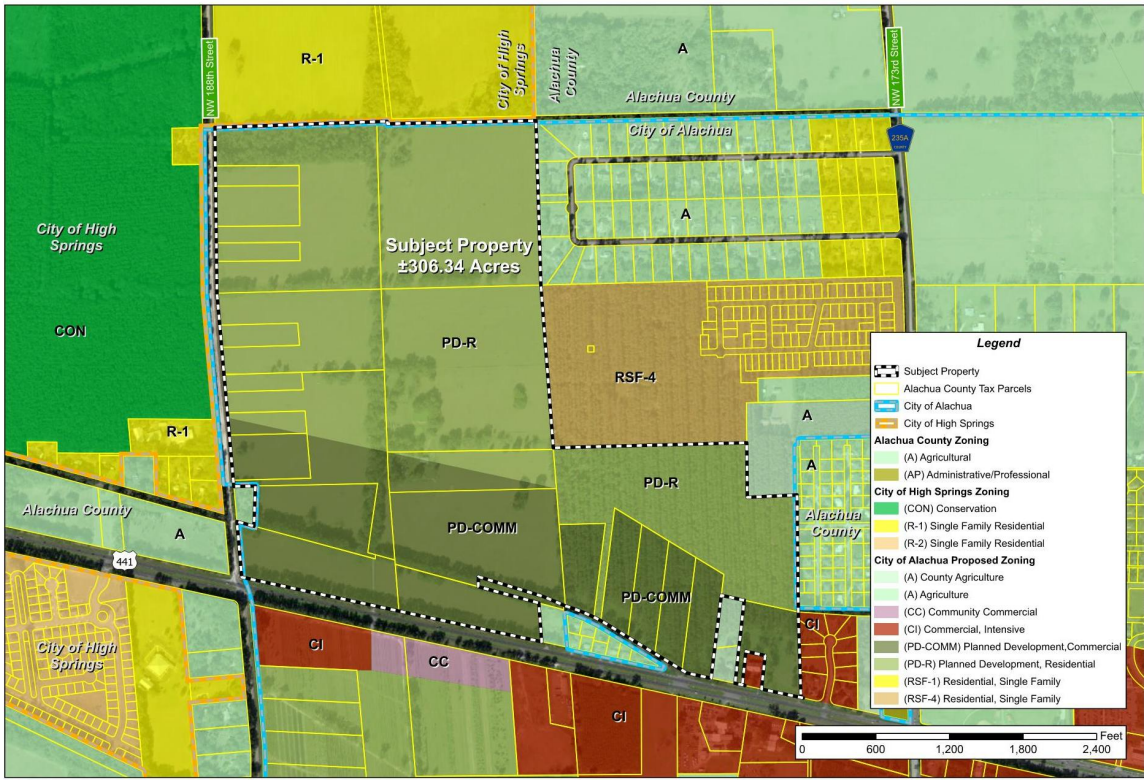
[EXECUTED/SIGNED ORDINANCE 23-03]

EXHIBIT "C"


BRIARWOOD TOWN CENTER
PLANNED DEVELOPMENT
ZONING MASTER PLAN
LEGEND
PARKER ROAD MIXED USE BOUNDARY
PARCELS
SUBJECT PROPERTY
PROPOSED MAIN ROADWAYS
DEVELOPMENT AREA A
DEVELOPMENT AREA B
DEVELOPMENT AREA C
AREA D / OPEN SPACE
NW 188TH ST
ZONING: R-1 (HIGH SPRINGS)
ZONING: A (COUNTY)
ZONING: A
ZONING: RSF-4
40' TYPE D BUFFER ABUTTING SANTA FE HILLS SUBDIVISION
20' TYPE D BUFFER ABUTTING ALACHUA COUNTY TAX PARCEL # 03047-002-000
US 441
20' BUFFER ABUTTING US 441
ZONING: CI
LAND USE DATA
HATCH PATTERN
LAND USE AREA
ZONING
AREA
AC
%
SUBJECT PROPERTY
PD-R, PD-COMM
±304
100%
DEVELOPMENT AREA 'A'
PD-R
±160
±52%
DEVELOPMENT AREA 'B'
PD-COMM
±66
±21%
DEVELOPMENT AREA 'C'
PD-COMM
±20
±6%
AREA 'D' / OPEN SPACE
PD-R, PD-COMM
±61
±20%
GENERAL NOTES
DEVELOPMENT STANDARDS
AREA A
AREA B
AREA C
AREA D
MIN. LOT WIDTH
MIN. LOT DEPTH
SINGLE-FAMILY DETACHED LOT WIDTH RANGE
MIN. LOT AREA
DENSITY: MIN. (UNITS)
DENSITY: MAX. (UNITS)
ALLOWED SQUARE FOOTAGE: MAX
MIN. FRONT SETBACK
MIN. SIDE SETBACK
MIN. REAR SETBACK
MIN. SETBACK OF RESIDENTIAL USES FROM US 441 R/W (WITHIN ZONE)
MIN. SETBACK OF STORMWATER FACILITIES FROM PROPERTY LINES
MIN. SETBACK FROM ADJOINING RESIDENTIAL AREAS
MAX. LOT COVERAGE
MAX. BUILDING HEIGHT
ALLOWED USES
STORMWATER MANAGEMENT FACILITIES; OPEN SPACE

Briarwood Town Center

PD-R and PD-COMM Rezoning Application



www.chw-inc.com

CHW Professional Consultants

Application Package
Table of Contents

1. **Cover Letter**
2. **Rezoning Application**
3. **Property Owner Affidavits**
4. **Legal Descriptions**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Meeting Materials**
7. **Justification Report**
8. **Public School Student Generation Form**
9. **Map Set**
10. **PD Plan Set**
    a. **Zoning Master Plan**
    b. **Existing Conditions Plan**
    c. **Public Facilities Plan**
11. **Environmental Assessment Report**
12. **Traffic Impact Analysis**

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March 13, 2023
Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Briarwood Town Center – Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM) Rezoning

Dear Kathy:

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

- Application form;
- Authorized agent affidavits;
- Legal descriptions;
- Deed, property appraiser data sheet, tax records;
- Neighborhood meeting materials;
- Justification report;
- Public school student generation form;
- Map set and utility maps of subject property;
- Planned Development Master Plan Set;
- Environmental Assessment Report; and
- Traffic Impact Analysis

This application requests a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent of this PD-R/PD-COMM rezoning application is to allow for a mixed-use, traditional neighborhood style development, inclusive of single-family and multifamily residential dwelling units and nonresidential uses.

The Alachua County Tax Parcels subject to this application are 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

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    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Briarwood Town Center
2. Address of Subject Property: _____
3. Parcel ID Number(s): 3024, 3024-1, 3024-2, 3024-3, 3024-4, 3045, 3044-10-1, 3044-10-2, 3044-12-1, 3044-12-2, 3044-12-3, 3044-12-4, 3044-12-5, 3046, 3046-5, 3047, 3047-1, 3047-1-1, 3047-1-2, 3047-1-3, 3047-1-4, 3047-1-5, 3048-2, and 3047-1-6
4. Existing Use of Property: Silviculture
5. Future Land Use Map Designation : Community Commercial; Medium Density Residential; Moderate Density Residential
6. Existing Zoning Designation: Agriculture (A); Community Commercial (CC); Residential Multi-Family (RMF-8)
7. Proposed Zoning Designation: Planned Development Commercial (PD-COMM); Planned Development Residential (PD-R)
8. Acreage: 306.34 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director
   Company (if applicable): CHW Inc.
   Mailing address: 118001 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Multiple property owners, see attachment
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing 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: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

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

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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 necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 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.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Craig Brashier, AICP

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 28th day of September, 2022 by Craig Brashier, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Sherry Stinson

Signature of Notary Public, State of Florida

SHERRY STINSON
Notary Public - State of Florida
Commission # HH 290762
My Comm. Expires Aug 27, 2026
Bonded through National Notary Assn.

Property Owner Name	Mailing Address	Tax Parcels
Eric J. Parker and Joy A. Parker Community Property Trust	PO Box 357133 Gainesville FL 32635	• 03047-001-000 • 03047-001-001 • 03047-001-004 • 03047-001-002 • 03047-000-000 • 03046-000-000
Florida Timber Co.	PO Bo 357133 Gainesville FL 32635	• 03024-001-000 • 03024-002-000 • 03024-003-000 • 03024-004-000 • 03044-010-001 • 03044-010-002 • 03044-012-001 • 03044-012-002 • 03044-012-003 • 03044-012-004 • 03044-012-005 • 03047-001-005 • 03047-001-006
The Lillie Belle Jeffords Revocable Living Trust	600 Parham Road Milledgeville, GA 31061	• 03024-000-000 • 03045-000-000 • 03046-005-000 • 03047-001-003 • 03048-002-000

Application Package
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8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03047-001-000, 03047-001-001, 03047-001-004, 03047-001-002, 03047-000-000, 03046-000-000

Acreage: ±51.8 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Eric J Parker Title: -

Company (if applicable): -

Mailing Address: PO Box 357133

City: Gainesville State: FL ZIP: 32635

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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.

Eric J. Parker

Signature of Applicant

ERIC J. PARKER

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of September, 2021, by Eric J. Parker, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

CARL L. JOHNSON
MY COMMISSION # HH 017893
EXPIRES: November 13, 2025
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03047-001-000, 03047-001-001, 03047-001-004, 03047-001-002, 03047-000-000, 03046-000-000

Acreage: ±51.8 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Joy A Parker Title: -

Company (if applicable): -

Mailing Address: PO Box 357133

City: Gainesville State: FL ZIP: 32635

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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.

Joy A Parker

Signature of Applicant

JOY A. PARKER

Typed/or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of September, 20 22, by Joy A. Parker, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

CARL L. JOHNSON
MY COMMISSION # HH 177893
EXPIRES: November 10, 2025
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of _____

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03024-000-000, 03045-000-000, 03046-005-000, 03047-001-003, and 03048-002-000

Acreage: ±124.8 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: The Lillie Belle Jeffords Revocable Living Trust Title:

Company (if applicable):

Mailing Address: 608 Parham Road

City: Milledgeville State: GA ZIP: 31061

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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.

Jan Jeffords Schenck

Signature of Applicant

Signature of Co-applicant

Jan Jeffords-Schenck.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Georgia County of Baldwin

The foregoing application is acknowledged before me this 15th day of Sept., 2022 by Jan Jeffords-Schenck, who is/are personally known to me, or who has/have produced Drivers License as identification.

NOTARY SEAL

Blair Register

Signature of Notary Public, State of Georgia

Blair Register
Notary Public
Baldwin County, Georgia
My Commission Expires 04/23/2024

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03047-001-005, 03047-001-006

Acreage: ±131.4 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Eric J Parker Title: PST, Registered Agent

Company (if applicable): Florida Timber Co.

Mailing Address: PO Box 357133

City: Gainesville State: FL ZIP: 32635

Telephone: Contact agent FAX: Contact agent e-mail: Contact agent

C. AUTHORIZED AGENT

Name: Craig Brashier, AICP Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: e-mail: craigb@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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.

Eric J Parker

Signature of Applicant

ERIC J PARKER.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16th day of September, 2025, by Eric J. Parker, who is/are personally known to me, or who has/have produced _____ as identification.

CARL L. JOHNSON
MY COMMISSION # HH 177893
EXPIRES: November 13, 2025
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of _____

Detail by Entity Name

Florida Profit Corporation
FLORIDA TIMBER CO.

Filing Information

Document Number	J76342
FEI/EIN Number	65-0201021
Date Filed	06/04/1987
State	FL
Status	ACTIVE

Principal Address

6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Changed: 04/26/2010

Mailing Address

PO BOX 357133
GAINESVILLE, FL 32635

Changed: 03/31/2008

Registered Agent Name & Address

PARKER, ERIC J
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Name Changed: 01/14/2004

Address Changed: 04/26/2010

Officer/Director Detail

Name & Address

Title PST

PARKER, ERIC
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Title Director

PARKER, JOY
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Title Director, VICE PRESIDENT

PARKER, JEREMY M
6119 NW 47TH PLACE
GAINESVILLE, FL 32653

Annual Reports

Report Year	Filed Date
2020	05/12/2020
2021	02/23/2021
2022	03/30/2022

Document Images

03/30/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
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05/01/1995 -- ANNUAL REPORT	View image in PDF format

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    b. Existing Conditions Plan
    c. Public Facilities Plan
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12. Traffic Impact Analysis

LEGAL DESCRIPTION

DATE: September 29, 2022
CLIENT: Troon Creek 3 LLC
PROJECT NO: 22-0246
DESCRIPTION FOR: Planned Development-Residential Portion

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION , A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43"EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE NORTH 06°15'45" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG SAID SOUTHERLY RIGHT OF

WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12'05" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31'15" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18'29" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) .

AS WELL AS: ALACHUA COUNTY TAX PARCEL # 03044-010-002

THE ABOVE DESCRIBED LAND CONTAINS 198.911 ACRES MORE OR LESS.

LEGAL DESCRIPTION

DATE: September 29, 2022
CLIENT: Troon Creek 3 LLC
PROJECT NO: 22-0246
DESCRIPTION FOR: Planned Development-Commercial Portion

THE SOUTHERLY 1250 FEET (AS MEASURED PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 20 & 25) OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 8 AND THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 87°18'09" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 50.02 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 1648, PAGE 184 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 01°53'20" WEST, ALONG SAID WEST LINE AND THE WEST LINE O.R.B. 2340, PAGE 236, O.R.B. 1648, PAGE 182, AND O.R.B. 2340, PAGE 235 OF SAID PUBLIC RECORDS, A DISTANCE OF 1327.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 OF SAID PUBLIC RECORDS; THENCE NORTH 87°18'46" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF AFOREMENTIONED SECTION 5, A DISTANCE OF 1291.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5; THENCE NORTH 86°47'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R.B. 1754, PAGE 0001 AND ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 5, A DISTANCE OF 1326.39 FEET TO THE NORTHWEST CORNER OF NOELLE ESTATES REPLAT PHASE 1 AND NOELLE ESTATES REPLAT PHASE 2 RECORDED IN PLAT BOOK "S", PAGE 55 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°58'54" EAST, ALONG THE WEST LINES OF SAID NOELLE ESTATES, A DISTANCE OF 1338.34 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SAID SECTION 5 AND THE SOUTHWEST CORNER OF SAID NOELLE ESTATES REPLAT PHASE 1; THENCE SOUTH 05°34'24" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2621.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD 20 & 25 (66 FOOT RIGHT OF WAY); THENCE NORTH 76°12'05" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.79 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 347 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43" EAST, ALONG SAID NORTHERLY PROJECTION , A DISTANCE OF 34.97 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID OLD STATE ROAD 20 & 25; THENCE RUN NORTH 76°12'05"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 203.29 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 05°32'43"EAST, ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE, A DISTANCE OF 318.18 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1283, PAGE 409 AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 & 25 (200 FOOT RIGHT OF WAY); THENCE NORTH 79°05'43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2567.55 FEET TO THE WEST LINE

OF SAID SECTION 8; THENCE NORTH 06°15’45” WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 421.65 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12’05” EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15’45” WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 & 25; THENCE SOUTH 76°12’05” EAST, ALONG THE SOUTH LINE OF SAID LANDS AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00°31’15” EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 294.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 87°18’29” WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.99 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. NW 15 (100 FOOT RIGHT OF WAY); THENCE NORTH 06°15’45” WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1582.34 FEET TO THE POINT OF BEGINNING.

AS WELL AS: ALACHUA COUNTY TAX PARCELS # 03044-010-001, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, AND 03044-012-005

THE ABOVE DESCRIBED LAND CONTAINS 109.112 ACRES MORE OR LESS.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1658770 3 PGS
2000 FEB 01 10:50 AM BK 2274 PG 158
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#004706
Doc Stamp-Deed: 0.70
By: _____ D.C.

This instrument was prepared by and to be returned to:

Gary D. Grunder
Attorney at Law, P. A.
1025-5A North Main Street
High Springs, Florida 32643

Grantee S.S. No. [redacted] (Trust)
Tax ID No. Part of 3046-000-000, part of 3047-001-000,
3045-000-000, 3048-002-000, 3024-000-000

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S. WITH TRUST POWERS)

This Indenture made January 28th, 2000 by

Lillie Belle Jeffords, a single person, whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, GRANTOR, and

Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000 whose post office address is 16615 NW Belle's Road, Alachua, Florida 32615, 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, 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 County, Florida, to-wit:

Parcel 1: That part of the Northwest Quarter of Section 8, Township 8 South, Range 18 East, lying North of U.S. Highway 441, LESS AND EXCEPT the following nine (9) parcels of property:

Parcel a: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel b: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel c: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida; and

Parcel d: That property conveyed from Lillie Belle Jeffords to Martha K. Monaghan, Michael P. Monaghan, Barbara J. Lemley, Stephen J. Lemley, Janet M. Jeffords Schenck, Jon M. Schenck, Diane Jeffords-Lund and Donald Lund as recorded in O.R. Book 2270 at Page 757 and at O.R. Book 2271 at Page 1900 of the Public Records of Alachua County, Florida; and

Parcel e: That property described in that warranty deed from Frank G. Ingo, Sr. and Barbara H. Ingo to Marcella F. Wilkins as described in O.R. Book 2101 at Page 1397 of the Public Records of Alachua County, Florida; and

Parcel f: That property described in that warranty deed from Glen E. Hough to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1572 at Page 305 of the Public Records of Alachua County, Florida; and

Parcel g: That property described in that Quit-Claim Deed from Alachua County, Florida to Michael P. Monaghan and Martha J. Monaghan as recorded in O.R. Book 1765 at Page 2624 of the Public Records of Alachua County, Florida; and

Parcel h: That property described in that warranty deed from Lillie Belle Jeffords to Martha K. Monaghan as recorded in O.R. Book 1648 at Page 180 of the Public Records of Alachua County, Florida; and

Parcel i: That property described in that warranty deed from Lillie Belle Jeffords to Diane Sheldon as recorded in O.R. Book 1648 at Page 178 of the Public Records of Alachua County, Florida.

(6)

Parcel 2: The South One-Half of the Southwest One-Quarter of Section 5, Township 8 South, Range 18 East, LESS AND EXCEPT the following two (2) parcels of property:

Parcel a: That property described in that warranty deed from Lillie Belle Jeffords to Janet M. Schenck as recorded in O.R. Book 1648 at Page 184 of the Public Records of Alachua County, Florida; and

Parcel b: That property described in that warranty deed from Lillie Belle Jeffords to Barbara Ann Lemley as recorded in O.R. Book 1648 at Page 182 of the Public Records of Alachua County, Florida.

By this deed, Grantor conveys to Grantee any and all interest the Grantor has or might have in lands located in Sections 5 and 8 of Township 8 South, Range 18 East, Alachua County, Florida.

GRANTOR RESERVES A LIFE ESTATE IN AND TO THAT PROPERTY DESCRIBED AS THE NORTH ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALACHUA COUNTY TAX PARCEL NUMBER 3045-000-000.

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor Co-trustees shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Co-Trustee shall be Diane Jeffords-Lund. If any two of the above daughters cannout serve or continue to serve as Trustee, the successor Co-Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
B. A certified death certificate of the prior Trustee.
C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to 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.

Witnesses to signature(s) of Lillie Belle Jeffords

Amy L. Kenner

Sarah S. Nystrom

Lillie Belle Jeffords

WARRANTY DEED
PAGE 3

STATE OF FLORIDA
COUNTY OF ALACHUA
The foregoing instrument was acknowledged before me January 28, 2000 by Lillie Belle Jeffords who

(✓) is/are personally known to me.
( ) produced a current Florida driver's license as identification.
( ) produced identification.

Amy L. Kenner
Signature of Notary
My Commission Expires: (SEAL)
4757

Amy L Kenner
My Commission CC716620
Expires February 15, 2002

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2038028 2 PGS
2004 MAY 14 10:34 AM BK 2911 PG 1389
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK18 Receipt#189758

Doc Stamp-Deed: 0.70

2038028

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:
Gary D. Grunder
Gary D. Grunder Attorney at Law, P. A.
1025-5 North Main Street
High Springs, Florida, 32643

Tax Parcel Number:
03047-001-000
03046-000-000

THIS INDENTURE made this 1st day of May, 2004,

BETWEEN John M. Schenck and Janet M. Jeffords-Schenck, husband and wife, whose post office address is 0S291 South Mathewson Lane, Geneva, IL 60134, herein called Grantor, and

Lillie Belle Jeffords, a single person, as to a life estate with the remainder interest to Lillie Belle Jeffords as Trustee of The Lillie Belle Jeffords Revocable Living Trust Dated January 19, 2000, whose post office address is 16615 NW Belle's Rd., Alachua, Florida, 32615, 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, 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 the county(ies) of Alachua state of Florida, to wit:

That part of the Northeast One-Quarter of the Southwest One-Quarter and the South three-quarters of the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 8 South, Range 18 East, lying North of the Northerly Right-of-way line of U.S. Highway 441

LESS AND EXCEPT the following three parcels of property:

Parcel 1: That property conveyed to the Florida Department of Transportation as described in Deed Book 237 at Page 337 of the Public Records of Alachua County, Florida; and

Parcel 2: That property conveyed from Lillie Belle Jeffords to Santa Fe Veterinarians of Gainesville, Inc. as described in O.R. Book 1283 at Page 409 of the Public Records of Alachua County, Florida; and

Parcel 3: That parcel of land conveyed by Lillie Belle Jeffords to Alachua County, Florida as described in O.R. Book 2138 at Page 286 through 288 of the Public Records of Alachua County, Florida.

N.B. This deed has been prepared at Grantor's request without examination or legal opinion of title.

John M. Schenck is one and the same person as that Jon M. Schenck in that warranty deed recorded at Official Records Book 2270, Page 757 of the Public Records of Alachua County, Florida.

In the event Lillie Belle Jeffords cannot continue to serve as Trustee, the successor trustee shall be Martha K. Monaghan and Janet Marie Jeffords Schenck. In the event that Martha K. Monaghan or Janet Marie Jeffords Schenck cannot serve or continue to serve as Trustee, the successor Trustee shall be Diane Jeffords-Lund. In the event that Diane Jeffords-Lund cannot serve or continue to serve as Trustee, the successor Trustee shall be Barbara J. Lemley.

The Trustee and all successor Trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior Trustee sworn to and acknowledge before a notary public.
B. A certified death certificate of the prior Trustee.
C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

INSTRUMENT # 2038028
2 PGS

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 CAMILLE GIVLER

John M. Schenck

Witness: Print Name KELLY PEDERSEN

Witness: Print Name CAMILLE GIVLER

Janet M. Jeffords-Schenck

Witness: Print Name Kelly Pedersen

State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st day of MAY, 2004, by Janet M. Jeffords-Schenck who

( ) is personally known to me
( ) who has produced a valid Florida driver's license as identification
(X) who produced VALID IL DL as identification

Notary Public at Large, State of ILLINOIS

(SEAL)

OFFICIAL SEAL
JENNIFER L. HOPPIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 2, 2007

State of ILLINOIS
County of KANE

The foregoing instrument was acknowledged before me this 1st day of MAY, 2004, by John M. Schenck who

( ) is personally known to me
( ) who has produced a valid Florida driver's license as identification
(X) who produced VALID IL DL as identification

Notary Public at Large, State of ILLINOIS

(SEAL)

5920b

OFFICIAL SEAL
JENNIFER L. HOPPIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 2, 2007

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3339458 5 PG(S)
May 20, 2021 04:24:51 PM
Book 4892 Page 869
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $2,660.00

PREPARED BY AND RETURN TO:
Stephanie L. Emrick, Esq.
Scruggs, Carmichael, & Wershow, PA
One S.E. First Avenue
Gainesville, FL 32601
Tel. 352-376-5242

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of the date indicated below between **Martha K. Monaghan and Janet Marie Jeffords Schenck, individually and as Successor Co-Trustees of The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000; Barbara Ann Lemley, individually; Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, individually; and Diane Sheldon a/k/a Diane White, individually, as their respective interests may appear,** Grantor, and **Florida Timber Co., a Florida corporation**, whose post office address is P.O. Box 357133, Gainesville, Florida 32635, as Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor 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, successors, and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

The Southwest 1/4 of the Southwest 1/4 of Section 5, Township 8 South, Range 18 East, Public Records of Alachua County, Florida, lying East of the East Right of Way line of County Road NW 15.
AND
The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying East of the East Right of Way line of County Road NW 15.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, including the easement in favor of American Telephone and Telegraph Company set forth in the instrument recorded in Official Records Book 392 at Page 14 of the public records of Alachua County, Florida.

Subject to the oil, gas, and mineral interests referenced in the following instruments: Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 104; Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 106; Executrix's Deed recorded in Official Records Book 923, Page 549; Warranty Deed recorded in Official Records Book 2543, Page 930; Special Warranty Deed recorded in Official Records Book 3320, Page 471; Special Warranty Deed recorded in Official Records Book 3323, Page 1444; Warranty Deed recorded in Official Records Book 2609, Page 412; Special Warranty Deed recorded in Official Records Book 3320, Page 476; Special Warranty Deed recorded in Official Records Book 3323, Page 1450, all of the public records of Alachua County, Florida

And the Grantor hereby covenants that the property conveyed by this deed does not constitute, nor is it adjacent to, the homestead or residence of Grantor, anyone whom Grantor is responsible to support, or the beneficiaries or Successor Co-Trustees of the Grantor Trust.

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 said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19th day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Witness Name: Kathleen S Clay

Janet Marie Jeffords Schenck, as Successor Co-Trustee

Witness Name: Nichole Grizzard

Witness Name: Kathleen S Clay

Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, Individually

Witness Name: Nichole Grizzard

STATE OF Georgia

COUNTY OF Baldwin

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 19th day of May, 2021 by Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, Individually and as Successor Co-Trustee of The Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000, who ☐ is personally known to me or ☑ has produced a valid Florida Driver License as identification.

Blair Register

Notary Public – State of ~~Florida~~ Georgia

Blair Register
Notary Public
Baldwin County, Georgia
My Commission Expires 04/23/2024

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19 day of May, 2021.

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Martha K Monaghan
Martha K. Monaghan, as Successor Co-Trustee

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Martha K Monaghan
Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually

Carol K. Prince
Witness Name: Carol K. Prince

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 19 day of May, 2021 by Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually and as Successor Co-Trustee of the Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000, who ☐ is personally known to me or ☒ has produced a valid Florida Driver License as identification.

Notary Public State of Florida
Gregory Short
My Commission HH 107150
Expires 03/22/2025

Notary Public – State of Florida

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 17th day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

Witness Name: TRAVIS JOHN LEMLEY

Barbara Ann Lemley, Individually

Witness Name: Angelica Lemley

STATE OF TEXAS

COUNTY OF DENTON

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 18th day of May, 2021 by Barbara Ann Lemley, who ☐ is personally known to me or ☒ has produced a valid Florida Driver License as identification.

JANICE A JOHNSON
Notary Public, State of Texas
Comm. Expires 02-19-2024
Notary ID 132365778

Notary Public – State of ~~Florida~~ TEXAS

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 18 day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

Witness Name: SAWINDER CHAWLA

Diane Sheldon a/k/a Diane White, Individually

Witness Name: Alyssa Muriu

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 18 day of May, 2021 by Diane Sheldon a/k/a Diane White, who ☑ is personally known to me or ☐ has produced a valid Florida Driver License as identification.

Notary Public – State of Florida

Notary Public State of Florida
K J Townsend
My Commission HH 000904
Expires 05/18 2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3339459 4 PG(S)
May 20, 2021 04:24:51 PM
Book 4892 Page 874
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

PREPARED BY AND RETURN TO:
Stephanie L. Emrick, Esq.
Scruggs, Carmichael, & Wershow, PA
One S.E. First Avenue
Gainesville, FL 32601
Tel. 352-376-5242

Doc Stamp-Deed: $8,610.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of the date indicated below between **Martha K. Monaghan and Janet Marie Jeffords Schenck, individually, and as Successor Co-Trustees of The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000; Diane Sheldon a/k/a Diane White, individually; Michael P. Monaghan and Martha Kay Monaghan a/k/a Martha J. Monaghan, individually and as husband and wife, as their respective interests may appear,** as Grantor, and **Eric J. Parker and Joy A. Parker, husband and wife,** whose post office address is P.O. Box 357133, Gainesville, Florida 32635, as Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor 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, successors, and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying East of the East Right of Way line of County Road NW 15.
AND
The Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying North of the North Right of Way line of U.S. Highway 441 and lying East of the East Right of Way line of County Road NW 15, LESS AND EXCEPT that certain property described in the Warranty Deed recorded in Official Records Book 1386 at Page 971 of the public records of Alachua County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, including the easement in favor of American Telephone and Telegraph Company set forth in the instrument recorded in Official Records Book 392 at Page 14 of the public records of Alachua County, Florida.

Subject to the oil, gas, and mineral interests referenced in the following instruments: Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 104; Mineral Right and Royalty Transfer recorded in Miscellaneous Book 33, Page 106; Executrix's Deed recorded in Official Records Book 923, Page 549; Warranty Deed recorded in Official Records Book 2543, Page 930; Special Warranty Deed recorded in Official Records Book 3320, Page 471; Special Warranty Deed recorded in Official Records Book 3323, Page 1444; Warranty Deed recorded in Official Records Book 2609, Page 412; Special Warranty Deed recorded in Official Records Book 3320, Page 476; Special Warranty Deed recorded in Official Records Book 3323, Page 1450, all of the public records of Alachua County, Florida

And the Grantor hereby covenants that the property conveyed by this deed does not constitute, nor is it adjacent to, the homestead or residence of Grantor, anyone whom Grantor is responsible to support, or the beneficiaries or Successor Co-Trustees of the Grantor Trust.

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 said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19th day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Witness Name: Kathleen S. Clay

By: Janet Marie Jeffords Schenck

Witness Name: Nichole Grizzard

Janet Marie Jeffords Schenck, Successor Co-Trustee

Witness Name: Kathleen S. Clay

Janet Marie Schenck

Witness Name: Nichole Grizzard

Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, Individually

STATE OF Georgia

COUNTY OF Baldwin

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 19th day of May, 2021 by Janet Marie Schenck a/k/a Janet Marie Jeffords Schenck, individually and as Successor Co-Trustee of The Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000, who ☐ is personally known to me or ☑ has produced a valid Florida Driver License as identification.

Blair Register

Notary Public – State of ~~Florida~~ Georgia

Blair Register
Notary Public
Baldwin County, Georgia
My Commission Expires 04/23/2024

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19 day of May, 2021.

The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

By: Martha K Monaghan
Martha K. Monaghan, Successor Co-Trustee

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Martha K Monaghan
Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually

Carol K. Prince
Witness Name: Carol K. Prince

Nghi Partridge
Witness Name: NGHI PARTRIDGE

Michael P. Monaghan, Individually

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 19 day of May, 2021 by Martha Kay Monaghan a/k/a Martha J. Monaghan, Individually and as Successor Co-Trustee of The Lillie Belle Jeffords Trust Revocable Living Trust dated January 19, 2000 and Michael P. Monaghan, who ☐ are personally known to me or ☒ have produced a valid Florida Driver License as identification.

Notary Public State of Florida
Gregory Short
My Commission HH 107150
Expires 03/22/2025

Notary Public – State of Florida

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 18 day of May, 2021.

Signed, sealed, and delivered in our presence:

GRANTOR:

John Townsend
Witness Name: John Townsend

Denise Solina
Witness Name: Denise Solina

Diane White
Diane Sheldon a/k/a Diane White, Individually

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 18 day of May, 2021 by Diane Sheldon a/k/a Diane White, who ☒ is personally known to me or ☐ has produced a valid Florida Driver License as identification.

Notary Public - State of Florida

Notary Public State of Florida
K J Townsend
My Commission HH 000904
Expires 05/18 2024

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3339461 1 PG(S)
May 20, 2021 04:24:51 PM
Book 4892 Page 882
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

PREPARED BY AND RETURN TO:
Stephanie L. Emrick, Esq.
Scruggs, Carmichael, & Wershow, PA
One S.E. First Avenue
Gainesville, FL 32601
Tel. 352-376-5242

Doc Stamp-Deed: $0.70

[Space Above This Line For Recording Data]

Mineral Deed

This Mineral Deed, executed this 19th day of May, 2021, between **Parker Land Co., a Florida corporation**, whose post office address is Post Office Box 357133, Gainesville, Florida 32635, as Grantor, to **Martha K. Monaghan and Janet Marie Jeffords Schenck, as Successor Co-Trustees of The Lillie Belle Jeffords Revocable Living Trust dated January 19, 2000**, whose post office address is 608 Parham Road NW, Milledgeville, Georgia 31061, hereinafter called the Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim, grant, bargain, sell, and convey to the said Grantee, and Grantee's heirs and assigns forever, all oil, gas, and mineral rights, including all rights of entry, of every kind and nature on, in, or under the following described land, situate, lying, and being in the County of Alachua, State of Florida, to-wit:

The Southeast 1/4 of the Southwest 1/4 of Section 5, Township 8 South, Range 18 East
AND
Those parts of the East 1/2 of the Northwest 1/4, AND the Northeast 1/4 of the Southwest 1/4, in Section 8, Township 8 South, Range 18 East, lying North of the North Right of Way line of U.S. Highway 441
LESS AND EXCEPT
That property described in Deed Book 237 at Page 347, Official Records Book 1283 at Page 409, and Official Records Book 2138 at Page 286, all of the public records of Alachua County, Florida.

To Have and to Hold, the same in fee simple forever. And the Grantor covenants with said Grantee that the Grantor is lawfully seized of said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except the taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, Grantor has hereunto set his/her hand and seal this 19th day of May, 2021.

Signed, sealed, and delivered in our presence:

Parker Land Co., a Florida corporation

Witness Name: CARL L JOHNSON

Eric Parker, President

Witness Name: Sharon M Gr

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 19th day of May, 2021 by Eric Parker as President of Parker Land Co., a Florida corporation, who ☒ is personally known to me or ☐ has produced a valid Florida Driver License as identification.

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Notary Public – State of Florida

Rec. 27.00
Doc .70
Index 1.00

This instrument prepared by and to be returned to:

LARRY E. CIESLA, ESQUIRE
4400 NW 23rd Avenue, Suite A
Gainesville, FL 32606
Florida Bar No. 283533

NOTE: NO DOCUMENTARY STAMP TAX OR INTANGIBLE TAX IS DUE PURSUANT TO RULE 12B-4.013(28), FLORIDA ADMINISTRATIVE CODE (conveyance to Trust)

NOTE: NEITHER DESCRIPTION NOR TITLE HAVE BEEN CHECKED BY THE PREPARER OF THIS INSTRUMENT

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3445827 3 PG(S)
September 16, 2022 03:00:14 PM
Book 5038 Page 929
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Warranty Deed to Trustee

THIS INDENTURE, made this 14th day of September, 2022 between ERIC J. PARKER and JOY A. PARKER, husband and wife, hereinafter referred to as "Grantors," and ERIC J. PARKER and JOY A. PARKER, as Trustees of the ERIC J. PARKER & JOY A. PARKER COMMUNITY PROPERTY TRUST DATED JULY 5, 2022[1], hereinafter referred to as "Grantee," with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described below, the address of which is c/o Eric J. Parker and Joy A. Parker, P. O. Box 357133, Gainesville, FL 32635,

WITNESSETH:

That said Grantors, for and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following-described real property situate, lying and being in Alachua County, Florida, *to wit*:

PARCEL ONE:

Lot Twenty (20) of WINDSOR GLEN CLUSTER DEVELOPMENT, according to the map or plat thereof recorded in Plat Book S, Pages 29 through 32 of the Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 06046-010-020

PARCEL TWO:

The South 1/2 of the Northeast 1/4 of Section 18, Township 9 South, Range 17 East, Alachua County, FL, LESS parcel to Corinth Baptist Church in O.R. Book 1457, Page 377, Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 01832-000-000

PARCEL THREE:

The West half of the Southeast 1/4 of Section 17, Township 9 South, Range 18 East, Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 04141-001-000

---

[1] A revocable trust, as described in Chapter 736, *Florida Statutes*, and not a Florida Land Trust under Chapter 689, *Florida Statutes*.

PARCEL FOUR:

The Southwest 1/4 of Section 17, Township 9 South, Range 18 East, Alachua County, FL, less County Road right-of-way in O.R. Book 163, Page 540, Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NO. 04141-000-000

PARCEL FIVE:

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying East of the East right-of-way line of County Road NW 15 AND

The Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 18 East, lying North of the North right-of-way line of U.S. Highway 441 and lying East of the East right-of-way line of County Road NW 15, LESS AND EXCEPT that certain property described in the Warranty Deed in O.R. Book 1386, Page 971 of the Public Records of Alachua County, FL

ALACHUA COUNTY TAX PARCEL NUMBERS 03046-000-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002 and 03047-001-004

TO HAVE AND TO HOLD the said described property with all and singular rights, interest and appurtenances thereunto appertaining unto the said Trustee, in Trust, nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement to which reference is made, and it is made a part hereof by reference.

Said Grantors do hereby fully warrant the title to said real property and will defend the same against the lawful claims of all persons whomsoever.

No party dealing with said Trustee in relation to said property in any manner whatsoever shall be obligated to see to the application of any purchase money, rent or money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee to see that the terms of the Trust have been complied with.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

LARRY E. CIESLA, Witness as to EJP & JAP

JACKIE HALL, Witness as to EJP & JAP

GRANTORS:

ERIC J. PARKER (SEAL)
P. O. Box 357133
Gainesville, FL 32635

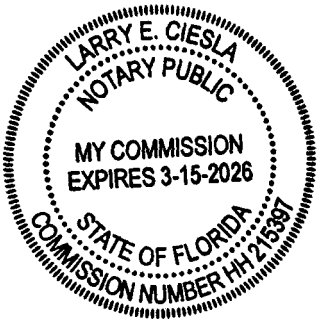
JOY A. PARKER (SEAL)
P. O. Box 357133
Gainesville, FL 32635

STATE OF FLORIDA)

COUNTY OF ALACHUA)

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of September, 2022 by ERIC J. PARKER and JOY A. PARKER, who are personally known to me.

(SEAL)



LARRY E. CIESLA
Notary Public, State of Florida at Large
My Commission Expires March 15, 2026
Commission No. HH 215397

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-000-000
Prop ID	12205
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	S1/4 LESS E 50 FT R/W OR 1015/52-59 LESS W 50 FT R/W PER OR 1348/766 (LESS COM SE COR S 87 DEG W 50.09 FT TO W R/W SR 235A POB S 87 DEG W 2957.85 FT N 2 DEG W 1326.85 FT N 87 DEG E 2868.04 FT TO W R/W SR 235A S 6 DEG E ALG R/W 1328.81 FT TO POB PER OR 167 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	25.040
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$12,700	$12,700	$12,700	$12,700	$12,700
Agricultural (Market) Value	$72,616	$147,494	$147,494	$147,494	$147,500
Just (Market) Value	**$72,616**	**$147,494**	**$147,494**	**$147,494**	**$147,500**
Assessed Value	$12,700	$12,700	$12,700	$12,700	$12,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$12,700	$12,700	$12,700	$12,700	$12,700
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

2022 TRIM Notice (PDF)

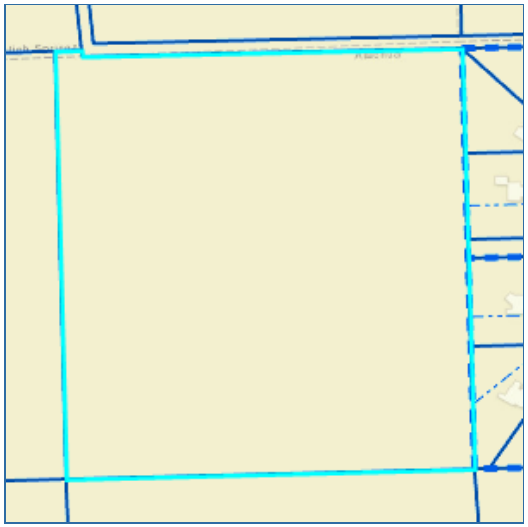
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	25.04	1090742.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFORDS BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)

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.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 9/22/2022, 3:48:38 AM

Version 2.3.222

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-001-000
Prop ID	12206
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE FOLLOWING DESC: COM SW COR E 50.02 FT N 630.32 FT TO POB N 697.11 FT E 1291.77 FT S 697.08 FT W 1294.45 FT TO POB OR 4892/869 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.160
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,574	$1,400	$1,400	$1,400	$1,400
Agricultural (Market) Value	$18,576	$18,576	$18,576	$18,576	$18,600
Just (Market) Value	**$18,576**	**$18,576**	**$18,576**	**$18,576**	**$18,600**
Assessed Value	$1,574	$1,400	$1,400	$1,400	$1,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,574	$1,400	$1,400	$1,400	$1,400
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

2022 TRIM Notice (PDF)

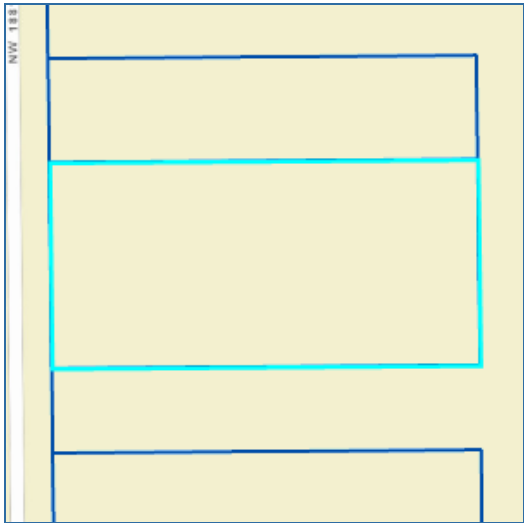
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	5.16	224769.6	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
12/1/1986	$100	WD	1648	182	U - UNQUALIFIED	Vacant		LEMLEY BARBARA ANN	Link (Clerk)

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



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Developed by Schneider GEOSPATIAL

Last Data Upload: 9/22/2022, 3:48:38 AM

Version 2.3.222

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-002-000
Prop ID	12207
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE SW1/4 LESS THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT N 01 DEG 53 MIN 20 SEC W 630.32 FT POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87 DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN 32 SEC (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	29.000
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$8,845	$1,400	$1,400	$1,400	$1,400
Agricultural (Market) Value	$104,400	$18,396	$18,396	$18,396	$18,400
Just (Market) Value	**$104,400**	**$18,396**	**$18,396**	**$18,396**	**$18,400**
Assessed Value	$8,845	$1,400	$1,400	$1,400	$1,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$8,845	$1,400	$1,400	$1,400	$1,400
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

2022 TRIM Notice (PDF)

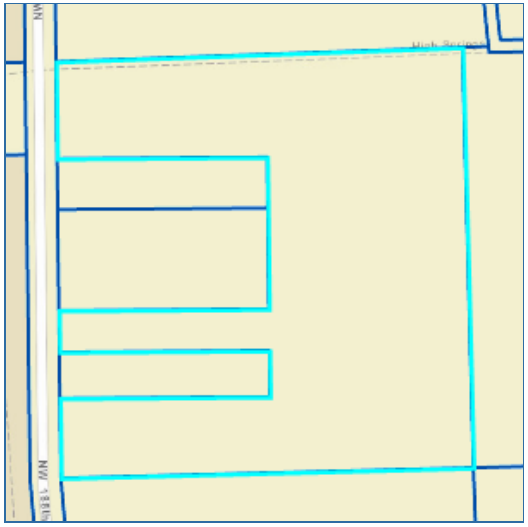
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	29.00	1263240	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
12/1/1986	$100	WD	1648	184	U - UNQUALIFIED	Vacant		SCHENCK JANET M	Link (Clerk)

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



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-003-000
Prop ID	12208
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT N 01 DEG 53 MIN 20 SEC W 630.32 FT POB N 01 DEG 53 MIN 20 SEC W 697.11 FT N 87 DEG 18 MIN 46 SEC E 1291.77 FT S 02 DEG 06 MIN 32 SEC E 697.08 FT S 87 DEG 18 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.580
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$787	$600	$600	$600	$600
Agricultural (Market) Value	$12,900	$12,900	$12,900	$12,900	$12,900
Just (Market) Value	**$12,900**	**$12,900**	**$12,900**	**$12,900**	**$12,900**
Assessed Value	$787	$600	$600	$600	$600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$787	$600	$600	$600	$600
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

2022 TRIM Notice (PDF)

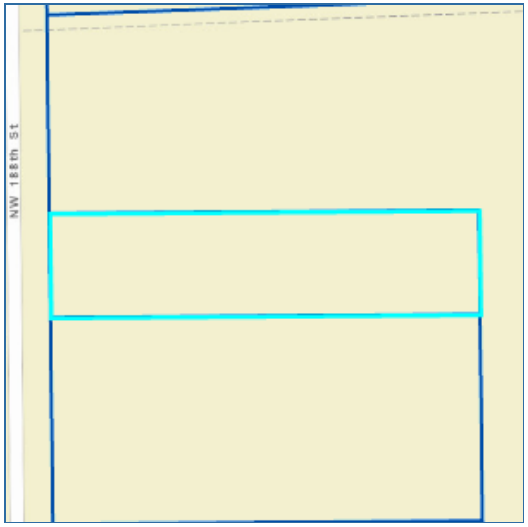
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.58	112384.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
1/24/2001	$100	WD	2340	235	U - UNQUALIFIED	Vacant	* JEFFORDS DAE: LILLIE	LEMLEY BARBARA ANN	Link (Clerk)

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



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03024-004-000
Prop ID	12209
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM SW COR SEC N 87 DEG 18 MIN 09 SEC E 50.02 FT POB N 01 DEG 53 MIN 20 SEC W 630.32 FT N 87 DEG 18 MIN 46 MIN E 1294.45 FT S 02 DEG 06 MIN 32 SEC E 630.06 FT S 87 DEG 18 MIN 09 SEC W 30 FT S 01 DEG 03 MIN 49 S (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	05-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.340
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$714	$600	$600	$600	$600
Agricultural (Market) Value	$11,700	$11,700	$11,700	$11,700	$11,700
Just (Market) Value	**$11,700**	**$11,700**	**$11,700**	**$11,700**	**$11,700**
Assessed Value	$714	$600	$600	$600	$600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$714	$600	$600	$600	$600
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.34	101930.4	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	LEMLEY BARBARA ANN, SCHENCK JA	FLORIDA TIMBER CO	Link (Clerk)
1/24/2001	$100	WD	2340	236	U - UNQUALIFIED	Vacant	* JEFFORDS DAE: LILLIE	SCHENCK JANET M	Link (Clerk)

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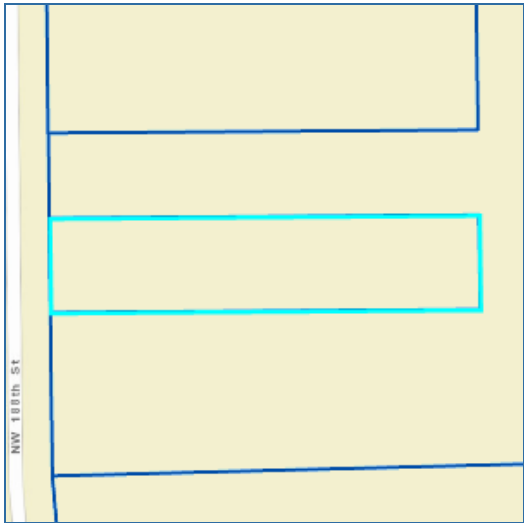
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-010-001
Prop ID	12586
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM NE COR SEC S 3640.22 FT TO N R/W LINE HY-441 N 79 DEG W 471.55 FT POB N 79 DEG W 1023.03 FT N 5 DEG E 680.39 FT S 79 DEG E 452 FT E 477.99 FT S 765.55 FT POB AKA PARCEL N-4 OR 2160/ 1691 (LESS COM NE COR SEC S 3640.22 FT N 79 DEG W 1274.53 FT POB N 79 (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 District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	4.750
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605-7133

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,900	$1,900	$1,900	$1,900	$1,900
Agricultural (Market) Value	$258,638	$258,638	$258,638	$258,638	$258,600
Just (Market) Value	**$258,638**	**$258,638**	**$258,638**	**$258,638**	**$258,600**
Assessed Value	$1,900	$1,900	$1,900	$1,900	$1,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,900	$1,900	$1,900	$1,900	$1,900
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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	4.75	206910	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)
3/23/1998	$196,200	MS	2160	1691	U - UNQUALIFIED	Improved	* HELEN SMYDER FAMILY INC	* GEORGE E SMYDER	Link (Clerk)

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
P09-18-6341	MECHANICAL	Yes	No	9/11/2018	$5,742
5-18-6112	MECHANICAL	Yes	No	5/15/2018	$0
8571	SIGN PERMIT	Yes	No	2/3/2003	$2,200
98-00000	OVER THE COUNTER INSPECT	Yes	No	12/12/1998	$0
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

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-010-002
Prop ID	12587
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief 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 District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	37.800
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 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	$109,600
Just (Market) Value	**$109,620**	**$109,620**	**$109,620**	**$109,620**	**$109,600**
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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	1.08	47044.8	0	0	CC
5500	TIMBER 2	36.72	1599523.2	0	0	RMF-8

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)
3/23/1998	$196,200	MS	2160	1691	U - UNQUALIFIED	Improved	* HELEN SMYDER FAMILY INC	* GEORGE E SMYDER	Link (Clerk)

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

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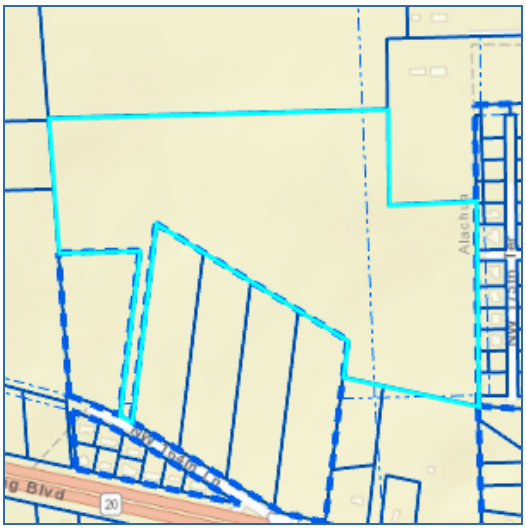
Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-001
Prop ID	12597
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief 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 District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 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	$92,200
Just (Market) Value	**$92,232**	**$92,232**	**$92,232**	**$92,232**	**$92,200**
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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	4.24	184694.4	0	0	CC
5500	TIMBER 2	0.76	33105.6	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WEELS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WEELS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-002
Prop ID	12598
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief 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 366.76 FT POB S 59 DEG E 258.39 FT N 5 DEG E 925.45 FT N 59 DEG W 258.39 FT S 5 DEG W 925.45 FT POB AKA WINDSOR FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 (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 District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-003
Prop ID	12599
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief 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 District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES E SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES E SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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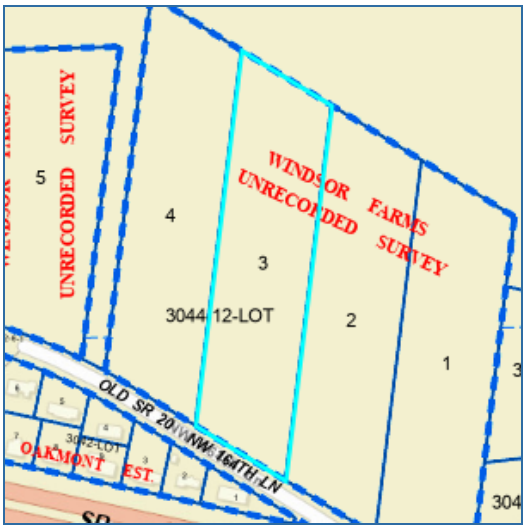
Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-004
Prop ID	12600
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief 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 District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/17/2000	$100	MS	2293	2124	U - UNQUALIFIED	Improved	* CHARLES R SMYDER	FLORIDA TIMBER CO	Link (Clerk)
5/11/2000	$100	MS	2293	2120	U - UNQUALIFIED	Improved	* CURTIS SMYDER	* CHARLES R SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2122	U - UNQUALIFIED	Improved	* EVELYN S WELLS	* CURTIS SMYDER	Link (Clerk)
4/11/2000	$100	MS	2293	2118	U - UNQUALIFIED	Improved	* THOMAS L & TOYO A SMYDER	* EVELYN S WELLS	Link (Clerk)
4/11/2000	$100	MS	2293	2116	U - UNQUALIFIED	Improved	* GEORGE E SMYDER	* THOMAS L & TOYO A SMYDER	Link (Clerk)

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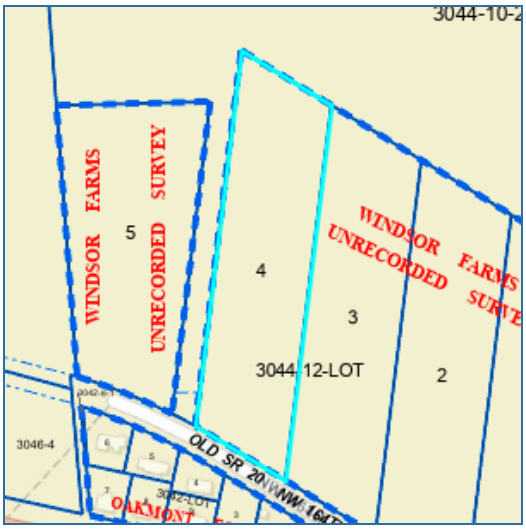
Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-012-005
Prop ID	12601
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief 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 District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.000
Homestead	N

View Map

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	CC

Map

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03045-000-000
Prop ID	12613
Location Address	16615 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	N1/4 OF SE1/4 OF NW1/4 OR 1015/52-59 & OR 2274/158 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	10.000
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
16615 NW BELLE RD
ALACHUA, FL 32615

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$180,741	$164,041	$149,175	$149,175	$144,300
Land Value	$3,600	$3,600	$3,600	$3,600	$3,600
Land Agricultural Value	$2,300	$2,300	$2,300	$2,300	$2,300
Agricultural (Market) Value	$32,400	$32,400	$32,400	$32,400	$32,400
Just (Market) Value	**$216,741**	**$200,041**	**$185,175**	**$185,175**	**$180,300**
Assessed Value	$186,641	$169,941	$155,075	$155,075	$141,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$186,641	$169,941	$155,075	$155,075	$141,200
Maximum Save Our Homes Portability	$0	$0	$0	$0	$9,000

"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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	9.00	392040	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	

Building Information

Type	SINGLE FAMILY	**Heat**	GAS

Total Area	3,766	**HC&V**	FORCED - NO DT
Heated Area	3,532	**HVAC**	CENTRAL
Exterior Walls	CONCRETE BLOCK	**Bathrooms**	2.5-Baths
Interior Walls	DRYWALL	**Bedrooms**	4 BEDROOMS
Roofing	ASPHALT	**Total Rooms**	
Roof Type	GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1962
Floor Cover	TERRAZZO; VINYL TILE	**Effective Year Built**	1962

Type	SOH MISC	**Heat**	
Total Area	6,647	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Type	NSOH MISC	**Heat**	
Total Area	2,600	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	2,746	3	0100	SINGLE FAMILY
FEP	FINISHED ENCL PORCH	258	3	0100	SINGLE FAMILY
FEP	FINISHED ENCL PORCH	528	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	234	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	5,571		R1	RES
0959	FP 2	1		R7	RES
1601	OP 1	350		R5	RES
1643	PATIO 3	504		R1	RES
2221	STG 1	220		R2	RES
2480	WOOD STOVE	1		R7	RES

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0222	BARN 2	2,600		R2	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFORDS BELLE	MONAGHAN MARTHA K	Link (Clerk)

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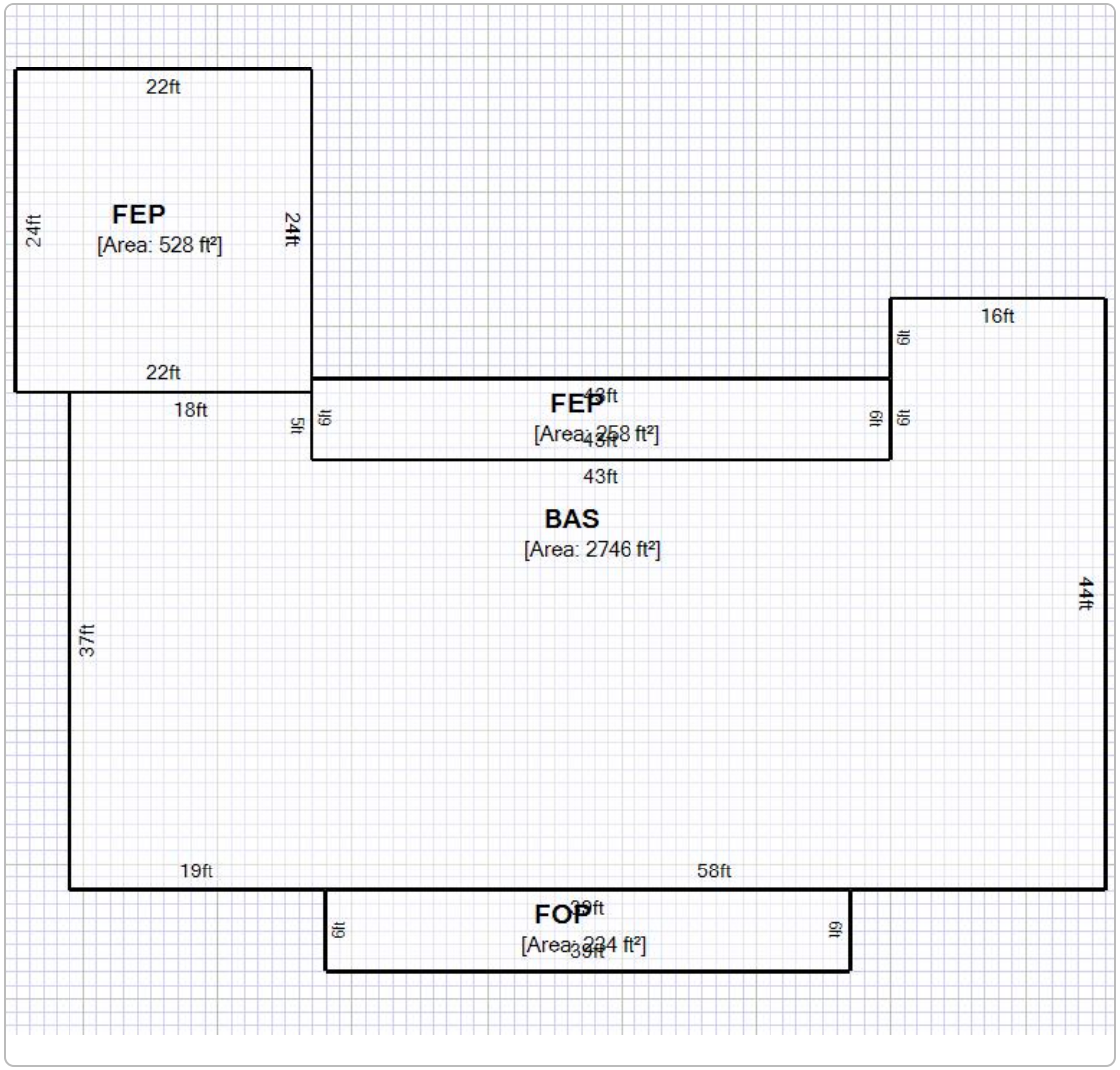
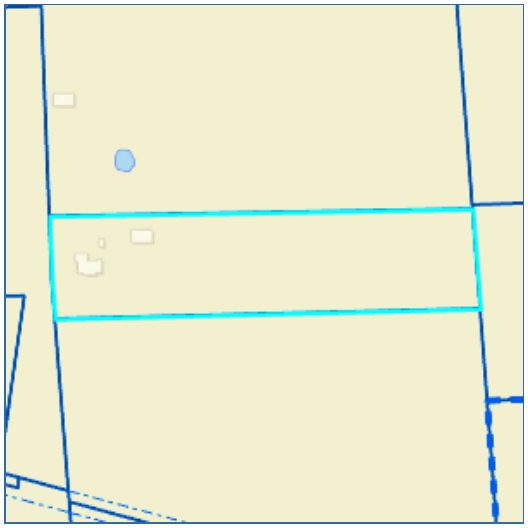


Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03046-000-000
Prop ID	12614
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	S1/2 OF NW1/4 S OF OLD SR 20 AND SW1/4 N/LY OF RR LESS SR 20 LESS COUNTY RD NW 15) ALSO N/LY 100 FT OF ABANDONED RR PER OR 767/366) & LESS THAT PART OF E1/2 OF SW1/4 LYING S OF US 441 PER OR 886/144 OR 1015/52-59) LESS W 50 FT R/W LYING BETWEEN NEW SR 25 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	9.720
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$3,013	$3,500	$3,500	$3,500	$3,500
Agricultural (Market) Value	$58,320	$58,320	$58,320	$58,320	$58,300
Just (Market) Value	**$58,320**	**$58,320**	**$58,320**	**$58,320**	**$58,300**
Assessed Value	$3,013	$3,500	$3,500	$3,500	$3,500
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,013	$3,500	$3,500	$3,500	$3,500
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	9.72	423403.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	JEFFORDS LILLIE BELLE, MONAGHA	PARKER ERIC J & JOY A	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFRODS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)
1/12/2000	$100	MS	2271	1900	U - UNQUALIFIED	Vacant	* JEFFORDS & LUND W/H & LEMLEY	* JEFFRODS LILLIE BELLE	Link (Clerk)
12/31/1999	$100	MS	2270	757	U - UNQUALIFIED	Vacant	* JEFFORDS LILLIE BELL	* JEFFORDS & LUND W/H & LEMLEY	Link (Clerk)
3/13/1990	$100	QD	1765	2622	U - UNQUALIFIED	Vacant		* JEFFORDS LILLIE BELL	Link (Clerk)

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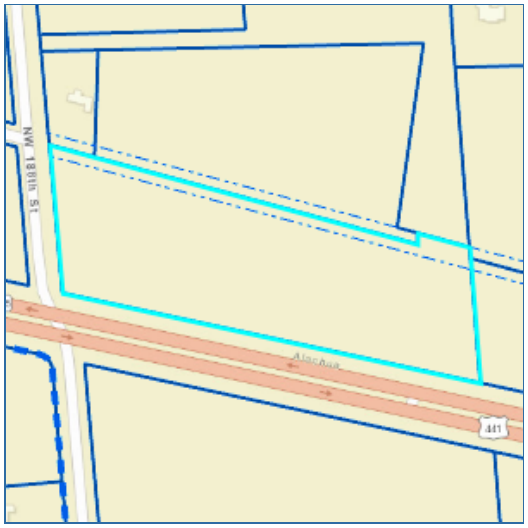
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03046-005-000
Prop ID	12624
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	NE1/4 OF SW1/4 & SE1/4 OF NW1/4 LYING N OF US 441 AND S OF C/L OF OLD SR 20 LESS THE ELY 210 FT OR 2270/757 & OR 2271/1900 & OR 2911/1395 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	8.520
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$3,100	$3,100	$3,100	$3,100	$3,100
Agricultural (Market) Value	$85,200	$85,200	$85,200	$85,200	$85,200
Just (Market) Value	**$85,200**	**$85,200**	**$85,200**	**$85,200**	**$85,200**
Assessed Value	$3,100	$3,100	$3,100	$3,100	$3,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,100	$3,100	$3,100	$3,100	$3,100
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	8.52	371131.2	0	0	

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/1/2004	$100	MS	2911	1389	U - UNQUALIFIED	Vacant	* JOHN M SCHENCK JANET M JEFFO	JEFFORDS LILLIE BELLE	Link (Clerk)
3/19/2004	$100	MS	2911	1395	U - UNQUALIFIED	Vacant	* DOANDL A LUND DIANE JEFFORDS	* JOHN M SCHENCK JANET M JEFFO	Link (Clerk)
2/19/2004	$100	MS	2911	1393	U - UNQUALIFIED	Vacant	* MICHAEL P MONAGHAN MARTHA KA	* DOANDL A LUND DIANE JEFFORDS	Link (Clerk)
2/18/2004	$100	MS	2911	1391	U - UNQUALIFIED	Vacant	* STEPHEN J & BARBARA ANN LEML	* MICHAEL P MONAGHAN MARTHA KA	Link (Clerk)
1/12/2000	$100	MS	2271	1900	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* STEPHEN J & BARBARA ANN LEML	Link (Clerk)
12/31/1999	$100	MS	2270	757	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* LILLIE BELLE JEFFORDS 1/2 IN	Link (Clerk)
	$100	DD	4892	882	-	Improved			Link (Clerk)

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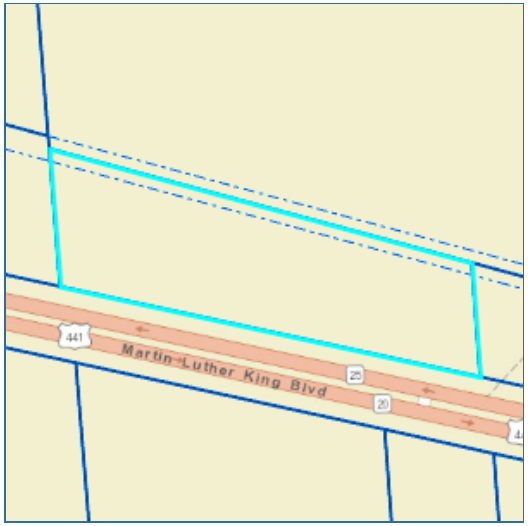
Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-000-000
Prop ID	12625
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	COM WHERE W LINE OF SECTION INTERSECTS N R/W OF OLD SR 20 RUN N 236.64 FT S 87 DEG E 1173.44 FT S 573.52 FT TO N R/W OLD SR 20 NW ALONG R/W TO POB OR 835/152 & OR 888/524-26 OR 925/851 LESS W 50 FT R/W PER OR 1348/753 & LESS OR 1386/971 OR 1572/305 ALSO N (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	10.540
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,080	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$3,215	$2,600	$2,600	$2,600	$2,600
Agricultural (Market) Value	$37,944	$37,944	$37,944	$37,944	$37,900
Just (Market) Value	**$39,024**	**$39,024**	**$39,024**	**$39,024**	**$39,000**
Assessed Value	$4,295	$3,680	$3,680	$3,680	$3,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$4,295	$3,680	$3,680	$3,680	$3,700
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	10.54	459122.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1984

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
2400	WELL	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	JEFFORDS LILLIE BELLE, MONAGHA	PARKER ERIC J & JOY A	Link (Clerk)
3/13/1990	$100	QD	1765	2624	U - UNQUALIFIED	Improved		MONAGHAN M P, MONAGHAN MARTHA	Link (Clerk)
8/1/1984	$35,600	WD	1572	305	Q - QUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

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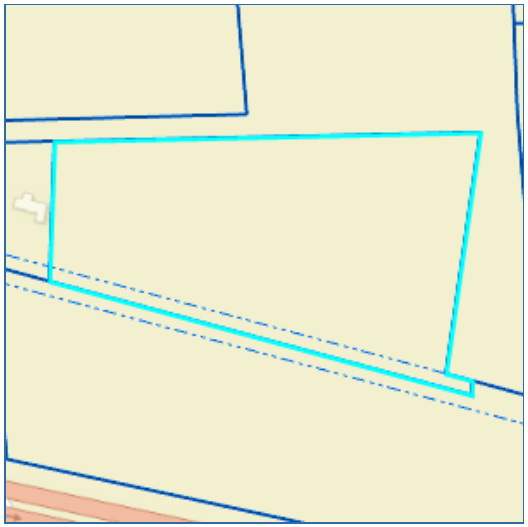
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-000
Prop ID	12626
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	NW1/4 OF NW1/4 & SE1/4 OF NW1/4 LYING N OF OLD SR-20 LESS N 10 ACRES & SW1/4 OF NW1/4 LYING N OF OLD SR 20 LESS W 1173.44 FT MEAS ON N/L OF S 572.81 FT MEAS ON E/L OR 246/238 & 888/524 OR 1015/52-59 LESS W 50 FT R/W AS PER OR 1348/766 ALSO N 33 FT OF CR N (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	19.180
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$5,850	$10,200	$10,200	$10,200	$10,200
Agricultural (Market) Value	$55,622	$93,815	$93,815	$93,815	$93,800
Just (Market) Value	**$55,622**	**$93,815**	**$93,815**	**$93,815**	**$93,800**
Assessed Value	$5,850	$10,200	$10,200	$10,200	$10,200
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$5,850	$10,200	$10,200	$10,200	$10,200
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	19.18	835480.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$1,230,000	MS	4892	0874	05 - QUALIFIED, MULTI TRANS	Vacant	JEFFORDS LILLIE BELLE, WHITE D	PARKER ERIC J & JOY A	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFRODS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)
3/13/1990	$100	QD	1765	2622	U - UNQUALIFIED	Vacant		* JEFFRODS LILLIE BELLE	Link (Clerk)

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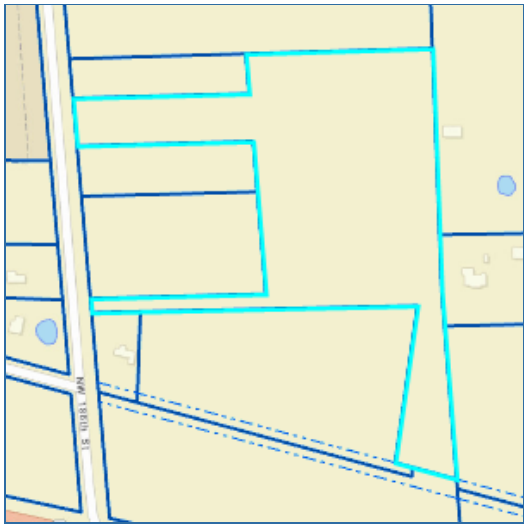
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-001
Prop ID	12627
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE FOLLOWING DESC:COM NW COR OF SEC S 67.31 FT E 50 FT POB E 1260.69 FT S 734.69 FT W 1193.99 FT N 735.82 FT POB (LESS THAT PART OF THE N1/2 OF THE NW1/4 OF NW1/ PER OR 4892/869) (LESS MINERAL RIGHTS OR 1033/284 & 2609/412) OR 4892/874 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.070
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$631	$1,300	$1,300	$1,300	$1,300
Agricultural (Market) Value	$7,452	$19,116	$19,116	$19,116	$19,100
Just (Market) Value	**$7,452**	**$19,116**	**$19,116**	**$19,116**	**$19,100**
Assessed Value	$631	$1,300	$1,300	$1,300	$1,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$631	$1,300	$1,300	$1,300	$1,300
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.07	90169.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$1,230,000	MS	4892	0874	05 - QUALIFIED, MULTI TRANS	Vacant	JEFFORDS LILLIE BELLE, WHITE D	PARKER ERIC J & JOY A	Link (Clerk)
12/1/1986	$100	WD	1648	178	U - UNQUALIFIED	Vacant		WHITE DIANE	Link (Clerk)

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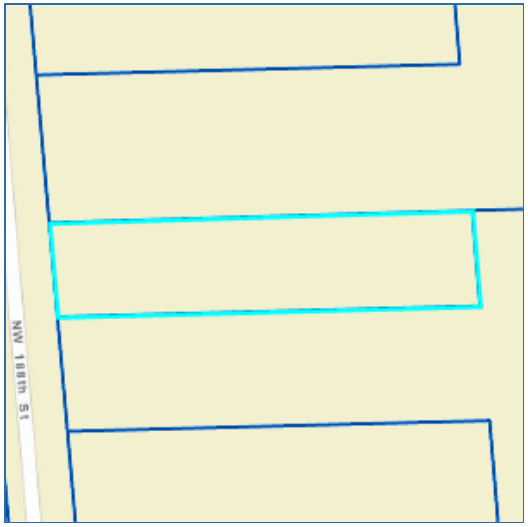
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-002
Prop ID	12628
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SW1/4 OF THE FOLLOWING DESC:COM NW COR SEC S 803.13 FT E 50.10 FT POB E 1193.99 FT S 778.48 FT W 1123.34 FT N 779.20 FT POB (LESS MINERAL RIGHTS OR 1033/284 & OR 2609/412) OR 1648/180 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	5.330
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,626	$1,900	$1,900	$1,900	$1,900
Agricultural (Market) Value	$19,188	$19,188	$19,188	$19,188	$19,200
Just (Market) Value	**$19,188**	**$19,188**	**$19,188**	**$19,188**	**$19,200**
Assessed Value	$1,626	$1,900	$1,900	$1,900	$1,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,626	$1,900	$1,900	$1,900	$1,900
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	5.33	232174.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	MONAGHAN MARTHA K	PARKER ERICJ & JOY A	Link (Clerk)
12/1/1986	$100	WD	1648	180	U - UNQUALIFIED	Vacant		MONAGHAN MARTHA K	Link (Clerk)

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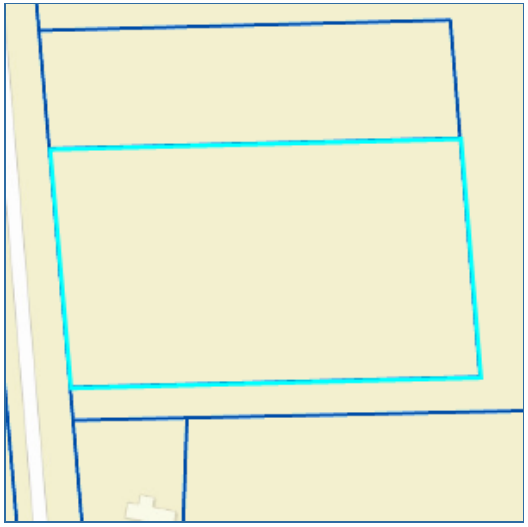
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-003
Prop ID	12629
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE SE1/4 OF THE NW1/4 LYING N OF C/L OF OLD SR 20 LESS THE N 1/4 OR 2270/757 & 2271/1900 & OR 2911/1389 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	23.770
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$8,600	$8,600	$8,600	$8,600	$8,600
Agricultural (Market) Value	$68,933	$68,933	$68,933	$68,933	$68,900
Just (Market) Value	**$68,933**	**$68,933**	**$68,933**	**$68,933**	**$68,900**
Assessed Value	$8,600	$8,600	$8,600	$8,600	$8,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$8,600	$8,600	$8,600	$8,600	$8,600
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6550	HAY	23.77	1035421.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/1/2004	$100	MS	2911	1389	U - UNQUALIFIED	Vacant	* JOHN M SCHENCK JANET M JEFFO	JEFFORDS LILLIE BELLE	Link (Clerk)
3/19/2004	$100	MS	2911	1395	U - UNQUALIFIED	Vacant	* DONALD D A LUND DIANE JEFFOR	* JOHN M SCHENCK JANET M JEFFO	Link (Clerk)
2/18/2004	$100	MS	2911	1393	U - UNQUALIFIED	Vacant	* MICHAEL P & MARTHA KAY MONAG	* DONALD D A LUND DIANE JEFFOR	Link (Clerk)
2/18/2004	$100	MS	2911	1391	U - UNQUALIFIED	Vacant	* STPEHEN J LEMLEY BARBARA ANN	* MICHAEL P & MARTHA KAY MONAG	Link (Clerk)
1/12/2000	$100	MS	2271	1900	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* STPEHEN J LEMLEY BARBARA ANN	Link (Clerk)
12/31/1999	$100	MS	2270	757	U - UNQUALIFIED	Vacant	* LILLIE BELLE JEFFORDS 1/2 IN	* LILLIE BELLE JEFFORDS 1/2 IN	Link (Clerk)
	$100	DD	4892	882	-	Improved			Link (Clerk)

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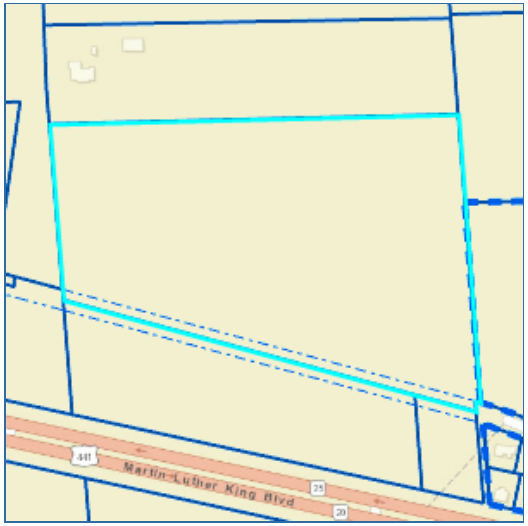
Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-004
Prop ID	12630
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE N1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 803.13 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1193.99 FT S 01 DEG 03 MIN 49 SEC E 778.48 FT S 87 DEG 19 MIN 35 SEC W 1123.34 FT N 06 DEG 15 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.670
Homestead	N

View Map

Owner Information

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$814	$1,000	$1,000	$1,000	$1,000
Agricultural (Market) Value	$13,350	$13,350	$13,350	$13,350	$13,400
Just (Market) Value	**$13,350**	**$13,350**	**$13,350**	**$13,350**	**$13,400**
Assessed Value	$814	$1,000	$1,000	$1,000	$1,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$814	$1,000	$1,000	$1,000	$1,000
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

2022 TRIM Notice (PDF)

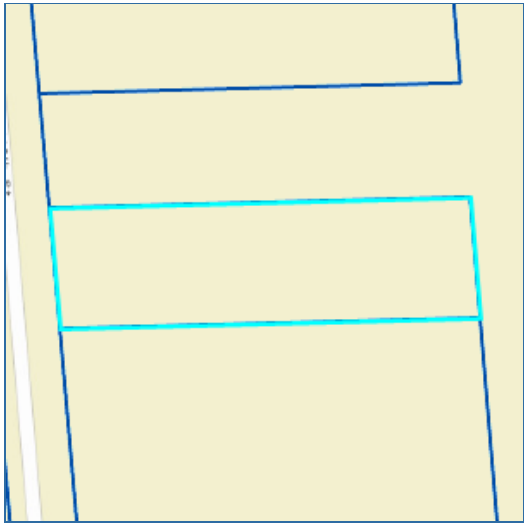
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.67	116305.2	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$1,230,000	MS	4892	874	05 - QUALIFIED, MULTI TRANS	Improved	JEFFORDS LILLIE BELLE, MONAGHA	PARKER ERIC J & JOY A	Link (Clerk)
1/24/2001	$100	WD	2340	238	U - UNQUALIFIED	Vacant	* JEFFORDS DAE: LILLI	MONAGHAN MARTHA KAY	Link (Clerk)

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



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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User Privacy Policy
GDPR Privacy Notice

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Version 2.3.222

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-005
Prop ID	12631
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN 09 SEC W 1193.99 FT N 06 DEG 15 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	2.660
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$811	$1,000	$1,000	$1,000	$1,000
Agricultural (Market) Value	$13,300	$13,300	$13,300	$13,300	$13,300
Just (Market) Value	**$13,300**	**$13,300**	**$13,300**	**$13,300**	**$13,300**
Assessed Value	$811	$1,000	$1,000	$1,000	$1,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$811	$1,000	$1,000	$1,000	$1,000
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

2022 TRIM Notice (PDF)

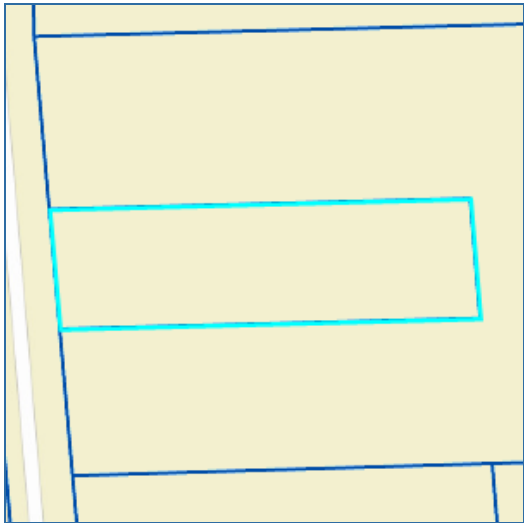
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	2.66	115869.6	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/18/2021	$380,000	MS	4892	869	05 - QUALIFIED, MULTI TRANS	Vacant	WHITE DIANE	FLORIDA TIMBER CO	Link (Clerk)
1/24/2001	$100	WD	2340	237	U - UNQUALIFIED	Vacant	* LILLIE BELLE DAE: LILLIE	WHITE DIANE	Link (Clerk)

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



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-006
Prop ID	503814
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	N1/2 OF NW1/4 OF NW1/4 E OF R/W LESS THE S1/2 OF THE NW1/4 OF THE FOLLOWING DESC: COM NW COR SEC S 06 DEG 15 MIN 45 SEC E 67.31 FT N 87 DEG 18 MIN 09 SEC E 50.10 FT POB N 87 DEG 18 MIN 09 SEC E 1260.69 FT S 01 DEG 03 MIN 49 SEC E 734.69 FT S 87 DEG 18 MIN (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS1 (05100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	16.000
Homestead	N

View Map

Owner Information

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Valuation

	2022 Proposed Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$4,880
Agricultural (Market) Value	$46,400
Just (Market) Value	**$46,400**
Assessed Value	$4,880
Exempt Value	$0
Taxable Value	$4,880
Maximum Save Our Homes Portability	$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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	16.00	696960	0	0	

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$380,000	MS	4892	0869	05 - QUALIFIED, MULTI TRANS	Vacant	JEFFORDS LILLIE BELLE	FLORIDA TIMBER CO	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFRODS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)
3/13/1990	$100	QD	1765	2622	U - UNQUALIFIED	Vacant		* JEFFRODS LILLIE BELLE	Link (Clerk)

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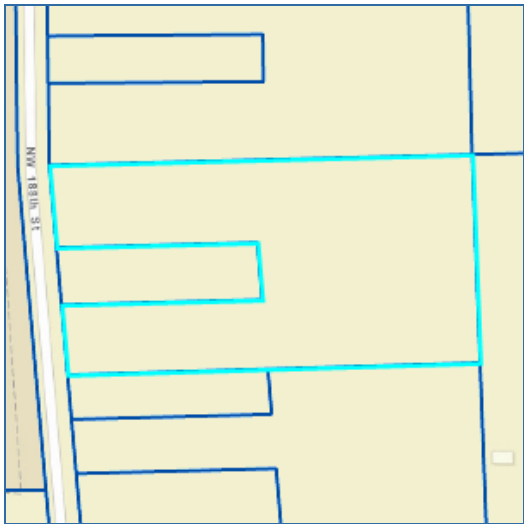
Map



Photos

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03048-002-000
Prop ID	12634
Location Address	
Neighborhood/Area	(233200.00)
Subdivision	
Brief Legal Description*	NE1/4 OF NW1/4 OR 1015/52-59 & OR 2274/158 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	08-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	41.120
Homestead	N

View Map

Owner Information

JEFFORDS LILLIE BELLE TRUSTEE
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

Valuation

	2022 Proposed Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	$1,080	$1,080	$1,080	$1,080	$1,100
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$9,046	$10,300	$10,300	$10,300	$10,300
Agricultural (Market) Value	$119,248	$119,248	$119,248	$119,248	$119,200
Just (Market) Value	**$120,328**	**$120,328**	**$120,328**	**$120,328**	**$120,300**
Assessed Value	$10,126	$11,380	$11,380	$11,380	$11,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$10,126	$11,380	$11,380	$11,380	$11,400
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

2022 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	41.12	1791187.2	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2000

Sub Area

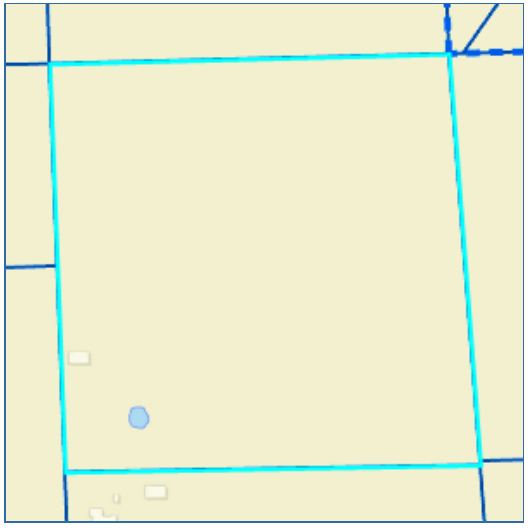
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
2400	WELL	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/19/2021	$100	DD	4892	882	11 - CORRECTIVE DEED	Improved	PARKER LAND CO	LILLIE BELL JEFFORDS TRUST	Link (Clerk)
1/28/2000	$100	MS	2274	158	U - UNQUALIFIED	Improved	* JEFFORDS LILLIE BELLE	JEFFORDS LILLIE BELLE	Link (Clerk)

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: Extra Features, Permits, Sketches, Photos.

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Version 2.3.222

Real Estate Account #03024 001 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$29.64**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $29.64	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $30.15	12/03/2020	**Receipt** #20-0049384	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $31.07	12/12/2019	**Receipt** #19-0059652	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $30.33	11/30/2018	**Receipt** #18-0050474	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $32.09	02/22/2018	**Receipt** #17-0112832	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $33.51	12/16/2016	**Receipt** #16-0059898	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $34.51	01/28/2016	**Receipt** #15-0082710	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.50	12/03/2014	**Receipt** #14-0043383	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.49	12/31/2013	**Receipt** #13-0064344	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/30/2012	**Receipt** #12-0050675	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/30/2011	**Receipt** #2011-3019941	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $24.61	12/31/2010	**Receipt** #2010-3023854	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $22.07	12/31/2009	**Receipt** #2009-1023794	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $20.55	01/31/2009	**Receipt** #2008-9026765	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $16.38	12/27/2007	**Receipt** #2007-7010296	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $17.84	11/30/2006	**Receipt** #2006-6007741	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $18.31	11/30/2005	**Receipt** #2005-9052409	Print (PDF)
2004					
2004 Annual Bill	$0.00	**Paid** $29.04	11/30/2004	**Receipt** #2004-4011478	Print (PDF)
Refund		**Processed** $10.52	12/30/2004	**To** LEMLEY BARBARA ANN	
		Paid $29.04			
2003 Annual Bill	$0.00	**Paid** $19.19	12/08/2003	**Receipt** #2003-3050542	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $19.27	11/27/2002	**Receipt** #2002-0232980	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03024 002 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$29.64**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $29.64	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $29.84	11/16/2020	**Receipt** #20-0017709	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $30.75	11/21/2019	**Receipt** #19-0028431	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $30.33	11/27/2018	**Receipt** #18-0031395	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $31.11	11/10/2017	**Receipt** #17-0011295	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $33.17	11/19/2016	**Receipt** #16-0023629	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $33.80	11/20/2015	**Receipt** #15-0023819	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/25/2014	**Receipt** #14-0030568	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0033573	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/30/2012	**Receipt** #12-0046070	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/28/2011	**Receipt** #2011-3013305	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $24.63	12/15/2010	**Receipt** #2010-3020888	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $21.84	11/30/2009	**Receipt** #2009-1018667	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $20.13	11/26/2008	**Receipt** #2008-9013661	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $16.21	11/30/2007	**Receipt** #2007-9031228	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $17.84	11/21/2006	**Receipt** #2006-9081732	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $18.31	11/21/2005	**Receipt** #2005-9044231	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $18.52	11/30/2004	**Receipt** #2004-9016521	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $18.99	11/26/2003	**Receipt** #2003-3020576	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $19.27	11/13/2002	**Receipt** #2002-0205919	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03024 003 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$12.70**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $12.70	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $12.92	12/03/2020	**Receipt** #20-0049384	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $12.85	12/12/2019	**Receipt** #19-0059652	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $13.00	11/30/2018	**Receipt** #18-0050474	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $9.18	02/22/2018	**Receipt** #17-0112832	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9.57	12/16/2016	**Receipt** #16-0059898	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9.87	01/28/2016	**Receipt** #15-0082710	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9.27	12/03/2014	**Receipt** #14-0043383	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $9.64	12/31/2013	**Receipt** #13-0064344	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $9.53	11/30/2012	**Receipt** #12-0050675	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $9.74	11/30/2011	**Receipt** #2011-3019941	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $8.95	12/31/2010	**Receipt** #2010-3023854	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $8.83	12/31/2009	**Receipt** #2009-1023794	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $8.22	01/31/2009	**Receipt** #2008-9026765	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $8.20	12/27/2007	**Receipt** #2007-7010296	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $8.93	11/30/2006	**Receipt** #2006-6007741	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $10.01	11/30/2005	**Receipt** #2005-9052409	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $10.52	03/31/2005	**Receipt** #2004-4031604	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $7.85	12/08/2003	**Receipt** #2003-3050542	Print (PDF)
2002					
2002 Annual Bill	$0.00	**Paid** $26.32	08/31/2004	**Receipt** #2003-3083712	Print (PDF)
Certificate #813		**Redeemed**	08/31/2004	**Face** $16.38, **Rate** 18%	
		Paid $26.32			
Total Amount Due	**$0.00**				

Real Estate Account #03024 004 000

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$12.70**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $12.70	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $12.79	11/16/2020	**Receipt** #20-0017709	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $13.17	11/21/2019	**Receipt** #19-0028431	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $13.00	11/27/2018	**Receipt** #18-0031395	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $8.90	11/10/2017	**Receipt** #17-0011295	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $9.48	11/19/2016	**Receipt** #16-0023629	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $9.67	11/20/2015	**Receipt** #15-0023819	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $9.54	11/25/2014	**Receipt** #14-0030568	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $9.54	11/27/2013	**Receipt** #13-0033573	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $9.53	11/30/2012	**Receipt** #12-0046070	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $9.74	11/28/2011	**Receipt** #2011-3013305	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $8.95	12/15/2010	**Receipt** #2010-3020888	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $6.56	11/30/2009	**Receipt** #2009-1018667	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $6.05	11/26/2008	**Receipt** #2008-9013661	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $6.09	11/30/2007	**Receipt** #2007-9031228	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $6.70	11/21/2006	**Receipt** #2006-9081732	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $7.51	11/21/2005	**Receipt** #2005-9044231	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $7.85	11/30/2004	**Receipt** #2004-9016521	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $7.77	11/26/2003	**Receipt** #2003-3020576	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $7.88	11/13/2002	**Receipt** #2002-0205919	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 010 001

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$40.21**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $40.21	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $40.48	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $41.72	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $41.16	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $23.84	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $23.83	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $23.79	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $24.32	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $24.14	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $34.79	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $24.00	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $26.69	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $27.52	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $27.79	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 010 002

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$311.12**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $311.12	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $313.23	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $322.78	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $318.40	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $188.89	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $201.38	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $205.25	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $197.87	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $197.81	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $197.50	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $201.85	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $200.37	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $204.21	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $280.58	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $198.62	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $220.70	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $227.63	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $229.86	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $219.72	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $222.84	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 001

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $26.67	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $28.43	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $28.97	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 002

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 003

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 004

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03044 012 005

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$42.33**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $42.33	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $42.62	11/23/2020	**Receipt** #20-0030245	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $43.93	11/18/2019	**Receipt** #19-0021509	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $43.32	11/26/2018	**Receipt** #18-0028418	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $24.43	11/29/2017	**Receipt** #17-0038391	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $26.05	11/18/2016	**Receipt** #16-0022888	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $26.55	11/09/2015	**Receipt** #15-0007149	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $26.23	11/17/2014	**Receipt** #14-0018281	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $26.22	11/27/2013	**Receipt** #13-0032850	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $26.18	11/29/2012	**Receipt** #12-0039121	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $26.76	11/29/2011	**Receipt** #2011-1012537	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $26.55	11/29/2010	**Receipt** #2010-1011866	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $26.42	11/18/2009	**Receipt** #2009-9006831	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $36.99	11/25/2008	**Receipt** #2008-8011473	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $26.20	11/19/2007	**Receipt** #2007-7002673	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $29.11	11/27/2006	**Receipt** #2006-6003621	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $30.02	11/30/2005	**Receipt** #2005-5006191	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $30.32	11/29/2004	**Receipt** #2004-4009015	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $28.44	11/24/2003	**Receipt** #2003-3017945	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $28.85	11/25/2002	**Receipt** #2002-0214677	Print (PDF)
Total Amount Due	**$0.00**				

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Search > Account Summary

Real Estate Account #03045 000 000

Owner:
MONAGHAN & SCHENCK TRUSTEES

Situs:
16615 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$3,959.00**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $3,959.00	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $3,616.89	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $3,713.45	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $3,422.01	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $3,209.38	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $2,768.52	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $2,872.14	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $2,852.62	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $2,902.18	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,945.99	11/29/2012	**Receipt** #12-0040086	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $3,149.18	11/30/2011	**Receipt** #2011-9027234	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $3,253.14	11/20/2010	**Receipt** #2010-9007098	Print (PDF)
2009					
2009 Annual Bill	$0.00	**Paid** $5,859.58	12/01/2009	**Receipt** #2009-9013616	Print (PDF)
Refund		**Processed** $2,044.98	12/16/2009	**To** FIRST FEDERAL BANK OF FLORIDA	
		Paid $5,859.58			
2008 Annual Bill	$0.00	**Paid** $3,581.41	11/21/2008	**Receipt** #2008-8009774	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,908.09	09/26/2008	**Receipt** #2007-7093295	Print (PDF)
		Payment $1,624.88	11/30/2007	**Receipt** #2007-9027671	
2006 Annual Bill	$0.00	**Paid** $1,748.33	06/09/2008	**Receipt** #2007-7052527	Print (PDF)
		Payment $1,711.25	11/28/2006	**Receipt** #2006-6004872	
2005 Annual Bill	$0.00	**Paid** $1,689.74	11/23/2005	**Receipt** #2005-5004025	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,613.48	11/19/2004	**Receipt** #2004-4006340	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,671.76	11/30/2003	**Receipt** #2003-3050361	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,740.13	11/14/2002	**Receipt** #2002-0206543	Print (PDF)
Total Amount Due	**$0.00**				

Real Estate Account #03046 000 000

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$74.08**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $74.08	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $74.58	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $76.87	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $75.82	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $77.79	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $82.92	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $84.52	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $78.67	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $78.65	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $78.53	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $80.27	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $81.51	05/25/2011	**Receipt** #2010-2002020	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $74.23	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $69.16	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $64.88	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $71.36	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $73.22	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $74.01	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $68.79	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $69.85	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03046 005 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$65.62**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $65.62	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $66.07	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $68.08	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $67.14	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $68.89	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $73.44	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $74.84	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $69.15	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $69.13	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $69.01	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $70.53	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $71.41	05/25/2011	**Receipt** #2010-2002023	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $65.49	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $61.00	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $56.76	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $62.45	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $64.07	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $64.77	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $62.31	12/12/2003	**Receipt** #2003-3051733	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $62.63	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 000 000

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$77.89**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $77.89	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $78.41	11/10/2020	**Receipt** #20-0010162	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $80.80	11/08/2019	**Receipt** #19-0010248	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $80.14	11/09/2018	**Receipt** #18-0010471	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $60.00	11/21/2017	**Receipt** #17-0028442	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $63.96	11/08/2016	**Receipt** #16-0007237	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $65.18	11/10/2015	**Receipt** #15-0009472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $64.38	11/11/2014	**Receipt** #14-0010937	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $64.36	11/19/2013	**Receipt** #13-0020549	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $64.25	11/05/2012	**Receipt** #12-0013174	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $65.66	11/07/2011	**Receipt** #2011-3000996	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $59.81	11/09/2010	**Receipt** #2010-3002565	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $56.76	11/30/2009	**Receipt** #2009-1013733	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $52.33	11/24/2008	**Receipt** #2008-9010338	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $52.70	11/30/2007	**Receipt** #2007-9029510	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $57.99	11/17/2006	**Receipt** #2006-9080259	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $59.50	11/14/2005	**Receipt** #2005-9039281	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $57.83	11/19/2004	**Receipt** #2004-9006546	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $52.19	11/26/2003	**Receipt** #2003-3021565	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $52.99	11/15/2002	**Receipt** #2002-0208388	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$215.88**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $215.88	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $217.34	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $223.98	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $220.93	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $226.68	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $241.64	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $246.29	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $212.18	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $212.11	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $211.79	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $216.44	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $214.60	05/25/2011	**Receipt** #2010-2002021	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $187.77	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $174.91	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $154.07	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $169.48	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $173.91	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $175.77	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $168.41	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $171.03	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 001

Owner: WHITE DIANE

Situs: UNASSIGNED LOCATION RE

Parcel details

Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **12/01/2021** for **$27.80**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $27.80	12/01/2021	**Receipt** #21-0048920	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $27.71	11/23/2020	**Receipt** #20-0030252	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $29.73	04/03/2020	**Receipt** #19-0141903	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $28.45	12/28/2018	**Receipt** #18-0070549	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $17.95	12/25/2017	**Receipt** #17-0069844	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $19.15	12/13/2016	**Receipt** #16-0057152	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $19.32	11/30/2015	**Receipt** #15-0038899	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $19.08	11/30/2014	**Receipt** #14-0041060	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $19.26	12/10/2013	**Receipt** #13-0047906	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $19.24	12/10/2012	**Receipt** #12-0052675	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $19.65	12/13/2011	**Receipt** #2011-3022044	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $17.72	11/30/2010	**Receipt** #2010-3015408	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $15.45	12/16/2009	**Receipt** #2009-1021315	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $14.24	12/30/2008	**Receipt** #2008-9023180	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $14.34	12/31/2007	**Receipt** #2007-9039615	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $15.76	12/29/2006	**Receipt** #2006-9097291	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $16.19	12/12/2005	**Receipt** #2005-9055419	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $22.18	05/13/2005	**Receipt** #2004-4032184	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $14.38	12/12/2003	**Receipt** #2003-3051732	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $14.61	12/05/2002	**Receipt** #2002-0243860	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 002

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$40.21**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $40.21	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $40.48	11/10/2020	**Receipt** #20-0010162	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $41.72	11/08/2019	**Receipt** #19-0010248	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $41.16	11/09/2018	**Receipt** #18-0010471	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $42.22	11/21/2017	**Receipt** #17-0028442	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $45.01	11/08/2016	**Receipt** #16-0007237	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $45.87	11/10/2015	**Receipt** #15-0009472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $42.91	11/11/2014	**Receipt** #14-0010937	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $42.90	11/19/2013	**Receipt** #13-0020549	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $42.83	11/05/2012	**Receipt** #12-0013174	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $43.78	11/07/2011	**Receipt** #2011-3000996	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $39.87	11/09/2010	**Receipt** #2010-3002565	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $41.48	11/30/2009	**Receipt** #2009-1013733	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $38.25	11/24/2008	**Receipt** #2008-9010338	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $36.48	11/30/2007	**Receipt** #2007-9029510	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $40.15	11/17/2006	**Receipt** #2006-9080259	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $41.19	11/14/2005	**Receipt** #2005-9039281	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $41.64	11/19/2004	**Receipt** #2004-9006546	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $37.95	11/26/2003	**Receipt** #2003-3021565	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $38.54	11/15/2002	**Receipt** #2002-0208388	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 003

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$182.02**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $182.02	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $183.25	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $188.84	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $186.27	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $191.10	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $203.73	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $207.64	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $193.09	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $193.05	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $192.75	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $196.98	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $194.66	05/25/2011	**Receipt** #2010-2002024	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $181.21	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $168.81	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $158.11	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $173.95	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $178.50	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $180.40	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $171.92	12/12/2003	**Receipt** #2003-3051735	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $171.03	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 004

Owner:
PARKER ERIC J & JOY A

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$21.18**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $21.18	11/29/2021	**Receipt** #21-0043983	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $21.31	11/10/2020	**Receipt** #20-0010162	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $21.96	11/08/2019	**Receipt** #19-0010248	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $21.66	11/09/2018	**Receipt** #18-0010471	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $22.22	11/21/2017	**Receipt** #17-0028442	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $23.70	11/08/2016	**Receipt** #16-0007237	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $24.14	11/10/2015	**Receipt** #15-0009472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $21.47	11/11/2014	**Receipt** #14-0010937	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $21.46	11/19/2013	**Receipt** #13-0020549	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $21.42	11/05/2012	**Receipt** #12-0013174	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $21.89	11/07/2011	**Receipt** #2011-3000996	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $19.96	11/09/2010	**Receipt** #2010-3002565	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $19.66	11/30/2009	**Receipt** #2009-1013733	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $18.12	11/24/2008	**Receipt** #2008-9010338	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $18.26	11/30/2007	**Receipt** #2007-9029510	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $20.06	11/17/2006	**Receipt** #2006-9080259	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $22.51	11/14/2005	**Receipt** #2005-9039281	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $22.73	11/19/2004	**Receipt** #2004-9006546	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $20.69	11/26/2003	**Receipt** #2003-3021565	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $20.97	11/15/2002	**Receipt** #2002-0208388	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03047 001 005

Owner:
FLORIDA TIMBER CO

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2021** for **$21.18**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $21.18	11/29/2021	**Receipt** #21-0043444	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $21.31	11/23/2020	**Receipt** #20-0030252	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $22.87	04/03/2020	**Receipt** #19-0141900	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $21.88	12/28/2018	**Receipt** #18-0071691	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $22.46	12/25/2017	**Receipt** #17-0069844	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $23.95	12/13/2016	**Receipt** #16-0057148	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $24.14	11/30/2015	**Receipt** #15-0038899	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $21.47	11/30/2014	**Receipt** #14-0041062	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $21.68	12/10/2013	**Receipt** #13-0047910	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $21.64	12/10/2012	**Receipt** #12-0052678	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $22.12	12/13/2011	**Receipt** #2011-3022043	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $19.96	11/30/2010	**Receipt** #2010-3015407	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $19.87	12/16/2009	**Receipt** #2009-1021314	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $18.31	12/30/2008	**Receipt** #2008-9023179	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $18.45	12/31/2007	**Receipt** #2007-9039616	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $20.27	12/29/2006	**Receipt** #2006-9097292	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $22.75	12/12/2005	**Receipt** #2005-9055419	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $22.73	11/30/2004	**Receipt** #2004-4011105	Print (PDF)
2003					
2003 Annual Bill	$0.00	**Paid** $38.85	11/30/2004	**Receipt** #2004-4011105	Print (PDF)
Certificate #701		**Redeemed**	12/01/2004	**Face** $29.91, **Rate** 18%	
		Paid $38.85			
2002					
2002 Annual Bill	$0.00	**Paid** $46.74	11/30/2004	**Receipt** #2004-4011105	Print (PDF)
Certificate #832		**Redeemed**	12/01/2004	**Face** $31.13, **Rate** 18%	
		Paid $46.74			
Total Amount Due	**$0.00**				

Property Tax

Search

03047-001-006

> Pay for confidential accounts

No bills or accounts matched your search. Try using different or fewer search terms. The following tips may also help:

- Make sure you are not including any owner names in your search. These are considered confidential, and are unavailable on the public site.
- Try leaving off words like drive, road, avenue, etc., that are often abbreviated. For example, search for `123 Main` instead of `123 Main Street`.
- Watch out for terms that have multiple spellings, like `First Street` and `1st St`.

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Search > Account Summary

Real Estate Account #03048 002 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$240.84**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $240.84	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $242.51	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $249.90	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $246.93	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $164.45	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $176.23	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $176.27	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $174.02	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $173.96	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $173.70	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $177.52	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $175.03	05/25/2011	**Receipt** #2010-2002022	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $150.65	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $140.35	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $139.88	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $153.89	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $157.91	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $150.35	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $125.71	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $127.66	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Real Estate Account #03024 000 000

Owner:
JEFFORDS LILLIE BELLE TRUSTEE

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2021** for **$268.79**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$0.00	**Paid** $268.79	11/22/2021	**Receipt** #21-0033405	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $270.62	11/23/2020	**Receipt** #20-0031469	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $278.88	11/23/2019	**Receipt** #19-0032893	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $275.06	11/27/2018	**Receipt** #18-0031409	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $168.88	11/08/2017	**Receipt** #17-0007755	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $180.03	11/19/2016	**Receipt** #16-0023637	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $183.48	11/20/2015	**Receipt** #15-0023827	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $181.16	11/26/2014	**Receipt** #14-0033499	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $181.10	11/26/2013	**Receipt** #13-0030887	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $180.84	11/30/2012	**Receipt** #12-0046077	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $184.81	11/18/2011	**Receipt** #2011-3009324	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $183.67	05/25/2011	**Receipt** #2010-2002019	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $155.03	11/30/2009	**Receipt** #2009-1018666	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $144.41	12/30/2008	**Receipt** #2008-9023857	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $143.92	11/30/2007	**Receipt** #2007-9031942	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $158.34	11/21/2006	**Receipt** #2006-9081733	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $162.49	11/28/2005	**Receipt** #2005-9049601	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $164.22	11/29/2004	**Receipt** #2004-9011390	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $132.84	11/30/2003	**Receipt** #2003-3045631	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $134.90	11/27/2002	**Receipt** #2002-0232987	Print (PDF)
Total Amount Due	**$0.00**				

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Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 22-0246

Professional Consultants

To: Neighbors of the Briarwood Subdivision

From: Craig Brashier, AICP

Date: 07 September 2022

RE: Neighborhood Meeting Public Notice

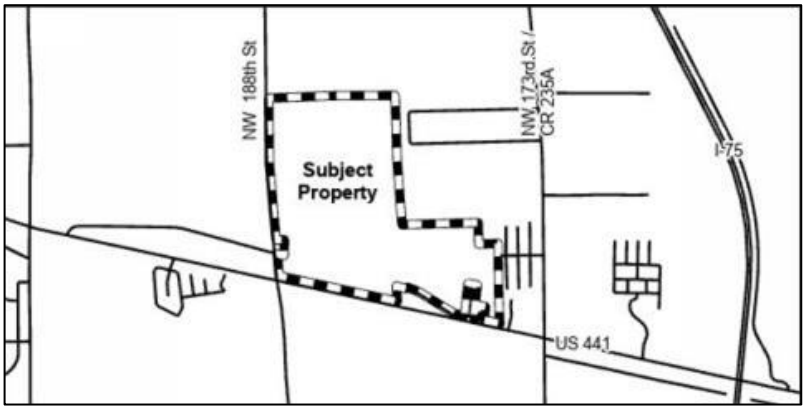
A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent behind the PD is a mixed-use project, inclusive of single-family and multifamily residential and nonresidential uses.

The property is designated with a mixture of Future Land Use designations, including Moderate-Density Residential, Medium-Density Residential, and Community Commercial. No amendments to the Future Land Use Map are proposed.

The property is located generally west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes the following Alachua County Tax Parcels: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

Meeting Details:

Date: 21 September 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(386) 518-5113
Craigb@CHW-inc.com



This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek your comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0246\Admin & Information\06_NHWS\Ad and Mailing\MAIL 220829 Briarwood TC NHWS.docx

Mailing Labels

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
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Peggy Arnold
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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
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4145 STATE RD 11
DELAND, FL 32724

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17991 NW 175TH AVE
ALACHUA, FL 32615

KUNKEL HARRY R
14416 NW 148TH PL
ALACHUA, FL 32616

MCGEHEE CAROLYN S
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HIGH SPRINGS, FL 32643

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MILLEDGEVILLE, GA 31061

WOODLAND III LTD
PO BOX 357845
GAINESVILLE, FL 32635

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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17502 NW 181ST ST
ALACHUA, FL 32615

BECKER JOHN M
18028 NW 177TH AVE
ALACHUA, FL 32615

TAYLOR KENNETH T & BEVERLY A
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ALACHUA, FL 32615

DAVIS RYAN RICHARD II & SHAYNA LINN
17598 NW 181ST ST
ALACHUA, FL 32615

ROONEY MATTHEW EMMETT
17698 NW 181ST ST
ALACHUA, FL 32615

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
9225 COUNTY RD 49
LIVE OAK, FL 32060

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17758 NW 188TH ST
HIGH SPRINGS, FL 32643

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16615 NW BELLE RD
ALACHUA, FL 32615

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PO BOX 357133
GAINESVILLE, FL 32635

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7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
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TUPELO, MS 38802

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16658 NW 175TH TER
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16704 NW 175TH TER
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SCHLAF DEBRA
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ALACHUA, FL 32615

GRANT VICKIE RENEE
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1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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ALACHUA, FL 32615

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ALACHUA, FL 32615

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ALACHUA, FL 32615

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1579 MCAFEE CIR
CABOT, AR 72023

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ALACHUA, FL 32615

SWOROBUK PAUL LIFE ESTATE
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ALACHUA, FL 32615

BRACHHOLD & NELSON
16620 NW COUNTY ROAD 235A
ALACHUA, FL 32615

GONZALEZ & RODRIGUEZ-OLIVO W/H
16623 NW 173RD TER
ALACHUA, FL 32615

GRIMES SANDRA L
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HAHN JESSICA
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ALACHUA, FL 32615

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C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

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GAINESVILLE, FL 32606

NORTH FLA WATER SYSTEM INC
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ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

GONZALES PHIL S & ROSA LEE
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ALACHUA, FL 32615

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ALACHUA, FL 32616

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OLD TOWN, FL 32680

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GAINESVILLE, FL 32605

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ALACHUA, FL 32615

MORGAN ZACHARY
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ALACHUA, FL 32615

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MORRIS
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TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

QUEEN LOIS L
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ALACHUA, FL 32615

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ALACHUA, FL 32615

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ALACHUA, FL 32615

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ALACHUA, FL 32615

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ALACHUA COUNTY HOUSING AUTHORITY
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GAINESVILLE, FL 32601

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SOUTHWEST RANCHES, FL 33331

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COONS & NEEBLING
16710 NW 174TH TER
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SMYDER CHARLES R SR SUCCESSOR TRUSTEE
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1113 OLD POPO POINT
ST JOHNS, FL 32259

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOOL
GAINESVILLE, FL 32601

SMITH CECIL WILSON & COURTNEY ERIN
17042 NW 188TH ST
HIGH SPRINGS, FL 32643

WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

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LIVONIA, MI 48152

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16825 NW 188TH ST
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LANG, VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

CASON BART E & LINDA J LIFE ESTATE
18942 NW 170TH LN
HIGH SPRINGS, FL 32643

JTFA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

DADANT AND SON INC
PO BOX 888
HIGH SPRINGS, FL 32655

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held regarding a Planned Development rezoning application on ±308 acres in the City of Alachua, requesting to rezone the property from Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent of the PD is a mixed-use project with single-family and multi-family residential and nonresidential uses. The property is designated with Moderate-Density Residential, Medium-Density Residential, and Community Commercial Future Land Use classifications.

The property is located west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes Alachua County Tax Parcels 3024, 3024-1, 3024-2, 3024-3, 3024-4, 3045, 3044-10-1, 3044-10-2, 3044-12-1, 3044-12-2, 3044-12-3, 3044-12-4, 3044-12-5, 3046, 3046-5, 3047, 3047-1, 3047-1-1, 3047-1-2, 3047-1-3, 3047-1-4, 3047-1-5, 3048-2, and 3047-1-6.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on September 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (386) 518-5113
Email: craigb@chw-inc.com

CHW
Professional Consultants

The Hipp delivers fiery version of 'Fahrenheit 451'

Ron Cunningham
Sun theater critic

What happened? How did we get here? Where are we?

Listen, if life imitates art more than art imitates life — and I won't argue with Oscar Wilde — then it's fair to say that the Hippodrome has kicked off its 50th season with an artistic offering that is as appropriately depressing as ...

... well, as American life has become since COVID forced us all into isolation one from another.

That's not to scare anyone away from the Hipp's production of Ray Bradbury's "Fahrenheit 451." Sometimes a dose of downer is exactly the anti-depressive needed to confront life's ugly realities. And the Hipp's ensemble delivers up Bradbury's dystopian drama about government book burners with verve and, yes, fire.

"Kerosene. Isn't that a kind of perfume?" This from fireman Montag, who waxes poetic about the seduction of incineration. "We were born of fire!"

But then he watches a woman immolate herself and her hidden library rather than let the firemen do their jobs. But not before she hands Montag a single, slim volume and changes his destiny.

Niall McGinty's range allows him to easily make Montag's painful but inevitable transition from arrogance to uncertainty to introspection and, finally, realization and defiance.

Watching his narcotized wife Mildred (Katelyn Crall) gaze with vapid content at "The Mildred Show" on their wall-sized TV, it begins to dawn on Montag that force isn't really essential to suppress thinking and dissent. In an age of media saturation, too many of us go down that road voluntarily.

"I wish we had two TV walls instead of one," Mildred sighs.

But if there is an incendiary force in this production it is found in the person of David Patrick Ford's fire chief. Ford is mesmerizing as Beatty, perhaps the last truly literate subversive still standing. He flaunts his bookishness with the confidence of one who knows that those around him simply won't get his sly references and innuendo.

When the firehouse crew decides to name their new robo-stalking hound Baskerville, fireman Black (Jay Nixon) innocently wonders "Wasn't there a book by that name?"

"Did you read it!" Beatty demands.

"No!" Black fairly recoils.

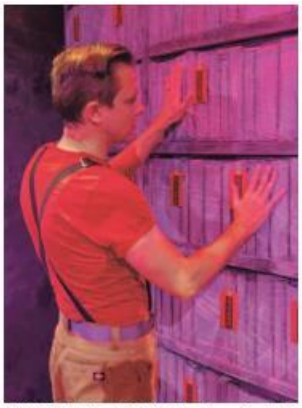
Not to be missed is Jacqueline St. Pierre's performance as the waiflish Alice, who with a few innocent questions in a courtyard encounter becomes Montag's muse. And pay attention to David Carey Foster's Faber, a timid professor who, in Wizard Of Oz fashion, becomes the man behind the curtain and literally has Montag's ear.

The production values with all of the requisite sound, fight and fury are up to Hipp standards. And this mixed cast of professionals and students once again validates the Hippodrome's partnership with the University of Florida's School of Theater And Dance.

"There is nothing worth knowing," Montag insists in the early moments of the play. If you walk out of the Hipp still believing that, you weren't paying attention.

For show times and ticket prices, see The Hippodrome's web site, thehipp.org.

Ron Cunningham is The Sun's theater critic.



Niall McGinty (Montag) in the Hippodrome Theatre's production of "Fahrenheit 451." A mixed cast of professionals and students once again take to the stage in Hippodrome's partnership with the University of Florida's School of Theater And Dance.
PROVIDED BY MICHAEL A. EADDY

Poll: Abortion not the biggest issues for Florida Hispanics

Stephany Matat
Palm Beach Post | USA TODAY NETWORK

A large majority of Florida's diverse Hispanic voters believe it's wrong to make abortion illegal, even if it goes against their personal beliefs. But the contentious issue ranks far below other topics, mainly inflation, gun violence and jobs, as top priorities heading into the midterm elections, according to a new poll released Thursday.

When asked what "the most important issues that elected officials should address," respondents ranked inflation/rising cost of living (53%) as one of their top three issues. Coming second was crime/gun violence (38%), followed by jobs/economy (36%), health care (21%) and climate/environment (16%).

Abortion, at 15%, was tied with a lack of affordable housing/high rents and Social Security and Medicare.

But 70% of those surveyed agreed with the statement "no matter what my personal beliefs about abortion are, I think it is wrong to make abortion illegal and take that choice away from everyone else."

UnidosUS, the nation's largest Hispanic advocacy group, and Mi Familia Vota, a Latino civic engagement group that operates in seven states, including Florida, commissioned the poll of 400 eligible Latino voters in the Sunshine State. The margin of error was 4.5%. It was conducted between July 20 and Aug. 1.

"Hispanic voters in Florida overwhelmingly are concerned with pocketbook and economic issues as we get closer to the midterm election," said Jared Nordlund, Florida state director for UnidosUS.

The poll did not ask those interviewed if they would support restrictions on abortions or laws to allow abortions in cases of rape or incest.

The two organizations have done similar polling in Arizona, California, Colorado, Georgia and Pennsylvania — all competitive battleground states. Abortion ranked as the fifth-most important issue in the larger poll of 2,750 respondents in all six states, including Florida.

Florida's new 15-week abortion ban went into effect July 1. The law allows for exceptions if carrying the pregnancy to term would result in serious injury or death for the mother, or if the fetus has a fatal abnormality. There are no exceptions for pregnancies caused by rape or incest.

Democrats in Florida and nationwide are targeting abortion as a key campaign issue and believe it will drive more voters overall, including Hispanics, to back Democratic congressional candidates.

Congressional Democrats support a federal law to make abortion legal nationwide in the wake of the Supreme Court's decision this summer to overturn Roe v. Wade, the landmark 1973 ruling that made abortion legal. Republicans reject such a measure and support the court's ruling to allow states to determine the legality of abortion.

About 70% of Florida Hispanics believe abortion should not be made illegal, a new poll showed Thursday. JIM RASSOL/USA TODAY NETWORK-FLORIDA

The poll also found that a majority of Florida Hispanic voters (64%) believe the country is on the wrong track, a big hurdle for Democrats to win over Hispanics given that the party has controlled the White House, the U.S. House and Senate for the past two years.

About two-thirds of Hispanic voters polled said they do plan to vote in November.

Florida's more than 2.5 million Hispanic voters, who comprise about 18% of all voters, represent a key voting bloc. In 2020, the Hispanic vote in Florida took a dramatic turn when exit polls showed then-Democratic candidate Joe Biden won Latino voters by just seven points over President Trump, 53-46%.

That close margin allowed Trump to win the state handily. It also allowed the GOP to flip two congressional seats while tightening its grip on the state House and Senate in the Florida Legislature.

As a comparison, exit polls in 2016 showed Hillary Clinton clobbered Trump among Hispanic voters in Florida, winning 62-35%.

"How Latinos evolve as a bloc and electorate in Florida may well shape outcomes nationally. Both parties should be paying closer attention," said Gary Segura, the president and co-founder of BSP Research, which conducted the poll for the two Hispanic organizations.

The poll of Florida Hispanic eligible voters was conducted primarily online, with some live phone interviews in Spanish or English.

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Workshop Presentation

Briarwood Town Center

Planned Development Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 21, 2022

1

The purpose of the neighborhood meeting:

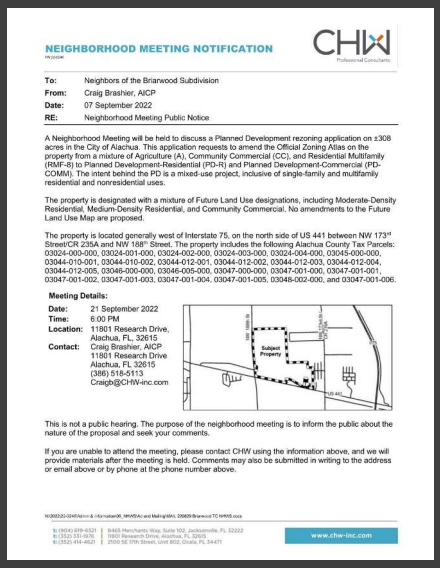
The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to address questions prior to the application's submission.

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW
Professional Consultants

To: Neighbors of the Briarwood Subdivision
From: Craig Brashier, AICP
Date: 07 September 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent behind the PD is a mixed-use project, inclusive of single-family and multifamily residential and nonresidential uses.

The property is designated with a mixture of Future Land Use designations, including Moderate-Density Residential, Medium-Density Residential, and Community Commercial. No amendments to the Future Land Use Map are proposed.

The property is located generally west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes the following Alachua County Tax Parcels: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

Meeting Details:

Date: 21 September 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(386) 518-5113
Craigb@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek your comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0246\Admin & Information\06_NRMSA\1 and Mailing\MA1_220829 Briarwood TC NHMS.docx

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1900 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2500 SE 17th Street, Unit 802, Ocala, FL 34471

www.chw-inc.com

Sun - 09/07/2022

The Hipp delivers fiery version of 'Fahrenheit 451'

Poll: Abortion not the biggest issues for Florida Hispanics

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Email: craigb@chw-inc.com

CHW

22-0246: Briarwood Town Center

CHW

3

REQUEST:

Rezoning Application

FROM: Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8)

TO: Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM)

22-0246: Briarwood Town Center

4

REZONING
ESTIMATED TIMELINE

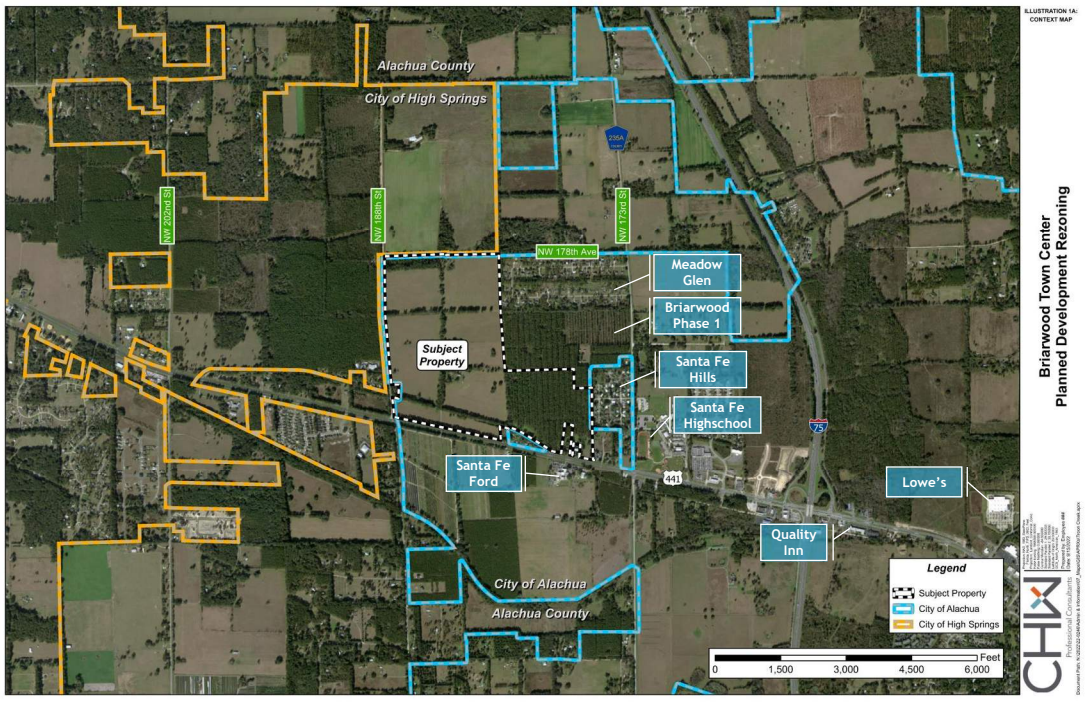
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	City Commission Public Hearing #1	City Commission Public Hearing #2
July 27, 2022	Sept. 21, 2022	Sept. 29, 2022	Oct. - Dec. 2022	December 2022 (Tentative)	January 2023 (Tentative)	Jan / Feb 2023 (Tentative)

22-0246: Briarwood Town Center

CHW

5

Context Map



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6

Aerial Map

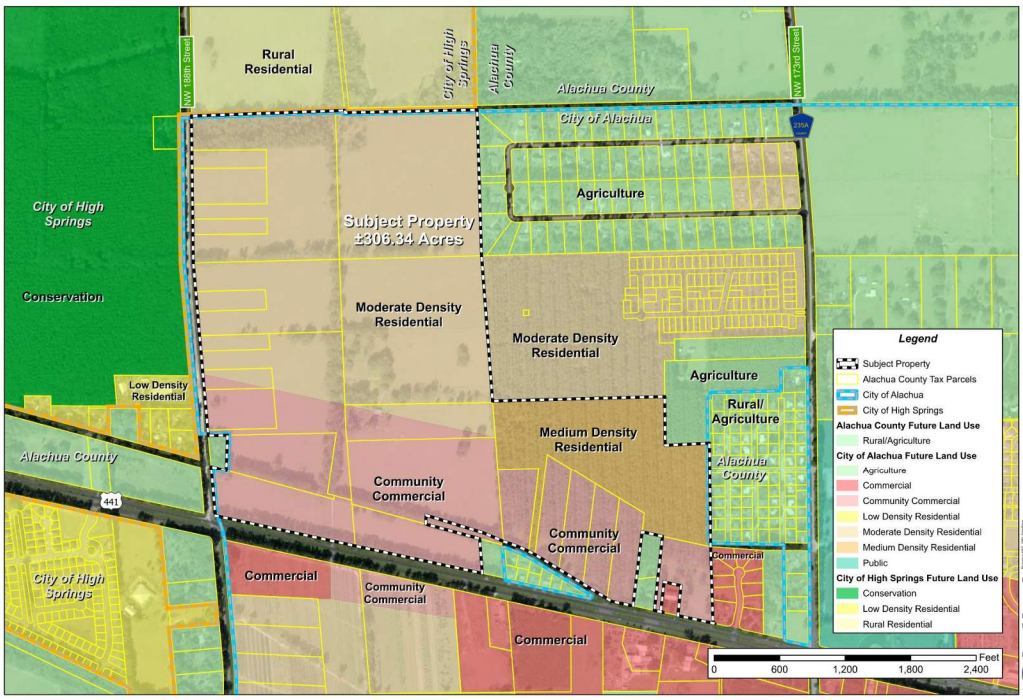
7

Future Land Use (FLU) Map

Moderate Density Residential (0-4 du/ac)

Medium Density Residential (4-8 du/ac)

Community Commercial



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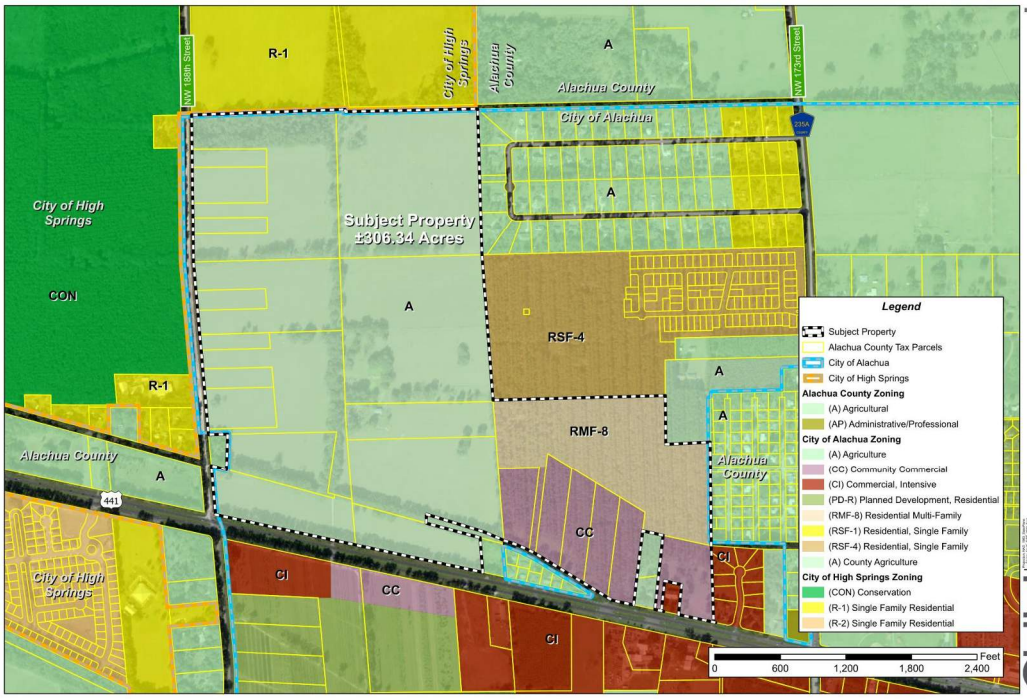
Zoning Map

Agriculture (A)

Residential Multifamily (RMF-8)

Community Commercial (CC)



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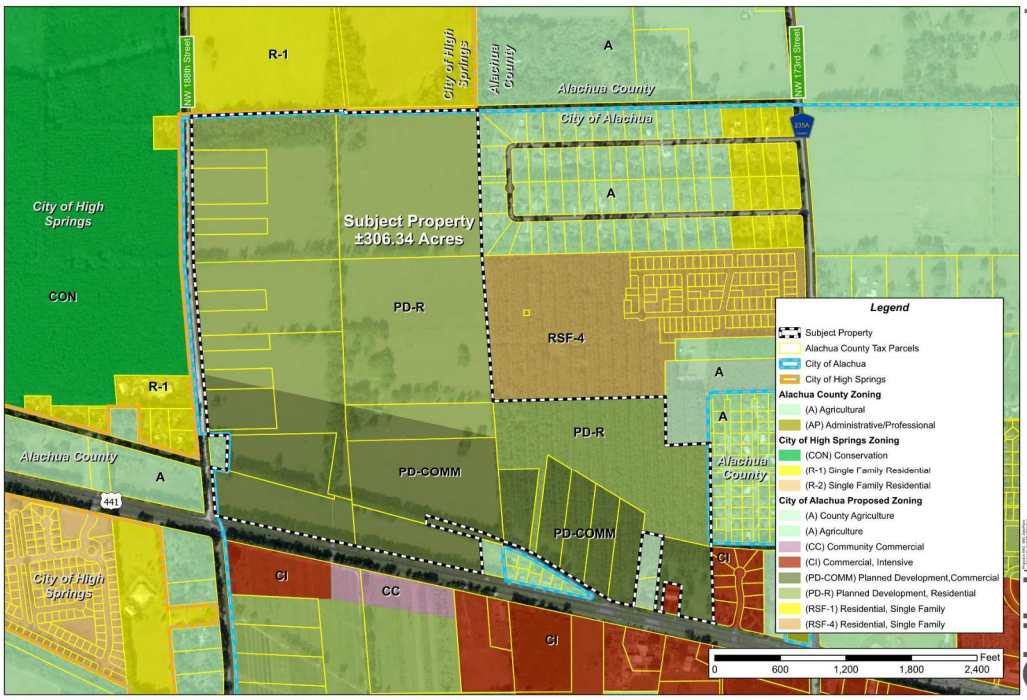
Proposed Zoning Map

Planned Development-Residential (PD-R) and

Planned Development-Commercial (PD-COMM)

Consistent with FLU categories



10

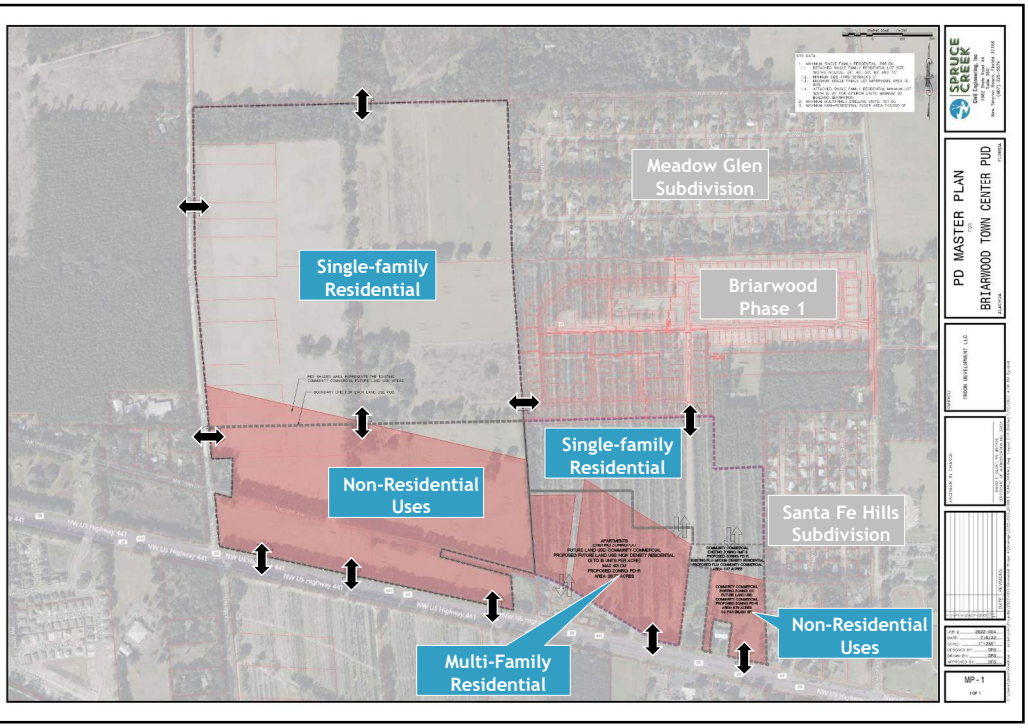
Preliminary Layout Plan

Proposed Entitlements:

780 SF Units (34'W to 75'W)

350 MF Units

500,000 S.F. Non-Residential (250,000 S.F. in initial TIA)



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Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@CHW-inc.com

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Professional Consultants

12

Sign-in Sheet

SIGN-IN SHEET

Briarwood Town Center Neighborhood Meeting

22-0246

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: September 21, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Planned Development Rezoning Application

	Print Name	Street Address	Signature
1	RASANATH DASA	16916 NW 174th TERRACE – ALACHUA 32615	R. DASA
2	Kelly Bramlett	16825 NW 188th St. High Springs 32643	
3	Jennifer Hart	16804 NW 173rd Terr Alachua FL	
4	Debra Werner	16731 NW 173rd Ter. Alachua FL	Debra Werner
5	Wayne Werner	"	fishwife75@windstream.net
6	Robert Hart	16804 NW 173rd Ter Alachua FL	
7	Carly Maxwell	16658 NW 175th Ter	caproud@att.net
8			
9			
10			
11			
12			
13			

Two meeting attendees chose to not sign in, for a total of nine (9) public meeting attendees.

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Briarwood Town Center

22-0246

Event:	Neighborhood Meeting
Date/Time:	September 21, 2022 @ 6:00 PM
Place:	CHW Alachua Office, 11801 Research Drive, Alachua, FL, 32615
Re:	Briarwood Town Center Planned Development Rezoning

Applicant Attendees: Craig Rouhier; Craig Rouhier, Jr.
CHW Attendees: Craig Brashier, AICP; Seth Wood, AICP
Public Attendees: 9

CHW, on behalf of the applicant, hosted the required neighborhood meeting and presented the following: the application type and intent; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a preliminary conceptual layout. Questions and comments from the public attendees are listed below, with agent responses. Please note, these minutes are not meant to act as a verbatim transcript.

Question: Is this part of the Briarwood subdivision?
Response: This is a separate application on a separate timeline. In the broader picture, it will include an extension of and connection to the current Briarwood subdivision.

Question: Is the applicant the same developer as the Briarwood subdivision?
Response: Yes, the applicant is also the developer, but not the homebuilder, of the Briarwood subdivision.

Question: Why is a Planned Development zoning being pursued as opposed to straight zoning?
Response: The PD mechanism is being employed to allow for a more holistic, mixed-use development approach, in contrast to the piecemeal, strip-style development straight zoning may yield. The PD also allows a blending of density for residential development across the project site.

Question: Are you under contract to purchase these properties?
Response: The applicant is only under contract to purchase the portion of the subject property to be rezoned to Planned Development-Residential (PD-R). The applicant will not control the end users on the portion of the property to be rezoned to Planned Development-Commercial (PD-COMM).

Question: Where will the primary ingress/egress to this development be and how will it be constructed?
Response: Primary ingress/egress will be on US 441. The form this will take—be it a signalized intersection, a roundabout, or something else—will be determined based on the Traffic Impact Analysis (TIA) and through coordination with the Florida Department of Transportation (FDOT).

Question: Where will other access points be and how will they be constructed?
Response: Additional planned access points include at least one on the subject property's western boundary onto NW 188th Street; two connection points into the Briarwood subdivision; one on the subject property's northern boundary; and additional limited access points onto US 441 on the subject property's southern boundary. The form these US 441 connections will take will be determined by FDOT, but all the roadway access points other than the primary access point are expected to be right in/right out only. Ultimately, the TIA will determine the best location for and form of access points.

Question: Will any access points be provided into Santa Fe Hills?
Response: The applicant has no intention of imposing access points onto the Santa Fe Hills community. It is not anticipated to be required.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
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Question: The segment of US 441 near Santa Fe High School is dangerous. How will this development impact that?
Response: Traffic impacts are considered as part of the TIA. The results of this analysis will indicate necessary improvements.

Question: Will improvements be made to County Road 235A?
Response: The modeling conducted as part of the Traffic Impact Analysis will indicate what improvements are needed. All the roads being considered by the analysis are maintained by the County or the State. Coordination with the appropriate agencies will be conducted as well.

Question: What is the anticipated construction timeline?
Response: Full buildout is preliminarily estimated to take at least 10 years. A south-to-north buildout is anticipated. Each engineering application is anticipated to take 9 to 12 months just to complete the permitting process.

Question: 780 single family homes could mean many more children attending Alachua County Public Schools. What does the Alachua County School Board have to say about this?
Response: A school concurrency application will be submitted as part of our rezoning application package. A concurrency application is also required as part of all residential engineering applications. School capacity is determined at a County scale and is controlled by the School Board.

Question: How large will the backyard of each single-family dwelling unit lot be?
Response: That will depend on the lot size and house size.

Question: How tall will the multifamily dwelling units be?
Response: They will be a maximum of three stories. Multi-family units will not be placed adjacent to abutting single-family developments.

Question: Will a crime statistics analysis be conducted for the future multifamily housing?
Response: No, a crime statistics analysis will not be conducted as part of this rezoning application.

Question: I do not like the idea of this development potentially raising my property value, as it may also raise my property taxes.
Response: Your comment is noted.

Comment: I encourage you to provide a large amount of open space.
Response: Thank you for your comment.

Note: the setting aside of 20% open space is proposed as part of the PD.

Question: Where will community open space be located?
Response: That will be determined in the development master planning process.

Question: How will this impact Santa Fe Hills' private water source?
Response: The development will be served by the City's potable water supply, so no impacts to this private system are anticipated. Additionally, no hazardous materials that could cause issues with groundwater contamination will be placed onsite.

Question: How will potential impacts to the environment be determined?
Response: An Environmental Assessment has been conducted on the property. This report is being submitted as part of the rezoning application. Each engineering application will require subsequent environmental permitting.

The meeting was concluded at approximately 8:00 PM.

Application Package
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1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. **Justification Report**
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

BRIARWOOD TOWN CENTER

Justification Report

~~**October 3, 2022**~~

RESUBMITTED December 1, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Troon Creek 3 LLC
And property owners:
Eric & Joy Parker;
The Lillie Belle Jeffords Revocable Living Trust; and
Florida Timber Co.

Prepared by:
CHW

PN# 22-0246
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1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, AICP
Date: ~~October 3, 2022~~ RESUBMITTED December 1, 2022
Re: Briarwood Town Center – Rezoning Application

Jurisdiction: City of Alachua	**Intent of Application:** Allow the development of a mixed-use master planned community.
Description of Location: Located along US 441, west of NW 173rd Street and east of NW 188th Street	
Parcel Number: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.	**Acres:** ±306.34 acres (ac) *(Source: CHW Survey)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential (0 to 4 dwelling units per acre) (±161.129 acres of property)* The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units (du) per acre. This FLU category permits uses such as single-family dwelling units, townhomes, and Residential Planned Developments. *Medium Density Residential (4 to 8 dwelling units per acre) (±38.041 acres of property)* 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. This FLU category permits uses such as single-family dwelling units, townhomes, and apartments. *Community Commercial (±107.17 acres of property)* The Community Commercial land use category provides land for neighborhood and community scale goods and services, meant to serve adjacent neighborhood and residential uses. *The uses proposed on the Subject Property are allowed and consistent with the existing FLU classifications onsite.*	

<table>
<tr>
<td><u>Existing Zoning District:</u>
A: Agriculture
(±236.9 acres of property)
The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres.

CC: Community Commercial
(±32.6 acres of property)
The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.

RMF-8: Residential Multifamily
(±36.8 acres of property)
The RMF-8 district is intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems.</td>
<td><u>Proposed Zoning District:</u>
PD-R: Planned Development-Residential District
(±199.17 acres of property)
The PD-R district is established to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space.

PD-COMM: Planned Development-Commercial District
(±107.17 acres of property)
The PD-COMM district is established to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate standalone uses.</td>
</tr>
<tr>
<td><u>Existing Zoning Max. Permitted Density</u>:
A: ±236.9 acres * 0.2 du/ac = ±47 dwelling units

RMF-8: ±36.8 acres * 8 du/ac = ±294 dwelling units

CC: No density prescribed.

Total: ±341 dwelling units

<u>Existing Zoning Max. Permitted Intensity:</u>
CC: ±32.6 acres * 0.5 FAR = ±710,028 square feet</td>
<td><u>Proposed Zoning Max. Permitted Density</u>:
Total: 948 dwelling units
Approx. overall density: 948 du/ ±219.17 acres = ±4.33 du/ac

<u>Proposed Zoning Max. Permitted Intensity:</u>
500,000 square feet of nonresidential uses</td>
</tr>
<tr>
<td colspan="2"><u>Net Change</u>
This rezoning request may allow an increase of up to ±607 net dwelling units compared to what is currently allowed by the onsite zoning districts, and a decrease of up to ±210,028 square feet compared to what is currently allowed by the onsite zoning districts.

The uses proposed on the Subject Property are allowed and consistent with the existing FLU classifications onsite.</td>
</tr>
</table>

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone ±306.34 acres of land in the City of Alachua from Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM).

The intent of this PD-R/PD-COMM rezoning application is to allow for a mixed-use, master planned development, inclusive of single-family and multifamily residential dwelling units and nonresidential uses. Due to the unique nature of this development program, integrating a diversity of housing types and nonresidential uses in one cohesively planned whole, the Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM) zoning districts are requested. These zoning districts will be placed in accordance with the property's existing FLU classifications—Medium Density Residential, Moderate Density Residential, and Community Commercial.

The Alachua County Tax Parcels subject to this application are 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006. These will collectively be referred to as the *"Subject Property"* in this report. The Subject Property is located along the north side of US 441, west of NW 173rd Street and east of NW 188th Street. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

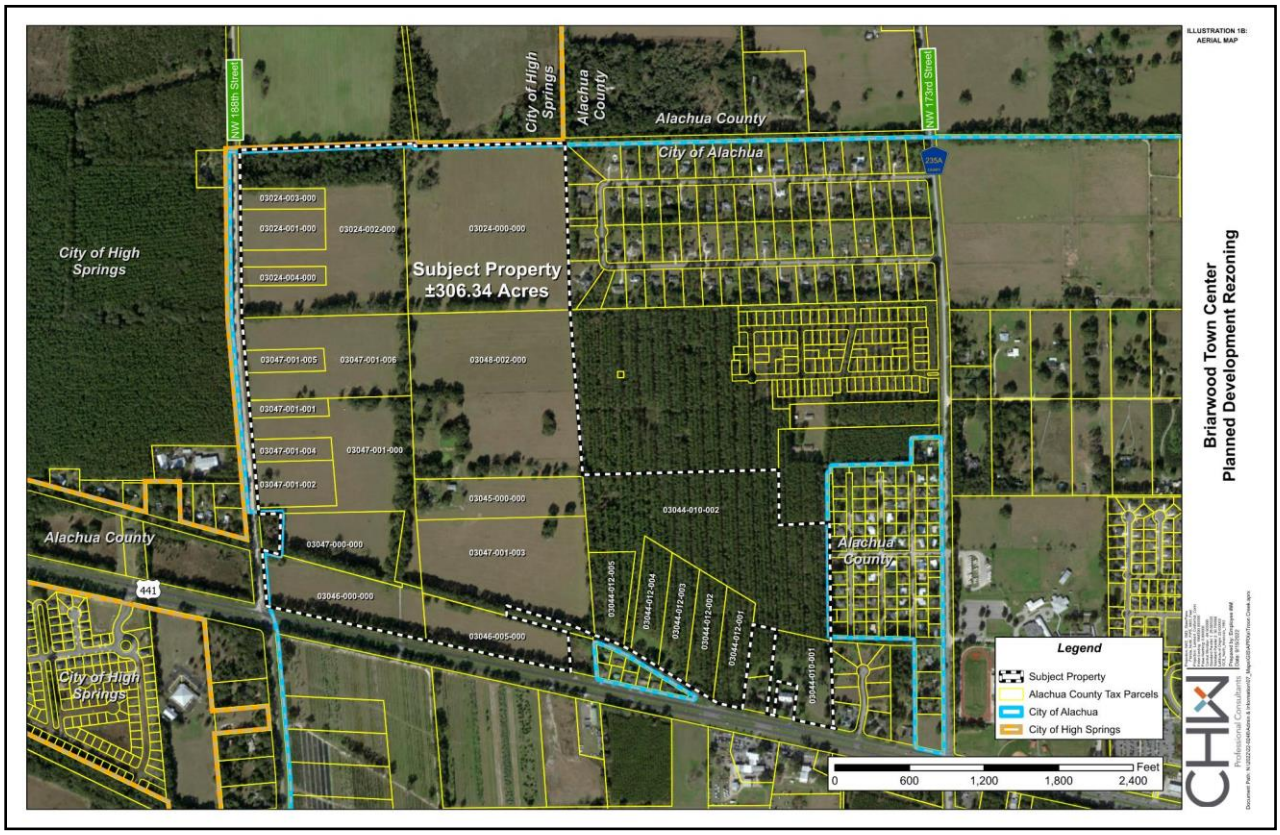

Figure 1: Aerial Map

Existing FLU and zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2 and 3**. The proposed zoning amendment is illustrated in **Figure 4**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Rural Residential (High Springs); Moderate Density Residential (Alachua); Agriculture (Alachua)	Single-family Residential (R-1)(High Springs); Single-family Residential (RSF-4)(Alachua); Agriculture (A)(Alachua)
East	Moderate Density Residential (Alachua); Agriculture (Alachua); Agriculture (County); Commercial (Alachua)	Agriculture (Alachua); Agriculture (A)(County); Single-family Residential (RSF-4)(Alachua) Commercial, Intensive (CI)(Alachua)
South	US 441 ROW; Agriculture (Alachua); Commercial (Alachua)	US 441 ROW; Commercial, Intensive (CI); Agriculture (A)(Alachua)
West	Agriculture (Alachua County); Suburban Residential (High Springs); Conservation (High Springs)	NW 188th Street ROW; Agriculture (County); Single-family Residential (R-1)(High Springs); Conservation (CON)(High Springs)

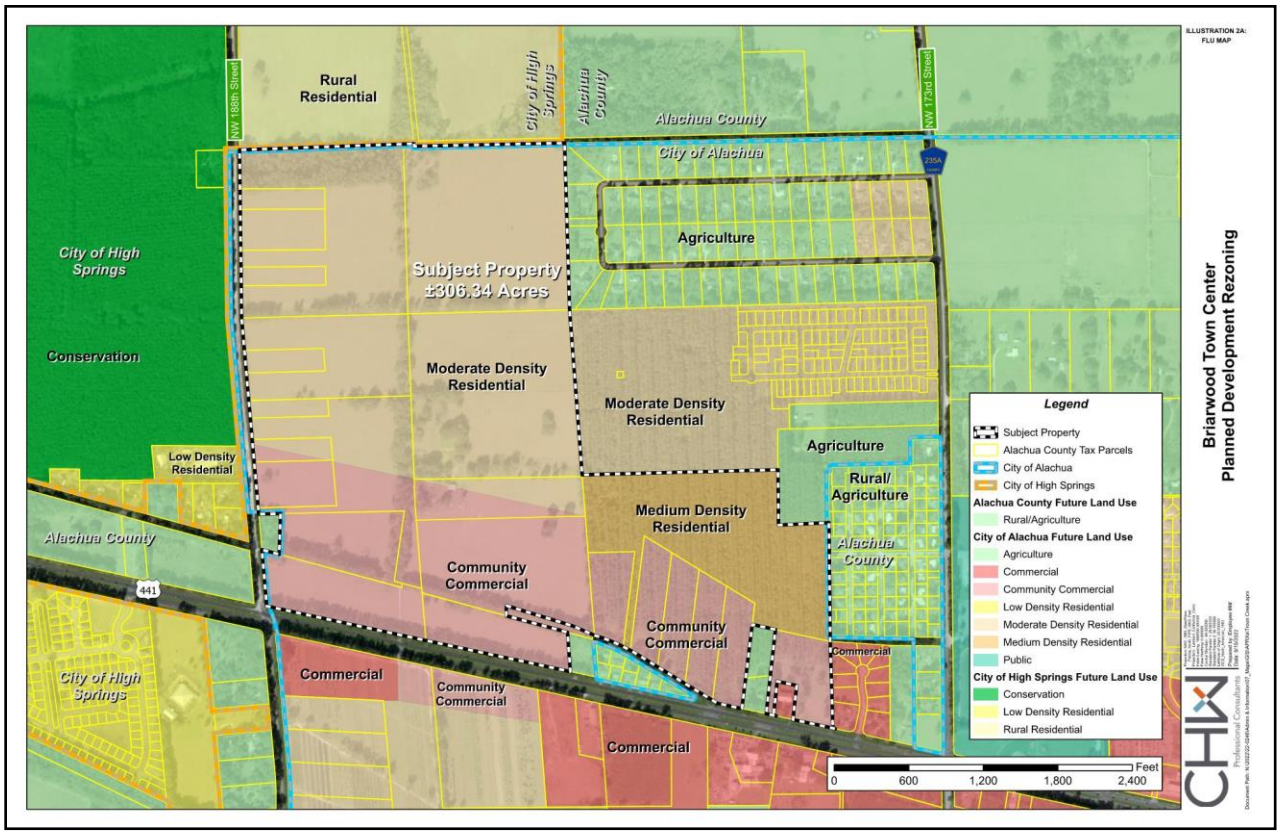

Figure 2: Existing Future Land Use Map

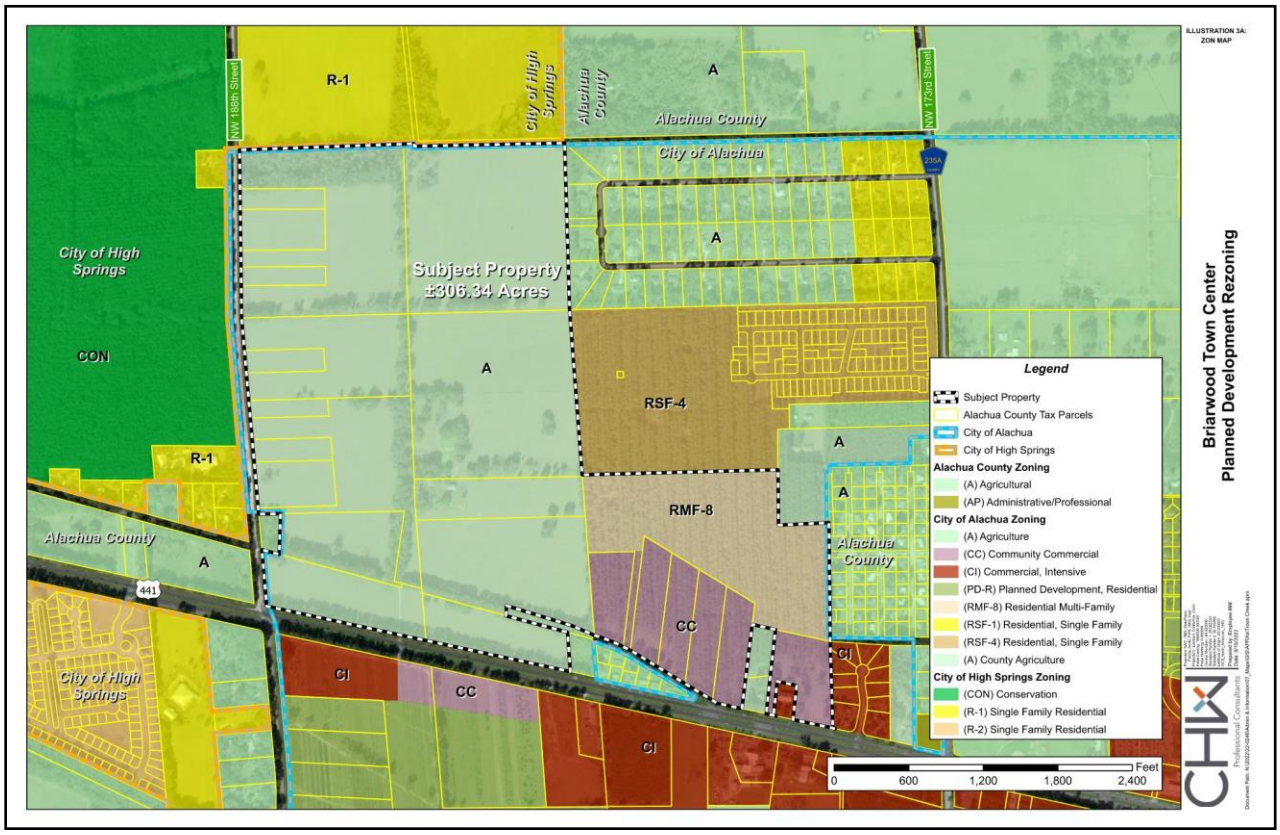

Figure 3: Existing Zoning Map

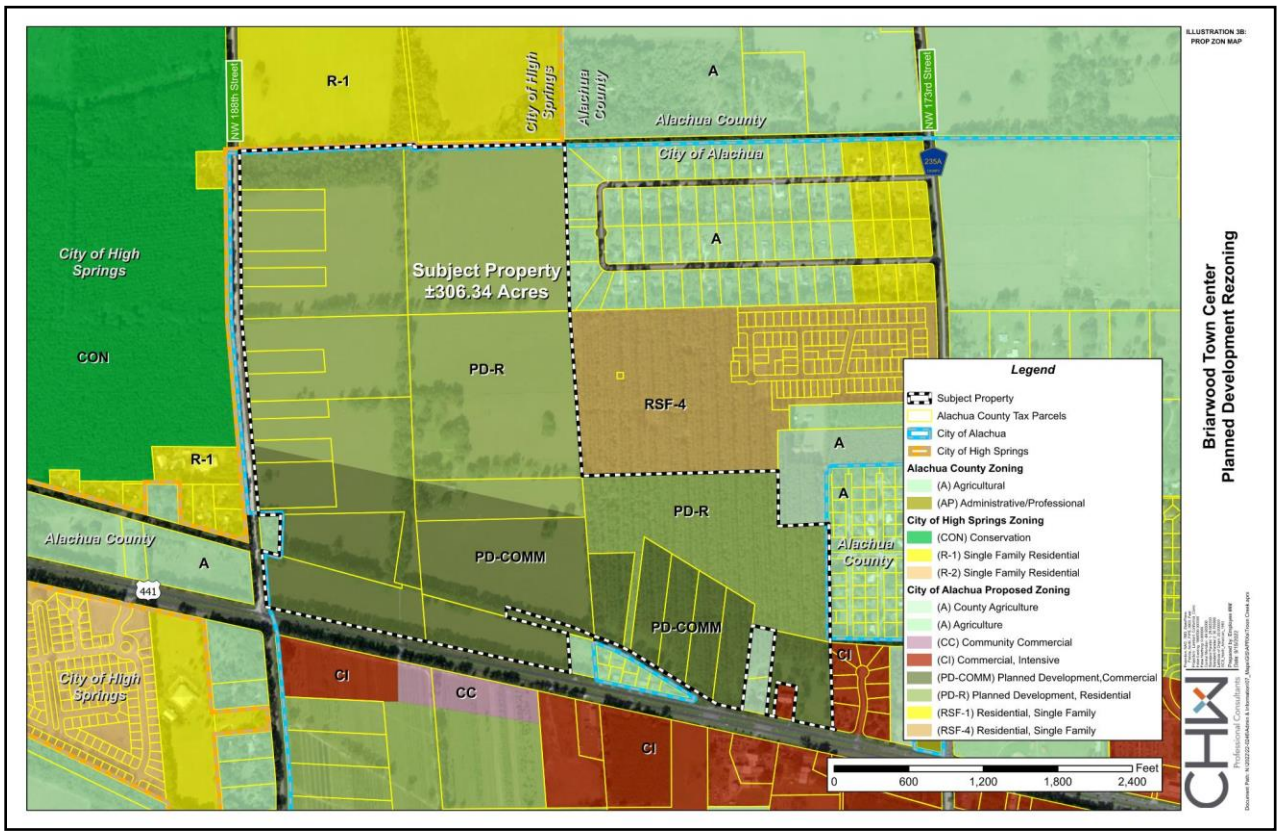

Figure 4: Proposed Zoning Map

3. IMPACT ANALYSIS

This rezoning application requests to change the ±306.34-acre site's existing zoning designation from A, CC, and RMF-8 to PD-R and PD-COMM. The PD application in its entirety requests the following entitlements:

- 598 single-family dwelling units
- 350 standalone multifamily dwelling units
- 500,000 square feet of nonresidential building coverage

A Traffic Impact Analysis (TIA) submitted to the Florida Department of Transportation (FDOT) and Alachua County regarding the Subject Property considers 200,000 square feet of retail commercial use, and 50,000 square feet of office space. This delineation of nonresidential uses is what is immediately planned for the Subject Property at this time. Should future development of the Subject Property exceed this cumulative 250,000 square feet of nonresidential development, a new Traffic Impact Analysis is required to be conducted accordingly.

Nonresidential development on the PD-COMM portion of the Subject Property will not exceed 500,000 total square feet, in accordance with provided PD conditions.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Data for subsequent tables are from the City of Alachua September 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Density	Proposed Maximum Permitted Density
Existing Max. Permitted Density: *A:* ±236.9 acres * 0.2 du / ac = ±47 dwelling units *RMF-8:* ±36.8 acres * 8 du/ac = ±294 dwelling units *Total:* ±341 dwelling units	*Total:* 948 dwelling units *Approx. overall density:* 948 du/ ±219.17 acres = **±4.33 du/ac**
Existing Maximum Permitted Intensity	**Proposed Maximum Permitted Intensity**
CC: ±32.6 acres * 0.5 FAR = ±710,028 square feet	500,000 square feet
This rezoning request may allow an increase of up to **±607 net dwelling units** compared to what is currently allowed by the onsite zoning districts, and a ***decrease*** of up to **±210,028 square feet of non-residential uses** compared to what is currently allowed by the onsite zoning districts.	

Roadways / Transportation

Table 3. Trip Generation Table

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	598	5,230	379	99	280	534	336	198
Single-Family I.C. trips			352	7	2	5	56	45	11
Single-Family Trips with I.C. Reduction			4,878	372	97	275	478	291	187
Multifamily Housing (Low Rise)	220	350	2,319	131	31	100	171	108	63
MultiFamily I.C. trips			206	4	1	3	33	26	7
Multifamily Trips with I.C. Reduction			2,113	127	30	97	138	82	56
Residential Total trips			**7,549**	**510**	**130**	**380**	**705**	**444**	**261**
Residential Total Trips with I.C. Reduction			**6,991**	**499**	**127**	**372**	**616**	**373**	**243**
Residential Total I.C. Trips			558	11	3	8	89	71	18
Shopping Center (>150k)	820	400.000	16,308	370	229	141	1,531	735	796
Shopping Center trips with I.C. reduction =			15,429	355	221	134	1,428	709	719
Shopping Center I.C. trips =			879	15	8	7	103	26	77
Pass-by = 19%[1]			2,932	67	42	25	271	135	136
General Office	710	100.000	1,160	167	147	20	166	28	138
General Office trips with I.C. reduction =			958	151	137	14	124	7	117
General Office I.C. trips =			202	16	10	6	42	21	21
Total			**25,017**	**1,047**	**506**	**541**	**2,402**	**1,207**	**1,195**
Gross Trips with I.C. applied			**23,378**	**1,005**	**485**	**520**	**2,168**	**1,089**	**1,079**
Net New Trips (with I.C. and Pass-by Reduction Applied)			**20,446**	**938**	**443**	**495**	**1,897**	**954**	**943**

(1) The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 19% (GLA between 300 and 900 KSF) is used for all scenarios.

Conclusion: Approval of this application results in a potential for **20,446 new total daily trips**. Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress or nearest major intersection. Based on this, affected roadway segments were determined to be Segment Segments 3, 4, 5, 6, 7, 8, 15, 16, and 17. The calculations that led to this conclusion are demonstrated below, with affected segments highlighted:

Segment	Percent Trip Distribution Assigned	5% of Maximum Service Volume (MSV)	Trips Generated (ADT * %Distribution)	Trips Generated Subtracted from 5% MSV (if result is negative, segment deemed impacted)
1	2%	4,580	409	4,171
2	16%	4,580	3,271	1,309
3	13%	2,150	2,658	(508)
4	17%	2,285	3,476	(1,191)
5	37%	1,950	7,565	(5,615)
6	57%	1,950	11,654	(9,704)
7	67%	2,150	13,699	(11,549)
8	5%	720	1,022	(302)
9	3%	720	613	107
10	2%	720	409	311
11	0%	756	0	756
12	0%	756	0	756
13	3%	1,044	613	431
14	0%	756	0	756
15	14%	756	2,862	(2,106)
16	2%	756	409	347
17	8%	756	1,636	(880)

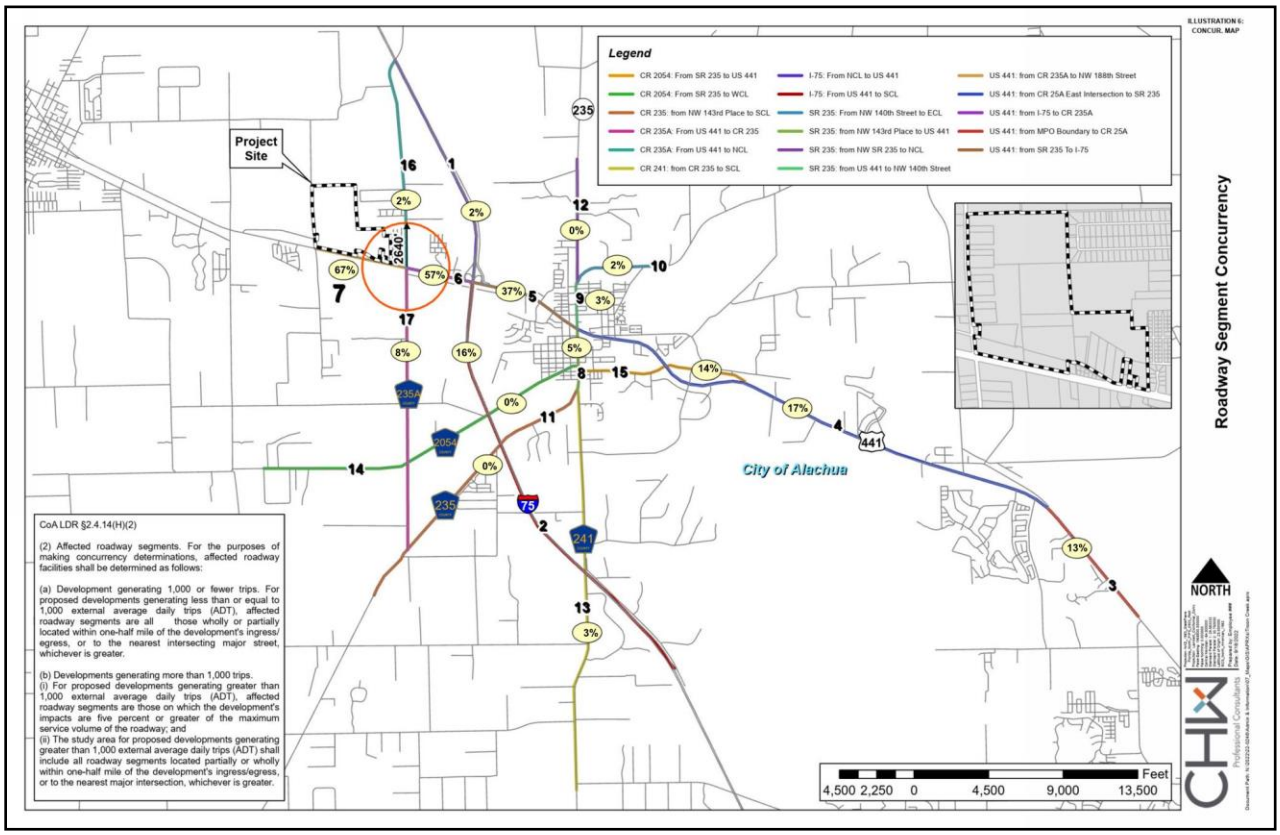

Figure 5: Projected Trip Distribution Map

Table 4a. Projected Impacts on Affected Roadway Segments 3, 4, 5, 6, 7, and 8

AADT / PM Peak												
Traffic System Category	**Segment 3**		**Segment 4**		**Segment 5**		**Segment 6**		**Segment 7**		**Segment 8**	
	US 441		**US 441**		**US 441**		**US 441**		**US 441**		**SR 235**	
	From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
Maximum Service Volume[1]	43,000	3,870	45,700	4,110	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic [1]	20,000	1,800	18,230	1,732	22,581	2,145	27,914	2,652	22,250	2,114	9,400	893
Reserved Trips[1]	43	5	6,861	581	3,251	269	2,593	207	1,565	129	5	1
Available Capacity[1]	22,957	2,065	20,609	1,797	13,168	1,096	8,493	651	19,185	1,627	4,995	396
Projected Trip Generation[2]	2,658	247	3,476	322	7,565	702	11,654	1,081	13,699	1,271	1,022	95
Residual Capacity with Zoning Approval	**20,299**	**1,818**	**17,133**	**1,475**	**5,603**	**394**	**(3,161)**	**(430)**	**5,486**	**356**	**3,973**	**301**

1. Source: City of Alachua September 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 3: 13%
    - Segment 4: 17%
    - Segment 5: 37%
    - Segment 6: 57%
    - Segment 7: 67%
    - Segment 8: 5%

Table 4b. Projected Impacts on Affected Roadway Segments 15, 16, and 17

AADT / PM Peak						
Traffic System Category	**Segment 15**		**Segment 16**		**Segment 17**	
	CR 2054 East		**CR 235A**		**CR 235A North**	
	From SR 235 to US 441		From US 441 to North City Limits		From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic [1]	2,788	265	1,402	133	5,302	504
Reserved Trips[1]	2,179	157	816	85	112	12
Available Capacity[1]	10,153	937	12,902	1,141	9,706	843
Projected Trip Generation[2]	2,862	266	409	38	1,636	152
Residual Capacity with Zoning Approval	**7,291**	**671**	**12,493**	**1,103**	**8,070**	**691**

1. Source: City of Alachua September 2022 Development Monitoring Report
2. Projected trip distribution percentages estimated as follows:
    - Segment 15: 14%
    - Segment 16: 2%
    - Segment 17: 8%

Conclusion: When considering the theoretical impact of development on affected roadway segments as they exist today, all but Segment 6 maintains residual capacity. Segment 6, a portion of US 441, has low available capacity relative to other segments of US 441, likely due to its proximity to uses including Santa Fe High School and Publix. At time of development permitting, any necessary improvements to Segment 6 will be addressed to ensure adequate capacity is maintained.

Transportation improvement recommendations and considerations are provided as part of the TIA. The TIA will be reviewed and approved by Alachua County and FDOT, as all impacted roadways are maintained by these entities. The TIA suggests changes to various access points and advises considering the future roadway planned to provide a perpendicular connection where NW 164th Lane currently connects to US 441. It is understood that approval of this rezoning application *does not* constitute any reservation of roadway capacity.

Potable Water / Sanitary Sewer / Solid Waste

Table 5: Maximum Development Potential Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,309,417
Reserved Capacity[1]	**291,079**
Residual Capacity[1]	**699,504**
Percentage of Permitted Design Capacity Utilized[1]	**69.59%**
Projected Potable Water Demand from Proposed Project[2]	315,700
Residual Capacity after Proposed Project	**383,804**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            - *(100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons*
        ii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            - *400,000 sq. ft. * 0.1 = 40,000 gallons*
        iii. *Residential: 275 gallons / day / dwelling unit*
            - *948 dwelling units * 275 = 260,700 gallons*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water. *Approval of this rezoning application does not reserve capacity for the applicant.*

Table 6: Maximum Development Potential Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	758,000
Reserved Capacity[1]	265,540
Residual Capacity[1]	**476,460**
Percentage of Permitted Design Capacity Utilized[1]	**68.24%**
Projected Sanitary Sewer Demand from Proposed Project[2]	292,000
Residual Capacity after Proposed Project	**184,460**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: Ch. 62-6.008, F.A.C.*
    a. *Formulas used:*
        i. *Office: 15 gallons per day / 100 sq. ft. of floor space*
            - *(100,000 sq. ft / 100 sq. ft.) * 15 = 15,000 gallons*
        ii. *Shopping Center: 0.1 gallons per day / sq. ft. of floor space*
            - *400,000 sq. ft. * 0.1 = 40,000 gallons*
        iii. *Residential: 250 gallons / day / dwelling unit*
            - *948 dwelling units * 250 = 237,000 gallons*

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

It is acknowledged that the projected sanitary sewer demand of this project *at full buildout* would potentially increase the percentage of permitted design capacity utilized to 87.7% [(less actual treatment plan flows + reserved capacity + projected demand from project)/ treatment plant current permitted capacity]. The 85% threshold as established in Comprehensive Plan

Community Facilities Element Policy 1.1.d.(c) would theoretically be exceeded if all 948 dwelling units and 500,000 sq. ft. of nonresidential development were built today. However, development of the Subject Property will occur in phases over the span of years, rather than all at once, as calculated above. The developer will coordinate with the City of Alachua to ensure the necessary improvements are in place to handle the additional capacity. If capacity is not available, development permits will not be issued.

Table 7: Maximum Development Potential Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[1]	**39,428.48**	**7,195.70**
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]	**2,894.3**	**528.21**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   a. *Formula used, residential: (948 du x 2.6 persons per du x .73 per capita) = **1,799.30 lbs.***
   b. *Formula used, nonresidential: (((12 lbs. / 1,000 ft^2/day * [500,000]) * 365)/2,000) = **1,095 lbs.***
   c. *Formula used, pounds per day to tons per year: ([lbs/day] * 0.0005) * 365 = **528.21 tons/year***

Conclusion: Solid waste facility capacity exists to adequately serve development of the Subject Property. Thus, the potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 8.**

Table 8: Maximum Development Potential Public School Demand

Land Use	Units[1]	Elem.		Middle		High	
		Rate[2]	Total	Rate[2]	Total	Rate[2]	Total
Single-family Residential	598	0.12	**72**	0.06	**36**	0.09	**54**
Multi-family Residential	350	0.06	**21**	0.03	**11**	0.03	**11**
Total	**948**	-	**93**	-	**47**	-	**65**

1. *Units for proposed land use calculated based on gross acreage of project site. This calculation assumes the site will be developed with a mixture of multifamily dwelling units.*
2. *Source: City of Alachua Public School Student Generation Calculation Form*

Conclusion: The potential impacts from approval of this application could yield 93 elementary school-age children; 47 middle school-age children; and 65 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

Table 9: Maximum Development Potential Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	6.68
Available Recreation Acerage[1]	**75.02**
Proposed Recreational Impact[2]	12.32
Residual Recreational Capacity After Proposed Development	**62.7**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 948 units * 2.6 persons per du * (5 acres/1,000 persons)*

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

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

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

Portions of the Subject Property are within the Moderate Density Residential and Medium Density Residential FLU categories. This application requests the PD-R zoning district on these portions. This is an allowed use in both FLU categories, per list item 8. The proposed residential development to follow, a mixture of single-family detached, attached, and townhouse dwelling units and standalone multifamily dwelling units, aligns with the purpose and intent of both FLU categories.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;

2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and breakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
12. Traditional Neighborhood Planned Developments.

Portions of the Subject Property are within the Community Commercial FLU category. This application requests the PD-COMM zoning district on these portions. Uses within the PD-COMM district will include shopping opportunities and office space, both of which provide goods and services at the community scale.

The Community Commercial FLU category is implemented by the PD-COMM zoning district. The definition of the PD-COMM zoning district provided in Land Development Regulations (LDR) §3.6.1.(B)(4) explicitly states that "the purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels *and as separate stand-alone uses*" (emphasis added). Consistent with this LDR allowance, a portion of the proposed PD-COMM area will be developed as stand-alone multi-family residential units. It is of note that none of the Comprehensive Plan policies addressing the City's Commercial Future Land Use Categories explicitly list standalone higher density residential uses, however the PD-COMM zoning district is the appropriate mechanism to allow such a use in a mixed-use master planned development. Thus, only via the PD mechanism can standalone multifamily residential development be achieved in this FLU designation.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Development to follow approval of this rezoning application will adhere to all prescribed Design and Performance Standards, as applicable. Additionally, all pertinent criteria were incorporated into the PD-COMM portion of the PD Layout Plan, submitted with this application.

Policy 1.3.g: The Parker mixed-use development which includes parcels 03044-010- 001, 002, 003, 03044-011-001, 002, 003, 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

A portion of the Subject Property falls within the Parker Mixed-Use Development. This area is delineated on the PD Master Plan. Nonresidential development within this area will not exceed the 250,000 sq. ft. maximum established in this policy.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's 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.

As shown in the PD Master Plan submitted with this application, residential development on the Subject Property will include a mixture of housing types, including single-family detached units and multifamily units. These will be offered at varying prices due to the unique nature of each dwelling unit type. Density will be blended across the entirety of the Subject Property.

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.

No non-residential activities are being proposed within the PD-R portion of the Subject Property at this time. However, the PD-COMM zoning district is requested for portions of the property within the Community Commercial FLU category. The PD-R and PD-COMM

districts combined will provide the opportunity to improve quality of life by placing nonresidential activities relevant to daily living in close proximity to both the existing Briarwood neighborhood and the extension planned for the Subject Property.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The PD proposes setting aside 20% of the Subject Property as open space. This open space may include a range of uses, including recreation opportunities and stormwater management facilities.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Onsite transportation facilities will be designed to meet City standards.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

The development to follow approval of this rezoning will conserve materials and financial resources as practicable through efficient design of infrastructure. The Subject Property is within a developed area of the City of Alachua. Thus, the costly extension of utilities is not necessary.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Commercial development on the Subject Property will include a functional mixture of nonresidential uses, including retail, commercial, and office offerings. A limited amount of standalone multifamily residential development will also be integrated into the PD-COMM area as allowed by LDR §3.6.1.(B)(4).

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.

Development of the property will adhere to all buffering standards as prescribed in Section 6.2 of the City's Land Development Regulations. Additionally, a 20-foot wide Type D Buffer will be put in place on the portions of the property abutting Alachua County Tax Parcel # 03047-002-000, to amply buffer the existing onsite single-family use, and a 40-foot wide Type D Buffer is proposed on the portions of the Subject Property abutting the Santa Fe Hills subdivision.

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 conditions of the PD include requiring a minimum of 20% of the Subject Property to be designated as open space. This open space will include a range of uses, including recreation opportunities and stormwater management facilities. The general location of open space is demonstrated on the PD Master Plan.

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.

Sections 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations. Section 3 of this report addresses the availability of facilities and resources.

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 National Wetlands Inventory (NWI)-delineated wetlands or Federal Emergency Management Area (FEMA) flood areas that would make this project site unable to support the proposed plan.

An Environmental Assessment Report was conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands.

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

There are currently seven (7) types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 0-5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 2-5% Slopes (Hydro group: B)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 5-8% Slopes (Hydro Group: A)**
- **Kendrick Sand, 5-8% Slopes (Hydro Group: (Hydro Group: B)**

Onsite soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

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 zone areas located on the project site.

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.

An Environmental Assessment Report has been conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands. There are no NWI-delineated wetlands on the property.

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.

An Environmental Assessment Report was conducted on the Subject Property. This report identified floral and faunal species occurring within the bounds of the Subject Property via both direct observations and indirect evidence. This assessment found no plant species listed as "threatened" or "endangered" by either the Florida Department of Agriculture (FDA) or the United States Fish and Wildlife Service (USFWS). No wildlife species identified on the Subject Property are listed in the Florida Fish and Wildlife Conservation Commission's (FFWCC) official list of Florida's Endangered Species, Threatened Species, and Special of Special Concern (June 2021).

When development plans are submitted, an inventory of listed species will be submitted as required.

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.

Section 3 of this report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, only one facility—Segment 6 of the City's transportation network—may operate below the adopted level of service with the acceptance of this rezoning request. While this demonstrates a theoretical possibility, it is an unlikely reality. A TIA concurrently submitted to FDOT and Alachua County provides various recommendations and considerations for how to improve traffic in this portion of the City, and reminds that new roadways are planned for the future that have the potential to relieve pressure on Segment 6.

At time of development planning, roadway concurrency will be reexamined as a component of site plan approval.

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.

Section 3 demonstrates how the proposed plan for the Subject Property will impact City of Alachua level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation facilities.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review, following the approved of this rezoning application.

COMMUNITY FACILITIES ELEMENT

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

c) System capacity: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

As demonstrated in Section 3 of this report, the projected sanitary sewer demand from a full buildout of the Subject Property as proposed would increase the City's wastewater facility to beyond 85% of permitted capacity design. This scenario contemplates full buildout of the Subject Property in one phase.

In reality, development of the Subject Property will occur in phases over the span of multiple years. It is assumed that, over time, facilities will be expanded, and additional capacity will become available. This expansion is anticipated to preclude the 85% threshold being exceeded.

This rezoning application does not request the reservation of system capacity; such a request will come in subsequent engineering applications. It is understood that capacity must be available for development permits to be issued.

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 currently seven (7) types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 0-5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 2-5% Slopes (Hydro group: B)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 5-8% Slopes (Hydro Group: A)**
- **Kendrick Sand, 5-8% Slopes (Hydro Group: (Hydro Group: B)**

Onsite soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

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

An Environmental Assessment Report has been conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands. There are no NWI-delineated wetlands on the Subject Property.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's LDR. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing thata)

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all pertinent Goals, Objectives, and Policies found within the City of Alachua Comprehensive Plan. In addition, the proposed rezoning to the PD-R and PD-COMM districts is compatible with the site's existing FLU designations, delineated by the Comprehensive Plan Future Land Use Map.

(b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed in the following pages to ensure that the proposed rezoning is consistent with the standards discussed within both City of Alachua documents.

(c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The Subject Property is located on US Highway 441, proximate to both residential and nonresidential uses. The proposed PD-R and PD-COMM zoning mix implements a logical site layout, placing commercial opportunity along this a major commercial roadway and placing medium- and moderate-density residential development further north, closer to existing residential communities, including the Meadow Glen subdivision, the Santa Fe Hills subdivision, and the Briarwood subdivision. This gradient of density and intensity creates a logical, orderly transect on the Subject Property as one moves further from the intensity of US 441.

The PD zoning districts also allow for logical transportation development patterns via the master planning mechanism. The development to follow approval of this request will be master planned with internal connections to facilitate multimodal transportation, as well as connections to surrounding properties.

Furthermore, the proposed PD-R and PD-COMM zoning districts are aligned with the Subject Property's existing FLU classifications, ensuring development in accordance with the City's long-term vision for the area, as delineated by the Comprehensive Plan Future Land Use Map.

(d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. Instead, this amendment seeks to allow for development along a major corridor in an area with existing and planned development nearby.

Adjacent to the PD-R portion of the Subject Property are multiple residential communities, including the Meadow Glen subdivision, the Santa Fe Hills subdivision, and the Briarwood subdivision, of which development of the Subject Property will be an extension.

The Subject Property's frontage on US 441 gives it easy access to an array of nonresidential developments, including the businesses that front US 441 and the businesses that make up the downtowns of both the City of Alachua and the City of High Springs. Additionally, the PD zoning districts ensure internal multimodal connectivity.

Development of the Subject Property would not constitute premature development, due to its proximity to existing utility infrastructure, residential development, and nonresidential opportunities.

(e) *Incompatible with adjacent lands.* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The Subject Property is located on US 441 and NW 188th Street. Adjacent and nearby land uses include single-family residential development, conservation lands, institutional uses, and commercial uses. Adjacent and nearby zoning districts allow for a similar diversity, with Commercial, Intensive (CI)- and Community Commercial (CC)-zoned property to the Subject Property's south, and land zoned for single-family residential to the Subject Property's north.

The two zoning districts proposed—PD-R and PD-COMM—will align with the Subject Property's underlying FLU categories and the uses allowed or existing on adjacent and nearby lands. The delineation of the two PD districts will focus commercial and multifamily development near the higher-intensity US 441 corridor and focus single-family residential development further north, proximate to adjacent residential areas. This delineation will create a gradient of density and intensity, ensuring compatibility across the Subject Property.

Additionally, land use areas and buffers are placed strategically on the PD Master Plan to encode compatibility. Buffers and open space areas are proposed on portions of the property abutting existing residential uses, as well as along the western boundary near the conservation land to the west. The limited portion of the Subject Property proposed to include multifamily residential development is not adjacent to any existing residential communities. These compatibility measures will ensure minimal change to area residents' quality of life.

(f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed amendment will not adversely affect the character of the general area by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Potential traffic impacts are defined in greater detail in Section 3 of this report, as well as in a Traffic Impact Analysis submitted to Alachua County and the Florida Department of Transportation. This TIA provides informed recommendations on access management for the various impacted County and State roadways.

The densities and intensities of the two proposed PD zoning districts are in accordance with the Subject Property's underlying FLU categories, ensuring alignment with the City's long-term vision for the area and with the character of the area.

Building height and bulk are defined in the PD standards. These standards are compatible with the underlying FLU categories and the development pattern established by nearby single-family residential neighborhoods, which include land zoned RSF-1, RSF-4, and A. Additionally, the PD includes buffers on portions of the Subject Property abutting existing residential development, further bolstering compatibility.

No nuisances will be caused by the development to follow this request, as the proposed layout of the Subject Property places commercial uses on US 441, and places compatibly scaled residential uses in areas that abut residential property.

Approval of this application for PD-R and PD-COMM zoning will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City.

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The portion of the Subject Property proposed for PD-R abuts existing residential development and land with single-family residential zoning. The uses permitted in the proposed PD-R district are exclusively single-family detached dwelling units, single-family attached dwelling units, and townhouses, as well as complementary residential amenities, except for a ±5-acre portion abutting the PD COMM-zoned area that also allows multifamily dwelling units. Development within the PD-R portion of the Subject Property will complement the established development pattern. A range of single-family detached lot sizes will be possible, and the established residential character will be maintained.

The portion of the Subject Property proposed for PD-COMM abuts US 441, and is across the right-of-way from land zoned CI and CC. The nonresidential uses proposed to be allowed in the onsite PD-COMM area align with those permitted in the CC zoning district. Commercial development on the portion of the Subject Property fronting US 441 will continue an established pattern of placing nonresidential opportunity on this major thoroughfare.

Overall, the uses permitted by the proposed amendments will complement, rather than deviate from, the established and allowed development pattern by facilitating the realization of the site's underlying FLU classifications and yielding a mixed-use development compatible both with its residential neighbors and abutting commercial thoroughfare.

(h) *Encourage sprawl.* The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

The proposed amendment will not encourage urban sprawl.

The PD mechanism allows for a cohesive, master planned built form across the property, taking into consideration existing area character and the densities and intensities prescribed by the City's Comprehensive Plan. The result will not be strip or ribbon commercial development, but rather, well-planned, cohesive, interconnected, multi-modal mixed-use development.

Rather than leap-frogging over vacant lands, development of the Subject Property will continue the Briarwood neighborhood as well as the established development pattern east of the Subject Property.

Rather than resulting in low-density single dimensional development, the inclusion of both the PD-R and PD-COMM districts within the Subject Property will create a multidimensional, mixed use development form, akin to successful Alachua County developments including Town of Tioga and Celebration Pointe.

(i) *Spot zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Rather than creating a spot zoning, the proposed amendment will create zoning districts highly related to surrounding zoning districts. The portion of the Subject Property proposed for the PD-R zoning district abuts property in City of High Springs R-1 zoning district; City of Alachua RSF-4 zoning district; and residentially-platted agricultural property. The portion of the Subject Property proposed for the PD-COMM zoning district abuts US 441, the City's Corporate Corridor, and is across the street from property zoned CI and CC.

Additionally, the Subject Property is ±306.34 acres. The size of the property, combined with the fact that it will be developed in accordance with the proposed PD-R and PD-COMM conditions, preclude the risk of a spot zoning.

(j) *Public facilities.* The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

The site is located adjacent to City of Alachua potable water and sanitary sewer systems. Development of the Subject Property will connect to this utility system for the

intended development's potable water and wastewater needs. Notably, the force main installed for the initial phase of the Briarwood neighborhood includes a branch on the north side of US 441, inclusive of a stub-out for future connectivity.

The Subject Property is in the Duke Energy service area.

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significantly adverse impacts on the natural environment. An Environmental Assessment Report has been conducted on the property. This report found two (2) small, isolated, excavated ponds on the southern portion of the site. These contain man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands. According to the most updated Federal Emergency Management Agency's (FEMA) data, no floodplain areas are within the property. According to the most updated NWI resource, there are no NWI-delineated wetlands on the property. In addition, onsite soils are generally conducive to development.

Onsite stormwater management facilities will respect the site's natural topography by draining to the lowest portions of the site.

Local noise and lighting pollution will be minimal, as the proposed residential development is not unlike the noise and light currently being generated from other nearby developments. Any noise or lighting generated by onsite commercial uses will not be out of place proximate to US 441, with its high traffic volumes and existing nonresidential uses.

Sec. 3.6. – Planned Development (PD) Districts.
3.6.1 General Provisions

(A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

1) *Increasing flexibility.* Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

The proposed PD-R zoning is necessary to establish a range of possible lot sizes and allow for a diversity of single-family dwelling units onsite. The proposed PD-COMM zoning is necessary to accommodate a master-planned, traditional neighborhood-style nonresidential built form, and to allow for stand-alone multifamily residential development within the Community Commercial FLU category, which is only possible via the PD. This flexibility in use allocation and diversity is only possible with the PD mechanism.

2) *Greater freedom to provide access, open space and amenities*. Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

The PD mechanism will allow for greater freedom to provide open space onsite. This PD proposes designating 20% of the Subject Property as open space, dispersed across the property as a whole. Given the status of adjacent roadways, access will be provided in accordance with pertinent FDOT and County standards. A concurrently submitted TIA considering development of the Subject Property provides various informed recommendations on access management.

3) *Greater freedom to provide mix of uses and housing types*. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The PD will allow a greater freedom to provide a diversity of lot sizes and housing types for single-family dwelling units within one development. Stand-alone multifamily dwelling units will also be provided in a limited portion of the Subject Property that is part of the PD-COMM area consistent with LDR §3.6.1.(B)(4), increasing onsite housing diversity and placing residents proximate to nonresidential opportunities.

4) *Providing greater opportunity for more efficient land use patterns*. Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

This application requests both the PD-R and the PD-COMM zoning districts on the Subject Property so that the entire Subject Property can be designed as one mixed-use master planned development. The provision of a mixture of residential and nonresidential uses within the Subject Property efficiently uses the land. The gradient of uses created, with higher-intensity commercial development transitioning to single-family residential development as one moves north on the property from US 441, efficiently mixes uses in a manner compatible with the diverse context area. As demonstrated in Table 3 – Trip Generation Table, a degree of internal trip capture is anticipated within the site, demonstrating that some of the needs of residents onsite will be efficiently met by the nonresidential uses provided onsite.

5) *Promoting quality design and environmentally sensitive development through site characteristics.* Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

The proposed PD districts will promote quality design and environmentally-sensitive development through the incorporation of open space and landscaping into onsite development. No portion of the project site is within a FEMA flood hazard area. There are no NWI-delineated wetlands on the Subject Property, though an Environmental Assessment Report conducted on the property found two (2) small, isolated, excavated ponds on the southern portion of the site, containing man-made stormwater retention ponds that appear to receive run-off directly from US 441 via a concrete drainage swale. These ponds are constructed in uplands.

Development programming to follow approval of this application will take advance of special onsite characteristics as practicable.

6) *Quality design through density increases.* In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

No increase in density or intensity relative to the Subject Property's underlying FLU categories is proposed with this application, though a blending of densities across the PD-R portion of the Subject Property is proposed, to accommodate a diversity of lot sizes and housing types.

350 stand-alone multifamily dwelling units are proposed on a limited portion of the Subject Property with PD-COMM zoning. This limited portion is delineated on the PD Master Plan as Development Area C. While multifamily dwelling units are permitted within the PD-COMM zoning district, per LDR Table 4.1-1., no density is provided for the land use category. Overall density of the Subject Property will be ±4.33 dwelling units per acre.

(B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

The intent behind the PD-R portion of this application is to provide a mix of residential use types using innovative and creative design elements. The PD-R will provide for both single-family detached and attached residential development, fashioned in a Traditional Neighborhood Development-type style, akin to other Alachua County developments such as Town of Tioga and Celebration Pointe. Open space will also be provided for in an efficient manner, with 20% of the Subject Property overall proposed to be designated for open space. No commercial uses will be allowed in the PD-R portion of the Subject Property.

(4) *Planned Development-Commercial District (PD-COMM).* The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

The intent behind the PD-COMM portion of this application is to provide a mixture of retail and office development, in a style compatible with the underlying Community Commercial FLU category. Limited standalone multifamily residential uses are also intended to be integrated into the PD-COMM portion of the Subject Property as separate structures, complementing onsite nonresidential development.

3.6.2. *General Standards for all PD districts.*

(A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan.* The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

The submitted PD Master Plan identifies the general location of land uses and the mix of land uses. A condition proposed for the PD allows a certain degree of flexibility in land uses, provided the overall entitlements and development areas are not exceeded.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

The PD Master Plan requests 598 single-family dwelling units, 350 standalone low-rise multifamily dwelling units, a limited amount of residential amenities, and 500,000 sq. ft. of nonresidential development across the Subject Property. The location of these uses is consistent with the Subject Property's underlying FLU designations.

Please note, a TIA regarding development of the Subject Property only takes into consideration 250,000 sq. ft. of nonresidential development. Should this threshold be exceeded, a new TIA will be required.

(c) Identifies the general location of open space;

Open space is permitted in all land use areas within the Subject Property. The PD proposes designating 20% of the Subject Property as open space. The general location of this open space is demonstrated on the PD Master Plan.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no significant environmental features such as wetlands, floodplains, waterbodies, or protected species are located within the site.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows proposed primary internal roadways. Neighborhood streets necessary for dwelling unit connectivity will be delineated in the platting process.

(f) Identifies on-site potable water and wastewater facilities; and

There are no on-site facilities at present. The site is located adjacent to City of Alachua potable water and sanitary sewer systems. Development of the Subject Property will

connect to these utility systems for the intended development's potable water and wastewater needs. The Utility Sheet of the PD Master Plan demonstrates the general location of the three (3) lift stations anticipated on the property. The ultimate location and quantity of lift stations, as well as the location of public water/sewer infrastructure, is subject to change based on final engineering design.

Notably, the force main installed for the initial phase of the Briarwood neighborhood includes a branch on the north side of US 441, inclusive of a stub-out for future connectivity.

The Subject Property is in the Duke Energy service area.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

As shown on the utility maps provided as part of this application, the site is adjacent to City of Alachua potable water and sanitary sewer systems. Development of the Subject Property will connect to this utility system for the intended residential development's potable water and wastewater needs. Extension of utilities through the site will generally follow the design of the roadways.

(2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate Goals, Objectives, and Policies found within the City of Alachua Comprehensive Plan. In addition, the proposed amendment requesting PD-R and PD-COMM is compatible with the site's existing Moderate Density Residential, Medium Density Residential, and Community Commercial FLU categories.

(3) *Compatibility with surrounding residential areas.* Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Onsite residential density is in accordance with the Subject Property's existing Moderate Density and Medium Density Residential FLU classifications, and built form standards such as height, massing, and scale will complement adjacent development.

The portion of the Subject Property adjacent to the Meadow Glen subdivision is designated as open space. The portion of the Subject Property adjacent to the Santa Fe Hills subdivision is designated with a 40-foot Type D Buffer. Residential development of the Subject Property will be a continuation of the Briarwood subdivision, and is designated as PD-R. The development possible in PD-R is compatible in scale and form to existing development. No buffer is proposed adjacent to the Briarwood subdivision, as the applicant is also the owner and development of Briarwood phases 1-3.

(4) *Development phasing plan.* If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Phase I of onsite development will include all proposed residential dwelling units and 250,000 sq. ft. of nonresidential uses. The remaining 250,000 sq. ft. of nonresidential development—of the proposed 500,000 sq. ft. allowed—will be built in a second phase.

(5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

A conversion schedule is included as part of the PD Master Plan. It establishes a percentage-based system, with a 1:1 exchange rate between total residential units (948 dwelling units) and total nonresidential square footage (500,000 sq. ft.). Exchange between residential and nonresidential uses is capped at 10%.

(6) *Public facilities.*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Section 3 of this report demonstrates transportation concurrency calculations. Additionally, a TIA is concurrently submitted with this application.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

As reflected in Section 3 of this report, maximum development potential will not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As shown in Section 3 of this report, the City of Alachua currently possesses considerable excess acreage for local recreation activities. Additionally, the PD proposes designating 20% of the Subject Property as open space, which may include recreational uses.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As calculated in Section 3 of this report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(7) *Planned development agreement.* Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) *PD-R, Planned Development-Residential District*

(1) *Minimum area.* A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±306.34 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) *Uses.* The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Table 4.1-1 of the LDR shows that the intended single-family uses are permitted within the proposed PD-R district. The uses are also consistent with the uses permitted within the site's underlying residential FLU categories. While Table 4.1-1 allows limited nonresidential uses within the PD-R zoning district, This PD proposes to limit development within the PD-R portion of the project site to single family detached, single family attached, and townhouse dwelling units, as well as complementary residential amenities.

(3) *Densities/intensities.* The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

This rezoning application requests to change the site's existing zoning designation to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU, at 0-4 dwelling units per acre, and Medium Density Residential FLU, at 4-8 dwelling units per acre. Density of the overall Subject Property also takes into consideration planned multifamily dwelling units in the PD-COMM portion.

The 598 dwelling units within the PD-R portion of the Subject Property are well within the allowed density of the underlying FLU classifications, as demonstrated in the calculations below:

- **Moderate Density Residential: ±161.129 acres * 4 du/ac = ±644 dwelling units**
- **Medium Density Residential: ±38.041 acres * 8 du/ac = ±304 dwelling units**
- **Total: 644+304 = ±948 dwelling units**

(4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless

they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards are detailed in the submitted PD Master Plan.

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development within the PD-R portion of the Subject Property are detailed in the submitted PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

Minimum setbacks are detailed in the submitted PD Master Plan. In addition, a 40-foot Type D Buffer is proposed on the portion of the Subject Property abutting the Santa Fe Hills subdivision, and a 20-foot Type D Buffer is proposed on the portion of the Subject Property abutting the residential property Alachua County Tax Parcel # 03047-002-000, to further ensure computability.

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Unless otherwise noted on the PD Master Plan or in the final PD conditions, the Subject Property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

To the maximum extent practicable, the development standards referenced in Table 3.6-1. shall be adhered to throughout the site's design process. If modification to these standards is necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

(b) *Public facilities standards.* The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Section 3 of this report demonstrates that projected potable water and wastewater demand for development of the Subject Property will not cause City infrastructure to drop below its adopted LOS standards.

(iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

Onsight transportation facilities will be designed to meet City standards.

(iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

(D) *PD-COMM, Planned Development-Commercial District*

(1)Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that

creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±306.34 acres which far exceeds the ten-acre minimum identified in 3.6.3(D)(1) of the City LDR.

(2)Uses. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Table 4.1-1 of the LDR shows that a broad range of office and retail uses are permitted within the proposed PD-COMM district. This PD proposes to limit the allowed uses within the majority of the PD-COMM portion of the property to exclusively nonresidential uses.

A limited portion of PD-COMM area is also proposed to contain standalone multifamily dwelling units. Per LDR §3.6.1(B)(4), multifamily dwelling units as separate, stand-alone uses are allowed in and consistent with the PD-COMM district.

(3)Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

This rezoning application requests to change a portion of the Subject Property's existing zoning designation to PD-COMM at an intensity less than the subject parcels' underlying Community Commercial FLU, which allows intensity up to 0.5 Floor Area Ratio (FAR) for parcels larger than five (5) acres. A total of 500,000 square feet of nonresidential floor space is requested for the PD-COMM portion of the Subject Property.

A ±20-acre portion of the Subject Property, designated PD-COMM, as well as a ±5-acre portion of the Subject Property designated PD-R, is proposed to include 350 multifamily dwelling units. Permitted density is not provided for the PD-COMM district or the Community Commercial FLU category; however, onsite density overall is approximately 4.33 dwelling units per acre (948 dwelling units spread across ±219.17 acres zoned for residential uses on the ±306.34 acres).

(4)Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards different from one of the underlying base zone districts, A, but similar to the other base zone district, CC, are requested as part of this PD-COMM rezoning. The CC dimensional standards are incorporated into the PD Master Plan.

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

Minimum dimensional requirements are detailed in the PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks from adjacent residential development or zone districts.

The PD-COMM portion of the Subject Property does not directly abut existing residential development or zone districts.

(5)Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Unless otherwise noted on the PD Master Plan or in the final PD conditions, the Subject Property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) *General development standards.* The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

Table 3.6-3. Development Standards Applicable in the PD-COMM District	
Development Standard	Procedure for Modification [1]
Off-street parking and loading (section 6.1)	Inclusion in master parking plan
Landscape/tree protection (section 6.2)	Inclusion in an alternative landscaping plan
Exterior lighting (section 6.4)	Inclusion in master lighting plan
Signage (section 6.5)	Inclusion in master sign plan
Open space (section 6.7)	Modifications prohibited
Environmental protection (section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.	

No modifications to the development standards listed in Table 3.6-3 are requested at this time. The applicant does propose 20% of the Subject Property be designated as open space, exceeding the 10% required per section 6.7.

(b) *Public facilities standards*. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i)*Potable water*. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable

water facilities/improvements will occur in a manner that complies with City laws.

(ii)*Wastewater*. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Section 3 of this report demonstrates that projected potable water and wastewater demand for development of the subject property will not cause City infrastructure to drop below its adopted LOS standards.

(iii)*Streets*. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a.The reduction or modification is necessary as a traffic-calming measure;
b.The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c.Access for emergency service vehicles is not substantially impaired;
d.Adequate off-street parking is provided for the uses proposed; and
e.Adequate space for public utilities is provided within the right-of-way.

Onsite transportation infrastructure will be designed to meet city standards.

(iv)*Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(v)*Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws.

The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

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City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers	3024, 3024-1, 3024-2, 3024-3, 3024-4, 3045, 3044-10-1, 3044-10-2, 3044-12-1, 3044-12-2, 3044-12-3, 3044-12-4, 3044-12-5, 3046, 3046-5, 3047, 3047-1, 3047-1-1, 3047-1-2, 3047-1-3, 3047-1-4, 3047-1-5, 3048-2, and 3047-1-6

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)

Number of Units Number of Units

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 **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.06**	**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:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

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 2021-2022 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 Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

Property Owner Name	Mailing Address	Tax Parcels
Eric J. Parker and Joy A. Parker Community Property Trust	PO Box 357133 Gainesville FL 32635	• 03047-001-000 • 03047-001-001 • 03047-001-004 • 03047-001-002 • 03047-000-000 • 03046-000-000
Florida Timber Co.	PO Bo 357133 Gainesville FL 32635	• 03024-001-000 • 03024-002-000 • 03024-003-000 • 03024-004-000 • 03044-010-001 • 03044-010-002 • 03044-012-001 • 03044-012-002 • 03044-012-003 • 03044-012-004 • 03044-012-005 • 03047-001-005 • 03047-001-006
The Lillie Belle Jeffords Revocable Living Trust	600 Parham Road Milledgeville, GA 31061	• 03024-000-000 • 03045-000-000 • 03046-005-000 • 03047-001-003 • 03048-002-000

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9. **Map Set**
10. PD Plan Set
    a. Zoning Master Plan
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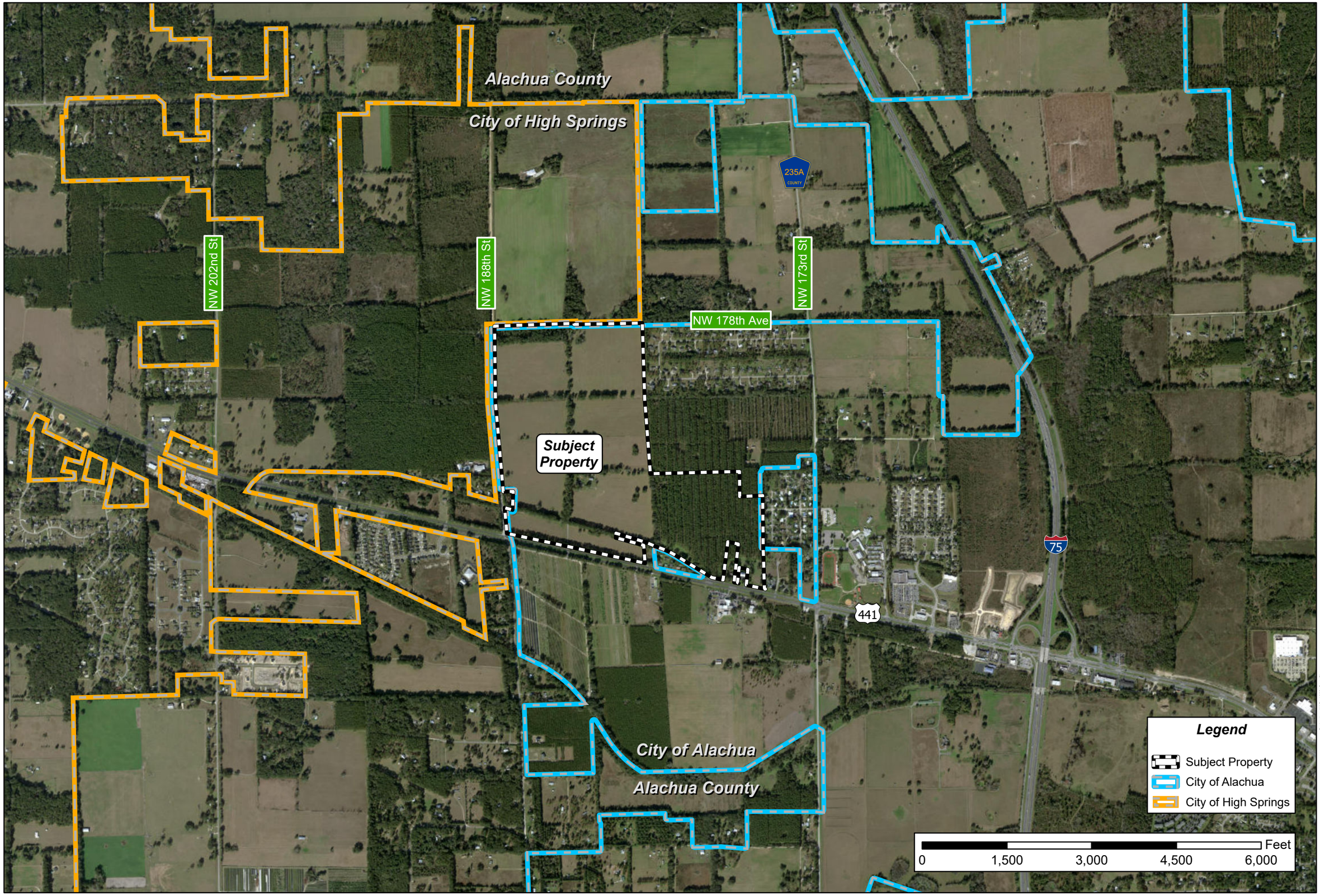
12. Traffic Impact Analysis

ILLUSTRATION 1A:
CONTEXT MAP

Briarwood Town Center
Planned Development Rezoning



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Central Meridian: -84.333333
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 1B:
AERIAL MAP

Briarwood Town Center
Planned Development Rezoning

NW 188th Street
NW 173rd Street
City of High Springs
Alachua County
City of Alachua
235A COUNTY
441

03024-003-000
03024-001-000
03024-002-000
03024-000-000
03024-004-000
Subject Property
±306.34 Acres
03047-001-005
03047-001-006
03048-002-000
03047-001-001
03047-001-004
03047-001-000
03047-001-002
03045-000-000
03044-010-002
03047-000-000
03047-001-003
03044-012-005
03044-012-004
03044-012-003
03044-012-002
03044-012-001
03044-010-001
03046-000-000
03046-005-000

Legend
- Subject Property
- Alachua County Tax Parcels
- City of Alachua
- City of High Springs

0 600 1,200 1,800 2,400 Feet

CHW Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000000000
False Northing: 0.000000000000
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Latitude of Origin: 29.000000000000
Standard Parallel 1: 30.750000000000
Standard Parallel 2: 29.583333333333
Units: Foot_US
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRX\sITroon Creek.aprx

ILLUSTRATION 2A:
FLU MAP

Briarwood Town Center
Planned Development Rezoning

NW 188th Street

NW 173rd Street

235A COUNTY

Rural Residential

City of High Springs

Alachua County

Alachua County

City of Alachua

Agriculture

Subject Property
±306.34 Acres

City of High Springs

Conservation

Moderate Density Residential

Moderate Density Residential

Agriculture

Low Density Residential

Rural/ Agriculture

Medium Density Residential

Alachua County

Alachua County

441

Community Commercial

Community Commercial

Commercial

City of High Springs

Commercial

Community Commercial

Commercial

Commercial

Legend

- Subject Property
- Alachua County Tax Parcels
- City of Alachua
- City of High Springs

Alachua County Future Land Use

- Rural/Agriculture

City of Alachua Future Land Use

- Agriculture
- Commercial
- Community Commercial
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- Public

City of High Springs Future Land Use

- Conservation
- Low Density Residential
- Rural Residential

0 600 1,200 1,800 2,400 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Linear Unit: Foot_US (0.304801)
GCS_North_American_1983

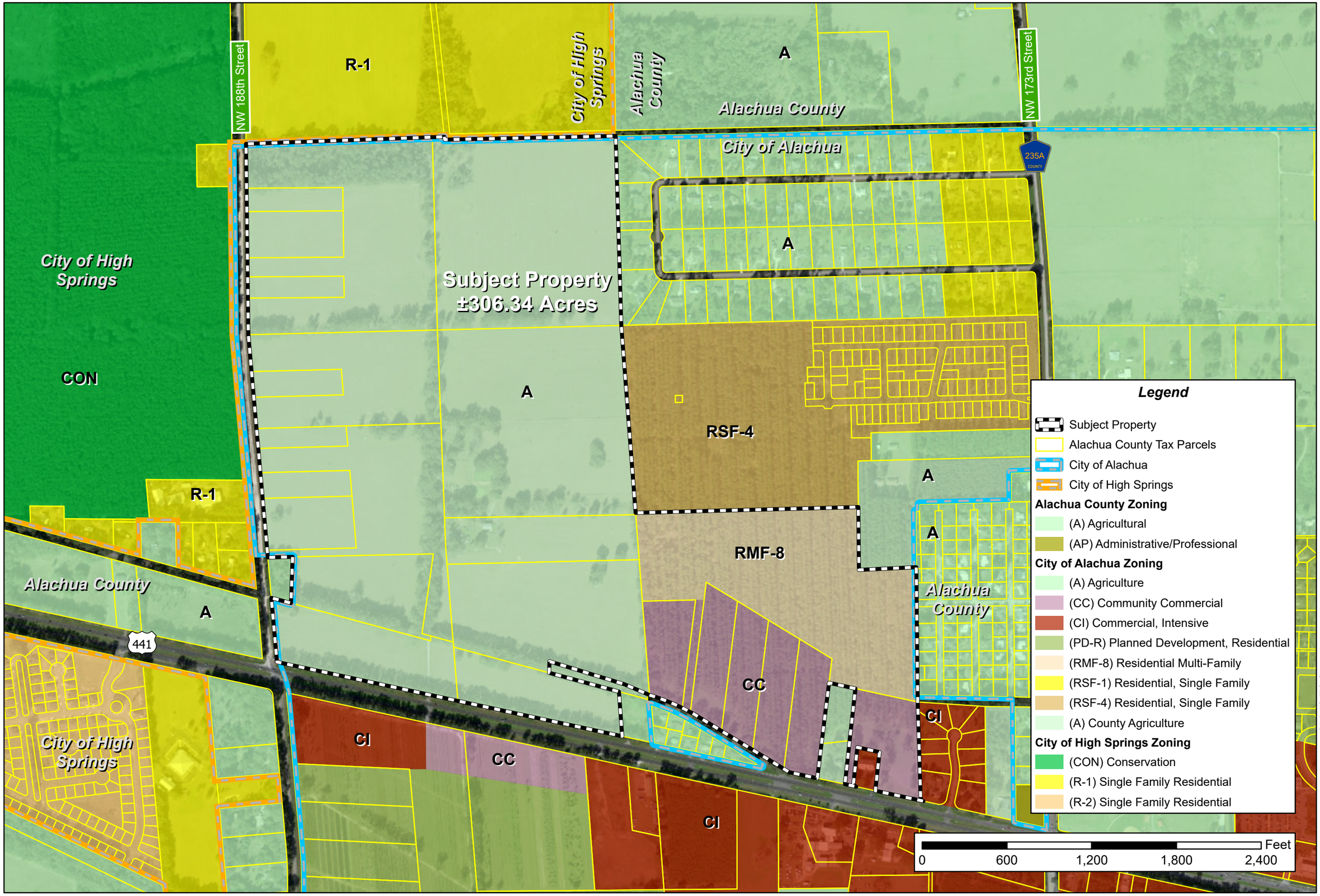
Prepared by: Employee ###
Date: 9/15/2022

Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 3A:
ZON MAP

Briarwood Town Center
Planned Development Rezoning



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Latitude of Origin: 29.0000000
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Standard Parallel 2: 29.5833333
Linear Unit: Foot_US
GCS: North_American_1983

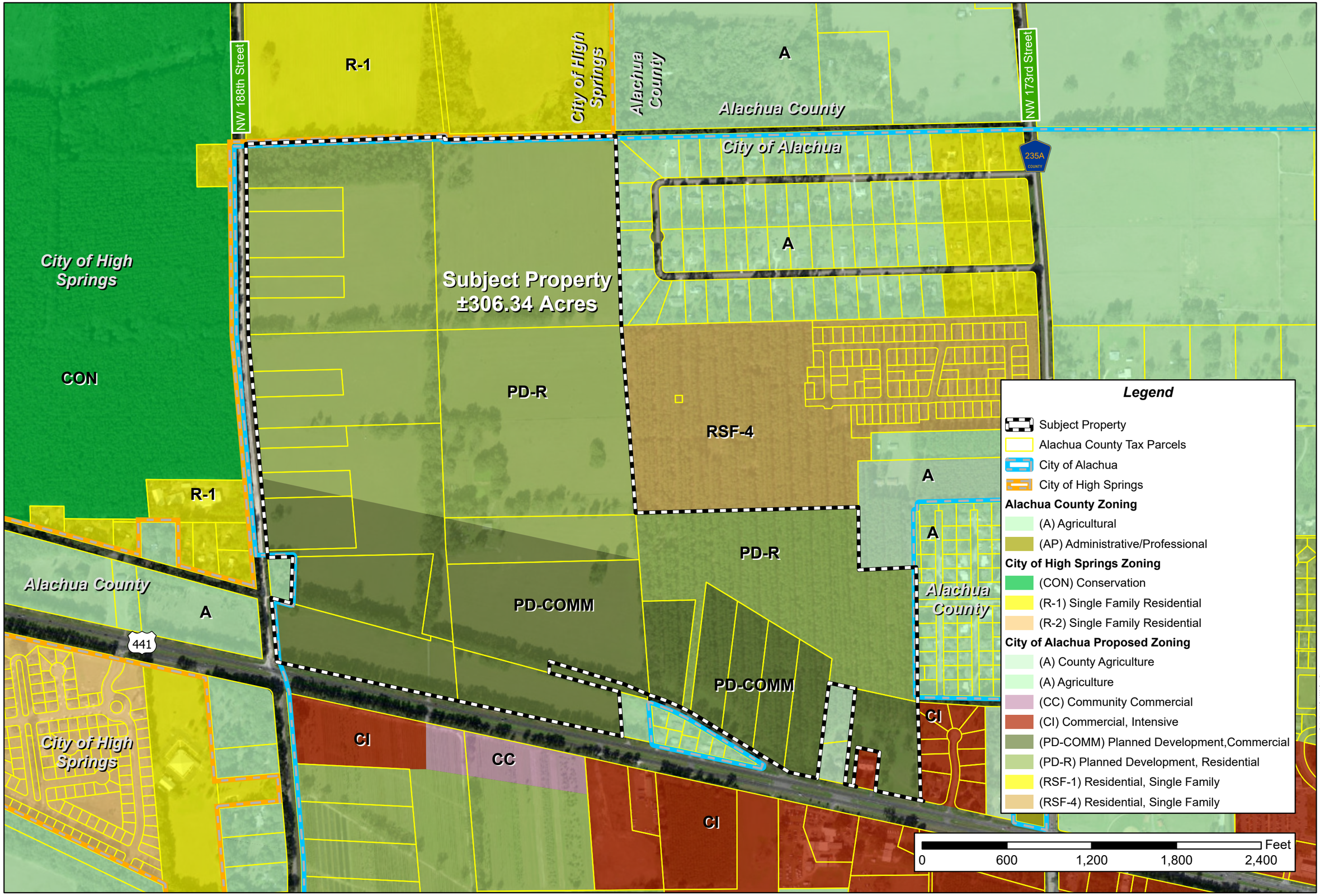
Prepared by: Employee ###
Date: 9/15/2022

Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRX\Troon Creek.aprx

ILLUSTRATION 3B:
PROP ZON MAP

Briarwood Town Center
Planned Development Rezoning



Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
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False Northing: 0.000000
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Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 4:
ENV MAP

Briarwood Town Center
Planned Development Rezoning

NW 188th Street

NW 173rd Street

235A COUNTY

441

Subject Property
±306.34 Acres

Flood Zone: X

Legend

- Subject Property
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

National Wetlands Inventory

- Permanently Flooded
- Seasonally Flooded

0 600 1,200 1,800 2,400 Feet

CHW
Professional Consultants

Projection: Mo_TM5_Regular
Projection: Mo_TM5_0900_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.0000000
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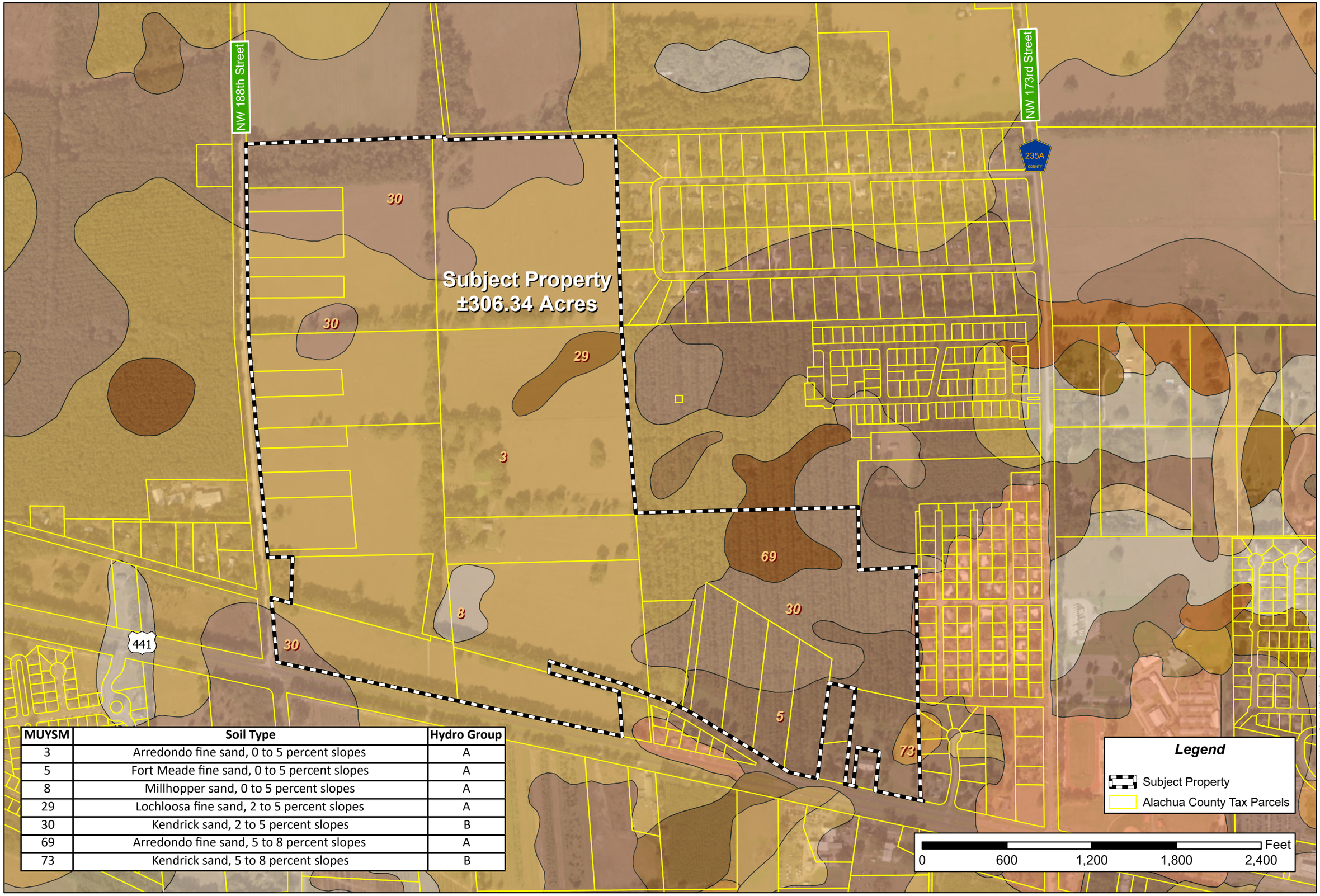
Central_Meridian: -84.3500033
Standard_Parallel_1: 30.7500000
Standard_Parallel_2: 29.5833333
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2022

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 5:
SOILS MAP

Briarwood Town Center
Planned Development Rezoning



MUYSM	Soil Type	Hydro Group
3	Arredondo fine sand, 0 to 5 percent slopes	A
5	Fort Meade fine sand, 0 to 5 percent slopes	A
8	Millhopper sand, 0 to 5 percent slopes	A
29	Lochloosa fine sand, 2 to 5 percent slopes	A
30	Kendrick sand, 2 to 5 percent slopes	B
69	Arredondo fine sand, 5 to 8 percent slopes	A
73	Kendrick sand, 5 to 8 percent slopes	B

Projection: NAD_1983_StatePlane_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.0000000
Central Meridian: -84.3333333
Standard Parallel 1: 29.5833333
Standard Parallel 2: 30.7500000
Latitude Of Origin: 29.0000000
GCS_North_American_1983

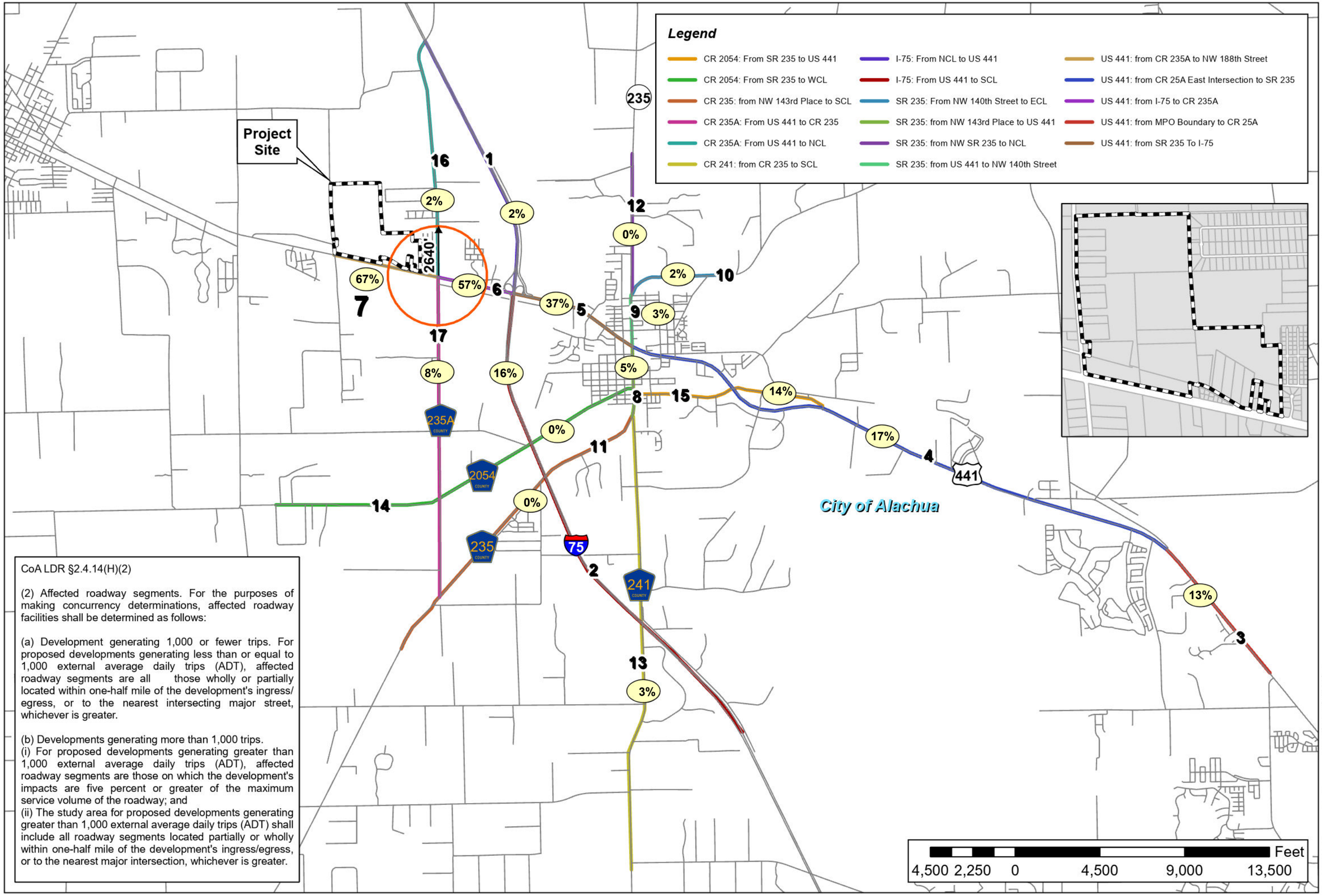
Prepared by: Employee ###
Date: 9/15/2022

CHW
Professional Consultants

Document Path: N:\2022\22-0246\Admin & Information\07_Maps\GIS\APRXs\Troon Creek.aprx

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency



Application Package
Table of Contents

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Bio-Tech Consulting Inc.
Environmental and Permitting Services

August 3, 2022

Craig Rouhier
Troon Creek, LLC
643 Egret Place Drive
Winter Garden, Florida 34787

Proj: Alachua County – US 441 Property; Alachua County, Florida
Sections 5 and 8; Township 8 South; Range 18 East
(BTC File #1036-07)
RE: Environmental Assessment Report

Dear Mr. Rouhier:

In July of 2022, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 308-acre Alachua County – US 441 Property. This site is located on the north side of Northwest US Highway 441 and on the east side of Northwest 188th Street (County Road Northwest 15), having a physical address of 16615 Northwest US Highway 441; within Sections 5 and 8, Township 8 South, Range 18 East, Alachua County, Florida (Figures 1, 2 and 3). 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;
- delineation of the on-site wetland/surface water communities; and
- 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), seven (7) 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)**
- **Millhopper sand, 0 to 5 percent slopes (#8)**
- **Lochloosa fine sand, 2 to 5 percent slopes (#29)**
- **Kendrick sand, 2 to 5 percent slopes (#30)**
- **Arredondo fine sand, 5 to 8 percent slopes (#69)**
- **Kendrick sand, 5 to 8 percent slopes (#73)**

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.

Millhopper sand, 0 to 5 percent slopes (#8) is a nearly level to gently sloping, moderately well drained soil found in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. This soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers,

moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Lochloosa fine sand, 2 to 5 percent slopes (29) is a gently sloping, somewhat poorly drained soil in the rolling uplands. Slopes are slightly convex. The water table that is about 30 to 40 inches below the surface for 1 to 4 months during most years. The water table rises to a depth of 20 to 30 inches for 1 to 3 weeks. The available water capacity is low to medium in the sandy surface and subsurface layers and medium in the subsoil.

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.

Kendrick sand, 5 to 8 percent slopes (#73) is a sloping, well-drained soil usually in elongated areas on long slopes of uplands. The available water capacity is low in the sandy surface and subsurface layers and medium to high in the subsoil. Permeability is rapid in the sandy surface and subsurface layers, moderate in the upper part of the subsoil, and slow to moderately slow in the lower part. 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 Alachua County US 441 Property currently supports six (6) land use types/vegetative communities (Figure 5). These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The on-site upland land use types/vegetative communities are classified as

Residential, Low Density (110), Open Land (190), Row Crops (240), Oak – Pine - Hickory (423), and Disturbed Lands (740). The on-site wetland/surface water land use type/vegetative community is classified as Reservoirs, Less than 10 acres (534). The following provides a brief description of the on-site land use types/vegetative communities.

Uplands:

110 Residential, Low Density

The central portion of the site contained a rural residential homesite with one (1) occupied single-family residence that is most consistent with the Residential, Low Density (110) FLUCFCS classification. Associated ancillary structures observed within the area included a barn, shed, chicken coop, and two (2) feed silos. Vegetative species observed within the area included a canopy and sub-canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), southern magnolia (*Magnolia grandiflora*), Chinaberry tree (*Melia azedarach*), pignut hickory (*Carya glabra*), cabbage palm (*Sabal palmetto*), viburnum (*Viburnum* spp.), Hercules club (*Zanthoxylum clava-herculis*), and crape myrtle (*Lagerstroemia* spp.); with an understory of bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), philodendron)*Philodendron* spp.), common ragweed (*Ambrosia artemisiifolia*), caesarweed (*Urena lobata*), beggar-ticks (*Bidens alba*), lantana (*Lantana strigocamara*), Virginia pepperweed (*Lepidium virginicum*), American beautyberry (*Callicarpa americana*), blackberry (*Rubus cuneifolius*), and assorted common landscaping plants and shrubs.

190 Open Land

The southern portion of the site contained an area of vacant and improved open land that is most consistent with the Open Land (190) FLUCFCS classification. Vegetative species observed within this portion of the site included bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), dogfennel (*Eupatorium capillifolium*), beggar-ticks (*Bidens alba*), common ragweed (*Ambrosia artemisiifolia*), Mexican clover (*Richardia* spp.), blackberry (*Rubus cuneifolius*), hairy indigo (*Indigofera hirsuta*), purple passionflower (*Passiflora incarnate*), Virginia pepperweed (*Lepidium virginicum*), and broomsedge (*Andropogon virginicus*).

214 Row Crops

The majority of the site contained active agricultural lands with rows of planted watermelon (*Citrullus lanatus*) that are most consistent with the Row Crops (214) FLUCFCS classification. Other vegetative species observed within these areas included bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), dogfennel (*Eupatorium capillifolium*), beggar-ticks (*Bidens alba*), common ragweed (*Ambrosia artemisiifolia*), Mexican clover (*Richardia* spp.), blackberry

(*Rubus cuneifolius*), hairy indigo (*Indigofera hirsuta*), rattlepod (*Crotolaria* spp.), purple passionflower (*Passiflora incarnate*), broomsedge (*Andropogon virginicus*), Hercules club (*Zanthoxylum clava-herculis*), prickly-pear cactus (*Opuntia humifusa*), caesarweed (*Urena lobata*), American beautyberry (*Callicarpa americana*), winged sumac (*Rhus copallinum*) and field sandspur (*Krameria lanceolata*).

423 Oak – Pine - Hickory

The northwestern portion of the site contained an oak-dominated forest community that is most consistent with the Oak – Pine - Hickory (423) FLUCFCS classification. Vegetative species observed within this community type included a canopy and sub-canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*), pignut hickory (*Carya glabra*), eastern red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), Chinaberry (*Melia azedarach*), and loblolly pine (*Pinus taeda*); with an understory of saw palmetto (*Serenoa repens*), broomsedge (*Andropogon virginicus*), American beautyberry (*Callicarpa americana*), dogfennel (*Eupatorium cappillifolium*), common ragweed (*Ambrosia artemisiifolia*), shiny blueberry (*Vaccinium myrsinites*), beggar-ticks (*Bidens alba*), blackberry (*Rubus cuneifolius*), caesarweed (*Urena lobata*), eastern bracken fern (*Pteridium aquilinum*), blackberry (*Rubus cuneifolius*), tuberous sword fern (*Nephrolepis cordifolia*), gallberry (*Ilex glabra*), winged sumac (*Rhus copallinum*), lantana (*Lantana strigocamara*), greenbrier (*Smilax* spp.) and muscadine grapevine (*Vitis rotundifolia*).

740 Disturbed Lands

The southeastern portion of the site 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.).

Wetlands/Surface Waters:

534 Reservoirs, Less than 10 acres

The central portion of the site contained two (2), small, isolated, excavated ponds and the southern portion of the site contained a man-made stormwater retention pond that appears to receive run-off directly from the US 441 right-of-way via a concrete drainage swale. All of these man-made ponds appeared to be constructed in uplands and most consistent with the Reservoirs (534) FLUCFCS classification. Vegetative species observed within these areas included coinwort (*Centella asiatica*), alligator weed (*Alternanthera philoxeroides*), wild taro (*Colocasia esculenta*), torpedograss (*Panicum repens*), marsh pennywort (*Hydrocotyle umbellata*), Peruvian primrose willow (*Ludwigia peruviana*) and knotweed (*Persicaria* 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*)

Reptiles and Amphibians:
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 majority of onsite wetlands are not 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). We believe these systems, the upland excavated reservoirs, woud be considered as non-WOTUS.

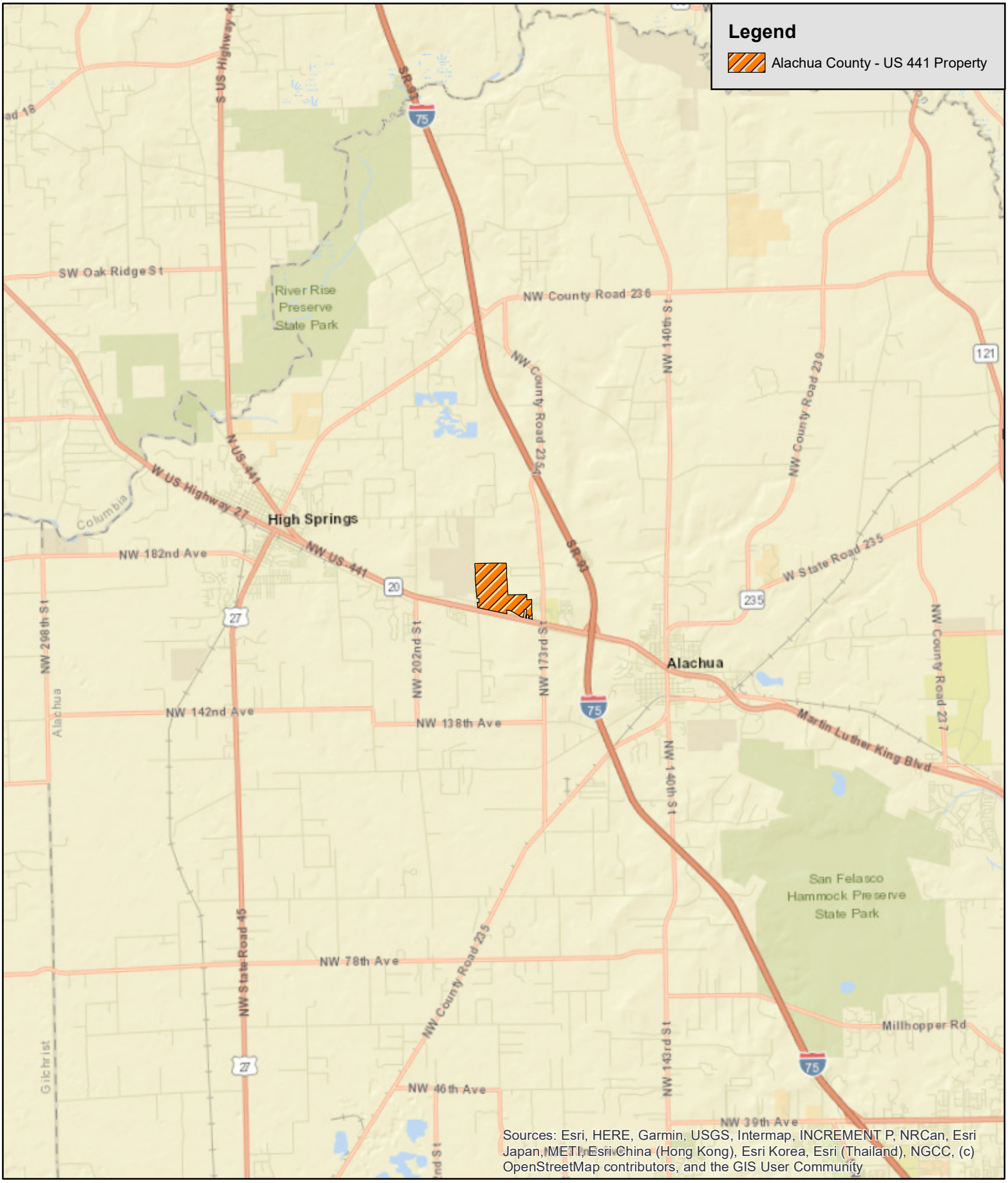
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through 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,

Nathan Johnson
Field Biologist

Stephen Butler
Director

Attachments



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www.bio-techconsulting.com

Alachua County - US 441 Property
Alachua County, Florida
Figure 1
Location Map

N
W E
S

2
Miles

Project #: 1036-07
Produced By: JDH
Date: 7/8/2022

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Alachua County - US 441 Property
Alachua County, Florida
Figure 2
2021 Aerial Map

N
W E
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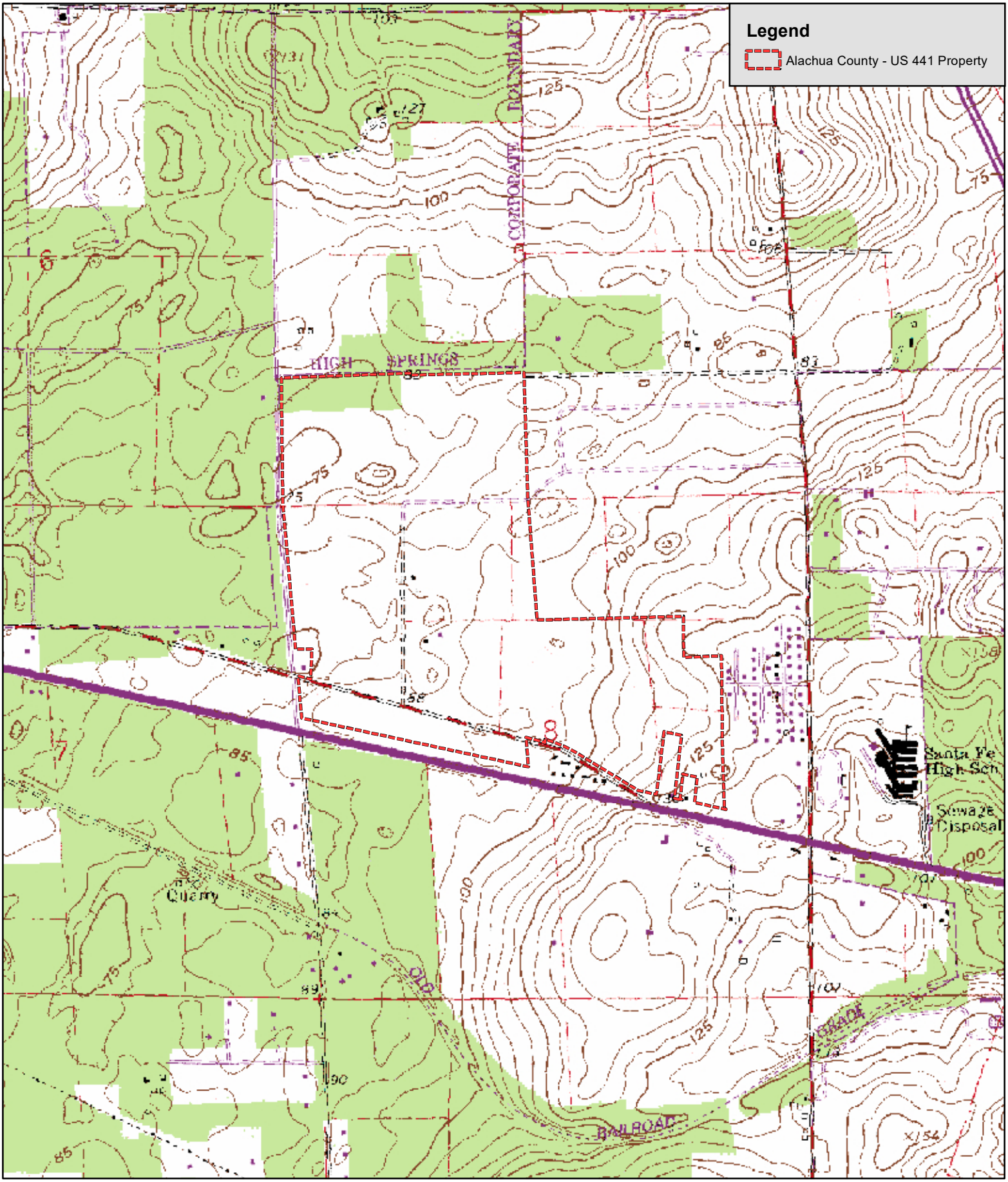
1,000
Feet

Project #: 1036-07
Produced By: JDH
Date: 7/8/2022



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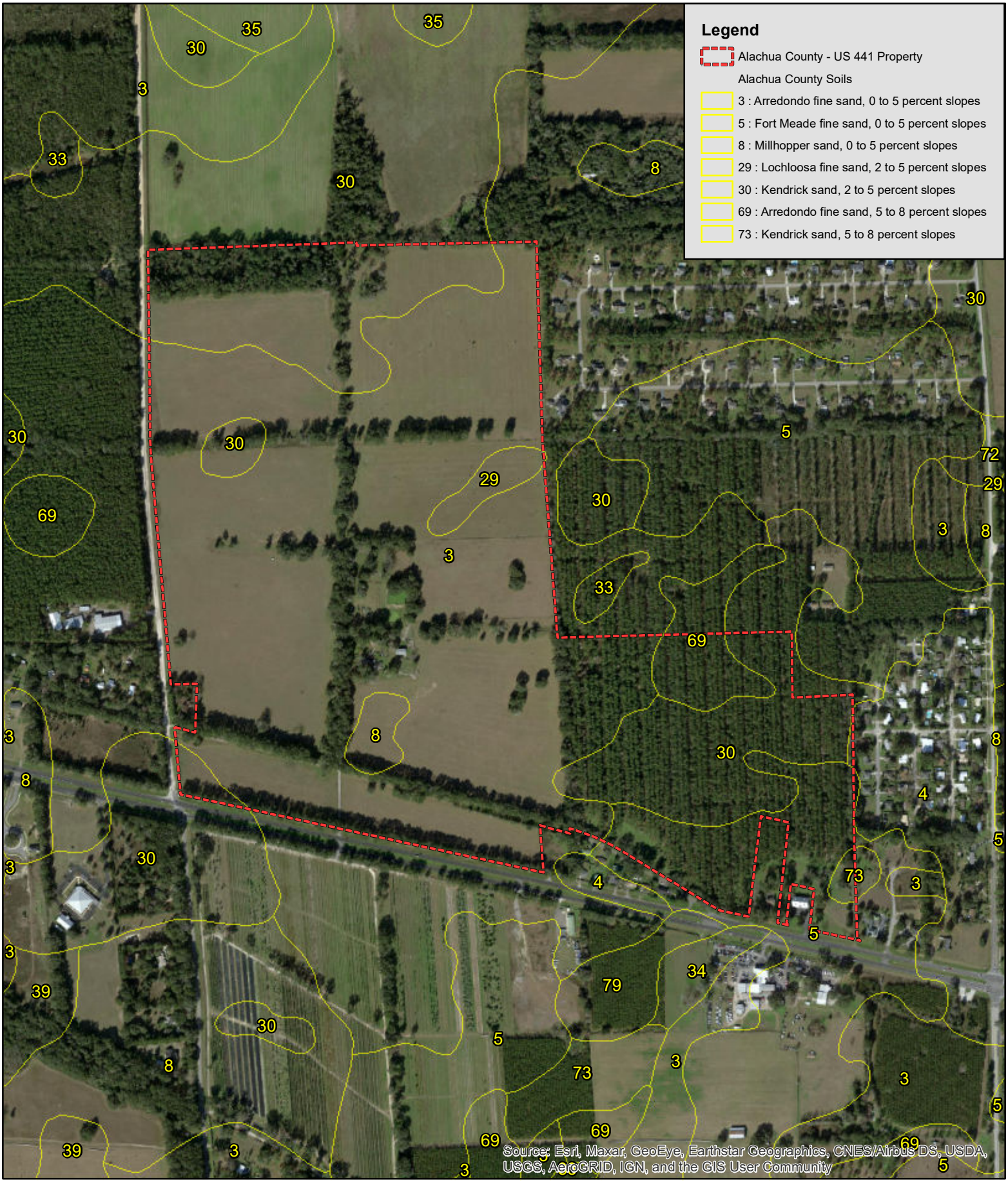
Alachua County - US 441 Property
Alachua County, Florida
Figure 3
USGS Topographic Map

N
W E
S

1,500 Feet

Project #: 1036-07
Produced By: JDH
Date: 7/8/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 4
SSURGO Soils Map

N
W E
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1,000 Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/7/2022

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Alachua County - US 441 Property
Alachua County, Florida
Figure 5
FLUCFCS Map

N
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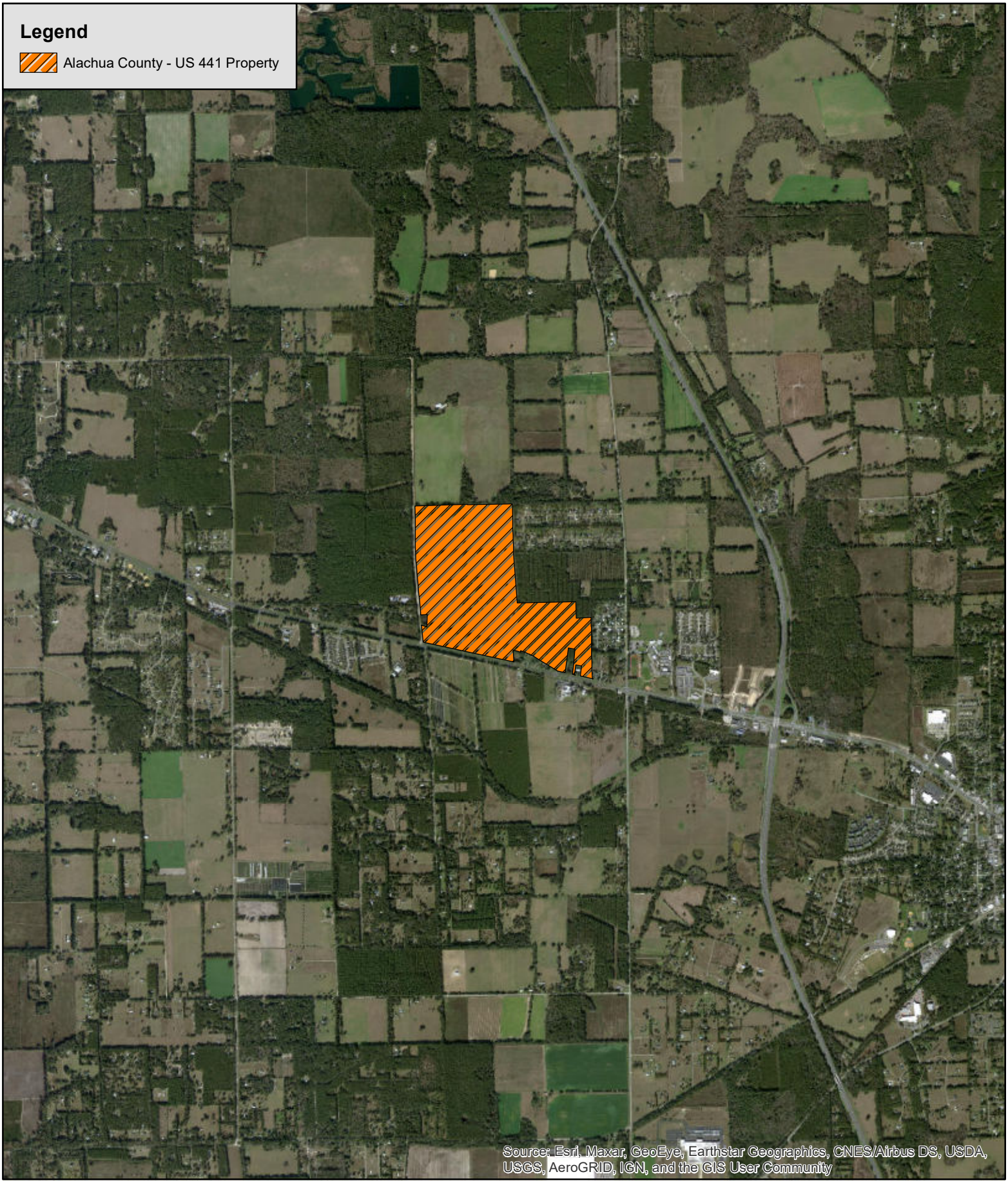
770
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/7/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 6
Wildlife Proximity Map

N
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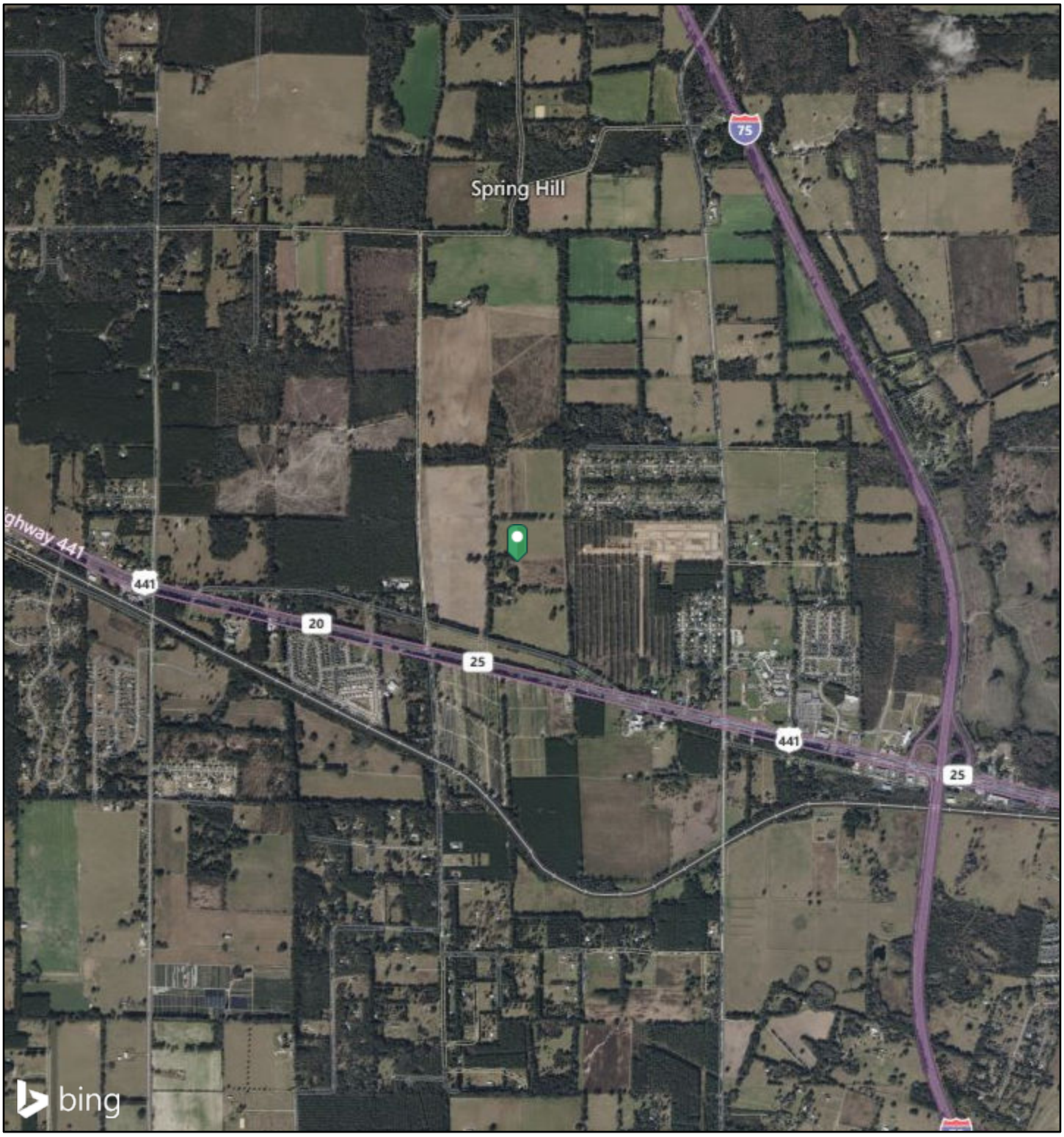
4,000
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022

Audubon EagleWatch Map



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0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km

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ArcGIS Web AppBuilder
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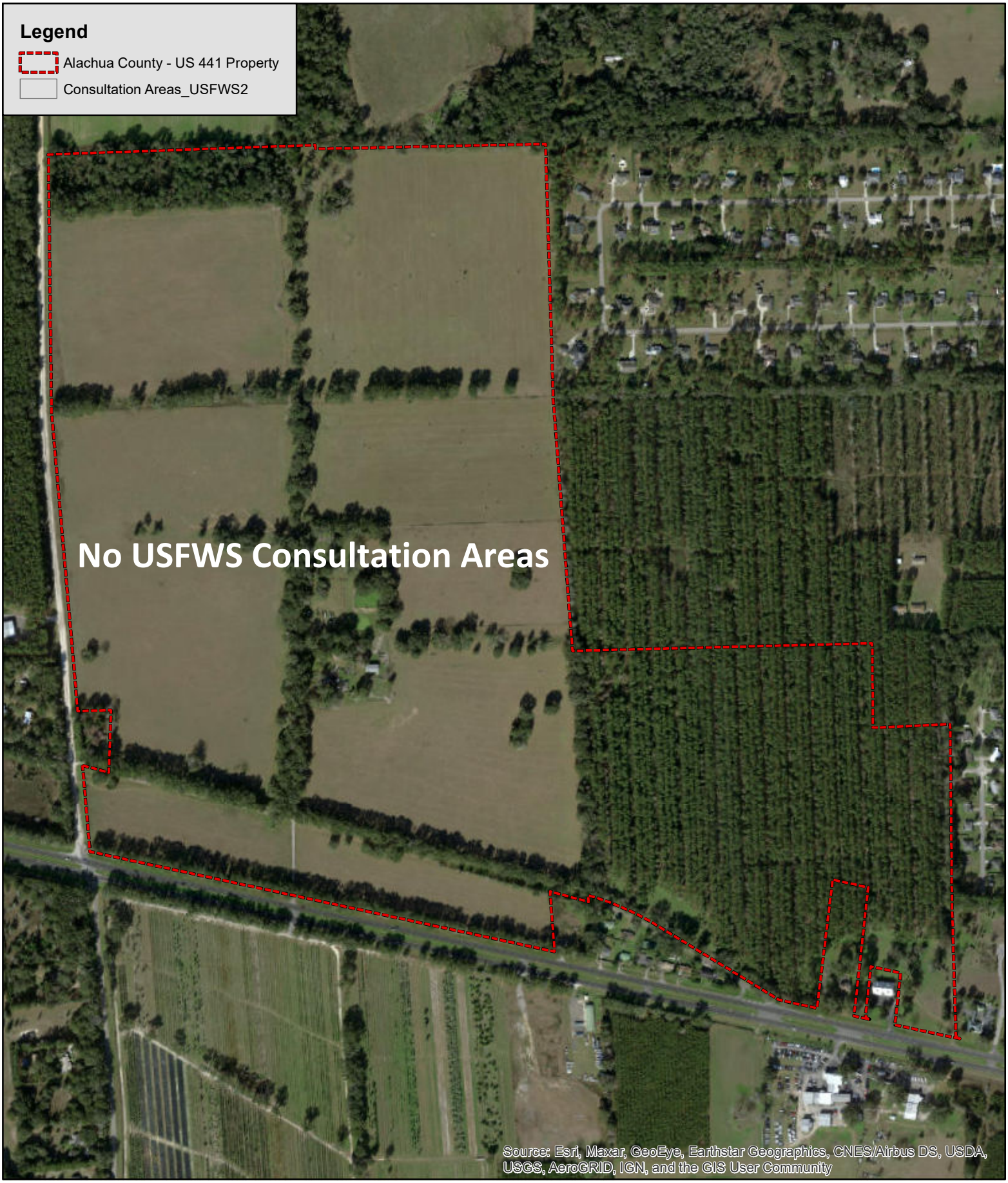

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Alachua County - US 441 Property
Alachua County, Florida
Figure 7
USFWS Consultation Areas

N
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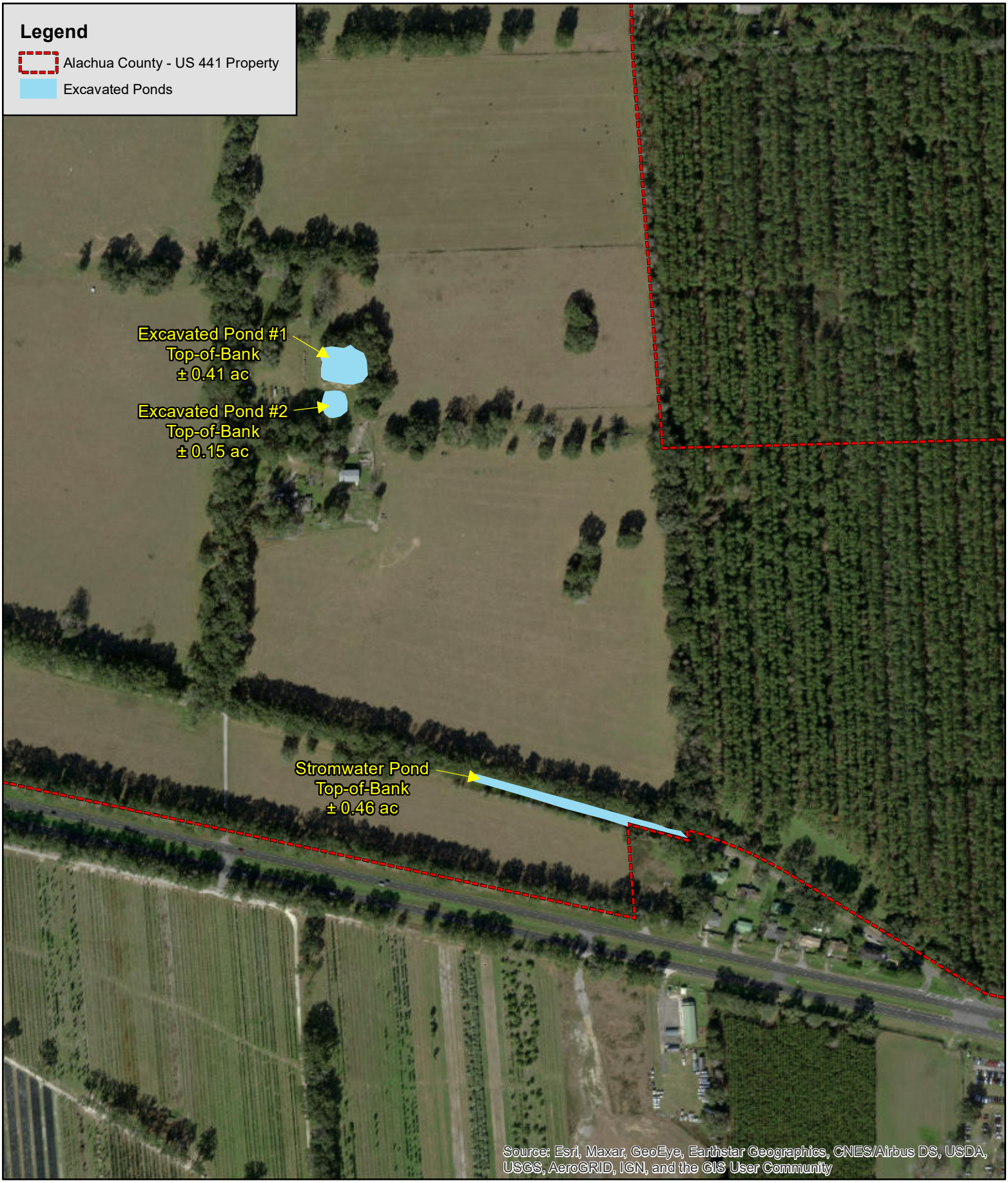
800
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022



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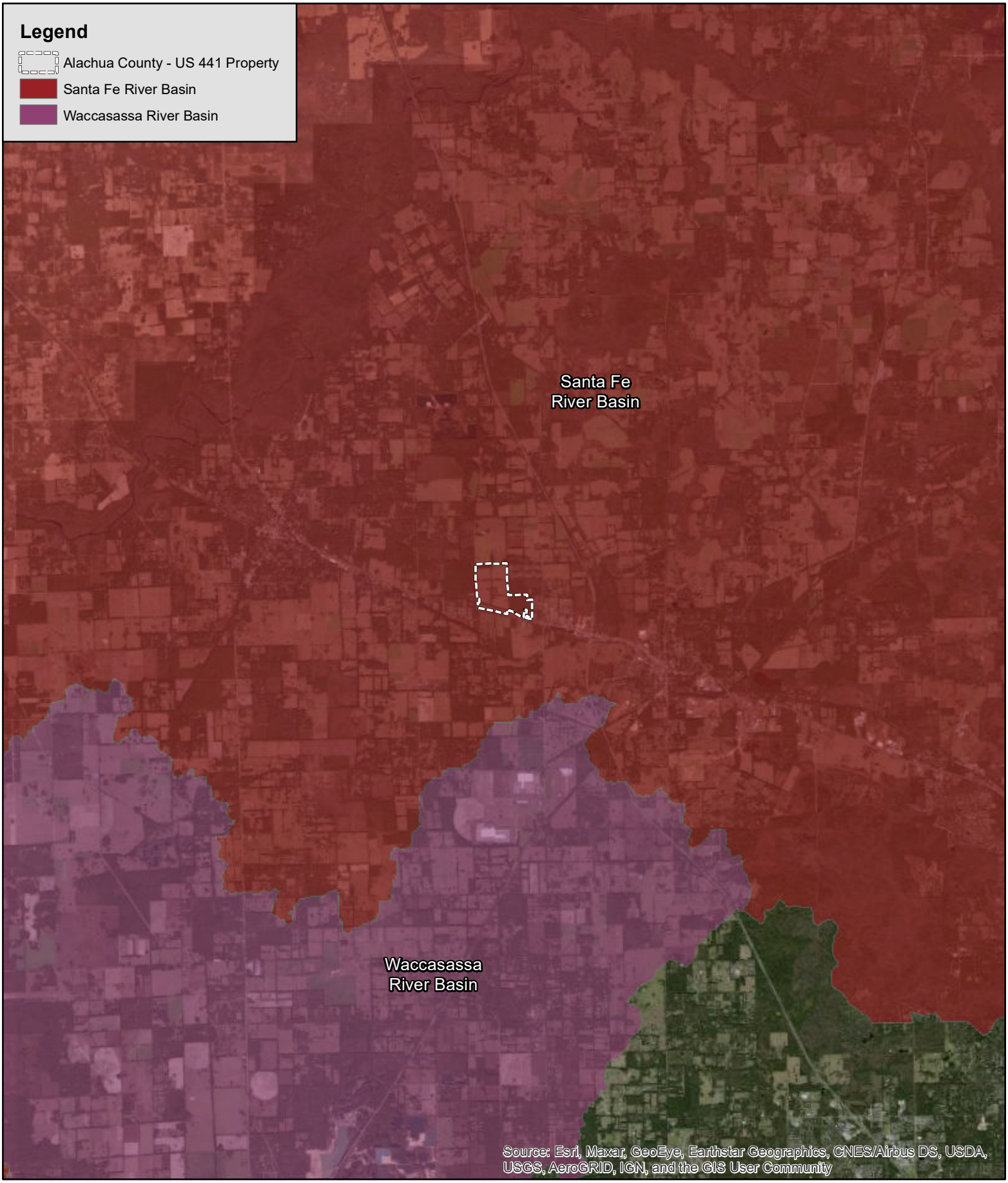
Alachua County - US 441 Property
Alachua County, Florida
Figure 8
Wetland Delineation Map

N
W E
S

500
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022



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Alachua County - US 441 Property
Alachua County, Florida
Figure 9
SRWMD Mitigation Basins

N
W E
S

12,000
Feet

Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022

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

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2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. **Traffic Impact Analysis**

Traffic Impact Analysis

Briarwood Town Center

Date: Submittal 1: 9/28/2022
Submittal 2: 3/13/2023
Submittal 2: 4/03/2023
PN #: 22-0246
PM: Brian Snyder, PE

Prepared For: Troon Creek, LLC

Submitted To: Alachua County Public Works, FDOT

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

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- Appendix B: Trip Generation Documentation
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- Appendix D: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix E: Reserved Trips
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- Appendix G: Trip Distribution Calculations
- Appendix H: Straight-Line Diagram
- Appendix I: Signal Warrant Analysis
- Appendix J: Synchro and HCS Reports
- Appendix K: Improvement Thresholds
- Appendix L: Signalized Thru-cut Concept

1. EXECUTIVE SUMMARY

CHW has prepared this Traffic Impact Analysis (TIA) for the proposed Briarwood Town Center development. The site is located on the north side of US HWY 441, east of NW 188th Street in the City of Alachua, Florida, as illustrated in **Figure 1**.

The full build-out of the site is anticipated in 2028 and is estimated to include the following land uses:

- 598 Dwelling Units - Single-Family Detached Housing;
- 350 Dwelling Units - Multifamily Housing (Low-Rise);
- 200 KSF – Shopping Center (>150k); and
- 50 KSF – General Office.

The following phasing is planned within the development, as illustrated in **Figure 1**:

- **Phase 1** – The first phase of development will include approximately 115 single family dwelling units. The multifamily land use is also included in the Phase 1 area however the multifamily development may occur after the Phase 2 single family homes. The multifamily development is planned on the south side of Phase 1 adjacent to US HWY 441.
- **Phase 2** – The second phase of development will include approximately 483 single family dwelling units.
- **Phase 3** – Phase 3 is expected to include a combination of shopping center/retail and office uses. For the purpose of this analysis, it is estimated that the Phase 3 portion on the east side of the site will include 17,000 SF of shopping center and the remaining 183,000 SF of shopping center and 50,000 SF of office will be located on the west side of the site.

The project proposes four access points along US HWY 441 along with 2 connections to the existing Briarwood subdivision, as illustrated in **Figure 1**. There is a potential for future access to the north and future access onto NW 188th Street to the west, however these connections are not planned at this time.

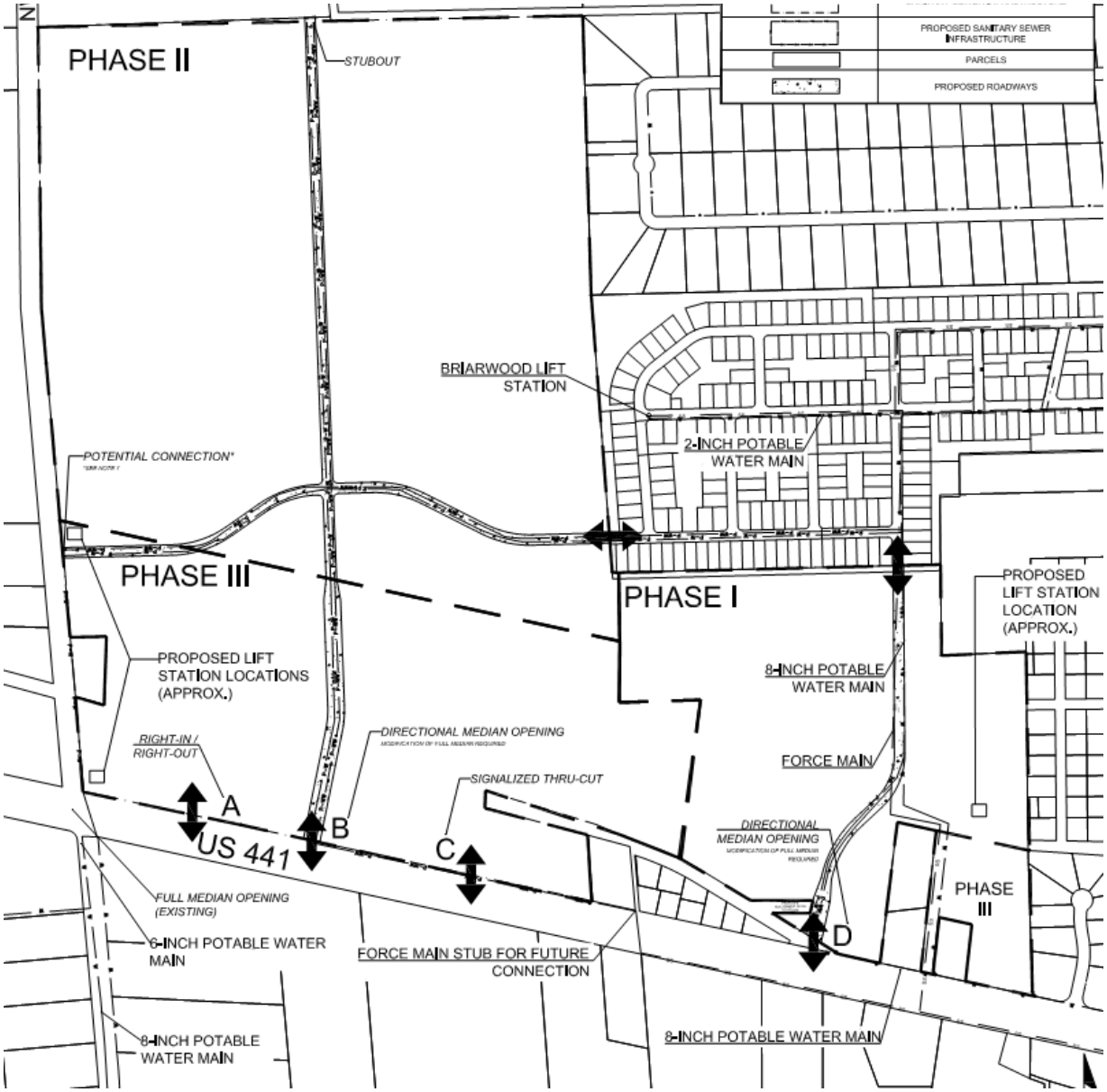
The purpose of this TIA is to:

- Determine the appropriate access management plan for the proposed development in accordance with the FDOT access management spacing standards;
- Determine if there are traffic related deficiencies created by the proposed project; and
- Provide mitigation strategies to correct any deficiencies.

The report is in conformance with the methodology letter dated September 12, 2022, and approved on September 15, 2022, as provided in **Appendix A**.

The Conclusion and Recommendations section provides the improvements recommended to support this project.

Figure 1 | Concept Layout



2. STUDY INTERSECTIONS

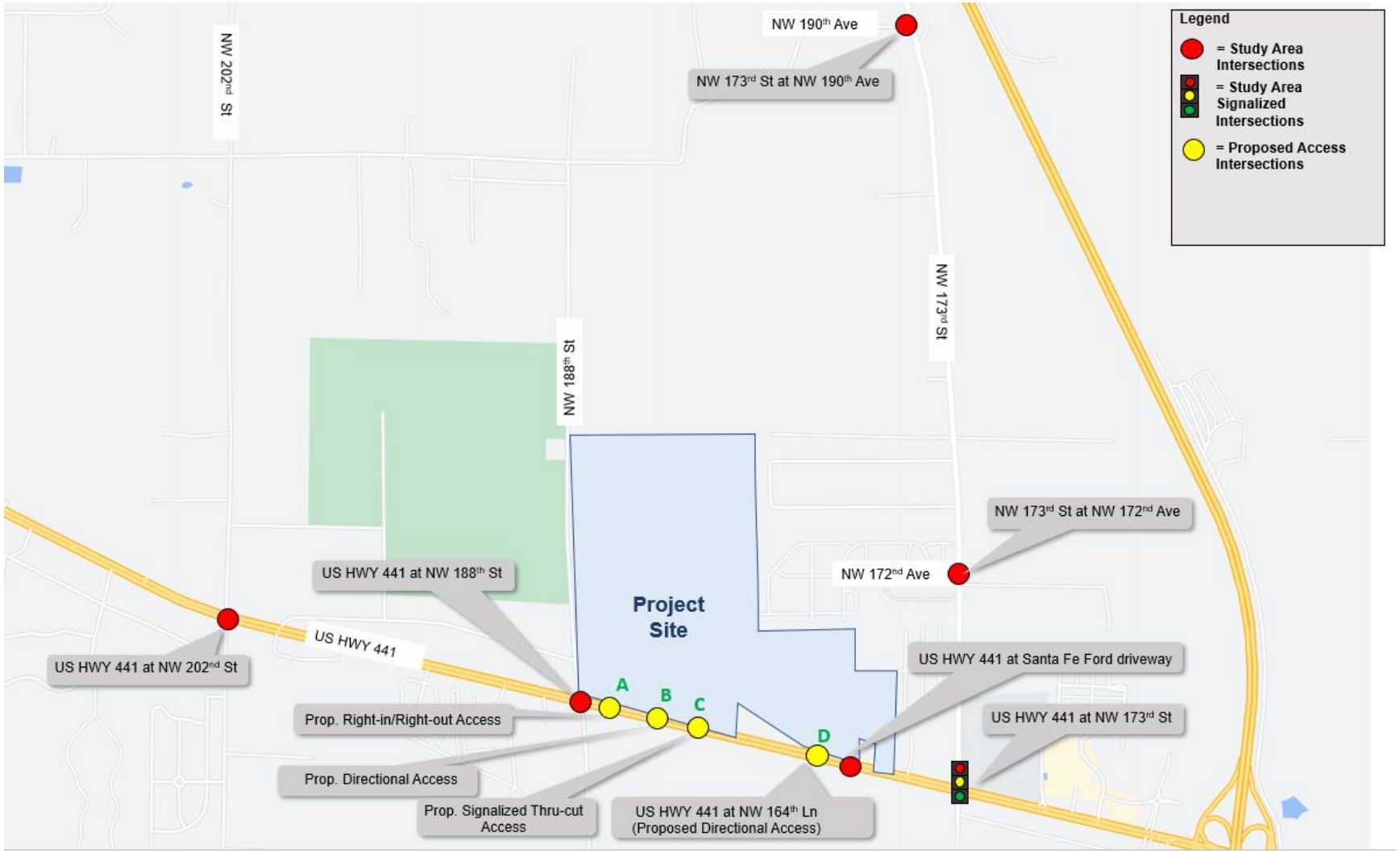
The study intersections consist of the following intersections as agreed upon in the approved methodology. The study intersection locations are provided in **Figure 2**:

- US HWY 441/NW 202nd Street intersection;
- US HWY 441/NW 188th Street intersection;
- US HWY 441/Santa Fe Ford Driveway intersection;
- US HWY 441/ NW 173rd Street (CR 235A) intersection;
- NW 173rd Street/NW 172nd Avenue intersection; and
- NW 173rd Street/NW 190th Avenue intersection.

Access Intersections

- Four (4) access points on US HWY 441; which includes an access point at the existing US HWY 441/NW 164th Lane connection.

Figure 2 | Study Intersections



3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. Internal capture and pass-by reductions were applied to the trip generation in accordance with the ITE Trip Generation Manual, 11th Edition. The trip generation is provided in **Table 1**. The trip generation documentation is provided in **Appendix B**.

Table 1 | Trip Generation

Trip Generation									
Land Use	**ITE LU Code**	**Variable Dwelling Units, KSF**	**Daily**	**AM Peak**			**PM Peak**		
			Total	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Single-Family Detached Housing	210	598	5,230	379	95	284	534	336	198
Single-Family I.C. trips =			250	6	2	4	35	27	8
Gross Trips with I.C. applied			4,980	373	93	280	499	309	190
Multifamily Housing (Low Rise)	220	350	2,319	131	31	100	171	108	63
MultiFamily I.C. trips =			111	3	1	2	20	16	4
Gross Trips with I.C. applied			2,208	128	30	98	151	92	59
Total Residential I.C. trips =			361	9	3	6	55	43	12
Total Gross Trips with I.C. applied			7,188	501	123	378	650	401	249
Shopping Center (>150k)	820	200.000	11,086	252	156	96	930	446	484
Shopping Center I.C. trips =			606	11	6	5	61	14	47
Gross Trips with I.C. applied			10,480	241	150	91	869	432	437
Pass-by = 29%[1]			3,039	70	44	26	252	125	127
General Office	710	50.000	635	92	81	11	93	16	77
General Office I.C. trips =			123	9	6	3	27	14	13
Gross Trips with I.C. applied			512	83	75	8	66	2	64
Total			**19,270**	**854**	**363**	**491**	**1,728**	**906**	**822**
Gross Trips with I.C. applied			**18,180**	**825**	**348**	**477**	**1,585**	**835**	**750**
Net New Trips (with I.C. and Pass-by Reduction Applied)			**15,141**	**755**	**304**	**451**	**1,333**	**710**	**623**

(1) The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 29% (GLA between 150 and 300 KSF) is used for all scenarios.

4. DATA COLLECTION

Turning movement counts were performed during the AM and PM peak hours on September 14, 2022. The turning movement counts are provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor, provided from the FDOT Traffic Online site. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

The project has an anticipated full build-out in 2028. Growth rates were determined based on historical ADT where available to derive the 2028 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways where historical growth rate data is not available. **Appendix D** provides the data used to determine the peak season and background traffic volumes. Reserved trips, from the following developments were added to the background volumes for the purpose of intersection analysis:

- US 441/NW 188th Street PD
- Santa Fe Crossing
- Briarwood (subdivision under construction to the north)
- Tomoka Hills

The reserved trips were provided by the City of Alachua and FDOT are documented in **Appendix E**. **Appendix F** provides the background tables at all study intersections. **Figure 3** illustrates the reserved trip turning movements at all study area intersections. **Figures 4 and 5** illustrate the 2028 background plus reserved trip turning movements at all study intersections.

Figure 3 | Existing (Peak Season) Conditions

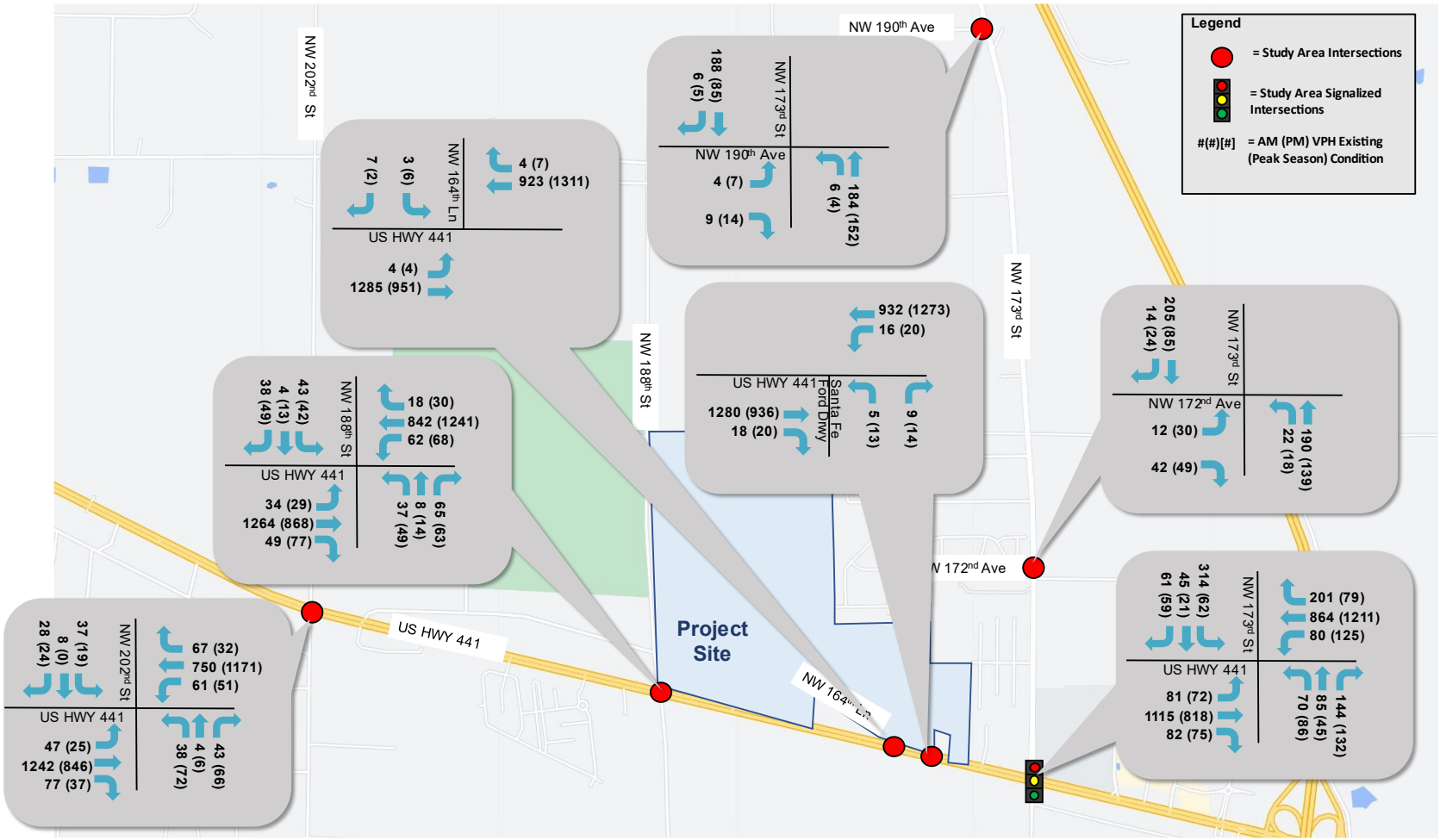


Figure 4 | Reserved Trips

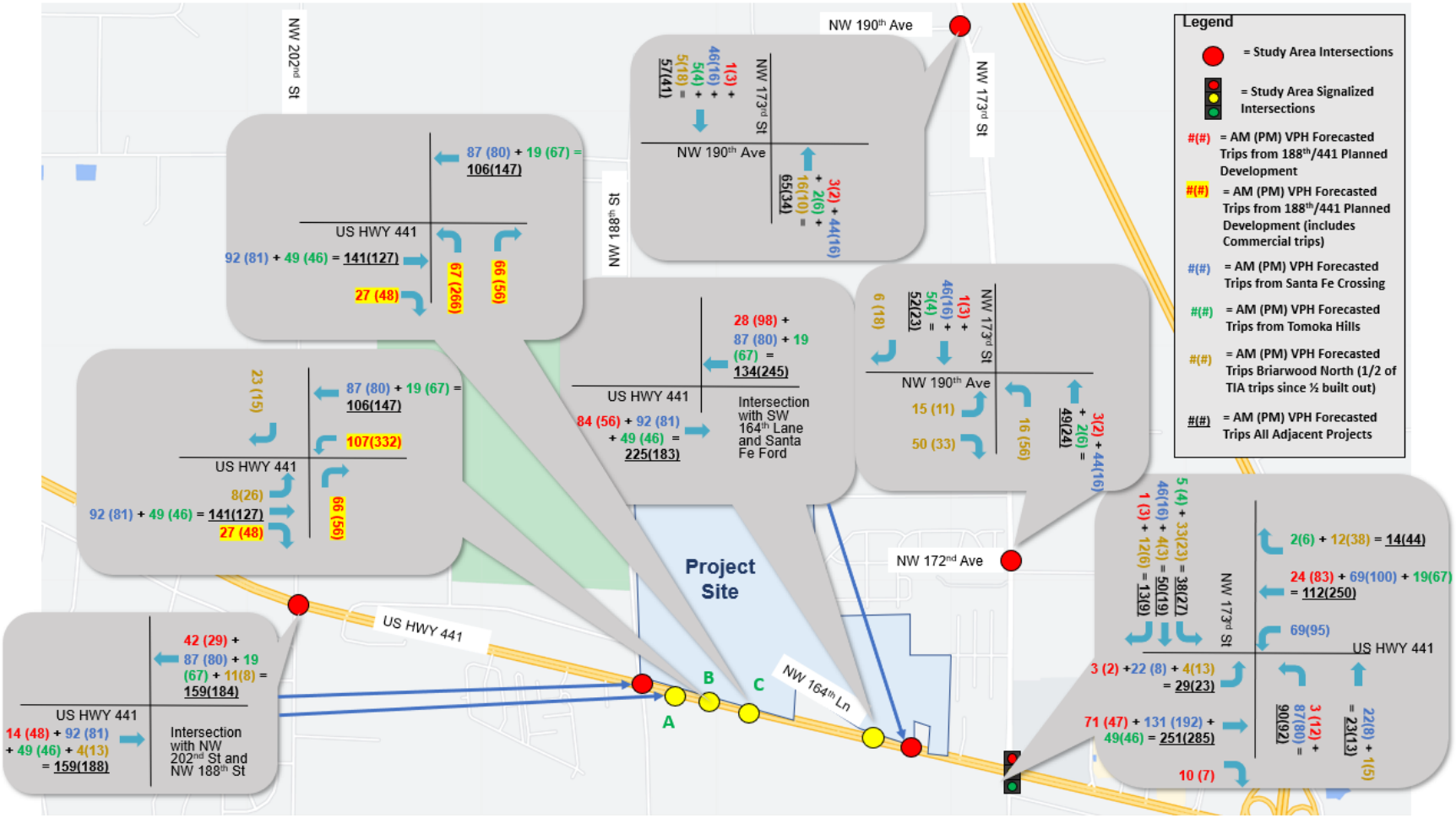


Figure 5 | 2028 Background plus Reserved Trips (Off-site Intersections)

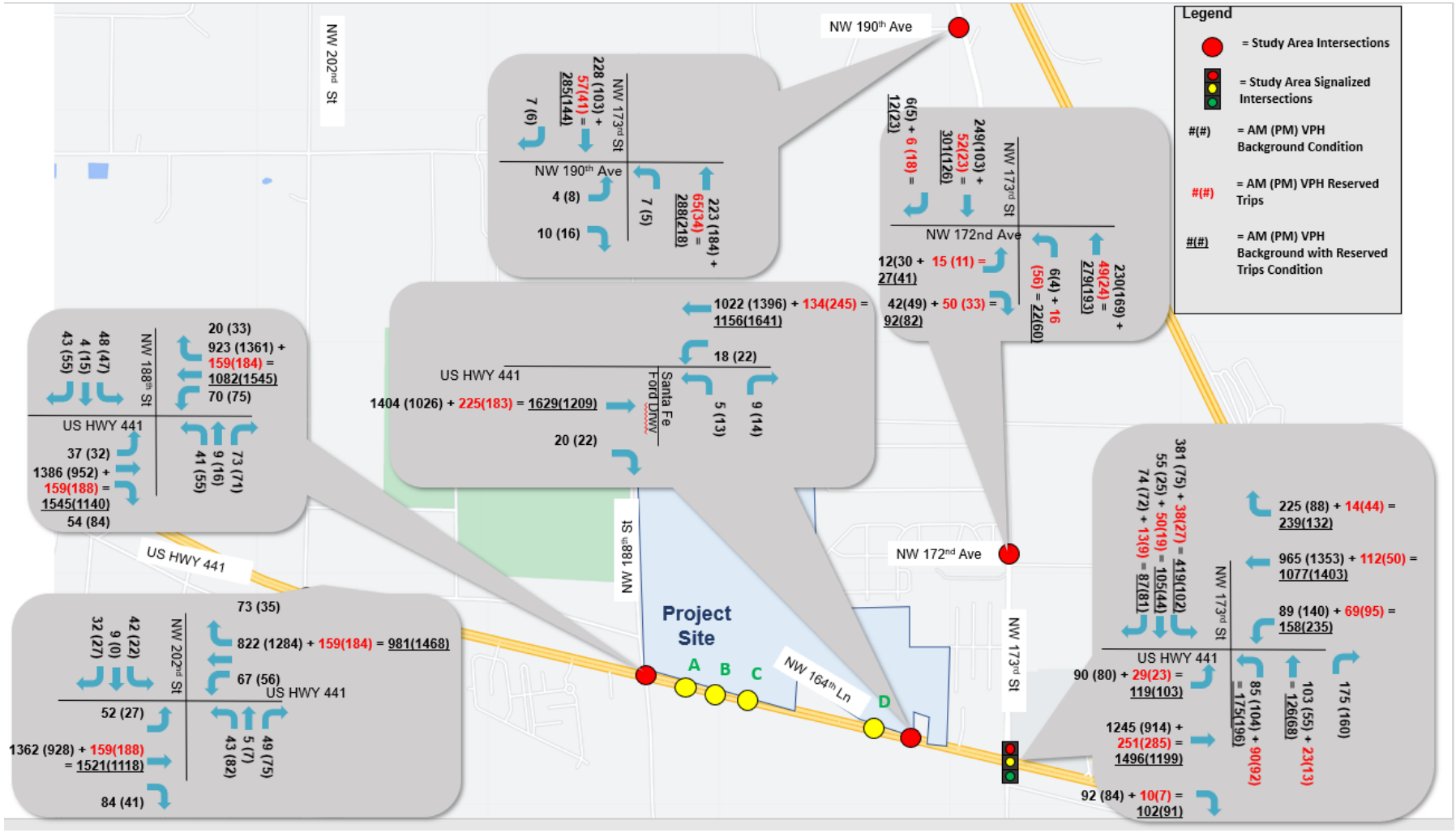
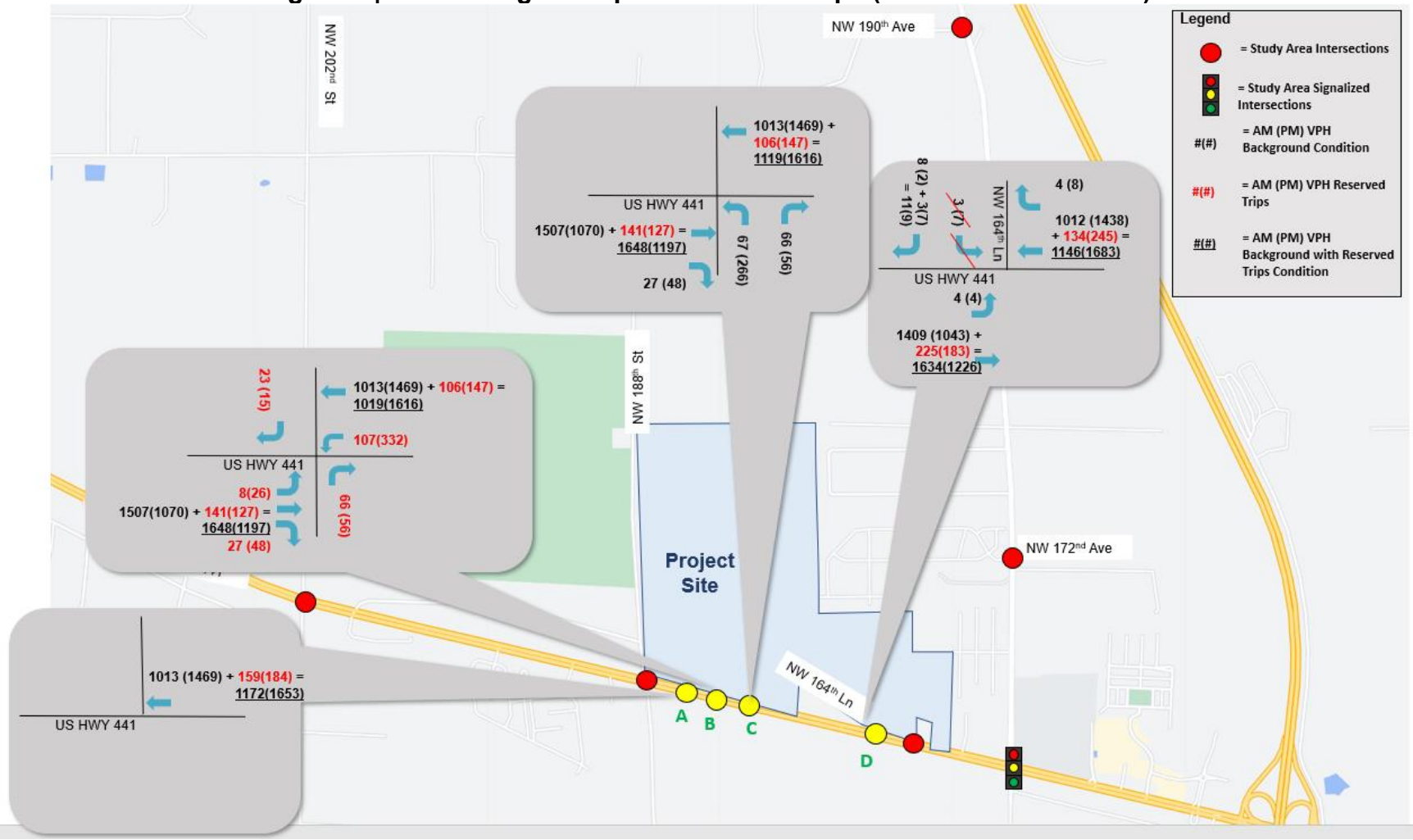


Figure 6 | 2028 Background plus Reserved Trips (Access Intersections)



5. TRIP DISTRIBUTION

CHW has coordinated with FuturePlan Consulting, LLC to obtain a trip distribution based on the Gainesville Urban Area Transportation Study (GUATS) transportation model. Minor distribution adjustments were made to address rounding errors in the model output. **Appendix G** provides the model data and assumptions that were used to determine which access route a trip would use to access their origin/destination.

The project site was divided into the following five regions based on the associated land uses, as shown in **Figure 1**.

- Phase 1 North: Single Family Detached Housing – 115 DUs, located on approximately 32.90 acres in the northeast region of the project site.
- Phase 1 South: Multifamily Housing (Low Rise) – 350 DU, located on approximately 26.77 acres in the south region of the project site.
- Phase 2: Single Family Detached Housing – 483 DUs, located on approximately 161.33 acres in the northwest region of the project site.
- Phase 3 West: Shopping Center (>150 k) – 118 KSF and General Office – 50 KSF, located on approximately 75.14 acres in the southwest region of the project site.
- Phase 3 East: Shopping Center (>150 k) – 17 KSF, located on approximately 6.78 acres in the southeast region of the project site.

The following assumptions were made for the trip distribution at the access points..

US HWY 441/Access A (right-in/right-out) intersection

- 1/3 of the Phase 2 and Phase 3 West inbound trips from the east, enter at this access.
- 1/3 of the Phase 2 and Phase 3 West outbound trips to the west, exit at this access.

US HWY 441/Access B (directional) intersection

- 100% of the Phase 2 and Phase 3 West inbound trips from the west, enter at this access.
- 1/3 of the Phase 2 and Phase 3 West inbound trips from the east, enter at this access.
- 1/3 of the Phase 2 and Phase 3 West outbound trips to the west, exit at this access.

US HWY 441/Access C (signalized thru-cut) intersection

- 100% of the Phase 2 and Phase 3 West outbound trips to the east, exit at this access.
- 1/3 of the Phase 2 and Phase 3 West inbound trips from the east, enter at this access.

- 1/3 of the Phase 2 and Phase 3 West outbound trips to the west, exit at this access.

US HWY 441/Access D (NW 164th Lane/directional) intersection

- 100% of the Phase 1 North, Phase 1 South, and Phase 3 East inbound and outbound trips use this access.

Figure 7 and **Figure 8** provide the off-site and access intersection buildout conditions.

Figure 7 | Buildout Condition (Off-site Intersections)

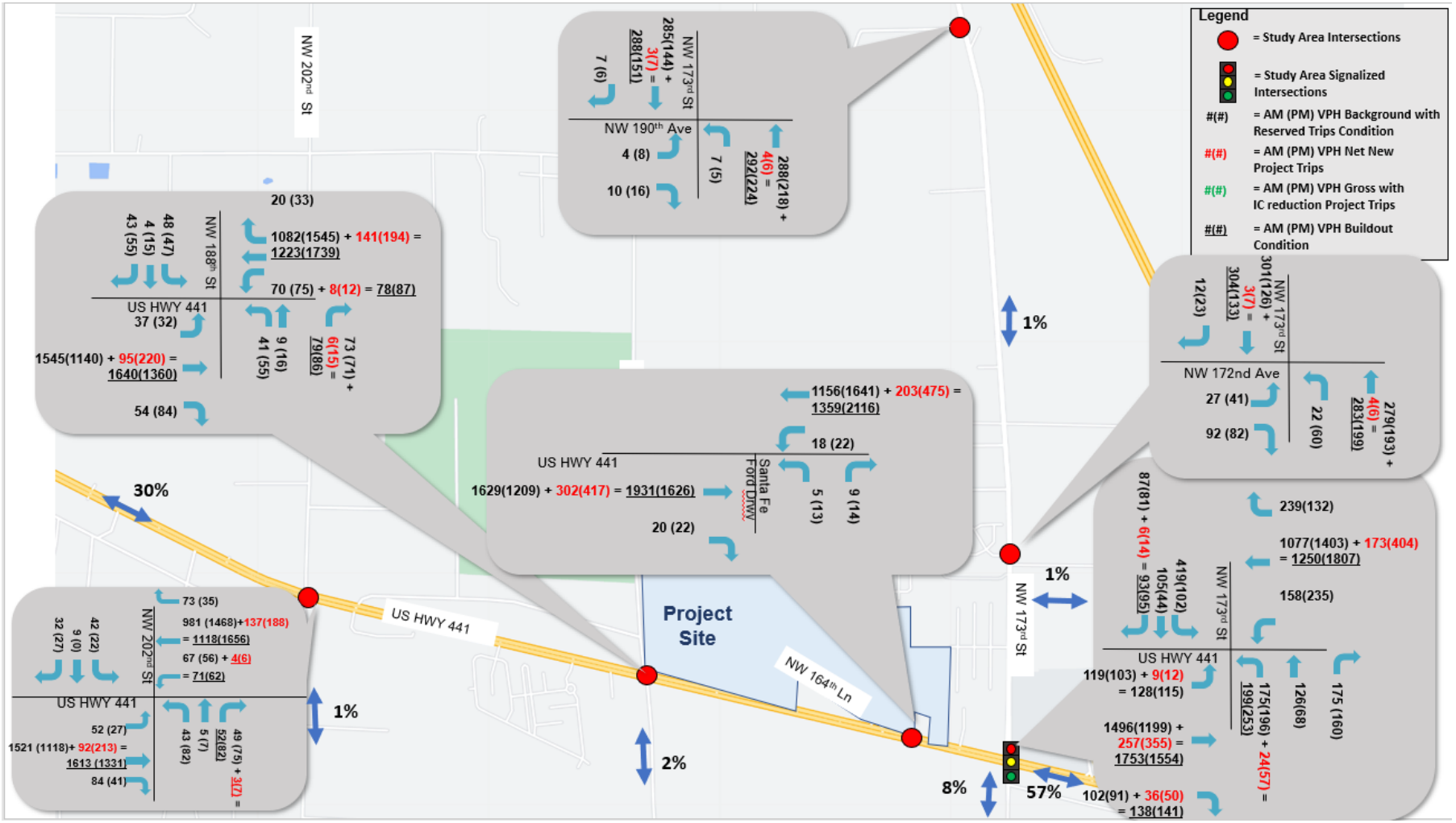
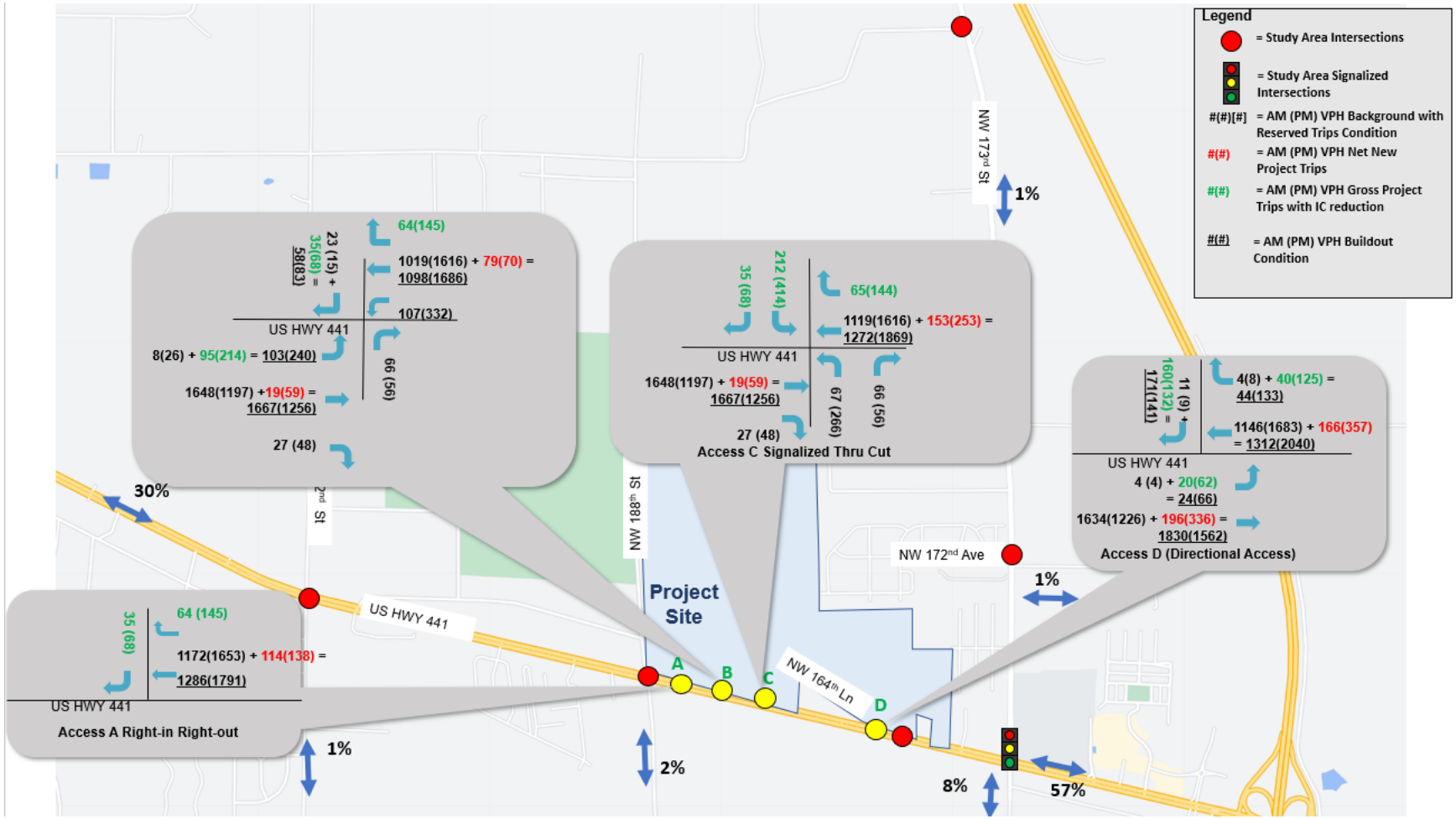


Figure 8 | Buildout Condition (Access Intersections)



6. ANALYSIS

The analysis/evaluations are divided into three parts: 1) access management review, 2) traffic signal warrant analysis 3) Intersection Control Evaluation (ICE) 4) turn lane warrant analysis, and 5) intersection analysis.

6.1. Access Management

The FDOT adheres to access management standards to reduce conflicts along the roadway system. The FDOT access management standards are provided in Chapter 14-97 of the Florida Administrative Code. Spacing standards are a function of the access class and posted roadway speeds.

US HWY 441 is a class 3 roadway as indicated on the FDOT straight-line diagram. A copy of the straight-line diagram is provided in **Appendix H**. US HWY 441 has a posted speed of 65 MPH at all site access points. Table 2 highlights the FDOT Spacing Standards for this section of US HWY 441, based on a class 3 designation and a posted speed greater that 45 MPH.

Table 2 | FDOT Class 3 Access Management Standards

Access Class	Median Type	Connection Spacing (feet)		Median Opening Spacing (feet)		Signal Spacing (feet)
		>45 mph	≤45 mph	Directional	Full	
2	Restrictive with Service Roads	1320	660	1320	2640	2640
3	Restrictive	660	440	1320	2640	2640
4	Non-Restrictive	660	440			2640
5	Restrictive	440	245	660	2640 >45 mph 1320 ≤ 45 mph	
6	Non-Restrictive	440	245			1320
7	Both Median Types	125		330	660	1320

Notes:

1. "Restrictive" physically prevent vehicle crossing.
2. "Non-Restrictive" allow turns across at any point.
3. Speeds shown in this table are posted speeds.

Connection Spacing Near Interchange Ramps:

Connections and median openings located within 1,320 feet of interchange ramps require the following spacing (measured from the ramp furthest from the interchange):

- 440 feet ≤ 45 mph
- 660 feet > 45 mph
- 1,320 feet on Access Class 2 Facilities > 45 mph

The proposed access type and spacing are illustrated in **Figure 8**.

US HWY 441/Access A (right-in/right-out) intersection

The right-in/right-out at access A is proposed to be centered with the intersection of NW 188th Street and Access B, at the existing median opening aligned Belle's Road. This provides a connection spacing of 550 FT to the west and 550 FT to the east, which is just short of the standard 660 FT spacing. **Since this access is just short of meeting the access spacing and connection will alleviate some of the project traffic from the adjacent intersections, the connection location is recommended as shown in Figure 8**.

US HWY 441/Access B (directional) intersection

The existing median opening located at the intersection with Belle's Road is proposed to be directionalized to provide the access B connection. This median opening is located approximately 1,100 FT east of NW 188th Street and approximately 700 FT west of the proposed C access. CHW coordinated access spacing with the development team of the US 441/NW 188th Street PD located to the south of the Briarwood Town Center. **This connection is just short of meeting the 1,320 FT spacing standard to the west and is located at a suitable location to allow left turning vehicles into both the Briarwood Town Center and US 441/NW 188th Street PD. Additionally, the FDOT ICE manual recommends a U-turn location, such as this access, a distance of 400 to 800 FT from the signalized thru-cut. Therefore, the access location is recommended as shown in Figure 9.**

US HWY 441/Access C (signalized thru-cut) intersection

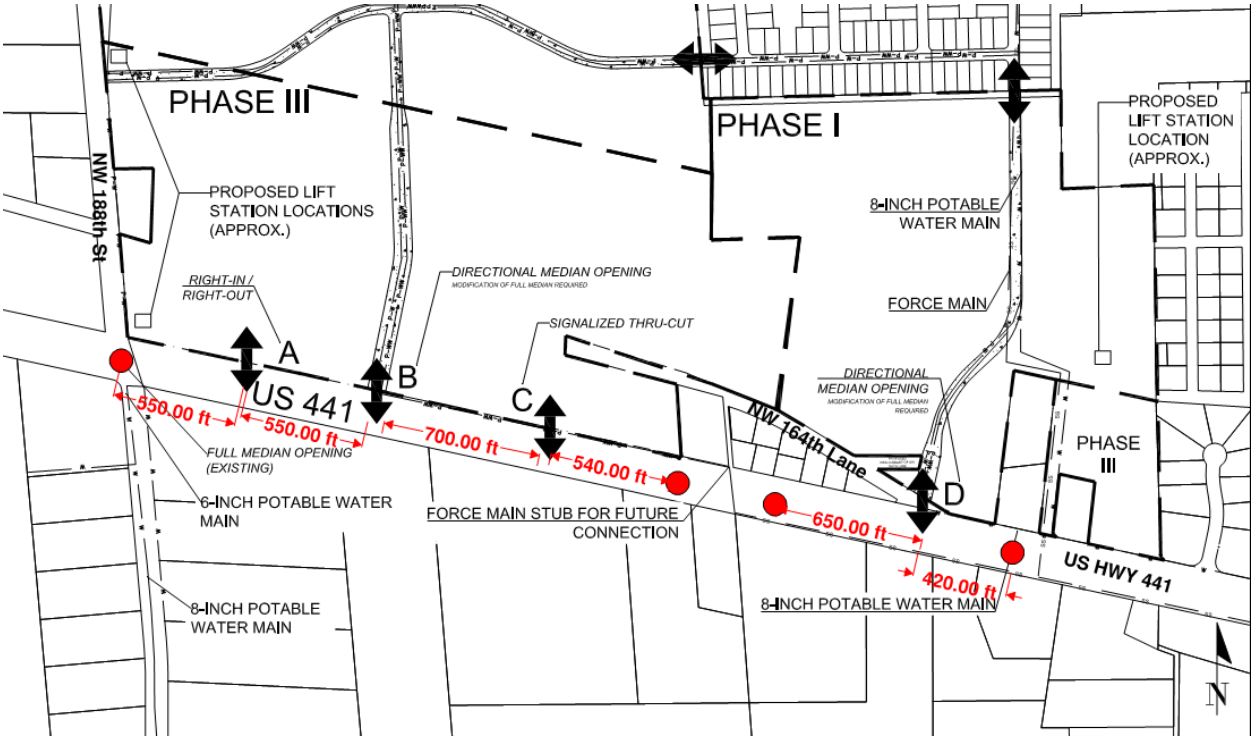
CHW staff met with FDOT staff to discuss access spacing and signalization at the site's main site access. From this meeting it was determined that FDOT would not permit a full median opening signalized intersection to serve the project, as a typical 8 phase signal would be expected to increase both the delay and crash volumes. To accommodate the high volume of outbound and eastbound vehicles exiting the site, a signalized thru-cut is recommended at the location provided in **Figure 8**. This connection location was also coordinated with the US 441/NW 188th Street PD development team at the request of the City of Alachua and FDOT. The ICE manual recommends a U-turn location to be located 400 FT to 800 FT from this intersection type. **Therefore, the access C signalized thru-cut, located approximately 700 FT from the proposed directional to the west is located at a suitable location to serve**

the properties to the north and south.

US HWY 441/Access D (NW 164th Lane directional) intersection

The existing full median opening at the NW 164th Lane intersection is planned to be directionalized and the roadway connecting to access D will be aligned, perpendicular to US HWY 441. NW 164th Lane currently connects with US HWY 441 at a skewed angle of approximately 30 degrees. **Though the proposed directional median opening at Access D is short of meeting the FDOT standard spacing, the connection at location D is recommended, as the connection provides a needed access for the portion of the development that is proposed on the east side of the site and the access provides a safer condition for the residents currently using the connection by removing the skew angle.**

Figure 9 | Proposed Access Spacing



6.2. Traffic Signal Warrant Analysis

A traffic signal warrant was performed at the US HWY 441/Proposed Access C intersection during the build-out condition. The intersection was modeled as a thru-cut intersection with prohibited eastbound and westbound left-turn movements and prohibited northbound and southbound thru-movements. As indicated in **Figure 7**, there are expected to be over 400 vehicles per hour making a left out at this intersection during the PM peak hour.

The signal warrant utilized the 14-hour count data from the US HWY 441/NW 188th Street intersection. The 14-hour count data, at the US HWY 441/NW 188th Street intersection, was adjusted by the peak season factor and by the growth rate to forecast the 2028 background volumes. Estimated hourly project trip volumes were calculated based on the ITE daily trip generation from Section 3, the prevailing traffic along US HWY 441, and the trip distribution assumptions provided in Section 5. The hourly forecasted project trips were combined with the forecasted background trips to derive the 14-hour buildout turning movement volumes. The peak 12-hours of the buildout turning movement volumes were used to perform the signal warrant analysis, using HCS 2023. The calculations used to derive the forecasted 12-hour buildout volumes are provided in **Appendix I**. The signal warrant analysis does not include the traffic volumes to/from the US 441/188th Street PD. Since signal warrants are based on the higher volume minor street approach, the volumes from the lower volume US 441/188th Street PD are not required.

Based on the results of the signal warrant analysis, a traffic signal is warranted at the US HWY 441/Proposed Access C intersection during the 2028 buildout, as all three volume warrants are met and the stop-controlled intersection operates with volumes exceeding capacity during the AM and PM peaks of the buildout condition. The HCS 2023 signal warrant report is provided in **Appendix I**.

6.3. Intersection Control Evaluation

Based on the FDOT Intersection Control Evaluation (ICE) Manual, an ICE is required for any intersection where a traffic signal is being proposed. As demonstrated in Section 6.2 a traffic signal is warranted at the US HWY 441/Access C intersection before full buildout of the development. This is due to the high volumes of southbound left turning vehicles from the project site.

The ICE requires alternative intersection types to be compared to the traditional 8 phase signalized intersection. Based on the needs to provide left outs at both the Briarwood Town Center and the US 441/188th Street PD, a signalized thru-cut intersection is expected to provide the most appropriate access control. A signalized thru-cut concept without eastbound and westbound left turn lanes was provided to the FDOT working group for preliminary review. The ICE working group had a favorable review of the proposed intersection and noted that a formal ICE would not be required, however it was agreed that justification and evaluation of the proposed intersection would be provided in this TIA. This evaluation compares the proposed signalized through cut to a traditional signaled intersection to demonstrate the benefits of the signalized thru-cut.

A buildout synchro analysis was performed at access C during AM and PM buildout conditions with a signalized thru-cut and a typical full access signalized intersection. The Synchro reports are provided in **Appendix J**.

The LOS, v/c and 95th percentile queue lengths are provided in **Table 3 and 4**.

Table 3: Operational Comparison of Intersection Types at Access C - AM

Intersection	Movement	Avail. Storage (ft)	AM Buildout Traffic Signal Control				AM Buildout Signalized Thru-cut Control			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
US HWY 441 at Access C - Signalized Thru-cut	EBL	N/A	A	5.5	0.19	25				
	EBT/R	N/A	B	14.8	0.72	675	A	5.5	0.62	375
	WBL	N/A	A	8.5	0.35	25				
	WBT	N/A	A	4.5	0.54	250	A	1.8	0.47	100
	WBR	N/A	A	0.6	0.06	25	A	0.3	0.05	25
	NBL	N/A	E	62.3	0.40	125	E	69.0	0.41	125
	NBT/R	N/A	C	34.9	0.58	75				
	NBR	N/A					C	27.1	0.35	75
	SBL	N/A	F	93.3	0.84	200	E	73.6	0.66	175
	SBT/R	N/A	C	31.8	0.31	75				
	SBR	N/A					B	19.1	0.19	50
	Int. Total		B	16.9			B	10.0		

Table 4: Operational Comparison of Intersection Types at Access C - PM										
Intersection	Movement	Avail. Storage (ft)	PM Buildout Traffic Signal Control				PM Buildout Signalized Thru-cut Control			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
US HWY 441 at Access C - Signalized Thru-cut	EBL	N/A	E	78.3	0.82	225				
	EBT/R	N/A	B	18.6	0.62	550	A	10.0	0.54	425
	WBL	N/A	C	27.7	0.74	125				
	WBT	N/A	C	30.6	0.89	1075	A	4.6	0.77	200
	WBR	N/A	A	1.7	0.15	50	A	0.2	0.13	25
	NBL	N/A	F	102.2	0.95	450	F	82.4	0.84	400
	NBT/R	N/A	D	38.2	0.55	75				
	NBR	N/A					B	11.3	0.17	50
	SBL	N/A	F	94.1	0.91	375	E	64.3	0.67	275
	SBT/R	N/A	D	38.7	0.61	75				
	SBR	N/A					D	38.3	0.23	100
	Int. Total		D	37.7			B	17.8		

As demonstrated in **Tables 3 and 4**, all operational measurements demonstrate that the signalized thru-cut operates better than the traditional traffic signal during both the AM and PM peak hours. This is because the signalized thru-cut includes only two phases allowing green, yellow, and red time that would be allotted to side street movements to instead be allotted to the main street green time.

In addition to the operational benefits provided in **Tables 3 and 4**, it is anticipated that the signalized through cut will experience less crashes for two reasons. As illustrated in **Tables 3 and 4**, the US HWY 441 through movement queues are much shorter for under the signalized thru-cut scenarios compared to the typical signalized intersection, which indicates less vehicles stopping. If fewer vehicles are required to stop, less rear end collisions can be expected. Additionally, due to fewer movements permitted at under the signalized thru-cut scenario, fewer conflict points occur, so fewer conflicts can be expected.

Based on this comparison, a signalized thru-cut provides an improved alternative to the typical 8 phase intersection, therefore, a signalized thru-cut with dual southbound left turn lanes, a yield controlled southbound right turn lane and no eastbound and westbound left turn lanes, is the recommended control type at access C. The configuration of the south approach should be determined by the US 441/188th Street PD developer in coordination with FDOT. A non-signalized thru-cut with a single southbound left and single southbound right lane should be permitted at Access C until capacity is exceeded and signalization is required. A concept for this intersection is provided in Appendix L.

6.4. Turn Lane Warrant Analysis and Length Calculations

Left and right turn lane warrants were performed at all intersections providing access to the project, where existing turn lanes are not available. The turn lane warrants are evaluated based on the highest build-out peak hour volumes.

The "*FDOT Access Management Guidebook 2019"* recommends a left-turn lane at all median openings on multilane highways that serve driveways. Therefore, an eastbound left-turn lane on US HWY 441 is recommended at the proposed directional median opening at access B. The proposed 188th/441 development, located on the south side of US HWY 441 proposes a connection at location B as Left turns will not be permitted at the proposed.

A right-turn lane warrant analysis, based on guidelines from the "*FDOT Access Management Guidebook 2019",* was used to determine whether a right-turn lane is warranted at all proposed site access intersections. The thresholds for warranting a right-turn lane are 55 right-turns per hour, since US HWY 441 is posted at 65 MPH and US HWY 441 is a multilane highway, see **Table 5**. Based on the forecasted build-out volumes provided in **Figure 7** and **Figure 8,** all site access intersections, including access A, B, C, and D exceed the 55 VPH right turn threshold and therefore warrant a right turn lane.

Table 5 | Right-Turn Lane Warrant

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

Table 6 provides the turn lane warrant results along US HWY 441 at all proposed site access intersections and provides the recommended turn lane lengths. The turn lane length design uses the highest deceleration length (460 FT) provided in Exhibit 212-1 of the FDOT Design Manual and 25 FT per vehicle for the queue length.

Table 6: US HWY 441 Turn Lane Warrant and Recommended Lengths				
Intersection	**Turn Lane Description**	**Turn Lane Warranted**	**95th% Queue**	**Proposed Length (FT)**
US HWY 441 @ Access A (Right-in/right-out)	WB Right	Yes	N/A	460
US HWY 441 @ Proposed Access B (Directional)	WB Right	Yes	N/A	460
	EB Left	Yes	250	710
	WB Left*	Yes	200	660
US HWY 441 @ Proposed Access C (Signalized Thru-cut)**	WB Right	Yes	25	485
Full median Opening West of Proposed Access D/NW 164th Lane	WBL	Yes	275	550, Maximum Limited by Constraints
US HWY 441 @ Proposed Access D/NW 164th Lane (Directional Access)	WB Right	Yes	N/A	460
	EB Left	Yes, Existing	50	510, Maintain Existing

* There are no development plans for the non-residential portion of US 441/NW 188th Street PD located to the south of the proposed Briarwood Town Center, therefore, the development size and land uses are a best guess based on the information available. The westbound left turn lean length design should be revisited when plans are available for the non-residential portion of US 441/NW 188th Street PD.
** The westbound right-turn lane length is based on the signalized full build-out condition.

6.5. Intersection Analysis

The analysis of the study intersections covered four scenarios, as follows:

- Existing (Peak Season) Conditions;
- 2028 Background Conditions;
- 2028 Build-out Conditions; and
- 2028 Build-out Conditions with Improvements.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvements to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis, Highway Capacity Software 2023 was used to analyze stop sign controlled intersections and Synchro 11 was used to analyze the signalized intersections or proposed signalized intersections.

The operational performance of the intersections is provided in **Table 7** and **Table 8**. The HCS and Synchro reports are provided in **Appendix J**. Intersection deficiencies are highlighted in **Table 7** and **Table 8**. A yellow highlight indicates that a deficiency occurs before project trips are added and therefore, not the responsibility of the project's developer. A red highlight indicates that the deficiency occurs with the addition of project trips, therefore, transportation improvements should be considered to mitigate the deficiency. Deficiencies are v/c greater than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

All turn lanes recommended in **Table 6** are modeled during the buildout scenario. In addition to the turn lanes recommended in Section 6.4, a dual southbound left-turn lane and southbound right-turn lane are recommended at the signalized thru-cut at access C, and are modeled under the buildout condition.

Table 7: AM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2028)				Build-out (2028)				Build-out with Improvements (2028)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections																		
US HWY 441 at NW 202nd St	EBL	400	B	10.6	0.07	25	B	12.2	0.10	25	B	13.4	0.11	25				
	WBL	375	B	14.8	0.15	25	C	19.1	0.22	25	C	21.2	0.26	25				
	NBL/T/R	N/A	F	55.1	0.58	75	F	179.3	1.04	175	F	263.5	1.24	200				
	SBL/T/R	N/A	E	40.2	0.44	50	F	215.6	1.09	175	F	893.5	2.45	250				
	Int. Total			3.8				18.6				32.2						
US HWY 441 at NW 188th St	EBL	350	B	10.7	0.06	25	B	12.4	0.08	25	B	13.5	0.09	25				
	WBL	375	C	15.0	0.16	25	C	19.6	0.24	25	C	22.2	0.29	50				
	NBL/T/R	N/A	F	89.2	0.81	150	F	317.1	1.41	250	F	480.9	1.77	300				
	SBL/T/R	N/A	F	74.1	0.68	100	F	373.5	1.47	225	F	978.5	2.67	300				
	Int. Total			7.1				23.4				48.0						
US HWY 441 at Proposed Access A - RI/RO	SBR	N/A									C	17.0	0.11	25				
	Int. Total											0.4						
US HWY 441 at Proposed Access B - Directional	EBL	N/A									B	14.3	0.22	25				
	WBL	N/A									C	23.2	0.37	50				
	NBR	N/A									C	24.1	0.28	50				
	SBR	N/A									C	15.7	0.16	25				
	Int. Total											2.0						
US HWY 441 at Proposed Access D/NW 164th Lane - Directional	EBL	N/A									B	14.3	0.06	25				
	SBR	N/A									D	28.5	0.56	100				
	Int. Total											1.5						
US HWY 441 at Santa Fe Ford Drwy	WBL	425	B	13.2	0.04	25	C	16.7	0.06	25	C	21.0	0.08	25				
	NBL/T/R	N/A	C	21.3	0.06	25	D	29.7	0.09	25	E	41.3	0.13	25				
	Int. Total			0.2				0.3				0.3						
NW 173rd St at NW 172nd Ave	EBL/R	N/A	B	11.0	0.09	25	B	13.6	0.23	25	B	13.7	0.24	25				
	NBL/T	N/A	A	7.9	0.02	25	A	8.2	0.02	25	A	8.2	0.02	25				
	Int. Total			1.7				2.1				2.4						
NW 173rd St at NW 190th Ave	EBL/R	N/A	B	10.3	0.02	25	B	11.4	0.02	25	B	11.5	0.02	25				
	NBL/T	N/A	A	7.7	0.00	0	A	8.0	0.01	0	A	8.0	0.01	0				
	Int. Total			0.4				0.4				0.4						
Signalized Intersections																		
	EBT	N/A									A	5.5	0.62	375				

US HWY 441 at Proposed Access C - Signalized Thru-cut	WBT	N/A									A	1.8	0.47	100				
	WBR	NA									A	0.3	0.05	25				
	NBL	N/A									E	69.0	0.41	125				
	NBR	N/A									C	27.1	0.35	75				
	SBL	N/A									E	73.6	0.66	175				
	SBR	N/A									B	19.1	0.19	50				
	Int. Total										B	10.0						
US 441 at NW 173rd St	EBL	375	F	84.5	0.62	150	F	97.8	0.79	250	F	98.7	0.84	275	D	53.8	0.80	200
	EBT	N/A	C	27.7	0.65	575	D	53.9	0.97	1050	F	101.2	1.14	1325	D	45.6	0.99	1175
	EBR	300	A	0.2	0.10	0	A	0.3	0.13	0	A	2.2	0.18	25	A	2.2	0.16	50
	WBL	425	E	77.5	0.59	150	F	85.7	0.80	275	F	85.9	0.80	275	F	108.7	0.96	300
	WBT	N/A	C	22.6	0.52	375	C	28.0	0.68	500	C	32.1	0.80	600	C	23.6	0.72	425
	WBR	1000	A	2.4	0.24	50	A	2.5	0.29	50	A	2.6	0.29	50	A	2.0	0.27	50
	NBL	185	D	50.8	0.36	125	F	102.2	0.96	300	F	135.4	1.09	375	F	104.9	0.91	200
	NBT	N/A	F	89.7	0.68	175	F	110.0	0.88	275	F	110.0	0.88	275	F	110.0	0.88	275
	NBR	250	B	14.6	0.58	50	C	21.9	0.65	100	C	22.9	0.66	100	C	22.2	0.66	100
	SBL	400	F	205.0	1.31	575	F	442.4	1.88	825	F	442.4	1.88	825	F	568.2	2.17	875
	SBT	N/A	E	56.9	0.59	150	F	192.5	1.23	425	F	201.5	1.26	425	F	201.5	1.26	425
	Int. Total		D	47.2			F	92.8			F	108.0			F	94.9		

Yellow highlight = deficiency occurring without project traffic
Red highlight = deficiency occurs due to added project trips

Table 8: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2028)				Build-out (2028)				Build-out with Improvements (2028)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections																		
US HWY 441 at NW 202nd St	EBL	400	B	13.1	0.06	25	C	16.2	0.08	25	C	18.7	0.10	25				
	WBL	375	B	10.7	0.08	25	B	12.7	0.11	25	B	14.8	0.15	25				
	NBL/T/R	N/A	D	33.3	0.55	100	F	103.6	0.94	200	F	237.5	1.30	300				
	SBL/T/R	N/A	D	34.2	0.27	25	F	69.9	0.50	75	F	126.5	0.70	100				
	Int. Total			3.0				15.8				32.2						
US HWY 441 at NW 188th St	EBL	350	B	14.4	0.08	25	C	18.4	0.12	25	C	21.8	0.14	25				
	WBL	375	B	11.6	0.12	25	B	14.2	0.17	25	C	17.7	0.25	25				
	NBL/T/R	N/A	F	119.9	0.94	175	F	594.3	2.03	375	F	1559.4	4.04	500				
	SBL/T/R	N/A	F	165.9	1.03	175	F	654.9	2.1	325	F	1601.3	4.00	400				
	Int. Total			13.2				50.3				120.4						
US HWY 441 at Proposed Access A - RI/RO	SBR	N/A									D	29.2	0.33	50				
	Int. Total											1.0						
US HWY 441 at Proposed Access B - Directional	EBL	N/A									F	98.9	1.00	250				
	WBL	N/A									E	36.6	0.79	200				
	NBR	N/A									C	17.1	0.17	25				
	SBR	N/A									D	28.0	0.37	50				
	Int. Total											10.2						
US HWY 441 at Proposed Access D/NW 164th Lane- Directional	EBL	N/A									E	36.3	0.39	50				
	SBR	N/A									F	83.0	0.84	150				
	Int. Total											3.6						
US HWY 441 at Santa Fe Ford Drwy	WBL	425	B	11.0	0.03	25	B	13.0	0.05	25	C	17.4	0.08	25				
	NBL/T/R	N/A	C	20.3	0.11	25	D	27.8	0.16	25	E	47.6	0.26	25				
	Int. Total			0.3				0.4				0.4						
NW 173rd St at NW 172nd Ave	EBL/R	N/A	B	10.3	0.11	25	B	11.7	0.20	25	B	11.8	0.20	25				
	NBL/T	N/A	A	7.6	0.01	0	A	7.8	0.05	25	A	7.8	0.05	25				
	Int. Total			2.8	0.00			3.2				3.6						
NW 173rd St at NW 190th Ave	EBL/R	N/A	A	9.7	0.03	25	B	10.4	0.04	25	B	10.5	0.04	25				
	NBL/T	N/A	A	7.5	0.00	0	A	7.6	0.00	0	A	7.6	0.00	0				
	Int. Total			0.7				0.7				0.7						
Signalized Intersections																		
	EBT	N/A									A	10.0	0.54	425				

US HWY 441 at Access C - Signalized Thru-cut	WBT	N/A									A	4.6	0.77	200				
	WBR	N/A									A	0.2	0.13	25				
	NBL	N/A									F	82.4	0.84	400				
	NBR	N/A									B	11.3	0.17	50				
	SBL	N/A									E	64.3	0.67	275				
	SBR	N/A									D	38.3	0.23	100				
											B	17.8						
US HWY 441 at NW 173rd St	EBL	375	F	101.4	0.69	175	F	153.5	0.99	275	F	175.5	1.11	300	F	99.9	0.91	225
	EBT	N/A	C	21.7	0.46	400	D	36.2	0.78	675	D	55.0	1.01	1100	D	46.3	0.97	1100
	EBR	300	A	0.2	0.09	0	A	0.3	0.12	0	A	3.1	0.18	25	A	0.7	0.18	25
	WBL	425	E	77.0	0.72	225	F	108.7	0.99	475	F	111.1	0.99	475	F	84.5	0.94	400
	WBT	N/A	C	28.9	0.64	725	C	34.1	0.78	825	E	56.8	1.00	1250	D	41.1	0.98	1225
	WBR	1000	A	4.9	0.09	50	A	6.6	0.15	75	A	5.8	0.15	75	A	2	0.15	50
	NBL	185	E	66.8	0.51	150	F	160.1	1.14	400	F	278.0	1.47	550	F	112.6	0.95	250
	NBT	N/A	F	85.9	0.46	100	F	89.3	0.57	175	F	89.2	0.57	175	F	89.9	0.58	175
	NBR	250	B	14.0	0.57	50	C	21.1	0.64	100	C	21.1	0.64	100	C	21.3	0.65	100
	SBL	400	E	60.3	0.35	125	E	61.0	0.47	175	E	61.0	0.47	175	E	61.2	0.47	175
	SBT	N/A	D	43.6	0.62	100	F	100.9	0.91	250	F	109.2	0.96	275	F	116.3	0.99	275
	Int. Total		C	31.8			D	50.5			E	71.3			D	50.5		

Yellow highlight = deficiency occurring without project traffic
Red highlight = deficiency occurs due to added project trips

As shown in **Tables 7 and 8**, the following intersection deficiencies occur due to the addition of project trips:

US HWY 441/NW 202nd Street Intersection

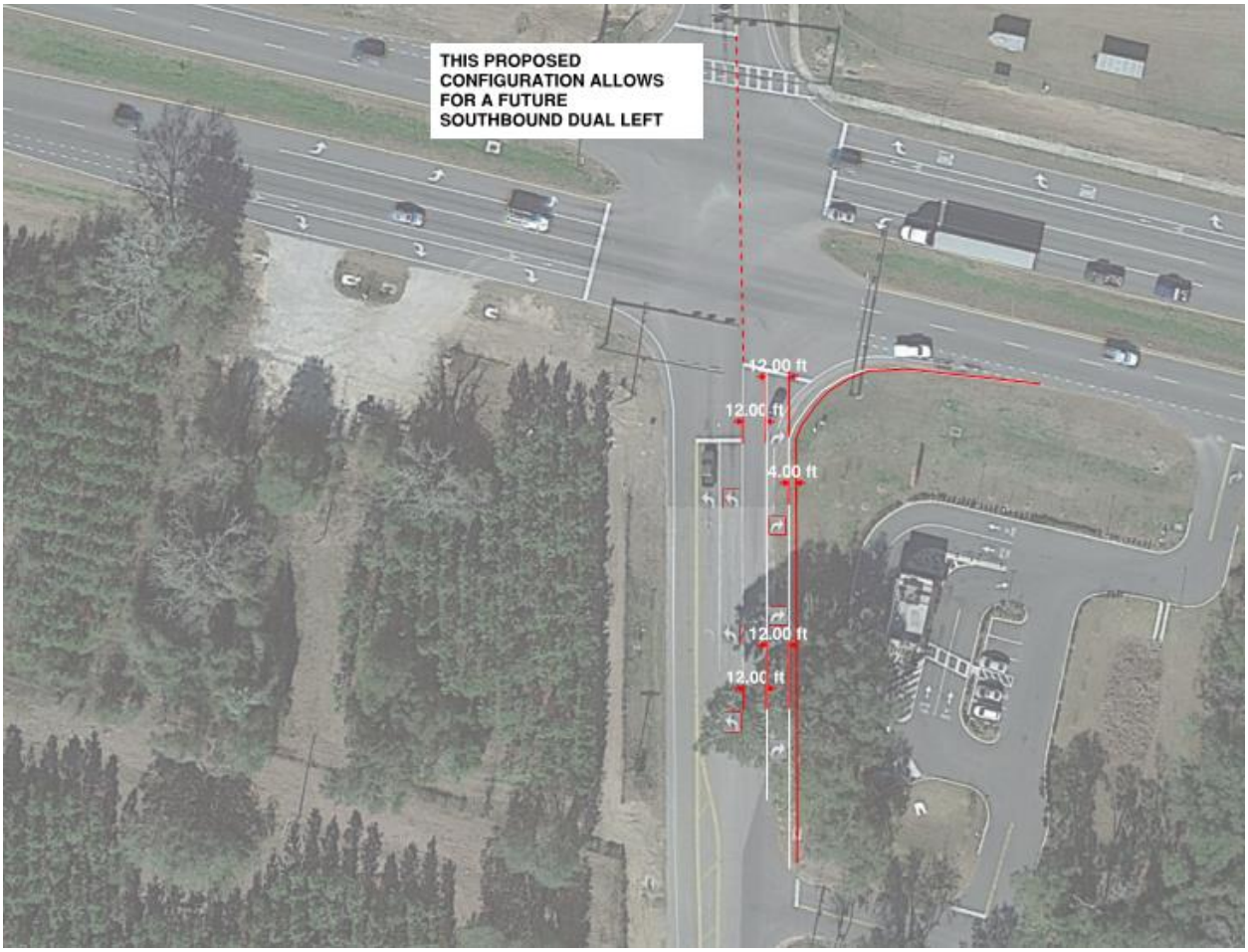
The northbound left/through/right operates with a volume to capacity of 1.30 during the PM peak hour of the build-out condition. Since the volumes are just over capacity and the project is forecasted to add only 7 vehicles to the northbound movement, no improvements are recommended to mitigate this condition.

US HWY 441/NW 173rd Street Intersection

During the AM peak, the eastbound through and northbound left movements operate with volumes exceeding capacity during the full build-out of the project with the addition of project traffic. Additionally, the eastbound through and eastbound left movements operate with volumes exceeding capacity during the PM peak with the addition of project traffic.

Providing dual northbound left-turn lanes and optimizing the signal timing is recommended to remove the deficiencies caused by project traffic as indicated in the "with improvements" scenarios of **Table 7 and 8**. A concept showing the dual northbound left turn lane configuration is provided in **Figure 10**. With this improvement, the northbound dual left-turn lanes should be extended to 540 FT to accommodate the 250 FT 95th percentile queue that occurs during the PM peak of the build-out plus the deceleration length of 290 FT.

Figure 10 | NW 173rd Street Northbound Dual Left Concept



The results from **Table 7** show that the southbound left operates with volumes well exceeding capacity during the AM peak existing and background scenario. This deficiency is due to non-project traffic and is therefore not the responsibility of the developer. Alachua County should consider providing southbound dual lefts at this intersection. The northbound dual left concept provides an alignment that allows for a southbound dual left which could be added in the future.

Improvement Thresholds

The following schedule provides the recommended development thresholds that warrant the access connections and access points recommended in this TIA. The calculations and analysis reports that support the improvement schedule are provided in **Appendix K**. This schedule is based on the following order of development. If the following development order changes, an updated TIA should be prepared:

- **Phase 1** – The first phase of development will include approximately 115 single family dwelling units. The multifamily land use is also included in the Phase 1 area however the multifamily development may occur after the Phase 2 single family homes. The multifamily development is planned on the south side of Phase 1 adjacent to US HWY 441.
- **Phase 2** – The second phase of development will include approximately 483 single family dwelling units.
- **Phase 3** – Phase 3 is expected to include a combination of shopping center/retail and office uses. For the purpose of this analysis, it is estimated that the Phase 3 portion on the east side of the site will include 17,000 SF of shopping center and the remaining 183,000 SF of shopping center and 50,000 SF of office will be located on the west side of the site.

All improvement thresholds are based on improvements being required from the beginning of the development until the end of Phase 2, with the development of single-family homes only. The Phase 1 and 2 single family homes are expected to be completed before full build-out of the site, before the full background condition will occur. For that reason, the intersection analyses, used to determine the improvement thresholds, add the background volumes but not the reserved trips, which equates to approximately half of the background trips.

The 115 single family homes within the Phase 1 development can be constructed without any new connections to US HWY 441. The project trips will utilize the existing Briarwood subdivision roads to reach their destinations. **Signal retiming at the US HWY 441/NW 173rd Street intersection, is recommended to support the project added trips. The recommended signal timings are provided in Table 9 and 10. These signal timings should be provided concurrent with the Phase 1 development.**

Table 9: Recommended AM Split Times – US HWY 441/NW 173rd Street							
Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8
23	80	25	22	20	83	25	22

Table 10: Recommended AM Split Times – US HWY 441/NW 173rd Street							
Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8
32	85	25	18	22	95	25	18

The Access D connection, realignment of NW 164th Lane and conversion of the median opening to a directional median opening should be provided concurrent with any development exceeding the 115 single family homes within Phase 1. Additionally, a westbound left turn lane at the US HWY 441 median opening just west of access D should be provided concurrent with these improvements to accommodate U-turns from vehicles exiting the site heading east.

A connection at Access B should be provided concurrent with the residential development exceeding the 265th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first. From discussions with FDOT, the access may remain a full access until such time that a traffic signal is warranted, at which time it shall be converted to a directional access, unless otherwise directed by FDOT.

Access C is needed to accommodate the project trips exiting the site and heading east. This connection is recommended concurrent with the residential development exceeding the 355th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first. After construction of Access Point C, a signal warrant analysis shall be completed as part of any preliminary plat/ Final PD plan, site plan, or infrastructure plan. If the traffic signal is not warranted at that time, signal warrant monitoring reports should be provided as required by FDOT. The access C intersection can operate as a non-signalized thru-cut intersection until such time that a traffic signal is warranted. The intersection should be designed with the signalized build-out configuration with the 2nd southbound left-turn lane blocked off. The 2nd southbound left-turn lane can be operational when the intersection is under signal control.

The northbound dual left turn lane at the US HWY 441/NW 173rd intersection is needed to accommodate the project trips added at this intersection. This improvement is recommended concurrent with any residential development exceeding the 598th single family home or with the development of the non-residential land uses, whichever occurs first.

Access A should be provided concurrent with the non-residential development adjacent to this proposed access.

7. CONCLUSIONS AND RECOMMENDATIONS

Table 11 provides the recommended improvements and improvement schedule to support the Briarwood Town Center Development.

Table 11 – Recommended Improvements and Schedule

Location	Improvement	Schedule
Access A	Provide a right-in/right-out with a westbound right-turn lane 460 FT in length	Prior to final permitting for development adjacent to access point
Access B (at the existing US HWY 441 at Belle's Road intersection)[1]	• Provide a project connection to this access location • Construct an eastbound left-turn lane 710 FT in length • Construct a westbound right-turn lane 460 FT in length • A westbound left-turn lane 660 FT in length is recommended to serve the property to the south, however, this improvement is not the responsibility of the Briarwood Town Center developer.	Concurrent with the residential development exceeding the 265th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
	• Convert the existing full median opening to a directional median opening	Concurrent with the signalization of access C.
Access C[2]	• Provide a non-signalized thru-cut with a southbound left and southbound right turn lane. Either the left or right turn lane should be 250 FT (minimum with stop-controlled intersection) to accommodate the queue. • Provide a 485 FT westbound right turn lane	Concurrent with development exceeding the 355th single family home or with the development of the non-residential land uses within the west side of Phase 3, whichever occurs first.
Access C[2]	• Signalize the thru-cut intersection • Provide dual southbound left-turn lanes a minimum of 275 FT in length and a southbound yield controlled right-turn lane a minimum of 275 FT in length	When FDOT approves signalization based on a traffic signal warrant analysis. A signal warrant analysis is recommended with the Access C connection followed by traffic signal warrant monitoring, as required by FDOT, if the signal is not warranted.
Full median opening west of Access D	• Provide a westbound left-turn lane. The turn lane length should be approximately 550 FT in length, which is the maximum length possible between intersections.	Concurrent with development exceeding the 115th single family home
Access D (at the existing US HWY 441/NW 164th Lane intersection)	• Provide connection to project, aligned perpendicular with US HWY 441 • Convert the Access D/NW 164th Lane full median opening to a directional median opening • Install a 460 FT westbound right turn lane	Concurrent with development exceeding the 115th single family home
HWY 441/NW 173rd intersection	Retime traffic signal split times in accordance with **Tables 9 and 10**	Concurrent with the first phase of the development
	Construct a 540 FT northbound dual left turn lane and provide the needed signal adjustments to accommodate this improvement	Prior to final permitting of any development beyond the 598th single family home

[1]It is recommended that all turn lane improvements are constructed at the same time. A cost sharing agreement between the two property owners could be established to accomplish this.

[2]It is recommended that the full buildout configuration is constructed with the initial access design. The 2nd southbound left-turn lane must be blocked off until the intersection is signalized.

Appendix A
Methodology Letter and Approval

September 12, 2022

Mr. Tom Cavin, PE
Jacksonville Studies Engineer
Florida Department of Transportation
2198 Edison Avenue, MS2815
Jacksonville, FL 32204

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

Re: Troon Creek (Briarwood) TIA, City of Alachua, FL

Dear Mr. Calvin, Mr. Strom,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Troon Creek development located on the north side of US HWY 441 between NW 188th Street and NW 173rd Street in the City of Alachua, Florida.

The project proposes the following land uses:

- 780 Dwelling Units - Single-Family Detached Housing;
- 350 Dwelling Units - Multifamily Housing (Low-Rise);
- 200 KSF – Shopping Center (>150k); and
- 50 KSF – General Office.

The project proposes the following access points as provided in **Attachment A**:

- Two (2) access points on NW 188th Street; and
- Four (4) access points on US HWY 441; and
- One (1) access point at the existing US HWY 441/NW 164th Lane connection

To support the proposed access points on NW 188th Street, proposed improvements for NW 188th Street will include paving the existing unpaved roadway based on the standards provided in Table 407.141.1 Street Design Specifications, per the Unified Land Development Code.

The proposed access point at the existing US HWY 441/NW 164th Lane connection will replace the existing skewed intersection with an intersection that connects at approximately 90 degrees. This will provide improved line of sight of drivers entering US HWY 441 from the side street. The existing NW 164th Lane will be realigned to connect to this new connection.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections in addition to all proposed access intersections:

- US HWY 441/NW 202nd Street intersection;
- US HWY 441/NW 188th Street intersection;
- US HWY 441/NW 164th Lane intersection;
- US HWY 441/Santa Fe Ford Driveway intersection;
- US HWY 441/ NW 173rd Street (CR 235A) intersection;
- NW 173rd Street/NW 172nd Avenue intersection;
- NW 173rd Street/NW 190th Avenue intersection;

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. Internal capture and pass-by trips will be applied to the trip generation in accordance with the ITE Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. **Attachment B** provides the internal capture and pass-by documentation.

Trip Generation									
Land Use	**ITE LU Code**	**Variable Dwelling Units, KSF**	**Daily**	**AM Peak**			**PM Peak**		
			Total	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Single-Family Detached Housing	210	780	6,678	483	126	357	685	432	253
Multifamily Housing (Low Rise)	220	350	2,319	131	31	100	171	108	63
Residential Trips Total			8,997	614	157	457	856	540	316
Residential I.C. trips =			375	11	4	7	56	43	13
Shopping Center (>150k)	820	200.000	11,086	252	156	96	930	446	484
Shopping Center I.C. trips =			628	12	6	6	61	14	47
Pass-by = 29%[1]			3,033	70	44	26	252	125	127
General Office	710	50.000	635	92	81	11	93	16	77
General Office I.C. trips =			123	9	6	3	27	14	13
Total			20,718	958	394	564	1,879	1,002	877
Gross Trips with I.C. applied			19,592	926	378	548	1,735	931	804
Net New Trips (with I.C. and Pass-by Reduction Applied)			16,559	856	334	522	1,483	806	677

(1) The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 29% (GLA between 150 and 300 KSF) is used for all scenarios.

Data Collection

Turning movement counts at the following intersections will be collected during the AM and PM peak two hours, during a single day. Counts will be collected on a Tuesday, Wednesday, or Thursday when Alachua County Schools, the University of Florida, and Santa Fe College are in session. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

- US HWY 441/NW 202nd Street intersection;
- US HWY 441/NW 164th Lane intersection;
- US HWY 441/Santa Fe Ford Driveway intersection;
- US HWY 441/ NW 173rd Street (CR 235A) intersection;
- NW 173rd Street/NW 172nd Avenue intersection;
- NW 173rd Street/NW 190th Avenue intersection;

A 14-hour turning movement count will be performed at the US HWY 441/NW 188th Street intersection, for the purpose of signal warrant analyses.

Background Condition

The count data will also be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project during the 2028 build-out year. The growth rate will be determined based on historical ADT where available. A minimum 1% growth rate will be applied if the historical growth rate is less than 1% and 2% on roadways where historical ADT is not available.

Reserved trips, provided by the City of Alachua, will be included in the analysis.

Trip Distribution

CHW will contract with a qualified professional consultant to obtain a transportation distribution based on the Gainesville Urbanized Area Transportation Study (GUATS) transportation model. Project trips will then be assigned to the distribution to provide the traffic volumes used in the 2028 Buildout analysis.

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- 2028 Background conditions
- 2028 Build-out conditions (includes buildout project trips)
- 2028 Build-out conditions with improvements, if applicable (includes buildout project trips)

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7 and the signalized intersections using Synchro 11. The analysis reports will be provided in the appendices.

Access management will be reviewed for the access intersections on US HWY 441, based on FDOT spacing standards. The Traffic Study will provide recommendations regarding the access type and location.

Left and right turn lane warrants, along US HWY 441, will be performed at all proposed site access intersections.

A traffic signal warrant analysis will be provided at the site's main access point on US HWY 441. Additional signal warrant analyses will be provided at the proposed connections where the stop control HCS intersection analyses indicate deficiencies that cannot be alleviated under a stop control condition.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection Analysis
  - Access Management
  - Left and Right Turn Lane Warrants
  - Traffic Signal Warrant Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW

Brian Snyder, P.E.
Project Manager

N:\2022\22-0246\Departments\04_Engineering\04_Traffic\Report\Methodology\220912 Troon Creek Methodology.docx

Attachment A
Concept Plan

GRAPHIC SCALE 1" = 250'
0 250' 500'

SITE DATA:

1. MAXIMUM SINGLE FAMILY RESIDENTIAL: 898 DU
   1.1. DETACHED SINGLE FAMILY RESIDENTIAL LOT SIZE WIDTHS INCLUDE: 34', 40', 50', 60' AND 75'.
   1.2. MINIMUM SIDE YARD SETBACKS 5'.
   1.3. MAXIMUM SINGLE FAMILY LOT IMPERVIOUS AREA IS 80%
   1.4. ATTACHED SINGLE FAMILY RESIDENTIAL MINIMUM LOT WIDTH IS 20' FOR INTERIOR UNITS. MINIMUM 20' BUILDING SEPARATION.
2. MAXIMUM MULTIFAMILY DWELLING UNITS: 401 DU
3. MAXIMUM NON-RESIDENTIAL FLOOR AREA: 743,000 SF

RESIDENTIAL
EXISTING ZONING: A
FUTURE LAND USE: MODERATE DENSITY RESIDENTIAL
(0 TO 4 UNITS PER ACRE)
MAX 645 SFR UNITS
PROPOSED ZONING: PD-R
AREA: 161.33 ACRES

RED SHADED AREA REPRESENTS THE EXISTING COMMUNITY COMMERCIAL FUTURE LAND USE AREAS

BOUNDARY LINE FOR EACH LAND USE POD

COMMUNITY COMMERCIAL
EXISTING ZONING: A
FUTURE LAND USE: COMMUNITY COMMERCIAL
PROPOSED ZONING: PD-R
AREA: 75.14 ACRES
0.2 FAR (654,600 SF)

RESIDENTIAL
EXISTING ZONING: RMF-8
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
(4 TO 8 UNITS PER ACRE)
MAX 263 SFR UNITS
PROPOSED ZONING: PD-R
AREA: 32.90 ACRES

APARTMENTS
EXISTING ZONING: CC
FUTURE LAND USE: COMMUNITY COMMERCIAL
PROPOSED FUTURE LAND USE: HIGH DENSITY RESIDENTIAL
(8 TO 15 UNITS PER ACRE)
MAX 401 DU
PROPOSED ZONING: PD-R
AREA: 26.77 ACRES

COMMUNITY COMMERCIAL
EXISTING ZONING: RMF-8
PROPOSED ZONING: PD-R
EXISTING FLU: MEDIUM DENSITY RESIDENTIAL
PROPOSED FLU: COMMUNITY COMMERCIAL
AREA: 3.37 ACRES

COMMUNITY COMMERCIAL
EXISTING ZONING: CC
FUTURE LAND USE:
COMMUNITY COMMERCIAL
PROPOSED ZONING: PD-R
AREA: 6.78 ACRES
0.2 FAR (88,400 SF)

Existing Median Opening

NW 178th Ave
NW 177th Ave
NW 175th Ave
NW 174th Ave
NW 168th Ave
NW 172nd Ln
NW 164th Ln
NW 165th Ave
NW 164th Pl
NW US Highway 441

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

PD MASTER PLAN
FOR
BRIARWOOD TOWN CENTER PUD
ALACHUA FLORIDA

OWNER(S): TROON DEVELOPMENT LLC

ENGINEER IN CHARGE: DAVID F. GUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11	DATE	REVISIONS

JOB # 2022-004
DATE: 7/6/22
SCALE: 1"=250'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

MP-1
1 OF 1

C:\Users\david\OneDrive - sccivil.com\Projects\2022-003 Briarwood Phase 4\Drawings\2022-003_BUBBLE PLAN_OVERALL.dwg Layout:E-1 Plotted:7/12/2022 4:06 PM By:david

Attachment B

Internal Capture and Pass-by documentation

Project Name:	Troon Creek
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.06	81	86	1.06	11	12
Retail	1.17	156	183	1.16	96	111
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	157	177	1.09	457	498
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	8	0	0	0
Retail	32		14	0	16	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	10	5	100	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		59	0	0	0	0
Retail	3		0	0	4	0
Restaurant	12	15		0	9	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	31	0	0		0
Hotel	3	7	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	6	80	86	75	0	0
Retail	8	175	183	150	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	4	173	177	153	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	3	9	12	8	0	0
Retail	7	104	111	90	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	8	490	498	450	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Troon Creek
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.11	16	18	1.07	77	82
Retail	1.21	446	540	1.18	484	571
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	540	621	1.21	316	382
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	3	0	1	0
Retail	11		166	23	49	29
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	15	16	80	0		11
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		33	0	0	25	0
Retail	6		0	0	286	0
Restaurant	5	270		0	99	0
Cinema/Entertainment	1	22	0		25	0
Residential	10	5	0	0		0
Hotel	0	11	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	16	2	18	2	0	0
Retail	17	523	540	432	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	50	571	621	497	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	13	69	82	64	0	0
Retail	55	516	571	437	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	15	367	382	303	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Brian Snyder

From: Thomas Strom <tstrom@alachuacounty.us>
Sent: Thursday, September 15, 2022 4:31 PM
To: Brian Snyder
Cc: Lalit Lalwani; Cavin, Tom; Chris Dawson
Subject: RE: Troon Creek (Briarwood) TIA Methodology
Attachments: ATP Scan In Progress

Brian,

The revised methodology addresses Alachua County's comments and is approved.

Realignment of NW 164th Avenue should be coordinated with Alachua County Public Works and the Florida Department of Transportation during the development or site plan review.

Sincerely,

Thomas C. Strom, P.E.
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120 Lane, Gainesville, Florida 32653
352.548.1223 (office) 352.231.3932 (cell) 352.337.6243 (Fax)

From: Brian Snyder <brians@chw-inc.com>
Sent: Monday, September 12, 2022 11:47 AM
To: Cavin, Tom <Tom.Cavin@dot.state.fl.us>; Thomas Strom <tstrom@alachuacounty.us>
Cc: Lalit Lalwani <llalwani@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>; Emmons, Robert <Robert.Emmons@dot.state.fl.us>; Adams, Bradley <Bradley.Adams@dot.state.fl.us>
Subject: RE: Troon Creek (Briarwood) TIA Methodology

Mr. Strom, Mr. Cavin,

Please see the attached revised methodology which addresses all comments.

A traffic signal warrant analysis section has been included with this revision.

Also, we are proposing a new, 90-degree, alignment of NW 164th Avenue with US HWY 441. Please see the concept plan showing this proposed connection change.

Thanks,

BRIAN SNYDER, PE | Project Manager
d: (386) 518-5154 | **c:** (352) 339-2938
e: brians@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

From: Cavin, Tom <Tom.Cavin@dot.state.fl.us>
Sent: Tuesday, September 6, 2022 1:20 PM
To: Thomas Strom <tstrom@alachuacounty.us>; Brian Snyder <brians@chw-inc.com>
Cc: Lalit Lalwani <llalwani@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>; Emmons, Robert <Robert.Emmons@dot.state.fl.us>; Adams, Bradley <Bradley.Adams@dot.state.fl.us>
Subject: RE: Troon Creek (Briarwood) TIA Methodology

Brian,

In addition to Thomas's comments, If signalization is recommended at any connection, an ICE Analysis will be required. An ICE Analysis will also be required if significant improvements (ie duals lefts, etc) are recommended to the existing signalized intersection of US441 at NW 173rd St/CR235A. In addition, any connection not meeting the minimum FAC spacing requirements must have justification for the Department to review for consideration of a variance to our spacing standards.

Tom

Tom Cavin, P.E.
Jacksonville Studies Engineer
Florida Department of Transportation
2198 Edison Avenue, MS2815
Tom.cavin@dot.state.fl.us
904-360-5641

From: Thomas Strom <tstrom@alachuacounty.us>
Sent: Tuesday, August 30, 2022 3:06 PM
To: Brian Snyder <brians@chw-inc.com>
Cc: Lalit Lalwani <llalwani@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Cavin, Tom <Tom.Cavin@dot.state.fl.us>
Subject: RE: Troon Creek (Briarwood) TIA Methodology

EXTERNAL SENDER: Use caution with links and attachments.

Brian,

Alachua County has the following comments regarding the methodology:

1. Please clarify in the methodology memo whether any improvements are proposed for NW 188th St. The County would not permit such a substantial development to connect to an unpaved roadway, and this would affect the study.
2. Please clarify in the methodology memo whether any improvements are proposed for NW 164th Ln. The County would not permit such a substantial development to connect to a local residential roadway, and this would affect the study.
3. The proposed build-out year is unlikely. Build-out should be the time when traffic is anticipated to be on the roadway, not when construction permit is obtained. Given the size of the development, at least five years is a reasonable timeframe for build-out, or 2028.
4. Section 407.136(c)*) requires development that generates 5,000 or more cumulative daily trips to evaluation intersections of collector and arterials with all roadways providing access to the development and significant intersections within 1/2 mile of the development or the first major intersections. That would include the following intersections:
    a. All access points on US 441
    b. All access points on NW 188th St.
    c. The intersection of US 441 and NW 164th Ln
    d. The intersection of US 441 and NW 188th St
    e. The intersection of US 441 and NW 173rd St
    f. The intersection of US 441 and NW 202nd St
    g. The intersection of NW 173rd St and NW 190 Ave
    h. The intersection NW 172nd Ave and NW 173rd St
5. Please ensure counts are collected when AC Public Schools, UF, and Sante Fe are is session.

Thomas Strom, PE
Transportation Engineering Manager
Public Works
5620 NW 120th Lane • Gainesville • FL • 32653
352-548-1223 (office) • 352-231-3932 (mobile) • 352-337-6243(fax)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Brian Snyder <brians@chw-inc.com>
Sent: Thursday, August 25, 2022 7:23 AM
To: Thomas Strom <tstrom@alachuacounty.us>; Tom.Cavin@dot.state.fl.us
Cc: Chris Dawson <cdawson@alachuacounty.us>; Lalit Lalwani <llalwani@alachuacounty.us>
Subject: Troon Creek (Briarwood) TIA Methodology

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Strom, Mr. Cavin,

Please see the attached TIA methodology letter for your review. I am hoping to order the turning movement counts soon so I would appreciate your review of the study area, specifically, at your earliest convenience.

Please let me know if you need any other information for your review.

Thank you,

BRIAN SNYDER, PE | Project Manager
d: (386) 518-5154 | **c:** (352) 339-2938
e: brians@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

Appendix C
Trip Generation Documentation

Single-Family Detached Housing
(210)

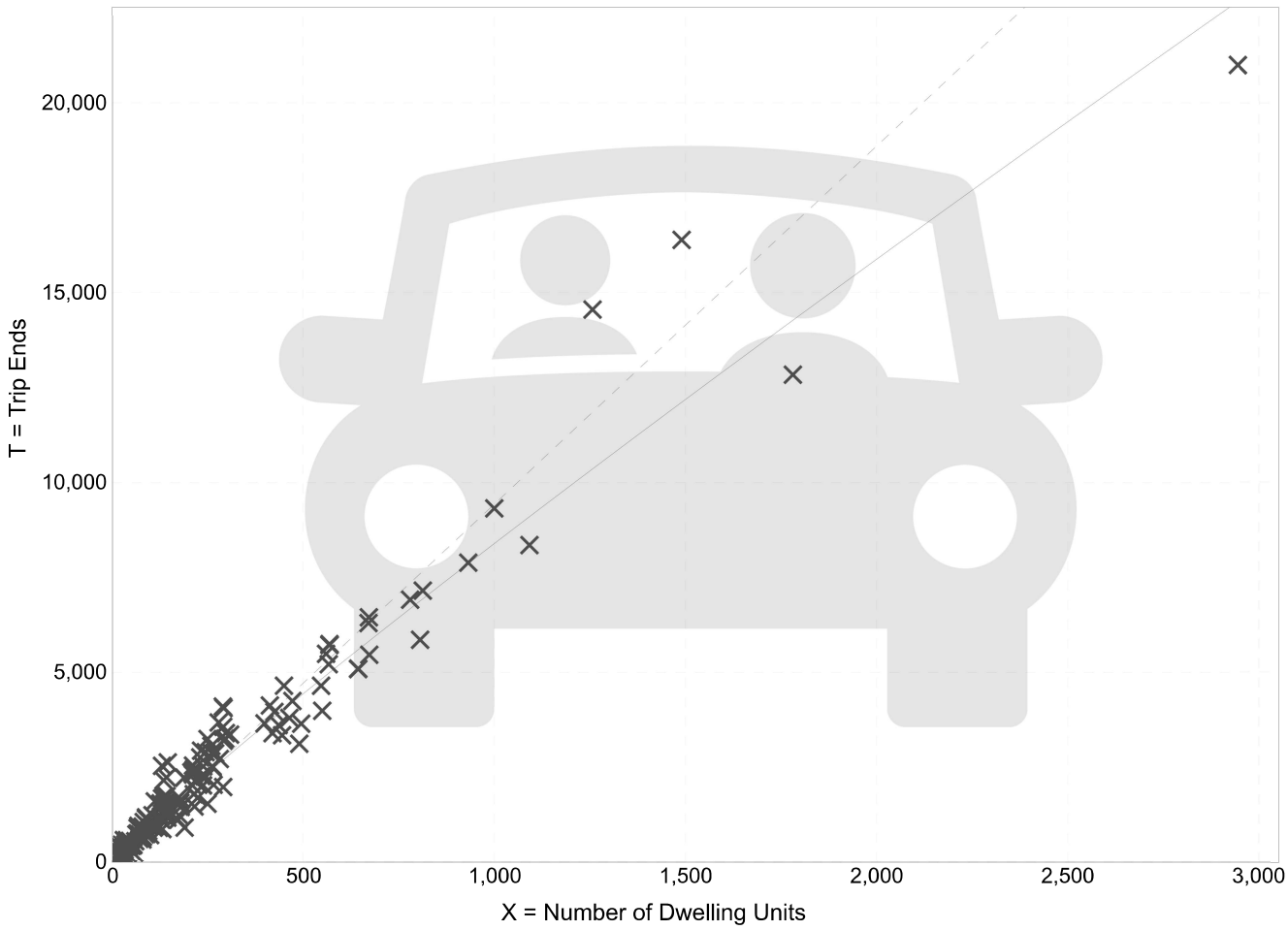
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

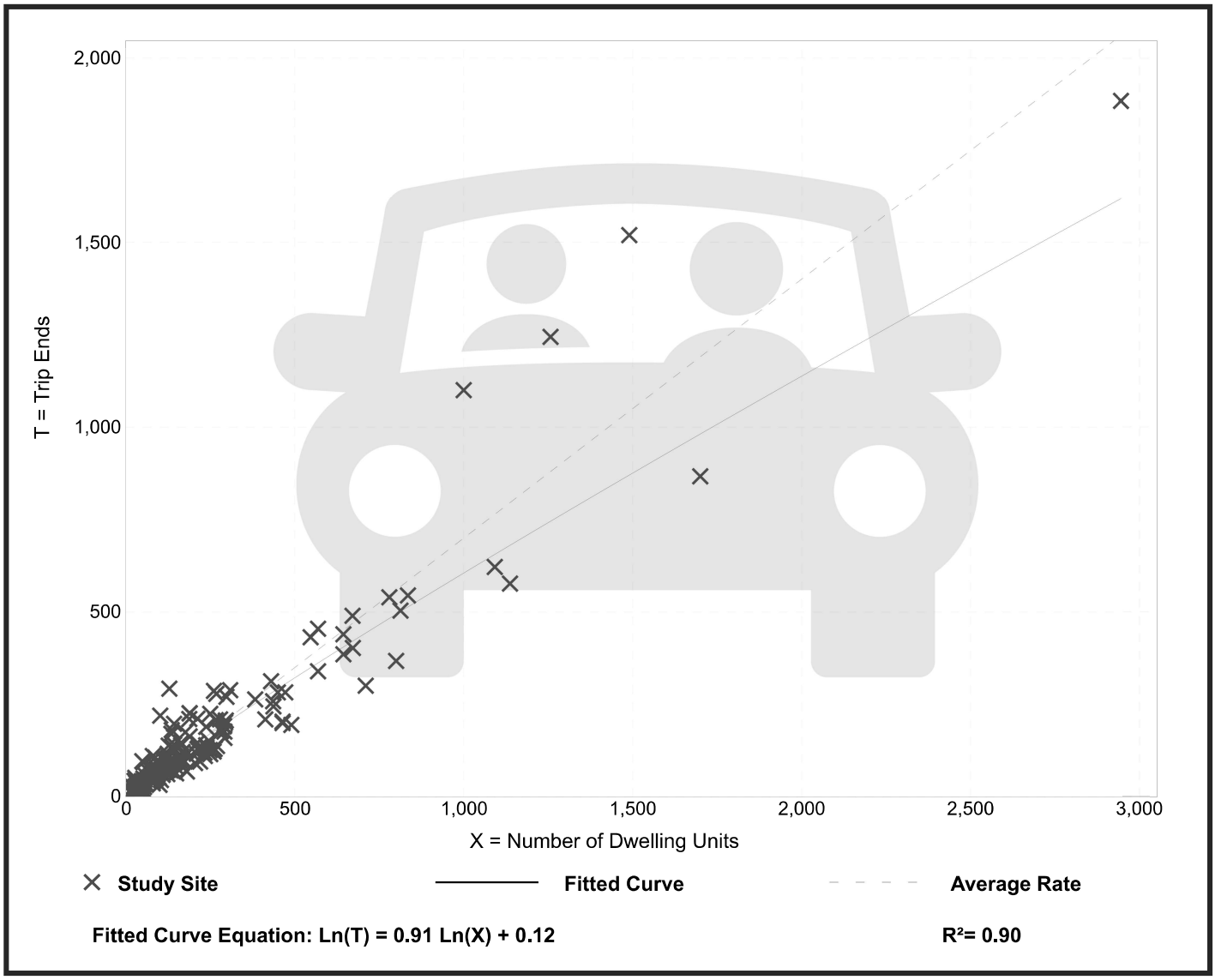
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	192
Avg. Num. of Dwelling Units:	226
Directional Distribution:	26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



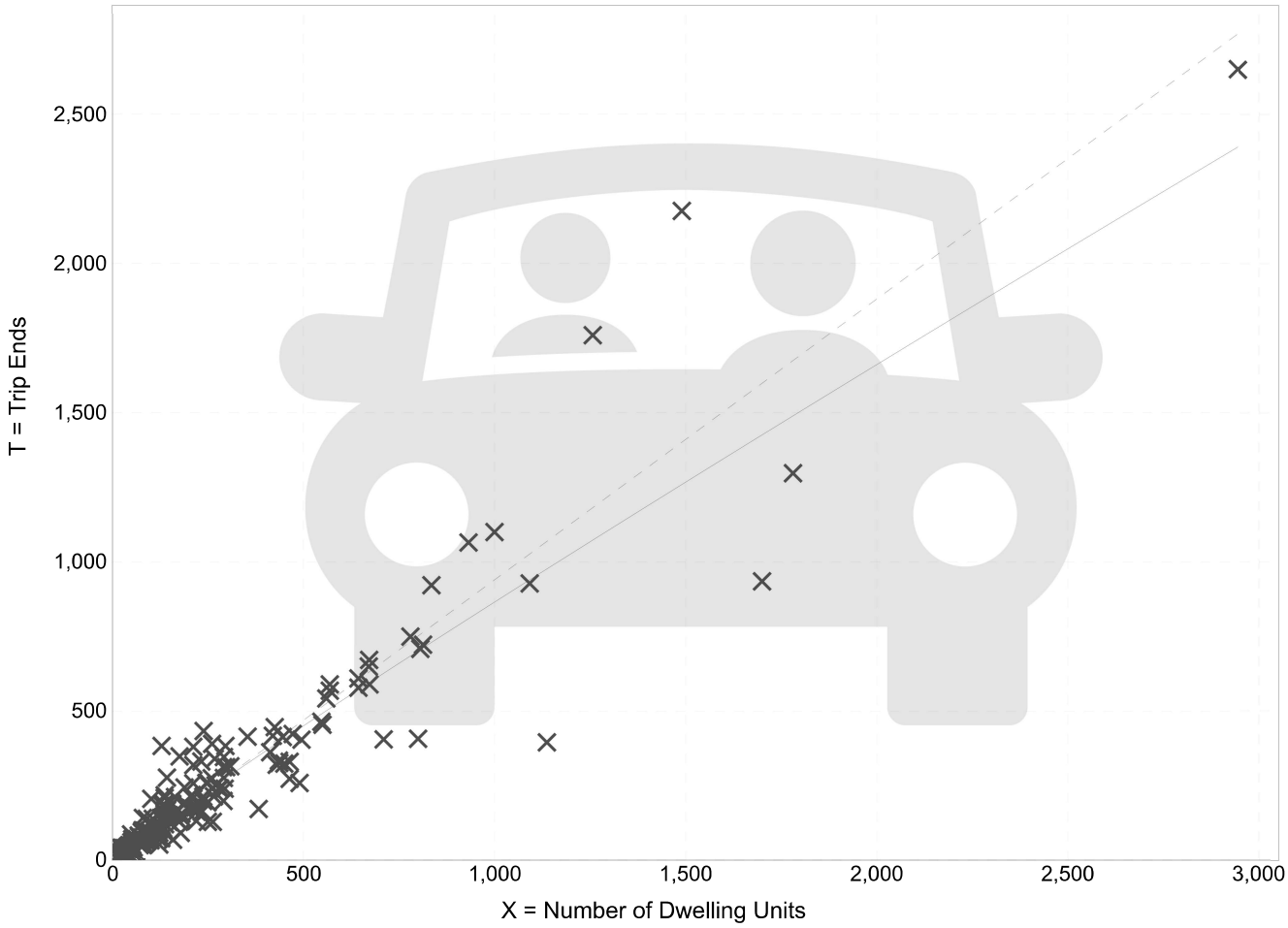
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

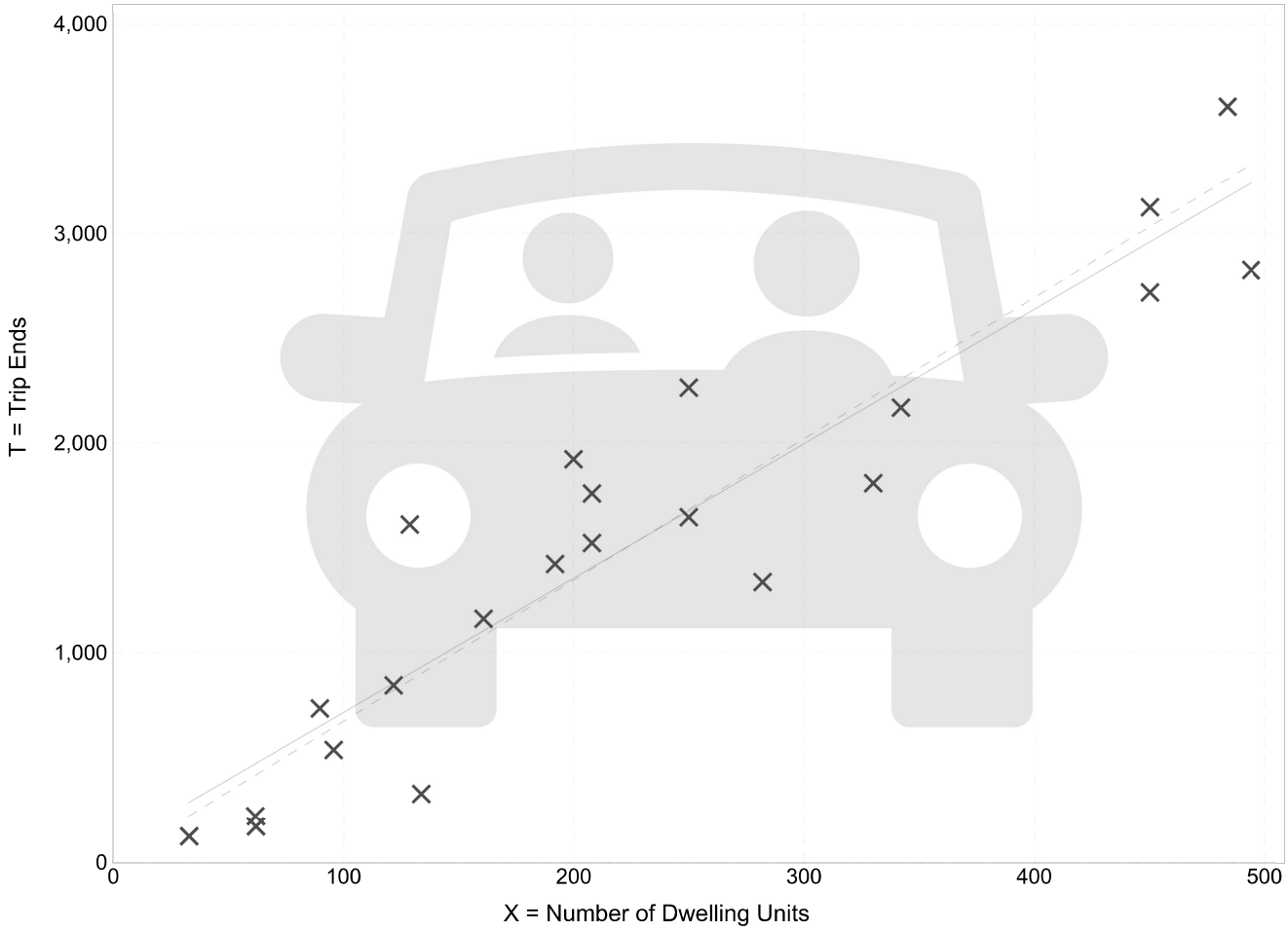
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

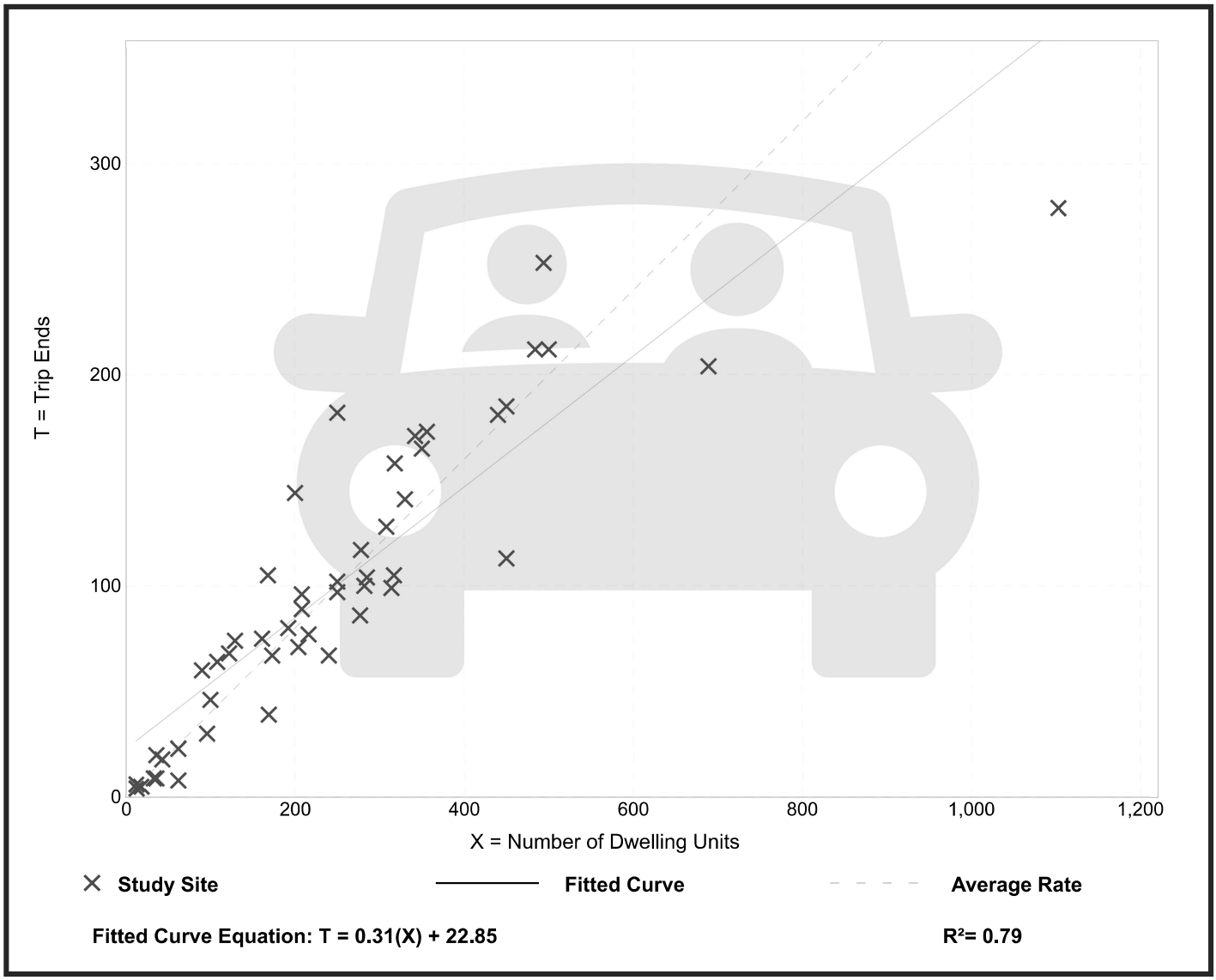
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	49
Avg. Num. of Dwelling Units:	249
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Fitted Curve Equation: T = 0.31(X) + 22.85

R^2= 0.79

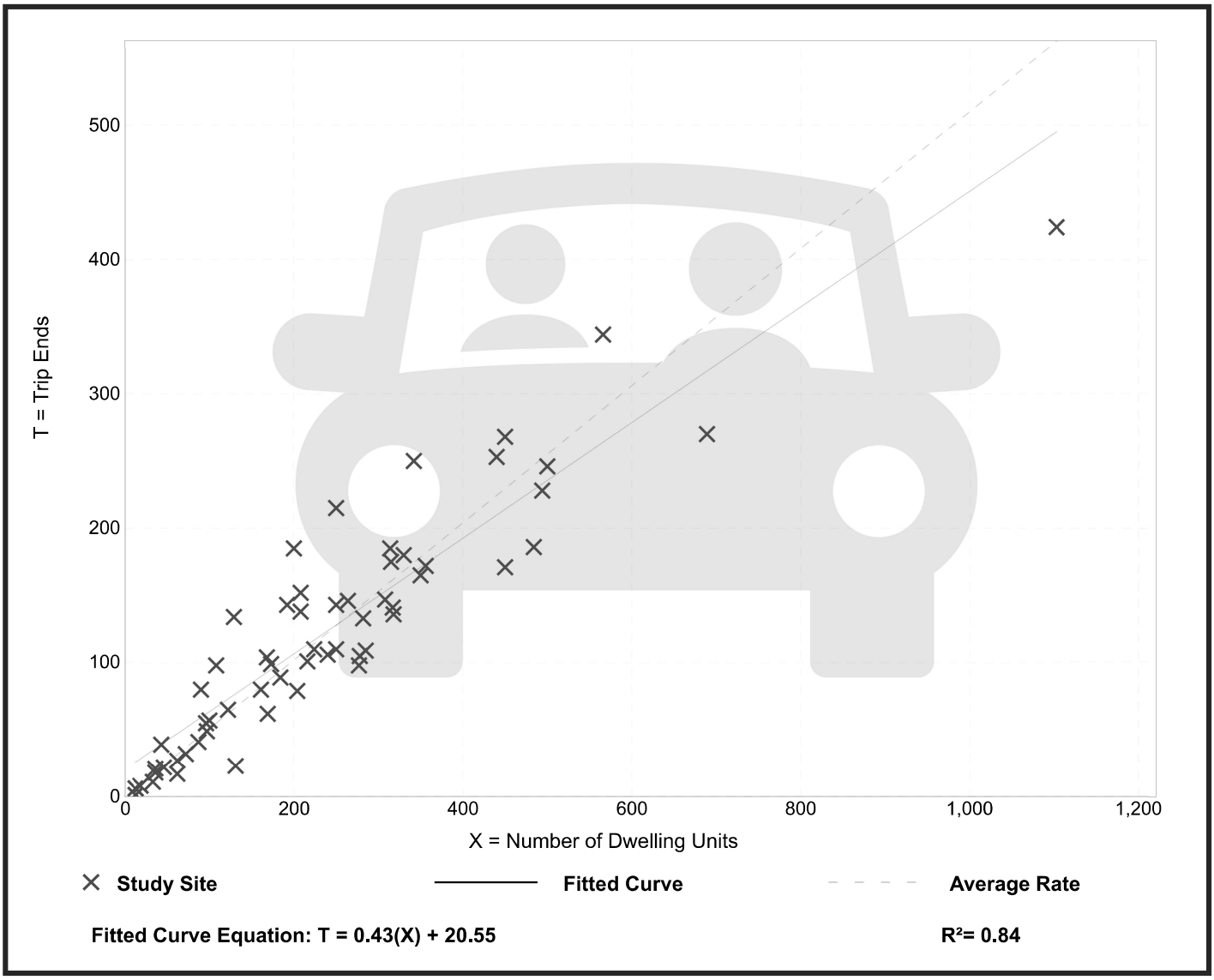
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	59
Avg. Num. of Dwelling Units:	241
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) + 20.55

R^2= 0.84

General Office Building
(710)

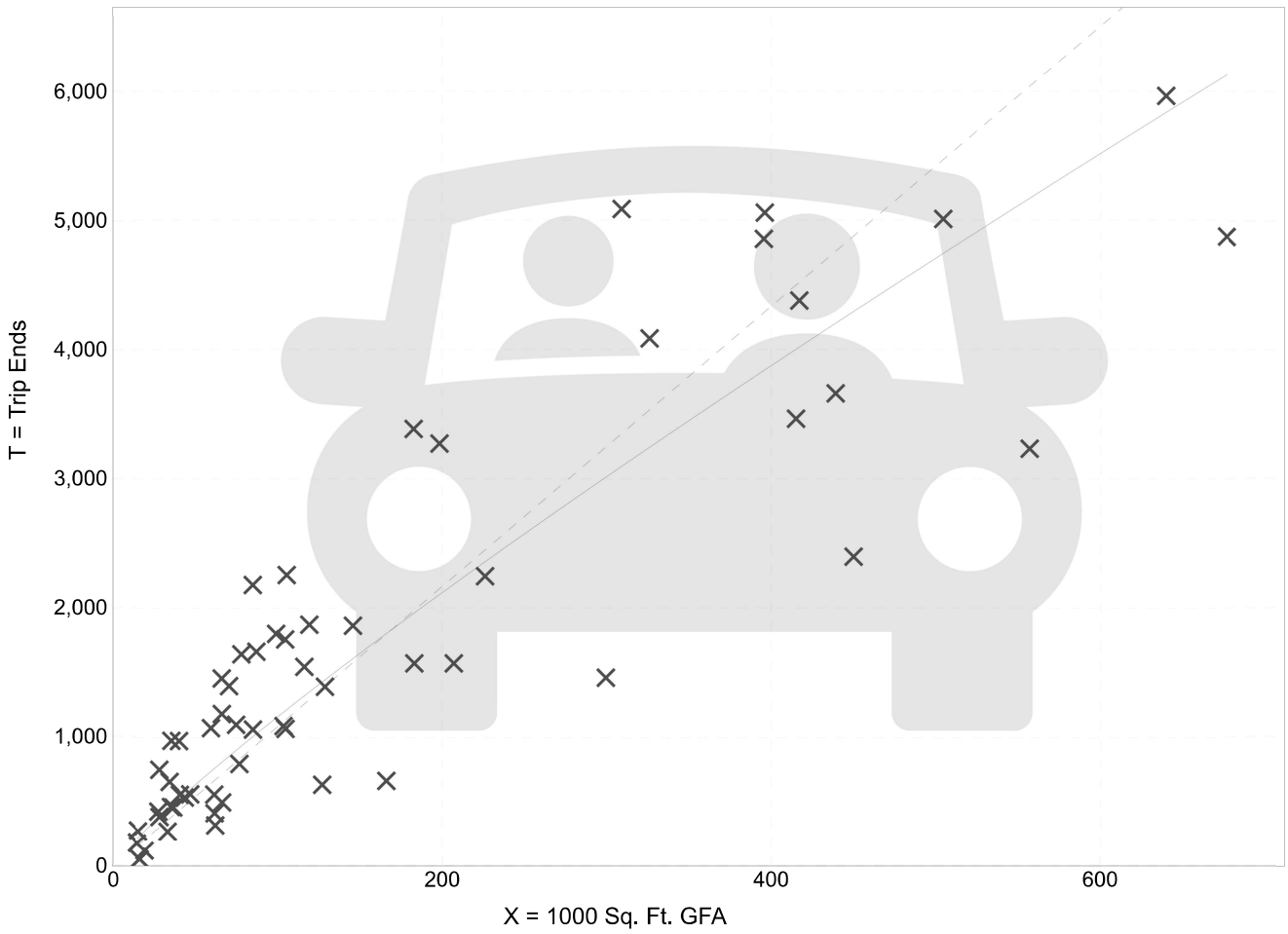
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

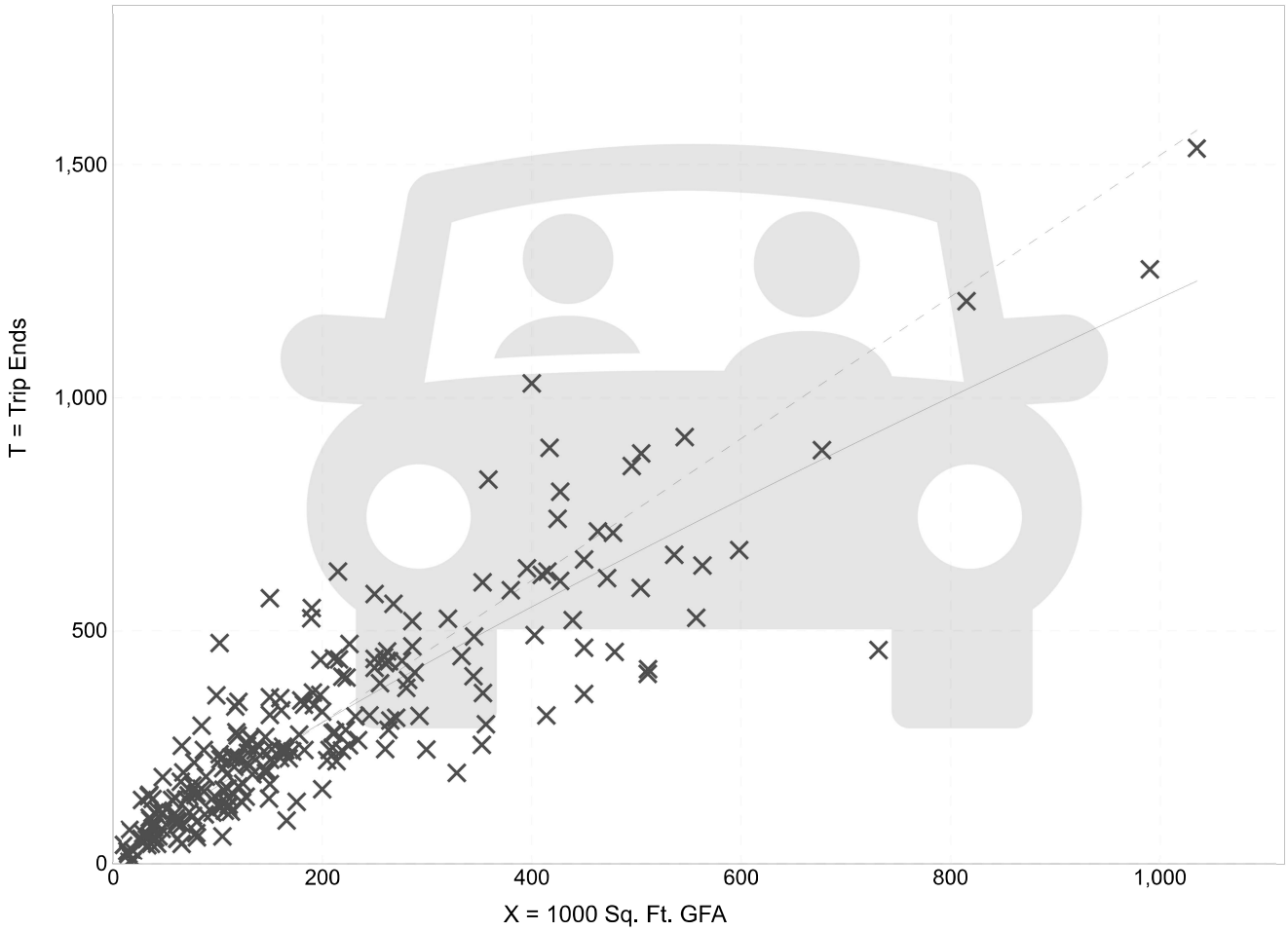
General Office Building
(710)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	221
Avg. 1000 Sq. Ft. GFA:	201
Directional Distribution:	88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

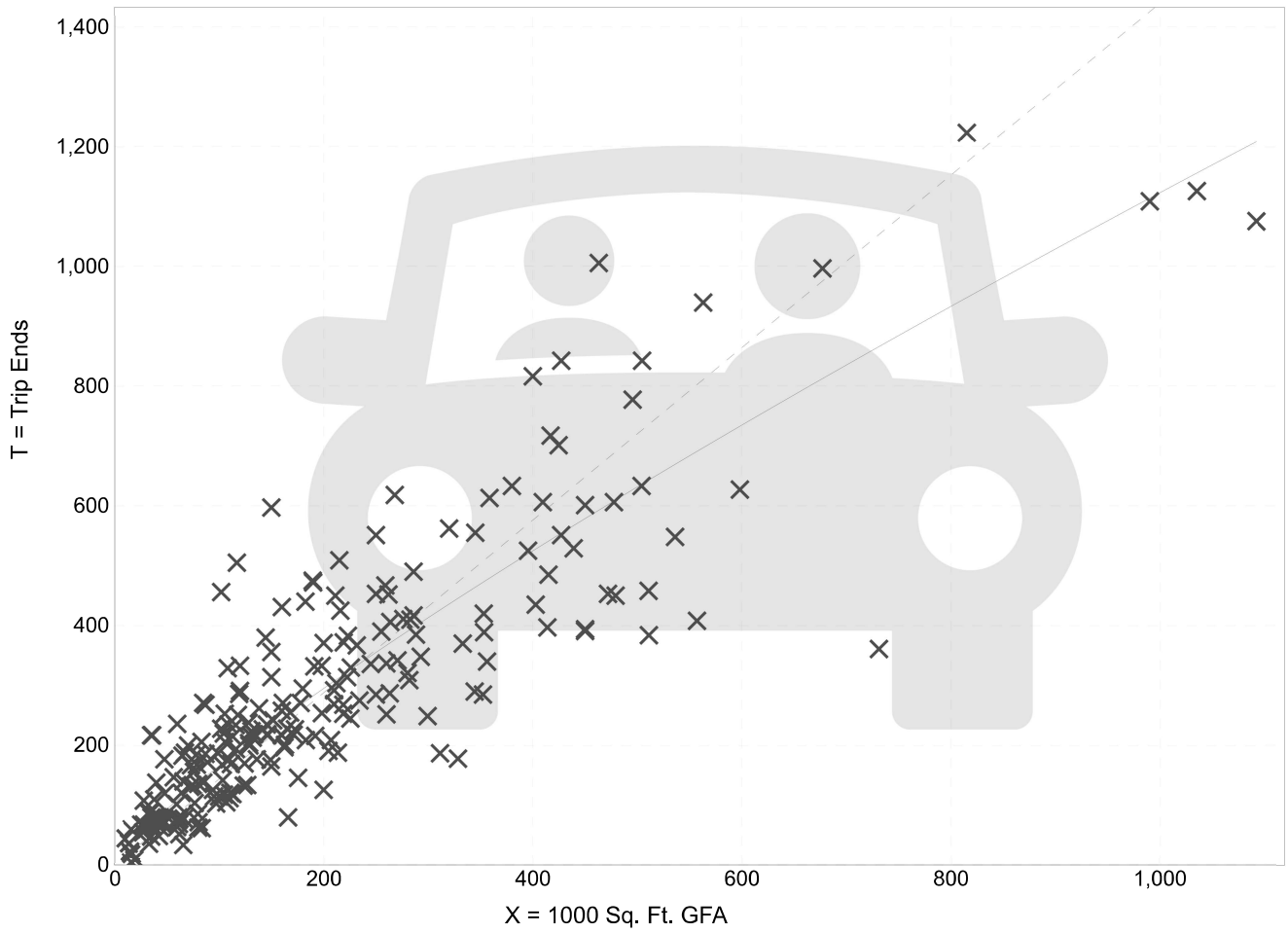
General Office Building
(710)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	232
Avg. 1000 Sq. Ft. GFA:	199
Directional Distribution:	17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

Shopping Center (>150k)
(820)

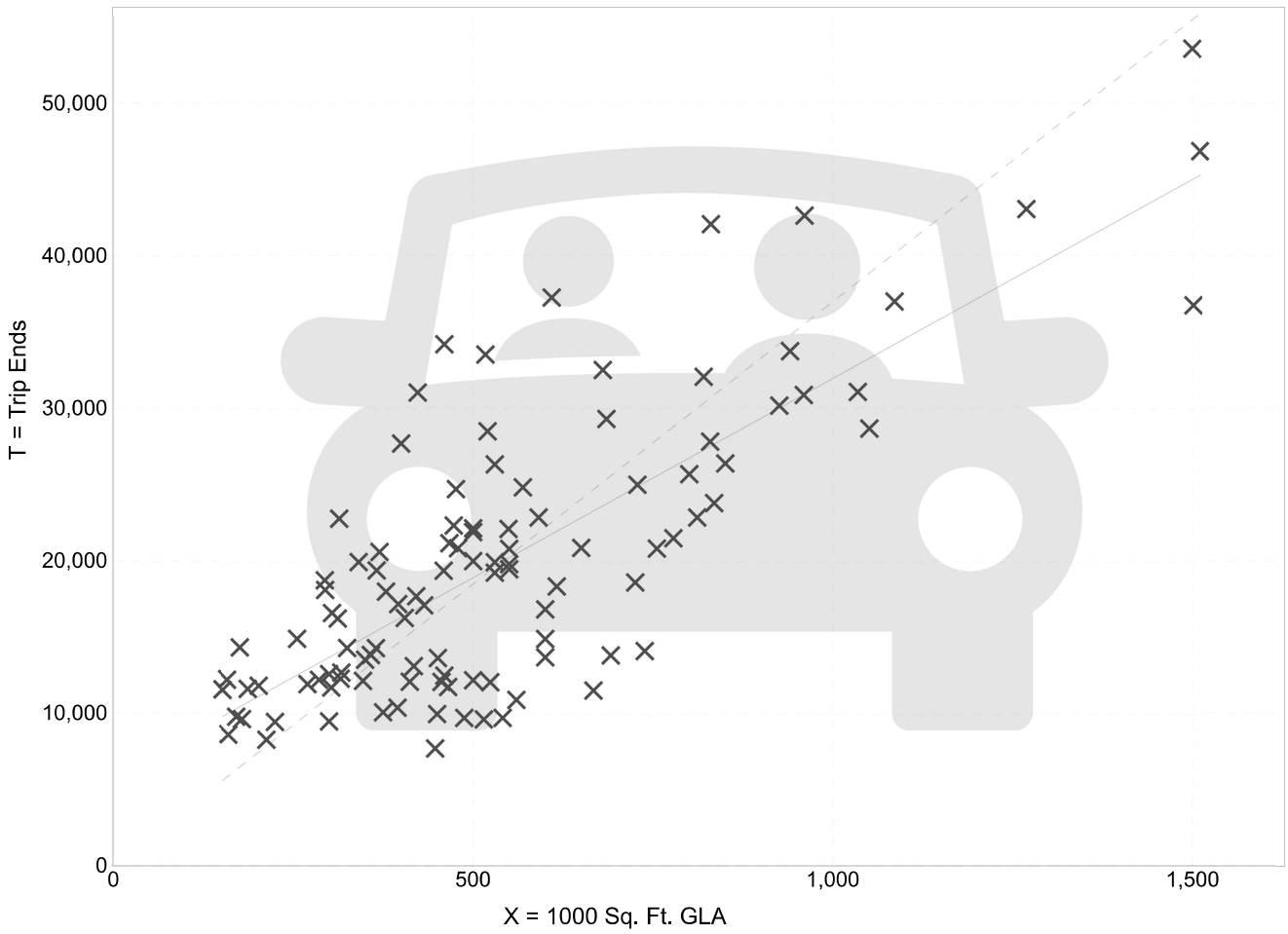
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Fitted Curve Equation: T = 26.11(X) + 5863.73

R^2= 0.60

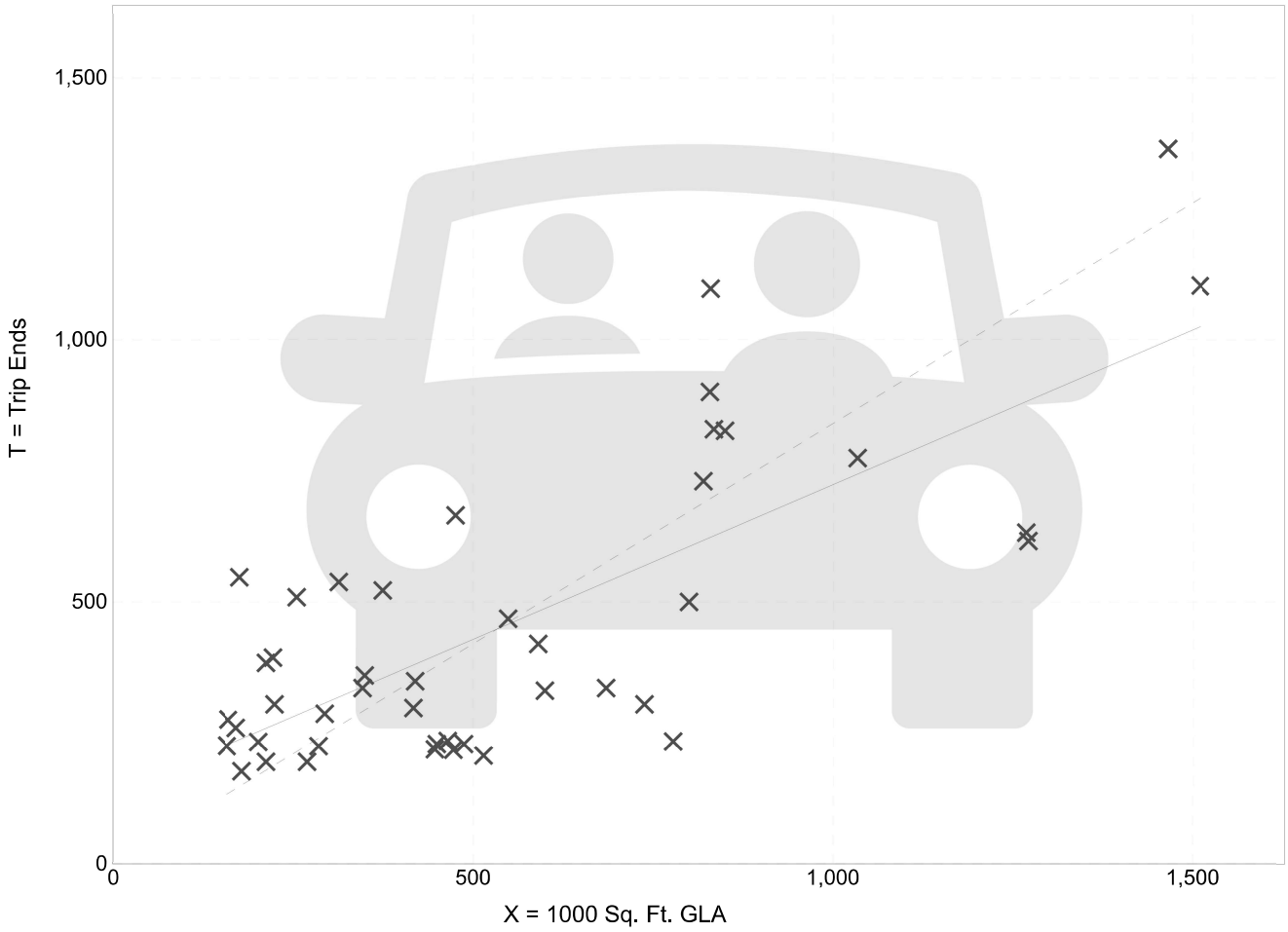
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) + 133.55

R^2= 0.56

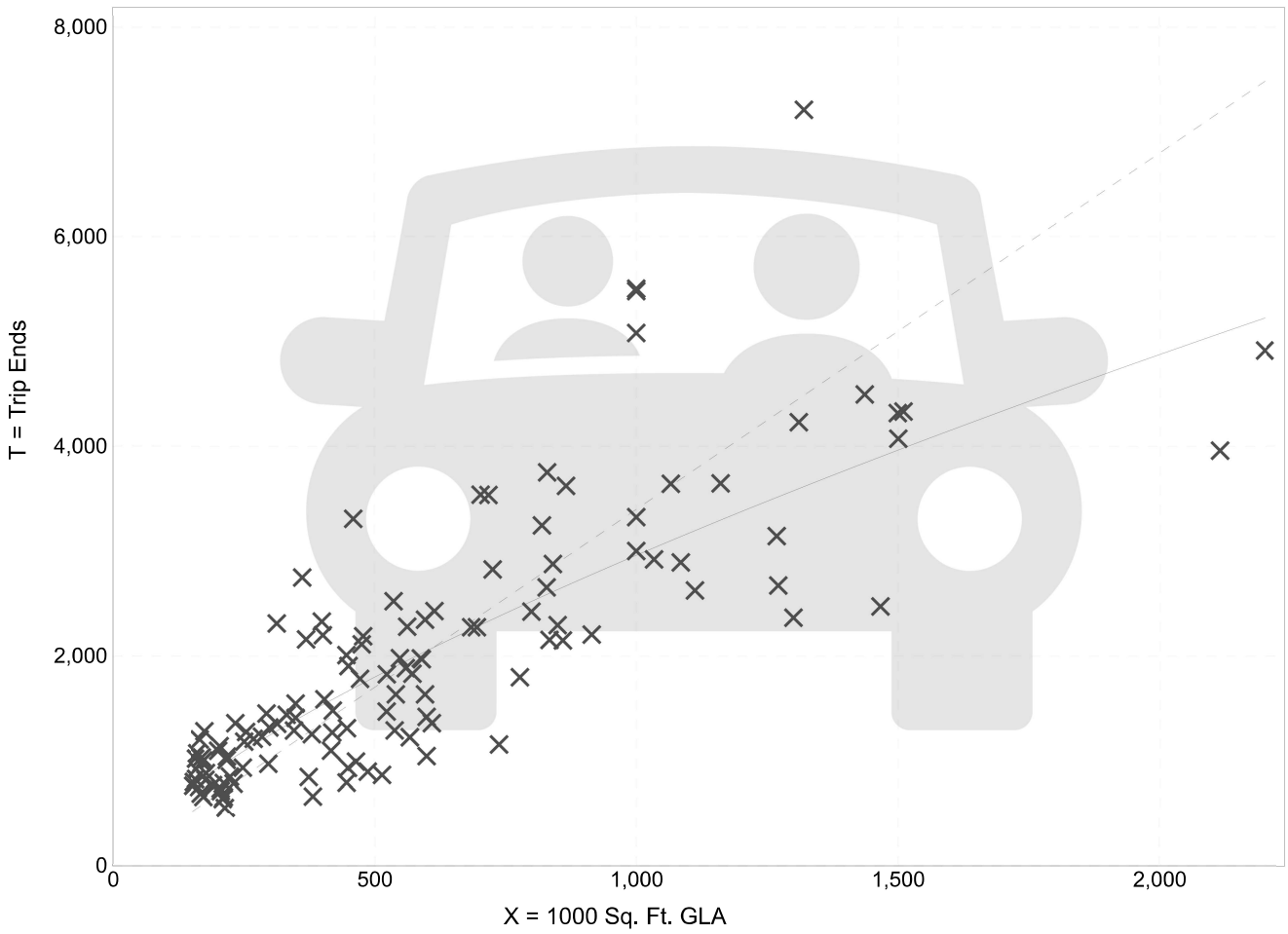
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	126
Avg. 1000 Sq. Ft. GLA:	581
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.72 Ln(X) + 3.02

R^2= 0.70

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Inbound							Outbound							Source
					Mode Shares					Vehicle Occ.	Sample Size	Mode Shares					Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike			Personal Passenger Vehicle	Truck	Walk	Transit	Bike			
Apartments	Falmouth, ME	5	173 DU	220	82	18	0	0	0	1.22	23	98	2	0	0	0	1.10	128	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	92	0	8	0	0	1.02	49	96	0	4	0	0	1.06	126	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	88	12	0	0	0	1.05	39	99	1	0	0	0	1.07	145	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	93	6	0	0	1	1.14	46	95	2	1	0	2	1.14	153	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	90	2	6	2	0	1.23	40	97	1	1	0	1	1.09	158	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	90	4	6	0	0	1.12	73	96	0	3	0	1	1.08	314	Parsons Brinkerhoff
Simple average					89.2	7.0	3.3	0.3	0.2	1.13		96.8	1.0	1.5	0.0	0.7	1.09		
Motel	College Station, TX	5	133 rooms	320	91	3	3	3	0	1.29	33	96	1	2	1	0	1.32	116	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	90	0	10	0	0	1.21	19	95	5	0	0	0	1.25	77	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	96	0	4	0	0	1.29	23	99	1	0	0	0	1.20	66	Texas A&M University
Simple average					92.3	1.0	5.7	1.0	0.0	1.26		96.7	2.3	0.7	0.3	0.0	1.26		
Bowling alley	College Station, TX	5	73,000	437	94.0	3	3	0	0	1.13	71	100	0	0	0	0	1.00	8	TX A&M Transp. Inst.
Simple average					94.0	3.0	3.0	0.0	0.0	1.13		100.0	0.0	0.0	0.0	0.0	1.00		
Office	Falmouth, ME	6	178,000	710	97	2	0	1	0	1.06	438	90	10	0	0	0	1.06	39	Kevin Hooper Assoc.
Simple average					97.0	2.0	0.0	1.0	0.0	1.06		90.0	10.0	0.0	0.0	0.0	1.06		
Shopping center[3]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.19	179	100	0	0	0	0	1.19	130	TX A&M Transp. Inst.
Shopping center[3]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.14	233	100	0	0	0	0	1.13	210	TX A&M Transp. Inst.
Simple average					100.0	0.0	0.0	0.0	0.0	1.17		100.0	0.0	0.0	0.0	0.0	1.16		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occcupied* development units.

[3] Anchored by large grocery store.

Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

					Inbound							Outbound							
					Mode Shares							Mode Shares							
Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Personal Passenger Vehicle	Truck	Walk	Transit	Bike	Vehicle Occ.	Sample Size	Personal Passenger Vehicle	Truck	Walk	Transit	Bike	Vehicle Occ.	Sample Size	Source
Apartments	Falmouth, ME	5	173 DU	220	96	3	1	0	0	1.15	126	96	4	0	0	0	1.14	189	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	93	1	4	1	1	1.15	124	87	1	12	0	0	1.08	68	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	100	0	0	0	0	1.10	186	99	1	0	0	0	1.24	78	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	97	1	1	0	1	1.20	138	97	2	1	0	0	1.30	58	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	98	0	1	0	1	1.14	614	96	0	3	0	1	1.26	96	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	94	1	4	0	1	1.14	317	93	1	5	0	1	1.22	190	Parsons Brinkerhoff
Simple average					96.3	1.0	1.8	0.2	0.7	1.15		94.7	1.5	3.5	0.0	0.3	1.21		
Motel	College Station, TX	5	133 rooms	320	94	2	4	0	0	1.33	67	98	2	0	0	0	1.55	51	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	93	7	0	0	0	1.12	28	87	7	7	0	0	1.08	15	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	100	0	0	0	0	1.47	44	100	0	0	0	0	1.26	29	Texas A&M University
Simple average					95.7	3.0	1.3	0.0	0.0	1.31		95.0	3.0	2.3	0.0	0.0	1.30		
Bowling alley	College Station, TX	5	73,000	437	100	0	0	0	0	1.27	75	100	0	0	0	0	1.33	27	TX A&M Transp. Inst.
Simple average					100	0	0	0	0	1.27		100	0	0	0	0	1.33		
Office	Falmouth, ME	6	178,000	710	96	4	0	0	0	1.11	47	98	1	1	0	0	1.07	452	Kevin Hooper Assoc.
Simple average					96	4	0	0	0	1.11		98	1	1	0	0	1.07		
Shopping center[3]	Bryan, TX	5	*153,000*	820	100	0	0	0	0	1.19	198	100	0	0	0	0	1.19	229	TX A&M Transp. Inst.
Shopping center[4]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.22	666	100	0	0	0	0	1.20	498	TX A&M Transp. Inst.
Shopping center[4]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.21	362	100	0	0	0	0	1.23	274	TX A&M Transp. Inst.
Shopping center	Mt. Pleasant, SC	5	68,000	820	100	0	0	0	0	1.27	286	100	0	0	0	0	1.16	258	Iteris, Inc.
Shopping center[4]	Falmouth, ME	6	48,800	820	100	0	0	0	0	1.16	665	99	1	0	0	0	1.14	663	Kevin Hooper Assoc.
Simple average					100	0	0	0	0	1.21		99.8	0.2	0	0	0	1.18		
Bank	Prospect, KY	5	2,500	912	100	0	0	0	0	1.11	19	100	0	0	0	0	1.16	21	Jacobs Engr. Group
Simple average					100	0	0	0	0	1.11		100	0	0	0	0	1.16		
Quality restaurant	Oklahoma City, OK	6	5,000	931	100	0	0	0	0	1.62	105	100	0	0	0	0	1.52	54	Traffic Engr. Consultants
High turn restaurant	Mt. Pleasant, SC	6	8,150	932	100	0	0	0	0	1.33	151	97	3	0	0	0	1.34	39	Iteris, Inc.
Drive-thru restaurant	Prospect, KY	5	2,800	934	96	0	4	0	0	1.27	135	96	0	4	0	0	1.30	139	Jacobs Engr. Group
Simple average					98.7	0.0	1.3	0.0	0.0	1.41		97.7	1.0	1.3	0.0	0.0	1.39		

[1] Area types: (0a) regional CBD, (0b) outliyng CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occcupied* development units.

[3] Anchored by discount store.

[4] Anchored by grocery store comprising major portion of total floor area.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Briarwood Town Center	**Organization:**	CHW
Project Location:	City of Alachua, FL	**Performed By:**	Deborah Cueva
Scenario Description:		**Date:**	8/25/2022
Analysis Year:	2023	**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				92	81	11
Retail				252	156	96
Restaurant						
Cinema/Entertainment						
Residential				614	157	457
Hotel						
All Other Land Uses[2]						
				958	394	564

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.06	0%	0%	1.06	0%	0%
Retail	1.17	0%	0%	1.16	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.09	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	0	0	0	0
Retail	3		0	0	4	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	5	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,067	446	621
Internal Capture Percentage	3%	4%	3%
External Vehicle-Trips[5]	926	378	548
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	7%	25%
Retail	4%	6%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	2%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Briarwood Town Center
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.06	81	86	1.06	11	12
Retail	1.17	156	183	1.16	96	111
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	157	177	1.09	457	498
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	8	0	0	0
Retail	32		14	0	16	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	10	5	100	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		59	0	0	0	0
Retail	3		0	0	4	0
Restaurant	12	15		0	9	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	31	0	0		0
Hotel	3	7	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	6	80	86	75	0	0
Retail	8	175	183	150	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	4	173	177	153	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	3	9	12	8	0	0
Retail	7	104	111	90	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	8	490	498	450	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Briarwood Town Center	**Organization:**	CHW
Project Location:	City of Alachua, FL	**Performed By:**	Deborah Cueva
Scenario Description:		**Date:**	8/25/2022
Analysis Year:	2023	**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				93	16	77
Retail				930	446	484
Restaurant						
Cinema/Entertainment						
Residential				856	540	316
Hotel						
All Other Land Uses[2]						
				1,879	1,002	877

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.11	0%	0%	1.07	0%	0%
Retail	1.21	0%	0%	1.18	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	0%	1.21	0%	0%
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1000			3000	
Retail					3000	
Restaurant						
Cinema/Entertainment						
Residential		3000				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	1	0
Retail	6		0	0	49	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	10	5	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	2,214	1,179	1,035
Internal Capture Percentage	7%	7%	8%
External Vehicle-Trips[5]	1,735	931	804
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	89%	16%
Retail	3%	10%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	8%	4%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Briarwood Town Center
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.11	16	18	1.07	77	82
Retail	1.21	446	540	1.18	484	571
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	540	621	1.21	316	382
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	3	0	1	0
Retail	11		166	23	49	29
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	15	16	80	0		11
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		33	0	0	25	0
Retail	6		0	0	286	0
Restaurant	5	270		0	99	0
Cinema/Entertainment	1	22	0		25	0
Residential	10	5	0	0		0
Hotel	0	11	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	16	2	18	2	0	0
Retail	17	523	540	432	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	50	571	621	497	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	13	69	82	64	0	0
Retail	55	516	571	437	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	15	367	382	303	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Appendix D
Turning Movement Counts

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 202nd St Southbound				US 441 Westbound				NW 202nd St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	6	1	7	14	6	188	6	200	6	0	9	15	2	267	9	278	507
07:15 AM	6	3	6	15	9	186	5	200	4	0	8	12	6	298	11	315	542
07:30 AM	9	2	8	19	16	158	13	187	11	1	10	22	9	314	17	340	568
07:45 AM	9	2	5	16	12	183	16	211	9	0	7	16	12	287	21	320	563
Total	30	8	26	64	43	715	40	798	30	1	34	65	29	1166	58	1253	2180
08:00 AM	10	2	5	17	16	200	17	233	9	2	10	21	16	335	18	369	640
08:15 AM	9	2	10	21	16	202	20	238	9	1	16	26	10	294	20	324	609
08:30 AM	8	2	10	20	17	180	24	221	9	0	18	27	8	269	21	298	566
08:45 AM	10	1	8	19	11	161	19	191	7	2	11	20	8	253	14	275	505
Total	37	7	33	77	60	743	80	883	34	5	55	94	42	1151	73	1266	2320
04:00 PM	3	0	6	9	11	274	8	293	8	1	9	18	4	199	7	210	530
04:15 PM	3	0	3	6	14	264	10	288	14	0	8	22	7	190	5	202	518
04:30 PM	1	0	4	5	14	288	6	308	22	2	15	39	7	210	10	227	579
04:45 PM	3	0	6	9	12	293	11	316	12	0	13	25	7	216	8	231	581
Total	10	0	19	29	51	1119	35	1205	56	3	45	104	25	815	30	870	2208
05:00 PM	8	0	7	15	16	305	7	328	18	3	20	41	4	217	10	231	615
05:15 PM	7	0	7	14	8	273	8	289	19	1	17	37	7	195	9	211	551
05:30 PM	5	0	5	10	16	247	10	273	18	4	20	42	5	177	9	191	516
05:45 PM	5	0	6	11	19	235	8	262	13	4	20	37	6	162	8	176	486
Total	25	0	25	50	59	1060	33	1152	68	12	77	157	22	751	36	809	2168
Grand Total	102	15	103	220	213	3637	188	4038	188	21	211	420	118	3883	197	4198	8876
Apprch %	46.4	6.8	46.8		5.3	90.1	4.7		44.8	5	50.2		2.8	92.5	4.7		
Total %	1.1	0.2	1.2	2.5	2.4	41	2.1	45.5	2.1	0.2	2.4	4.7	1.3	43.7	2.2	47.3	
Automobiles	84	13	88	185	200	3418	172	3790	177	20	195	392	109	3665	185	3959	8326
% Automobiles	82.4	86.7	85.4	84.1	93.9	94	91.5	93.9	94.1	95.2	92.4	93.3	92.4	94.4	93.9	94.3	93.8
Commercial	18	2	15	35	13	219	16	248	11	1	16	28	9	218	12	239	550
% Commercial	17.6	13.3	14.6	15.9	6.1	6	8.5	6.1	5.9	4.8	7.6	6.7	7.6	5.6	6.1	5.7	6.2

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 2

	NW 202nd St Southbound				US 441 Westbound				NW 202nd St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	9	2	8	19	16	158	13	187	11	1	10	22	9	314	17	340	568
07:45 AM	9	2	5	16	12	183	16	211	9	0	7	16	12	287	21	320	563
08:00 AM	10	2	5	17	16	200	17	233	9	2	10	21	16	335	18	369	640
08:15 AM	9	2	10	21	16	202	20	238	9	1	16	26	10	294	20	324	609
Total Volume	37	8	28	73	60	743	66	869	38	4	43	85	47	1230	76	1353	2380
% App. Total	50.7	11	38.4		6.9	85.5	7.6		44.7	4.7	50.6		3.5	90.9	5.6		
PHF	.925	1.00	.700	.869	.938	.920	.825	.913	.864	.500	.672	.817	.734	.918	.905	.917	.930
Automobiles	32	6	25	63	54	685	61	800	32	4	38	74	44	1183	70	1297	2234
% Automobiles	86.5	75.0	89.3	86.3	90.0	92.2	92.4	92.1	84.2	100	88.4	87.1	93.6	96.2	92.1	95.9	93.9
Commercial	5	2	3	10	6	58	5	69	6	0	5	11	3	47	6	56	146
% Commercial	13.5	25.0	10.7	13.7	10.0	7.8	7.6	7.9	15.8	0	11.6	12.9	6.4	3.8	7.9	4.1	6.1

DE TRAFFIC

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(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
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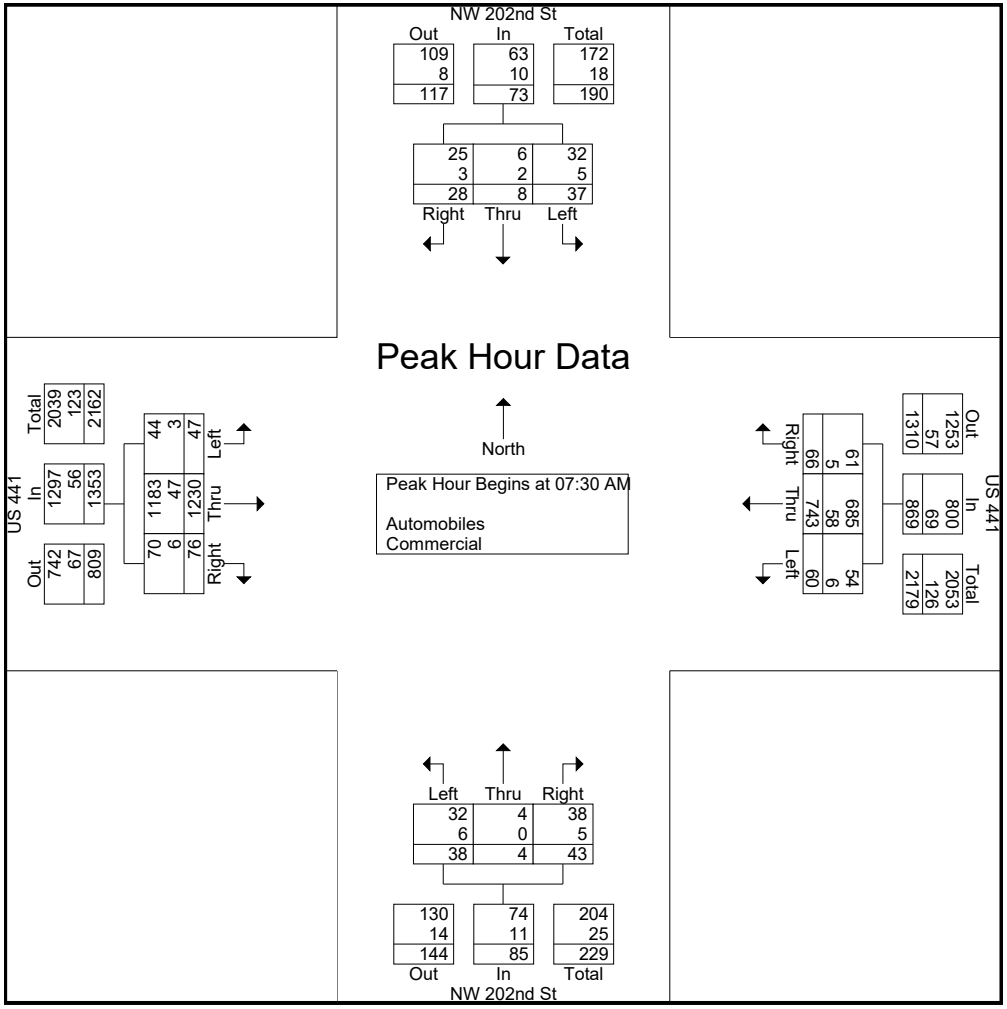

DE TRAFFIC

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(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 4

	NW 202nd St Southbound				US 441 Westbound				NW 202nd St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	1	0	4	5	14	288	6	308	22	2	15	39	7	210	10	227	579
04:45 PM	3	0	6	9	12	293	11	316	12	0	13	25	7	216	8	231	581
05:00 PM	8	0	7	15	16	305	7	328	18	3	20	41	4	217	10	231	615
05:15 PM	7	0	7	14	8	273	8	289	19	1	17	37	7	195	9	211	551
Total Volume	19	0	24	43	50	1159	32	1241	71	6	65	142	25	838	37	900	2326
% App. Total	44.2	0	55.8		4	93.4	2.6		50	4.2	45.8		2.8	93.1	4.1		
PHF	.594	.000	.857	.717	.781	.950	.727	.946	.807	.500	.813	.866	.893	.965	.925	.974	.946
Automobiles	13	0	19	32	46	1092	29	1167	70	5	62	137	22	766	35	823	2159
% Automobiles	68.4	0	79.2	74.4	92.0	94.2	90.6	94.0	98.6	83.3	95.4	96.5	88.0	91.4	94.6	91.4	92.8
Commercial	6	0	5	11	4	67	3	74	1	1	3	5	3	72	2	77	167
% Commercial	31.6	0	20.8	25.6	8.0	5.8	9.4	6.0	1.4	16.7	4.6	3.5	12.0	8.6	5.4	8.6	7.2

DE TRAFFIC

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(386) 341-4186
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
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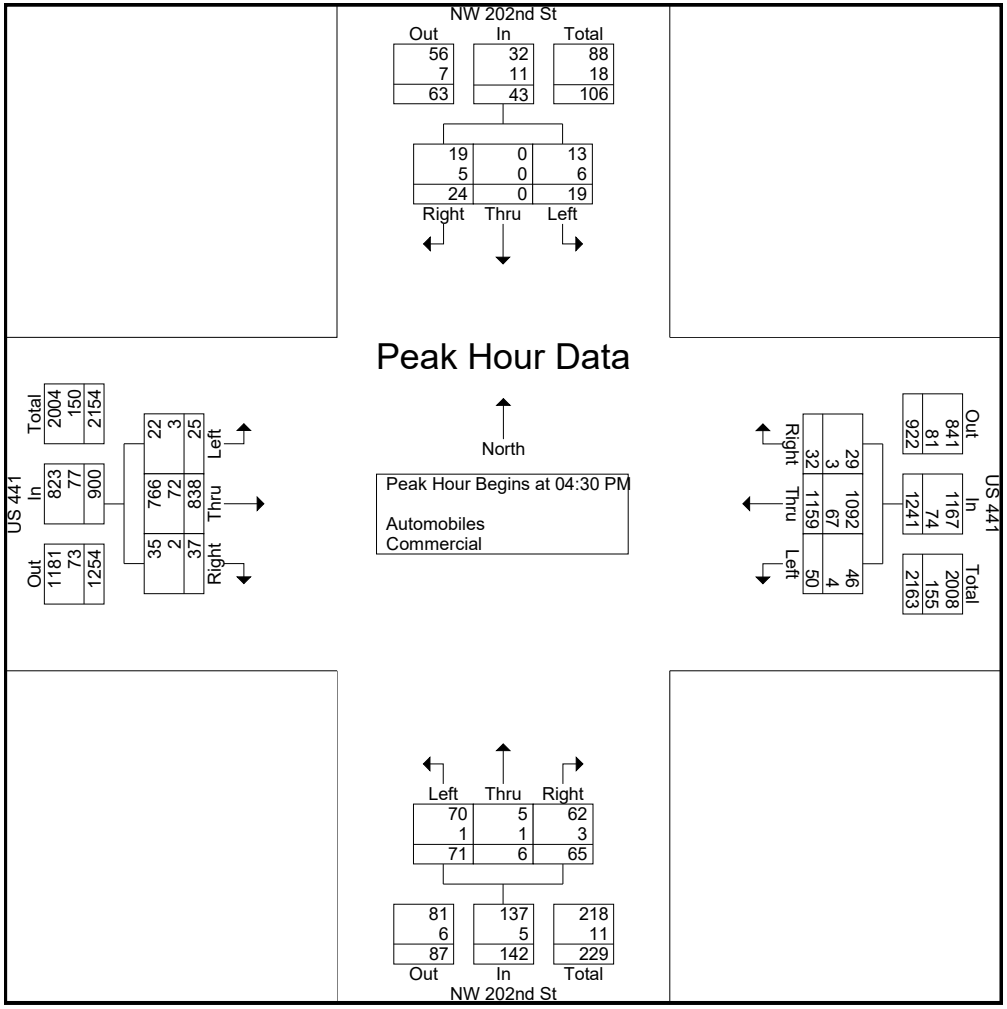

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NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
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Groups Printed- Peds

	NW 202nd St Southbound					US 441 Westbound					NW 202nd St Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
			0					0					0					1			
05:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
Grand Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	3
Apprch %	0	0	0	0		0	0	0	100		0	0	0	0		0	0	0	100		
Total %	0	0	0	0	0	0	0	0	33.3	33.3	0	0	0	0	0	0	0	0	66.7	66.7	
			0					1					0					1			

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
06:00 AM	2	3	3	8	7	112	7	126	6	2	9	17	10	182	9	201	352
06:15 AM	1	1	7	9	5	125	4	134	6	2	9	17	11	209	10	230	390
06:30 AM	3	0	4	7	8	157	5	170	4	2	9	15	7	231	8	246	438
06:45 AM	2	2	4	8	14	162	5	181	8	2	6	16	9	195	6	210	415
Total	8	6	18	32	34	556	21	611	24	8	33	65	37	817	33	887	1595
07:00 AM	1	3	6	10	10	180	6	196	2	3	8	13	8	276	9	293	512
07:15 AM	1	2	4	7	11	198	5	214	7	3	10	20	5	309	11	325	566
07:30 AM	9	0	10	19	16	183	2	201	7	1	21	29	8	320	9	337	586
07:45 AM	12	3	8	23	19	202	5	226	4	2	16	22	9	269	16	294	565
Total	23	8	28	59	56	763	18	837	20	9	55	84	30	1174	45	1249	2229
08:00 AM	11	0	11	22	9	218	5	232	16	4	16	36	8	352	13	373	663
08:15 AM	11	1	9	21	19	231	6	256	10	1	11	22	9	310	11	330	629
08:30 AM	8	2	12	22	7	211	4	222	10	5	12	27	7	282	17	306	577
08:45 AM	8	2	5	15	10	190	9	209	7	4	9	20	8	267	7	282	526
Total	38	5	37	80	45	850	24	919	43	14	48	105	32	1211	48	1291	2395
09:00 AM	7	5	6	18	16	160	6	182	7	3	5	15	5	170	9	184	399
09:15 AM	6	0	4	10	17	125	5	147	4	5	11	20	5	191	10	206	383
09:30 AM	2	5	5	12	11	136	6	153	9	0	8	17	2	183	6	191	373
09:45 AM	9	6	5	20	9	179	4	192	4	6	16	26	7	126	10	143	381
Total	24	16	20	60	53	600	21	674	24	14	40	78	19	670	35	724	1536
10:00 AM	5	7	10	22	7	128	5	140	7	5	10	22	8	114	6	128	312
10:15 AM	10	1	10	21	8	153	5	166	10	5	12	27	4	101	10	115	329
10:30 AM	4	4	7	15	8	142	4	154	5	1	15	21	8	110	9	127	317
10:45 AM	9	6	4	19	11	189	6	206	9	2	8	19	5	109	10	124	368
Total	28	18	31	77	34	612	20	666	31	13	45	89	25	434	35	494	1326
11:00 AM	12	4	7	23	8	191	6	205	7	2	8	17	5	96	9	110	355
11:15 AM	16	4	3	23	18	196	5	219	11	1	8	20	6	123	9	138	400
11:30 AM	14	1	5	20	12	187	6	205	9	2	14	25	6	173	8	187	437

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 2

Groups Printed- Automobiles - Commercial

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
11:45 AM	8	5	4	17	16	167	8	191	7	4	15	26	8	161	8	177	411
Total	50	14	19	83	54	741	25	820	34	9	45	88	25	553	34	612	1603
12:00 PM	16	5	8	29	11	123	9	143	8	3	12	23	4	182	8	194	389
12:15 PM	16	5	12	33	17	166	12	195	10	6	8	24	5	195	8	208	460
12:30 PM	18	5	8	31	17	132	12	161	11	4	9	24	3	187	11	201	417
12:45 PM	9	5	7	21	15	123	5	143	9	4	9	22	6	179	10	195	381
Total	59	20	35	114	60	544	38	642	38	17	38	93	18	743	37	798	1647
01:00 PM	7	5	9	21	9	192	10	211	10	2	9	21	6	130	17	153	406
01:15 PM	10	5	6	21	5	182	5	192	9	0	7	16	8	173	11	192	421
01:30 PM	11	6	5	22	7	151	5	163	9	2	10	21	6	118	9	133	339
01:45 PM	11	4	7	22	10	145	5	160	8	3	8	19	6	123	9	138	339
Total	39	20	27	86	31	670	25	726	36	7	34	77	26	544	46	616	1505
02:00 PM	7	6	7	20	18	198	6	222	10	4	8	22	4	110	8	122	386
02:15 PM	5	4	13	22	12	190	5	207	9	0	9	18	8	172	10	190	437
02:30 PM	5	6	8	19	16	161	4	181	11	1	12	24	5	199	9	213	437
02:45 PM	10	2	4	16	16	166	5	187	7	1	10	18	6	184	7	197	418
Total	27	18	32	77	62	715	20	797	37	6	39	82	23	665	34	722	1678
03:00 PM	9	2	6	17	12	187	4	203	4	2	8	14	6	171	10	187	421
03:15 PM	10	3	6	19	8	180	6	194	10	2	8	20	8	195	9	212	445
03:30 PM	7	2	6	15	4	198	4	206	5	4	9	18	4	158	17	179	418
03:45 PM	9	5	9	23	6	187	5	198	5	6	7	18	6	200	11	217	456
Total	35	12	27	74	30	752	19	801	24	14	32	70	24	724	47	795	1740
04:00 PM	6	0	6	12	10	298	5	313	7	4	11	22	4	215	9	228	575
04:15 PM	4	1	9	14	13	293	7	313	7	4	20	31	7	207	11	225	583
04:30 PM	9	3	12	24	13	317	5	335	14	2	8	24	4	209	21	234	617
04:45 PM	11	0	19	30	15	285	9	309	11	5	15	31	9	218	18	245	615
Total	30	4	46	80	51	1193	26	1270	39	15	54	108	24	849	59	932	2390
05:00 PM	13	6	10	29	20	344	9	373	15	4	21	40	8	224	20	252	694
05:15 PM	9	4	8	21	19	283	7	309	9	3	18	30	8	208	17	233	593

DE TRAFFIC

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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 3

Groups Printed- Automobiles - Commercial

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
05:30 PM	9	5	10	24	16	263	8	287	8	4	17	29	8	172	15	195	535
05:45 PM	7	2	6	15	13	264	8	285	10	2	13	25	7	184	18	209	534
Total	38	17	34	89	68	1154	32	1254	42	13	69	124	31	788	70	889	2356
06:00 PM	4	1	7	12	8	225	5	238	6	6	12	24	10	128	11	149	423
06:15 PM	3	3	6	12	11	217	5	233	9	5	10	24	4	132	16	152	421
06:30 PM	6	0	8	14	9	233	5	247	11	8	10	29	8	117	21	146	436
06:45 PM	6	4	7	17	4	200	6	210	10	8	10	28	7	118	12	137	392
Total	19	8	28	55	32	875	21	928	36	27	42	105	29	495	60	584	1672
07:00 PM	2	3	10	15	8	154	5	167	11	5	7	23	4	105	9	118	323
07:15 PM	6	1	5	12	13	161	7	181	10	8	10	28	9	82	8	99	320
07:30 PM	6	1	5	12	7	123	4	134	12	5	8	25	5	92	13	110	281
07:45 PM	2	1	6	9	11	112	7	130	10	5	11	26	6	83	13	102	267
Total	16	6	26	48	39	550	23	612	43	23	36	102	24	362	43	429	1191
Grand Total	434	172	408	1014	649	10575	333	11557	471	189	610	1270	367	10029	626	11022	24863
Apprch %	42.8	17	40.2		5.6	91.5	2.9		37.1	14.9	48		3.3	91	5.7		
Total %	1.7	0.7	1.6	4.1	2.6	42.5	1.3	46.5	1.9	0.8	2.5	5.1	1.5	40.3	2.5	44.3	
Automobiles	388	145	362	895	599	9884	308	10791	413	165	560	1138	331	9449	550	10330	23154
% Automobiles	89.4	84.3	88.7	88.3	92.3	93.5	92.5	93.4	87.7	87.3	91.8	89.6	90.2	94.2	87.9	93.7	93.1
Commercial	46	27	46	119	50	691	25	766	58	24	50	132	36	580	76	692	1709
% Commercial	10.6	15.7	11.3	11.7	7.7	6.5	7.5	6.6	12.3	12.7	8.2	10.4	9.8	5.8	12.1	6.3	6.9

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 4

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 10:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	9	0	10	19	16	183	2	201	7	1	21	29	8	320	9	337	586
07:45 AM	12	3	8	23	19	202	5	226	4	2	16	22	9	269	16	294	565
08:00 AM	11	0	11	22	9	218	5	232	16	4	16	36	8	352	13	373	663
08:15 AM	11	1	9	21	19	231	6	256	10	1	11	22	9	310	11	330	629
Total Volume	43	4	38	85	63	834	18	915	37	8	64	109	34	1251	49	1334	2443
% App. Total	50.6	4.7	44.7		6.9	91.1	2		33.9	7.3	58.7		2.5	93.8	3.7		
PHF	.896	.333	.864	.924	.829	.903	.750	.894	.578	.500	.762	.757	.944	.888	.766	.894	.921
Automobiles	39	3	35	77	58	771	17	846	32	7	60	99	31	1211	46	1288	2310
% Automobiles	90.7	75.0	92.1	90.6	92.1	92.4	94.4	92.5	86.5	87.5	93.8	90.8	91.2	96.8	93.9	96.6	94.6
Commercial	4	1	3	8	5	63	1	69	5	1	4	10	3	40	3	46	133
% Commercial	9.3	25.0	7.9	9.4	7.9	7.6	5.6	7.5	13.5	12.5	6.3	9.2	8.8	3.2	6.1	3.4	5.4

DE TRAFFIC

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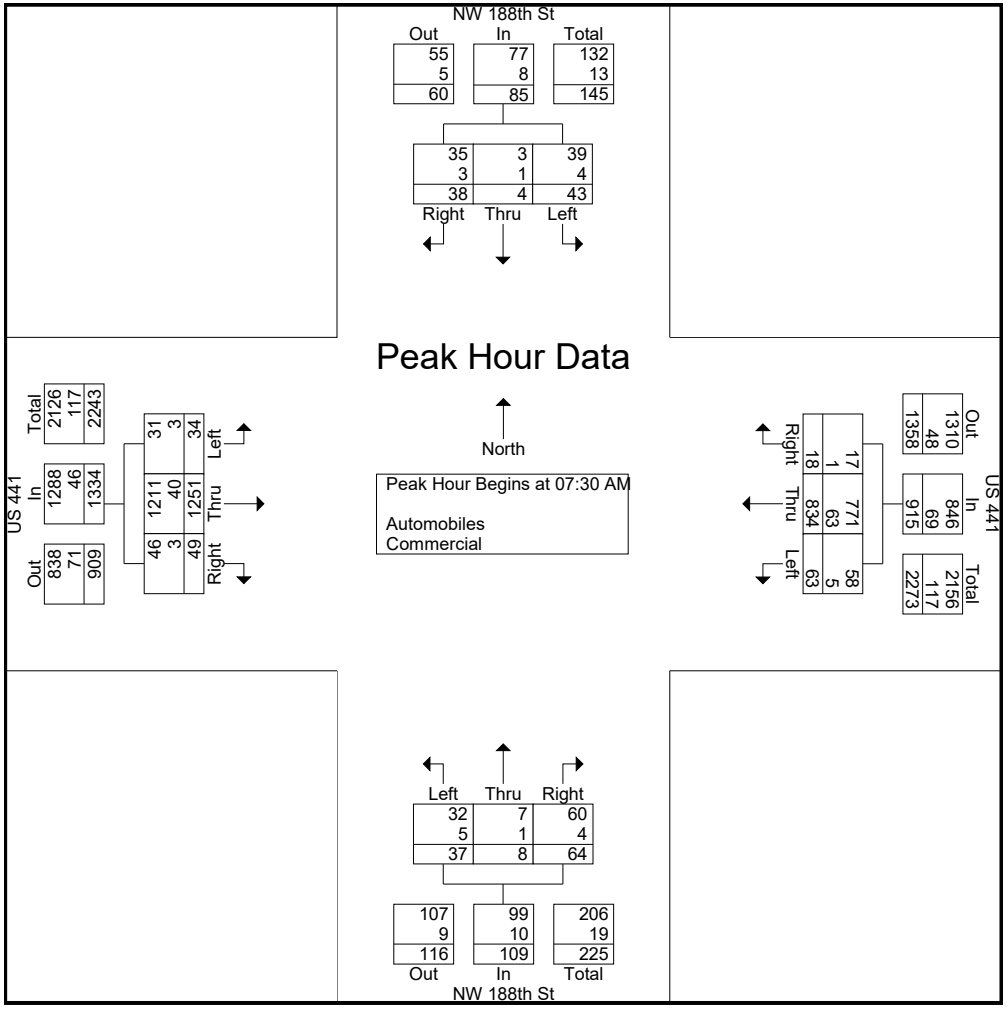
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 6

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 11:30 AM																	
11:30 AM	14	1	5	20	12	187	6	205	9	2	14	25	6	173	8	187	437
11:45 AM	8	5	4	17	16	167	8	191	7	4	15	26	8	161	8	177	411
12:00 PM	16	5	8	29	11	123	9	143	8	3	12	23	4	182	8	194	389
12:15 PM	16	5	12	33	17	166	12	195	10	6	8	24	5	195	8	208	460
Total Volume	54	16	29	99	56	643	35	734	34	15	49	98	23	711	32	766	1697
% App. Total	54.5	16.2	29.3		7.6	87.6	4.8		34.7	15.3	50		3	92.8	4.2		
PHF	.844	.800	.604	.750	.824	.860	.729	.895	.850	.625	.817	.942	.719	.912	1.00	.921	.922
Automobiles	50	11	26	87	52	588	32	672	31	14	47	92	21	685	30	736	1587
% Automobiles	92.6	68.8	89.7	87.9	92.9	91.4	91.4	91.6	91.2	93.3	95.9	93.9	91.3	96.3	93.8	96.1	93.5
Commercial	4	5	3	12	4	55	3	62	3	1	2	6	2	26	2	30	110
% Commercial	7.4	31.3	10.3	12.1	7.1	8.6	8.6	8.4	8.8	6.7	4.1	6.1	8.7	3.7	6.3	3.9	6.5

DE TRAFFIC

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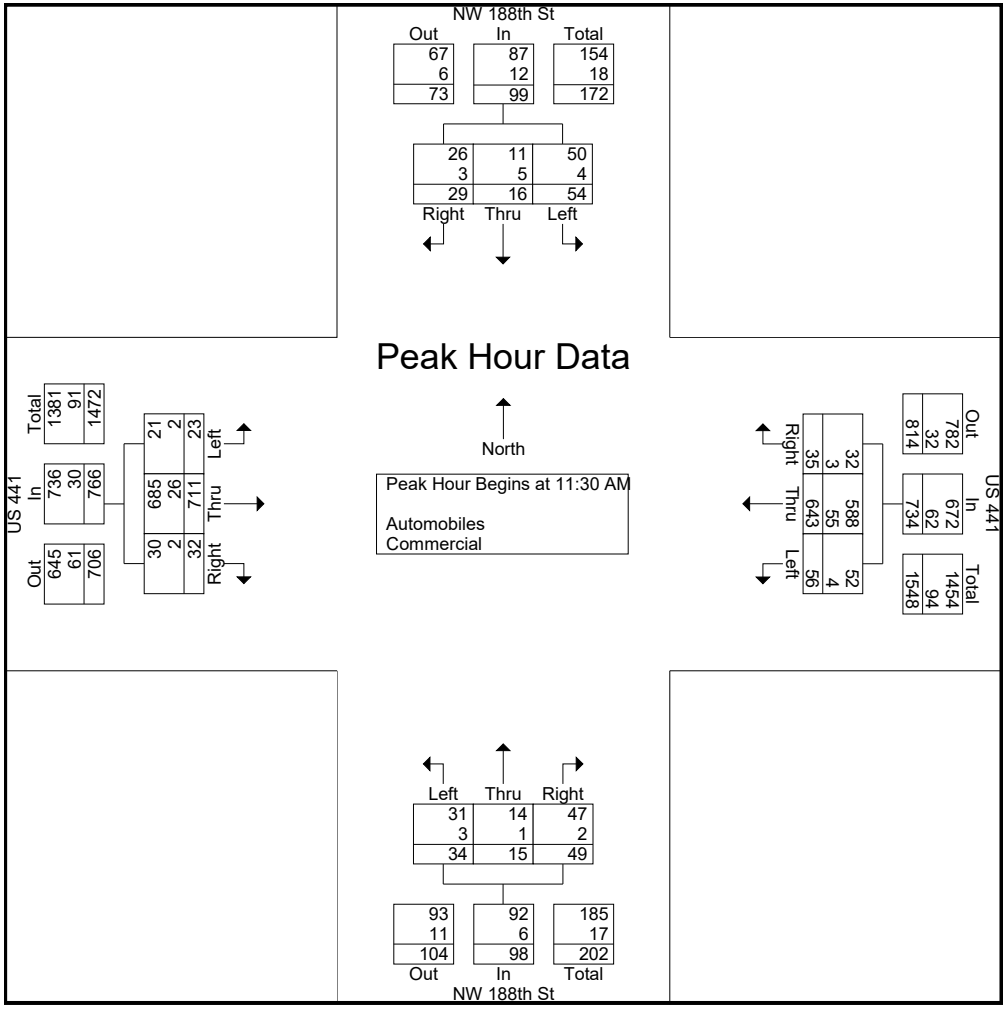
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 7



DE TRAFFIC

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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 8

	NW 188th St Southbound				US 441 Westbound				NW 188th St Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 07:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	9	3	12	24	13	317	5	335	14	2	8	24	4	209	21	234	617
04:45 PM	11	0	19	30	15	285	9	309	11	5	15	31	9	218	18	245	615
05:00 PM	13	6	10	29	20	344	9	373	15	4	21	40	8	224	20	252	694
05:15 PM	9	4	8	21	19	283	7	309	9	3	18	30	8	208	17	233	593
Total Volume	42	13	49	104	67	1229	30	1326	49	14	62	125	29	859	76	964	2519
% App. Total	40.4	12.5	47.1		5.1	92.7	2.3		39.2	11.2	49.6		3	89.1	7.9		
PHF	.808	.542	.645	.867	.838	.893	.833	.889	.817	.700	.738	.781	.806	.959	.905	.956	.907
Automobiles	40	12	45	97	63	1153	28	1244	43	13	56	112	27	776	70	873	2326
% Automobiles	95.2	92.3	91.8	93.3	94.0	93.8	93.3	93.8	87.8	92.9	90.3	89.6	93.1	90.3	92.1	90.6	92.3
Commercial	2	1	4	7	4	76	2	82	6	1	6	13	2	83	6	91	193
% Commercial	4.8	7.7	8.2	6.7	6.0	6.2	6.7	6.2	12.2	7.1	9.7	10.4	6.9	9.7	7.9	9.4	7.7

DE TRAFFIC

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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
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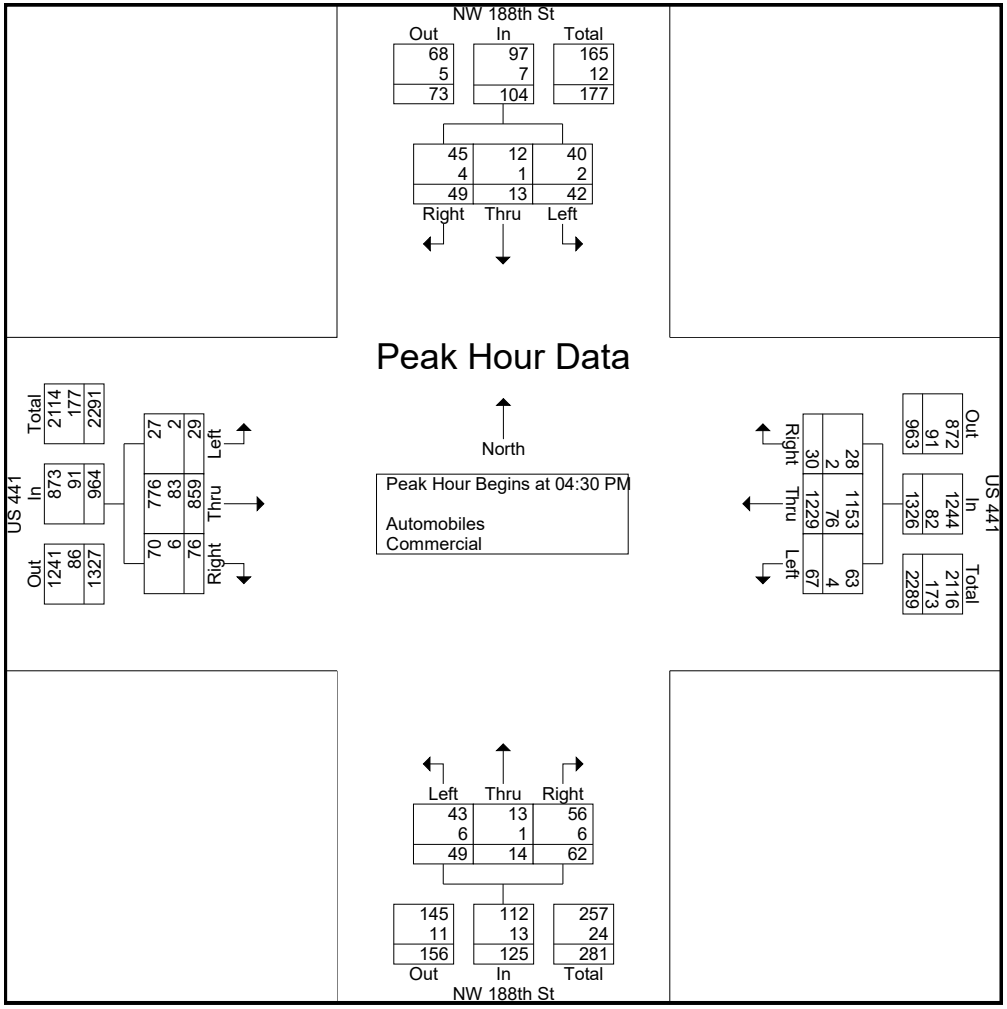

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(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 10

Groups Printed- Peds

	NW 188th St Southbound					US 441 Westbound					NW 188th St Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
07:15 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	2
				0					1					0					1		
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
				0					0					0					0		
06:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
06:45 PM	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0	1	1	4
07:15 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	5	5	10
Apprch %	0	0	0	0		0	0	0	100		0	0	0	0		0	0	0	100		
Total %	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	50	50	

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 164th Ln Southbound					US 441 Westbound				N/A Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	Right (West)	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	189	0	189	0	0	0	0	0	279	0	279	468
07:15 AM	0	0	0	1	1	0	212	2	214	0	0	0	0	1	312	0	313	528
07:30 AM	1	0	0	1	2	0	191	0	191	0	0	0	0	0	297	0	297	490
07:45 AM	0	0	1	2	3	0	225	3	228	0	0	0	0	2	285	0	287	518
Total	1	0	1	4	6	0	817	5	822	0	0	0	0	3	1173	0	1176	2004
08:00 AM	2	0	0	1	3	0	232	0	232	0	0	0	0	0	362	0	362	597
08:15 AM	1	0	0	1	2	0	243	0	243	0	0	0	0	2	325	0	327	572
08:30 AM	0	0	1	1	2	0	214	1	215	0	0	0	0	0	300	0	300	517
08:45 AM	1	0	0	0	1	0	201	3	204	0	0	0	0	2	271	0	273	478
Total	4	0	1	3	8	0	890	4	894	0	0	0	0	4	1258	0	1262	2164
04:00 PM	2	0	0	0	2	0	320	3	323	0	0	0	0	0	219	0	219	544
04:15 PM	0	0	0	1	1	0	311	3	314	0	0	0	0	1	228	0	229	544
04:30 PM	2	0	0	0	2	0	329	1	330	0	0	0	0	0	227	0	227	559
04:45 PM	2	0	0	1	3	0	296	2	298	0	0	0	0	3	235	0	238	539
Total	6	0	0	2	8	0	1256	9	1265	0	0	0	0	4	909	0	913	2186
05:00 PM	2	0	0	0	2	0	362	1	363	0	0	0	0	0	252	0	252	617
05:15 PM	0	0	0	2	2	0	303	2	305	0	0	0	0	2	224	0	226	533
05:30 PM	1	0	0	2	3	0	284	3	287	0	0	0	0	1	220	0	221	511
05:45 PM	1	0	0	0	1	0	273	1	274	0	0	0	0	0	193	0	193	468
Total	4	0	0	4	8	0	1222	7	1229	0	0	0	0	3	889	0	892	2129
Grand Total	15	0	2	13	30	0	4185	25	4210	0	0	0	0	14	4229	0	4243	8483
Apprch %	50	0	6.7	43.3		0	99.4	0.6		0	0	0		0.3	99.7	0		
Total %	0.2	0	0	0.2	0.4	0	49.3	0.3	49.6	0	0	0	0	0.2	49.9	0	50	
Automobiles	13	0	0	10	23	0	3923	18	3941	0	0	0	0	11	3979	0	3990	7954
% Automobiles	86.7	0	0	76.9	76.7	0	93.7	72	93.6	0	0	0	0	78.6	94.1	0	94	93.8
Commercial	2	0	2	3	7	0	262	7	269	0	0	0	0	3	250	0	253	529
% Commercial	13.3	0	100	23.1	23.3	0	6.3	28	6.4	0	0	0	0	21.4	5.9	0	6	6.2

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 2

	NW 164th Ln Southbound					US 441 Westbound				N/A Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	Right (West)	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:45 AM																		
07:45 AM	0	0	1	2	3	0	225	3	228	0	0	0	0	2	285	0	287	518
08:00 AM	2	0	0	1	3	0	232	0	232	0	0	0	0	0	362	0	362	597
08:15 AM	1	0	0	1	2	0	243	0	243	0	0	0	0	2	325	0	327	572
08:30 AM	0	0	1	1	2	0	214	1	215	0	0	0	0	0	300	0	300	517
Total Volume	3	0	2	5	10	0	914	4	918	0	0	0	0	4	1272	0	1276	2204
% App. Total	30	0	20	50		0	99.6	0.4		0	0	0		0.3	99.7	0		
PHF	.375	.000	.500	.625	.833	.000	.940	.333	.944	.000	.000	.000	.000	.500	.878	.000	.881	.923
Automobiles	2	0	0	4	6	0	846	3	849	0	0	0	0	3	1229	0	1232	2087
% Automobiles	66.7	0	0	80.0	60.0	0	92.6	75.0	92.5	0	0	0	0	75.0	96.6	0	96.6	94.7
Commercial	1	0	2	1	4	0	68	1	69	0	0	0	0	1	43	0	44	117
% Commercial	33.3	0	100	20.0	40.0	0	7.4	25.0	7.5	0	0	0	0	25.0	3.4	0	3.4	5.3

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
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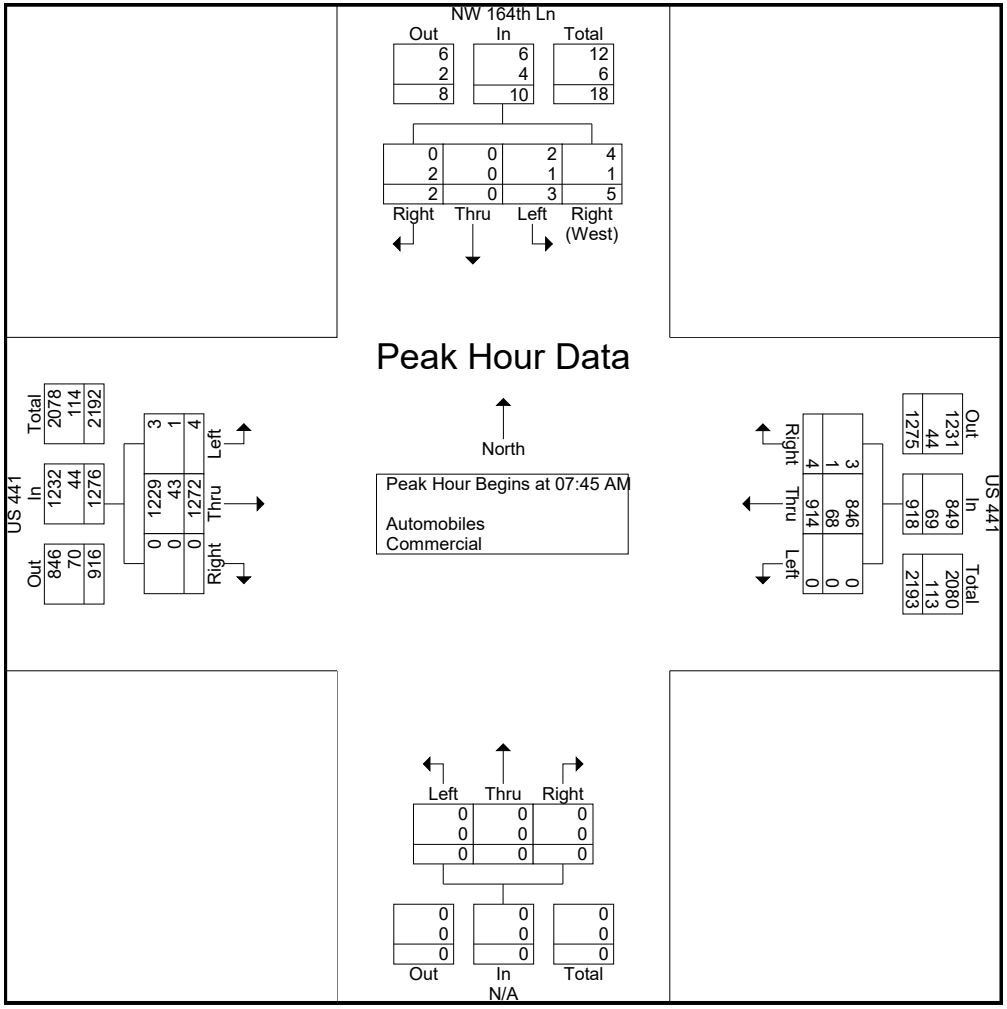


DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

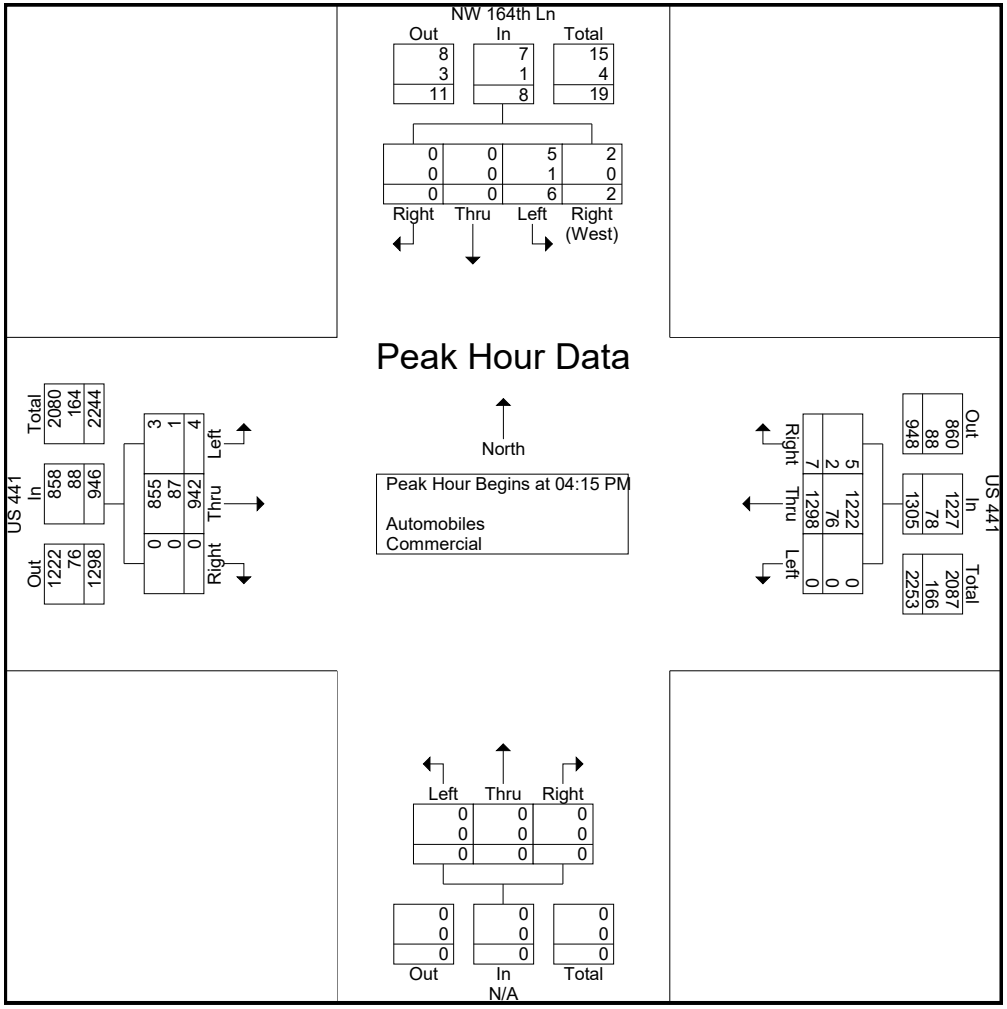
File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 4

	NW 164th Ln Southbound					US 441 Westbound				N/A Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	Right (West)	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:15 PM																		
04:15 PM	0	0	0	1	1	0	311	3	314	0	0	0	0	1	228	0	229	544
04:30 PM	2	0	0	0	2	0	329	1	330	0	0	0	0	0	227	0	227	559
04:45 PM	2	0	0	1	3	0	296	2	298	0	0	0	0	3	235	0	238	539
05:00 PM	2	0	0	0	2	0	362	1	363	0	0	0	0	0	252	0	252	617
Total Volume	6	0	0	2	8	0	1298	7	1305	0	0	0	0	4	942	0	946	2259
% App. Total	75	0	0	25		0	99.5	0.5		0	0	0		0.4	99.6	0		
PHF	.750	.000	.000	.500	.667	.000	.896	.583	.899	.000	.000	.000	.000	.333	.935	.000	.938	.915
Automobiles	5	0	0	2	7	0	1222	5	1227	0	0	0	0	3	855	0	858	2092
% Automobiles	83.3	0	0	100	87.5	0	94.1	71.4	94.0	0	0	0	0	75.0	90.8	0	90.7	92.6
Commercial	1	0	0	0	1	0	76	2	78	0	0	0	0	1	87	0	88	167
% Commercial	16.7	0	0	0	12.5	0	5.9	28.6	6.0	0	0	0	0	25.0	9.2	0	9.3	7.4

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 164th Ln Southbound					US 441 Westbound					N/A Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					
				0					0					0					0		

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	2	170	0	172	1	0	0	1	0	279	2	281	454
07:15 AM	0	0	0	0	4	208	0	212	0	0	1	1	0	308	8	316	529
07:30 AM	0	0	0	0	6	192	0	198	2	0	2	4	0	311	8	319	521
07:45 AM	0	0	0	0	2	234	0	236	1	0	3	4	0	292	6	298	538
Total	0	0	0	0	14	804	0	818	4	0	6	10	0	1190	24	1214	2042
08:00 AM	0	0	0	0	4	225	0	229	3	0	1	4	0	347	5	352	585
08:15 AM	0	0	0	0	4	253	0	257	0	0	4	4	0	323	5	328	589
08:30 AM	0	0	0	0	6	211	0	217	1	0	1	2	0	305	2	307	526
08:45 AM	0	0	0	0	1	199	0	200	4	0	2	6	0	255	4	259	465
Total	0	0	0	0	15	888	0	903	8	0	8	16	0	1230	16	1246	2165
04:00 PM	0	0	0	0	3	322	0	325	0	0	2	2	0	206	1	207	534
04:15 PM	0	0	0	0	4	304	0	308	5	0	1	6	0	214	5	219	533
04:30 PM	0	0	0	0	8	319	0	327	4	0	3	7	0	216	6	222	556
04:45 PM	0	0	0	0	5	294	0	299	2	0	3	5	0	240	4	244	548
Total	0	0	0	0	20	1239	0	1259	11	0	9	20	0	876	16	892	2171
05:00 PM	0	0	0	0	2	354	0	356	4	0	2	6	0	247	4	251	613
05:15 PM	0	0	0	0	5	293	0	298	3	0	6	9	0	224	6	230	537
05:30 PM	0	0	0	0	5	276	0	281	2	0	4	6	0	211	5	216	503
05:45 PM	0	0	0	0	1	268	0	269	4	0	1	5	0	191	5	196	470
Total	0	0	0	0	13	1191	0	1204	13	0	13	26	0	873	20	893	2123
Grand Total	0	0	0	0	62	4122	0	4184	36	0	36	72	0	4169	76	4245	8501
Apprch %	0	0	0		1.5	98.5	0		50	0	50		0	98.2	1.8		
Total %	0	0	0	0	0.7	48.5	0	49.2	0.4	0	0.4	0.8	0	49	0.9	49.9	
Automobiles	0	0	0	0	55	3885	0	3940	34	0	33	67	0	3931	71	4002	8009
% Automobiles	0	0	0	0	88.7	94.3	0	94.2	94.4	0	91.7	93.1	0	94.3	93.4	94.3	94.2
Commercial	0	0	0	0	7	237	0	244	2	0	3	5	0	238	5	243	492
% Commercial	0	0	0	0	11.3	5.7	0	5.8	5.6	0	8.3	6.9	0	5.7	6.6	5.7	5.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

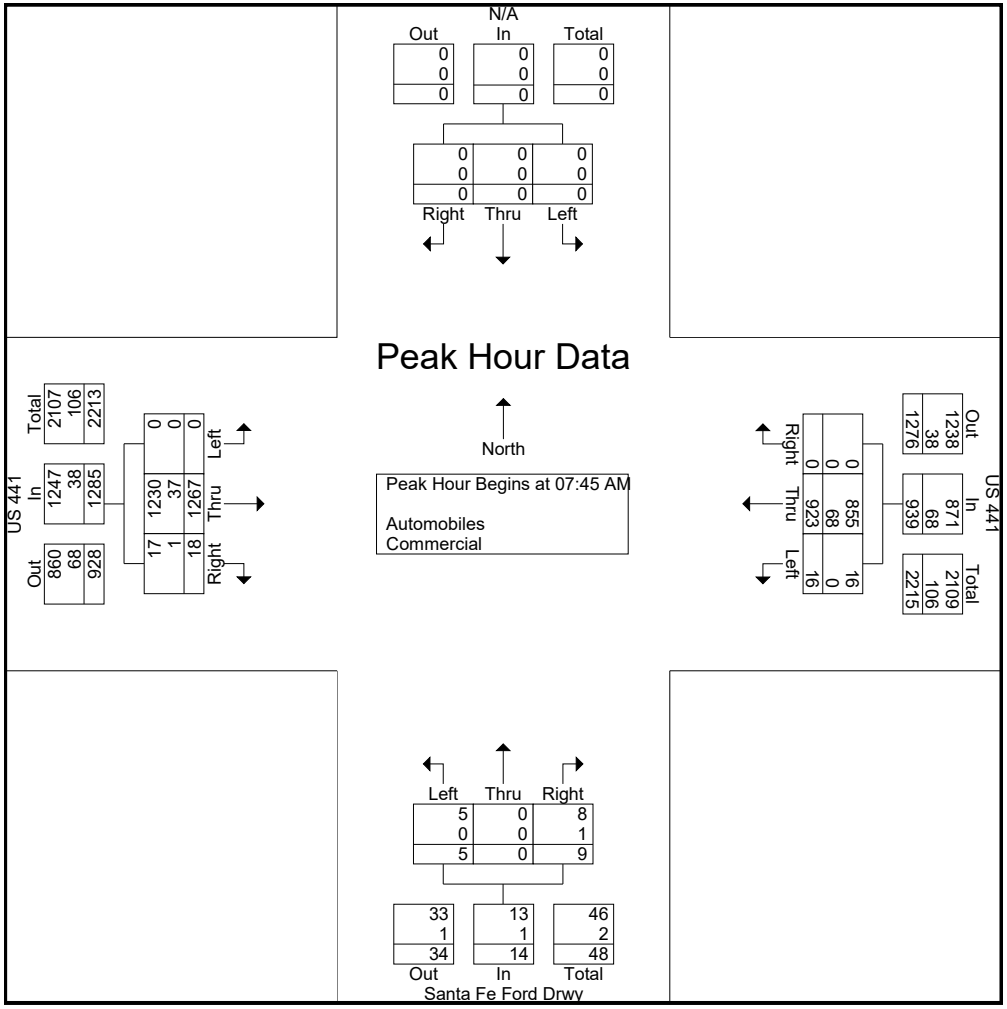
File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 2

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	2	234	0	236	1	0	3	4	0	292	6	298	538
08:00 AM	0	0	0	0	4	225	0	229	3	0	1	4	0	347	5	352	585
08:15 AM	0	0	0	0	4	253	0	257	0	0	4	4	0	323	5	328	589
08:30 AM	0	0	0	0	6	211	0	217	1	0	1	2	0	305	2	307	526
Total Volume	0	0	0	0	16	923	0	939	5	0	9	14	0	1267	18	1285	2238
% App. Total	0	0	0		1.7	98.3	0		35.7	0	64.3		0	98.6	1.4		
PHF	.000	.000	.000	.000	.667	.912	.000	.913	.417	.000	.563	.875	.000	.913	.750	.913	.950
Automobiles	0	0	0	0	16	855	0	871	5	0	8	13	0	1230	17	1247	2131
% Automobiles	0	0	0	0	100	92.6	0	92.8	100	0	88.9	92.9	0	97.1	94.4	97.0	95.2
Commercial	0	0	0	0	0	68	0	68	0	0	1	1	0	37	1	38	107
% Commercial	0	0	0	0	0	7.4	0	7.2	0	0	11.1	7.1	0	2.9	5.6	3.0	4.8

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

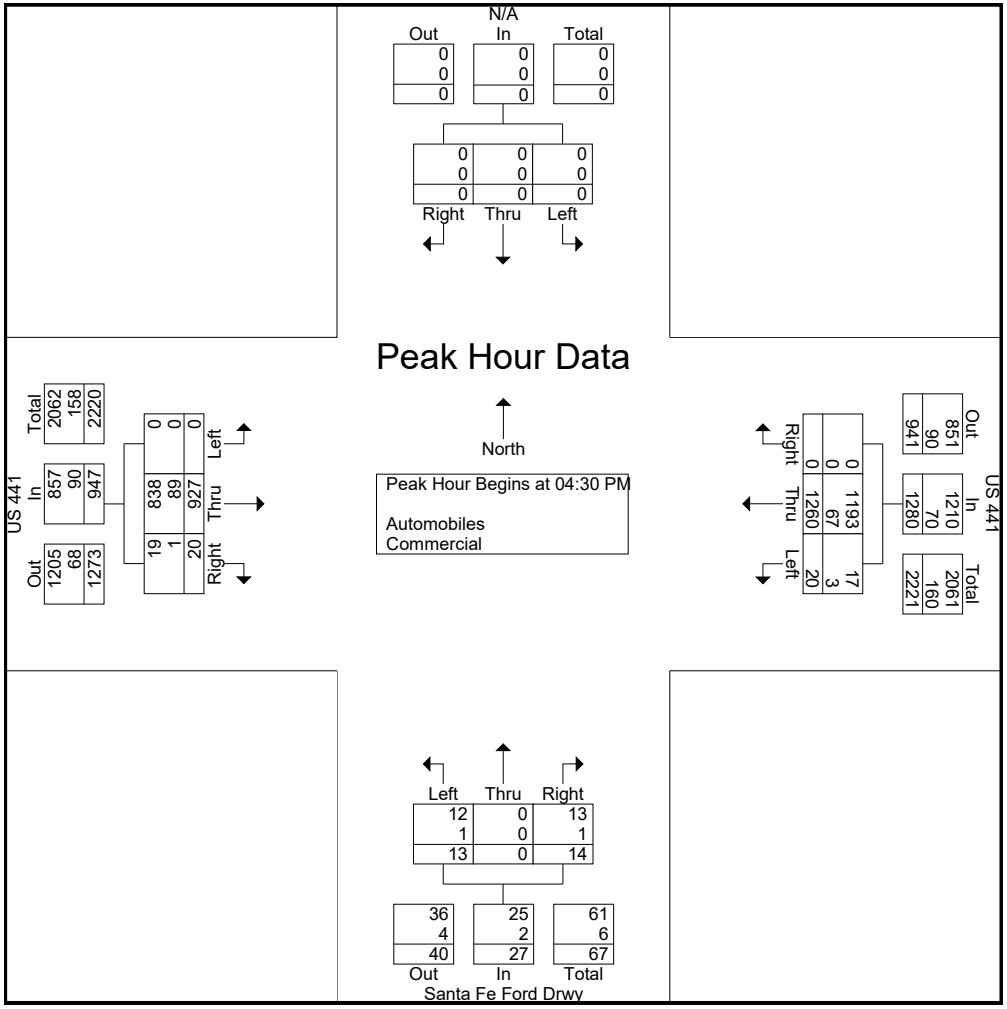
File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 4

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	0	0	0	8	319	0	327	4	0	3	7	0	216	6	222	556
04:45 PM	0	0	0	0	5	294	0	299	2	0	3	5	0	240	4	244	548
05:00 PM	0	0	0	0	2	354	0	356	4	0	2	6	0	247	4	251	613
05:15 PM	0	0	0	0	5	293	0	298	3	0	6	9	0	224	6	230	537
Total Volume	0	0	0	0	20	1260	0	1280	13	0	14	27	0	927	20	947	2254
% App. Total	0	0	0		1.6	98.4	0		48.1	0	51.9		0	97.9	2.1		
PHF	.000	.000	.000	.000	.625	.890	.000	.899	.813	.000	.583	.750	.000	.938	.833	.943	.919
Automobiles	0	0	0	0	17	1193	0	1210	12	0	13	25	0	838	19	857	2092
% Automobiles	0	0	0	0	85.0	94.7	0	94.5	92.3	0	92.9	92.6	0	90.4	95.0	90.5	92.8
Commercial	0	0	0	0	3	67	0	70	1	0	1	2	0	89	1	90	162
% Commercial	0	0	0	0	15.0	5.3	0	5.5	7.7	0	7.1	7.4	0	9.6	5.0	9.5	7.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Santa De Ford Drwy at US 441
Alachua County, Fl

File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	N/A Southbound				US 441 Westbound				Santa Fe Ford Drwy Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0		0	0	0		0	0	0		0	0	0		
Total %				0				0				0				0	

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173rd St (CR 235A) Southbound				US 441 Westbound				NW 173rd St (CR 235A) Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	12	8	3	23	12	150	12	174	9	5	25	39	7	260	11	278	514
07:15 AM	20	8	7	35	20	174	24	218	11	9	28	48	4	285	18	307	608
07:30 AM	50	13	11	74	16	178	65	259	17	15	26	58	10	281	19	310	701
07:45 AM	65	14	12	91	18	212	84	314	19	19	21	59	17	257	19	293	757
Total	147	43	33	223	66	714	185	965	56	48	100	204	38	1083	67	1188	2580
08:00 AM	85	15	17	117	22	214	68	304	16	24	39	79	18	309	19	346	846
08:15 AM	72	11	16	99	18	232	26	276	21	20	44	85	23	280	19	322	782
08:30 AM	89	5	15	109	21	197	21	239	13	21	39	73	22	258	24	304	725
08:45 AM	18	6	23	47	13	171	13	197	7	19	31	57	13	222	19	254	555
Total	264	37	71	372	74	814	128	1016	57	84	153	294	76	1069	81	1226	2908
04:00 PM	17	5	10	32	34	310	31	375	22	8	31	61	10	183	15	208	676
04:15 PM	18	6	11	35	25	285	32	342	11	11	24	46	15	192	16	223	646
04:30 PM	16	6	16	38	23	292	20	335	23	11	36	70	17	192	14	223	666
04:45 PM	11	6	17	34	29	292	21	342	19	14	30	63	12	207	23	242	681
Total	62	23	54	139	111	1179	104	1394	75	44	121	240	54	774	68	896	2669
05:00 PM	17	4	17	38	41	333	19	393	24	10	30	64	21	216	23	260	755
05:15 PM	17	5	8	30	31	282	18	331	19	10	35	64	21	195	14	230	655
05:30 PM	15	4	16	35	31	257	18	306	17	16	23	56	15	187	11	213	610
05:45 PM	12	6	14	32	32	248	12	292	20	13	19	52	14	166	12	192	568
Total	61	19	55	135	135	1120	67	1322	80	49	107	236	71	764	60	895	2588
Grand Total	534	122	213	869	386	3827	484	4697	268	225	481	974	239	3690	276	4205	10745
Apprch %	61.4	14	24.5		8.2	81.5	10.3		27.5	23.1	49.4		5.7	87.8	6.6		
Total %	5	1.1	2	8.1	3.6	35.6	4.5	43.7	2.5	2.1	4.5	9.1	2.2	34.3	2.6	39.1	
Automobiles	489	116	200	805	334	3640	438	4412	257	204	382	843	196	3542	239	3977	10037
% Automobiles	91.6	95.1	93.9	92.6	86.5	95.1	90.5	93.9	95.9	90.7	79.4	86.6	82	96	86.6	94.6	93.4
Commercial	45	6	13	64	52	187	46	285	11	21	99	131	43	148	37	228	708
% Commercial	8.4	4.9	6.1	7.4	13.5	4.9	9.5	6.1	4.1	9.3	20.6	13.4	18	4	13.4	5.4	6.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

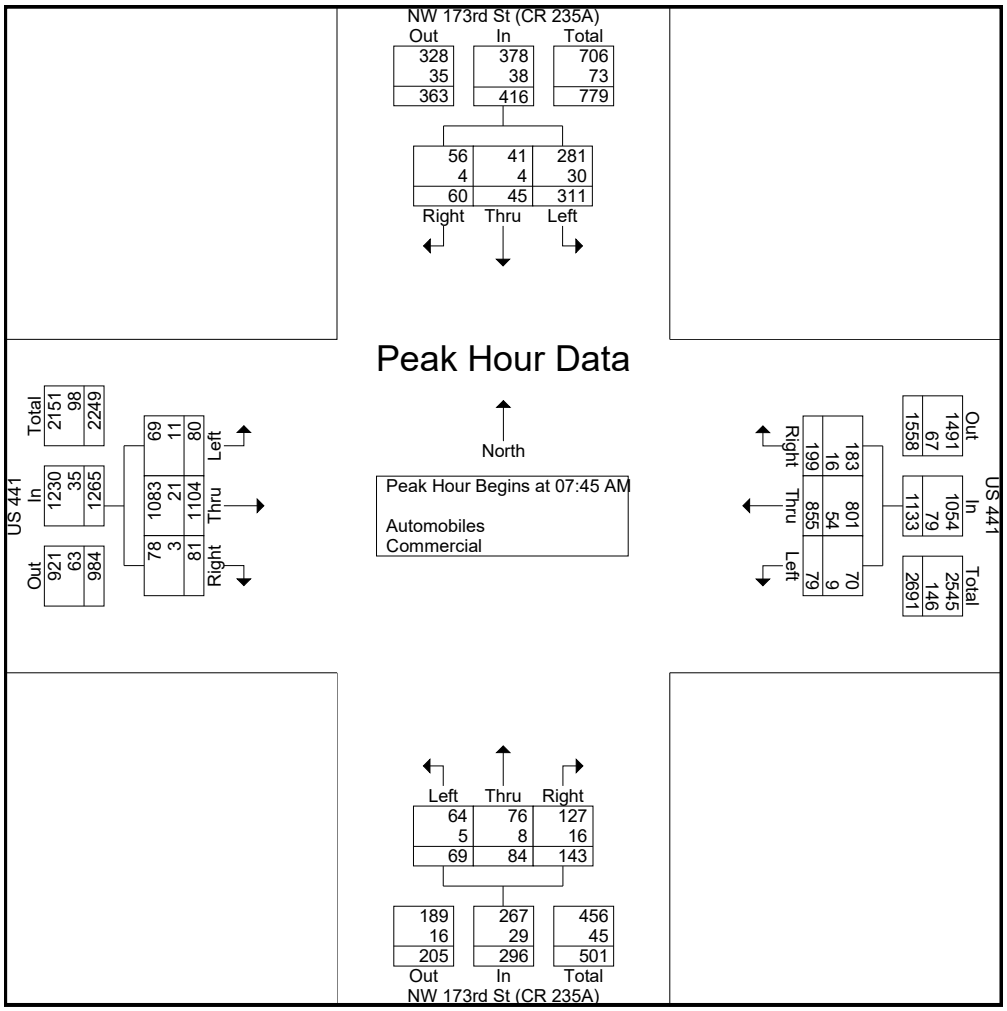
File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	NW 173rd St (CR 235A) Southbound				US 441 Westbound				NW 173rd St (CR 235A) Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	65	14	12	91	18	212	84	314	19	19	21	59	17	257	19	293	757
08:00 AM	85	15	17	117	22	214	68	304	16	24	39	79	18	309	19	346	846
08:15 AM	72	11	16	99	18	232	26	276	21	20	44	85	23	280	19	322	782
08:30 AM	89	5	15	109	21	197	21	239	13	21	39	73	22	258	24	304	725
Total Volume	311	45	60	416	79	855	199	1133	69	84	143	296	80	1104	81	1265	3110
% App. Total	74.8	10.8	14.4		7	75.5	17.6		23.3	28.4	48.3		6.3	87.3	6.4		
PHF	.874	.750	.882	.889	.898	.921	.592	.902	.821	.875	.813	.871	.870	.893	.844	.914	.919
Automobiles	281	41	56	378	70	801	183	1054	64	76	127	267	69	1083	78	1230	2929
% Automobiles	90.4	91.1	93.3	90.9	88.6	93.7	92.0	93.0	92.8	90.5	88.8	90.2	86.3	98.1	96.3	97.2	94.2
Commercial	30	4	4	38	9	54	16	79	5	8	16	29	11	21	3	35	181
% Commercial	9.6	8.9	6.7	9.1	11.4	6.3	8.0	7.0	7.2	9.5	11.2	9.8	13.8	1.9	3.7	2.8	5.8

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

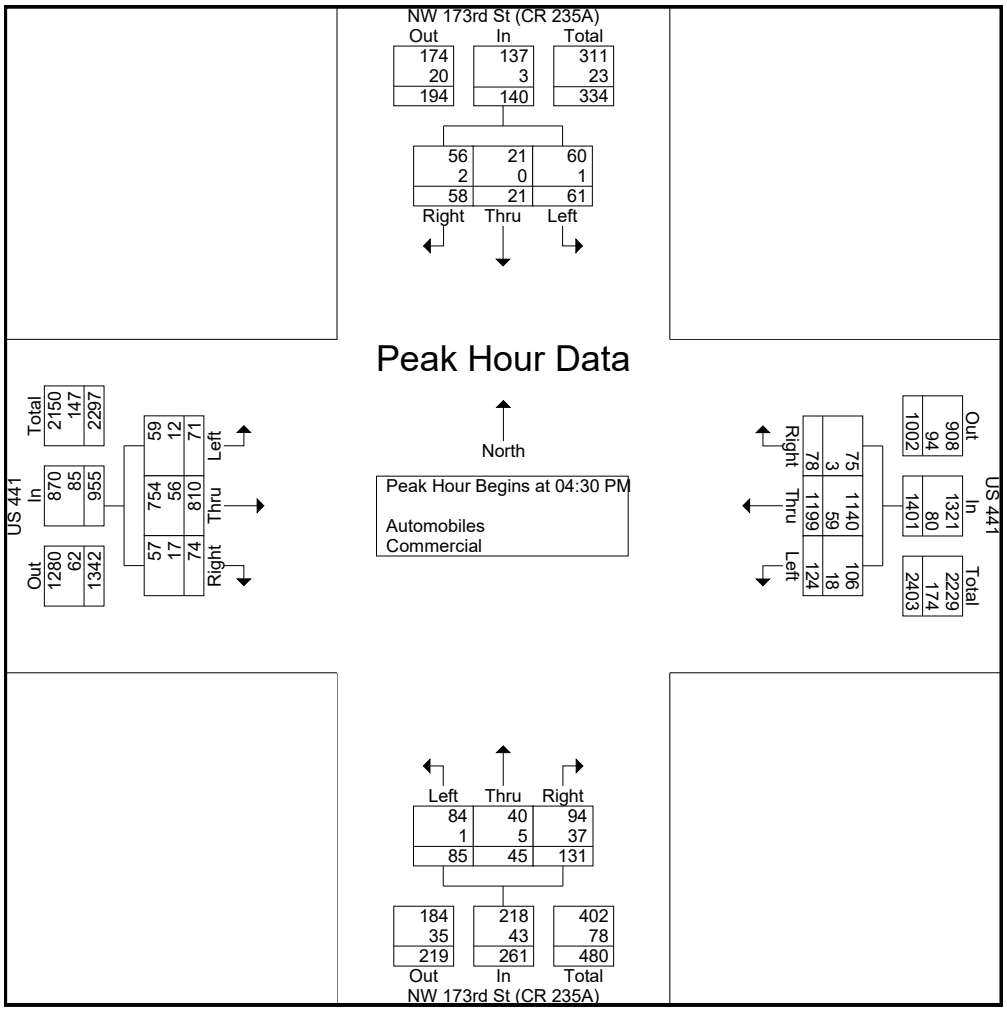
File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	NW 173rd St (CR 235A) Southbound				US 441 Westbound				NW 173rd St (CR 235A) Northbound				US 441 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	16	6	16	38	23	292	20	335	23	11	36	70	17	192	14	223	666
04:45 PM	11	6	17	34	29	292	21	342	19	14	30	63	12	207	23	242	681
05:00 PM	17	4	17	38	41	333	19	393	24	10	30	64	21	216	23	260	755
05:15 PM	17	5	8	30	31	282	18	331	19	10	35	64	21	195	14	230	655
Total Volume	61	21	58	140	124	1199	78	1401	85	45	131	261	71	810	74	955	2757
% App. Total	43.6	15	41.4		8.9	85.6	5.6		32.6	17.2	50.2		7.4	84.8	7.7		
PHF	.897	.875	.853	.921	.756	.900	.929	.891	.885	.804	.910	.932	.845	.938	.804	.918	.913
Automobiles	60	21	56	137	106	1140	75	1321	84	40	94	218	59	754	57	870	2546
% Automobiles	98.4	100	96.6	97.9	85.5	95.1	96.2	94.3	98.8	88.9	71.8	83.5	83.1	93.1	77.0	91.1	92.3
Commercial	1	0	2	3	18	59	3	80	1	5	37	43	12	56	17	85	211
% Commercial	1.6	0	3.4	2.1	14.5	4.9	3.8	5.7	1.2	11.1	28.2	16.5	16.9	6.9	23.0	8.9	7.7

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CE 235A) at US 441
Alachua County, Fl

File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 173rd St (CR 235A) Southbound					US 441 Westbound					NW 173rd St (CR 235A) Northbound					US 441 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
				1					0					0					0		
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2
Grand Total	0	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	4
Apprch %	0	0	0	100		0	0	0	0		0	0	0	0		0	0	0	100		
Total %	0	0	0	75	75	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	
				1					0					0					1		

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 172nd Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	11	2	13	0	0	0	0	8	14	0	22	0	0	4	4	39
07:15 AM	0	21	1	22	0	0	0	0	9	19	0	28	2	0	4	6	56
07:30 AM	0	27	2	29	0	0	0	0	6	40	0	46	2	0	15	17	92
07:45 AM	0	56	4	60	0	0	0	0	6	48	0	54	4	0	12	16	130
Total	0	115	9	124	0	0	0	0	29	121	0	150	8	0	35	43	317
08:00 AM	0	45	6	51	0	0	0	0	4	55	0	59	3	0	14	17	127
08:15 AM	0	56	3	59	0	0	0	0	8	39	0	47	1	0	12	13	119
08:30 AM	0	46	1	47	0	0	0	0	4	46	0	50	4	0	4	8	105
08:45 AM	0	31	2	33	0	0	0	0	6	26	0	32	1	0	7	8	73
Total	0	178	12	190	0	0	0	0	22	166	0	188	9	0	37	46	424
04:00 PM	0	17	2	19	0	0	0	0	2	31	0	33	2	0	8	10	62
04:15 PM	0	25	6	31	0	0	0	0	4	38	0	42	6	0	11	17	90
04:30 PM	0	19	4	23	0	0	0	0	4	36	0	40	8	0	17	25	88
04:45 PM	0	24	8	32	0	0	0	0	2	36	0	38	10	0	8	18	88
Total	0	85	20	105	0	0	0	0	12	141	0	153	26	0	44	70	328
05:00 PM	0	16	6	22	0	0	0	0	8	28	0	36	6	0	13	19	77
05:15 PM	0	17	5	22	0	0	0	0	6	28	0	34	10	0	15	25	81
05:30 PM	0	19	7	26	0	0	0	0	8	24	0	32	6	0	9	15	73
05:45 PM	0	17	4	21	0	0	0	0	2	18	0	20	3	0	6	9	50
Total	0	69	22	91	0	0	0	0	24	98	0	122	25	0	43	68	281
Grand Total	0	447	63	510	0	0	0	0	87	526	0	613	68	0	159	227	1350
Apprch %	0	87.6	12.4		0	0	0		14.2	85.8	0		30	0	70		
Total %	0	33.1	4.7	37.8	0	0	0	0	6.4	39	0	45.4	5	0	11.8	16.8	
Automobiles	0	415	63	478	0	0	0	0	71	469	0	540	57	0	146	203	1221
% Automobiles	0	92.8	100	93.7	0	0	0	0	81.6	89.2	0	88.1	83.8	0	91.8	89.4	90.4
Commercial	0	32	0	32	0	0	0	0	16	57	0	73	11	0	13	24	129
% Commercial	0	7.2	0	6.3	0	0	0	0	18.4	10.8	0	11.9	16.2	0	8.2	10.6	9.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

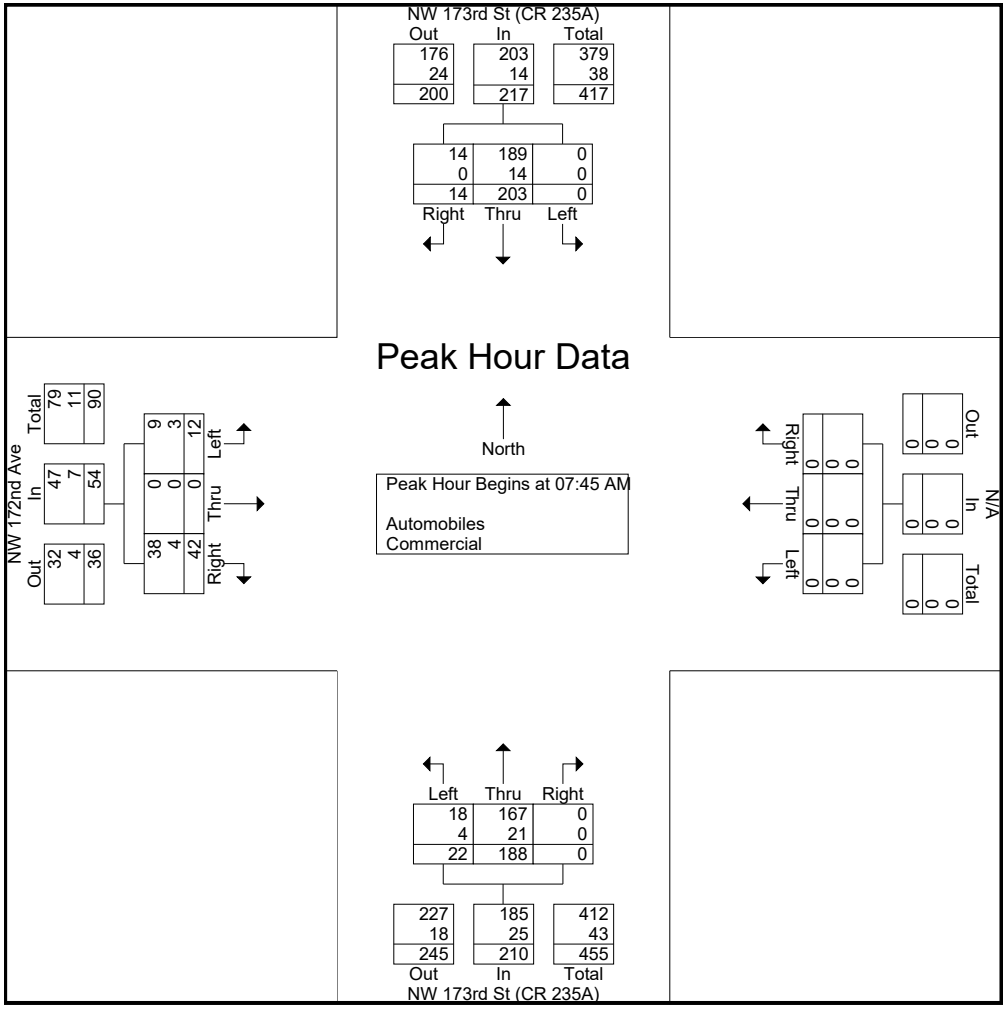
File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 172nd Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	56	4	60	0	0	0	0	6	48	0	54	4	0	12	16	130
08:00 AM	0	45	6	51	0	0	0	0	4	55	0	59	3	0	14	17	127
08:15 AM	0	56	3	59	0	0	0	0	8	39	0	47	1	0	12	13	119
08:30 AM	0	46	1	47	0	0	0	0	4	46	0	50	4	0	4	8	105
Total Volume	0	203	14	217	0	0	0	0	22	188	0	210	12	0	42	54	481
% App. Total	0	93.5	6.5		0	0	0		10.5	89.5	0		22.2	0	77.8		
PHF	.000	.906	.583	.904	.000	.000	.000	.000	.688	.855	.000	.890	.750	.000	.750	.794	.925
Automobiles	0	189	14	203	0	0	0	0	18	167	0	185	9	0	38	47	435
% Automobiles	0	93.1	100	93.5	0	0	0	0	81.8	88.8	0	88.1	75.0	0	90.5	87.0	90.4
Commercial	0	14	0	14	0	0	0	0	4	21	0	25	3	0	4	7	46
% Commercial	0	6.9	0	6.5	0	0	0	0	18.2	11.2	0	11.9	25.0	0	9.5	13.0	9.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

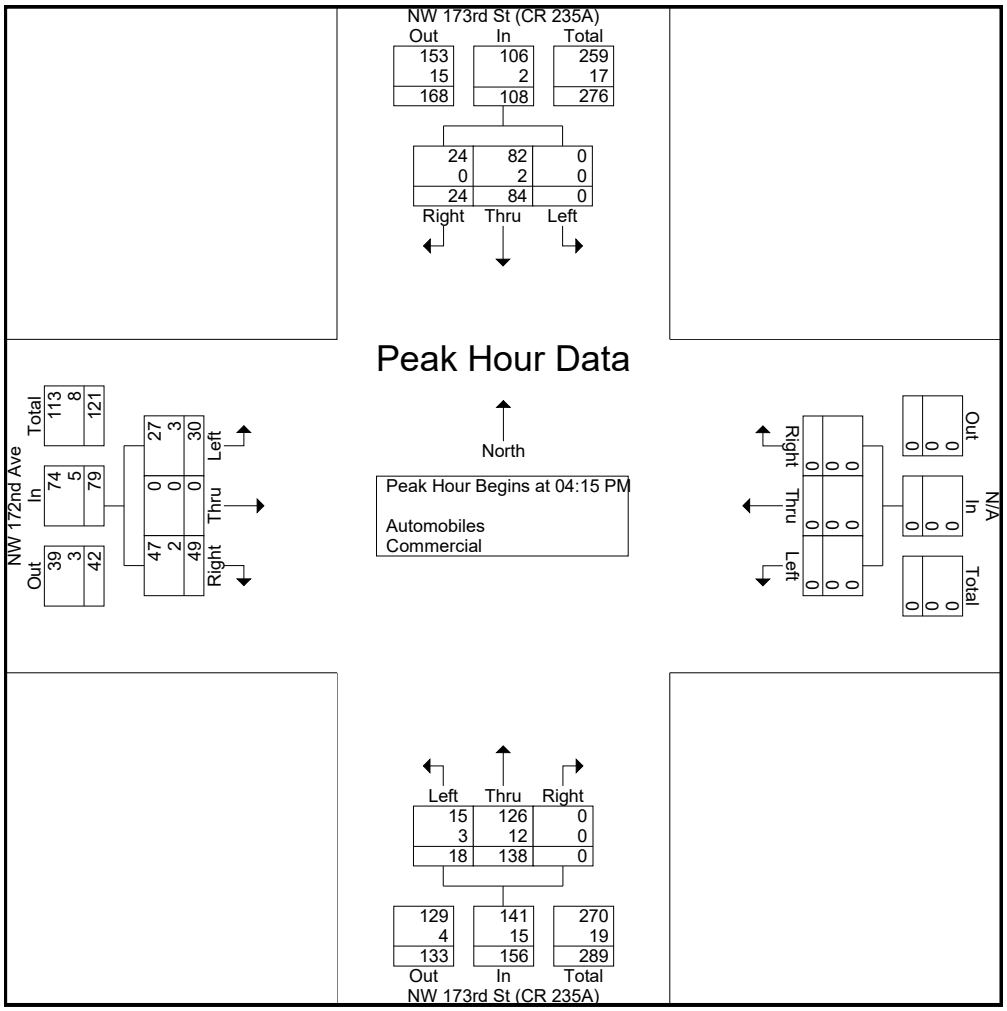
File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 172nd Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	25	6	31	0	0	0	0	4	38	0	42	6	0	11	17	90
04:30 PM	0	19	4	23	0	0	0	0	4	36	0	40	8	0	17	25	88
04:45 PM	0	24	8	32	0	0	0	0	2	36	0	38	10	0	8	18	88
05:00 PM	0	16	6	22	0	0	0	0	8	28	0	36	6	0	13	19	77
Total Volume	0	84	24	108	0	0	0	0	18	138	0	156	30	0	49	79	343
% App. Total	0	77.8	22.2		0	0	0		11.5	88.5	0		38	0	62		
PHF	.000	.840	.750	.844	.000	.000	.000	.000	.563	.908	.000	.929	.750	.000	.721	.790	.953
Automobiles	0	82	24	106	0	0	0	0	15	126	0	141	27	0	47	74	321
% Automobiles	0	97.6	100	98.1	0	0	0	0	83.3	91.3	0	90.4	90.0	0	95.9	93.7	93.6
Commercial	0	2	0	2	0	0	0	0	3	12	0	15	3	0	2	5	22
% Commercial	0	2.4	0	1.9	0	0	0	0	16.7	8.7	0	9.6	10.0	0	4.1	6.3	6.4

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 172nd Ave
Alachua County, Fl

File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 173rd St (CR 235A) Southbound					N/A Westbound					NW 173rd St (CR 235A) Northbound					NW 172nd Ave Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:30 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
				0					0					1					0		
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Grand Total	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	33.3	33.3	0	0	0	0	0	0	0	0	66.7	66.7	0	0	0	0	0	
				0					0					0					0		

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 190th Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	10	0	10	0	0	0	0	1	15	0	16	0	0	3	3	29
07:15 AM	0	19	1	20	0	0	0	0	1	22	0	23	1	0	2	3	46
07:30 AM	0	31	1	32	0	0	0	0	3	35	0	38	0	0	0	0	70
07:45 AM	0	48	1	49	0	0	0	0	2	42	0	44	2	0	3	5	98
Total	0	108	3	111	0	0	0	0	7	114	0	121	3	0	8	11	243
08:00 AM	0	42	1	43	0	0	0	0	1	52	0	53	1	0	2	3	99
08:15 AM	0	50	3	53	0	0	0	0	2	42	0	44	1	0	2	3	100
08:30 AM	0	46	1	47	0	0	0	0	1	46	0	47	0	0	2	2	96
08:45 AM	0	32	0	32	0	0	0	0	1	30	0	31	2	0	3	5	68
Total	0	170	5	175	0	0	0	0	5	170	0	175	4	0	9	13	363
04:00 PM	0	19	1	20	0	0	0	0	1	28	0	29	2	0	3	5	54
04:15 PM	0	24	2	26	0	0	0	0	0	38	0	38	0	0	4	4	68
04:30 PM	0	17	0	17	0	0	0	0	2	45	0	47	2	0	5	7	71
04:45 PM	0	24	2	26	0	0	0	0	1	39	0	40	3	0	2	5	71
Total	0	84	5	89	0	0	0	0	4	150	0	154	7	0	14	21	264
05:00 PM	0	15	3	18	0	0	0	0	2	31	0	33	0	0	2	2	53
05:15 PM	0	17	1	18	0	0	0	0	2	26	0	28	3	0	5	8	54
05:30 PM	0	14	1	15	0	0	0	0	0	21	0	21	3	0	2	5	41
05:45 PM	0	13	0	13	0	0	0	0	1	20	0	21	1	0	4	5	39
Total	0	59	5	64	0	0	0	0	5	98	0	103	7	0	13	20	187
Grand Total	0	421	18	439	0	0	0	0	21	532	0	553	21	0	44	65	1057
Apprch %	0	95.9	4.1		0	0	0		3.8	96.2	0		32.3	0	67.7		
Total %	0	39.8	1.7	41.5	0	0	0	0	2	50.3	0	52.3	2	0	4.2	6.1	
Automobiles	0	392	18	410	0	0	0	0	19	484	0	503	18	0	39	57	970
% Automobiles	0	93.1	100	93.4	0	0	0	0	90.5	91	0	91	85.7	0	88.6	87.7	91.8
Commercial	0	29	0	29	0	0	0	0	2	48	0	50	3	0	5	8	87
% Commercial	0	6.9	0	6.6	0	0	0	0	9.5	9	0	9	14.3	0	11.4	12.3	8.2

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

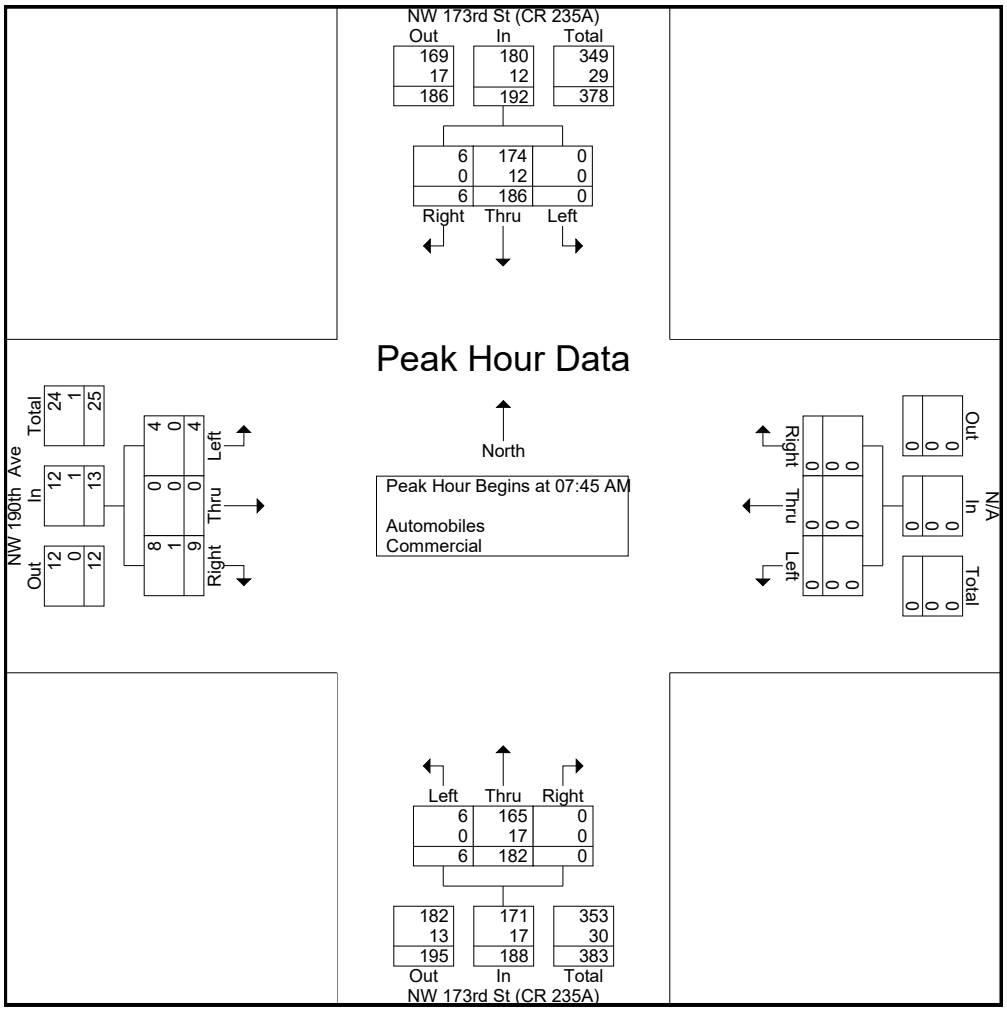
File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 190th Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	48	1	49	0	0	0	0	2	42	0	44	2	0	3	5	98
08:00 AM	0	42	1	43	0	0	0	0	1	52	0	53	1	0	2	3	99
08:15 AM	0	50	3	53	0	0	0	0	2	42	0	44	1	0	2	3	100
08:30 AM	0	46	1	47	0	0	0	0	1	46	0	47	0	0	2	2	96
Total Volume	0	186	6	192	0	0	0	0	6	182	0	188	4	0	9	13	393
% App. Total	0	96.9	3.1		0	0	0		3.2	96.8	0		30.8	0	69.2		
PHF	.000	.930	.500	.906	.000	.000	.000	.000	.750	.875	.000	.887	.500	.000	.750	.650	.983
Automobiles	0	174	6	180	0	0	0	0	6	165	0	171	4	0	8	12	363
% Automobiles	0	93.5	100	93.8	0	0	0	0	100	90.7	0	91.0	100	0	88.9	92.3	92.4
Commercial	0	12	0	12	0	0	0	0	0	17	0	17	0	0	1	1	30
% Commercial	0	6.5	0	6.3	0	0	0	0	0	9.3	0	9.0	0	0	11.1	7.7	7.6

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

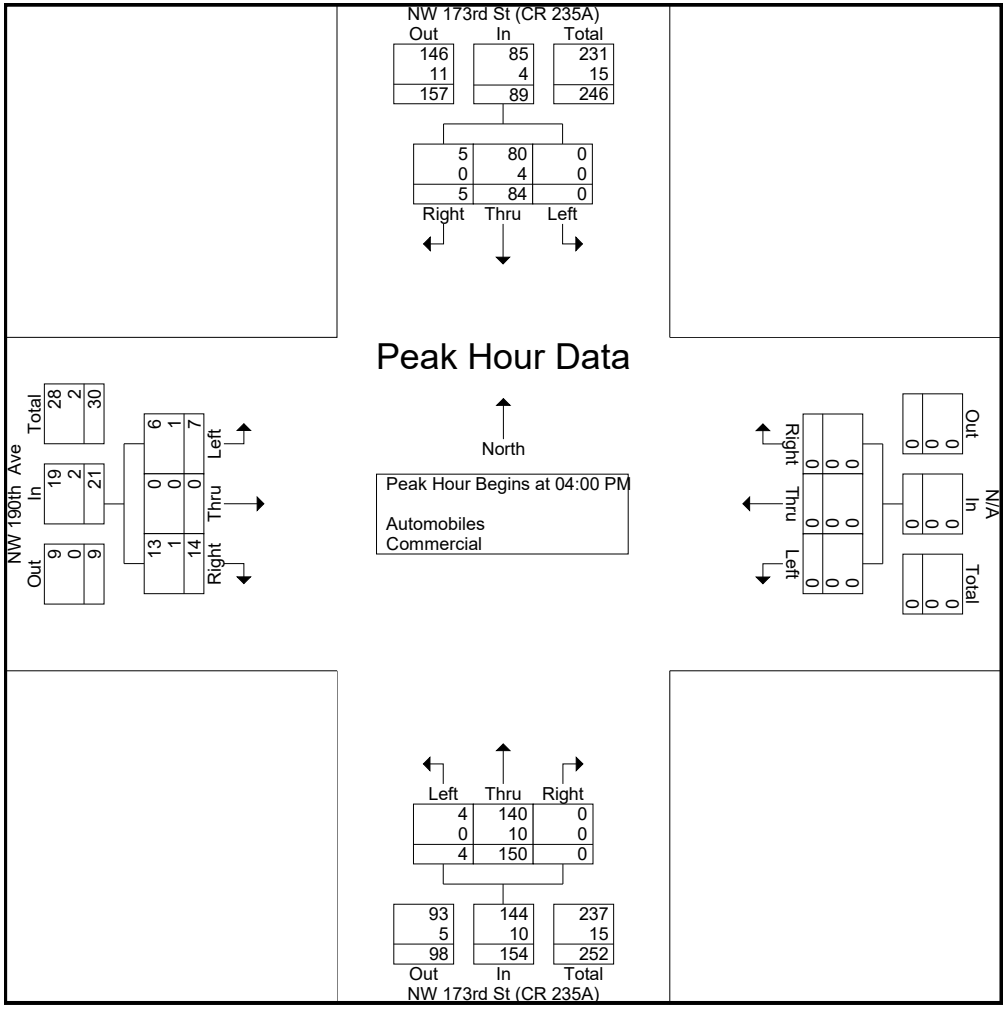
File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	NW 173rd St (CR 235A) Southbound				N/A Westbound				NW 173rd St (CR 235A) Northbound				NW 190th Ave Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	19	1	20	0	0	0	0	1	28	0	29	2	0	3	5	54
04:15 PM	0	24	2	26	0	0	0	0	0	38	0	38	0	0	4	4	68
04:30 PM	0	17	0	17	0	0	0	0	2	45	0	47	2	0	5	7	71
04:45 PM	0	24	2	26	0	0	0	0	1	39	0	40	3	0	2	5	71
Total Volume	0	84	5	89	0	0	0	0	4	150	0	154	7	0	14	21	264
% App. Total	0	94.4	5.6		0	0	0		2.6	97.4	0		33.3	0	66.7		
PHF	.000	.875	.625	.856	.000	.000	.000	.000	.500	.833	.000	.819	.583	.000	.700	.750	.930
Automobiles	0	80	5	85	0	0	0	0	4	140	0	144	6	0	13	19	248
% Automobiles	0	95.2	100	95.5	0	0	0	0	100	93.3	0	93.5	85.7	0	92.9	90.5	93.9
Commercial	0	4	0	4	0	0	0	0	0	10	0	10	1	0	1	2	16
% Commercial	0	4.8	0	4.5	0	0	0	0	0	6.7	0	6.5	14.3	0	7.1	9.5	6.1

DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 173rd St (CR 235A) at 190th Ave
Alachua County, Fl

File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 6

Groups Printed- Peds

	NW 173rd St (CR 235A) Southbound					N/A Westbound					NW 173rd St (CR 235A) Northbound					NW 190th Ave Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

0 0 0 0

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	NW 202nd St at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	NW 188th St at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	

SB Approach

EB Approach

WB Approach

de traffic	NW 164th Ln at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

EB Approach

WB Approach

de traffic	Santa Fe Ford Drwy at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	NW 173rd St at US Hwy 441	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 5
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

de traffic	NW 173rd St at NW 172nd Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 6
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

de traffic	NW 173rd St at NW 190th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-08 / Sheet Number: 7
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D Seasonal Adjustment Factor and Historical Growth Rates

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.02	1.04
2	01/03/2021 - 01/09/2021	1.05	1.07
3	01/10/2021 - 01/16/2021	1.07	1.09
4	01/17/2021 - 01/23/2021	1.06	1.08
5	01/24/2021 - 01/30/2021	1.05	1.07
6	01/31/2021 - 02/06/2021	1.04	1.06
7	02/07/2021 - 02/13/2021	1.03	1.05
8	02/14/2021 - 02/20/2021	1.02	1.04
9	02/21/2021 - 02/27/2021	1.01	1.03
10	02/28/2021 - 03/06/2021	1.00	1.02
*11	03/07/2021 - 03/13/2021	0.98	1.00
*12	03/14/2021 - 03/20/2021	0.97	0.99
*13	03/21/2021 - 03/27/2021	0.97	0.99
*14	03/28/2021 - 04/03/2021	0.97	0.99
*15	04/04/2021 - 04/10/2021	0.97	0.99
*16	04/11/2021 - 04/17/2021	0.97	0.99
*17	04/18/2021 - 04/24/2021	0.97	0.99
*18	04/25/2021 - 05/01/2021	0.97	0.99
*19	05/02/2021 - 05/08/2021	0.98	1.00
*20	05/09/2021 - 05/15/2021	0.98	1.00
*21	05/16/2021 - 05/22/2021	0.99	1.01
*22	05/23/2021 - 05/29/2021	0.99	1.01
*23	05/30/2021 - 06/05/2021	0.99	1.01
24	06/06/2021 - 06/12/2021	0.99	1.01
25	06/13/2021 - 06/19/2021	1.00	1.02
26	06/20/2021 - 06/26/2021	1.01	1.03
27	06/27/2021 - 07/03/2021	1.02	1.04
28	07/04/2021 - 07/10/2021	1.04	1.06
29	07/11/2021 - 07/17/2021	1.05	1.07
30	07/18/2021 - 07/24/2021	1.05	1.07
31	07/25/2021 - 07/31/2021	1.04	1.06
32	08/01/2021 - 08/07/2021	1.03	1.05
33	08/08/2021 - 08/14/2021	1.03	1.05
34	08/15/2021 - 08/21/2021	1.02	1.04
35	08/22/2021 - 08/28/2021	1.01	1.03
36	08/29/2021 - 09/04/2021	1.00	1.02
37	09/05/2021 - 09/11/2021	1.00	1.02
38	09/12/2021 - 09/18/2021	0.99	1.01
39	09/19/2021 - 09/25/2021	0.98	1.00
40	09/26/2021 - 10/02/2021	0.98	1.00
41	10/03/2021 - 10/09/2021	0.97	0.99
42	10/10/2021 - 10/16/2021	0.96	0.98
43	10/17/2021 - 10/23/2021	0.97	0.99
44	10/24/2021 - 10/30/2021	0.97	0.99
45	10/31/2021 - 11/06/2021	0.98	1.00
46	11/07/2021 - 11/13/2021	0.99	1.01
47	11/14/2021 - 11/20/2021	0.99	1.01
48	11/21/2021 - 11/27/2021	1.00	1.02
49	11/28/2021 - 12/04/2021	1.01	1.03
50	12/05/2021 - 12/11/2021	1.01	1.03
51	12/12/2021 - 12/18/2021	1.02	1.04
52	12/19/2021 - 12/25/2021	1.05	1.07
53	12/26/2021 - 12/31/2021	1.07	1.09

* PEAK SEASON

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0245 - SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	21000 S	N 10500	S 10500	9.50	57.80	6.00
2020	21000 F	N 10500	S 10500	9.50	58.00	5.60
2019	22000 C	N 11000	S 11000	9.50	58.00	5.60
2018	22000 C	N 11000	S 11000	9.50	57.90	4.90
2017	23000 C	N 11500	S 11500	9.50	53.80	4.60
2016	21000 C	N 10500	S 10500	9.50	53.60	4.90
2015	19300 C	N 9500	S 9800	9.50	57.00	5.20
2014	19000 C	N 9500	S 9500	9.50	57.40	5.40
2013	16900 C	N 8100	S 8800	9.50	57.80	5.00
2012	17300 C	N 8600	S 8700	9.50	58.40	4.90
2011	16900 C	N 8500	S 8400	9.50	58.80	5.50
2010	16900 C	N 8400	S 8500	10.13	59.87	5.10
2009	19200 C	N 9600	S 9600	10.04	57.81	6.20
2008	17500 C	N 8800	S 8700	10.17	57.73	7.30
2007	19500 C	N 9800	S 9700	10.22	58.44	5.70
2006	19300 C	N 9600	S 9700	9.98	59.05	6.70

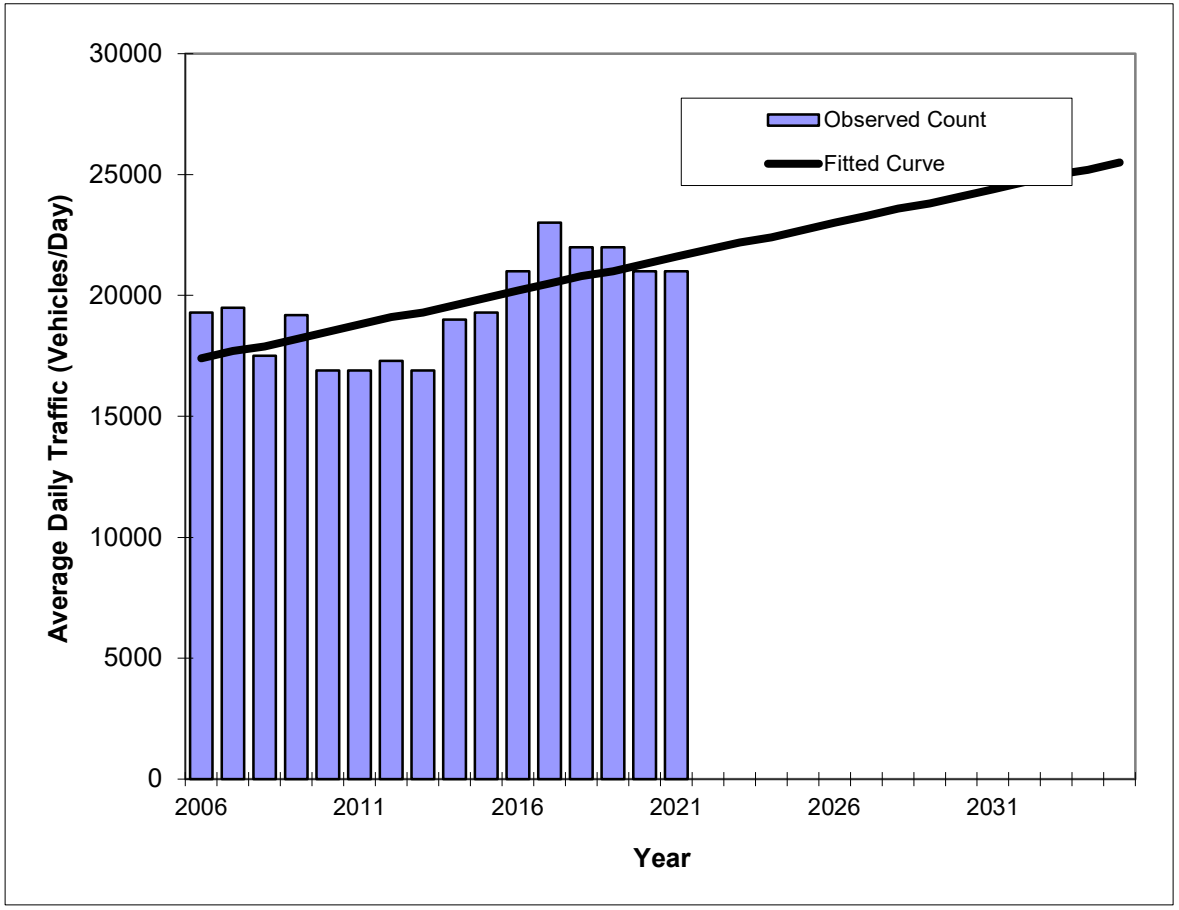
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 20 --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	0245
Highway:	SR 20



Year	Traffic (ADT/AADT) Count*	Trend**
2006	19300	17400
2007	19500	17700
2008	17500	17900
2009	19200	18200
2010	16900	18500
2011	16900	18800
2012	17300	19100
2013	16900	19300
2014	19000	19600
2015	19300	19900
2016	21000	20200
2017	23000	20500
2018	22000	20800
2019	22000	21000
2020	21000	21300
2021	21000	21600
2023 Opening Year Trend		
2023	N/A	22200
2024 Mid-Year Trend		
2024	N/A	22400
2025 Design Year Trend		
2025	N/A	22700
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	281
Trend R-squared:	43.95%
Trend Annual Historic Growth Rate:	1.61%
Trend Growth Rate (2021 to Design Year):	1.27%
Printed:	27-Sep-22

Straight Line Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9102 - NW 202 ST. .1 MI S. OF US 441 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2021	1500 T		0		0	9.50	57.80	3.00
2020	1500 S		0		0	9.50	58.00	2.90
2019	1500 F		0		0	9.50	58.00	2.60
2018	1500 C	N	0	S	0	9.50	57.90	2.70
2017	1600 R	N	800	S	800	9.50	53.80	2.60
2016	1500 T	N	750	S	750	9.50	53.60	2.80
2015	1400 S	N	700	S	700	9.50	57.00	2.60
2014	1400 F	N	700	S	700	9.50	57.40	2.40
2013	1400 C	N	700	S	700	9.50	57.80	2.60
2012	1200 F		0		0	9.50	58.40	2.50
2011	1200 C	N	0	S	0	9.50	58.80	2.80

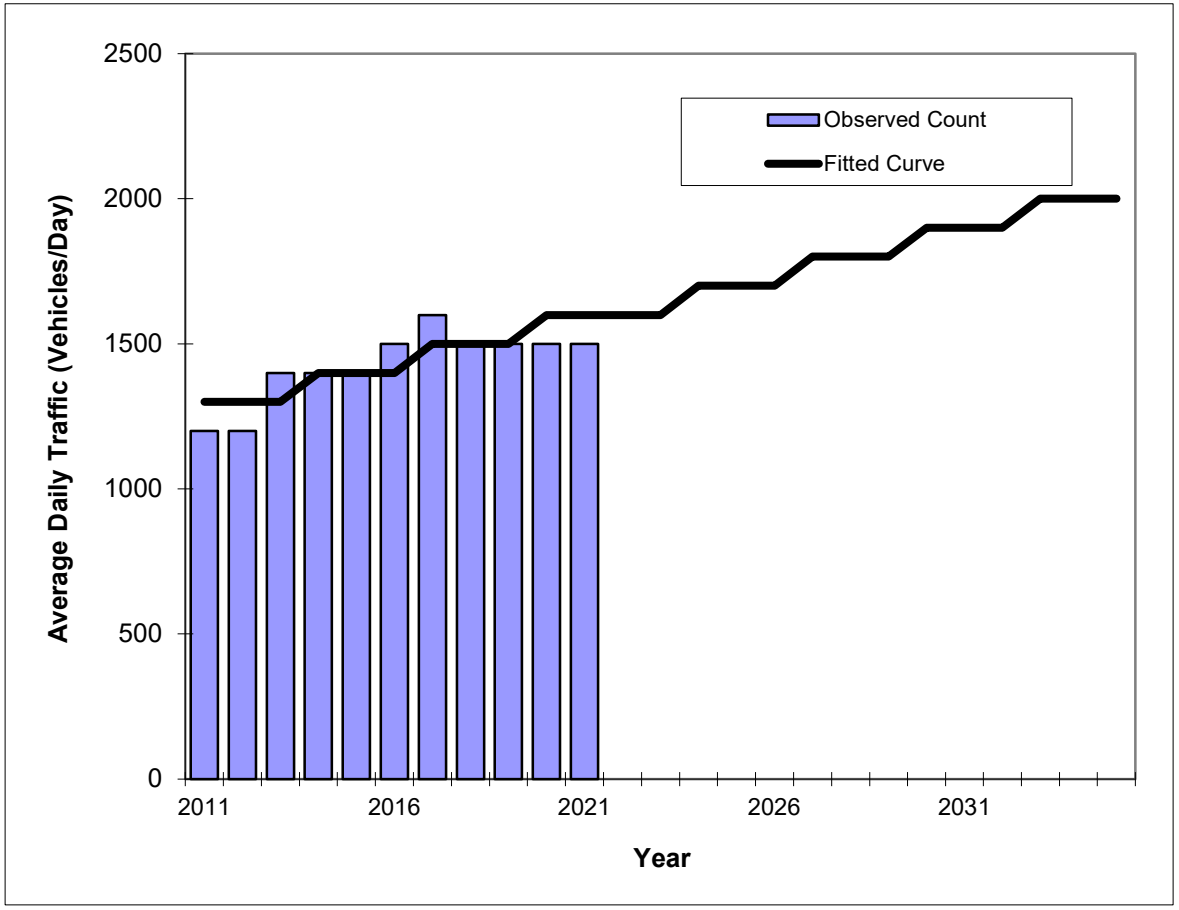
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 202nd St --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	9102
Highway:	NW 202nd St



Year	Traffic (ADT/AADT) Count*	Trend**
2011	1200	1300
2012	1200	1300
2013	1400	1300
2014	1400	1400
2015	1400	1400
2016	1500	1400
2017	1600	1500
2018	1500	1500
2019	1500	1500
2020	1500	1600
2021	1500	1600
2023 Opening Year Trend		
2023	N/A	1600
2024 Mid-Year Trend		
2024	N/A	1700
2025 Design Year Trend		
2025	N/A	1700
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	31
Trend R-squared:	64.94%
Trend Annual Historic Growth Rate:	2.31%
Trend Growth Rate (2021 to Design Year):	1.56%
Printed:	27-Sep-22

Straight Line Growth Option

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 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
2021	28000 F	N 14000	S 14000	9.50	57.80	6.00
2020	28000 C	N 14000	S 14000	9.50	58.00	5.60
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

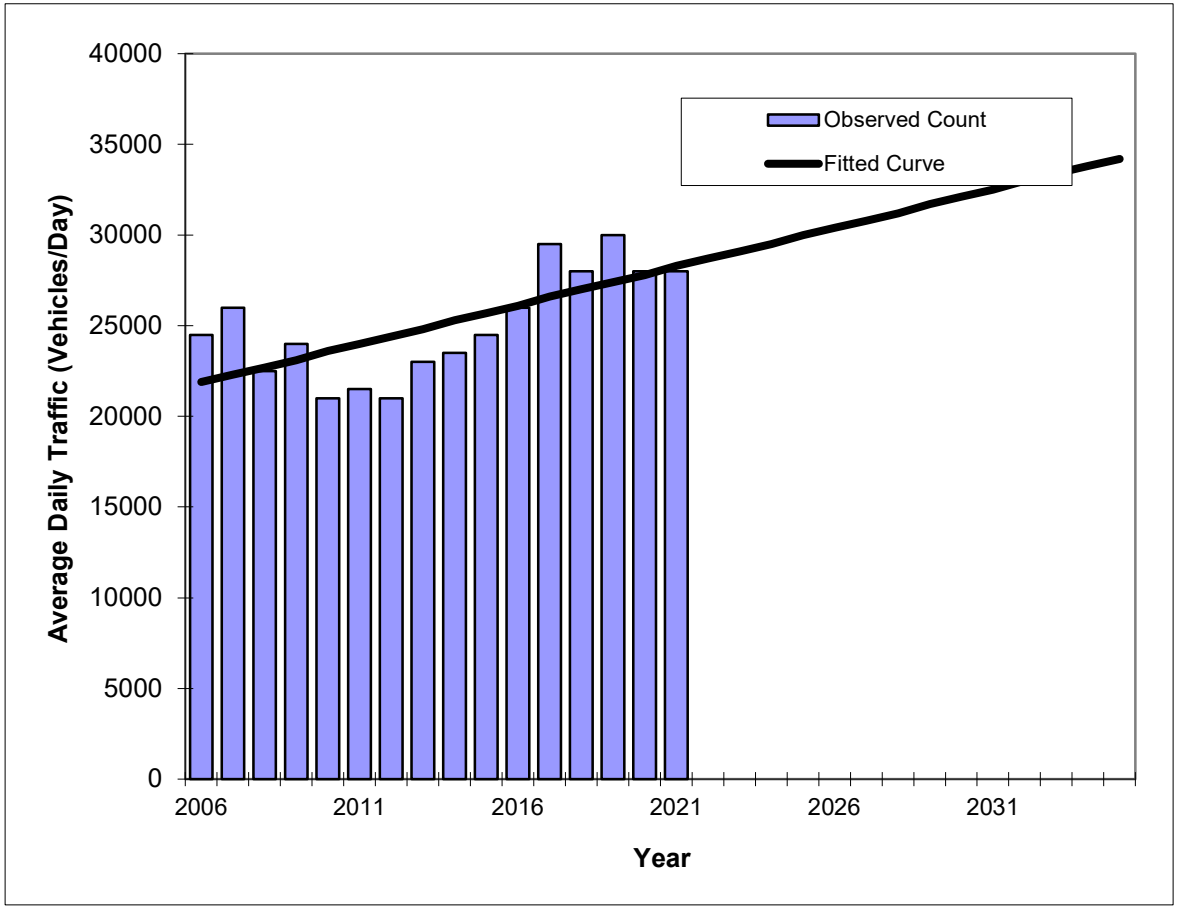
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 20 --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	0461
Highway:	SR 20



Year	Traffic (ADT/AADT) Count*	Trend**
2006	24500	21900
2007	26000	22300
2008	22500	22700
2009	24000	23100
2010	21000	23600
2011	21500	24000
2012	21000	24400
2013	23000	24800
2014	23500	25300
2015	24500	25700
2016	26000	26100
2017	29500	26600
2018	28000	27000
2019	30000	27400
2020	28000	27800
2021	28000	28300
2032 Opening Year Trend		
2032	N/A	33000
2033 Mid-Year Trend		
2033	N/A	33400
2034 Design Year Trend		
2034	N/A	33800
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	426
Trend R-squared:	46.69%
Trend Annual Historic Growth Rate:	1.95%
Trend Growth Rate (2021 to Design Year):	1.49%
Printed:	12-Sep-22

Straight Line Growth Option

***Axle-Adjusted**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	5400 C	N 2800	S 2600	9.50	57.80	22.20
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00

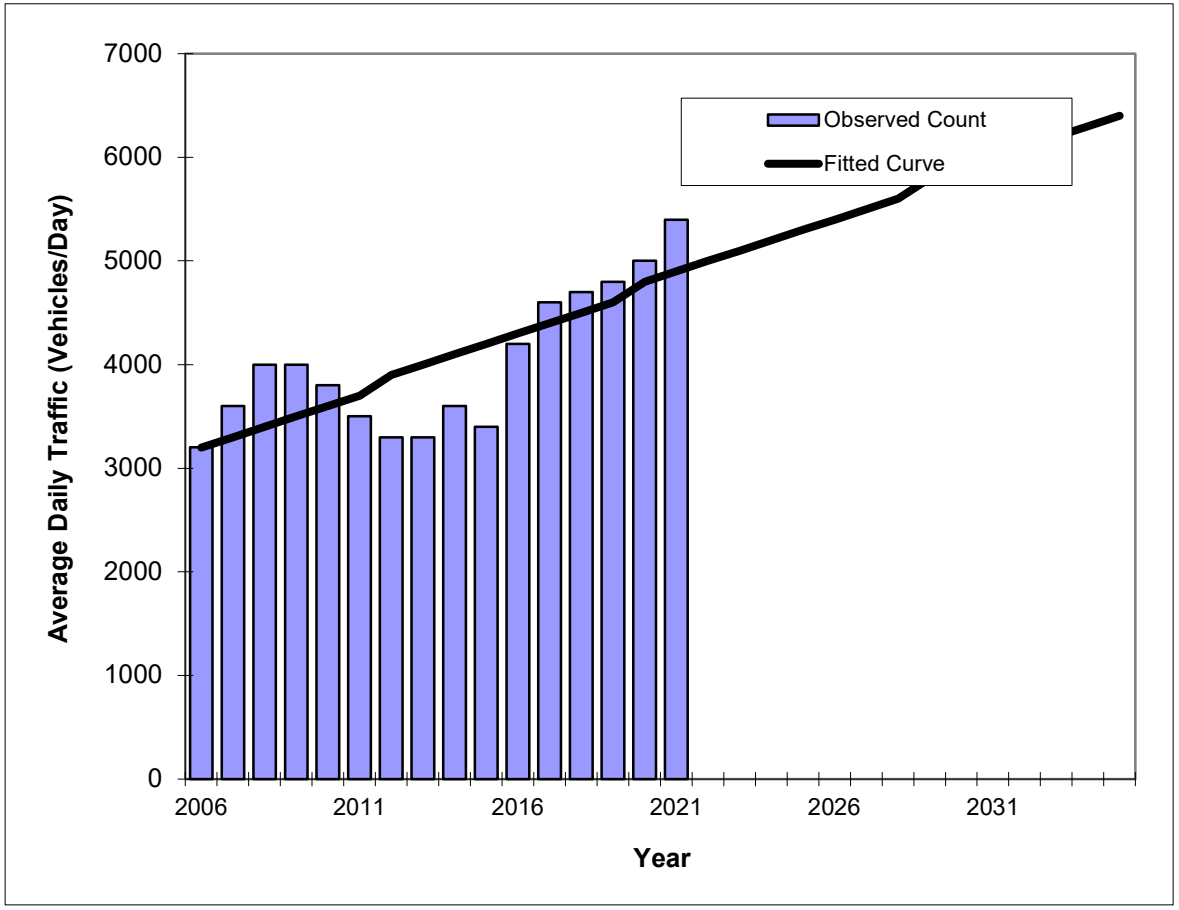
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 173rd St --

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	0
Highway:	NW 173rd St



Year	Traffic (ADT/AADT) Count*	Trend**
2006	3200	3200
2007	3600	3300
2008	4000	3400
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3900
2013	3300	4000
2014	3600	4100
2015	3400	4200
2016	4200	4300
2017	4600	4400
2018	4700	4500
2019	4800	4600
2020	5000	4800
2021	5400	4900
2032 Opening Year Trend		
2032	N/A	6100
2033 Mid-Year Trend		
2033	N/A	6200
2034 Design Year Trend		
2034	N/A	6300
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	112
Trend R-squared:	60.07%
Trend Annual Historic Growth Rate:	3.54%
Trend Growth Rate (2021 to Design Year):	2.20%
Printed:	12-Sep-22
Straight Line Growth Option	

*Axle-Adjusted

Appendix E
Reserved Trips

188th/441 Development
110,700 SF Shopping
245 SFH

Trip Generation									
Land Use	**ITE LU Code**	**Variable Dwelling Units, KSF**	**Daily**	**AM Peak**			**PM Peak**		
			Total	**Total**	**In**	**Out**	**Total**	**In**	**Out**
Single-Family Detached Housing	210	245	2,301	168	42	126	231	146	85
Shopping Plaza (40-150k)	821	110.700	7,474	192	119	73	575	282	293
Total			9,775	360	161	199	806	428	378

* There are no current plans for the shopping center landuse. Trips from this site are analyzed at access points only.

Assume same distribution as Briarwood Town Center

	Connection B				Connection C			Connection D	
	EBR (33% * 50%)	WBL (67%)	NBR (67% * 50%)		EBR (33% * 50%))	NBL (33%)	NBR (67% * 50%)	EBT	WBT
AM Res	7	28	42		7	42	42	84	28
AM Shopping P	20	79	24		20	25	24		
	27	107	66		27	67	66		
PM Res	24	98	28		24	29	28	56	98
PM Shopping P	24	234	28		24	237	28		
	48	332	56		48	266	56		
CK	AM IB	AM OB	PM IB	PM OB					
Res	42	126	146	85					
Shopping	119	73	282	293					

	441 AT 173rd					
	EBL (2% or 3% of remaining)	EBT (57% or 85% of remaining)	EBR (8% or 12% of remaining)	SBR (2% or 3% of remaining)	WBT (57% or 85% of remaining)	NBL (8% or 12% of remaining)
AM Res	3	71	10	1	24	3
CK	84			28		
PM Res	2	47	7	3	83	12
CK	56			98		

	West of Project on 441		**NW 173rd St north of 441**	
	EB	WB	SB	NB
AM Res	14	42	1	3
PM Res	48	29	3	2

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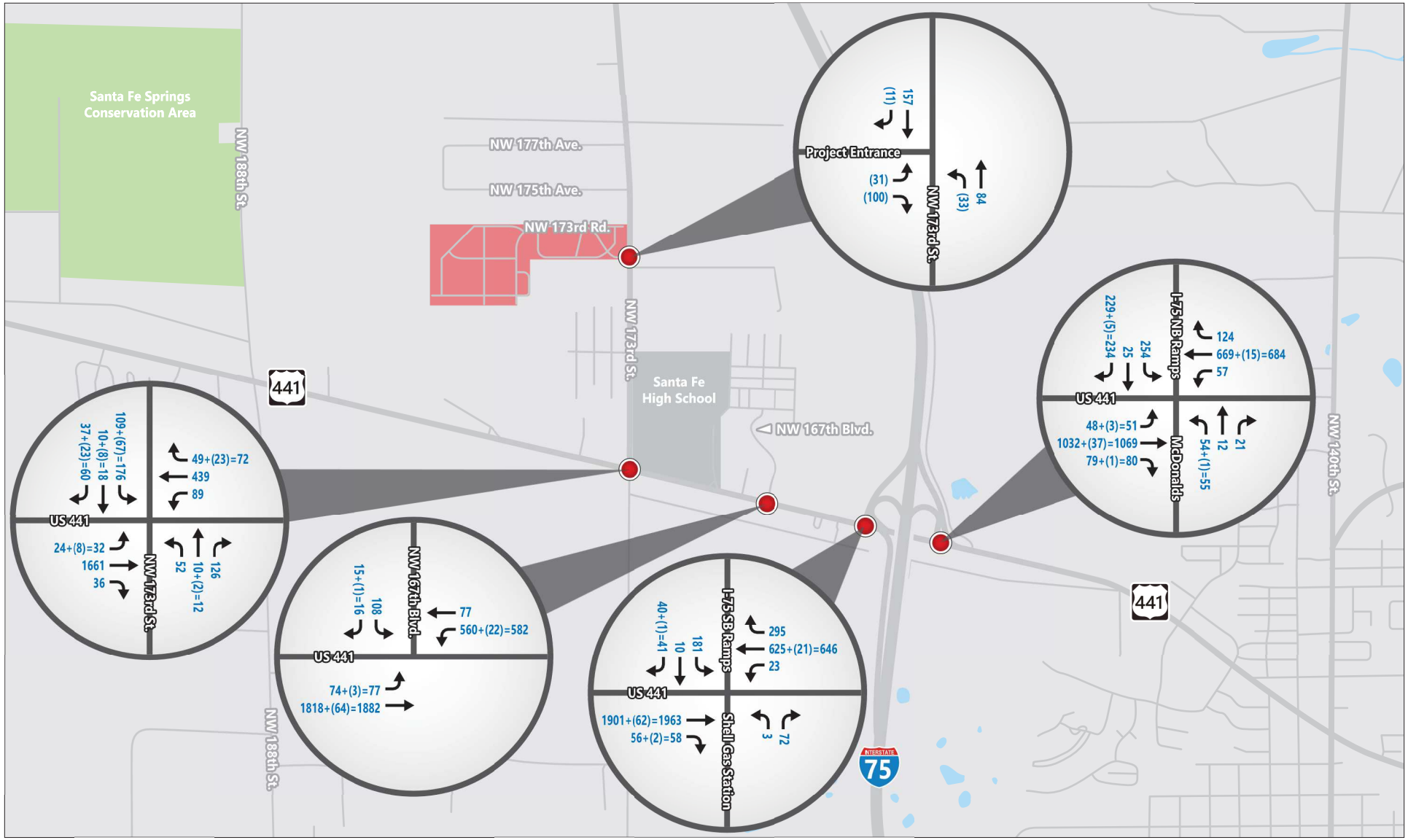
Source: Google Maps

From Briarwood TIA prepared June 2019



N.T.S.

Project Site

Study Intersections

00+(00)=00 — Total Traffic
Project Traffic
Background Traffic

Briarwood (North)		
	Vehicles that would use Briarwood Town Center to connect to 441	
	EBT	WBT
AM	8	23
PM	26	15

Figure 4

2022 Future Build AM Peak Hour Turning Movement Volumes

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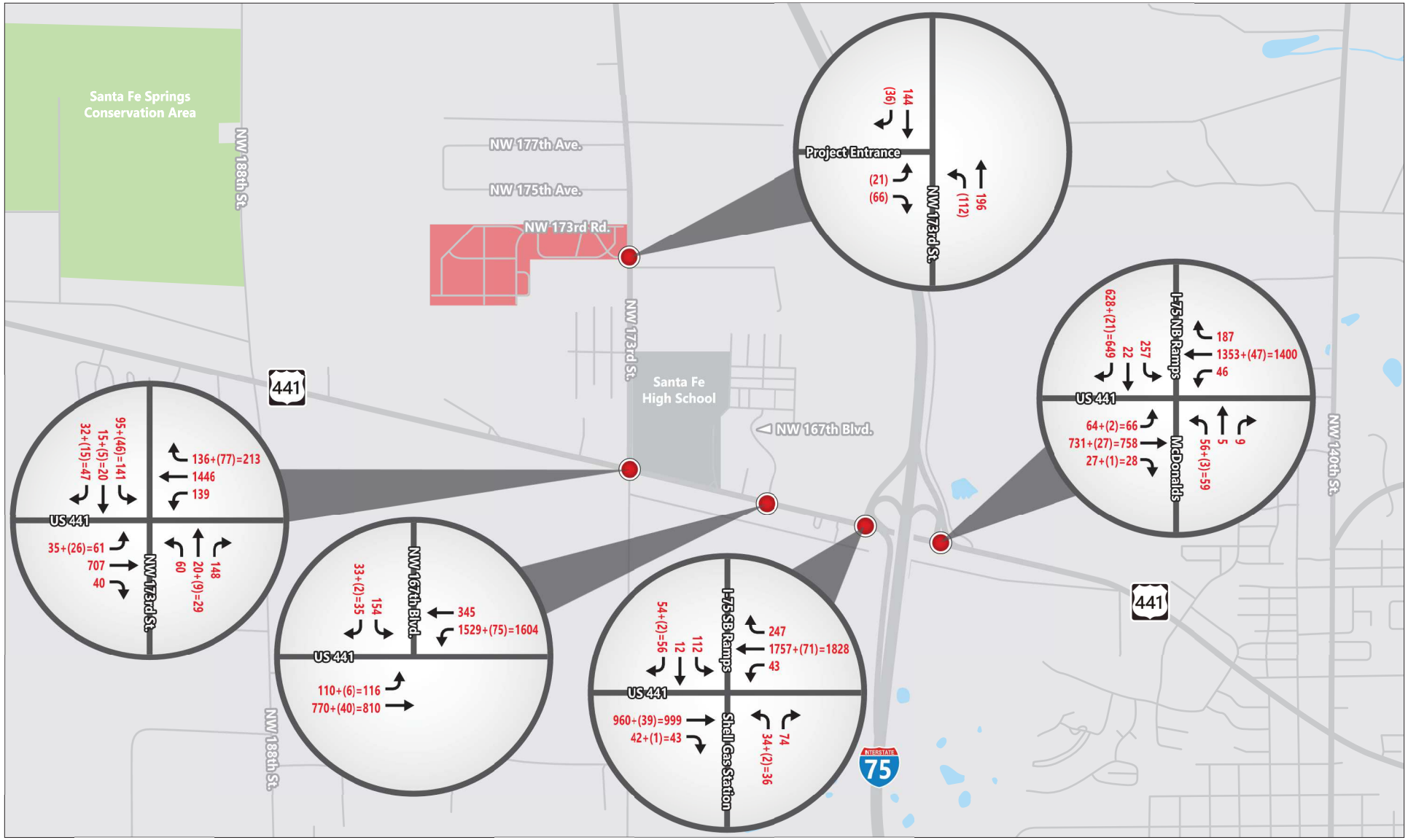
Source: Google Maps

From Briarwood TIA prepared June 2019



N.T.S.

Project Site

Study Intersections

00+(00)=00 — Total Traffic
Project Traffic
Background Traffic

Figure 5

2022 Future Build PM Peak Hour Turning Movement Volumes

INTERSECTION: US 441 and Northern Project Driveway
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
AM Raw Turning Movements	0	1,106	0	0	533	0	0	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**0**	**1,106**	**0**	**0**	**533**	**0**	**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
PM Raw Turning Movements	0	752	0	0	1,482	0	0	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**0**	**752**	**0**	**0**	**1,482**	**0**	**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Briarwood Phase 1		1			3				
Briarwood Phases 2 & 3		2			5				
Alachua West		9			27				
TOTAL "VESTED" TRAFFIC	0	12	0	0	35	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	0	22	0	0	11	0	0	0	0
AM NON-PROJECT TRAFFIC	**0**	**1,140**	**0**	**0**	**579**	**0**	**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Briarwood Phase 1		3			2				
Briarwood Phases 2 & 3		6			3				
Alachua West		30			18				
TOTAL "VESTED" TRAFFIC	0	39	0	0	23	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	15	0	0	30	0	0	0	0
PM NON-PROJECT TRAFFIC	**0**	**806**	**0**	**0**	**1,535**	**0**	**0**	**0**	**0**

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Project	Per MPH Study			92	69	87				153
AM TOTAL PROJECT TRAFFIC		0	0	92	69	87	0	0	0	153
AM TOTAL TRAFFIC		**0**	**1,140**	**92**	**69**	**666**	**0**	**0**	**0**	**153**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Project	Per MPH Study			81	100	80				200
PM TOTAL PROJECT TRAFFIC		0	0	81	100	80	0	0	0	200
PM TOTAL TRAFFIC		**0**	**806**	**81**	**100**	**1,615**	**0**	**0**	**0**	**200**

INTERSECTION: US 441 and CR 235A
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	132	958	16	81	431	266	34	90	95	204	45	68
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**132**	**958**	**16**	**81**	**431**	**266**	**34**	**90**	**95**	**204**	**45**	**68**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	24	664	64	177	1,355	111	81	34	157	73	16	46
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**24**	**664**	**64**	**177**	**1,355**	**111**	**81**	**34**	**157**	**73**	**16**	**46**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1	1					10		5		29	14	3
Briarwood Phases 2 & 3	2					17		8		51	24	5
Alachua West			9	14			27		40			
TOTAL "VESTED" TRAFFIC	3	0	9	14	0	27	27	13	40	80	38	8
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	3	19	0	2	9	5	1	2	2	4	1	1
AM NON-PROJECT TRAFFIC	**138**	**977**	**25**	**97**	**440**	**298**	**62**	**105**	**137**	**288**	**84**	**77**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1	3					33		16		20	9	2
Briarwood Phases 2 & 3	6					58		27		33	17	3
Alachua West			30	46			18		27			
TOTAL "VESTED" TRAFFIC	9	0	30	46	0	91	18	43	27	53	26	5
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	13	1	4	27	2	2	1	3	1	0	1
PM NON-PROJECT TRAFFIC	**33**	**677**	**95**	**227**	**1,382**	**204**	**101**	**78**	**187**	**127**	**42**	**52**

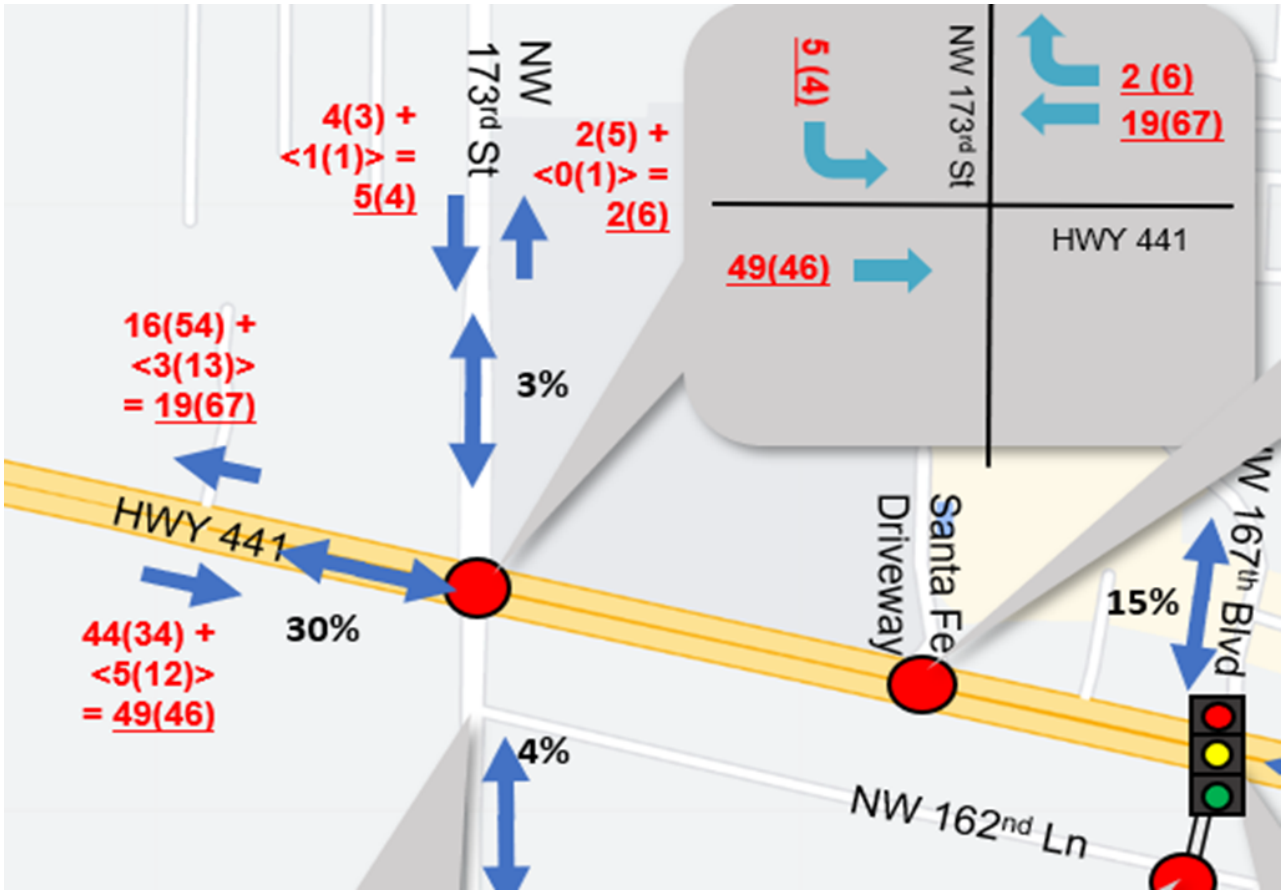
"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	22	131		69	69		87	22			46	
AM TOTAL PROJECT TRAFFIC		**22**	**131**	**0**	**69**	**69**	**0**	**87**	**22**	**0**	**0**	**46**	**0**
AM TOTAL TRAFFIC		**160**	**1,108**	**25**	**166**	**509**	**298**	**149**	**127**	**137**	**288**	**130**	**77**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	8	192		95	100		80	8			16	
PM TOTAL PROJECT TRAFFIC		**8**	**192**	**0**	**95**	**100**	**0**	**80**	**8**	**0**	**0**	**16**	**0**
PM TOTAL TRAFFIC		**41**	**869**	**95**	**322**	**1,482**	**204**	**181**	**86**	**187**	**127**	**58**	**52**

Tomoka Hills TIA (Buildout Project Trips) Excerpt



Appendix F
Background Tables

US HWY 441 at NW 202nd St

Growth Rate Data - US HWY 441 at NW 202nd St			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097
NW 202nd St	2.31%	2.31%	1.139

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 202nd St												
Scenario	US HWY 441			US HWY 441			NW 202nd St			NW 202nd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	47	1230	76	60	743	66	38	4	43	37	8	28
Existing (Peak Season) Turning Movements	47	1242	77	61	750	67	38	4	43	37	8	28
Background Turning Movements	52	1362	84	67	822	73	43	5	49	42	9	32
Peak Hour Factor (Int total = 0.93)	0.92			0.91			0.82			0.87		
Truck Percentages	4%			8%			13%			14%		
Pedestrian Volumes	1			0			0			0		

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 202nd St												
Scenario	US HWY 441			US HWY 441			NW 202nd St			NW 202nd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	838	37	50	1159	32	71	6	65	19	0	24
Existing (Peak Season) Turning Movements	25	846	37	51	1171	32	72	6	66	19	0	24
Background Turning Movements	27	928	41	56	1284	35	82	7	75	22	0	27
Peak Hour Factor (Int total = 0.95)	0.97			0.95			0.87			0.72		
Truck Percentages	9%			6%			4%			26%		
Pedestrian Volumes	1			1			0			0		

US HWY 441 at NW 188th St

Growth Rate Data - US HWY 441 at NW 188th St			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097
NW 188th St	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 188th St												
Scenario	US HWY 441			US HWY 441			NW 188th St			NW 188th St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	34	1251	49	63	834	18	37	8	64	43	4	38
Existing (Peak Season) Turning Movements	34	1264	49	64	842	18	37	8	65	43	4	38
Background Turning Movements	37	1386	54	70	923	20	41	9	73	48	4	43
Peak Hour Factor (Int total = 0.92)	0.89			0.89			0.76			0.92		
Truck Percentages	3%			8%			9%			9%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 188th St												
Scenario	US HWY 441			US HWY 441			NW 188th St			NW 188th St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	29	859	76	67	1229	30	49	14	62	42	13	49
Existing (Peak Season) Turning Movements	29	868	77	68	1241	30	49	14	63	42	13	49
Background Turning Movements	32	952	84	75	1361	33	55	16	71	47	15	55
Peak Hour Factor (Int total = 0.91)	0.96			0.89			0.78			0.87		
Truck Percentages	9%			6%			10%			7%		
Pedestrian Volumes	0			0			0			0		

AM Peak Hour Background Volumes Proposed Site Access B, C, and D		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	1358	915
Existing (Peak Season) Turning Movements	1372	924
Background Turning Movements	1507	1013
Peak Hour Factor (Int total = 0.92)	0.89	0.89
Truck Percentages	3%	8%
Pedestrian Volumes	0	0

PM Peak Hour Background Volumes Proposed Site Access B, C, and D		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	963	1326
Existing (Peak Season) Turning Movements	973	1339
Background Turning Movements	1070	1469
Peak Hour Factor (Int total = 0.91)	96%	89%
Truck Percentages	9%	6%
Pedestrian Volumes	0	0

US HWY 441 at NW 164th Ln

Growth Rate Data - US HWY 441 at NW 164th Ln			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097
NW 164th Ln	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 164th Ln						
Scenario	US HWY 441		US HWY 441		NW 164th Ln	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	4	1272	914	4	3	7
Existing (Peak Season) Turning Movements	4	1285	923	4	3	7
Background Turning Movements	4	1409	1012	4	3	8
Peak Hour Factor (Int total = 0.92)	0.88		0.94		0.83	
Truck Percentages[1]	3%		8%		40%	
Pedestrian Volumes	0		0		0	

[1]A default truck percentage of 3% is used for the southbound approach during the build-out analysis since the large majority of the traffic will be project trips, where truck percentages are not expected to be high.

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 164th Ln						
Scenario	US HWY 441		US HWY 441		NW 164th Ln	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	4	942	1298	7	6	2
Existing (Peak Season) Turning Movements	4	951	1311	7	6	2
Background Turning Movements	4	1043	1438	8	7	2
Peak Hour Factor (Int total = 0.92)	0.94		0.90		0.67	
Truck Percentages[2]	9%		6%		13%	
Pedestrian Volumes	0		0		0	

[2] A default truck percentage of 3% is used for the southbound approach during the build-out analysis since the large majority of the traffic will be project trips, where truck percentages are not expected to be high.

US HWY441 at Santa Fe Ford Drwy

Growth Rate Data - US HWY 441 at Santa Fe Ford Driveway			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.61%	1.61%	1.097

AM Peak Hour Background Traffic Volumes - US HWY 441 at Santa Fe Ford Driveway						
Scenario	US HWY 441		US HWY 441		Santa Fe Ford Driveway	
	Eastbound		Westbound		Northbound	
	Thru	Right	Left	Thru	Left	Right
Observed Turning Movement Counts	1267	18	16	923	5	9
Existing (Peak Season) Turning Movements	1280	18	16	932	5	9
Background Turning Movements	1404	20	18	1022	5	9
Peak Hour Factor (Int total = 0.95)	0.91		0.91		0.88	
Truck Percentages	3%		7%		7%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - US HWY 441 at Santa Fe Ford Driveway						
Scenario	US HWY 441		US HWY 441		Santa Fe Ford Driveway	
	Eastbound		Westbound		Northbound	
	Thru	Right	Left	Thru	Left	Right
Observed Turning Movement Counts	927	20	20	1260	13	14
Existing (Peak Season) Turning Movements	936	20	20	1273	13	14
Background Turning Movements	1026	22	22	1396	13	14
Peak Hour Factor (Int total = 0.92)	0.94		0.9		0.75	
Truck Percentages	10%		6%		7%	
Pedestrian Volumes	0		0		0	

[1] A directional distribution based on count data at 173rd @US HWY 441 is applied to the reserved trips from the CoA Monitoring report.

AM Peak Hour Background Volumes Proposed Site Access F		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	1276	939
Existing (Peak Season) Turning Movements	1289	948
Background Turning Movements	1413	1040
Peak Hour Factor (Int total = 0.95)	0.91	0.91
Truck Percentages	3%	7%
Pedestrian Volumes	0	0

PM Peak Hour Background Volumes Proposed Site Access F		
Scenario	US HWY 441	US HWY 441
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	941	1280
Existing (Peak Season) Turning Movements	950	1293
Background Turning Movements	1040	1418
Peak Hour Factor (Int total = 0.92)	94%	90%
Truck Percentages	10%	6%
Pedestrian Volumes	0%	0%

US HWY 441 at NW 173rd St

Growth Rate Data - US HWY 441 at NW 173rd St			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
US 441	1.95%	1.95%	1.117
NW 173rd St	3.54%	3.54%	1.212

AM Peak Hour Background Traffic Volumes - US HWY 441 at NW 173rd St												
Scenario	US HWY 441			US HWY 441			NW 173rd St			NW 173rd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	80	1104	81	79	855	199	69	84	143	311	45	60
Existing (Peak Season) Turning Movements	81	1115	82	80	864	201	70	85	144	314	45	61
Background Turning Movements	90	1245	92	89	965	225	85	103	175	381	55	74
Peak Hour Factor (Int total = 0.92)	0.91			0.9			0.87			0.89		
Truck Percentages	3%			7%			10%			9%		
Pedestrian Volumes	0			0			0			1		

PM Peak Hour Background Traffic Volumes - US HWY 441 at NW 173rd St												
Scenario	US HWY 441			US HWY 441			NW 173rd St			NW 173rd St		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	71	810	74	124	1199	78	85	45	131	61	21	58
Existing (Peak Season) Turning Movements	72	818	75	125	1211	79	86	45	132	62	21	59
Background Turning Movements	80	914	84	140	1353	88	104	55	160	75	25	72
Peak Hour Factor (Int total = 0.91)	0.92			0.89			0.93			0.92		
Truck Percentages	9%			6%			17%			2%		
Pedestrian Volumes	1			0			0			1		

NW 173rd St at NW 172nd Ave

Growth Rate Data - NW 173rd St at NW 172nd Ave			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
NW 173rd St	3.54%	3.54%	1.212
NW 172nd Ave	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - NW 173rd St at NW 172nd Ave						
Scenario	NW 172nd Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	12	42	22	188	203	14
Existing (Peak Season) Turning Movements	12	42	22	190	205	14
Background Turning Movements	0	0	0	230	249	0
Peak Hour Factor (Int total = 0.93)	0.79		0.89		0.90	
Truck Percentages	13%		12%		7%	
Pedestrian Volumes	0		1		0	

PM Peak Hour Background Traffic Volumes - NW 173rd St at NW 172nd Ave						
Scenario	NW 172nd Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	30	49	18	138	84	24
Existing (Peak Season) Turning Movements	30	49	18	139	85	24
Background Turning Movements	0	0	0	169	103	0
Peak Hour Factor (Int total = 0.95)	0.79		0.93		0.84	
Truck Percentages	6%		10%		2%	

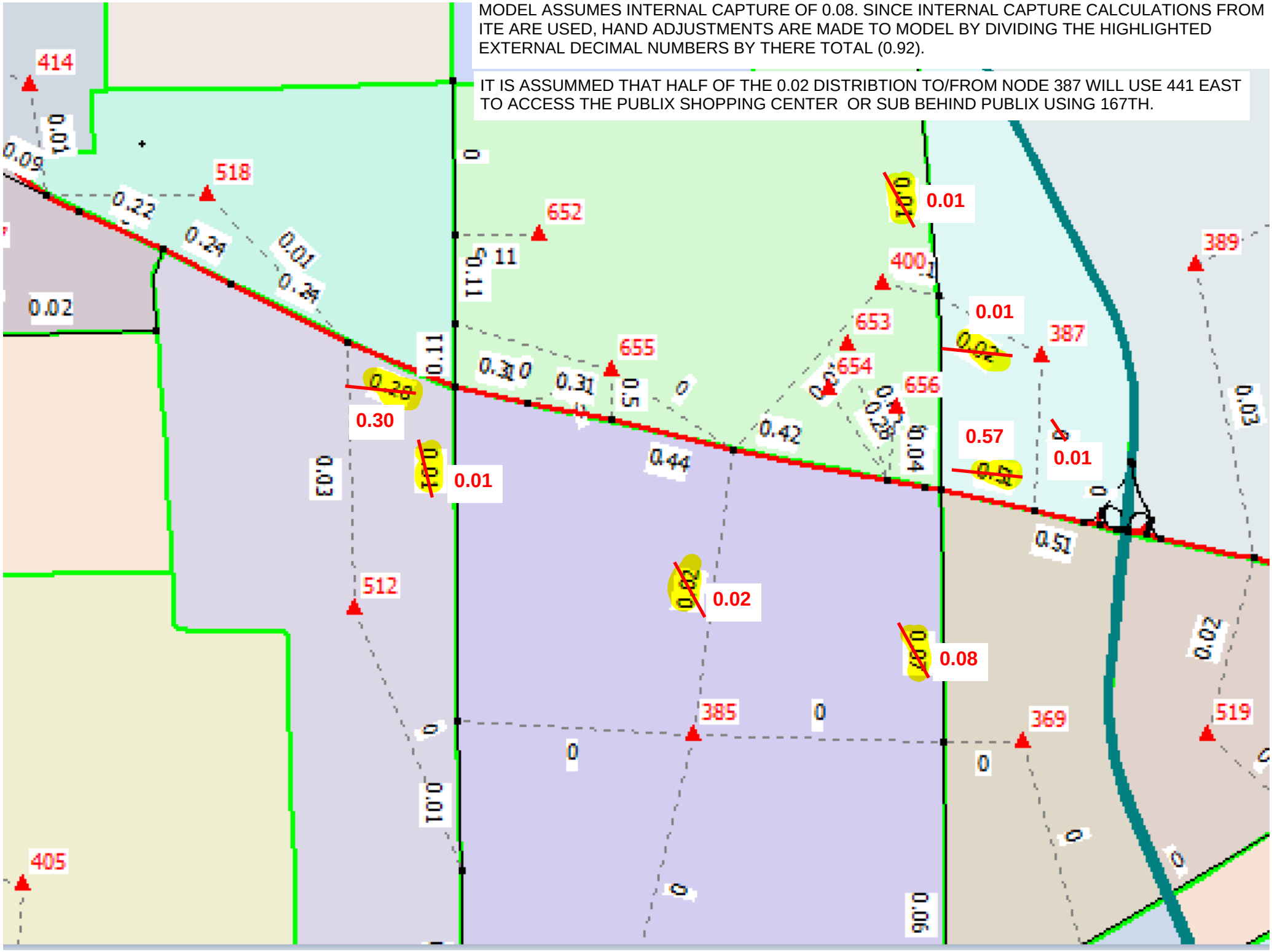
NW 173rd St at NW 190th Ave

Growth Rate Data - NW 173rd St at NW 190th Ave			
Peak Season Factor			1.01
Growth Rate			
Approach	**Historical Growth Rate**	**Growth Rate Used**	**2028 Growth Factor**
NW 173rd St	3.54%	3.54%	1.212
NW 190th Ave	N/A	2.00%	1.120

AM Peak Hour Background Traffic Volumes - NW 173rd St at NW 190th Ave						
Scenario	NW 190th Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	4	9	6	182	186	6
Existing (Peak Season) Turning Movements	4	9	6	184	188	6
Background Turning Movements	4	10	7	223	228	7
Peak Hour Factor (Int total = 0.98)	0.65		0.89		0.91	
Truck Percentages	8%		9%		6%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - NW 173rd St at NW 190th Ave						
Scenario	NW 190th Ave		NW 173rd St		NW 173rd St	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	7	14	4	150	84	5
Existing (Peak Season) Turning Movements	7	14	4	152	85	5
Background Turning Movements	8	16	5	184	103	6
Peak Hour Factor (Int total = 0.93)	0.75		0.82		0.86	
Truck Percentages	10%		7%		5%	
Pedestrian Volumes	0		0		0	

Appendix G
Trip Distribution Calculations


MODEL ASSUMES INTERNAL CAPTURE OF 0.08. SINCE INTERNAL CAPTURE CALCULATIONS FROM ITE ARE USED, HAND ADJUSTMENTS ARE MADE TO MODEL BY DIVIDING THE HIGHLIGHTED EXTERNAL DECIMAL NUMBERS BY THERE TOTAL (0.92).
IT IS ASSUMMED THAT HALF OF THE 0.02 DISTRIBTION TO/FROM NODE 387 WILL USE 441 EAST TO ACCESS THE PUBLIX SHOPPING CENTER OR SUB BEHIND PUBLIX USING 167TH.
414
518
652
400
653
655
654
656
387
389
512
385
369
519
405
0.01
0.30
0.57
0.02
0.08

ACCESS TURNING MOVEMENTS

	Connection A	
	SBR	WBR
AM Gross with IC	35	64
PM Gross with IC	68	145
	WBT	
AM Net New	114	
PM Net New	138	

	Connection B		
	SBR	WBR	EBL
	35	64	95
	68	145	214
		WBT	EBT
		79	19
		70	59

	Connection C		
	SBR	SBL	WBR
	35	212	65
	68	414	144
		EBT	WBT
		19	153
		59	253

	Connection D		
	SBR	WBR	EBL
	160	40	20
	132	125	62
		WBT	EBT
		166	196
		357	336

	US HWY 441 at NW 188th St			
	WBT (outbound) 31% (94% of remaining)	WBL (outbound) 2% (6% of remaining)	EBT (inbound) 31% (94% of remaining)	NBR (inbound) 2% (6% of remaining)
AM	149	9	108	7
AM pass-by	8	1	13	1
AM Net New	141	8	95	6
PM	233	15	259	17
PM pass-by	39	3	39	2
PM Net New	194	12	220	15

Connection C with Full Access Signal - Used for ICE

	EBL**	SBR	SBL	WBR	WBL**	NBT (Assumed)***	SBT (Assumed)***
AM Gross with IC	48	35	212	65	54	10	10
PM Gross with IC	107	68	414	144	166	10	10
	EBR	NBL	EBT	WBT	NBR		
AM Net New	27	67	19	153	66		
PM Net New	48	266	59	253	56		

* Red volumes are project trips to/from development to south.

** EBL and WBL are assumed as 50% of the access B lefts.

*** Low volume of 10 VPH for the northbound and southbound movements.

US HWY 441 at NW 202nd St

	WBT (outbound) 30% (97% of remaining)	WBL (outbound) 2% (3% of remaining)	EBT (inbound) 30% (97% of remaining)	NBR (inbound) 1% (3% of remaining)
AM	145	4	105	3
AM pass-by	8	0	13	0
AM Net New	137	4	92	3
PM	226	7	251	8
PM pass-by	38	1	38	1
PM Net New	188	6	213	7

US HWY 441 at NW 173rd St

	EBT (outbound) 57% (85% of remaining)	EBL (outbound) 2% (3% of remaining)	EBR (outbound) 8% (12% of remaining)	WBT (inbound) 57% (85% of remaining)	SBR (inbound) 2% (3% of remaining)	NBL (inbound) 8% (12% of remaining)
AM	271	10	38	198	7	28
AM pass-by	14	1	2	25	1	4
AM Net New	257	9	36	173	6	24
PM	427	15	60	475	17	67
PM pass-by	72	3	10	71	3	10
PM Net New	355	12	50	404	14	57

US HWY 441 at Santa Fe Ford

	EBT (outbound)	WBT (inbound)
AM	319	233
AM pass-by	17	30
AM Net New	302	203
PM	502	559
PM pass-by	85	84
PM Net New	417	475

NW 173rd ST at Santa Fe HS

	NBT (outbound) 1% (50% of remaining)	NBR (outbound) 1% (50% of remaining)	SBT (inbound) 1% (50% of remaining)	WBL (inbound) 1% (50% of remaining)
AM	5	5	4	3
AM pass-by	1	0	1	0
AM Net New	4	5	3	3
PM	8	7	9	8
PM pass-by	2	1	2	1
PM Net New	6	6	7	7

CK

AM (OB)	477	AM (IB)	348
AM (OB Pass-by)	26	AM (IB Pass-by)	44

CK

PM (OB)	750	PM (IB)	835
PM (OB Pass-by)	127	PM (IB Pass-by)	125

Appendix H
Straight-Line Diagram

	5 YR INV	SLD REV	BMP	EMP	INV	SLD REV
DATE	11/17/2020	11/30/2020	2.404	26.493	08/01/2022 FDOT	08/10/2022 PECS
BY	PECS	PECS				

FLORIDA DEPARTMENT OF TRANSPORTATION

STRAIGHT LINE DIAGRAM OF ROAD INVENTORY

SECTION STATUS	INT. or US ROUTE NO.	STATE ROAD NO.	COUNTY	DISTRICT	ROADWAY ID	SHEET NO:
12	US 441/US 41	CR 329/SR 20/SR 25	ALACHUA	02	26020000	4 OF 5

18.0 19.0 20.0 21.0

ROADWAY FEATURES

INSIDE CITY, NOT URBAN
* ALACHUA
*|<=US-441 N/MLK MEM HWY
*|<SR 20/SR 25
*|<US 441

18.000 N MAIN ST 18.075 NW 142 TER 18.164 NW 144 WAY 18.294 DR 18.481 NW 149 TER 18.676 18.676 NW 158 LN

18.075 NW 141 ST 18.075 18.222 NW 154TH AVE NW 144 ST 18.294 NW 147TH 18.481

88.0' - 48.0'
4 - 12.0' RDWY
20.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 6.0' PVD SHLD1
6.0' LWN SHLD2 - LT
2.0' C&G SHLD2 - RT

LANE WIDTHS ARE AVERAGED

18.000 84.0' - 48.0'
4 - 12.0' RDWY
20.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 6.0' PVD SHLD1
2 - 2.0' C&G SHLD2

18.294 96.0' - 48.0'
4 - 12.0' RDWY
20.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 4.0' PVD SHLD1
2 - 10.0' LWN SHLD2

18.676 112.0' - 48.0'
4 - 12.0' RDWY
40.0 VEG MED
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

APRIL BLVD 19.097 26260031 NB ON 19.169 19.200 26260032 NB OFF I-75 SR-93 19.337 26260033 SB ON 19.373 26260030 SB ON 26260029 SB OFF 19.407 UNSIGNED 19.535 NW 167TH BLVD 19.677 SHOPPING ENT 19.747 SCHOOL ENT 19.828

INSIDE CITY, NOT URBAN
* ALACHUA
*|<=US-441 N
*|<SR 20/SR 25
*|<US 441
19.677

19.097 105.0' - 48.0'
4 - 12.0' RDWY
41.0 CB&VEG MED
2 - 2.0' CRG INSHLD1
2 - 4.0' PVD SHLD1
2 - 4.0' LWN SHLD2

19.535 112.0' - 48.0'
4 - 12.0' RDWY
40.0 VEG MED
2 - 2.0' PVD INSHLD1
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

CR-235A/ NW 173 ST 20.076 NW CR-235A 20.076 NW 174 DR 20.217 NW 164 LN 20.432 FROM NW 164 LN 20.476

ROADWAY COMPOSITION

18.000 28/FC-12.5
28/FC-12.5

HORIZONTAL ALIGNMENT

CURVE DATA NOT FIELD VERIFIED
Δ=23°10'00.00"
D=2°00'
PC=18.544
PI=18.656
PT=18.764
B=N55°50'42"W
B=N79°00'42"W

STRUCTURE DESCRIPTION

18.580 1 - 15"X 52' CC
18.661 1 - 24"X 135' CC - LT, 1 - 24"X 135' CC - RT
18.704 1 - 24"X 147' CC - LT, 1 - 24"X 147' CC - RT
18.842 1 - 15"X 72' CC
19.078 1 - 30"X 144' CC - LT, 1 - 30"X 14' CC - RT
19.174 1 - 15"X 41' CC
19.283 #0073 63.4' UP
19.295 19.297
#0065 63.4' UP
19.309
19.362 1 - 36"X 209' CC
19.422 2 - 24"X 333' CC
20.100 1 - 18"X 71' CC
20.207 1 - 18"X 73' CC
20.341 1 - 18"X 73' CC
20.423 1 - 18"X 76' CC
20.620 1 - 24"X 149' CC - LT, 1 - 24"X 149' CC - RT
20.678 1 - 18"X 74' CC
20.909 1 - 18"X 74' CC

DISTRICT USE

SIS

FUN CLASS 18.000 RURAL PRIN ART OTHER

SPEED LIMIT 18.000 45MPH 18.610 45MPH 19.748 45MPH 20.174 55MPH 20.339 65MPH

AC MAN CLS 18.000 ACCESS CLASS05 ACCESS CLASS05 18.294 ACCESS CLASS03

21.0 22.0 23.0 24.0

ROADWAY FEATURES

21.000 INSIDE CITY, NOT URBAN
* ALACHUA
*|<=US-441 N
*|<SR 20/SR 25
*|<US 441

21.137 INSIDE CITY, NOT URBAN
* HIGH SPRINGS
*|<=US-441 N
*|<SR 20/SR 25
*|<US 441

ST 21.138 OAK RIDGE 21.356 NW 194 ST 21.553

22.475 INSIDE CITY, NOT URBAN
* HIGH SPRINGS
*|<=E SANTA FE BLVD.
*|<SR 20/SR 25
*|<US 441

ST 22.135 NW 207 TER 22.475 MEMORIAL PARK 22.711 NW 222 ST 23.462

NW 188 21.138 FIRE DEPT ENT 21.921 21.985 NW 170 ST NW 202 22.135 NW 218TH TER 23.222

LANE WIDTHS ARE AVERAGED

21.000 112.0' - 48.0'
4 - 12.0' RDWY
40.0 VEG MED
2 - 2.0' PVD INSHLD1
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

23.957 89.0' - 48.0'
4 - 12.0' RDWY
17.0 CB&VEG MED
2 - 2.0' C&G INSHLD1
2 - 4.0' PVD SHLD1
2 - 8.0' LWN SHLD2

ROADWAY COMPOSITION

21.000 28/FC-12.5
28/FC-12.5

HORIZONTAL ALIGNMENT

CURVE DATA NOT FIELD VERIFIED
PC=22.072
PI=22.200
PT=22.328
Δ=13°41'00.00"
D=1°00'
B=N65°19'42"W
PC=23.908
PI=24.174
PT=24.451
Δ=28°39'00.00"
D=1°00'

STRUCTURE DESCRIPTION

21.121 1 - 18"X 78' CC
21.330 1 - 18"X 146' CC - LT, 1 - 18"X 146' CC - RT
21.362 1 - 18"X 71' CC
21.550 1 - 18"X 70' CC
21.584 1 - 24"X 139' CC - LT, 1 - 24"X 139' CC - RT
21.760 1 - 18"X 74' CC
21.838 1 - 24"X 146' CC - LT, 1 - 24"X 146' CC - RT
22.003 1 - 18"X 66' CC
22.149 1 - 18"X 65' CC
22.257 1 - 18"X 66' CC
22.391 1 - 18"X 73' CC
22.793 1 - 18"X 74' CC
23.020 1 - 18"X 61' CC
23.197 1 - 24"X 142' CC - LT, 1 - 24"X 142' CC - RT
23.262 1 - 18"X 64' CC
23.551 1 - 18"X 144' CC
23.675 1 - 18"X 64' CC
23.745 1 - 36"X 142' CC - LT, 1 - 36"X 142' CC - RT
23.823 1 - 18"X 64' CC
23.930 1 - 18"X 65' CC

DISTRICT USE

SIS

FUN CLASS 21.000 RURAL PRIN ART OTHER

SPEED LIMIT 21.000 65MPH 23.196 55MPH 23.999 45MPH

AC MAN CLS 21.000 ACCESS CLASS03 23.476 ACCESS CLASS03 23.476 ACCESS CLASS05

Version: 1.4.2.27 08/10/2022

Appendix I
Signal Warrant

Observed TMCs - NW 188th St @ US HWY 441

	US HWY 441 Eastbound			US HWY 441 Westbound			NW 188th St Northbound			NW 188th St Southbound			
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
6:00:00 AM	10	182	9	7	112	7	6	2	9	2	3	3	352
6:15:00 AM	11	209	10	5	125	4	6	2	9	1	1	7	390
6:30:00 AM	7	231	8	8	157	5	4	2	9	3	0	4	438
6:45:00 AM	9	195	6	14	162	5	8	2	6	2	2	4	415
7:00:00 AM	8	276	9	10	180	6	2	3	8	1	3	6	512
7:15:00 AM	5	309	11	11	198	5	7	3	10	1	2	4	566
7:30:00 AM	8	320	9	16	183	2	7	1	21	9	0	10	586
7:45:00 AM	9	269	16	19	202	5	4	2	16	12	3	8	565
8:00:00 AM	8	352	13	9	218	5	16	4	16	11	0	11	663
8:15:00 AM	9	310	11	19	231	6	10	1	11	11	1	9	629
8:30:00 AM	7	282	17	7	211	4	10	5	12	8	2	12	577
8:45:00 AM	8	267	7	10	190	9	7	4	9	8	2	5	526
9:00:00 AM	5	170	9	16	160	6	7	3	5	7	5	6	399
9:15:00 AM	5	191	10	17	125	5	4	5	11	6	0	4	383
9:30:00 AM	2	183	6	11	136	6	9	0	8	2	5	5	373
9:45:00 AM	7	126	10	9	179	4	4	6	16	9	6	5	381
10:00:00 AM	8	114	6	7	128	5	7	5	10	5	7	10	312
10:15:00 AM	4	101	10	8	153	5	10	5	12	10	1	10	329
10:30:00 AM	8	110	9	8	142	4	5	1	15	4	4	7	317
10:45:00 AM	5	109	10	11	189	6	9	2	8	9	6	4	368
11:00:00 AM	5	96	9	8	191	6	7	2	8	12	4	7	355
11:15:00 AM	6	123	9	18	196	5	11	1	8	16	4	3	400
11:30:00 AM	6	173	8	12	187	6	9	2	14	14	1	5	437
11:45:00 AM	8	161	8	16	167	8	7	4	15	8	5	4	411
12:00:00 PM	4	182	8	11	123	9	8	3	12	16	5	8	389
12:15:00 PM	5	195	8	17	166	12	10	6	8	16	5	12	460
12:30:00 PM	3	187	11	17	132	12	11	4	9	18	5	8	417
12:45:00 PM	6	179	10	15	123	5	9	4	9	9	5	7	381
1:00:00 PM	6	130	17	9	192	10	10	2	9	7	5	9	406
1:15:00 PM	8	173	11	5	182	5	9	0	7	10	5	6	421
1:30:00 PM	6	118	9	7	151	5	9	2	10	11	6	5	339
1:45:00 PM	6	123	9	10	145	5	8	3	8	11	4	7	339
2:00:00 PM	4	110	8	18	198	6	10	4	8	7	6	7	386
2:15:00 PM	8	172	10	12	190	5	9	0	9	5	4	13	437
2:30:00 PM	5	199	9	16	161	4	11	1	12	5	6	8	437
2:45:00 PM	6	184	7	16	166	5	7	1	10	10	2	4	418
3:00:00 PM	6	171	10	12	187	4	4	2	8	9	2	6	421
3:15:00 PM	8	195	9	8	180	6	10	2	8	10	3	6	445
3:30:00 PM	4	158	17	4	198	4	5	4	9	7	2	6	418
3:45:00 PM	6	200	11	6	187	5	5	6	7	9	5	9	456
4:00:00 PM	4	215	9	10	298	5	7	4	11	6	0	6	575
4:15:00 PM	7	207	11	13	293	7	7	4	20	4	1	9	583
4:30:00 PM	4	209	21	13	317	5	14	2	8	9	3	12	617
4:45:00 PM	9	218	18	15	285	9	11	5	15	11	0	19	615
5:00:00 PM	8	224	20	20	344	9	15	4	21	13	6	10	694
5:15:00 PM	8	208	17	19	283	7	9	3	18	9	4	8	593
5:30:00 PM	8	172	15	16	263	8	8	4	17	9	5	10	535
5:45:00 PM	7	184	18	13	264	8	10	2	13	7	2	6	534
6:00:00 PM	10	128	11	8	225	5	6	6	12	4	1	7	423
6:15:00 PM	4	132	16	11	217	5	9	5	10	3	3	6	421
6:30:00 PM	8	117	21	9	233	5	11	8	10	6	0	8	436
6:45:00 PM	7	118	12	4	200	6	10	8	10	6	4	7	392
7:00:00 PM	4	105	9	8	154	5	11	5	7	2	3	10	323
7:15:00 PM	9	82	8	13	161	7	10	8	10	6	1	5	320
7:30:00 PM	5	92	13	7	123	4	12	5	8	6	1	5	281
7:45:00 PM	6	83	13	11	112	7	10	5	11	2	1	6	267

Existing (Peak) TMCs

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound	
Start Time	Left	Thru	Thru	Right	Left	Right
6:00:00 AM		867	617			
7:00:00 AM		1265	845			
8:00:00 AM		1310	928			
9:00:00 AM		741	681			
10:00:00 AM		512	673			
11:00:00 AM		654	828			
12:00:00 PM		848	648			
1:00:00 PM		623	733			
2:00:00 PM		738	805			
3:00:00 PM		799	809			
4:00:00 PM		942	1283			
5:00:00 PM		904	1267			
6:00:00 PM		562	937			
7:00:00 PM		418	618			

Background TMCs

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound			
Start Time	Left	Thru	Thru	Right	Left	Right	Total 14-hour count	% of total
6:00:00 AM		951	677				1628	15%
7:00:00 AM		1387	927				2314	21%
8:00:00 AM		1437	1018				2455	23%
9:00:00 AM		813	747				1560	14%
10:00:00 AM		561	738				1299	12%
11:00:00 AM		717	908				1625	15%
12:00:00 PM		930	711				1641	12%
1:00:00 PM		683	804				1487	10%
2:00:00 PM		809	883				1692	12%
3:00:00 PM		876	887				1763	12%
4:00:00 PM		1033	1407				2440	17%
5:00:00 PM		991	1389				2380	17%
6:00:00 PM		616	1028				1644	12%
7:00:00 PM		458	678				1136	8%

Daily Gross Trips			Daily Project Tri	AM Trips	PM Trips		AM Trips EBT	AM Trips EBL	AM Trips WB T	AM Trip WBR	AM Trips SBL	AM Trips SBR	PM Trips EBT	PM Trips EBL	PM Trips WB T	PM Trip WBR	PM Trips SBL	PM Trips SBR
18180	Factor for 14-hour Volume	0.89	16180	34%	66%	Percentage of peak hour movements movements to peak hour total	0.023030303	0	0.185454545	0.078787879	0.256969697	0.042424242	0.037223975	0	0.159621451	0.090851735	0.261198738	0.042902208
Factor derived from 24 hour data from FDOT Traffic Online at Station 0244 dated 3/10/2021, where 6:00 AM to 8:00 PM counts = 9,084 divided by ADT of 10,232 = 0.89				5501	10679	AM and Pm Daily Total	127	0	1020	433	1414	233	398	0	1705	970	2789	458
					From Buildout Figure>>>		19	0	153	65	212	35	59	0	253	144	414	68
			CK	16180		AM Gross total	825				AM daily total at C	3227	AM Gross total	1585			PM daily total at C	6320
																	AM/PM Total	9547
																	OB Total	4894

Project Trips

Buildout

Project Trips

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound	
Start Time	Left	Thru	Thru	Right	Left	Right
6:00:00 AM	0	19	153	65	212	35
7:00:00 AM	0	27	214	91	297	49
8:00:00 AM	0	29	235	100	325	54
9:00:00 AM	0	18	143	61	198	33
10:00:00 AM	0	15	122	52	170	28
11:00:00 AM	0	19	153	65	212	35
12:00:00 PM	0	48	205	116	335	55
1:00:00 PM	0	40	171	97	279	46
2:00:00 PM	0	48	205	116	335	55
3:00:00 PM	0	48	205	116	335	55
4:00:00 PM	0	68	290	165	474	78
5:00:00 PM	0	68	290	165	474	78
6:00:00 PM	0	48	205	116	335	55
7:00:00 PM	0	32	136	78	223	37

Buildout

	US HWY 441 Eastbound		US HWY 441 Westbound		Main Site Access Southbound	
Start Time	Left	Thru	Thru	Right	Left	Right
6:00:00 AM	0	970	830	65	212	35
7:00:00 AM	0	1414	1141	91	297	49
8:00:00 AM	0	1466	1253	100	325	54
9:00:00 AM	0	831	890	61	198	33
10:00:00 AM	0	576	860	52	170	28
11:00:00 AM	0	736	1061	65	212	35
12:00:00 PM	0	978	916	116	335	55
1:00:00 PM	0	723	975	97	279	46
2:00:00 PM	0	857	1088	116	335	55
3:00:00 PM	0	924	1092	116	335	55
4:00:00 PM	0	1101	1697	165	474	78
5:00:00 PM	0	1059	1679	165	474	78
6:00:00 PM	0	664	1233	116	335	55
7:00:00 PM	0	490	814	78	223	37

HCS Warrants Report

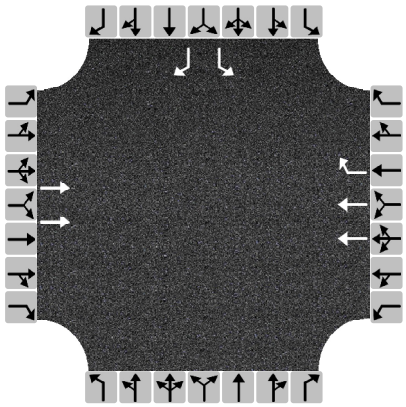
Project Information

Analyst	Brian Snyder	Date	3/11/2023
Agency	CHW	Analysis Year	2028
Jurisdiction	City of Alachua	Time Period Analyzed	7:00 AM to 7:00 PM
Project Description	Signal Warrant - Thru Cut at Access C Briarwood		

General

Major Street Direction	East-West	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Divided	Crashes (crashes/year)	0
Major Street Speed (mi/h)	65	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	3600		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	2	0	0	2	1	0	0	0	1	0	1
Lane Usage		T			T	R				L		R
Vehicle Volumes Averages (veh/h)	0	944	0	0	1123	105	0	0	0	314	0	51
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	0.0			0.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.0			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	4
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)	-	Tractor-Trailer Trucks (%)	10

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (56%)	4A (70%)	4B (56%)
07 - 08	2335	346	2681	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	2707	379	3086	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
09 - 10	2145	231	2376	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	1518	198	1716	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
11 - 12	1661	247	1908	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	2155	390	2545	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	1736	325	2061	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	1948	390	2338	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
15 - 16	2128	390	2518	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	2358	552	2910	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	2921	552	3473	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
18 - 19	2459	390	2849	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
Total	26071	4390	30461	0	0	12	12	12	12	12	0	12	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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Appendix J
Synchro and HCS Reports

AM Existing

HCS Two-Way Stop-Control Report

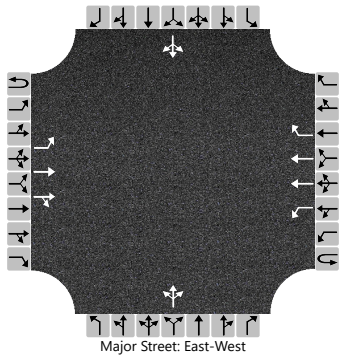
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	47	1242	77	0	61	750	67		38	4	43		37	8	28
Percent Heavy Vehicles (%)	4	4			8	8				13	13	13		14	14	14
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage		Left + Thru								3						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.26				7.76	6.76	7.16		7.78	6.78	7.18
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.28				3.63	4.13	3.43		3.64	4.14	3.44

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		51				66					91				78	
Capacity, c (veh/h)		695				433					158				178	
v/c Ratio		0.07				0.15					0.58				0.44	
95% Queue Length, Q_{95} (veh)		0.2				0.5					3.0				2.0	
Control Delay (s/veh)		10.6				14.8					55.1				40.2	
Level of Service (LOS)		B				B					F				E	
Approach Delay (s/veh)	0.4				1.0				55.1				40.2			
Approach LOS	A				A				F				E			

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HCS7 Two-Way Stop-Control Report

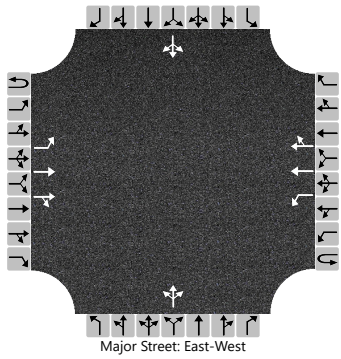
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
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	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	34	1264	49	0	64	842	18		37	8	65		43	4	38
Percent Heavy Vehicles (%)	3	3			8	8				9	9	9		9	9	9
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.68	6.68	7.08		7.68	6.68	7.08
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.59	4.09	3.39		3.59	4.09	3.39

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		37				70					120				92	
Capacity, c (veh/h)		667				429					148				136	
v/c Ratio		0.06				0.16					0.81				0.68	
95% Queue Length, Q_{95} (veh)		0.2				0.6					5.1				3.7	
Control Delay (s/veh)		10.7				15.0					89.2				74.1	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.3				1.0				89.2				74.1			
Approach LOS									F				F			

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HCS7 Two-Way Stop-Control Report

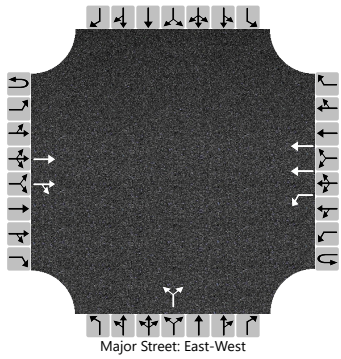
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.95
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	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1280	18	0	16	932			5		9				
Percent Heavy Vehicles (%)					7	7				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.24				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.27				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						17					15					
Capacity, c (veh/h)						459					236					
v/c Ratio						0.04					0.06					
95% Queue Length, Q_{95} (veh)						0.1					0.2					
Control Delay (s/veh)						13.2					21.3					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.2				21.3							
Approach LOS									C							

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HCS Two-Way Stop-Control Report

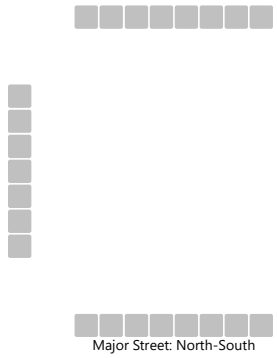
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.93
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		12		42						22	190				205	14
Percent Heavy Vehicles (%)		13		13						12						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.53		6.33						4.22						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.62		3.42						2.31						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			58							24						
Capacity, c (veh/h)			656							1264						
v/c Ratio			0.09							0.02						
95% Queue Length, Q_{95} (veh)			0.3							0.1						
Control Delay (s/veh)			11.0							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.0								0.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

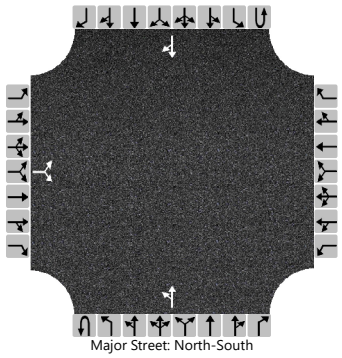
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.98
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		9						6	184				188	6
Percent Heavy Vehicles (%)		8		8						9						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.48		6.28						4.19						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.57		3.37						2.28						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			13							6						
Capacity, c (veh/h)			689							1322						
v/c Ratio			0.02							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			10.3							7.7	0.0					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.3								0.3						
Approach LOS		B								A						

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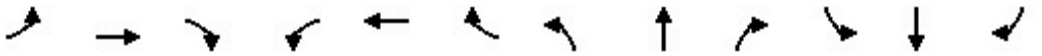
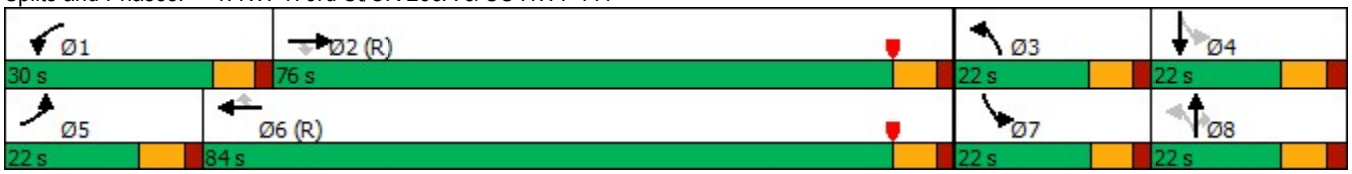


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	81	1115	82	80	864	201	70	85	144	314	45	61
Future Volume (vph)	81	1115	82	80	864	201	70	85	144	314	45	61
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850		0.914	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1593	0
Flt Permitted	0.950			0.950			0.680			0.523		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	1175	1727	1468	912	1593	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			185			223			181		36	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Adj. Flow (vph)	89	1225	90	89	960	223	80	98	166	353	51	69
Shared Lane Traffic (%)												
Lane Group Flow (vph)	89	1225	90	89	960	223	80	98	166	353	120	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	22.0	76.0	76.0	30.0	84.0	84.0	22.0	22.0	22.0	22.0	22.0	
Total Split (%)	14.7%	50.7%	50.7%	20.0%	56.0%	56.0%	14.7%	14.7%	14.7%	14.7%	14.7%	
Maximum Green (s)	15.0	69.0	69.0	23.2	77.0	77.0	14.9	14.4	14.4	15.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	12.3	80.4	80.4	13.6	81.5	81.5	24.3	12.6	12.6	32.1	16.3	
Actuated g/C Ratio	0.08	0.54	0.54	0.09	0.54	0.54	0.16	0.08	0.08	0.21	0.11	
v/c Ratio	0.62	0.65	0.10	0.59	0.52	0.24	0.36	0.68	0.58	1.31	0.59	
Control Delay	84.5	27.7	0.2	77.5	22.6	2.4	50.8	89.7	14.6	205.0	56.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	84.5	27.7	0.2	77.5	22.6	2.4	50.8	89.7	14.6	205.0	56.9	
LOS	F	C	A	E	C	A	D	F	B	F	E	
Approach Delay		29.5			22.9			44.4			167.4	
Approach LOS		C			C			D			F	
Queue Length 50th (ft)	85	443	0	86	297	0	63	94	0	~320	78	
Queue Length 95th (ft)	146	567	0	143	368	36	107	153	50	#551	150	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	175	1879	926	260	1833	921	265	165	304	270	204	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.51	0.65	0.10	0.34	0.52	0.24	0.30	0.59	0.55	1.31	0.59	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 130			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.31			
Intersection Signal Delay: 47.2		Intersection LOS: D	
Intersection Capacity Utilization 81.1%		ICU Level of Service D	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



PM Existing

HCS Two-Way Stop-Control Report

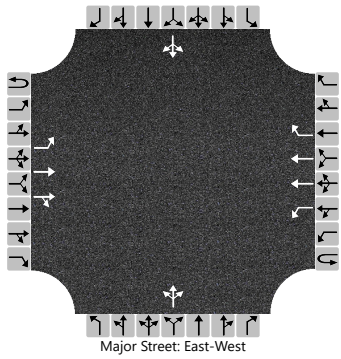
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	25	846	37	0	51	1171	32		72	6	66		19	0	24
Percent Heavy Vehicles (%)	9	9			6	6				4	4	4		26	26	26
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized						No										
Median Type | Storage		Left + Thru								3						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.58	6.58	6.98		8.02	7.02	7.42
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.54	4.04	3.34		3.76	4.26	3.56

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26				54					152				45	
Capacity, c (veh/h)		468				685					274				168	
v/c Ratio		0.06				0.08					0.55				0.27	
95% Queue Length, Q_{95} (veh)		0.2				0.3					3.1				1.0	
Control Delay (s/veh)		13.1				10.7					33.3				34.2	
Level of Service (LOS)		B				B					D				D	
Approach Delay (s/veh)	0.4				0.4				33.3				34.2			
Approach LOS	A				A				D				D			

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HCS7 Two-Way Stop-Control Report

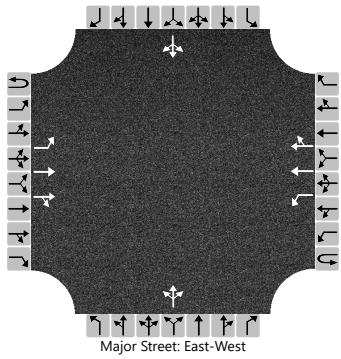
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.91
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	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	29	868	77	0	68	1241	30		49	14	63		42	13	49
Percent Heavy Vehicles (%)	9	9			6	6				10	10	10		7	7	7
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage		Left + Thru								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.70	6.70	7.10		7.64	6.64	7.04
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.60	4.10	3.40		3.57	4.07	3.37

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32				75					138				114	
Capacity, c (veh/h)		416				622					147				111	
v/c Ratio		0.08				0.12					0.94				1.03	
95% Queue Length, Q_{95} (veh)		0.2				0.4					6.7				6.7	
Control Delay (s/veh)		14.4				11.6					119.9				165.9	
Level of Service (LOS)		B				B					F				F	
Approach Delay (s/veh)	0.4				0.6				119.9				165.9			
Approach LOS									F				F			

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HCS7 Two-Way Stop-Control Report

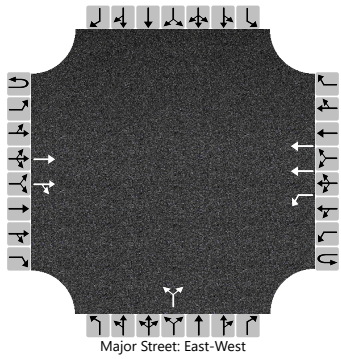
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
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	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			936	20	0	20	1273			13		14				
Percent Heavy Vehicles (%)					6	6				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.22				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.26				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						22					29					
Capacity, c (veh/h)						622					265					
v/c Ratio						0.03					0.11					
95% Queue Length, Q_{95} (veh)						0.1					0.4					
Control Delay (s/veh)						11.0					20.3					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					0.2				20.3							
Approach LOS									C							

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HCS Two-Way Stop-Control Report

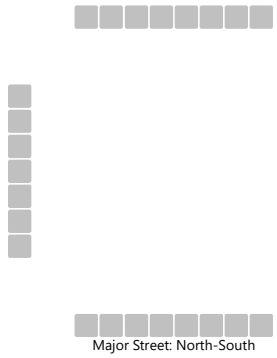
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.95
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		30		49						18	139				85	24
Percent Heavy Vehicles (%)		6		6						10						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.46		6.26						4.20						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.55		3.35						2.29						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			83							19						
Capacity, c (veh/h)			764							1413						
v/c Ratio			0.11							0.01						
95% Queue Length, Q_{95} (veh)			0.4							0.0						
Control Delay (s/veh)			10.3							7.6						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		10.3								0.9						
Approach LOS		B								A						

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HCS7 Two-Way Stop-Control Report

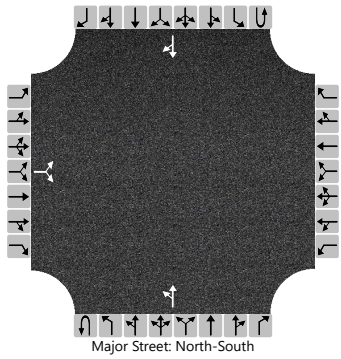
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	9/12/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.93
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	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		7		14						4	152				85	5
Percent Heavy Vehicles (%)		10		10						7						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.50		6.30						4.17						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.59		3.39						2.26						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			23							4						
Capacity, c (veh/h)			785							1453						
v/c Ratio			0.03							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			9.7							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.7								0.2						
Approach LOS		A														

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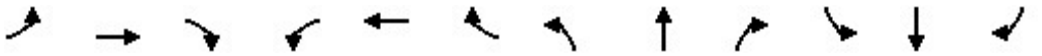


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	818	75	125	1211	79	86	45	132	62	21	59
Future Volume (vph)	72	818	75	125	1211	79	86	45	132	62	21	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850		0.890	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1658	0
Flt Permitted	0.950			0.950			0.522			0.726		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	848	1624	1380	1352	1658	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			128			170		64	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Adj. Flow (vph)	78	889	82	140	1361	89	92	48	142	67	23	64
Shared Lane Traffic (%)												
Lane Group Flow (vph)	78	889	82	140	1361	89	92	48	142	67	87	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	18.0	88.0	88.0	32.0	102.0	102.0	22.0	18.0	18.0	22.0	18.0	
Total Split (%)	11.3%	55.0%	55.0%	20.0%	63.8%	63.8%	13.8%	11.3%	11.3%	13.8%	11.3%	
Maximum Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	14.9	10.4	10.4	15.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	11.0	92.5	92.5	18.4	99.7	99.7	23.6	10.3	10.3	19.2	7.8	
Actuated g/C Ratio	0.07	0.58	0.58	0.12	0.62	0.62	0.15	0.06	0.06	0.12	0.05	
v/c Ratio	0.69	0.46	0.09	0.72	0.64	0.09	0.51	0.46	0.57	0.35	0.62	
Control Delay	101.4	21.7	0.2	77.0	28.9	4.9	66.8	85.9	14.0	60.3	43.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	101.4	21.7	0.2	77.0	28.9	4.9	66.8	85.9	14.0	60.3	43.6	
LOS	F	C	A	E	C	A	E	F	B	E	D	
Approach Delay		26.0			31.8			43.5			50.8	
Approach LOS		C			C			D			D	
Queue Length 50th (ft)	80	276	0	145	543	2	85	49	0	60	24	
Queue Length 95th (ft)	#163	386	0	211	717	35	140	97	43	106	84	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	119	1915	930	268	2122	997	199	114	255	240	167	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.66	0.46	0.09	0.52	0.64	0.09	0.46	0.42	0.56	0.28	0.52	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.72
Intersection Signal Delay: 31.8 Intersection LOS: C
Intersection Capacity Utilization 66.9% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

AM Background

HCS Two-Way Stop-Control Report

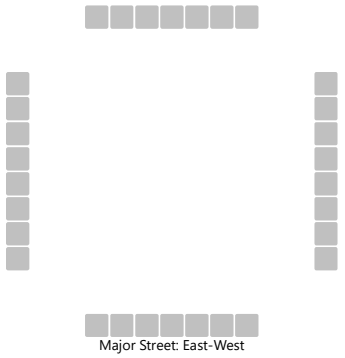
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.93
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	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	52	1521	84	0	67	981	73		43	5	49		42	9	32
Percent Heavy Vehicles (%)	4	4			8	8				13	13	13		14	14	14
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.26				7.76	6.76	7.16		7.78	6.78	7.18
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.28				3.63	4.13	3.43		3.64	4.14	3.44

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		56				72					104				89	
Capacity, c (veh/h)		555				326					100				82	
v/c Ratio		0.10				0.22					1.04				1.09	
95% Queue Length, Q_{95} (veh)		0.3				0.8					6.5				6.2	
Control Delay (s/veh)		12.2				19.1					179.3				215.6	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.4				1.1				179.3				215.6			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

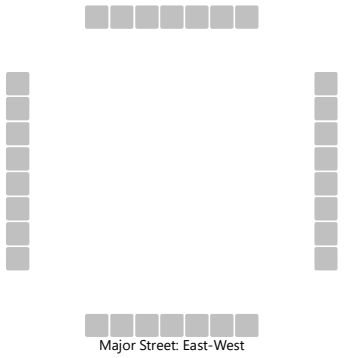
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	230309
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
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	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	37	1545	54	0	70	1082	20		41	9	73		48	4	43
Percent Heavy Vehicles (%)	3	3			8	8				9	9	9		9	9	9
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.68	6.68	7.08		7.68	6.68	7.08
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.59	4.09	3.39		3.59	4.09	3.39

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		40				76					134				103	
Capacity, c (veh/h)		529				323					95				70	
v/c Ratio		0.08				0.24					1.41				1.47	
95% Queue Length, Q_{95} (veh)		0.2				0.9					9.9				8.6	
Control Delay (s/veh)		12.4				19.6					317.1				373.5	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.3				1.2				317.1				373.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

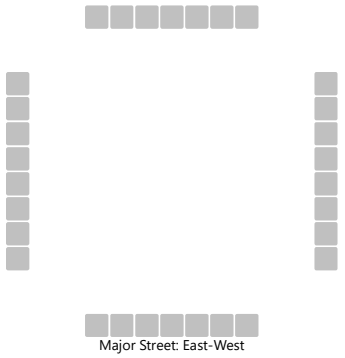
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.95
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	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1629	20	0	18	1156			5		9				
Percent Heavy Vehicles (%)					7	7				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.24				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.27				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						19					15					
Capacity, c (veh/h)						327					160					
v/c Ratio						0.06					0.09					
95% Queue Length, Q_{95} (veh)						0.2					0.3					
Control Delay (s/veh)						16.7					29.7					
Level of Service (LOS)						C					D					
Approach Delay (s/veh)						0.3				29.7						
Approach LOS						A				D						

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HCS Two-Way Stop-Control Report

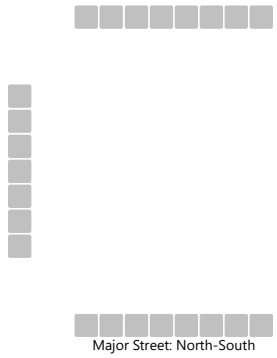
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.93
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		27		92						22	279				301	12
Percent Heavy Vehicles (%)		13		13						12						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.53		6.33						4.22						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.62		3.42						2.31						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			128							24						
Capacity, c (veh/h)			547							1158						
v/c Ratio			0.23							0.02						
95% Queue Length, Q_{95} (veh)			0.9							0.1						
Control Delay (s/veh)			13.6							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		13.6								0.6						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

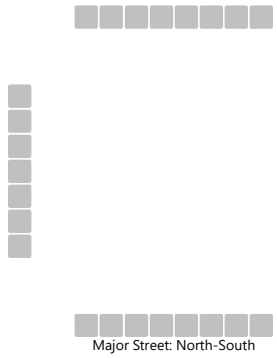
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.98
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		10						7	288				285	7
Percent Heavy Vehicles (%)		8		8						9						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.48		6.28						4.19						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.57		3.37						2.28						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							7						
Capacity, c (veh/h)			575							1213						
v/c Ratio			0.02							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			11.4							8.0	0.1					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		11.4								0.2						
Approach LOS		B								A						

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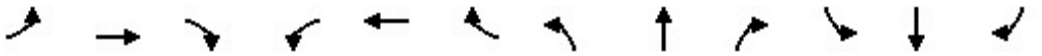
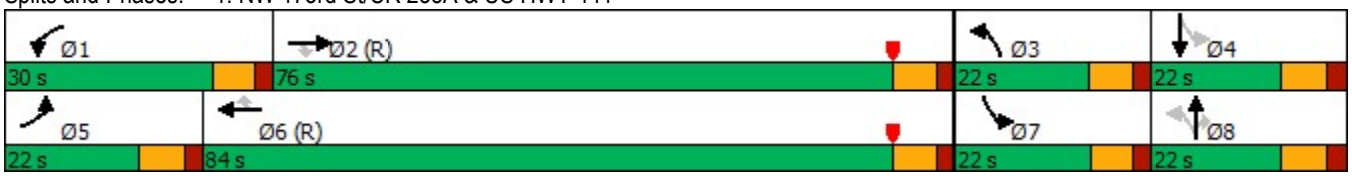


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	119	1496	102	158	1077	239	175	126	175	419	105	87
Future Volume (vph)	119	1496	102	158	1077	239	175	126	175	419	105	87
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.932	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1625	0
Flt Permitted	0.950			0.950			0.278			0.467		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	480	1727	1468	814	1625	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			185			266			184		22	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	131	1644	112	176	1197	266	201	145	201	471	118	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	131	1644	112	176	1197	266	201	145	201	471	216	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	22.0	76.0	76.0	30.0	84.0	84.0	22.0	22.0	22.0	22.0	22.0	
Total Split (%)	14.7%	50.7%	50.7%	20.0%	56.0%	56.0%	14.7%	14.7%	14.7%	14.7%	14.7%	
Maximum Green (s)	15.0	69.0	69.0	23.2	77.0	77.0	14.9	14.4	14.4	15.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	14.1	72.5	72.5	19.7	77.9	77.9	29.8	14.4	14.4	30.4	14.4	
Actuated g/C Ratio	0.09	0.48	0.48	0.13	0.52	0.52	0.20	0.10	0.10	0.20	0.10	
v/c Ratio	0.79	0.97	0.13	0.80	0.68	0.29	0.96	0.88	0.65	1.88	1.23	
Control Delay	97.8	53.9	0.3	85.7	28.0	2.5	102.2	110.0	21.9	442.4	192.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	97.8	53.9	0.3	85.7	28.0	2.5	102.2	110.0	21.9	442.4	192.5	
LOS	F	D	A	F	C	A	F	F	C	F	F	
Approach Delay		53.8			30.1			74.7			363.8	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	127	822	0	169	431	0	170	143	16	~615	~240	
Queue Length 95th (ft)	#230	#1033	0	253	480	38	#292	#260	90	#825	#407	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	175	1693	853	260	1751	911	210	165	307	250	175	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.75	0.97	0.13	0.68	0.68	0.29	0.96	0.88	0.65	1.88	1.23	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.88			
Intersection Signal Delay: 92.8		Intersection LOS: F	
Intersection Capacity Utilization 103.5%		ICU Level of Service G	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



PM Background

HCS Two-Way Stop-Control Report

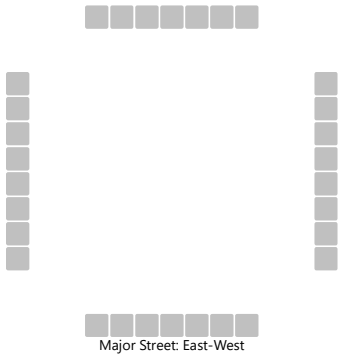
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.95
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	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	27	1118	41	0	56	1468	35		82	7	75		22	0	27
Percent Heavy Vehicles (%)	9	9			6	6				4	4	4		26	26	26
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.58	6.58	6.98		8.02	7.02	7.42
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.54	4.04	3.34		3.76	4.26	3.56

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		28				59					173				52	
Capacity, c (veh/h)		350				529					183				104	
v/c Ratio		0.08				0.11					0.94				0.50	
95% Queue Length, Q_{95} (veh)		0.3				0.4					7.4				2.2	
Control Delay (s/veh)		16.2				12.7					103.6				69.9	
Level of Service (LOS)		C				B					F				F	
Approach Delay (s/veh)	0.4				0.5				103.6				69.9			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

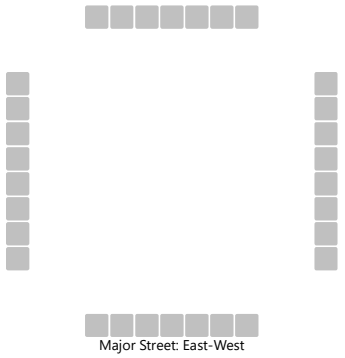
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.91
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	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	32	1140	84	0	75	1545	33		55	16	71		47	15	55
Percent Heavy Vehicles (%)	9	9			6	6				10	10	10		7	7	7
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.70	6.70	7.10		7.64	6.64	7.04
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.60	4.10	3.40		3.57	4.07	3.37

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		35				82					156				129	
Capacity, c (veh/h)		304				472					77				61	
v/c Ratio		0.12				0.17					2.03				2.10	
95% Queue Length, Q_{95} (veh)		0.4				0.6					14.1				12.3	
Control Delay (s/veh)		18.4				14.2					594.3				654.9	
Level of Service (LOS)		C				B					F				F	
Approach Delay (s/veh)	0.5				0.6				594.3				654.9			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

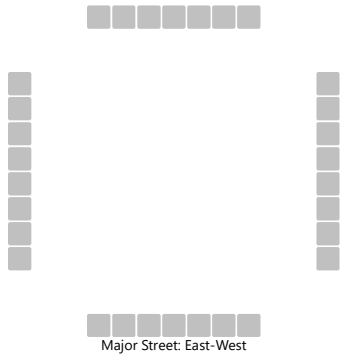
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
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	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1209	22	0	22	1641			13		14				
Percent Heavy Vehicles (%)					6	6				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.22				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.26				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24					29					
Capacity, c (veh/h)						475					187					
v/c Ratio						0.05					0.16					
95% Queue Length, Q_{95} (veh)						0.2					0.5					
Control Delay (s/veh)						13.0					27.8					
Level of Service (LOS)						B					D					
Approach Delay (s/veh)					0.2				27.8							
Approach LOS					A				D							

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HCS Two-Way Stop-Control Report

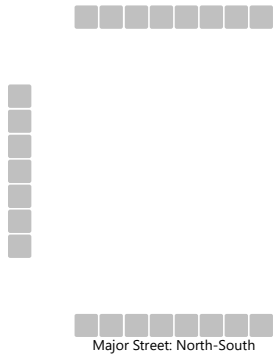
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.95
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		41		82						60	193				126	23
Percent Heavy Vehicles (%)		6		6						10						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.46		6.26						4.20						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.55		3.35						2.29						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			129							63						
Capacity, c (veh/h)			664							1363						
v/c Ratio			0.20							0.05						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			11.7							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.7								1.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

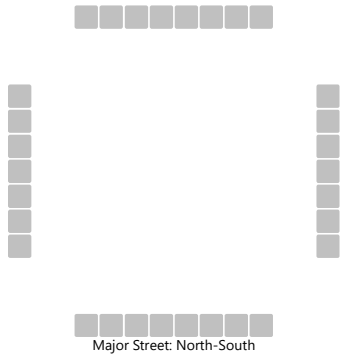
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.93
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		8		16						5	218				144	6
Percent Heavy Vehicles (%)		10		10						7						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.50		6.30						4.17						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.59		3.39						2.26						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			26							5						
Capacity, c (veh/h)			692							1375						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			10.4							7.6	0.0					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.4								0.2						
Approach LOS		B								A						

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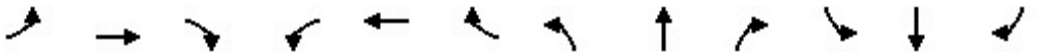
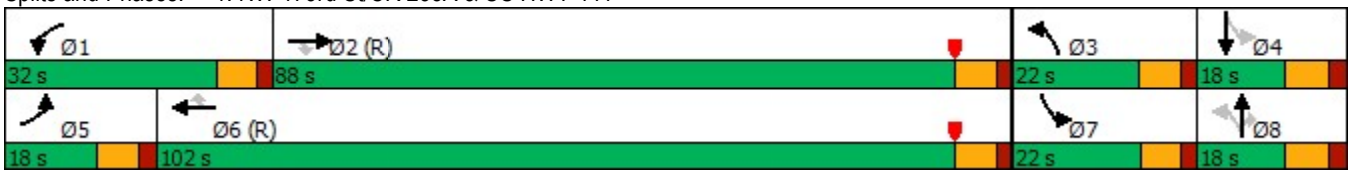


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	1199	91	235	1403	132	196	68	160	102	44	81
Future Volume (vph)	103	1199	91	235	1403	132	196	68	160	102	44	81
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.903	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1682	0
Flt Permitted	0.950			0.950			0.317			0.709		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	515	1624	1380	1321	1682	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			148			172		44	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		2653			2085			2124			1528	
Travel Time (s)		40.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	112	1303	99	264	1576	148	211	73	172	111	48	88
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	1303	99	264	1576	148	211	73	172	111	136	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	18.0	88.0	88.0	32.0	102.0	102.0	22.0	18.0	18.0	22.0	18.0	
Total Split (%)	11.3%	55.0%	55.0%	20.0%	63.8%	63.8%	13.8%	11.3%	11.3%	13.8%	11.3%	
Maximum Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	14.9	10.4	10.4	15.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	28.0	12.6	12.6	24.2	10.4	
Actuated g/C Ratio	0.07	0.51	0.51	0.16	0.59	0.59	0.18	0.08	0.08	0.15	0.06	
v/c Ratio	0.99	0.78	0.12	0.99	0.78	0.15	1.14	0.57	0.64	0.47	0.91	
Control Delay	153.5	36.2	0.3	108.7	34.1	6.6	160.1	89.3	21.1	61.0	100.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	153.5	36.2	0.3	108.7	34.1	6.6	160.1	89.3	21.1	61.0	100.9	
LOS	F	D	A	F	C	A	F	F	C	E	F	
Approach Delay		42.5			41.9			96.3			83.0	
Approach LOS		D			D			F			F	
Queue Length 50th (ft)	119	573	0	279	645	4	~216	76	0	99	98	
Queue Length 95th (ft)	#258	669	0	#467	815	65	#400	#159	82	162	#235	
Internal Link Dist (ft)		2573			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	113	1676	836	268	2022	965	185	127	267	260	150	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.99	0.78	0.12	0.99	0.78	0.15	1.14	0.57	0.64	0.43	0.91	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.14			
Intersection Signal Delay: 50.5		Intersection LOS: D	
Intersection Capacity Utilization 88.1%		ICU Level of Service E	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



AM Build-out

HCS Two-Way Stop-Control Report

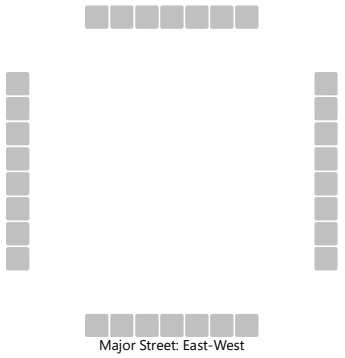
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.93
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	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	52	1613	84	0	71	1118	73		43	5	52		42	9	32
Percent Heavy Vehicles (%)	4	4			8	8				13	13	13		14	14	14
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.18				4.26				7.76	6.76	7.16		7.78	6.78	7.18
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.24				2.28				3.63	4.13	3.43		3.64	4.14	3.44

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		56				76					108				89	
Capacity, c (veh/h)		486				298					86				36	
v/c Ratio		0.11				0.26					1.24				2.45	
95% Queue Length, Q_{95} (veh)		0.4				1.0					7.8				10.0	
Control Delay (s/veh)		13.4				21.2					263.5				893.5	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.4				1.2				263.5				893.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

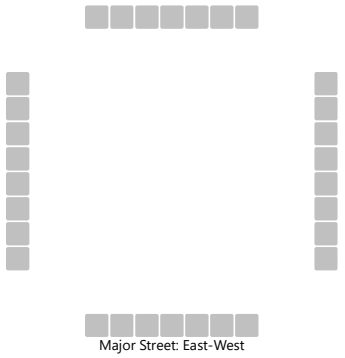
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	230309
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
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	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	37	1640	54	0	78	1223	20		41	9	79		48	4	43
Percent Heavy Vehicles (%)	3	3			8	8				9	9	9		9	9	9
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.26				7.68	6.68	7.08		7.68	6.68	7.08
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.28				3.59	4.09	3.39		3.59	4.09	3.39

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		40				85					140				103	
Capacity, c (veh/h)		462				293					79				39	
v/c Ratio		0.09				0.29					1.77				2.67	
95% Queue Length, Q_{95} (veh)		0.3				1.2					12.0				11.5	
Control Delay (s/veh)		13.5				22.2					480.9				978.5	
Level of Service (LOS)		B				C					F				F	
Approach Delay (s/veh)	0.3				1.3				480.9				978.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

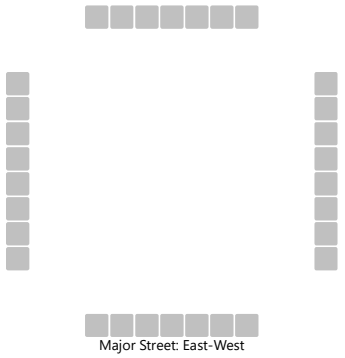
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access A
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access A
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	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							1286	64								35
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																38
Capacity, c (veh/h)																337
v/c Ratio																0.11
95% Queue Length, Q_{95} (veh)																0.4
Control Delay (s/veh)																17.0
Level of Service (LOS)																C
Approach Delay (s/veh)													17.0			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

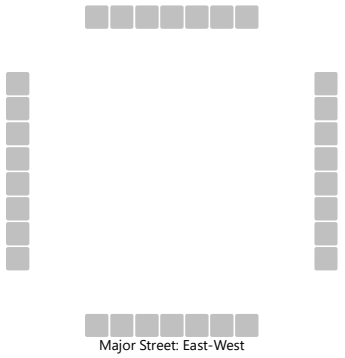
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
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	1	2	1		0	0	1		0	0	1
Configuration		L	T	TR		L	T	R				R				R
Volume (veh/h)	0	103	1667	27	0	107	1098	64				66				58
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No				No				No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		112				116						72				63
Capacity, c (veh/h)		499				312						260				399
v/c Ratio		0.22				0.37						0.28				0.16
95% Queue Length, Q_{95} (veh)		0.9				1.7						1.1				0.6
Control Delay (s/veh)		14.3				23.2						24.1				15.7
Level of Service (LOS)		B				C						C				C
Approach Delay (s/veh)	0.8				2.0				24.1				15.7			
Approach LOS	A				A				C				C			

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HCS Two-Way Stop-Control Report

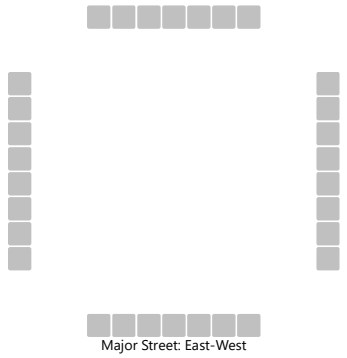
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access D
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	24	1830				1312	44								171
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left + Thru								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)		26														186
Capacity, c (veh/h)		414														334
v/c Ratio		0.06														0.56
95% Queue Length, Q_{95} (veh)		0.2														3.2
Control Delay (s/veh)		14.3														28.5
Level of Service (LOS)		B														D
Approach Delay (s/veh)		0.2												28.5		
Approach LOS		A												D		

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HCS Two-Way Stop-Control Report

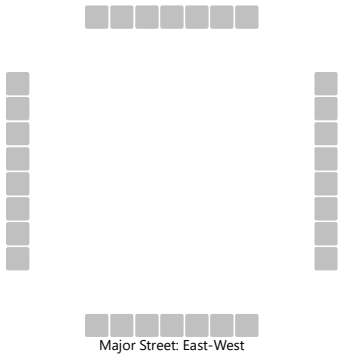
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
Peak Hour Factor	0.95
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	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1931	20	0	18	1359			5		9				
Percent Heavy Vehicles (%)					7	7				7		7				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage			Left + Thru							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.24				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.27				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						19					15					
Capacity, c (veh/h)						244					114					
v/c Ratio						0.08					0.13					
95% Queue Length, Q_{95} (veh)						0.3					0.4					
Control Delay (s/veh)						21.0					41.3					
Level of Service (LOS)						C					E					
Approach Delay (s/veh)						0.3				41.3						
Approach LOS						A				E						

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HCS Two-Way Stop-Control Report

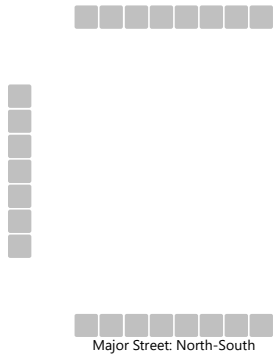
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.93
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		27		92						22	283				304	12
Percent Heavy Vehicles (%)		13		13						12						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.53		6.33						4.22						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.62		3.42						2.31						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			128							24						
Capacity, c (veh/h)			543							1155						
v/c Ratio			0.24							0.02						
95% Queue Length, Q_{95} (veh)			0.9							0.1						
Control Delay (s/veh)			13.7							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.7								0.6							
Approach LOS	B								A							

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HCS Two-Way Stop-Control Report

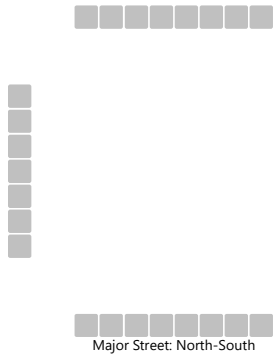
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.98
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		10						7	292				288	7
Percent Heavy Vehicles (%)		8		8						9						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.48		6.28						4.19						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.57		3.37						2.28						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							7						
Capacity, c (veh/h)			572							1210						
v/c Ratio			0.02							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			11.5							8.0	0.1					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		11.5								0.2						
Approach LOS		B								A						

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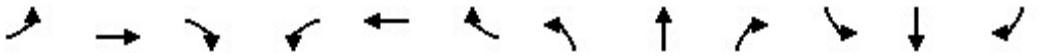
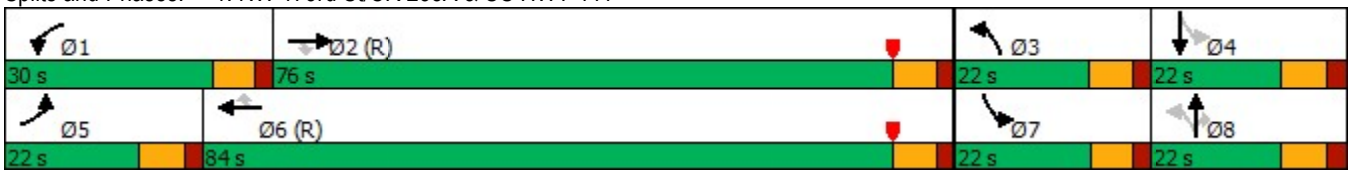


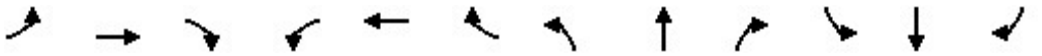
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Future Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.930	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1621	0
Flt Permitted	0.950			0.950			0.278			0.467		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	480	1727	1468	814	1621	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			185			266			181		23	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	118	104
Shared Lane Traffic (%)												
Lane Group Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	222	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	22.0	76.0	76.0	30.0	84.0	84.0	22.0	22.0	22.0	22.0	22.0	
Total Split (%)	14.7%	50.7%	50.7%	20.0%	56.0%	56.0%	14.7%	14.7%	14.7%	14.7%	14.7%	
Maximum Green (s)	15.0	69.0	69.0	23.2	77.0	77.0	14.9	14.4	14.4	15.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	14.4	72.5	72.5	19.7	77.6	77.6	29.8	14.4	14.4	30.4	14.4	
Actuated g/C Ratio	0.10	0.48	0.48	0.13	0.52	0.52	0.20	0.10	0.10	0.20	0.10	
v/c Ratio	0.84	1.14	0.18	0.80	0.80	0.29	1.09	0.88	0.66	1.88	1.26	
Control Delay	98.7	101.2	2.2	85.9	32.1	2.6	135.4	110.0	22.9	442.4	201.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	98.7	101.2	2.2	85.9	32.1	2.6	135.4	110.0	22.9	442.4	201.5	
LOS	F	F	A	F	C	A	F	F	C	F	F	
Approach Delay		94.2			33.0			89.6			365.2	
Approach LOS		F			C			F			F	
Queue Length 50th (ft)	138	~1173	0	169	512	0	~202	143	18	~615	~251	
Queue Length 95th (ft)	#256	#1324	21	251	587	39	#355	#260	94	#825	#420	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	175	1693	853	260	1744	909	210	165	304	250	176	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.81	1.14	0.18	0.68	0.80	0.29	1.09	0.88	0.66	1.88	1.26	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.88			
Intersection Signal Delay: 108.0		Intersection LOS: F	
Intersection Capacity Utilization 110.6%		ICU Level of Service H	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



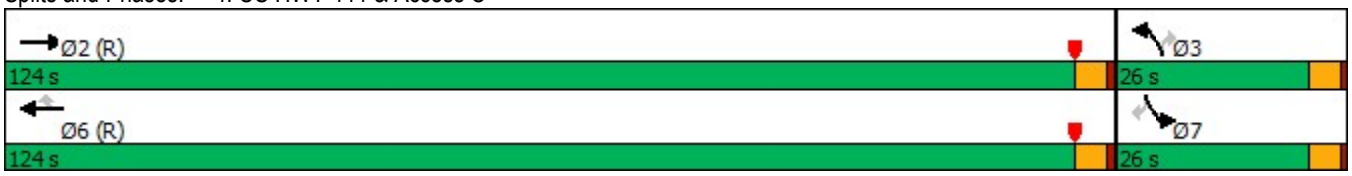


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1667	27	0	1272	65	67	0	66	212	0	35
Future Volume (vph)	0	1667	27	0	1272	65	67	0	66	212	0	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		500	400		0	400		0
Storage Lanes	0		0	0		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.998				0.850			0.850			0.850
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	3532	0	0	3539	1583	1770	0	1583	3433	0	1583
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	3532	0	0	3539	1583	1770	0	1583	3433	0	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4				71			52			38
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	0	1812	29	0	1383	71	73	0	72	230	0	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1841	0	0	1383	71	73	0	72	230	0	38
Turn Type		NA			NA	Perm	Prot		Perm	Prot		Perm
Protected Phases		2			6		3			7		
Permitted Phases						6			3			7
Detector Phase		2			6	6	3		3	7		7
Switch Phase												
Minimum Initial (s)		5.0			5.0	5.0	5.0		5.0	5.0		5.0
Minimum Split (s)		22.5			22.5	22.5	9.5		9.5	9.5		9.5
Total Split (s)		124.0			124.0	124.0	26.0		26.0	26.0		26.0
Total Split (%)		82.7%			82.7%	82.7%	17.3%		17.3%	17.3%		17.3%
Maximum Green (s)		119.5			119.5	119.5	21.5		21.5	21.5		21.5
Yellow Time (s)		3.5			3.5	3.5	3.5		3.5	3.5		3.5
All-Red Time (s)		1.0			1.0	1.0	1.0		1.0	1.0		1.0
Lost Time Adjust (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)		4.5			4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0
Time Before Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Time To Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Recall Mode		C-Max			C-Max	C-Max	None		None	None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Dont Walk (s)		11.0			11.0	11.0						
Pedestrian Calls (#/hr)		0			0	0						
Act Effct Green (s)		125.7			125.7	125.7	15.3		15.3	15.3		15.3
Actuated g/C Ratio		0.84			0.84	0.84	0.10		0.10	0.10		0.10
v/c Ratio		0.62			0.47	0.05	0.41		0.35	0.66		0.19
Control Delay		5.5			1.8	0.3	69.0		27.1	73.6		19.1
Queue Delay		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Delay		5.5			1.8	0.3	69.0		27.1	73.6		19.1
LOS		A			A	A	E		C	E		B
Approach Delay		5.5			1.7			48.2			65.9	
Approach LOS		A			A			D			E	
Queue Length 50th (ft)		256			79	0	68		18	113		0
Queue Length 95th (ft)		363			m83	m1	119		67	155		36
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)						500	400			400		
Base Capacity (vph)		2959			2964	1337	253		271	492		259
Starvation Cap Reductn		0			0	0	0		0	0		0
Spillback Cap Reductn		0			0	0	0		0	0		0
Storage Cap Reductn		0			0	0	0		0	0		0
Reduced v/c Ratio		0.62			0.47	0.05	0.29		0.27	0.47		0.15

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 108 (72%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 50			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 10.0		Intersection LOS: B	
Intersection Capacity Utilization 68.0%		ICU Level of Service C	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C



PM Build-out

HCS Two-Way Stop-Control Report

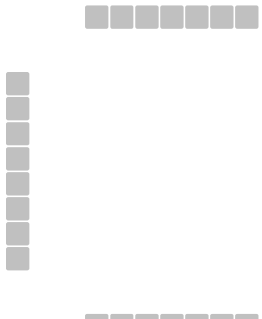
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 202nd St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 202nd St
Peak Hour Factor	0.95
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	1	2	1		0	1	0		0	1	0
Configuration		L	T	TR		L	T	R			LTR				LTR	
Volume (veh/h)	0	27	1331	41	0	62	1656	35		82	7	82		22	0	27
Percent Heavy Vehicles (%)	9	9			6	6				4	4	4		26	26	26
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								3							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.58	6.58	6.98		8.02	7.02	7.42
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.54	4.04	3.34		3.76	4.26	3.56

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		28				65					180				52	
Capacity, c (veh/h)		292				432					139				74	
v/c Ratio		0.10				0.15					1.30				0.70	
95% Queue Length, Q_{95} (veh)		0.3				0.5					11.2				3.2	
Control Delay (s/veh)		18.7				14.8					237.5				126.5	
Level of Service (LOS)		C				B					F				F	
Approach Delay (s/veh)	0.4				0.5				237.5				126.5			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

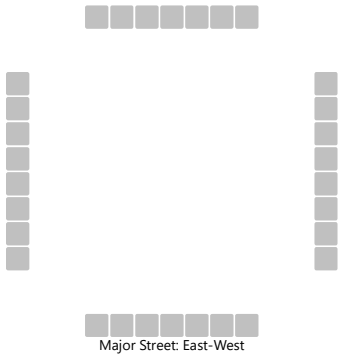
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ NW 188th St
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	NW 188th St
Peak Hour Factor	0.91
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	1	2	0		0	1	0		0	1	0
Configuration		L	T	TR		L	T	TR			LTR				LTR	
Volume (veh/h)	0	32	1360	84	0	87	1739	33		55	16	86		47	15	55
Percent Heavy Vehicles (%)	9	9			6	6				10	10	10		7	7	7
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.28				4.22				7.70	6.70	7.10		7.64	6.64	7.04
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.29				2.26				3.60	4.10	3.40		3.57	4.07	3.37

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		35				96					173				129	
Capacity, c (veh/h)		249				379					43				32	
v/c Ratio		0.14				0.25					4.04				4.00	
95% Queue Length, Q_{95} (veh)		0.5				1.0					19.5				15.2	
Control Delay (s/veh)		21.8				17.7					1559.4				1601.3	
Level of Service (LOS)		C				C					F				F	
Approach Delay (s/veh)	0.5				0.8				1559.4				1601.3			
Approach LOS	A				A				F				F			

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HCS Two-Way Stop-Control Report

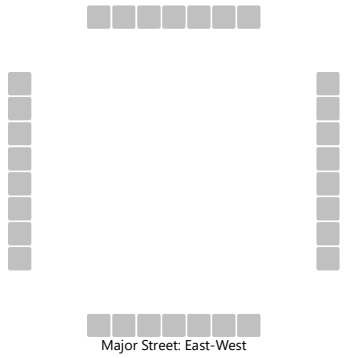
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access A
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access A
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	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							1791	145								68
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																74
Capacity, c (veh/h)																221
v/c Ratio																0.33
95% Queue Length, Q_{95} (veh)																1.4
Control Delay (s/veh)																29.2
Level of Service (LOS)																D
Approach Delay (s/veh)													29.2			
Approach LOS													D			

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HCS Two-Way Stop-Control Report

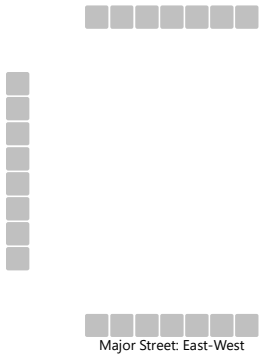
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
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	1	2	1		0	0	1		0	0	1
Configuration		L	T	TR		L	T	R				R				R
Volume (veh/h)	0	240	1256	48	0	332	1686	145				56				83
Percent Heavy Vehicles (%)	3	3			3	3						3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No				No				No			
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1						6.9				6.9
Critical Headway (sec)		4.16				4.16						6.96				6.96
Base Follow-Up Headway (sec)		2.2				2.2						3.3				3.3
Follow-Up Headway (sec)		2.23				2.23						3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		261				361						61				90
Capacity, c (veh/h)		260				457						359				245
v/c Ratio		1.00				0.79						0.17				0.37
95% Queue Length, Q_{95} (veh)		10.0				7.1						0.6				1.6
Control Delay (s/veh)		98.9				36.6						17.1				28.0
Level of Service (LOS)		F				E						C				D
Approach Delay (s/veh)	15.4				5.6				17.1				28.0			
Approach LOS	F				A				C				D			

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HCS Two-Way Stop-Control Report

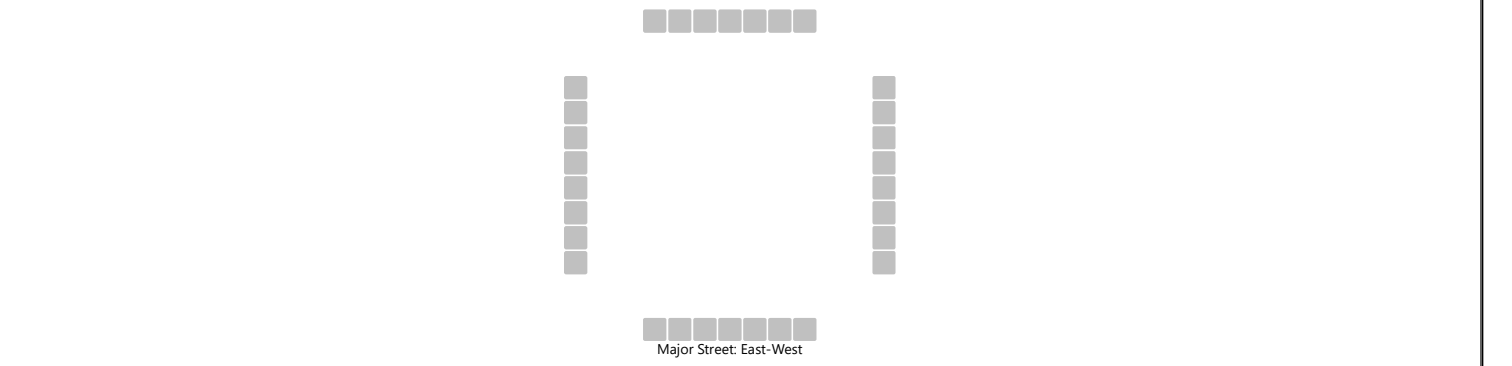
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Proposed Access D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access D
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	66	1562				2040	133								141
Percent Heavy Vehicles (%)	3	3														3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized						No								No		
Median Type | Storage			Left + Thru								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)		72														153
Capacity, c (veh/h)		185														182
v/c Ratio		0.39														0.84
95% Queue Length, Q_{95} (veh)		1.7														6.0
Control Delay (s/veh)		36.3														83.0
Level of Service (LOS)		E														F
Approach Delay (s/veh)		1.5												83.0		
Approach LOS		A												F		

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HCS Two-Way Stop-Control Report

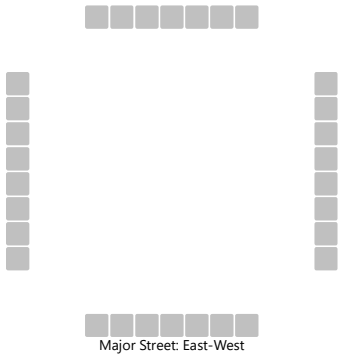
General Information

Analyst	Deborah Cueva
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	US HWY 441 @ Santa Fe For
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Santa Fe Ford Drwy
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	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume (veh/h)			1626	22	0	22	2116			13		14				
Percent Heavy Vehicles (%)					6	6				7		7				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.22				6.94		7.04				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.26				3.57		3.37				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24					29					
Capacity, c (veh/h)						315					113					
v/c Ratio						0.08					0.26					
95% Queue Length, Q_{95} (veh)						0.2					1.0					
Control Delay (s/veh)						17.4					47.6					
Level of Service (LOS)						C					E					
Approach Delay (s/veh)					0.2				47.6							
Approach LOS					A				E							

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HCS Two-Way Stop-Control Report

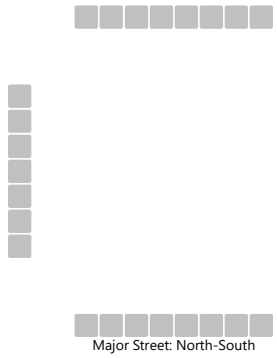
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/23
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 172nd Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 172nd Ave
Peak Hour Factor	0.95
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		41		82						60	199				133	23
Percent Heavy Vehicles (%)		6		6						10						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.46		6.26						4.20						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.55		3.35						2.29						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			129							63						
Capacity, c (veh/h)			655							1355						
v/c Ratio			0.20							0.05						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			11.8							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.8								1.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

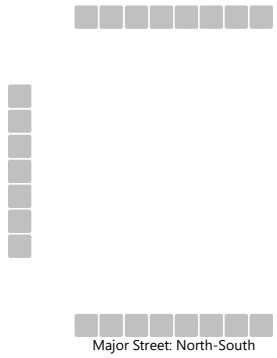
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	NW 173rd St @ NW 190th Ave
Jurisdiction	City of Alachua
East/West Street	NW 173rd St
North/South Street	NW 190th Ave
Peak Hour Factor	0.93
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		8		16						5	224				151	6
Percent Heavy Vehicles (%)		10		10						7						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.50		6.30						4.17						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.59		3.39						2.26						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			26							5						
Capacity, c (veh/h)			683							1367						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			10.5							7.6	0.0					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.5								0.2						
Approach LOS		B								A						

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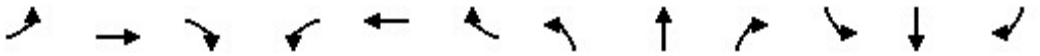
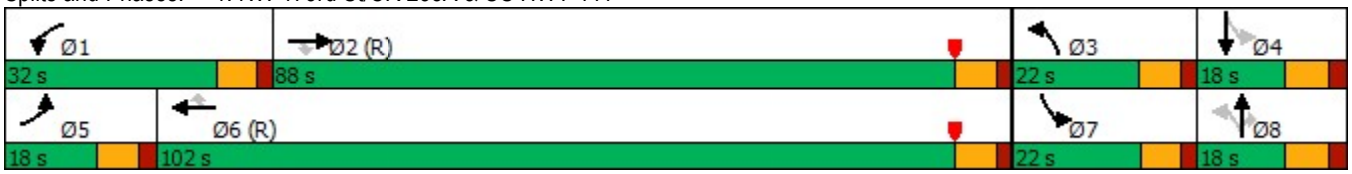


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Future Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.898	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1673	0
Flt Permitted	0.950			0.950			0.317			0.709		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	515	1624	1380	1321	1673	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			148			172		52	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	48	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	151	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	18.0	88.0	88.0	32.0	102.0	102.0	22.0	18.0	18.0	22.0	18.0	
Total Split (%)	11.3%	55.0%	55.0%	20.0%	63.8%	63.8%	13.8%	11.3%	11.3%	13.8%	11.3%	
Maximum Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	14.9	10.4	10.4	15.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	11.0	81.0	81.0	25.2	95.0	95.0	28.0	12.6	12.6	24.2	10.4	
Actuated g/C Ratio	0.07	0.51	0.51	0.16	0.59	0.59	0.18	0.08	0.08	0.15	0.06	
v/c Ratio	1.11	1.01	0.18	0.99	1.00	0.15	1.47	0.57	0.64	0.47	0.96	
Control Delay	175.5	55.0	3.1	111.1	56.8	5.8	278.0	89.2	21.1	61.0	109.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	175.5	55.0	3.1	111.1	56.8	5.8	278.0	89.2	21.1	61.0	109.2	
LOS	F	D	A	F	E	A	F	F	C	E	F	
Approach Delay		58.6			59.6			165.9			88.8	
Approach LOS		E			E			F			F	
Queue Length 50th (ft)	~149	~700	0	280	~921	3	~348	76	0	99	106	
Queue Length 95th (ft)	#295	#1096	25	#466	#1248	58	#549	#159	82	162	#258	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	113	1676	836	268	2022	965	185	127	267	260	157	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	1.11	1.01	0.18	0.99	1.00	0.15	1.47	0.57	0.64	0.43	0.96	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.47			
Intersection Signal Delay: 71.3		Intersection LOS: E	
Intersection Capacity Utilization 102.4%		ICU Level of Service G	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

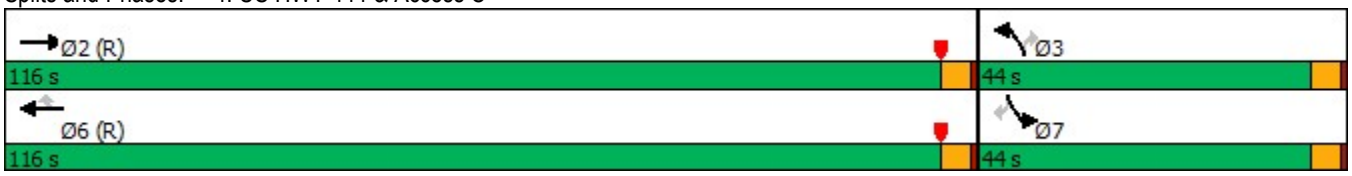


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1256	48	0	1869	144	266	0	56	414	0	68
Future Volume (vph)	0	1256	48	0	1869	144	266	0	56	414	0	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		500	400		0	400		0
Storage Lanes	0		0	0		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.994				0.850			0.850			0.850
Flt Protected							0.950			0.950		
Satd. Flow (prot)	0	3518	0	0	3539	1583	1770	0	1583	3433	0	1583
Flt Permitted							0.950			0.950		
Satd. Flow (perm)	0	3518	0	0	3539	1583	1770	0	1583	3433	0	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		6				157			61			21
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	0	1365	52	0	2032	157	289	0	61	450	0	74
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	1417	0	0	2032	157	289	0	61	450	0	74
Turn Type		NA			NA	Perm	Prot		Perm	Prot		Perm
Protected Phases		2			6		3			7		
Permitted Phases						6			3			7
Detector Phase		2			6	6	3		3	7		7
Switch Phase												
Minimum Initial (s)		5.0			5.0	5.0	5.0		5.0	5.0		5.0
Minimum Split (s)		22.5			22.5	22.5	9.5		9.5	9.5		9.5
Total Split (s)		116.0			116.0	116.0	44.0		44.0	44.0		44.0
Total Split (%)		72.5%			72.5%	72.5%	27.5%		27.5%	27.5%		27.5%
Maximum Green (s)		111.5			111.5	111.5	39.5		39.5	39.5		39.5
Yellow Time (s)		3.5			3.5	3.5	3.5		3.5	3.5		3.5
All-Red Time (s)		1.0			1.0	1.0	1.0		1.0	1.0		1.0
Lost Time Adjust (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Lost Time (s)		4.5			4.5	4.5	4.5		4.5	4.5		4.5
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0

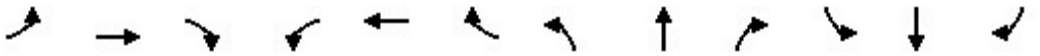
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0
Time Before Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Time To Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Recall Mode		C-Max			C-Max	C-Max	None		None	None		None
Walk Time (s)		7.0			7.0	7.0						
Flash Dont Walk (s)		11.0			11.0	11.0						
Pedestrian Calls (#/hr)		0			0	0						
Act Effct Green (s)		119.8			119.8	119.8	31.2		31.2	31.2		31.2
Actuated g/C Ratio		0.75			0.75	0.75	0.20		0.20	0.20		0.20
v/c Ratio		0.54			0.77	0.13	0.84		0.17	0.67		0.23
Control Delay		10.0			4.6	0.2	82.4		11.3	64.3		38.3
Queue Delay		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Total Delay		10.0			4.6	0.2	82.4		11.3	64.3		38.3
LOS		A			A	A	F		B	E		D
Approach Delay		10.0			4.3			70.0			60.6	
Approach LOS		A			A			E			E	
Queue Length 50th (ft)		297			194	1	294		0	227		47
Queue Length 95th (ft)		423			m187	m1	385		40	270		91
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)						500	400			400		
Base Capacity (vph)		2636			2650	1224	436		436	847		406
Starvation Cap Reductn		0			0	0	0		0	0		0
Spillback Cap Reductn		0			0	0	0		0	0		0
Storage Cap Reductn		0			0	0	0		0	0		0
Reduced v/c Ratio		0.54			0.77	0.13	0.66		0.14	0.53		0.18

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 64 (40%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 17.8		Intersection LOS: B	
Intersection Capacity Utilization 81.4%		ICU Level of Service D	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C



AM Build-out with Improvements



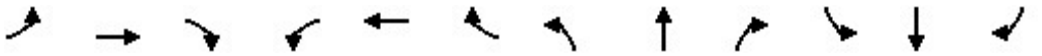
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Future Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	2		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.930	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	3183	1727	1468	1656	1621	0
Flt Permitted	0.079			0.054			0.950			0.467		
Satd. Flow (perm)	146	3505	1568	96	3374	1509	3183	1727	1468	814	1621	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			136			266			183		23	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	118	104
Shared Lane Traffic (%)												
Lane Group Flow (vph)	141	1926	152	176	1389	266	229	145	201	471	222	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6			8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	16.0	90.0	90.0	19.0	93.0	93.0	19.0	22.0	22.0	19.0	22.0	
Total Split (%)	10.7%	60.0%	60.0%	12.7%	62.0%	62.0%	12.7%	14.7%	14.7%	12.7%	14.7%	
Maximum Green (s)	9.0	83.0	83.0	12.2	86.0	86.0	11.9	14.4	14.4	12.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lead	Lead	Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	83.0	83.0	83.0	86.2	86.0	86.0	11.9	14.4	14.4	27.4	14.4	
Actuated g/C Ratio	0.55	0.55	0.55	0.57	0.57	0.57	0.08	0.10	0.10	0.18	0.10	
v/c Ratio	0.80	0.99	0.16	0.96	0.72	0.27	0.91	0.88	0.66	2.17	1.26	
Control Delay	53.8	45.6	2.2	108.7	23.6	2.0	104.9	110.0	22.2	568.2	201.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	53.8	45.6	2.2	108.7	23.6	2.0	104.9	110.0	22.2	568.2	201.5	
LOS	D	D	A	F	C	A	F	F	C	F	F	
Approach Delay		43.1			28.6			77.3			450.7	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	69	977	0	125	417	0	116	143	16	~648	~251	
Queue Length 95th (ft)	#179	#1159	28	#280	417	33	#187	#260	91	#858	#420	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	177	1939	928	184	1934	978	252	165	306	217	176	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.80	0.99	0.16	0.96	0.72	0.27	0.91	0.88	0.66	2.17	1.26	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 88 (59%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 2.17			
Intersection Signal Delay: 94.9		Intersection LOS: F	
Intersection Capacity Utilization 110.6%		ICU Level of Service H	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

PM Build-out with Improvements



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Future Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	2		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	0.97	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.898	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	2993	1624	1380	1770	1673	0
Flt Permitted	0.048			0.044			0.950			0.709		
Satd. Flow (perm)	84	3312	1482	79	3406	1524	2993	1624	1380	1321	1673	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			148			172		52	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	48	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	125	1689	153	264	2030	148	272	73	172	111	151	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2		2	6		6			8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	16.0	90.0	90.0	30.0	104.0	104.0	22.4	17.6	17.6	22.4	17.6	
Total Split (%)	10.0%	56.3%	56.3%	18.8%	65.0%	65.0%	14.0%	11.0%	11.0%	14.0%	11.0%	
Maximum Green (s)	9.0	83.0	83.0	23.2	97.0	97.0	15.3	10.0	10.0	15.6	10.0	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

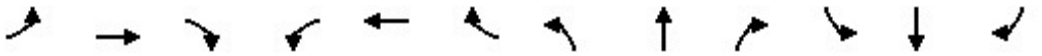
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	92.9	83.9	83.9	113.2	97.0	97.0	15.3	12.4	12.4	24.0	10.0	
Actuated g/C Ratio	0.58	0.52	0.52	0.71	0.61	0.61	0.10	0.08	0.08	0.15	0.06	
v/c Ratio	0.91	0.97	0.18	0.94	0.98	0.15	0.95	0.58	0.65	0.47	0.99	
Control Delay	99.9	46.3	0.7	84.5	41.1	2.0	112.6	89.9	21.3	61.2	116.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	99.9	46.3	0.7	84.5	41.1	2.0	112.6	89.9	21.3	61.2	116.3	
LOS	F	D	A	F	D	A	F	F	C	E	F	
Approach Delay		46.2			43.4			79.0			92.9	
Approach LOS		D			D			E			F	
Queue Length 50th (ft)	86	929	4	228	1054	0	148	76	0	99	106	
Queue Length 95th (ft)	#221	#1093	9	#393	#1223	26	#243	#163	83	162	#263	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	137	1737	859	291	2064	982	286	126	266	261	153	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.91	0.97	0.18	0.91	0.98	0.15	0.95	0.58	0.65	0.43	0.99	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 59 (37%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.99
Intersection Signal Delay: 50.5 Intersection LOS: D
Intersection Capacity Utilization 95.6% ICU Level of Service F
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

ICE 8 Phase Signal at Access C Report

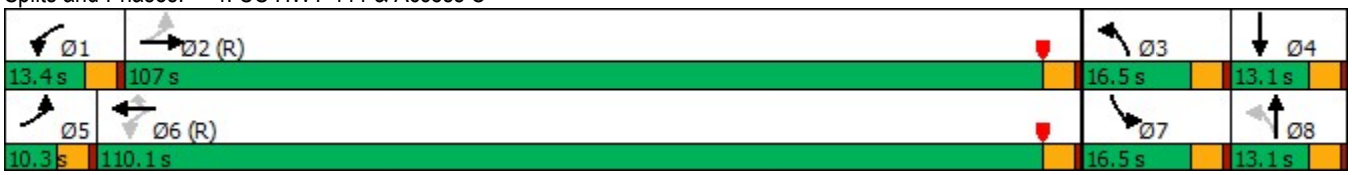


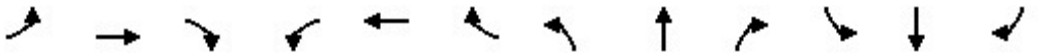
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	1667	27	54	1272	65	67	10	66	212	10	35
Future Volume (vph)	48	1667	27	54	1272	65	67	10	66	212	10	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	500		0	500		500	400		0	400		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.998				0.850		0.870			0.884	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3532	0	1770	3539	1583	1770	1621	0	3433	1647	0
Flt Permitted	0.152			0.069			0.725			0.950		
Satd. Flow (perm)	283	3532	0	129	3539	1583	1350	1621	0	3433	1647	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2				76		72			38	
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	52	1812	29	59	1383	71	73	11	72	230	11	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	1841	0	59	1383	71	73	83	0	230	49	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8					
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	9.5	22.5		9.5	22.5	
Total Split (s)	10.3	107.0		13.4	110.1	110.1	16.5	13.1		16.5	13.1	
Total Split (%)	6.9%	71.3%		8.9%	73.4%	73.4%	11.0%	8.7%		11.0%	8.7%	
Maximum Green (s)	5.8	102.5		8.9	105.6	105.6	12.0	8.6		12.0	8.6	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes		Yes			Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Recall Mode	None	C-Max		None	C-Max	C-Max	None	None		None	None	
Walk Time (s)		7.0			7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0			11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0			0	0		0			0	
Act Effct Green (s)	113.3	108.5		114.7	109.2	109.2	17.1	6.9		12.0	11.0	
Actuated g/C Ratio	0.76	0.72		0.76	0.73	0.73	0.11	0.05		0.08	0.07	
v/c Ratio	0.19	0.72		0.35	0.54	0.06	0.40	0.58		0.84	0.31	
Control Delay	5.5	14.8		8.5	4.5	0.6	62.3	34.9		93.3	31.8	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	5.5	14.8		8.5	4.5	0.6	62.3	34.9		93.3	31.8	
LOS	A	B		A	A	A	E	C		F	C	
Approach Delay		14.6			4.5			47.7			82.5	
Approach LOS		B			A			D			F	
Queue Length 50th (ft)	10	521		1	290	3	64	11		116	10	
Queue Length 95th (ft)	21	654		m1	m246	m4	114	67		#188	56	
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)	500			500		500	400			400		
Base Capacity (vph)	273	2555		197	2575	1172	204	160		274	158	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.19	0.72		0.30	0.54	0.06	0.36	0.52		0.84	0.31	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 100			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.84			
Intersection Signal Delay: 16.9		Intersection LOS: B	
Intersection Capacity Utilization 67.2%		ICU Level of Service C	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 4: US HWY 441 & Access C





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	107	1256	48	166	1869	144	266	10	56	414	10	68
Future Volume (vph)	107	1256	48	166	1869	144	266	10	56	414	10	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	500		0	500		500	400		0	400		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.994				0.850		0.873			0.869	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3518	0	1770	3539	1583	1770	1626	0	3433	1619	0
Flt Permitted	0.036			0.126			0.519			0.950		
Satd. Flow (perm)	67	3518	0	235	3539	1583	967	1626	0	3433	1619	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5				157		61			74	
Link Speed (mph)		65			65			25			25	
Link Distance (ft)		1901			3706			1488			1367	
Travel Time (s)		19.9			38.9			40.6			37.3	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	116	1365	52	180	2032	157	289	11	61	450	11	74
Shared Lane Traffic (%)												
Lane Group Flow (vph)	116	1417	0	180	2032	157	289	72	0	450	85	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6		6	8					
Detector Phase	5	2		1	6	6	3	8		7	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5	22.5	9.5	22.5		9.5	22.5	
Total Split (s)	12.0	114.5		12.0	114.5	114.5	29.5	13.5		29.5	13.5	
Total Split (%)	7.1%	67.6%		7.1%	67.6%	67.6%	17.4%	8.0%		17.4%	8.0%	
Maximum Green (s)	7.5	110.0		7.5	110.0	110.0	25.0	9.0		25.0	9.0	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5	4.5	4.5	4.5		4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Time Before Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Time To Reduce (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Recall Mode	None	C-Max		None	C-Max	C-Max	None	None		None	None	
Walk Time (s)		7.0			7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0			11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0			0	0		0			0	
Act Effct Green (s)	119.9	110.6		118.8	110.0	110.0	32.7	7.7		24.5	7.1	
Actuated g/C Ratio	0.71	0.65		0.70	0.65	0.65	0.19	0.05		0.14	0.04	
v/c Ratio	0.82	0.62		0.74	0.89	0.15	0.95	0.55		0.91	0.61	
Control Delay	78.3	18.6		27.7	30.6	1.7	102.2	38.2		94.1	38.7	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	78.3	18.6		27.7	30.6	1.7	102.2	38.2		94.1	38.7	
LOS	E	B		C	C	A	F	D		F	D	
Approach Delay		23.1			28.5			89.4			85.3	
Approach LOS		C			C			F			F	
Queue Length 50th (ft)	78	462		54	934	0	306	12		256	12	
Queue Length 95th (ft)	#220	528		#113	1055	27	#445	68		#352	74	
Internal Link Dist (ft)		1821			3626			1408			1287	
Turn Bay Length (ft)	500			500		500	400			400		
Base Capacity (vph)	141	2296		244	2296	1082	304	144		506	156	
Starvation Cap Reductn	0	0		0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0		0	0	0	0	0		0	0	
Storage Cap Reductn	0	0		0	0	0	0	0		0	0	
Reduced v/c Ratio	0.82	0.62		0.74	0.89	0.15	0.95	0.50		0.89	0.54	

Intersection Summary			
Area Type:	Other		
Cycle Length: 169.5			
Actuated Cycle Length: 169.5			
Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.95			
Intersection Signal Delay: 37.7		Intersection LOS: D	
Intersection Capacity Utilization 90.2%		ICU Level of Service E	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 4: US HWY 441 & Access C

Full Median Opening West of Access D(NW 164th Lane) at Buildout

HCS Two-Way Stop-Control Report

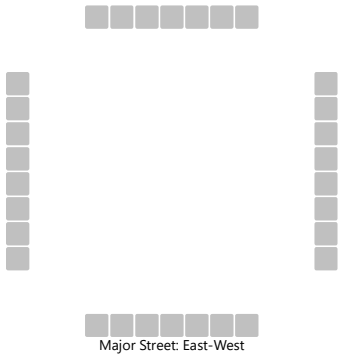
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	AM Buildout

Site Information

Intersection	US HWY 441 @ Median Opening West of D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Median Opening West of D
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	0	2	0	1	0	2	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1870		107		1403									
Percent Heavy Vehicles (%)					2											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4											
Critical Headway (sec)					6.44											
Base Follow-Up Headway (sec)					2.5											
Follow-Up Headway (sec)					2.52											

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					116											
Capacity, c (veh/h)					71											
v/c Ratio					1.65											
95% Queue Length, Q_{95} (veh)					10.1											
Control Delay (s/veh)					444.8											
Level of Service (LOS)					F											
Approach Delay (s/veh)					31.5											
Approach LOS					F											

THOUGH THE VOLUMES SHOW TO EXCEED CAPACITY AT V/C OF 1.65, MANY OF THE TIPS IN PHASE ARE EXPECTED TO UTILIZE THE SIGNALIZED INTERSECTION OF AT ACCESS C.

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HCS Two-Way Stop-Control Report

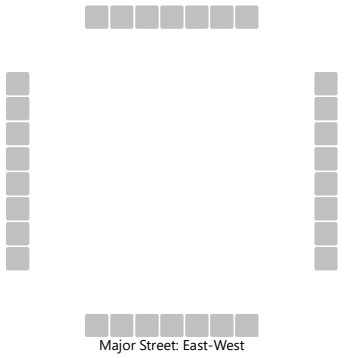
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/9/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	PM Buildout

Site Information

Intersection	US HWY 441 @ Median Opening West of D
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Median Opening West of D
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	0	2	0	1	0	2	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1706		88		2170									
Percent Heavy Vehicles (%)					2											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4											
Critical Headway (sec)					6.44											
Base Follow-Up Headway (sec)					2.5											
Follow-Up Headway (sec)					2.52											

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					96											
Capacity, c (veh/h)					92											
v/c Ratio					1.03											
95% Queue Length, Q_{95} (veh)					6.2											
Control Delay (s/veh)					186.5											
Level of Service (LOS)					F											
Approach Delay (s/veh)					7.3											
Approach LOS					F											

THOUGH THE VOLUMES SHOW TO EXCEED CAPACITY AT V/C OF 1.65, MANY OF THE TIPS IN PHASE ARE EXPECTED TO UTILIZE THE SIGNALIZED INTERSECTION OF AT ACCESS C.

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Appendix K
Improvement Thresholds

IMPROVEMENT THRESHOLDS

THRESHOLD 1 - CONNECTION D RECOMMENDED
Phase 1 Residential 115 DUs

Land Use	ITE LU Code	Variable Dwelling Units, KSF	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

33% to/from the west	7	21	23	14
8% to/from the south	2	5	6	3
57% to/from the east	12	38	42	25

Phase 1 Residential can be developed without a connection to US HWY 441. In this scenario, 98% of the project trips will utilize the south leg of NW 173rd Street. Minor signal timings should be provided at 441/173rd to accommodate the added project trips. The access D connection should be provided concurrent with any project development exceeding the Phase 1 115 DUs.

THRESHOLD 1 - CONNECTION D REQUIRED WITH ANY DEVELOPMENT OCCURRING AFTER THE PHASE 1 - 115 Dus.

THRESHOLD 2 - CONNECTION B RECOMMENDED

It is assummed that all Phae 1 project traffic will use Access D. Phase 2 residential will begin and project trips from this phase will also use access D. Connection C, which allows southbound lefts from the project, should be provided when the project traffic exiting access D and making a Uturn at the median opening west of C, cause capacity to be exceeded. This occurs during the AM peak when approximately 50 vehicles from the Phase 2 development are heading outbound to the east.

Phase 2 Residential 483 DUs

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	483	4,297	312	78	234	437	275	162

Outbound to east 67% of the outbound trips 157

HCS analysis shows that 86 uturns during the AM peak causes the capacity to be exceeded, 36 from Phase 1 plus 50 from phase 2
Number of DUs to generate 50 SBL trips from phase 2 = (483/157) X 50 153.8216561 DUs
Rounds to = 150 DUs
PLUS 115 SFH FROM PHASE 1 = 265 SFH

THRESHOLD 2 - CONNECTION B IS RECOMMENDED CONCURRENT WITH THE 150th DU FROM PHASE 2 (265TH TOTAL SFH) OR ANY NON-RESIDENTIAL DEVELOPMENT ON THE WEST SIDE OF THE DEVELOPMENT, WHICHEVER OCCURS FIRST.

THRESHOLD 3 - CONNECTION C RECOMMENDED

Connection C with Full Access Signal - Used for ICE

	EBL**	SBR	SBL	WBR	WBL**	NBT (Assumed)***	SBT (Assumed)***
AM Gross with IC	48	35	212	65	54	10	10
PM Gross with IC	107	68	414	144	166	10	10
	EBR	NBL	EBT	WBT	NBR		
AM Net New	27	67	19	153	66		
PM Net New	48	266	59	253	56		

* Red volumes are project trips to/from development to south.
** EBL and WBL are assumed as 50% of the access B lefts.
*** Low volume of 10 VPH for the northbound and southbound movements.

AM PLUS 50 FR

	CONNECTION B - THRESHOLD AT C		TRY 50%				
	SBL	SBR	EBL	WBR	EBT	SBR	SBR TOTAL
AM	77	38	13	26	1507	23	61
PM	54	26	45	91	1070	15	41
	NBL	NBR	WBL	EBR	WBT	EBL	EBL TOTAL
AM	21	42	14	6	1013	8	21
PM	15	28	49	24	1469	26	71

PROJECT TRIPS (THRESHOLD VOLUMES)
SOUTH PROJ TRIPS (ASSUMES RES ONLY GROWING AT SAME RATE AS BRIARWOOD)
BACKGROUND TRIPS (SOUTH PROJECT SHOPPING REMOVED AND THROUGH TRIPS REMOVED)
FULL BUILDOUT

42	84	28	12
29	56	98	48

THRESHOLD 3 - CONNECTION C IS RECOMMENDED CONCURRENT WITH THE 240th DU FROM PHASE 2 (355TH TOTAL SFH) OR ANY NON-RESIDENTIAL DEVELOPMENT ON THE WEST SIDE OF THE DEVELOPMENT, WHICHEVER OCCURS FIRST.

THRESHOLD 4 - CONNECTION A IS RECOMMENDED WHEN THE NON-COMMERCIAL DEVELOPMENT ADJACENT TO CONNECTION A IS DEVELOPED.

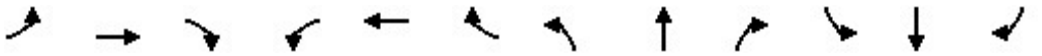
THRESHOLD 5 - DUAL NORTHBOUND LEFTS RECOMMENDED AT 441/173rd ST

THRESHOLD DUAL NBLs AT 441 and 173rd
* ANYALYZE WITH BACKGROUND VOLUMES PLUS RESIDENTIAL ONLY BUILDOUT VOLUMES

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	598	5,230	379	95	284	534	336	198

TO/FROM EAST - 57%	54	162	192	113
TO/FROM SOUTH - 8%	8	23	27	16
TO/FROM NORTH - 2%	2	6	7	4
~~TO/FROM EAST - N/A 33%~~				

THRESHOLD 5 - DUAL NORTHBOUND LEFTS RECOMMENDED AT 441/173rd ST WITH ANY DEVELOPMENT EXCEEDING 598 DUs



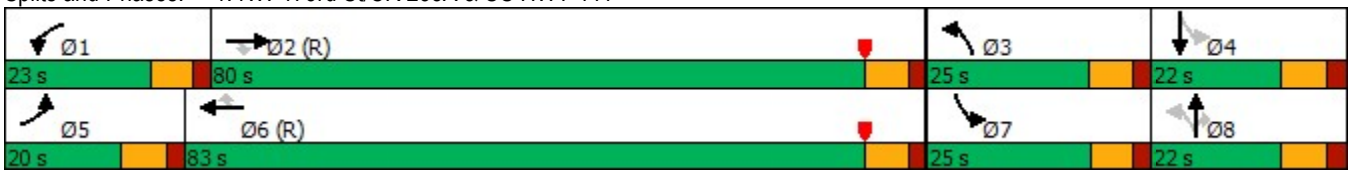
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	97	1245	92	89	965	237	85	105	175	423	61	95
Future Volume (vph)	97	1245	92	89	965	237	85	105	175	423	61	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.909	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1584	0
Flt Permitted	0.950			0.950			0.588			0.405		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	1016	1727	1468	706	1584	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			136			263			157		41	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	107	1368	101	99	1072	263	98	121	201	475	69	107
Shared Lane Traffic (%)												
Lane Group Flow (vph)	107	1368	101	99	1072	263	98	121	201	475	176	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	20.0	80.0	80.0	23.0	83.0	83.0	25.0	22.0	22.0	25.0	22.0	
Total Split (%)	13.3%	53.3%	53.3%	15.3%	55.3%	55.3%	16.7%	14.7%	14.7%	16.7%	14.7%	
Maximum Green (s)	13.0	73.0	73.0	16.2	76.0	76.0	17.9	14.4	14.4	18.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

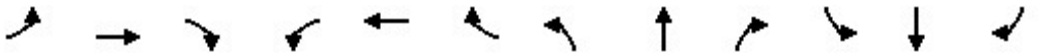
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	12.2	76.4	76.4	13.7	77.7	77.7	26.5	13.5	13.5	37.1	18.9	
Actuated g/C Ratio	0.08	0.51	0.51	0.09	0.52	0.52	0.18	0.09	0.09	0.25	0.13	
v/c Ratio	0.75	0.77	0.12	0.65	0.61	0.29	0.42	0.78	0.73	1.64	0.75	
Control Delay	97.7	33.8	1.4	82.2	26.3	2.5	49.8	98.0	33.3	336.5	68.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	97.7	33.8	1.4	82.2	26.3	2.5	49.8	98.0	33.3	336.5	68.0	
LOS	F	C	A	F	C	A	D	F	C	F	E	
Approach Delay		36.1			25.8			55.8			263.9	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	104	565	0	96	368	0	75	117	41	~560	129	
Queue Length 95th (ft)	#193	680	14	158	428	38	124	#203	121	#816	#276	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	151	1786	865	182	1747	908	290	165	282	290	235	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.71	0.77	0.12	0.54	0.61	0.29	0.34	0.73	0.71	1.64	0.75	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.64
Intersection Signal Delay: 70.8 Intersection LOS: E
Intersection Capacity Utilization 95.2% ICU Level of Service F
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	914	84	140	1353	130	104	60	160	100	28	86
Future Volume (vph)	103	914	84	140	1353	130	104	60	160	100	28	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.887	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1652	0
Flt Permitted	0.950			0.950			0.374			0.715		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	607	1624	1380	1332	1652	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			146			172		75	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	112	993	91	157	1520	146	112	65	172	109	30	93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	993	91	157	1520	146	112	65	172	109	123	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	22.0	85.0	85.0	32.0	95.0	95.0	25.0	18.0	18.0	25.0	18.0	
Total Split (%)	13.8%	53.1%	53.1%	20.0%	59.4%	59.4%	15.6%	11.3%	11.3%	15.6%	11.3%	
Maximum Green (s)	15.0	78.0	78.0	25.2	88.0	88.0	17.9	10.4	10.4	18.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	14.2	87.8	87.8	19.6	93.0	93.0	25.9	10.6	10.6	23.8	9.3	
Actuated g/C Ratio	0.09	0.55	0.55	0.12	0.58	0.58	0.16	0.07	0.07	0.15	0.06	
v/c Ratio	0.76	0.55	0.10	0.75	0.77	0.15	0.61	0.61	0.68	0.46	0.74	
Control Delay	101.3	26.0	0.2	80.0	36.1	8.0	68.9	95.2	23.6	60.4	56.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	101.3	26.0	0.2	80.0	36.1	8.0	68.9	95.2	23.6	60.4	56.3	
LOS	F	C	A	F	D	A	E	F	C	E	E	
Approach Delay		31.1			37.7			51.5			58.2	
Approach LOS		C			D			D			E	
Queue Length 50th (ft)	115	355	0	162	639	4	101	67	0	97	49	
Queue Length 95th (ft)	#213	467	0	236	796	73	163	#135	82	155	#140	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	158	1818	891	268	1980	946	213	114	257	282	178	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.71	0.55	0.10	0.59	0.77	0.15	0.53	0.57	0.67	0.39	0.69	

Intersection Summary

Area Type: Other
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.77
Intersection Signal Delay: 38.1 Intersection LOS: D
Intersection Capacity Utilization 73.5% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441

HCS Two-Way Stop-Control Report

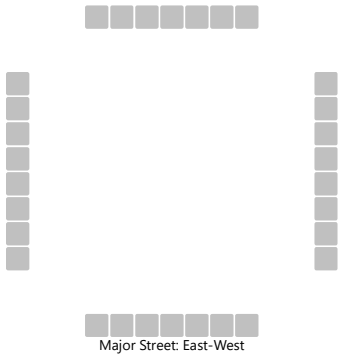
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/28/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Connection B Threshold 50 outbound EB trips P2

Site Information

Intersection	US HWY 441 @ Median Opening west of Ac...
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Median Opening west of Access D
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	0	2	0	1	0	2	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1413		86		1023									
Percent Heavy Vehicles (%)					3											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4											
Critical Headway (sec)					6.46											
Base Follow-Up Headway (sec)					2.5											
Follow-Up Headway (sec)					2.53											

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					93											
Capacity, c (veh/h)					148											
v/c Ratio					0.63											
95% Queue Length, Q_{95} (veh)					3.4											
Control Delay (s/veh)					64.0											
Level of Service (LOS)					F											
Approach Delay (s/veh)					5.0											
Approach LOS					A											

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HCS Two-Way Stop-Control Report

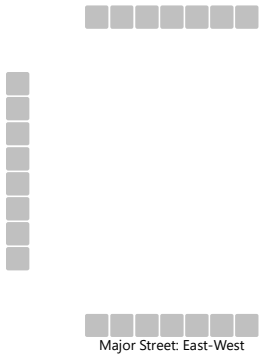
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/29/2023
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Access B - Threshold for Connection C (50% of P2)

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
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	1	2	1		1	1	0		1	1	0
Configuration		L	T	TR		L	T	R		L		TR		L		TR
Volume (veh/h)	0	21	1507	6	0	14	1013	26		21	0	42		77	0	61
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23				15				23		46		84		66
Capacity, c (veh/h)		562				373				82		302		139		428
v/c Ratio		0.04				0.04				0.28		0.15		0.60		0.16
95% Queue Length, Q_{95} (veh)		0.1				0.1				1.0		0.5		3.1		0.5
Control Delay (s/veh)		11.7				15.1				65.4		19.0		63.9		15.0
Level of Service (LOS)		B				C				F		C		F		B
Approach Delay (s/veh)	0.2				0.2				34.5				42.3			
Approach LOS	A				A				D				E			

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HCS Two-Way Stop-Control Report

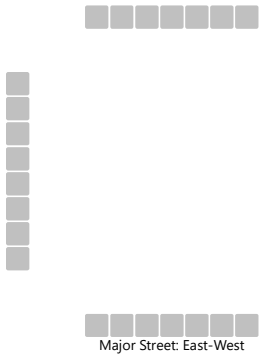
General Information

Analyst	Brian Snyder
Agency/Co.	CHW
Date Performed	3/29/2023
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Access B - Threshold for Connection C (50% P2)

Site Information

Intersection	US HWY 441 @ Proposed Access B
Jurisdiction	City of Alachua
East/West Street	US HWY 441
North/South Street	Access B
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	1	2	1		1	1	0		1	1	0
Configuration		L	T	TR		L	T	R		L		TR		L		TR
Volume (veh/h)	0	71	1070	24	0	49	1469	91		15	0	28		54	0	41
Percent Heavy Vehicles (%)	3	3			3	3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No											
Median Type | Storage	Left + Thru								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.56	6.56	6.96		7.56	6.56	6.96
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		77				53				16		30		59		45
Capacity, c (veh/h)		339				559				84		427		68		293
v/c Ratio		0.23				0.10				0.19		0.07		0.86		0.15
95% Queue Length, Q_{95} (veh)		0.9				0.3				0.7		0.2		4.2		0.5
Control Delay (s/veh)		18.7				12.1				58.0		14.1		174.4		19.5
Level of Service (LOS)		C				B				F		B		F		C
Approach Delay (s/veh)	1.1				0.4				29.4				107.6			
Approach LOS	A				A				D				F			

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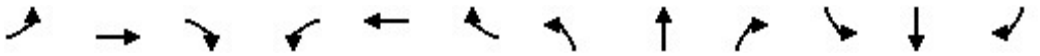
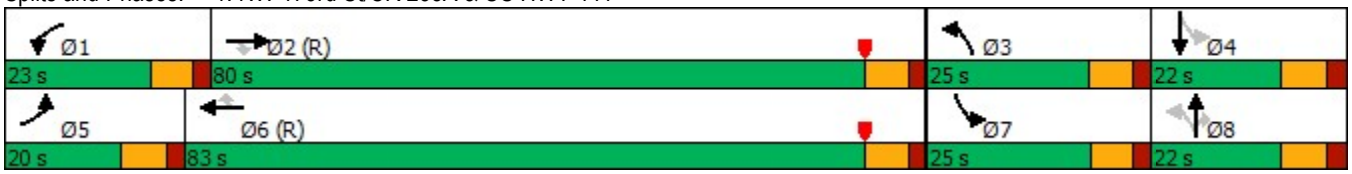


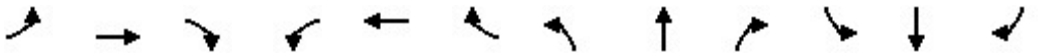
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	1407	115	89	1019	225	93	103	175	381	55	76
Future Volume (vph)	96	1407	115	89	1019	225	93	103	175	381	55	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.913	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1752	3505	1568	1687	3374	1509	1641	1727	1468	1656	1591	0
Flt Permitted	0.950			0.950			0.663			0.430		
Satd. Flow (perm)	1752	3505	1568	1687	3374	1509	1145	1727	1468	750	1591	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			136			250			152		36	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.91	0.91	0.91	0.90	0.90	0.90	0.87	0.87	0.87	0.89	0.89	0.89
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	3%	7%	7%	7%	10%	10%	10%	9%	9%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	105	1546	126	99	1132	250	107	118	201	428	62	85
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	1546	126	99	1132	250	107	118	201	428	147	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	20.0	80.0	80.0	23.0	83.0	83.0	25.0	22.0	22.0	25.0	22.0	
Total Split (%)	13.3%	53.3%	53.3%	15.3%	55.3%	55.3%	16.7%	14.7%	14.7%	16.7%	14.7%	
Maximum Green (s)	13.0	73.0	73.0	16.2	76.0	76.0	17.9	14.4	14.4	18.2	14.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		0	0		0	
Act Effct Green (s)	12.2	76.5	76.5	13.7	77.8	77.8	27.1	13.4	13.4	36.6	18.1	
Actuated g/C Ratio	0.08	0.51	0.51	0.09	0.52	0.52	0.18	0.09	0.09	0.24	0.12	
v/c Ratio	0.74	0.86	0.15	0.65	0.65	0.28	0.43	0.77	0.75	1.47	0.66	
Control Delay	96.4	39.1	2.9	82.3	27.0	2.5	49.8	96.6	35.8	264.0	61.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	96.4	39.1	2.9	82.3	27.0	2.5	49.8	96.6	35.8	264.0	61.9	
LOS	F	D	A	F	C	A	D	F	D	F	E	
Approach Delay		39.9			26.6			56.2			212.3	
Approach LOS		D			C			E			F	
Queue Length 50th (ft)	102	696	0	95	400	0	83	114	46	~459	104	
Queue Length 95th (ft)	#189	834	30	158	452	38	133	#195	127	#714	#221	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	151	1788	866	182	1750	903	301	165	278	292	224	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.70	0.86	0.15	0.54	0.65	0.28	0.36	0.72	0.72	1.47	0.66	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.47			
Intersection Signal Delay: 60.2		Intersection LOS: E	
Intersection Capacity Utilization 97.3%		ICU Level of Service F	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441





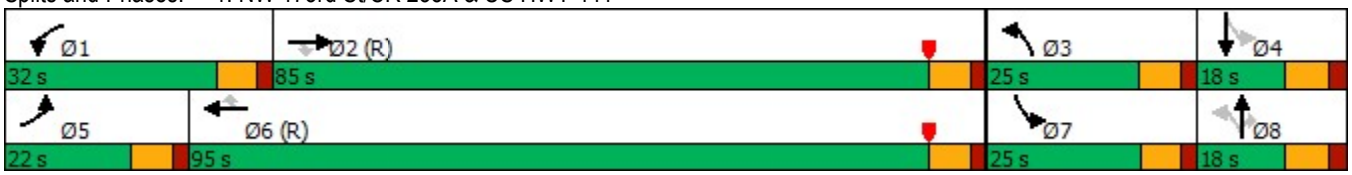
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	84	1027	100	140	1545	88	131	55	160	75	25	79
Future Volume (vph)	84	1027	100	140	1545	88	131	55	160	75	25	79
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	375		300	425		1000	185		250	400		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.886	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	3312	1482	1703	3406	1524	1543	1624	1380	1770	1650	0
Flt Permitted	0.950			0.950			0.301			0.719		
Satd. Flow (perm)	1656	3312	1482	1703	3406	1524	489	1624	1380	1339	1650	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			128			172		77	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		3706			2085			2124			1528	
Travel Time (s)		56.2			31.6			32.2			23.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.89	0.89	0.89	0.93	0.93	0.93	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	6%	6%	6%	17%	17%	17%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	91	1116	109	157	1736	99	141	59	172	82	27	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	91	1116	109	157	1736	99	141	59	172	82	113	0
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases			2			6	8		8	4		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4	
Switch Phase												
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	11.0	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.0	44.6	
Total Split (s)	22.0	85.0	85.0	32.0	95.0	95.0	25.0	18.0	18.0	25.0	18.0	
Total Split (%)	13.8%	53.1%	53.1%	20.0%	59.4%	59.4%	15.6%	11.3%	11.3%	15.6%	11.3%	
Maximum Green (s)	15.0	78.0	78.0	25.2	88.0	88.0	17.9	10.4	10.4	18.2	10.4	
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	5.1	5.1	5.1	4.8	5.1	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	7.1	7.6	7.6	6.8	7.6	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	

Threshold for northbound dual lefts

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	
Walk Time (s)					7.0	7.0		5.0	5.0		5.0	
Flash Dont Walk (s)					30.0	30.0		32.0	32.0		32.0	
Pedestrian Calls (#/hr)					1	1		1	1		0	
Act Effct Green (s)	12.9	87.3	87.3	19.6	93.8	93.8	30.0	13.3	13.3	20.7	8.3	
Actuated g/C Ratio	0.08	0.55	0.55	0.12	0.59	0.59	0.19	0.08	0.08	0.13	0.05	
v/c Ratio	0.68	0.62	0.12	0.75	0.87	0.10	0.71	0.44	0.63	0.40	0.71	
Control Delay	96.2	28.1	0.3	81.2	40.0	5.5	75.5	80.2	20.1	58.5	51.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	96.2	28.1	0.3	81.2	40.0	5.5	75.5	80.2	20.1	58.5	51.1	
LOS	F	C	A	F	D	A	E	F	C	E	D	
Approach Delay		30.5			41.5			50.6			54.2	
Approach LOS		C			D			D			D	
Queue Length 50th (ft)	94	427	0	161	742	2	129	59	0	71	37	
Queue Length 95th (ft)	158	550	0	233	910	39	201	112	81	122	107	
Internal Link Dist (ft)		3626			2005			2044			1448	
Turn Bay Length (ft)	375		300	425		1000	185		250	400		
Base Capacity (vph)	155	1807	887	268	1997	946	211	135	272	278	179	
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	
Reduced v/c Ratio	0.59	0.62	0.12	0.59	0.87	0.10	0.67	0.44	0.63	0.29	0.63	

Intersection Summary			
Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 27 (17%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow			
Natural Cycle: 150			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay: 39.3		Intersection LOS: D	
Intersection Capacity Utilization 79.3%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 1: NW 173rd St/CR 235A & US HWY 441



Appendix L
Signalized Thru Cut Concept

Access B

DECEL LENGTH
PLUS 250 FT
QUEUE = 710 FT

660.00 ft

DECEL LENGTH
PLUS 200 FT
QUEUE

Access D

DECEL LENGTH

485.00 ft

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. **Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set
    a. Zoning Master Plan
    b. Existing Conditions Plan
    c. Public Facilities Plan
11. Environmental Assessment Report
12. Traffic Impact Analysis

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 22-0246

Professional Consultants

To: Neighbors of the Briarwood Subdivision

From: Craig Brashier, AICP

Date: 07 September 2022

RE: Neighborhood Meeting Public Notice

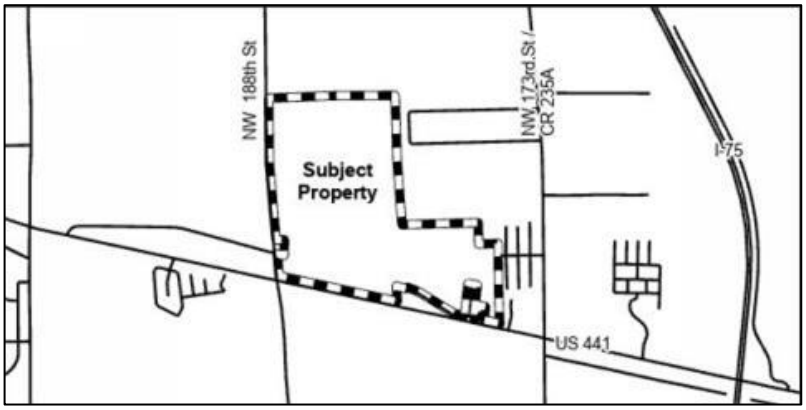
A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent behind the PD is a mixed-use project, inclusive of single-family and multifamily residential and nonresidential uses.

The property is designated with a mixture of Future Land Use designations, including Moderate-Density Residential, Medium-Density Residential, and Community Commercial. No amendments to the Future Land Use Map are proposed.

The property is located generally west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes the following Alachua County Tax Parcels: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

Meeting Details:

Date: 21 September 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(386) 518-5113
Craigb@CHW-inc.com



This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek your comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0246\Admin & Information\06_NHWS\Ad and Mailing\MAIL 220829 Briarwood TC NHWS.docx

Mailing Labels

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

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Peggy Arnold
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David Forest
23 Turkey Creek
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President, TCMOA
1000 Turkey Creek
Alachua FL 32615

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4145 STATE RD 11
DELAND, FL 32724

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ALACHUA, FL 32615

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ALACHUA, FL 32616

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MILLEDGEVILLE, GA 31061

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GAINESVILLE, FL 32635

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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17502 NW 181ST ST
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BECKER JOHN M
18028 NW 177TH AVE
ALACHUA, FL 32615

TAYLOR KENNETH T & BEVERLY A
17983 NW 177TH AVE
ALACHUA, FL 32615

DAVIS RYAN RICHARD II & SHAYNA LINN
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ALACHUA, FL 32615

ROONEY MATTHEW EMMETT
17698 NW 181ST ST
ALACHUA, FL 32615

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PO BOX 357133
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LIVE OAK, FL 32060

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17758 NW 188TH ST
HIGH SPRINGS, FL 32643

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16615 NW BELLE RD
ALACHUA, FL 32615

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GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
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16655 NW 175TH TER
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16704 NW 175TH TER
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SCHLAF DEBRA
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GRANT VICKIE RENEE
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14260 W NEWBERRY RD
NEWBERRY, FL 32669

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M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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HEATON & VAN CLEEF
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ALACHUA, FL 32615

SAYERS JEAN-MARC
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ALACHUA, FL 32615

LAWSON & LAWSON
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ALACHUA, FL 32615

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16803 NW 175TH TER
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MEREDITH JOYCE
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CABOT, AR 72023

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ALACHUA, FL 32615

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ALACHUA, FL 32615

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HUNTER KADERIAN
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ALACHUA, FL 32615

GONZALES FRANCES G
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ALACHUA, FL 32615

JARMON DONNA LYNN
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ALACHUA, FL 32615

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ALACHUA, FL 32615

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ALACHUA, FL 32615

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ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORITY
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GAINESVILLE, FL 32601

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ALACHUA, FL 32615

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17431 SW 65TH CT
SOUTHWEST RANCHES, FL 33331

FOLLANSBEE KYLE F & MELISSA D
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ALACHUA, FL 32615

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HIGH SPRINGS, FL 32643

CRUZ ANGEL L
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ALACHUA, FL 32615

COONS & NEEBLING
16710 NW 174TH TER
ALACHUA, FL 32615

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
ALACHUA, FL 32615

DAVIDSON BRAM & ABIGAIL
16630 NW 173RD TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
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WALKER CALVIN LIFE ESTATE
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PO BOX 1067
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SMYDER CHARLES R SR SUCCESSOR TRUSTEE
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ALACHUA, FL 32616

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1113 OLD POPO POINT
ST JOHNS, FL 32259

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOOL
GAINESVILLE, FL 32601

SMITH CECIL WILSON & COURTNEY ERIN
17042 NW 188TH ST
HIGH SPRINGS, FL 32643

WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

HOWSE & HOWSE
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LIVONIA, MI 48152

BRAMLETT STEPHEN G
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HIGH SPRINGS, FL 32643

LANG, VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

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18942 NW 170TH LN
HIGH SPRINGS, FL 32643

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4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

DADANT AND SON INC
PO BOX 888
HIGH SPRINGS, FL 32655

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held regarding a Planned Development rezoning application on ±308 acres in the City of Alachua, requesting to rezone the property from Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent of the PD is a mixed-use project with single-family and multi-family residential and nonresidential uses. The property is designated with Moderate-Density Residential, Medium-Density Residential, and Community Commercial Future Land Use classifications.

The property is located west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes Alachua County Tax Parcels 3024, 3024-1, 3024-2, 3024-3, 3024-4, 3045, 3044-10-1, 3044-10-2, 3044-12-1, 3044-12-2, 3044-12-3, 3044-12-4, 3044-12-5, 3046, 3046-5, 3047, 3047-1, 3047-1-1, 3047-1-2, 3047-1-3, 3047-1-4, 3047-1-5, 3048-2, and 3047-1-6.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on September 21, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
Phone Number: (386) 518-5113
Email: craigb@chw-inc.com

CHW
Professional Consultants

The Hipp delivers fiery version of 'Fahrenheit 451'

Ron Cunningham
Sun theater critic

What happened? How did we get here? Where are we?

Listen, if life imitates art more than art imitates life — and I won't argue with Oscar Wilde — then it's fair to say that the Hippodrome has kicked off its 50th season with an artistic offering that is as appropriately depressing as ...

... well, as American life has become since COVID forced us all into isolation one from another.

That's not to scare anyone away from the Hipp's production of Ray Bradbury's "Fahrenheit 451." Sometimes a dose of downer is exactly the anti-depressive needed to confront life's ugly realities. And the Hipp's ensemble delivers up Bradbury's dystopian drama about government book burners with verve and, yes, fire.

"Kerosene. Isn't that a kind of perfume?" This from fireman Montag, who waxes poetic about the seduction of incineration. "We were born of fire!"

But then he watches a woman immolate herself and her hidden library rather than let the firemen do their jobs. But not before she hands Montag a single, slim volume and changes his destiny.

Niall McGinty's range allows him to easily make Montag's painful but inevitable transition from arrogance to uncertainty to introspection and, finally, realization and defiance.

Watching his narcotized wife Mildred (Katelyn Crall) gaze with vapid content at "The Mildred Show" on their wall-sized TV, it begins to dawn on Montag that force isn't really essential to suppress thinking and dissent. In an age of media saturation, too many of us go down that road voluntarily.

"I wish we had two TV walls instead of one," Mildred sighs.

But if there is an incendiary force in this production it is found in the person of David Patrick Ford's fire chief. Ford is mesmerizing as Beatty, perhaps the last truly literate subversive still standing. He flaunts his bookishness with the confidence of one who knows that those around him simply won't get his sly references and innuendo.

When the firehouse crew decides to name their new robo-stalking hound Baskerville, fireman Black (Jay Nixon) innocently wonders "Wasn't there a book by that name?"

"Did you read it!" Beatty demands.

"No!" Black fairly recoils.

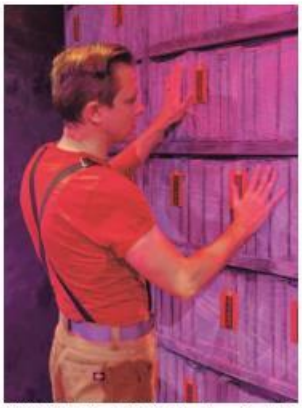
Not to be missed is Jacqueline St. Pierre's performance as the waiflish Alice, who with a few innocent questions in a courtyard encounter becomes Montag's muse. And pay attention to David Carey Foster's Faber, a timid professor who, in Wizard Of Oz fashion, becomes the man behind the curtain and literally has Montag's ear.

The production values with all of the requisite sound, fight and fury are up to Hipp standards. And this mixed cast of professionals and students once again validates the Hippodrome's partnership with the University of Florida's School of Theater And Dance.

"There is nothing worth knowing," Montag insists in the early moments of the play. If you walk out of the Hipp still believing that, you weren't paying attention.

For show times and ticket prices, see The Hippodrome's web site, thehipp.org.

Ron Cunningham is The Sun's theater critic.



Niall McGinty (Montag) in the Hippodrome Theatre's production of "Fahrenheit 451." A mixed cast of professionals and students once again take to the stage in Hippodrome's partnership with the University of Florida's School of Theater And Dance.
PROVIDED BY MICHAEL A. EADDY

Poll: Abortion not the biggest issues for Florida Hispanics

Stephany Matat
Palm Beach Post | USA TODAY NETWORK

A large majority of Florida's diverse Hispanic voters believe it's wrong to make abortion illegal, even if it goes against their personal beliefs. But the contentious issue ranks far below other topics, mainly inflation, gun violence and jobs, as top priorities heading into the midterm elections, according to a new poll released Thursday.

When asked what "the most important issues that elected officials should address," respondents ranked inflation/rising cost of living (53%) as one of their top three issues. Coming second was crime/gun violence (38%), followed by jobs/economy (36%), health care (21%) and climate/environment (16%).

Abortion, at 15%, was tied with a lack of affordable housing/high rents and Social Security and Medicare.

But 70% of those surveyed agreed with the statement "no matter what my personal beliefs about abortion are, I think it is wrong to make abortion illegal and take that choice away from everyone else."

UnidosUS, the nation's largest Hispanic advocacy group, and Mi Familia Vota, a Latino civic engagement group that operates in seven states, including Florida, commissioned the poll of 400 eligible Latino voters in the Sunshine State. The margin of error was 4.5%. It was conducted between July 20 and Aug. 1.

"Hispanic voters in Florida overwhelmingly are concerned with pocketbook and economic issues as we get closer to the midterm election," said Jared Nordlund, Florida state director for UnidosUS.

The poll did not ask those interviewed if they would support restrictions on abortions or laws to allow abortions in cases of rape or incest.

The two organizations have done similar polling in Arizona, California, Colorado, Georgia and Pennsylvania — all competitive battleground states. Abortion ranked as the fifth-most important issue in the larger poll of 2,750 respondents in all six states, including Florida.

Florida's new 15-week abortion ban went into effect July 1. The law allows for exceptions if carrying the pregnancy to term would result in serious injury or death for the mother, or if the fetus has a fatal abnormality. There are no exceptions for pregnancies caused by rape or incest.

Democrats in Florida and nationwide are targeting abortion as a key campaign issue and believe it will drive more voters overall, including Hispanics, to back Democratic congressional candidates.

Congressional Democrats support a federal law to make abortion legal nationwide in the wake of the Supreme Court's decision this summer to overturn Roe v. Wade, the landmark 1973 ruling that made abortion legal. Republicans reject such a measure and support the court's ruling to allow states to determine the legality of abortion.

About 70% of Florida Hispanics believe abortion should not be made illegal, a new poll showed Thursday. JIM RASSOL/USA TODAY NETWORK-FLORIDA

The poll also found that a majority of Florida Hispanic voters (64%) believe the country is on the wrong track, a big hurdle for Democrats to win over Hispanics given that the party has controlled the White House, the U.S. House and Senate for the past two years.

About two-thirds of Hispanic voters polled said they do plan to vote in November.

Florida's more than 2.5 million Hispanic voters, who comprise about 18% of all voters, represent a key voting bloc. In 2020, the Hispanic vote in Florida took a dramatic turn when exit polls showed then-Democratic candidate Joe Biden won Latino voters by just seven points over President Trump, 53-46%.

That close margin allowed Trump to win the state handily. It also allowed the GOP to flip two congressional seats while tightening its grip on the state House and Senate in the Florida Legislature.

As a comparison, exit polls in 2016 showed Hillary Clinton clobbered Trump among Hispanic voters in Florida, winning 62-35%.

"How Latinos evolve as a bloc and electorate in Florida may well shape outcomes nationally. Both parties should be paying closer attention," said Gary Segura, the president and co-founder of BSP Research, which conducted the poll for the two Hispanic organizations.

The poll of Florida Hispanic eligible voters was conducted primarily online, with some live phone interviews in Spanish or English.

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Phone Number: (386) 518-5113
Email: craigb@chw-inc.com

CHW

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Workshop Presentation

Briarwood Town Center

Planned Development Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 21, 2022

1

The purpose of the neighborhood meeting:

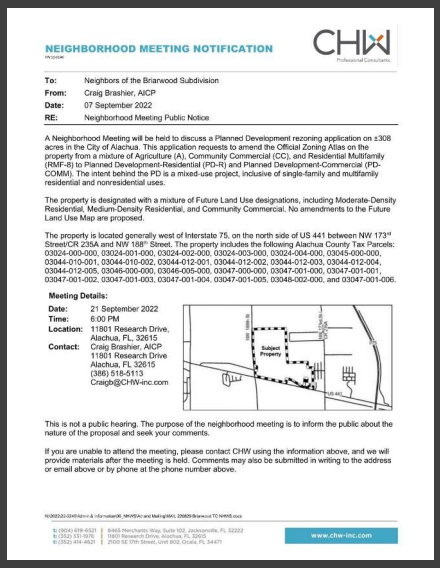
The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to address questions prior to the application's submission.

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW
Professional Consultants

To: Neighbors of the Briarwood Subdivision
From: Craig Brashier, AICP
Date: 07 September 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM). The intent behind the PD is a mixed-use project, inclusive of single-family and multifamily residential and nonresidential uses.

The property is designated with a mixture of Future Land Use designations, including Moderate-Density Residential, Medium-Density Residential, and Community Commercial. No amendments to the Future Land Use Map are proposed.

The property is located generally west of Interstate 75, on the north side of US 441 between NW 173rd Street/CR 235A and NW 188th Street. The property includes the following Alachua County Tax Parcels: 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006.

Meeting Details:

Date: 21 September 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(386) 518-5113
Craigb@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek your comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2022\22-0246\Admin & Information\06_NRMSA\1 and Mailing\MA1_220829 Briarwood TC NHMS.docx

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1900 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2500 SE 17th Street, Unit 802, Ocala, FL 34471

www.chw-inc.com

Sun - 09/07/2022

The Hipp delivers fiery version of 'Fahrenheit 451'

Poll: Abortion not the biggest issues for Florida Hispanics

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Phone Number: (386) 518-5113
Email: craigb@chw-inc.com

CHW

22-0246: Briarwood Town Center

CHW

3

REQUEST:

Rezoning Application

FROM: Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8)

TO: Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM)

22-0246: Briarwood Town Center

4

REZONING
ESTIMATED TIMELINE

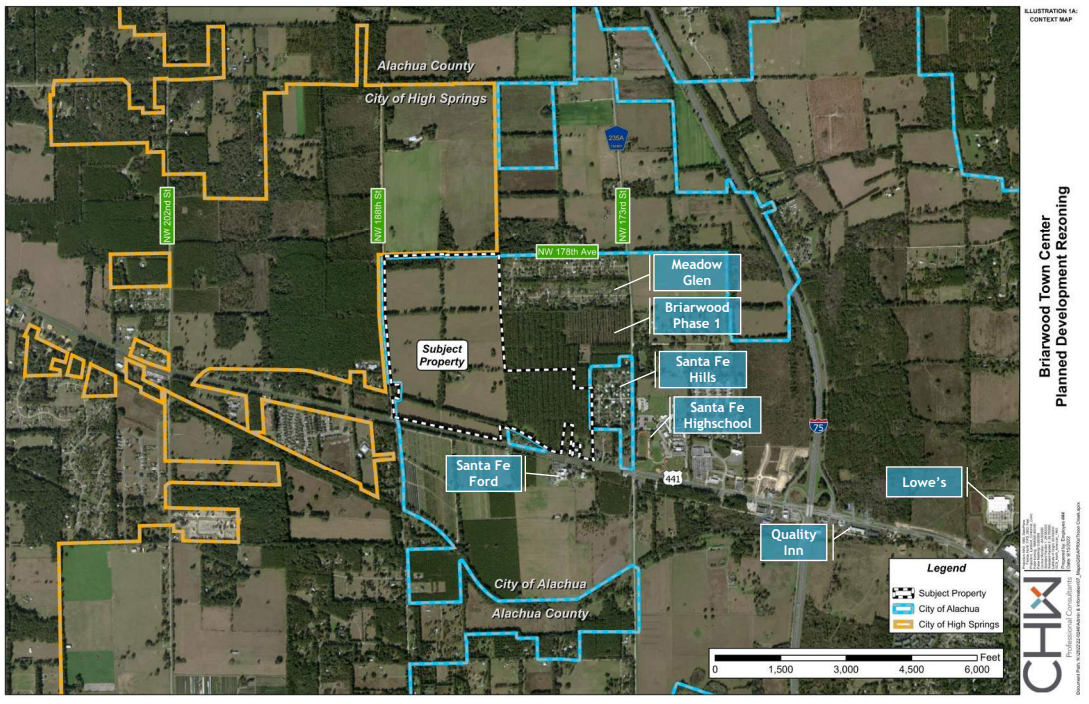
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	City Commission Public Hearing #1	City Commission Public Hearing #2
July 27, 2022	Sept. 21, 2022	Sept. 29, 2022	Oct. - Dec. 2022	December 2022 (Tentative)	January 2023 (Tentative)	Jan / Feb 2023 (Tentative)

22-0246: Briarwood Town Center

CHW

5

Context Map



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6

Aerial Map

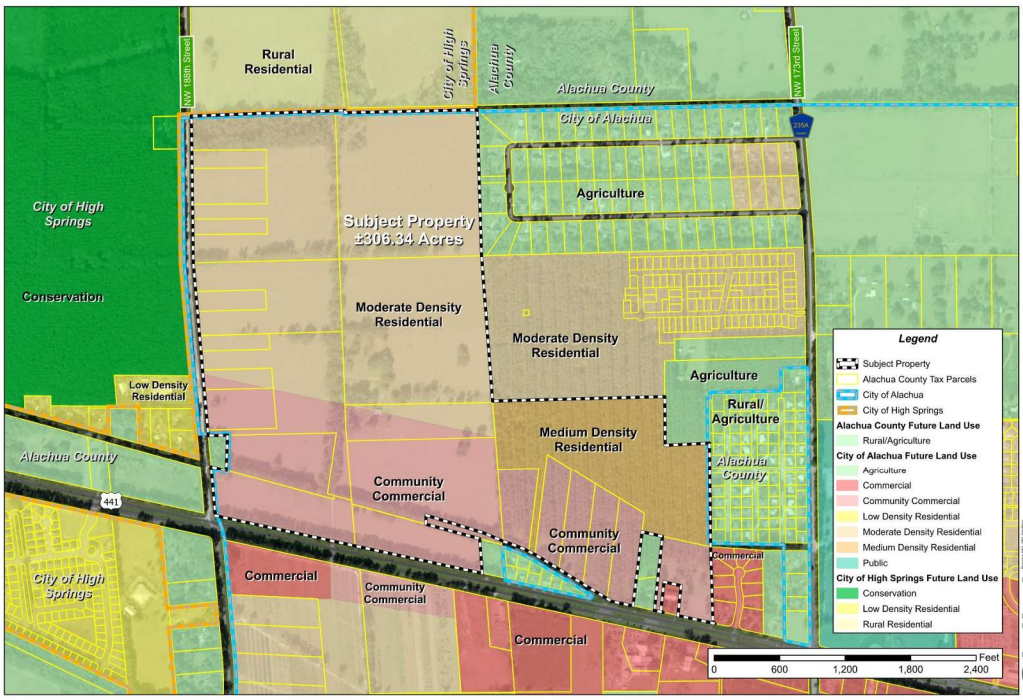
7

Future Land Use (FLU) Map

Moderate Density Residential (0-4 du/ac)

Medium Density Residential (4-8 du/ac)

Community Commercial



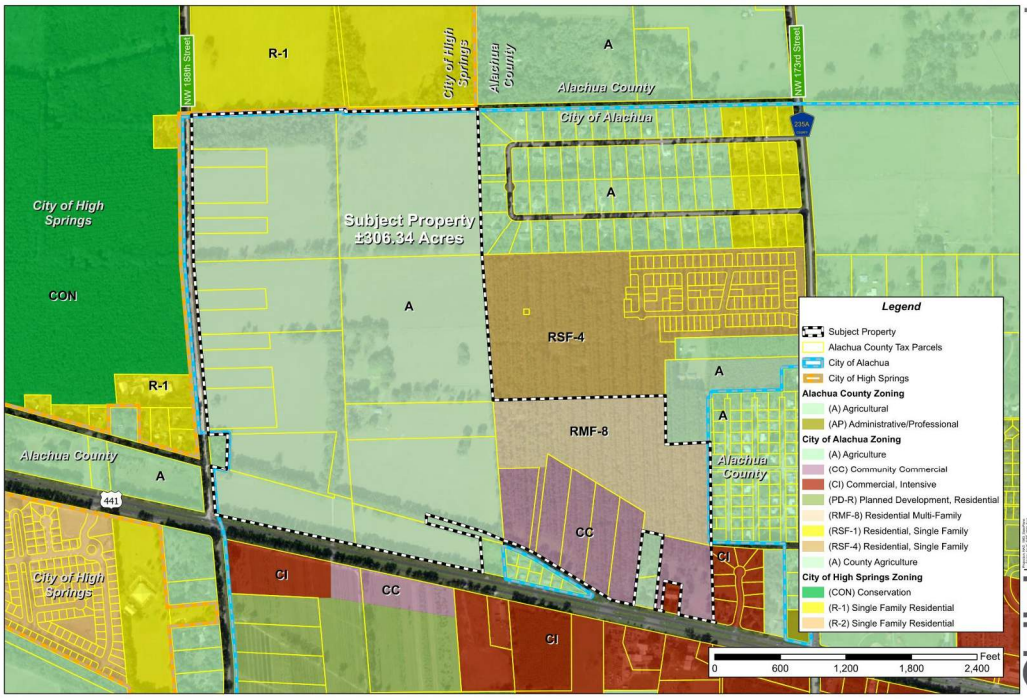
8

Zoning Map

Agriculture (A)

Residential Multifamily (RMF-8)

Community Commercial (CC)



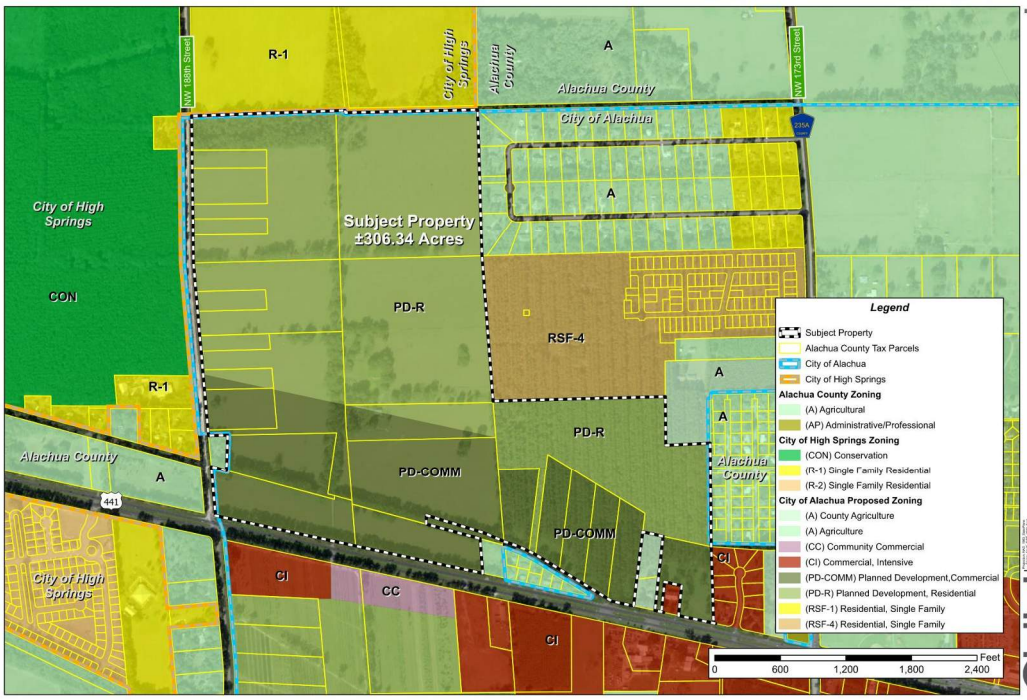
9

Proposed Zoning Map

Planned Development-Residential (PD-R) and

Planned Development-Commercial (PD-COMM)

Consistent with FLU categories



10

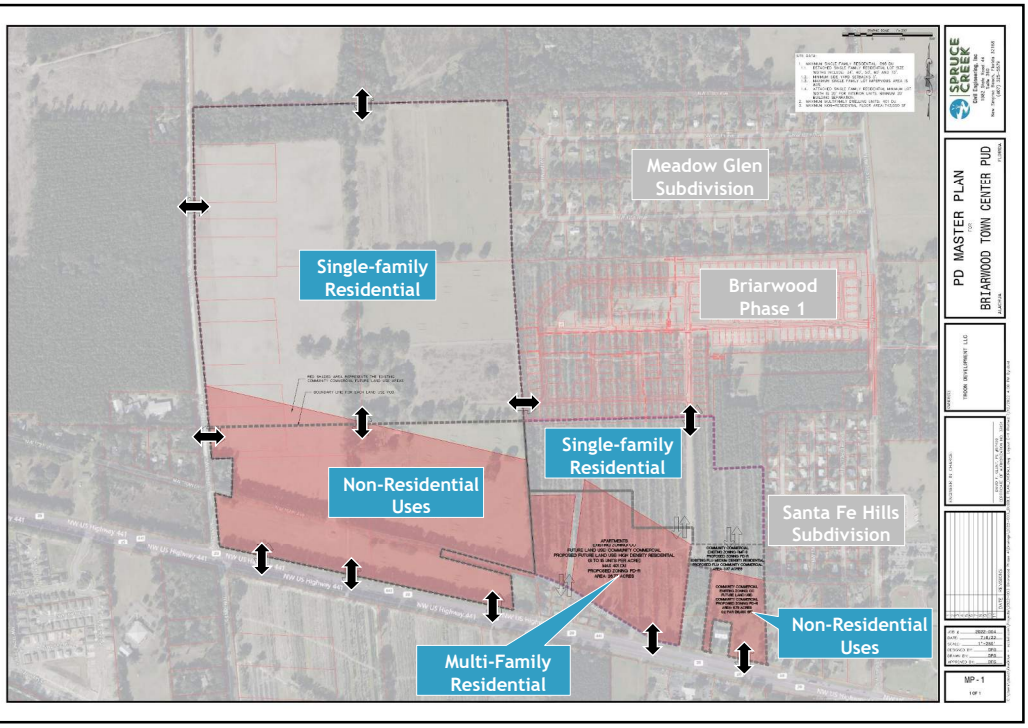
Preliminary Layout Plan

Proposed Entitlements:

780 SF Units (34'W to 75'W)

350 MF Units

500,000 S.F. Non-Residential (250,000 S.F. in initial TIA)



11

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

12

Sign-in Sheet

SIGN-IN SHEET

Briarwood Town Center Neighborhood Meeting

22-0246

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: September 21, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Planned Development Rezoning Application

	Print Name	Street Address	Signature
1	RASANATH DASA	16916 NW 174th TERRACE – ALACHUA 32615	R. DASA
2	Kelly Bramlett	16825 NW 188th St. High Springs 32643	
3	Jennifer Hart	16804 NW 173rd Terr Alachua FL	
4	Debra Werner	16731 NW 173rd Ter. Alachua FL	Debra Werner
5	Wayne Werner	"	fishwife75@windstream.net
6	Robert Hart	16804 NW 173rd Ter Alachua FL	
7	Carly Maxwell	16658 NW 175th Ter	caproud@att.net
8			
9			
10			
11			
12			
13			

Two meeting attendees chose to not sign in, for a total of nine (9) public meeting attendees.

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Briarwood Town Center

22-0246

Event:	Neighborhood Meeting
Date/Time:	September 21, 2022 @ 6:00 PM
Place:	CHW Alachua Office, 11801 Research Drive, Alachua, FL, 32615
Re:	Briarwood Town Center Planned Development Rezoning

Applicant Attendees: Craig Rouhier; Craig Rouhier, Jr.
CHW Attendees: Craig Brashier, AICP; Seth Wood, AICP
Public Attendees: 9

CHW, on behalf of the applicant, hosted the required neighborhood meeting and presented the following: the application type and intent; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a preliminary conceptual layout. Questions and comments from the public attendees are listed below, with agent responses. Please note, these minutes are not meant to act as a verbatim transcript.

Question: Is this part of the Briarwood subdivision?
Response: This is a separate application on a separate timeline. In the broader picture, it will include an extension of and connection to the current Briarwood subdivision.

Question: Is the applicant the same developer as the Briarwood subdivision?
Response: Yes, the applicant is also the developer, but not the homebuilder, of the Briarwood subdivision.

Question: Why is a Planned Development zoning being pursued as opposed to straight zoning?
Response: The PD mechanism is being employed to allow for a more holistic, mixed-use development approach, in contrast to the piecemeal, strip-style development straight zoning may yield. The PD also allows a blending of density for residential development across the project site.

Question: Are you under contract to purchase these properties?
Response: The applicant is only under contract to purchase the portion of the subject property to be rezoned to Planned Development-Residential (PD-R). The applicant will not control the end users on the portion of the property to be rezoned to Planned Development-Commercial (PD-COMM).

Question: Where will the primary ingress/egress to this development be and how will it be constructed?
Response: Primary ingress/egress will be on US 441. The form this will take—be it a signalized intersection, a roundabout, or something else—will be determined based on the Traffic Impact Analysis (TIA) and through coordination with the Florida Department of Transportation (FDOT).

Question: Where will other access points be and how will they be constructed?
Response: Additional planned access points include at least one on the subject property's western boundary onto NW 188th Street; two connection points into the Briarwood subdivision; one on the subject property's northern boundary; and additional limited access points onto US 441 on the subject property's southern boundary. The form these US 441 connections will take will be determined by FDOT, but all the roadway access points other than the primary access point are expected to be right in/right out only. Ultimately, the TIA will determine the best location for and form of access points.

Question: Will any access points be provided into Santa Fe Hills?
Response: The applicant has no intention of imposing access points onto the Santa Fe Hills community. It is not anticipated to be required.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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www.chw-inc.com

Question: The segment of US 441 near Santa Fe High School is dangerous. How will this development impact that?
Response: Traffic impacts are considered as part of the TIA. The results of this analysis will indicate necessary improvements.

Question: Will improvements be made to County Road 235A?
Response: The modeling conducted as part of the Traffic Impact Analysis will indicate what improvements are needed. All the roads being considered by the analysis are maintained by the County or the State. Coordination with the appropriate agencies will be conducted as well.

Question: What is the anticipated construction timeline?
Response: Full buildout is preliminarily estimated to take at least 10 years. A south-to-north buildout is anticipated. Each engineering application is anticipated to take 9 to 12 months just to complete the permitting process.

Question: 780 single family homes could mean many more children attending Alachua County Public Schools. What does the Alachua County School Board have to say about this?
Response: A school concurrency application will be submitted as part of our rezoning application package. A concurrency application is also required as part of all residential engineering applications. School capacity is determined at a County scale and is controlled by the School Board.

Question: How large will the backyard of each single-family dwelling unit lot be?
Response: That will depend on the lot size and house size.

Question: How tall will the multifamily dwelling units be?
Response: They will be a maximum of three stories. Multi-family units will not be placed adjacent to abutting single-family developments.

Question: Will a crime statistics analysis be conducted for the future multifamily housing?
Response: No, a crime statistics analysis will not be conducted as part of this rezoning application.

Question: I do not like the idea of this development potentially raising my property value, as it may also raise my property taxes.
Response: Your comment is noted.

Comment: I encourage you to provide a large amount of open space.
Response: Thank you for your comment.

Note: the setting aside of 20% open space is proposed as part of the PD.

Question: Where will community open space be located?
Response: That will be determined in the development master planning process.

Question: How will this impact Santa Fe Hills' private water source?
Response: The development will be served by the City's potable water supply, so no impacts to this private system are anticipated. Additionally, no hazardous materials that could cause issues with groundwater contamination will be placed onsite.

Question: How will potential impacts to the environment be determined?
Response: An Environmental Assessment has been conducted on the property. This report is being submitted as part of the rezoning application. Each engineering application will require subsequent environmental permitting.

The meeting was concluded at approximately 8:00 PM.

Spotter Course hosted by Alachua County Emergency Management at the Alachua County Emergency Operations Center, 1100 S.E. 27 Street, Gainesville, from 6 – 8 p.m. This course is free and open to anyone with interest. The Skywarn spotter program is a nationwide network of volunteers trained by the U.S. National Weather Service (NWS) to report significant weather. The class size is limited, and pre-registration is required. For more information, contact Alachua County Emergency Management at 352-264-6500 or acem@alachuacounty.us.

■ **April 6: Photography Calendar Contest Fundraiser** – sponsored by the GFWC High Springs New Century Woman's Club. Everyone is encouraged to share your best photos from the High Springs community. The photos can be scenic, nature or historic. All photos must be a minimum of 300 dpi, landscape (horizontal) and emailed in PDF or JPEG format. The entry deadline is June 30. Please email the photos to malloryediting@gmail.com.

■ **April 7 - 30: High Springs** Playhouse presents "Death By Chocolate" by Paul Freed, directed by Andy Jean. Performances are Friday and Saturday, 8 p.m., and Sunday, 2 p.m. at 23416 W. U.S. Hwy 27, High Springs, FL 32643. Tickets $15 at Highspringsplayhouse.com.

■ **April 8: Easter Egg Hunt and Free Family Easter Event** at First United Methodist Church of High Springs, 17405 N.W. U.S. Highway 441. The times are 10 – 11:30 a.m. At 10 a.m. families will have an opportunity to visit stations around the fellowship hall to build their own Resurrection Egg kit. Easter Egg Hunts will be staggered for children in three age groups. Snacks and juice boxes will be provided. Love offerings are accepted, but not expected. The Easter bunny will also be hopping around! For questions call fistumc@windstream.net.

■ **April 8: Alachua Annual Easter Egg Hunt** – Hosted by the City of Alachua. Be on the lookout for the Easter Bunny on April 8 at the Hal Brady Recreation Complex, 14300 NW. 146th Terrace. The Easter Bunny will have hidden 1,000 plastic eggs with candy around the property. In addition, 200 filled Easter baskets will be given away and children can have their pictures taken with the Easter Bunny. The Easter Egg Hunt starts promptly at 10 a.m. This event is free to children ages 0 - 13. Children are encouraged to bring their own baskets. The Easter eggs and baskets are donated by Dollar General Distribution.

■ **April 8: An Easter Egg Hunt in High Springs** – Sponsored by High Springs business owners and parents. Event time is 11 a.m. – 1 p.m. This event is for children from 0 – 12 years of age. The egg hunt is located behind the High Springs Chamber of Commerce office at the pavilion and gazebo, 23517 N.W. 185th Road, High Springs. For questions send an email to chamber@highsprings.com or call the Chamber office at 386-454-3120.

■ **April 8: Easter Egg Hunt in Newberry** at the Martin Luther King Community Center, 25515 N.W. 6th Avenue, Newberry. This event is for children from 2 – 17 years of age and will run from 12 – 2 p.m. Children should bring their own Easter baskets for egg collection. Expect to hear music, experience food and play games as well as hunt for Easter eggs. For questions contact Tasha Griffin at 352-474-6078.

■ **April 8: O'Leno Ole' Chili Cookoff and Springs Celebration** – These events are sponsored by the Alachua County Environmental Protection Department, Florida State Parks and The Friends of O'Leno. Citizens are invited to the Cookoff from 9 a.m. – noon and are encouraged to stay for the 11 a.m. - 3 p.m. In addition to the Chili Cookoff, expect to hear live music from the Weeds of Eden, participate in a guided walk along the River Trail, participate in children's activities and visit art vendors and environmental exhibits. Chili tasting kits will be on sale for $7. All proceeds assist the Friends of O'Leno non-profit organization with its mission of supporting the park. These events will take place at O'Leno State Park, 410 S.E. O'Leno Park Road, High Springs. Admission to the park is free with the donation of one non-expired canned food item per person to benefit a local food bank.

■ **April 15: Downtown High Springs Artwalk** - Seasonal Art Walk events return to historic downtown High Springs from 12 – 5 p.m. featuring 15 - 20 local artists and makers situated on the sidewalks of the downtown area. High Springs also offers many eclectic restaurants and shops. Participating merchants will offer specials and sales during the event.

■ **April 18: Mobile Outreach Clinic in Hawthorne** – The Mobile Outreach Clinic will be in Hawthorne from 9 a.m. – 2 p.m. at the Hawthorne Area Resource Center, 21923 **Celebration of Biotechnology** at Momentum Labs, 12742 N.W. 133rd Terrace, Alachua. Now in its 18th year, the Celebration of Biotechnology attracts more than 500 industry and life science professionals to Alachua – a hub for innovation in biotechnology and life sciences. The celebration runs 9:30 a.m. – 1 p.m. and offers guided bus tours of the local life sciences community, exhibits, music and food vendors.

■ **April 22-26: Friends of the Library Spring Book Sale** – Buy used books at a fraction of their cost and benefit the Alachua County Library at the same time. This event is located at 430 N. Main Street, Gainesville. Times are Saturday, 9 a.m., Sunday and Monday, at 12 p.m. For questions call 352-375-1676 or email folacid@bellsouth.net.

■ **April 22: BBQ Fundraiser and Drug Take Back** – Join in the fun from 10 a.m. – 2 p.m. to raise funds for the Newberry Opioid Task Force and the Newberry Fire Department to install a baby box! Dinners are $15 each or two for $25. Call 352-472-2150 by 12 p.m. on April 19 to reserve yours. In addition to great food there will be

KIWANIS KIDS & FAMILY 3RD ANNUAL MINI GOLF TOURNAMENT

SATURDAY APRIL 15TH, 2023

The Pink Flamingo Diner—Mini Golf Course
19726 US HWY 441, High Springs, FL

Tournament Starts at 10:30 AM

Prizes for 1st, 2nd, & 3rd Place
Individual Prize Contests on 5 Holes

Adults - $8 / 7 to 12 years old - $6

RSVP Sue at suefpelra@msn.com

A Fundraiser for Kiwanis Club of Santa Fe

For Questions or Donations Call Bret (352) 213-2477

City of ALACHUA

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

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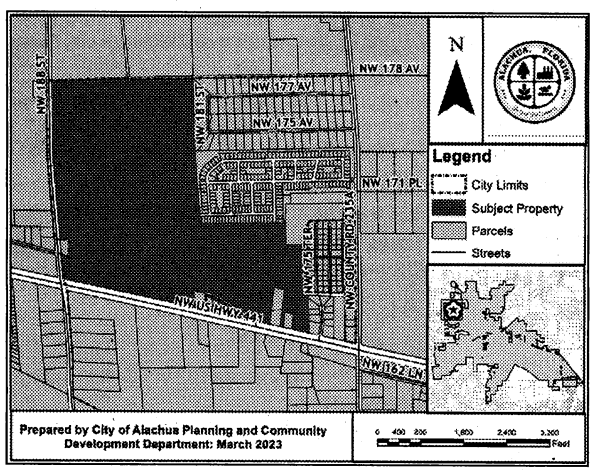

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(Published: Alachua County Today - April 6, 2023)

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
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10:15 am Morning Worship (onsite & live stream)

Wednesday 6:00 pm – Prayer & Bible Study
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22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church

17155 NW US HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Sunday: 7:30 a.m. & 11:30 a.m.
Saturday Vigil: 5:00 p.m.

www.stmadeleinecatholicchurch.com

New St. Mary Missionary Baptist Church
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukeamechurch@windstream.net
Morning Worship: 11 a.m.;
Church School 9:45 a.m.
Bible Study: 7 p.m. weekly
Theme: "Fresh Start"

Trump

Continued from Page 1A

crime or President Joe Biden's record, are the issues that now dominate the GOP race.

Even the calendar seems destined to entangle them. Judge Juan Merchan set the next court date for Dec. 4, weeks before the Iowa caucuses launch the Republicans' primary season.

Hours after his arraignment, Trump was more the defiant candidate than the chastened defendant when he addressed a friendly crowd back home at Mar-a-Lago in Palm Beach, Florida. Despite Merchan's instructions to avoid incendiary rhetoric and attacks on the legal system, Trump denounced Bragg as a "criminal" and Merchan as "a Trump-hating judge with a Trump-hating wife and family."

"This fake case was brought only to interfere with the upcoming 2024 election, and it should be dropped immediately," he railed.

But his 27-minute speech – a short one, by his standards – also underscored the reality that Bragg and Merchan and a New York jury may soon be the least of his problems. He called on Georgia officials to drop their investigation into his alleged efforts to overturn Biden's victory there in the 2020 election, and he derided the Justice Department's special counsel, Jack Smith, as a "lunatic."

Smith is investigating Trump's efforts to reverse his election defeat, including the assault on the Capitol on Jan. 6, 2021, and his removal and retention of classified documents after he left the White House.

Both investigations seem to be nearing conclusion. In January, Fulton County District Attorney Fani Willis said decisions in the Georgia case were "imminent." In Washington, Smith issued subpoenas in January for Ivanka Trump and Jared Kushner, a move into Trump's innermost circle that typically would be done near the end of such inquiries.

"This is just the 'amuse bouche' before the real meal of the federal indictments to come," said Jeffrey Engel, director of the Center for Presidential History at Southern Methodist University. That is, the appetizer. "Those are more important not just because they are more substantial on the face of it (insurrection versus paying off a porn star?) but because they were crimes allegedly committed while president, not before."

An accumulation of indictments, if they follow, will make it harder for Trump to argue he is the victim of an overzealous prosecutor. The consequential nature of the charges will also make it harder to dismiss them as small-bore, as personal, as none of the public's business.

Calibrating a legacy

After recasting the Republican Party and unexpectedly winning the White House, after a populist presidency and double impeachments, this may turn out to be Trump's most consequential legacy.

There has never been a constitutional or legal bar to indicting presidents and former presidents, and some have come close.

The 34-count felony indictment in New York State Supreme Court marked the first time a former president had been charged with a crime. It is all but guaranteed not to be the last. CHANDAN KHANNA/AFP VIA GETTY IMAGES

Hours after his court hearing, former President Donald Trump denounced Manhattan District Attorney Alvin Bragg, above, as a "criminal" and Judge Juan Merchan as "a Trump-hating judge with a Trump-hating wife and family." JOHN MINCHILLO/AP

Richard Nixon probably would have faced criminal indictments in the wake of the Watergate affair that prompted his resignation until his successor, Gerald Ford, issued a sweeping pardon. On his final day in office, Bill Clinton reached a deal with prosecutors in the Monica Lewinsky affair, giving up his law license for five years and paying a fine.

But it had never happened before, a history that made Tuesday's indictment so breathtaking.

Some historians and legal scholars argue the 45th president's behavior left prosecutors with no choice but to plunge into uncharted territory.

"When I heard about the indictment I felt as if an infection had been lanced," said Catherine Ross, a constitutional law professor at George Washington University, with an indictment that demonstrated a president is not above the law. "The failure to do so would not only be the worst sort of political decision, it would send a message to future officeholders that they can get away with just about anything."

Some worry that the charges send a different message to district attorneys, though.

"Today's indictment now opens the floodgates to the thousands of prosecutors around the country," Jacobs said. "Joe Biden is more likely to be indicted tomorrow after leaving office owing to the precedent and not necessarily his actions."

The Iowa caucuses would be the least of it.

Chinese spy balloon reportedly gathered info from military sites

Holly Rosenkrantz and Francesca Chambers
USA TODAY

The Chinese balloon that flew across the United States this year was able to gather intelligence from several U.S. military sites and transmit it to Beijing in real time despite the Biden administration's attempts to block it, according to a report from NBC News.

The high-altitude balloon was able to make multiple trips over some of the sites before it was shot down on Feb. 4, at times flying in a figure-eight formation, NBC said, citing two current senior U.S. officials and one former senior administration official.

The FBI continues to assess parts of the Chinese spy balloon recovered after it was shot down in February, Sabrina Singh, a Pentagon spokesperson, said Monday.

The Pentagon maintains that measures it took to prevent China from acquiring intelligence from sensitive military sites mitigated the balloon's effectiveness, Singh said.

The balloon provided "little additive value" beyond what China already has, she said. China also operates spy satellites.

White House spokesman John Kirby declined to confirm the balloon's movements but told reporters that it "absolutely had self-maneuvering capability ... from remote operators."

A high-altitude balloon floats over Billings, Mont., on Feb. 1. LARRY MAYER/THE BILLINGS GAZETTE VIA AP

"That wasn't a new development for this balloon, and it didn't come as a surprise to us that it had that capability," he said.

Kirby said the U.S. is still analyzing what was recovered.

The spy balloon entered U.S. airspace near the Aleutian Islands in late January, crossed into Canada and reentered the continental United States.

Among the sensitive sites it passed by were nuclear missile fields in Montana.

A U.S. F-22 fighter jet shot down the balloon off the shore of South Carolina. Military officials waited until it was over water, they have said, to prevent debris from falling on people or buildings.

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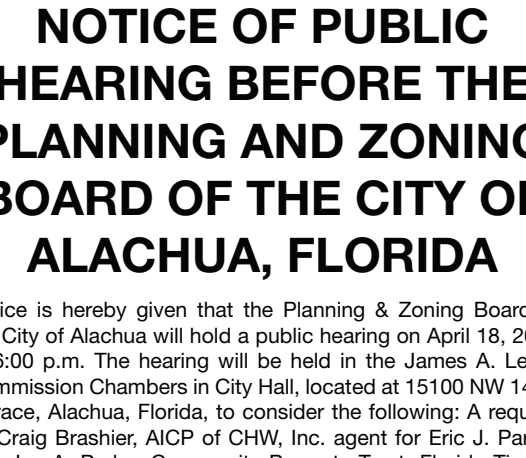

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City of ALACHUA
the good life community

mailed 4/3/23 KC

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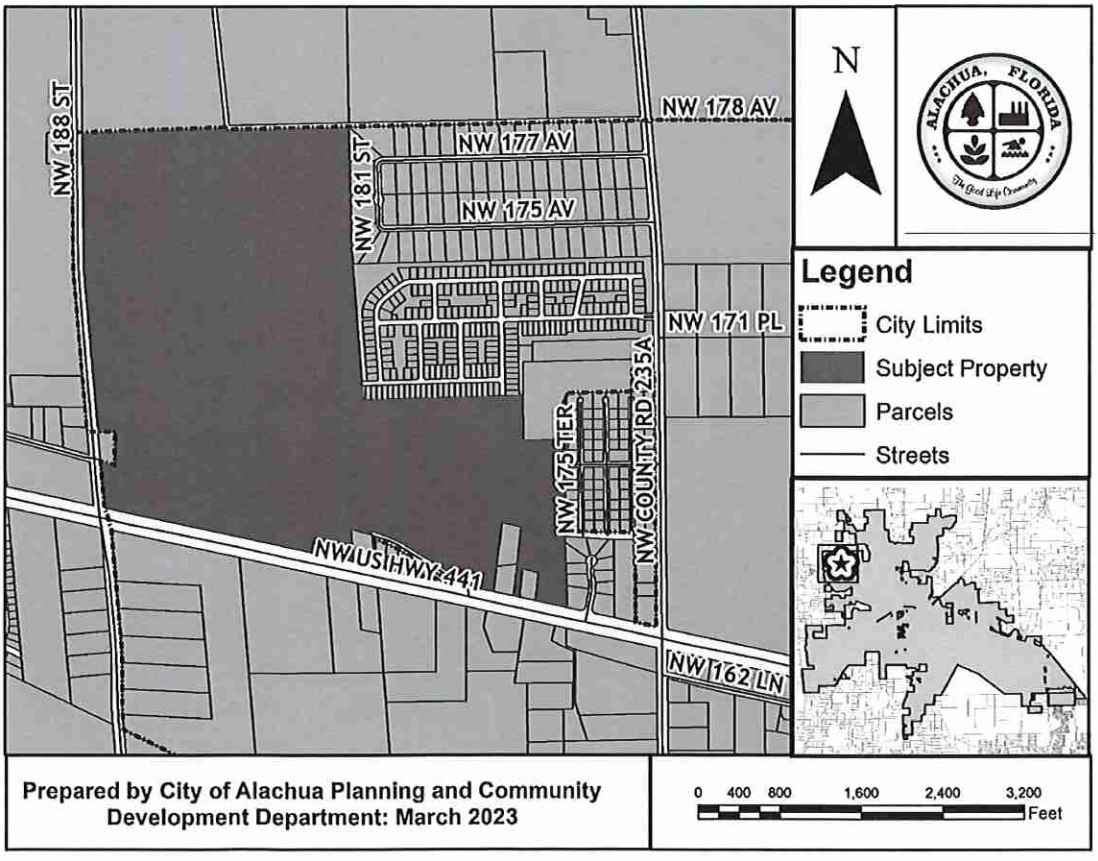

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of
ALACHUA
the good life community

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DASA RASANATH A
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JARMON DONNA LYNN
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ALACHUA, FL 32616

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WHITE IRA L & JOAN M
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ARDMORE, OK 73401

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LAKE CITY, FL 32025

HUNTER KADERIAN
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CHIARELLI INVESTMENT CO
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GAINESVILLE, FL 32601

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ALACHUA, FL 32615

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

DAVIDSON BRAM & ABIGAIL
16630 NW 173RD TER
ALACHUA, FL 32615

SMYDER TOYO A HEIRS
PO BOX 1067
HIGH SPRINGS, FL 32655

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PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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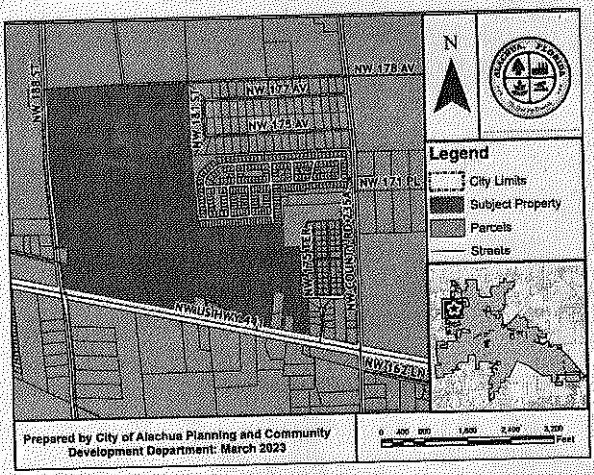

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(Published: Alachua County Today - April 27, 2023)

Senate committee OKs 7 conservative New College board members

Ryan Dailey
NEWS SERVICE OF FLORIDA

TALLAHASSEE — The Senate continued moving forward Monday with confirming a slate of Gov. Ron DeSantis' appointees to the New College of Florida Board of Trustees, as outnumbered Democrats grilled one of the governor's picks.

The Senate Ethics and Elections Committee voted to advance seven conservative appointees to the New College trustees. Six were tapped by DeSantis as he and other Republican leaders try to remake the small liberal-arts college in Sarasota.

The DeSantis appointees who received the committee's backing were Christopher Rufo, Matthew Spalding, Charles Kesler, Debra Jenks, Eddie Speir and Mark Bauerlein. The committee also supported the confirmation of Ryan Anderson, who was appointed by the state university system's Board of Governors.

The appointees ultimately will need confirmation by the full Senate. Speir was the only one of the seven trustees who was present for Monday's meeting.

A founder of Inspiration Academy, a Christian school in Bradenton that launched in 2013, Speir described himself as having an "entrepreneurial background" and emphasized the importance of religion in his life. Speir, who told senators he regularly visits the New College campus, also was asked about his meetings with students and faculty members.

"There's been different truths that I have shared that are causing a lot of concern. But what I've done is followed up those truths and those statements by showing up on campus and engaging in debate," Speir said.

Sen. Bobby Powell, D-West Palm Beach, pressed Speir about "what those truths are."

"I have to start with the truth that Jesus Christ is the way, the truth and the life," Speir said.

Speir moments later said another one of his "truths" was "a tweet that I sent out describing ... trans as a mental disorder."

Sen. Tina Polsky, D-Boca Raton, questioned Speir about how his religious leanings might come into play on the board. "How would you separate out your religious beliefs in a public setting, such as a public university that is paid for by the state, and not hurt those who don't believe in the same religion as you? Or any religion at all," Polsky asked.

"The same way that I would like the religion of 'wokeism' to respect me, by not forcing pledges of fealty and avoiding dogmatic teachings," Speir replied.

Speir and the other recent appointees already have made an imprint by shaking up New College's leadership. The board in January removed former President Patricia Okker and replaced her with Richard Corcoran, a Republican former House speaker and state education commissioner.

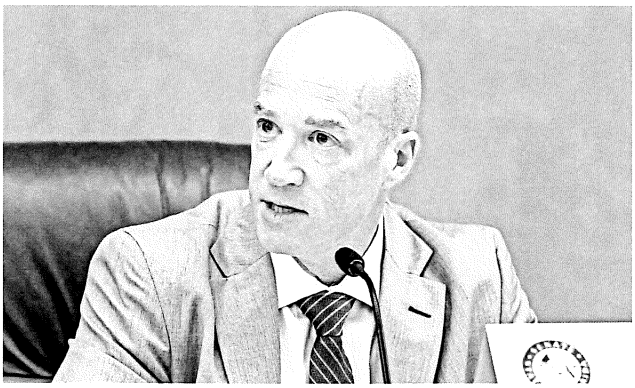
Several people addressed the panel and blasted the governor's picks, including a former New College professor and parents of current and prospective students. One critic cited Okker's removal as a reason for his distrust of the board.

Stephen Miles, a former New College professor of music who also previously was provost and vice president for academic affairs at the school, said the new trustees have displayed a "complete disregard for shared governance" on campus.

"Trust is impossible when the board's first action was to force the resignation of our former president, Patricia Okker, a leader who was widely respected by students, faculty and staff," Miles said.

While the Senate panel voted on six of the trustees as a group, they held a separate vote on the confirmation of Rufo, a senior fellow at the Manhattan Institute, a conservative think tank. Rufo has emerged as perhaps the most controversial of DeSantis' picks, in part because of frequent comments about New College on social media.

Despite Rufo not being present at Monday's meeting, Democrats still lobbed some criticism at him while denouncing the overall board.



Senate Transportation Chairman Nick DiCeglie, shown in a file photo, is sponsoring a bill that would lead to state inspections of the Disney monorail system. COLIN HACKLEY/NEWS SERVICE OF FLORIDA

Monorail is latest target in Florida Republicans' feud with Disney

Jim Turner
NEWS SERVICE OF FLORIDA

TALLAHASSEE — Disney's iconic monorail system would face periodic state inspections, as Republican lawmakers continue to back Gov. Ron DeSantis in his clash with the entertainment giant.

Voting along party lines, the Republican-controlled Senate Fiscal Policy Committee on Tuesday amended a transportation bill (SB 1250) to apply Department of Transportation safety standards to monorail lines that connect Walt Disney World resorts and parks.

Senate Transportation Chairman Nick DiCeglie, an Indian Rocks Beach Republican who is sponsoring the bill, said state oversight should include the system handling a large number of tourists a day. DiCeglie noted the department has oversight for the tram at Orlando International Airport, adding, "I'm confident that the folks who are going to conduct these inspections are going to be qualified to do so."

The plan would require audits, compliance reports conducted every three years and an annual onsite evaluation.

Disney and other large theme parks conduct their own safety inspections because of a carve-out from oversight by the Department of Agriculture and Consumer Services. The department inspects amusement-park rides except at facilities or parks that have more than 1,000 employees and full-time inspectors on staff.

Tuesday's amendment to the transportation bill was the latest salvo in a feud that began last year after Disney publicly opposed a controversial state law that restricts instruction about sexual orientation and gender identity in schools. Lawmakers titled the measure the "Parental Rights in Education" law, but critics labeled it the "don't say gay" bill.

After the opposition, DeSantis and Republican lawmakers initially moved to dissolve the Reedy Creek Improvement District, which the state created in the 1960s and essentially gave Disney control over issues such as land use, fire protection and sewer services that are typically handled by local governments.

In February, lawmakers passed a DeSantis-backed bill that instead shifted control of the district away from Disney and allowed DeSantis to appoint a five-member Board of Supervisors. The bill also renamed the district as the Central Florida Tourism Oversight District.

After new board members were seated, however, they realized the former Reedy Creek board during publicly advertised meetings had turned over many of its powers to Disney through agreements.

Last week, lawmakers approved amendments to development bills (HB 439 and SB 1604) that seek to override the agreements Disney reached with the outgoing Reedy Creek board members.

The changes Tuesday to the transportation bill would require state oversight of "any governmentally or privately owned fixed-guideway transportation systems operating in this state which are located within an independent special district created by a local act which have boundaries within two contiguous counties."

The state already requires Department of Transportation safety standards for governmentally owned fixed-guideway systems and systems that are privately owned but funded all or in part by the state.

The Disney monorail system, opened in 1971, covers nearly 15 miles and handles more than 50 million passengers a year, according to the company. The monorail cars were last updated in 1989.

The lone fatality tied to the system occurred in 2009 when an operator was killed in a collision between trains on the EPCOT line.

DiCeglie's bill is now ready to go to the Senate floor. A similar transportation package (HB 1305) is expected to appear Thursday on the House floor, though that version doesn't address Disney.

Florida farmers challenge federal government over wage rule for farmworkers

Jim Saunders
NEWS SERVICE OF FLORIDA

TALLAHASSEE — Warning about a "looming disaster," Florida farmers and agriculture groups have filed a lawsuit seeking to block a new federal rule about wages for farmworkers.

The lawsuit, filed Friday in federal court in Tampa, centers on a minimum wage related to temporary farmworkers coming into the United States under what are known as H-2A visas. The lawsuit contends that a rule change by the U.S. Department of Labor will improperly drive up wages that farmers are forced to pay and conflicts with federal law.

"Either the farms will be able to pass along these costs to consumers, exacerbating historically high inflation at the grocery store, or what is more likely, they will not be able to pass through these costs and will be forced out of business within the coming weeks," the lawsuit said. "These farms are selling their crops in a highly competitive international market, selling to the same customers as farms in Canada and Mexico paying farmworkers a fraction of the (wages required in the United States)."

Plaintiffs in the case are Florida Citrus Mutual, the Florida Fruit and Vegetable Association, Florida Growers Association, Inc., the National Council of Agricultural Employers and two Hillsborough County strawberry farms — G&F Farms, LLC and Franberry Farms, LLC. The defendants are U.S. Department of Labor officials, including Acting Secretary Julie Su.

The rule took effect March 30 and stems from a law that is designed to make sure that temporary H-2A workers from other countries don't lower wages of "similarly employed" workers in the United States, according to the lawsuit.

"Put simply, Congress intended to avoid actual wage depression for current U.S. farm workers if similarly employed H-2A workers were allowed to work in the U.S. doing similar work," the lawsuit said.

The Department of Labor has long set a minimum wage for farmworkers, but the new rule changed the way the rate was determined.

As an example, the lawsuit contends that the new rule "uses flawed surveys to impose wages on seasonal farm workers based on the earnings rate of non-agricultural permanent workers who are not 'similarly employed.' The Department of Labor acted outside its statutory authority in issuing this rule, and authored an arbitrary-and-capricious rule that should be set aside immediately, before it can destroy American farming."

But in publishing the rule Feb. 28, the Department of Labor said the changes are consistent with carrying out the federal law.

"The department believes this methodology strikes a reasonable balance between the statute's competing goals of providing employers with an adequate supply of legal agricultural labor and protecting the wages and working conditions of workers in the United States similarly employed," a summary of the rule said.

The lawsuit contends that the rule violates federal laws known as the Administrative Procedure Act and the Regulatory Flexibility Act and seeks a preliminary injunction. The case has been assigned to U.S. District Judge Charlene Edwards Honeywell.

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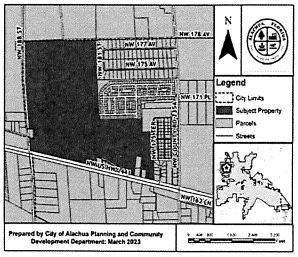

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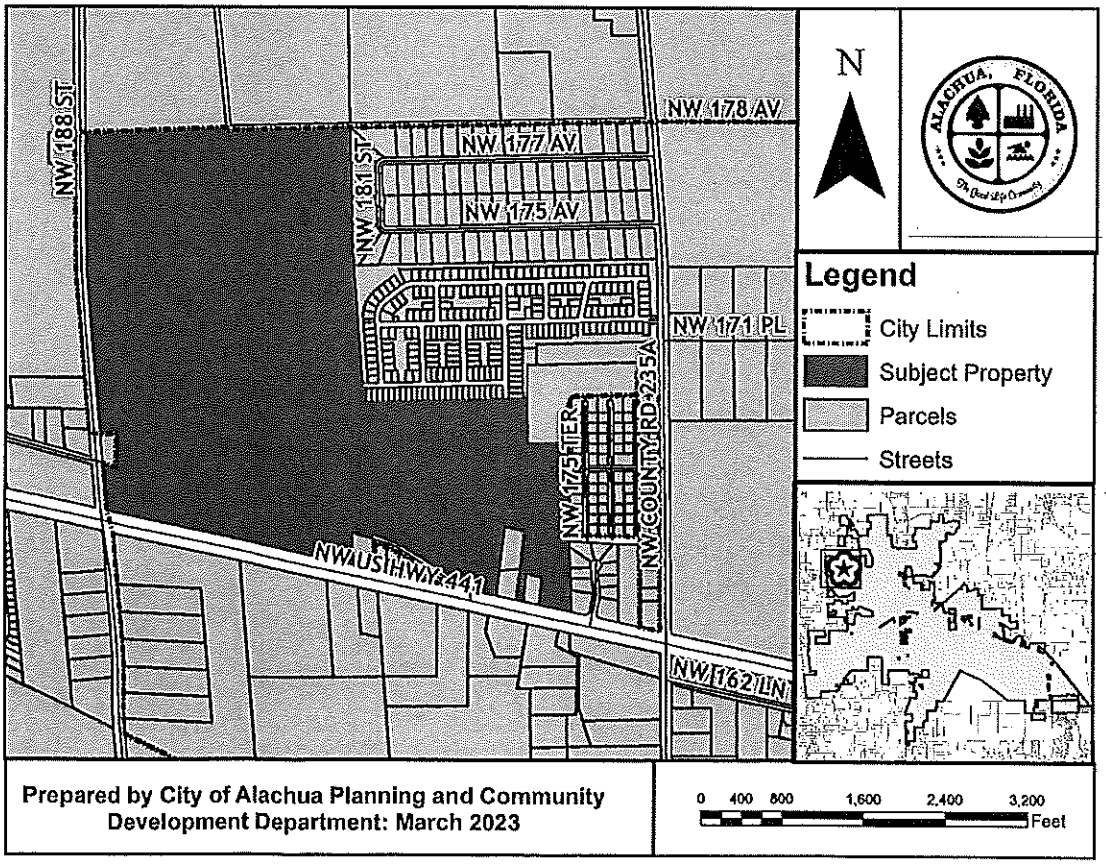

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

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Alachua FL 32615

President, TCMOA
1000 Turkey Creek
Alachua FL 32615

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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

Hugh & 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
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11461 BOOTE BLVD
JACKSONVILLE, FL 32218

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

DADANT AND SON INC
PO BOX 888
HIGH SPRINGS, FL 32655

CITY OF ALACHUA
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HUNTER KADERIAN
16824 NW 174TH TER
ALACHUA, FL 32615

GONZALES FRANCES G
16816 NW 174TH TER
ALACHUA, FL 32615

JARMON DONNA LYNN
16817 NW 175TH TER
ALACHUA, FL 32615

CHIARELLI INVESTMENT CO
14707 NW 186TH AVE
ALACHUA, FL 32615

HART ROBERT C & JENNIFER C
16804 NW 173RD TER
ALACHUA, FL 32615

WALDRON KRISTIE DENISE
16728 NW 174TH TER
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORITY
703 NE 1ST STREET
GAINESVILLE, FL 32601

GREEN THOMAS RYAN & JOAN M
16722 NW 174TH TER
ALACHUA, FL 32615

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17431 SW 65TH CT
SOUTHWEST RANCHES, FL 33331

FOLLANSBEE KYLE F & MELISSA D
16717 NW 172RD TER
ALACHUA, FL 32615

ROBINSON GREGORY LEE
16710 NW CR 235A
ALACHUA, FL 32615

KEPPEL TERESA L
23321 NW 227TH DR
HIGH SPRINGS, FL 32643

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

COONS & NEEBLING
16710 NW 174TH TER
ALACHUA, FL 32615

MULVIHILL COREY M & KIMBERLY K
16631 NW 174TH TER
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16630 NW 173RD TER
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16613 NW 173RD TER
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PO BOX 1067
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SMYDER CHARLES R SR SUCCESSOR TRUSTEE
PO BOX 842
ALACHUA, FL 32616

M & L 441 LLC
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ST JOHNS, FL 32259

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620 E UNIV AVE SANTA FE HIGH SCHOOL
GAINESVILLE, FL 32601

SMITH CECIL WILSON & COURTNEY ERIN
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HIGH SPRINGS, FL 32643

WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

HOWSE & HOWSE
34836 BRIDGE ST
LIVONIA, MI 48152

BRAMLETT STEPHEN G
16825 NW 188TH ST
HIGH SPRINGS, FL 32643

LANG, VICTORIA S TRUSTEE
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HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

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C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

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4985 NW 39TH AVE
GAINESVILLE, FL 32606

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11814 NW 202ND ST
ALACHUA, FL 32615

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LAKE CITY, FL 32025

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ALACHUA, FL 32615

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ALACHUA, FL 32616

SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616

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10616 THORNE DR
FT WASHINGTON, MD 20744

MORGAN JACK L & BETTY
16806 NW 175TH TER
ALACHUA, FL 32615

WERNER WAYNE WARREN & DEBRA
16731 NW 173RD TER
ALACHUA, FL 32615

MOORE H L JR & NORMA
597 SE 964TH ST
OLD TOWN, FL 32680

MYRICK ROBERT D & LINDA S
3715 NW 31ST TER
GAINESVILLE, FL 32605

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16625 NW 174TH TER
ALACHUA, FL 32615

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

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25414 NW COUNTY RD 241
ALACHUA, FL 32615

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15203 NW 150TH RD APT 1079
ALACHUA, FL 32615

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16508 NW CR 235A
ALACHUA, FL 32615

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MORRIS
627 SW 83RD TER
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PO BOX 2092
ALACHUA, FL 32616

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

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16503 NW US HWY 441
ALACHUA, FL 32615

FELLOWS BARBARA L
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ALACHUA, FL 32615

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16608 NW 175TH TER
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17794 NW 175TH AVE
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5510 SW 41ST BLVD #206
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PLUMLEY RYAN
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ALACHUA, FL 32615

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ALACHUA, FL 32615

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TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

BACCHUS ZULJALEEL & BIBI SHENEZA
17991 NW 175TH AVE
ALACHUA, FL 32615

KUNKEL HARRY R
14416 NW 148TH PL
ALACHUA, FL 32616

MCGEHEE CAROLYN S
26317 NW 78TH AVE
HIGH SPRINGS, FL 32643

JEFFORDS LILLIE BELLE TRUSTEE
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MILLEDGEVILLE, GA 31061

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PO BOX 357845
GAINESVILLE, FL 32635

FLORIDA TIMBER CO
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GAINESVILLE, FL 32635

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ALACHUA, FL 32615

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17983 NW 177TH AVE
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DAVIS RYAN RICHARD II & SHAYNA
LINN
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ALACHUA, FL 32615

ROONEY MATTHEW EMMETT
17698 NW 181ST ST
ALACHUA, FL 32615

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GAINESVILLE, FL 32635

SUWANNEE RIVER WATER
MANAGEMENT DISTRICT
9225 COUNTY RD 49
LIVE OAK, FL 32060

CROY MICHAEL W & GENENE RENE
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HIGH SPRINGS, FL 32643

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PARKER ERIC J & JOY A
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GAINESVILLE, FL 32635

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7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

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HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

MAXWELL & PROUD
16658 NW 175TH TER
ALACHUA, FL 32615

ORIE DEANDREW L & ADRIENNE D
16655 NW 175TH TER
ALACHUA, FL 32615

ELKINS DELRIE
PO BOX 2016
HIGH SPRINGS, FL 32655

CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

KINETIC PROPERTIES INC
PO BOX 15105
GAINESVILLE, FL 32604

CALTON & NALL
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SCHLAF DEBRA
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Craig Rawlyer, POSTED THE LAND USE
(Name)

SIGN ON 30th March FOR THE Briarwood Town Center PDR/PDCOMM RZ
(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)

Eight (8)
(Number of signs)

City of Alachua

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
April 18, 2023

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Dave Ferro
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: April 18, 2023

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

Chair Sandy Burgess called the meeting to order. Vice Chair Joe Hancock and Members Dave Ferro and Tina Certain were absent.

INVOCATION

Chair Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Bill Menadier.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the February 14, 2023 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Menadier. Passed by unanimous consent.

B. Site Plan – Wal-Mart Distribution Center #7035 Stormwater Modifications: A request by Shannon Jernigan, of Wal-Mart Stores East, LP, applicant and property owner, for consideration of a Site Plan proposing to modify the existing stormwater system by adding approximately 0.5 acres of impervious surface area (concrete drainage channels) in the existing stormwater management facility located in the western portion of the property; Consisting of Tax Parcel Number 03998-000-000 (Quasi-Judicial Hearing).

Human Resources Director Tara Malone swore in all parties entering testimony. Principal Planner Justin Tabor, AICP, presented the Staff Report.

H. Larry Wray, P.E., of CPH, Inc. accepted Staff's recommended conditions and availed himself for questions.

Member Johns inquired of the purpose of the construction of the concrete channels, the purpose of the proposed liner, and approval for the modification from the Suwannee River Water Management District.

Principal Planner Tabor and Mr. Wray responded.

Member Menadier moved that 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 Site Plan for Wal-Mart Stores East, LP for modifications the existing stormwater system subject to the two (2) conditions provided in Exhibit "A" and located on page 14 of the April 18, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 3-0 in a roll call vote.

C. Site-Specific Amendment to the Official Zoning Atlas: a request by Craig Brashier, AICP of CHW, Inc., applicant and agent for Eric J. Parker and Joy A. Parker Community Property Trust, Florida Timber Co, and the Lillie Belle Jeffords Revocable Living Trust , property owners, for the consideration of the rezoning of the subject property from Agricultural ("A")(Alachua County), Community Commercial ("CC"), and Residential Multiple-Family -8 ("RMF-8") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM")

on a ±306.34 acre subject property. Consisting of Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000,03024-004-000-000,03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006(Quasi-Judicial Hearing).

Human Resources Director Malone swore in all parties entering testimony.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Craig Brashier, AICP, of CHW presented additional information, accepted Staff's recommended conditions, and availed himself for questions.

Chair Burgess requested clarification about the ingress and egress connections.

Mr. Brashier responded.

Member Johns inquired about the fire flow protection requirements and ingress and egress connections.

Mr. Brashier responded.

Member Menadier requested the applicant clarify what types of residential dwellings are considered single family attached units, the buffering requirements along stormwater basins from adjacent properties, and potential wastewater system improvements.

Mr. Brashier responded.

Chair Burgess inquired about future opportunities for public input.

Mr. Brashier responded.

City Attorney Marian Rush, Esq., discussed the proposed conditions and the development review process.

Member Menadier inquired if the traffic study considered any needed improvements to the US 441/CR 235-A intersection.

Mr. Brashier responed.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 25 conditions provided in Exhibit "A" and located on page 47 of the April 18, 2023 Staff Report to the Planning & Zoning Board; seconded by Member Menadier.

Carla Lofthouse expressed concerns about the density of the development, the location of stormwater basins, impacts to existing trees, and impacts to agricultural uses.

Member Menadier inquired about the width of the landscape buffer adjacent to Meadowglen.

Principal Planner Hall responded.

Mr. Brashier responded.

Carlos Gonzalez inquired about connections to US Highway 441 from an adjacent parcel.

City Attorney Rush responded.

Mr. Brashier responded.

Donna Haley discussed the rural nature of the area, potential for crime to be created by the proposed development, and traffic impacts.

Motion Passed 3-0 in a roll call vote.

D. Site Plan – Motory Group: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for Motory Group, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±5,910 square foot automobile dealership building and a ±27,300 square foot service building with associated site improvements; Consisting of Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

Human Resources Director Malone swore in all parties entering

testimony. Principal Planner Tabor presented the Staff Report.

Sergio Reyes, P.E., of EDA Consultants, Inc. accepted Staff's recommended conditions and availed himself for questions.

Member Johns discussed landscape requirements.

Chair Burgess inquired about buffering from adjacent

residential uses. Mr. Reyes responded.

Member Menadier moved that 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 Site Plan for Motory Group, LLC, for an automobile dealership and an automobile repair service subject to the four (4) conditions as provided to the Planning & Zoning Board during its April 18, 2023 meeting.

Don Cruce inquired about the buffer and fencing between his property and the

development. Principal Planner Tabor responded.

Mr. Reyes responded.

Motion Passed 3-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Menadier discussed landscape requirements.

Chair Burgess discussed limitations to visibility that can be presented by landscaping.

Department Director Kathy Winburn stated the next meeting will be May 9, 2023 at 6:00 p.m.

IV. CITIZENS COMMENTS

ADJOURN

Member Menadier moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF
THE CITY OF ALACHUA, FLORIDA

Staff Liaison

City of ALACHUA

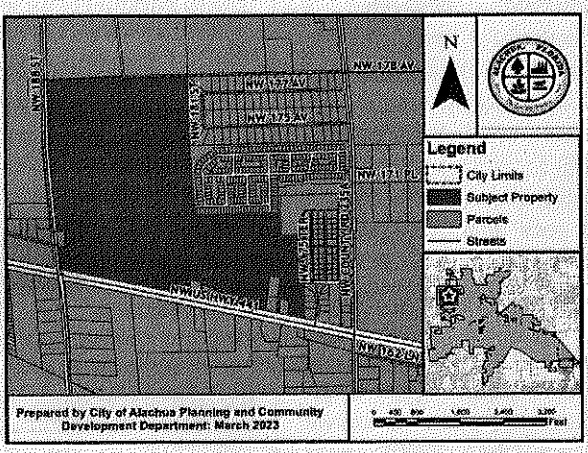
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 22, 2023 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 23-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON AN APPROXIMATELY 306.34 ACRE SUBJECT PROPERTY; LOCATED NORTH OF US 441, EAST OF NW 188TH STREET, WEST OF THE BRIARWOOD AND MEADOWGLEN RESIDENTIAL SUBDIVISIONS; TAX PARCEL NUMBERS 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, AND 03047-001-006; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.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DeSantis inks law restricting public sector unions, social media ban

Kathryn Varn
Tallahassee Democrat
USA TODAY NETWORK – FLORIDA

More than 100 union members formed a gauntlet to the doors of the House chambers to protest what they call a union busting bill. HB 1 would require public sector union members to reauthorize their membership on an annual basis. JAMES CALL

Gov. Ron DeSantis on Tuesday signed into law strict new requirements on public-sector unions, including those that represent health care workers and teachers.

Senate Bill 256 was one of several education-related bills that DeSantis approved during a news conference at True North Classical Academy, a charter school in Miami. Along with the union restrictions, the legislation signed by DeSantis included term limits for school board members, raises and training programs for teachers, a Teachers' Bill of Rights aimed at helping teachers govern their classrooms and discipline disruptive students, and a social media and TikTok ban on internet access provided by the school.

It marked a "very productive day for education," DeSantis said.

He was joined by Lt. Gov. Jeanette Nuñez, House Speaker Paul Renner and Education Commissioner Manny Diaz, among other state and local officials.

"I said after we concluded the session that the biggest winner of this session is children and our defense of childhood," Renner said of the lawmaking session that ended Friday. "Our education agenda has been a big big part of that."

Florida Education Association organizer Frank Peterman gave a different assessment of the legislative session, highlighting the wide gap between Floridians who feel targeted by the Republican-controlled state government and the conservative base DeSantis and legislative leaders are appealing to ahead of the governor's widely expected run for president.

"It's been a very rough session for public education and for those who work in public education," Peterman said Tuesday morning during an unrelated call with reporters.

Missing from the K-12 education policy announcement was an expansion of last year's Parental Rights in Education law, coined "Don't Say Gay" by opponents, that also bans teachers from referring to a student by pronouns that don't align to their sex assigned at birth. The measure was criticized as a cruel attack on transgender students and teachers that's part of a slate of more than a dozen bills targeting trans people.

The Florida Board of Education already expanded the "Don't Say Gay" law through an administrative rulemaking process, but officials have not said how that will impact this year's legislation, which was approved by lawmakers last week.

'Paycheck protection' or 'attack ... on working-class families'?

Peterman criticized the union bill, calling it "a direct attack on unions and working-class families." While DeSantis touted the measure as "paycheck protection" for teachers who don't want to pay union dues, opponents say it creates a range of obstacles intended to undermine some public employee labor organizations.

The measure has partisan undertones. Unions which ally with Democrats, including those representing teachers and health care workers, face strict new requirements under the measure.

Public sector unions which usually endorse, contribute and work in the campaigns of Florida Republicans — correctional officers, law enforcement, firefighters and other first responders — are exempt from the new requirements.

The legislation prohibits the use of paycheck deductions for most public-sector union dues and increases to 60% required employee membership, potentially decertifying a union that can't meet that threshold.

A union's current annual financial report also would have to be audited by an independent certified public accountant, a provision which even some Republican lawmakers acknowledged could prove a threatening cost for some low-budget organizations.

It's among a host of strategies which could diminish union strength that have been introduced across many Republican-led states and in Congress.

The American Legislative Exchange Council, a source for many GOP-backed bills across the nation, has laid out a template for such legislation. It's backed by the Koch family-founded Americans for Prosperity and conservative organizations including the Freedom Foundation and the James Madison Institute.

State Democrats slammed the law Tuesday.

"By nearly every measure, unions spur economic growth. But this law seeks to put a stop to those gains and will lead to mass decertification of Florida's unions," said Sen. Lori Berman, D-Boynton Beach. "DeSantis may garner campaign donations and favor from big corporations and wealthy elites by signing SB 256, but he'll never regain the trust of working Floridians."

Term limits, TikTok and Teachers' Bill of Rights

Under other legislation signed Tuesday by DeSantis, school board members will be limited to a maximum of two four-year terms, for a total of eight years.

It marks another measure exerting state control over local school boards; ahead of last year's elections, DeSantis took the unprecedented step of endorsing a number of right-leaning candidates in school board elections, which are nonpartisan. Many of them went on to win, flipping board majorities from liberal to conservative.

The governor also approved $1 billion in teacher pay, a $252 million increase from last year.

The Teachers' Bill of Rights gives educators wide-ranging authority to govern their classrooms and provides protections to teachers whose school or school district asks them to break the law. The legislation also created several apprenticeship and training programs, including a Dual Enrollment Educator Scholarship Program that creates a pathway for high school teachers to earn credentials to teach college-level courses.

The ban on TikTok and classroom social media comes a day after DeSantis signed into law a crackdown on land ownership by United States-adversarial countries along with a measure expanding a government device ban on TikTok and other foreign country of concern-created, maintained or owned apps.

While Tuesday's announcement covered K-12 education policy, the governor signaled that higher-education bills are next. Among them will likely be a ban on funding for college and university diversity, equity and inclusion programs that lawmakers approved last week.

"We've got more coming down the pike with a lot of the stuff we're doing with higher education," he said.

USA TODAY Network - Florida reporters John Kennedy and Douglas Soule contributed to this report. Kathryn Varn is statewide enterprise reporter for the Gannett/USA TODAY Network – Florida. You can reach her at kvarn@gannett.com or 727-238-5315.

PEOPLE IN THE NEWS

De Niro becomes a father for the 7th time at 79

Robert De Niro has welcomed another child. The 79-year-old is now the father of seven.

A representative for De Niro confirmed the birth to The Associated Press on Tuesday but said no other details or statement were expected.

The Oscar winner is also a parent to Drena, 51, and Raphael, 46, from his first marriage; and twins, Julian and Aaron, 27; Elliot, 24; and Helen Grace, 11, from his second marriage.

De Niro is currently promoting the new comedy "About My Father," which opens on May 26.

De Niro is a two-time Oscar winner for his supporting role in "The Godfather: Part II" and best actor in "Raging Bull." In 2011, he was also honored with the Golden Globes' Cecil B. DeMille Award for his impact on the world of entertainment and awarded the Presidential Medal of Freedom five years later.

Manson lawsuit against ex Wood gutted

A California judge on Tuesday threw out key sections of Marilyn Manson's lawsuit against his former fiancee, "Westworld" actor Evan Rachel Wood, claiming she fabricated public allegations that he sexually and physically abused her during their relationship and encouraged other women to do the same.

Manson's suit, filed last year, alleges that Wood and another woman named as a defendant, Illma Gore, defamed Manson, intentionally caused him emotional distress and derailed his career in music, TV and film. It says they used false pretenses, including a phony letter from the FBI, to convince other women to come forward with sexual abuse allegations and coached them on what to say about Manson, whose legal name is Brian Warner.

Los Angeles Superior Court Judge Teresa A. Beaudet dismissed the part of the suit dealing with the disputed FBI letter, which Wood denies forging. Beaudet also tossed out a section that alleges Wood and Gore used a checklist found on an iPad for other women to use to make abuse claims about Manson.

The judge did not rule on the merits of the FBI letter, but found that the evidence that the defendants used it to recruit other women and harm Manson was hypothetical and thin. Evidence was also lacking that Wood and Gore created the checklist, Beaudet found. She said the probability of Manson prevailing on either part was low.

Manson's attorney said he plans an immediate appeal.

Lanez denied new trial in Megan Thee Stallion shooting

A Los Angeles judge on Tuesday denied a motion for a new trial from lawyers for rapper Tory Lanez, who was convicted of three felonies in December for shooting hip-hop star Megan Thee Stallion in the feet and wounding her.

Superior Court Judge Herriford rejected arguments from lawyers for Lanez that evidence was wrongly admitted at the trial he presided over. He said that the exclusion of the disputed evidence would not have made a difference at the trial.

Lanez, 30, whose legal name is Daystar Peterson, will now be sentenced for convictions of assault with a semiautomatic firearm, having a loaded, unregistered firearm in a vehicle and discharging a firearm with gross negligence. He could get up to 22 years in prison and faces deportation to his native Canada.

As he was led from the courtroom back to jail after a hearing on the motion a day earlier, he pleaded with Herriford to help him, saying "I could be your son. I could be your brother."

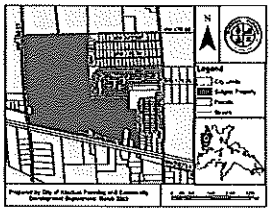
Megan Thee Stallion was already a major rising star at the time of the shooting, and her prominence has surged since. She won a Grammy for best new artist in 2021, and she had No. 1 singles on the Billboard Hot 100 with her own song "Savage," featuring Beyoncé, and as a guest on Cardi B's "WAP."

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE 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 a proposed ordinance. The hearing will be held on May 22, 2023 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 23-03
AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON AN APPROXIMATELY 306.34 ACRE SUBJECT PROPERTY; LOCATED NORTH OF US 441, EAST OF NW 188TH STREET, WEST OF THE BRIARWOOD AND MEADOWGLEN RESIDENTIAL SUBDIVISIONS; TAX PARCEL NUMBERS 03024-000-000, 03024-001-000, 03024-002-000, 03024-003-000, 03024-004-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-004, 03045-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000 AND 03047-001-006; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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 person 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.

5/11/23

City of ALACHUA
the good life community

05/08/22

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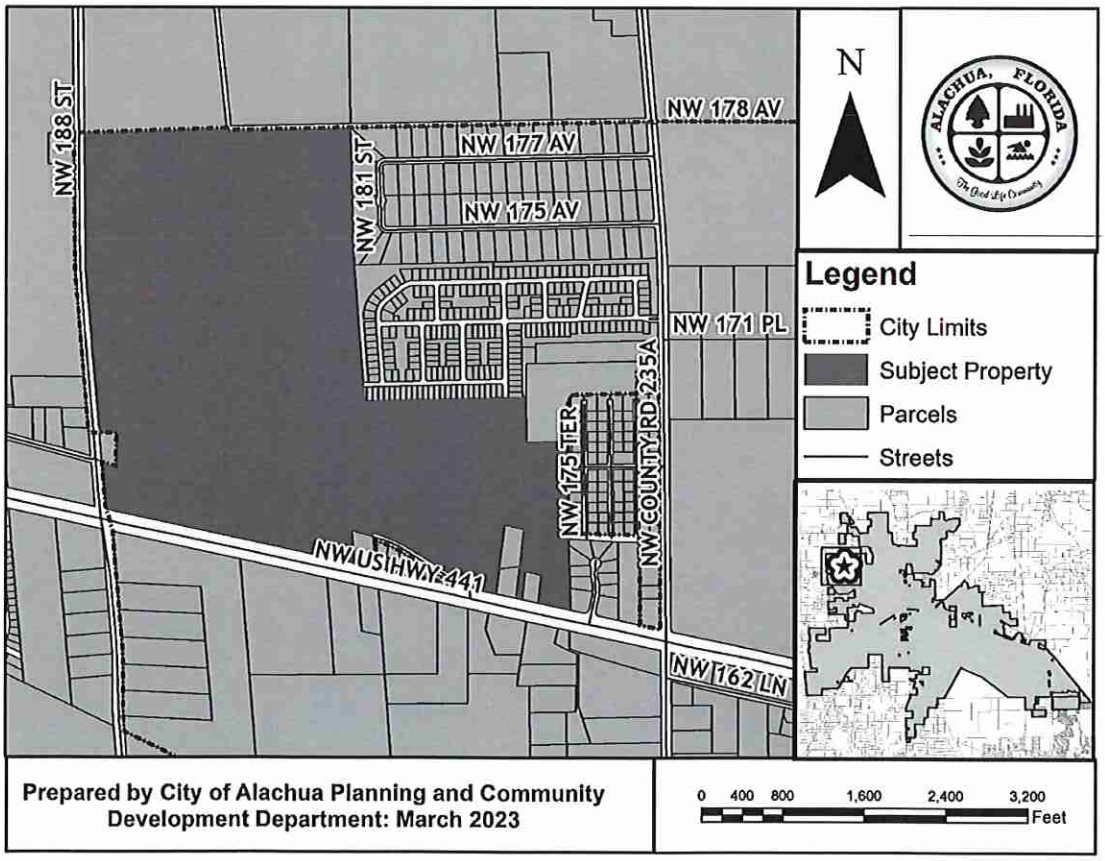

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Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

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14260 W NEWBERRY RD
NEWBERRY, FL 32669

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

LONGVALLEY I LLC
2500 LEHIGH AVE
GLENVIEW, IL 60026

CAUCHON MARC V DMD PA
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PATNODE WILLIAM J & CATHERINE M
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ALACHUA, FL 32615

ATENCIO & NOLES
16640 NW 175TH TER
ALACHUA, FL 32615

WAITCUS GREGORY MICHAEL SR
TRUSTEE
15218 NW 258TH PL
ALACHUA, FL 32615

GONZALEZ & MORENO H/W
17794 NW 175TH AVE
ALACHUA, FL 32615

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

WITTS PROPERTIES LLC
5510 SW 41ST BLVD #206
GAINESVILLE, FL 32608

JESSIE CARL D
PO BOX 1377
ALACHUA, FL 32616

IMLER ALMA W HEIRS
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ALACHUA, FL 32615

PULLIAM RUFUS L
18021 NW 164TH LN
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BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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ALACHUA, FL 32615

HEATON & VAN CLEEF
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ALACHUA, FL 32615

SAYERS JEAN-MARC
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ALACHUA, FL 32615

LAWSON & LAWSON
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ALACHUA, FL 32615

ROCKS CHRISTOPHER & RACHEL
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ALACHUA, FL 32615

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MEREDITH JOYCE
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GARCIA & GARCIA
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ALACHUA, FL 32615

PLUMLEY RYAN
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ALACHUA, FL 32615

HARRIS DILLON J & LYNDSEY G
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ALACHUA, FL 32615

ROGERS BILLY J & THERESA N
1579 MCAFEE CIR
CABOT, AR 72023

FLOREZ & LIMENEZ W/H
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SPENCER ARTHUR PRESCOTT JR
TRUSTEE
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DELAND, FL 32724

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ALACHUA, FL 32616

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MILLEDGEVILLE, GA 31061

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TAYLOR KENNETH T & BEVERLY A
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ALACHUA, FL 32615

DAVIS RYAN RICHARD II & SHAYNA
LINN
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ALACHUA, FL 32615

ROONEY MATTHEW EMMETT
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ALACHUA, FL 32615

GOLDEN POND FARMS INC
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GAINESVILLE, FL 32635

SUWANNEE RIVER WATER
MANAGEMENT DISTRICT
9225 COUNTY RD 49
LIVE OAK, FL 32060

CROY MICHAEL W & GENENE RENE
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WAITCUS HENRIETTA TRUSTEE
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GAINESVILLE, FL 32608

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HERITAGEBANK OF THE SOUTH
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TUPELO, MS 38802

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ORIE DEANDREW L & ADRIENNE D
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CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

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ALACHUA, FL 32615

SCHLAF DEBRA
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Craig Rawhier, POSTED THE LAND USE
(Name)
SIGN ON 5/8/23 FOR THE Briarwood Town Center PDR/PDCOMM RZ
(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)

Eight (8)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/22/2023
SUBJECT: Infrastructure Plan – Santa Fe Crossing: A request by Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for Alachua 441/235, LLC, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development; Tax Parcel Numbers 03042-050-008 and 03044-003-000 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the Infrastructure Plan for Santa Fe Crossing subject to the five (5) conditions provided in Exhibit "A" and located on page 13 of the May 22, 2023 Staff Report to the City Commission;
2. Approve the "Infrastructure Plan Agreement for Santa Fe Crossing" (the "Agreement");
3. Authorize the Mayor and City Attorney to sign the Agreement; and,
4. Accept the Common Law Performance Bond from Alachua 441/235, LLC in the amount of $3,003,320.71 as the surety instrument for the construction of public and private infrastructure improvements.

Summary

When development of public or private infrastructure is proposed to support future uses on a property, an Infrastructure Plan establishing roadways, utilities, and other supporting improvements may be submitted for consideration. The Infrastructure Plan review and approval process is set forth in Section 2.4.9 of the City's Land Development Regulations (LDRs).

This application is a request by Christopher Potts, P.E., of J Brown Professional

Group, Inc., applicant and agent for Alachua 441/235, LLC, Inc, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property located southwest of the intersection of US 441 and CR 235-A and consisting of Tax Parcel Numbers 03042-

050-008 and 03044-0003-000.

The development will construct two (2) new private roads connecting to US Highway 441 and CR 235-A. Stormwater will be conveyed to an on-site stormwater management facility located in the southeastern portion of the site.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Infrastructure Plan - Santa Fe Crossing
- Application & Supporting Materials
- Infrastructure Plan Agreement for Santa Fe Crossing
- Public Notice Materials for the 5/22/23 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: May 22, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development
APPLICANT/AGENT:	Christopher Potts, P.E., J Brown Professional Group, LLC
PROPERTY OWNER:	Alachua 441/235, LLC
LOCATION:	Southwest of the intersection of US Highway 441 and CR 235-A
PARCEL ID NUMBER(S):	03042-050-008 and 03044-0003-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±13.93
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Infrastructure Plan for Santa Fe Crossing subject to the five (5) conditions provided in Exhibit "A" and located on page 13 of the May 22, 2023 Staff Report to the City Commission; 2. Approve the "Infrastructure Plan Agreement for Santa Fe Crossing" (the "Agreement"); 3. Authorize the Mayor and City Attorney to sign the Agreement; and, 4. Accept the Common Law Performance Bond from Alachua 441/235, LLC in the amount of $3,003,320.71 as the surety instrument for the construction of public and private infrastructure improvements.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission:

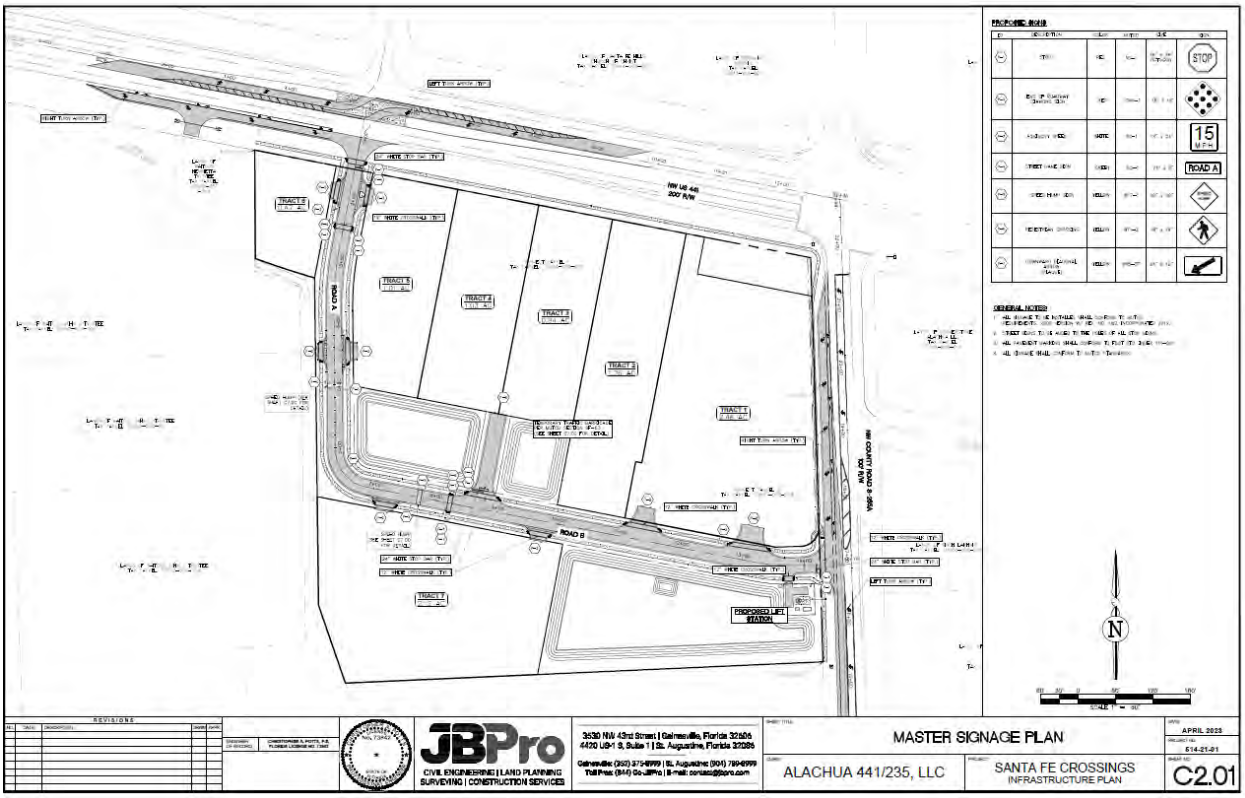
1. *Approves the Infrastructure Plan for Santa Fe Crossing subject to the five (5) conditions provided in Exhibit "A" and located on page 13 of the May 22, 2023 Staff Report to the City Commission;*
2. *Approves the "Infrastructure Plan Agreement for Santa Fe Crossing" (the "Agreement");*
3. *Authorizes the Mayor and City Attorney to sign the Agreement; and,*
4. *Accepts the Common Law Performance Bond from Alachua 441/235, LLC in the amount of $3,003,320.71 as the surety instrument for the construction of public and private infrastructure improvements.*

SUMMARY

This application is a request by Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for Alachua 441/235, LLC, Inc, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property located southwest of the intersection of US 441 and CR 235-A and consisting of Tax Parcel Numbers 03042-050-008 and 03044-0003-000.

The development will construct two (2) new private roads connecting to US Highway 441 and CR 235-A. Stormwater will be conveyed to an on-site stormwater management facility located in the southeastern portion of the site.

Illustration 1. Santa Fe Crossing – Overall Development Plan



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.)

Map 1. Vicinity Map

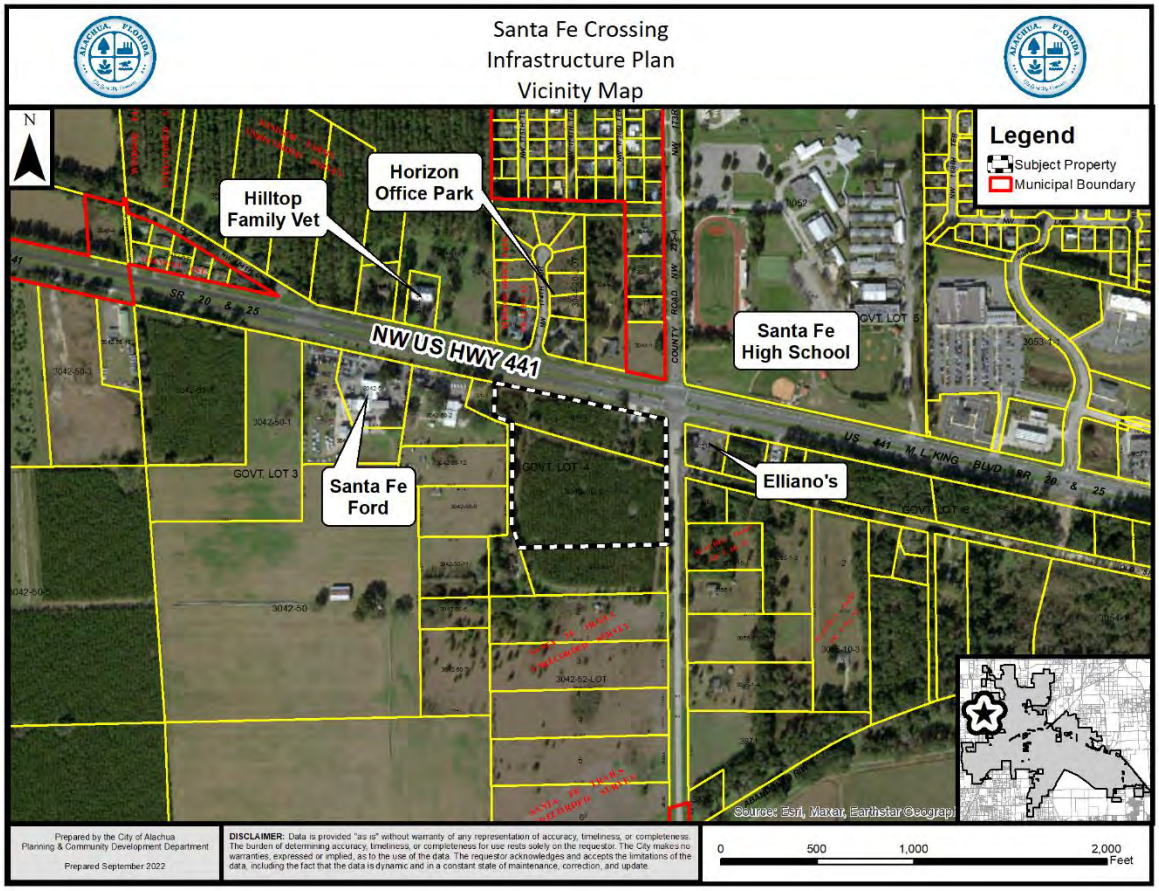


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441	N/A	N/A
South	Vacant Lands	Agriculture	Agricultural (A)
East	CR 235-A	N/A	N/A
West	Vacant Lands	Commercial	Commercial Intensive (CI)

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 2035*
The City 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, businesses, and visitors.

Objective 1.3: *Commercial*
The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Evaluation and Findings: The proposed infrastructure will support future development within the Commercial land use category.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The development will construct potable water infrastructure and wastewater infrastructure for future connections to the City's utility system.

Community Facilities Element

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

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.

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

3. A water main exists within 2,640 feet of any proposed 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.

Evaluation and Findings: The development will construct potable water infrastructure and wastewater infrastructure for future connections to the City's utility system.

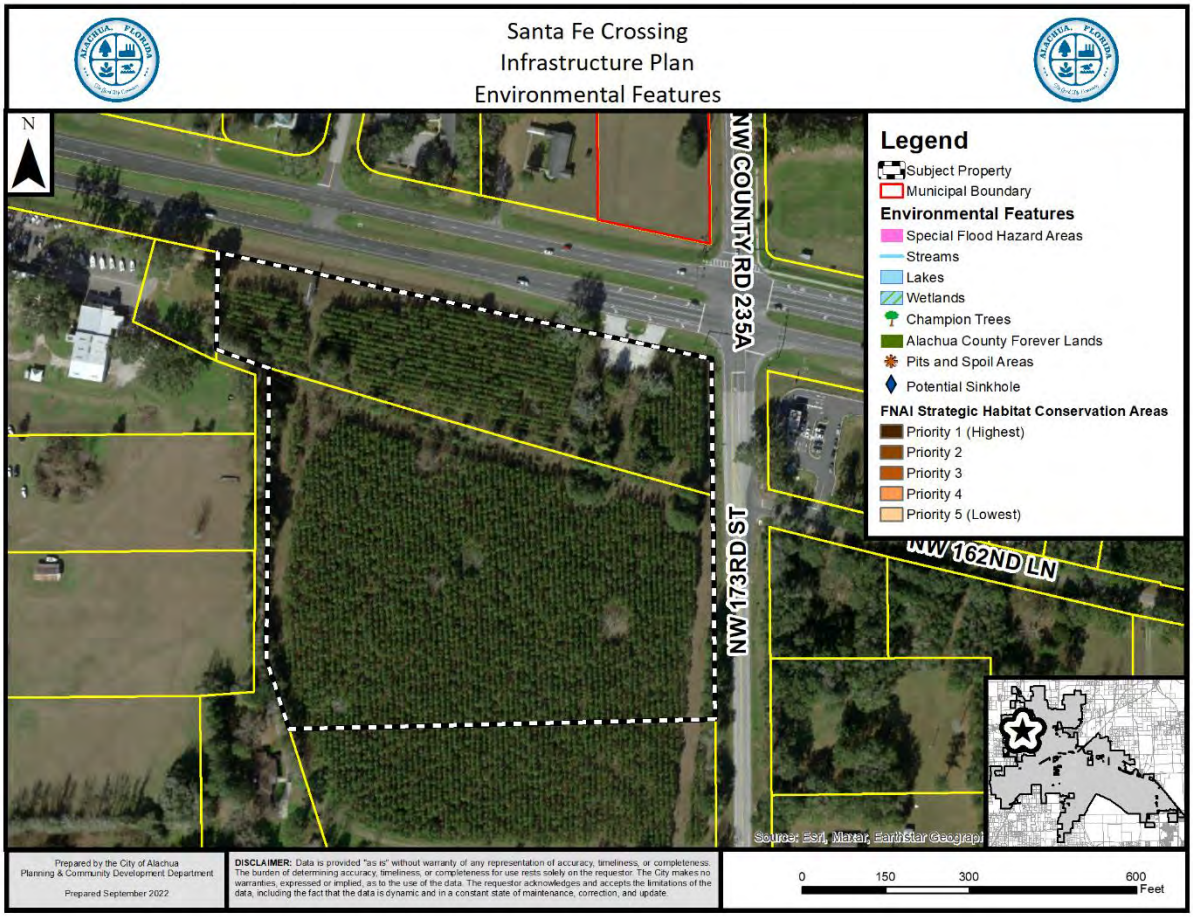
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the 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.

Map 2. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated 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. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each

regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. Portions of the subject property are identified as "Priority 3" within the FNAI PNA data layer, however, the most of the project area is located outside of the "Priority 3" area. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are four (4) soil types found within the project area:

Arredondo Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Arredondo-Urban Land Complex (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E)(2) of the City's Land Development Regulations (LDRs) establishes the standards with which all infrastructure plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(2) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E)(2) is provided below.

2.4.10(E)(2) *Infrastructure plan standards.* An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)–(e) are met:

(a) *Consistency with Comprehensive Plan.* The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.

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

(b) *Development and design standards.* The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*.

(c) *Subdivision standards.* The infrastructure plan complies with all applicable layout and design and standards in Article 7, *Subdivision Standards*, including but not limited to block layout, street arrangement and design, and utility improvements.

Evaluation & Findings: The development complies with the applicable layout and design standards found in Article 7, *Subdivision Standards*, including block layout, street arrangement and design, and utility improvements.

(d) *Complies with all other relevant laws, ordinances, regulations and local requirements.* The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.

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

(e) *Improvement guarantee.* Prior to the review and action by the City Commission on an application for an infrastructure plan, the developer shall post a surety instrument in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements to cover the estimated cost of all public and private infrastructure improvements, including but not

limited to streets, sidewalks, multiuse paths or trails, and other transportation infrastructure, potable and reclaimed water systems, sanitary sewer systems, electric systems, natural gas lines, and stormwater systems. The estimated cost for the installation of all public and private infrastructure improvements shall be provided by a professional engineer licensed to practice in the State of Florida, and shall include all costs associated with the required materials and installation.

Evaluation & Findings: The developer has posted a Performance Bond in a form as set forth in Section 6.10, Improvement guarantees for private improvements, and Section 7.4, Improvement guarantees for public improvements. The Performance bond covers the estimated cost of all public and private infrastructure improvements. The estimated cost for the installation of all public and private improvements has been prepared by a professional engineer licensed to practice in the State of Florida and include all costs associated with the required materials and installation for the project.

(f) *Dedication of public right-of-way.* Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

(i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional; and

Evaluation & Findings: The proposed roads shall be private roads. The applicant has identified Public Utility Easements (PUEs) for all publicly maintained infrastructure. Staff proposes a condition which will require these PUEs to be recorded prior to the issuance of the Certificate of Completion for the project.

(ii) A surety instrument for the warranty period has been provided to the City as set forth in Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure. The surety instrument shall be in a form as set forth in Section 6.10.2, Form of performance guarantees.

Evaluation & Findings: The Infrastructure Plan Agreement addresses the surety instrument for the warranty period as required by Section 2.4.9(D)(2)(g), Warranty period following completion of infrastructure.

(f) *Warranty period following completion of infrastructure.* Following completion of all required improvements and concurrently with the approval by the City Commission of the conveyance of public right-of-way as set forth in Section 2.4.9(D)(2)(f), Dedication of public right-of-way, a one-year warranty period shall commence. During the warranty period, the developer shall be responsible for all improvements for a period of one year from the approval of the infrastructure plan, other than routine maintenance. Following the warranty period, the developer shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection, the Public Services Director shall provide the developer with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined that no further repairs are needed. Upon completion of all needed repairs and the

correction of any deficiencies, the developer shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the infrastructure plan and no further repairs are needed to the improvements, as-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

Evaluation & Findings: The Infrastructure Plan Agreement addresses the warranty period to follow completion of all proposed improvements.

(h) *Acceptance of public infrastructure improvements.* Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public improvements. Following the acceptance of public infrastructure, the City shall return to the developer the balance of the surety instrument provided for the warranty period. Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Evaluation & Findings: The Infrastructure Plan Agreement addresses the acceptance of public infrastructure improvements following the warranty period.

EXHIBIT "A"
TO
SANTA FE CROSSING
INFRASTRUCTURE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide Public Utilities Easements for all City-maintained public utilities. The Public Utilities Easements shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a Certificate of Completion for any activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Public Utilities Easements.
2. The Applicant agrees it shall provide a separate deed to convey the lift station property to the City of Alachua. The Applicant further agrees it shall be responsible for all costs associated with the preparing and recording of the deed to convey the lift station property to the City of Alachua.
3. The Applicant agrees that it shall address all comments of the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, and dated April 26, 2023. The Applicant further agrees that a verification that all comments have been sufficiently addressed shall be required prior to the issuance of a building permit for any building activity associated with this Development Order.
4. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
5. The Applicant agrees that Conditions 1 – 4 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 5 as stated herein.

EXHIBIT "B"

TO

SANTA FE CROSSING
INFRASTRUCTURE PLAN
STAFF REPORT

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

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: **April 26th, 2023**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/08/2023

RE: **Santa Fe Crossing – Infrastructure Plans**

Public Services has reviewed the subject project (Apr 17 2023 Documents forwarded by email) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on August 2022 Submittal** **Sheet C1.0:** Suggest changing this sheet # to C1.00 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**
2.	**Comment on August 2022 Submittal** **Sheet C1.1:** Suggest changing this sheet # to C1.01 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**

NO.	COMMENTS
3	**Comment on August 2022 Submittal** **Sheet C4.01 and others.** Stormwater pipe is called out as "PP". Please define "PP". Suggest adding it to the Standard Abbreviations on Sheet C1.0. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
4	**Comment on August 2022 Submittal** **Sheet C4.01 & other sheets.** Where-ever the following text is shown, please modify as follows: 'WHERE CR-F CURB CUT RAMP W/2-FOOT DETECTABLE WARNING PER FDOT INDEX 522-002 **AND DETAIL 403, WHICH REQUIRES PAVERS"** Note: Detail 403 is mandatory for City roads, but is strongly suggested for county and FDOT roads to maintain consistency. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
5	**Comment on August 2022 Submittal** **Sheets C.401, C4.02, C4.03** Where the cleanout is shown in the tract, on at least one cleanout per sheet, please add & call-out: "END OF COA MAINTENANCE". (Perhaps this can be deferred to each future tract project.) As part of this project, what will be provided - cleanouts with above grade stub-outs or cleanouts with cover at grade? Please clarify. A similar comment related to water meters. Presumably the water meters will be provided in future projects. Please clarify the stub-out for each water meter. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
6	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00 and possibly the C4.X profile sheets. Please review to ensure that piping and fittings are adequately called out. It appears that WW & ST piping and fittings have been called out, more or less. But water pipe and fittings have not yet been called out. As per CoA requirements, potable water piping under roads shall be ductile iron. Please show this on Sheet C6.00. **Revise and Resubmit.** **Comment on Dec 2022 Submittal** See new comments. **Approved as Noted.**
7	**Comment on August 2022 Submittal** **Sheet C6.00, General Utility Notes** Please modify as follows: "1: UNLESS OTHERWISE NOTED, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." Second bullet under 1: After "AND AS PER DESIGN DETAILS.", please add: " AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS". Fourth bullet under 1: After "PRE-APPROVED BY COA. **RESTRAIN BOTH ENDS OF THE GATE VALVE".** Fifth bullet under 1: Replace "RUBBER" with "RIEBER". Sixth bullet under 1: Please add " TEMPORARY BARRIER AROUND IT **AS PER DETAIL 324."** Please add: 7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 8. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. **Revise & Resubmit** **Comment on Dec 2022 Submittal** For whatever reason, the Engineer did not fully modify Note 1. Design intent is for WM pipe under roads to be DI. As long as DI is called out under roads on the sheets, the

NO.	COMMENTS
	following modified text is acceptable. 1: UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED". Of course, COA would find acceptable the additional sentence "UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." As now noted, GUN 7 consists of just the phrase "TEMPORARY BARRIER AROUND IT AS PER 3243". Please relocate this phrase to the end of the last bullet of GUN 1. The last bullet will now read: "DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT **AS PER 324".** **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.) **Comment on February 2023 Submittal** **APPROVED**
8	**Comment on August 2022 Submittal** **Sheet C6.00** The end of the proposed water main near Tract 6 will be not connected at present as there is no existing water main to which it can connect. Thus, call-out that a blow-off valve shall be installed. **Revise & Resubmit** **Comment on Dec 2022 Submittal** **Approved**
9	**Comment on August 2022 Submittal** **Sheet C6.00** Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
10.	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00, Tracts 3 & 4: • Wastewater Cleanout Location: As now shown, the cleanouts are under roads, which are not preferred by CoA. Please evaluate and offer an alternative. • Water service connection, Tract 3: As now shown, there is not a water service connection to Tract 3. Please evaluate and offer an alternative. • The potable water pipe supplying Tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap? • The potable water pipe supplying Tracts 3 & 4 is 8-inch. Consider installing a smaller line. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
11	**Comment on August 2022 Submittal** **Sheet C6.00** The proposed lift station shall be private, not public. On this and other sheets, please insert "PRIVATE" so text is now "PROPOSED **PRIVATE** LIFT STATION". Please add General Utility Note 10: "10. THE LIFT STATION SHALL BE PRIVATE. ITS MAINTENANCE SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." Please relocate the text box of "PROPOSED PRIVATE LIFT STATION " so that that the force main is completely shown from the lift station to the existing 16-inch force main. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
12.	**Comment on August 2022 Submittal** **Sheet C6.00** Please add General Utility Note 11: "11. THE MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT- OF- WAY SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." **Revise & Resubmit.** **Comment on Dec 2022 Submittal** Please delete General Utility Note (GUN) 10. Stormwater system maintenance responsibility is already covered on Sheet C1.00. Please replace GUN 10 with:

NO.	COMMENTS
	"10. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS LOCATED UNDER ROADS." **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.) **Comment on February 2023 Submittal** **APPROVED**
13	**Comment on August 2022 Submittal** **Sheet C4.03, Lift Station Force Main** Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main, CoA standard practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** The following is proposed, and is still subject to review by the Public Services Director, who was unavailable at the time of this writing. Please include the following scope on Sheet C4.03. Show the two plug valves, one check valve and vault on the plan views. CONNECTION OF PRIVATE AND PUBLIC FORCE MAINS PROVIDE A 16- x 4- INCH SADDLE TAP ON THE EXISTING 16-INCH FORCE MAIN. PROVIDE A CORROSION RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) 4-INCH FLANGED PLUG VALVE AT THE SADDLE. PROVIDE OPERATING NUT AND VALVE BOX.

NO.	COMMENTS
	TO THE PLUG VALVE, CONNECT A FLANGED DI EPOXY LINED 4-INCH SPOOL PIECE, MINIMUM LENGTH OF 3-FEET. TO THE SPOOL PIECE, CONNECT A CORROSION-RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) FLANGED SWING CHECK VALVE. PROVIDE ANOTHER FLANGED DI EPOXY-LINED SPOOL PIECE, MINIMUM LENGTH OF 2 FEET. CONNECT ONE END TO THE CHECK VALVE, CONNECT THE OTHER END TO A PLUG VALVE IDENTICAL TO ABOVE BUT WITH NO VALVE BOX. PROVIDE ANOTHER DI EPOXY- LINED SPOOL PIECE, MINIMUM LENGTH OF 3 FEET, WITH FL X MJ CONNECTIONS. CONNECT THE FLANGED END TO THE PLUG VALVE. CONNECT THE SPOOL PIECE MJ END TO THE 4-INCH PVC FORCE MAIN. RESTRAIN THE MJ CONNECTION. FURNISH AN OPEN-BOTTOM CONCRETE VAULT WITH INTERNAL PLAN VIEW DIMENSIONS OF 4- BY 6- FEET. PROVIDE AN ALUMINUM HATCH ON VAULT TOP. INSTALL THE VAULT SO THAT IT INCLUDES AND IS CENTERED ON THE CHECK VALVE AND PLUG VALVE NEAREST THE LIFT STATION. INSTALL #57 STONE UNDER THE CHECK AND PLUG VALVES. INSTALL THE VAULT SO THAT ITS TOP IS EVEN WITH THE SIDEWALK. Please note that it is uncommon for a private lift station to connect a utility-owned force main. CoA is still in conversation with other parties to determine other feasible approaches to the above. Thus, the above recommended approach may change. COA welcomes a discussion with the design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** Private lift station discharge to a public force main is NOT allowed. See additional comments. **Approved as Noted.**
14.	**Comment on August 2022 Submittal** **Sheets C6.01 & C6.02** show the design of the lift station, which is suitable for a CoA public

NO.	COMMENTS
	lift station. Although the CoA takes no exception to this, the CoA points out that the design Engineer may want to redesign the private lift station. Such a design could be much less costly than a CoA-acceptable - public lift station. Please note that private lift stations are subject to review by the CoA Building Department. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
15.	**Comment on August 2022 Submittal** **Sheets C6.03 & C6.04:** Please replace the following details with updates: 106, 145, 200, 263 Updated details will be included in the CoA cloud link. On Sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessaty for corrosive long-age sewage. Detail 212, the standard cover, shown on Sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicates. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
16.	**Comment on August 2022 Submittal** Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
17.	**Comment on August 2022 Submittal** Please add the following CoA standard details, included in the cloud link, to the documents: 118, 149, 215, 321A, 321B, 321C, 324 **Revise and resubmit.** **Comment on Dec 2022 Submittal**

NO.	COMMENTS
	Approved
18.	**Comment on August 2022 Submittal** Duke Energy will be providing site power. When will the electrical design sheets be provided? A particular concern of CoA is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
19	**Comment on August 2022 Submittal** If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the CoA for the street lighting. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
20	**New Comment on Dec 2002 Submittal** **Sheet C4.00** Roads are private. Does the term "Right OF WAY" apply to private roads? Please submit response and updated sheet, if applicable. **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.) **Comment on February 2023 Submittal** **APPROVED**
21	**New Comment on Dec 2002 Submittal** **Sheet C4.01** Please address markup comments, including: Call out DI WM pipe under road & PVC/DI transitions. WWMH-01 calls out the NW invert pipe elevation at about 4 feet above manhole bottom. Above 2 feet, a drop pipe is required. Please evaluate whether design should be modified.

NO.	COMMENTS
	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.) **Comment on February 2023 Submittal** See C4.01 markup – Add text "12-INCH DI WM" **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.) **Comment on March 2023 Submittal** **Approved**
22	**New Comment on Dec 2002 Submittal** **Sheet C4.02** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. **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.) **Comment on February 2023 Submittal** See C4.02 markup – (1) Add text "12-INCH PVC WM"; (2) Please confirm water service to Tract 2 has been provided; (3) See additional comments re: the WM under the road between Tracts 3 & 4. **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.) **Comment on March 2023 Submittal** **Approved**

NO.	COMMENTS
23	**New Comment on Dec 2002 Submittal** **Sheet C4.03** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. Call out DI WM pipe under roads & PVC/DI transitions. WWMH07 calls out a 8-foot wet well. Should this be deleted? Add text "END OF COA MAINTENANCE" at water meter. Suggest calling out "WATER OUTLET" or similar at the spigot. Suggest expanding the Plan Zoom to include the force main. Where the new force main connects to the existing 16-inch force main, show the plug valve at the point of connection. Also show the vault housing the check valve and the other plug valve. Also, in the expanded Plan Zoom or elsewhere, call out that the entire new force main shall be restrained. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** See C4.03 markup. Please clarify the DI & PVC WM segments. Consider installing all 12" DI WM from fitting 1 (at the wet tap) to fitting 7 neat Tract 1 WWCO End of COA Maintenance. **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.) **Comment on March 2023 Submittal** **Approved**

NO.	COMMENTS
24	**New Comment on Dec 2002 Submittal** **Sheet C6.01** Please include Pump Capacity and TDH under Pump Data. Lift Station Section, Lower Right: "Fix" the over-written text. **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.) **Comment on February 2023 Submittal** **APPROVED**
25	**New Comment on Dec 2002 Submittal** **Sheet C6.02** Please change title of Detail 118 to "2-INCH WATER SERVICE CONNECTION". **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.) **Comment on February 2023 Submittal** **APPROVED**
26	**New Comment on Dec 2002 Submittal** **Sheets As Necessary** Please include, in Autocad format, the following additional details. 115 Water Meter Assembly 121 Backflow Preventer 321C WW Force Main Tracer Wire 324 Temporary Protective Fence **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.) **Comment on February 2023 Submittal**

NO.	COMMENTS
	APPROVED
28	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The force main is only briefly specified on Sheet C6.01 as "DR-18 PVC FM". Type of restraint is not mentioned. Note that CoA prefers C900 pipe with restrained joints. The CoA suggest that the following General Utility Note be add to Sheet C6.00: "12. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT". COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** GUN 12: Please change spelling to "JOINTS". **Approved as Noted** **Comment on March 2023 Submittal** **Approved**
29	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The second bullet of GUN1 specifies pipe restraint. Applicable details are 149 & 309. Note that detail 149 is for branches between 4- and 8-inches and not the 12-inch branch as per this project. This prompted the review engineer to delve into this issue by running some calculations using the online EBAA thrust restraint tool. An interesting & surprising finding is that the location of the wet tap along the presumed 20-foot existing pipe segment affects the required length of restraint along the new 12-inch branch. Please evaluate how much restraint length is required in the new 12-inch branch water main

NO.	COMMENTS
	segment. Call this minimum restraint length out on the applicable sheet. Of course, this issue would become moot if the design intent is to restrain the entire length of new 12-inch water main. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** It appears that the design engineer analyzed the restraint for the 4-inch force main that connects to the existing 16-inch force main. Please perform a similar analysis at the tee connection of the new 12-inch water main with the existing 12-inch water main. The end product is to determine the required lengths of restraint for both the existing and new 12-inch water mains. Note that Details 149 and 309 give the recommended restraint for the existing pipe segments. Detail 149 instructs to provide restraint for 12-feet on the existing pipe on either side of the tee branch. Detail 309 instructs to provide restraint for 9-feet on the existing pipe on either side of the tee branch. It was a bit surprising that the analysis of the new 4-inch force main connecting to the existing 16-inch force main determined that 33-feet of restraint is required on the existing 16-inch force main. BTW, is this value of 33 feet the total restrained length or is it meant that 33 feet of restraint is required on each side of tee branch? **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.) **Comment on March 2023 Submittal** **Approved**
30	**New Comment on Feb 2023 Submittal** **Sheet C6.00:** See markup. Add GUN 12 as follows: " (12) INSTALL WATER SERVICE CONNECTIONS UNDER ROADS AS PER 312". **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.) **Comment on March 2023 Submittal** **Approved**
31	**Not Used**
32	**New Comment on Feb 2023 Submittal** **Sheet C4.02:** In the northerly road between Tracts 3 & 4, the reviewer noticed that the 8-inch WM is installed below the road with a 2-inch water service connection. Because this connection is below the road, this will preclude installing the 2-inch water service in a 4-inch sleeve as per Detail 312. Please evaluate. For example, consider installing either the entire or part of the WM to the west of the road. Or consider installing the WM to the east of the road. Also, the reviewer noticed that there is a conflict between the 8-inch WM and ST piping near S-33. This conflict is usually resolved in the field by installing fittings, and thus installing the WM deeper. Does JBPro prefer to resolve these conflicts during the design phase or wait until the construction phase? Please **submit** response and **resubmit** modified sheets. See C4.02 markup. **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.) **Comment on March 2023 Submittal** **Approved**
33	**New Comment on Feb 2023 Submittal** **Sheet C1.00 PAVING, GRADING AND DRAINAGE SPECIFICATIONS** Item 1: Suggest replacing "FDOT 2020-2021" with "FDOT 2023-2024".

NO.	COMMENTS
	On a recent project, the field inspector noticed that stormwater manholes were not grouted. Even though this is already called-out in referenced FDOT INDEX 425-001, the following is suggested for emphasis: "13. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001". **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.) **Comment on March 2023 Submittal** **Approved**
34.	**New Comment on Feb 2023 Submittal** Private lift stations are discouraged and will only be allowed where conventional gravity service is not feasible. The Owner/Developer shall either meet with City staff or provide a detailed engineering study of alternative routes for sanitary sewer conveyance. The City will consider the City Wastewater Master Plan and its wastewater model when evaluating alternatives. Lift stations will only be considered after the Owner/Developer has exhausted all other engineering alternatives. If a lift station serves more than one property, upon completion and in accordance with City standards, it may become the sole and exclusive property of the City. After being transferred to the City, the lift station will be operated and maintained as a part of the City Sewerage System (reference section 2.7 Lift Station Design Requirements; City of Alachua Public Services Design and Construction Manual). Private pressure service connections are not allowed to discharge into City wastewater force mains. Owner/Developer shall provide wastewater discharge into the City gravity network. Private pressure service connections shall discharge into a dedicated manhole, which will only accept discharge from the private pressure service connection. Please **submit** response and applicable materials. **Comment on March 2023 Submittal** COA & Engineer/Developer have agreed that this lift station will be public and will be deeded to COA. Thus, comments above no longer apply. **Approved as Noted**

NO.	COMMENTS
35	**New Comment on Feb 2023 Submittal** **Sheet C6.00** The roads, lift station and 4-inch force main are private. It makes sense for the gravity wastewater system to also be private. If in agreement, please add the following General Note 12, as follows: "12. Gravity wastewater system shall be private. Its maintenance shall be the responsibility of the Property Owner's Association." If the gravity wastewater system is private, please remove all references to COA End of Maintenance at WW Cleanouts, several sheets. Please **submit** response and revised applicable sheets. **Comment on March 2023 Submittal** COA & Engineer/Developer have agreed that this lift station will be public and will be deeded to COA. Thus, comments above no longer apply. **Approved as Noted**
36	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C6.00, C6.01, C6.03, C604** Please revise as per attached markups. C6.01 markup calls-out that the wetwell diameter is 8 feet. C6.00 markup identifies a proposed PUE. **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.) **Comment on Apr 17th Submittal** **Approved**
37	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.)

NO.	COMMENTS
	Sheets C6.02 Please revise as per attached markup, with explanations as follows: • 3-inch magmeter suggested so that operating and max flows are about 5fps – 10fps. • Suggested gauge pressure range is 0-15 psig. Gauge is available with this range & normal operation pressure is about mid-range of the gauge. • Please upsize pump limited by 5-HP motor. • Suggest larger font for the pump required options. • Review assumes line size upstream & downstream the mag is 4-inches. Please confirm. • Thus, magmeter reducers are 4" X 3". **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.) **Comment on Apr 17th Submittal** Suggest that the impellor size of 170mm be noted as a required option on the Lift Station Table. Please address comments of Sheet C6.02 markup. Thus, this comment remains **Conditional Approval.** **Comment on Apr 27th Submittal (email attachment)** **Approved**
38	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be puhlic. Such sheets were forwarded to COA by email.) **Sheets C6.XX.** Please add the following details: 221, 223, 236, 239, 245, 248, 315 Also, add detail 214, which will be used for WWM01. **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

NO.	COMMENTS
	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.) **Comment on Apr 17th Submittal** **Approved**
39	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C4.01** Please revise as per attached markup. This markup shows a segment of 4-inch force main (with stub-out) connected to WWH-01. WWMH-01 is now lined in keeping with COA standards in accepting force main discharge. **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.) **Comment on Apr 17th Submittal** Please clarify that this segment is a force main (DR-18) and not a gravity WW line. See attached markups of C4.01 & C6.00 Comment remains **Conditional Approval.** **Comment on Apr 27th Submittal (email attachment)** **Approved**
40	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheet C6.02** • Because this is public lift station, please upsize pump so that it is compatible with a 5 HP motor. 5-HP is the smallest lift station pump motor that COA carries. • Please **submit** revised pump calculations. **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

NO.	COMMENTS
	Services would then review this sheet, presumably approve it and so notify the Planning Department.) **Comment on Apr 17th Submittal** **Approved**
41	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheet TBD** • Electric design of the lift station must be completed prior to start of construction. • Electric design drawings must be signed and sealed by a professional electrical engineer licensed in the state of Florida. • To account for future expansion, design the electrical subsystem; namely, transformer load-side, to accommodate two 10-hp pump motors operating concurrently. • **Submit** statement of compliance. **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.) **Comment on Apr 17th Submittal** An electric design firm has been selected to do the electrical design work, but the electrical design sheets have not yet been submitted. Thus this comment remains **Conditional Approval.**
42	**New Comment on April 17th Submittal** **C6.01 & C6.03** Some additional comments are expected, but the COA is awaiting responses from the pump vendor before making them. COA will notify the Engineer ASAP as to the exact comments. See markups. **Approved as Noted** **Comment on May 4th Submittal (email attachment)** **Approved**

NO.	COMMENTS
43	**Comment on May 4th** Based on upon a review of a pdf of Sheet C4.0 forwarded to Public Services, the Engineer's response is rated **Approved.**
	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

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: **April 26th, 2023**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 4/26/2023

RE: **Santa Fe Crossing – Infrastructure Plans**

Public Services has reviewed the subject project (Apr 17 2023 Documents forwarded by email) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on August 2022 Submittal** **Sheet C1.0:** Suggest changing this sheet # to C1.00 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**
2.	**Comment on August 2022 Submittal** **Sheet C1.1:** Suggest changing this sheet # to C1.01 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**

NO.	COMMENTS
3	**Comment on August 2022 Submittal** **Sheet C4.01 and others.** Stormwater pipe is called out as "PP". Please define "PP". Suggest adding it to the Standard Abbreviations on Sheet C1.0. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
4	**Comment on August 2022 Submittal** **Sheet C4.01 & other sheets.** Where-ever the following text is shown, please modify as follows: 'WHERE CR-F CURB CUT RAMP W/2-FOOT DETECTABLE WARNING PER FDOT INDEX 522-002 **AND DETAIL 403, WHICH REQUIRES PAVERS"** Note: Detail 403 is mandatory for City roads, but is strongly suggested for county and FDOT roads to maintain consistency. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
5	**Comment on August 2022 Submittal** **Sheets C.401, C4.02, C4.03** Where the cleanout is shown in the tract, on at least one cleanout per sheet, please add & call-out: "END OF COA MAINTENANCE". (Perhaps this can be deferred to each future tract project.) As part of this project, what will be provided - cleanouts with above grade stub-outs or cleanouts with cover at grade? Please clarify. A similar comment related to water meters. Presumably the water meters will be provided in future projects. Please clarify the stub-out for each water meter. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
6	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00 and possibly the C4.X profile sheets. Please review to ensure that piping and fittings are adequately called out. It appears that WW & ST piping and fittings have been called out, more or less. But water pipe and fittings have not yet been called out. As per CoA requirements, potable water piping under roads shall be ductile iron. Please show this on Sheet C6.00. **Revise and Resubmit.** **Comment on Dec 2022 Submittal** See new comments. **Approved as Noted.**
7	**Comment on August 2022 Submittal** **Sheet C6.00, General Utility Notes** Please modify as follows: "1: UNLESS OTHERWISE NOTED, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." Second bullet under 1: After "AND AS PER DESIGN DETAILS.", please add: " AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS". Fourth bullet under 1: After "PRE-APPROVED BY COA. **RESTRAIN BOTH ENDS OF THE GATE VALVE".** Fifth bullet under 1: Replace "RUBBER" with "RIEBER". Sixth bullet under 1: Please add " TEMPORARY BARRIER AROUND IT **AS PER DETAIL 324."** Please add: 7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 8. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. **Revise & Resubmit** **Comment on Dec 2022 Submittal** For whatever reason, the Engineer did not fully modify Note 1. Design intent is for WM pipe under roads to be DI. As long as DI is called out under roads on the sheets, the

NO.	COMMENTS
	following modified text is acceptable. 1: UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED". Of course, COA would find acceptable the additional sentence "UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." As now noted, GUN 7 consists of just the phrase "TEMPORARY BARRIER AROUND IT AS PER 3243". Please relocate this phrase to the end of the last bullet of GUN 1. The last bullet will now read: "DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT **AS PER 324".** **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.) **Comment on February 2023 Submittal** **APPROVED**
8	**Comment on August 2022 Submittal** **Sheet C6.00** The end of the proposed water main near Tract 6 will be not connected at present as there is no existing water main to which it can connect. Thus, call-out that a blow-off valve shall be installed. **Revise & Resubmit** **Comment on Dec 2022 Submittal** **Approved**
9	**Comment on August 2022 Submittal** **Sheet C6.00** Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
10.	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00, Tracts 3 & 4: • Wastewater Cleanout Location: As now shown, the cleanouts are under roads, which are not preferred by CoA. Please evaluate and offer an alternative. • Water service connection, Tract 3: As now shown, there is not a water service connection to Tract 3. Please evaluate and offer an alternative. • The potable water pipe supplying Tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap? • The potable water pipe supplying Tracts 3 & 4 is 8-inch. Consider installing a smaller line. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
11	**Comment on August 2022 Submittal** **Sheet C6.00** The proposed lift station shall be private, not public. On this and other sheets, please insert "PRIVATE" so text is now "PROPOSED **PRIVATE** LIFT STATION". Please add General Utility Note 10: "10. THE LIFT STATION SHALL BE PRIVATE. ITS MAINTENANCE SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." Please relocate the text box of "PROPOSED PRIVATE LIFT STATION " so that that the force main is completely shown from the lift station to the existing 16-inch force main. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
12.	**Comment on August 2022 Submittal** **Sheet C6.00** Please add General Utility Note 11: "11. THE MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT- OF- WAY SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." **Revise & Resubmit.** **Comment on Dec 2022 Submittal** Please delete General Utility Note (GUN) 10. Stormwater system maintenance responsibility is already covered on Sheet C1.00. Please replace GUN 10 with:

NO.	COMMENTS
	"10. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS LOCATED UNDER ROADS." **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.) **Comment on February 2023 Submittal** APPROVED
13	**Comment on August 2022 Submittal** **Sheet C4.03, Lift Station Force Main** Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main, CoA standard practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** The following is proposed, and is still subject to review by the Public Services Director, who was unavailable at the time of this writing. Please include the following scope on Sheet C4.03. Show the two plug valves, one check valve and vault on the plan views. CONNECTION OF PRIVATE AND PUBLIC FORCE MAINS PROVIDE A 16- x 4- INCH SADDLE TAP ON THE EXISTING 16-INCH FORCE MAIN. PROVIDE A CORROSION RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) 4-INCH FLANGED PLUG VALVE AT THE SADDLE. PROVIDE OPERATING NUT AND VALVE BOX.

NO.	COMMENTS
	TO THE PLUG VALVE, CONNECT A FLANGED DI EPOXY LINED 4-INCH SPOOL PIECE, MINIMUM LENGTH OF 3-FEET. TO THE SPOOL PIECE, CONNECT A CORROSION-RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) FLANGED SWING CHECK VALVE. PROVIDE ANOTHER FLANGED DI EPOXY-LINED SPOOL PIECE, MINIMUM LENGTH OF 2 FEET. CONNECT ONE END TO THE CHECK VALVE, CONNECT THE OTHER END TO A PLUG VALVE IDENTICAL TO ABOVE BUT WITH NO VALVE BOX. PROVIDE ANOTHER DI EPOXY- LINED SPOOL PIECE, MINIMUM LENGTH OF 3 FEET, WITH FL X MJ CONNECTIONS. CONNECT THE FLANGED END TO THE PLUG VALVE. CONNECT THE SPOOL PIECE MJ END TO THE 4-INCH PVC FORCE MAIN. RESTRAIN THE MJ CONNECTION. FURNISH AN OPEN-BOTTOM CONCRETE VAULT WITH INTERNAL PLAN VIEW DIMENSIONS OF 4- BY 6- FEET. PROVIDE AN ALUMINUM HATCH ON VAULT TOP. INSTALL THE VAULT SO THAT IT INCLUDES AND IS CENTERED ON THE CHECK VALVE AND PLUG VALVE NEAREST THE LIFT STATION. INSTALL #57 STONE UNDER THE CHECK AND PLUG VALVES. INSTALL THE VAULT SO THAT ITS TOP IS EVEN WITH THE SIDEWALK. Please note that it is uncommon for a private lift station to connect a utility-owned force main. CoA is still in conversation with other parties to determine other feasible approaches to the above. Thus, the above recommended approach may change. COA welcomes a discussion with the design engineer on this comment either at or prior to the Planning Meeting. **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.) **Comment on February 2023 Submittal** Private lift station discharge to a public force main is NOT allowed. See additional comments. **Approved as Noted.**
14.	**Comment on August 2022 Submittal** **Sheets C6.01 & C6.02** show the design of the lift station, which is suitable for a CoA public

NO.	COMMENTS
	lift station. Although the CoA takes no exception to this, the CoA points out that the design Engineer may want to redesign the private lift station. Such a design could be much less costly than a CoA-acceptable - public lift station. Please note that private lift stations are subject to review by the CoA Building Department. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
15.	**Comment on August 2022 Submittal** **Sheets C6.03 & C6.04:** Please replace the following details with updates: 106, 145, 200, 263 Updated details will be included in the CoA cloud link. On Sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessary for corrosive long-age sewage. Detail 212, the standard cover, shown on Sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicates. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
16.	**Comment on August 2022 Submittal** Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
17.	**Comment on August 2022 Submittal** Please add the following CoA standard details, included in the cloud link, to the documents: 118, 149, 215, 321A, 321B, 321C, 324 **Revise and resubmit.** **Comment on Dec 2022 Submittal**

NO.	COMMENTS
	Approved
18.	**Comment on August 2022 Submittal** Duke Energy will be providing site power. When will the electrical design sheets be provided? A particular concern of CoA is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
19	**Comment on August 2022 Submittal** If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the CoA for the street lighting. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
20	**New Comment on Dec 2002 Submittal** **Sheet C4.00** Roads are private. Does the term "Right OF WAY" apply to private roads? Please submit response and updated sheet, if applicable. **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.) **Comment on February 2023 Submittal** **APPROVED**
21	**New Comment on Dec 2002 Submittal** **Sheet C4.01** Please address markup comments, including: Call out DI WM pipe under road & PVC/DI transitions. WWMH-01 calls out the NW invert pipe elevation at about 4 feet above manhole bottom. Above 2 feet, a drop pipe is required. Please evaluate whether design should be modified.

NO.	COMMENTS
	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.) **Comment on February 2023 Submittal** See C4.01 markup – Add text "12-INCH DI WM" **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.) **Comment on March 2023 Submittal** Approved
22	**New Comment on Dec 2002 Submittal** **Sheet C4.02** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. **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.) **Comment on February 2023 Submittal** See C4.02 markup – (1) Add text "12-INCH PVC WM"; (2) Please confirm water service to Tract 2 has been provided; (3) See additional comments re: the WM under the road between Tracts 3 & 4. **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.) **Comment on March 2023 Submittal** Approved

NO.	COMMENTS
23	**New Comment on Dec 2002 Submittal** **Sheet C4.03** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. Call out DI WM pipe under roads & PVC/DI transitions. WWMH07 calls out a 8-foot wet well. Should this be deleted? Add text "END OF COA MAINTENANCE" at water meter. Suggest calling out "WATER OUTLET" or similar at the spigot. Suggest expanding the Plan Zoom to include the force main. Where the new force main connects to the existing 16-inch force main, show the plug valve at the point of connection. Also show the vault housing the check valve and the other plug valve. Also, in the expanded Plan Zoom or elsewhere, call out that the entire new force main shall be restrained. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** See C4.03 markup. Please clarify the DI & PVC WM segments. Consider installing all 12" DI WM from fitting 1 (at the wet tap) to fitting 7 neat Tract 1 WWCO End of COA Maintenance. **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.) **Comment on March 2023 Submittal** Approved

NO.	COMMENTS
24	**New Comment on Dec 2002 Submittal** **Sheet C6.01** Please include Pump Capacity and TDH under Pump Data. Lift Station Section, Lower Right: "Fix" the over-written text. **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.) **Comment on February 2023 Submittal** **APPROVED**
25	**New Comment on Dec 2002 Submittal** **Sheet C6.02** Please change title of Detail 118 to "2-INCH WATER SERVICE CONNECTION". **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.) **Comment on February 2023 Submittal** **APPROVED**
26	**New Comment on Dec 2002 Submittal** **Sheets As Necessary** Please include, in Autocad format, the following additional details. 115 Water Meter Assembly 121 Backflow Preventer 321C WW Force Main Tracer Wire 324 Temporary Protective Fence **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.) **Comment on February 2023 Submittal**

NO.	COMMENTS
	APPROVED
28	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The force main is only briefly specified on Sheet C6.01 as "DR-18 PVC FM". Type of restraint is not mentioned. Note that CoA prefers C900 pipe with restrained joints. The CoA suggest that the following General Utility Note be add to Sheet C6.00: "12. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT". COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** GUN 12: Please change spelling to "JOINTS". **Approved as Noted** **Comment on March 2023 Submittal** Approved
29	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The second bullet of GUN1 specifies pipe restraint. Applicable details are 149 & 309. Note that detail 149 is for branches between 4- and 8-inches and not the 12-inch branch as per this project. This prompted the review engineer to delve into this issue by running some calculations using the online EBAA thrust restraint tool. An interesting & surprising finding is that the location of the wet tap along the presumed 20-foot existing pipe segment affects the required length of restraint along the new 12-inch branch. Please evaluate how much restraint length is required in the new 12-inch branch water main

NO.	COMMENTS
	segment. Call this minimum restraint length out on the applicable sheet. Of course, this issue would become moot if the design intent is to restrain the entire length of new 12-inch water main. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** It appears that the design engineer analyzed the restraint for the 4-inch force main that connects to the existing 16-inch force main. Please perform a similar analysis at the tee connection of the new 12-inch water main with the existing 12-inch water main. The end product is to determine the required lengths of restraint for both the existing and new 12-inch water mains. Note that Details 149 and 309 give the recommended restraint for the existing pipe segments. Detail 149 instructs to provide restraint for 12-feet on the existing pipe on either side of the tee branch. Detail 309 instructs to provide restraint for 9-feet on the existing pipe on either side of the tee branch. It was a bit surprising that the analysis of the new 4-inch force main connecting to the existing 16-inch force main determined that 33-feet of restraint is required on the existing 16-inch force main. BTW, is this value of 33 feet the total restrained length or is it meant that 33 feet of restraint is required on each side of tee branch? **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.) **Comment on March 2023 Submittal** **Approved**
30	**New Comment on Feb 2023 Submittal** **Sheet C6.00:** See markup. Add GUN 12 as follows: " (12) INSTALL WATER SERVICE CONNECTIONS UNDER ROADS AS PER 312". **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.) **Comment on March 2023 Submittal** **Approved**
31	**Not Used**
32	**New Comment on Feb 2023 Submittal** **Sheet C4.02:** In the northerly road between Tracts 3 & 4, the reviewer noticed that the 8-inch WM is installed below the road with a 2-inch water service connection. Because this connection is below the road, this will preclude installing the 2-inch water service in a 4-inch sleeve as per Detail 312. Please evaluate. For example, consider installing either the entire or part of the WM to the west of the road. Or consider installing the WM to the east of the road. Also, the reviewer noticed that there is a conflict between the 8-inch WM and ST piping near S-33. This conflict is usually resolved in the field by installing fittings, and thus installing the WM deeper. Does JBPro prefer to resolve these conflicts during the design phase or wait until the construction phase? Please **submit** response and **resubmit** modified sheets. See C4.02 markup. **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.) **Comment on March 2023 Submittal** **Approved**
33	**New Comment on Feb 2023 Submittal** **Sheet C1.00 PAVING, GRADING AND DRAINAGE SPECIFICATIONS** Item 1: Suggest replacing "FDOT 2020-2021" with "FDOT 2023-2024".

NO.	COMMENTS
	On a recent project, the field inspector noticed that stormwater manholes were not grouted. Even though this is already called-out in referenced FDOT INDEX 425-001, the following is suggested for emphasis: "13. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001". **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.) **Comment on March 2023 Submittal** **Approved**
34.	**New Comment on Feb 2023 Submittal** Private lift stations are discouraged and will only be allowed where conventional gravity service is not feasible. The Owner/Developer shall either meet with City staff or provide a detailed engineering study of alternative routes for sanitary sewer conveyance. The City will consider the City Wastewater Master Plan and its wastewater model when evaluating alternatives. Lift stations will only be considered after the Owner/Developer has exhausted all other engineering alternatives. If a lift station serves more than one property, upon completion and in accordance with City standards, it may become the sole and exclusive property of the City. After being transferred to the City, the lift station will be operated and maintained as a part of the City Sewerage System (reference section 2.7 Lift Station Design Requirements; City of Alachua Public Services Design and Construction Manual). Private pressure service connections are not allowed to discharge into City wastewater force mains. Owner/Developer shall provide wastewater discharge into the City gravity network. Private pressure service connections shall discharge into a dedicated manhole, which will only accept discharge from the private pressure service connection. Please **submit** response and applicable materials. **Comment on March 2023 Submittal** COA & Engineer/Developer have agreed that this lift station will be public and will be deeded to COA. Thus, comments above no longer apply. **Approved as Noted**

NO.	COMMENTS
35	**New Comment on Feb 2023 Submittal** **Sheet C6.00** The roads, lift station and 4-inch force main are private. It makes sense for the gravity wastewater system to also be private. If in agreement, please add the following General Note 12, as follows: "12. Gravity wastewater system shall be private. Its maintenance shall be the responsibility of the Property Owner's Association." If the gravity wastewater system is private, please remove all references to COA End of Maintenance at WW Cleanouts, several sheets. Please **submit** response and revised applicable sheets. **Comment on March 2023 Submittal** COA & Engineer/Developer have agreed that this lift station will be public and will be deeded to COA. Thus, comments above no longer apply. **Approved as Noted**
36	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C6.00, C6.01, C6.03, C604** Please revise as per attached markups. C6.01 markup calls-out that the wetwell diameter is 8 feet. C6.00 markup identifies a proposed PUE. **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.) **Comment on Apr 17th Submittal** Approved
37	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.)

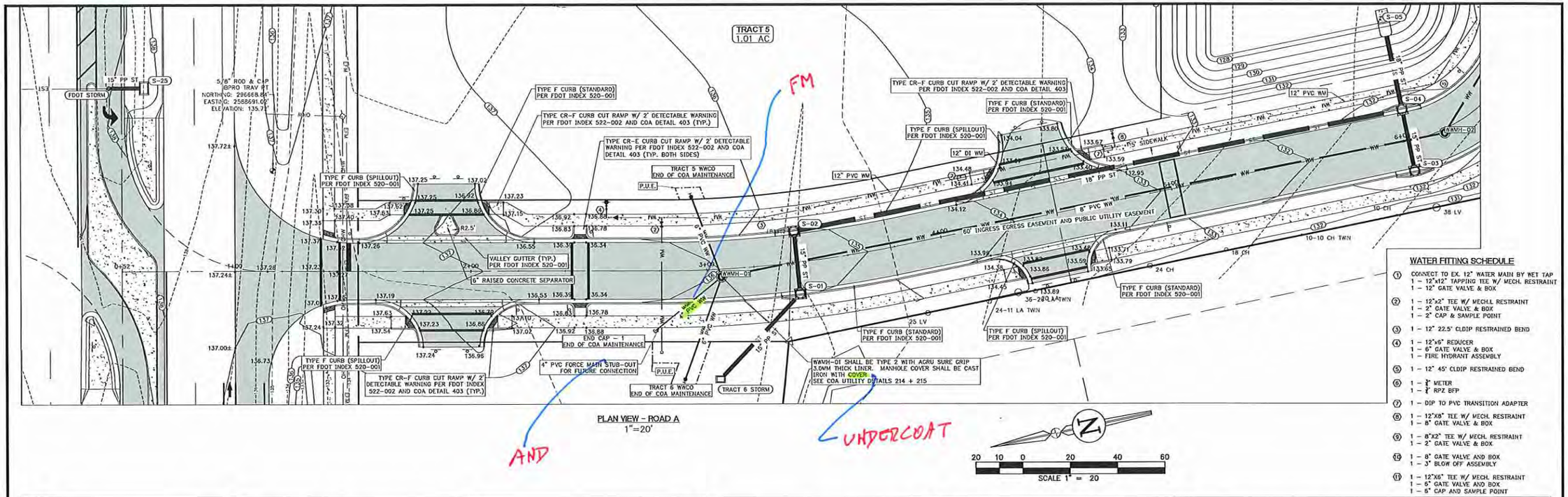
NO.	COMMENTS
	Sheets C6.02 Please revise as per attached markup, with explanations as follows: • 3-inch magmeter suggested so that operating and max flows are about 5fps – 10fps. • Suggested gauge pressure range is 0-15 psig. Gauge is available with this range & normal operation pressure is about mid-range of the gauge. • Please upsize pump limited by 5-HP motor. • Suggest larger font for the pump required options. • Review assumes line size upstream & downstream the mag is 4-inches. Please confirm. • Thus, magmeter reducers are 4" X 3". **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.) **Comment on Apr 17th Submittal** Suggest that the impellor size of 170mm be noted as a required option on the Lift Station Table. Please address comments of Sheet C6.02 markup. Thus, this comment remains **Conditional Approval.**
38	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C6.XX.** Please add the following details: 221, 223, 236, 239, 245, 248, 315 Also, add detail 214, which will be used for WWM01. **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

NO.	COMMENTS
	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.) **Comment on Apr 17th Submittal** **Approved**
39	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C4.01** Please revise as per attached markup. This markup shows a segment of 4-inch force main (with stub-out) connected to WWH-01. WWMH-01 is now lined in keeping with COA standards in accepting force main discharge. **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.) **Comment on Apr 17th Submittal** Please clarify that this segment is a force main (DR-18) and not a gravity WW line. See attached markups of C4.01 & C6.00 Comment remains **Conditional Approval.**
40	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheet C6.02** • Because this is public lift station, please upsize pump so that it is compatible with a 5 HP motor. 5-HP is the smallest lift station pump motor that COA carries. • Please **submit** revised pump calculations. **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.)

NO.	COMMENTS
	Comment on Apr 17th Submittal **Approved**
41	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheet TBD** • Electric design of the lift station must be completed prior to start of construction. • Electric design drawings must be signed and sealed by a professional electrical engineer licensed in the state of Florida. • To account for future expansion, design the electrical subsystem; namely, transformer load-side, to accommodate two 10-hp pump motors operating concurrently. • **Submit** statement of compliance. **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.) **Comment on Apr 17th Submittal** An electric design firm has been selected to do the electrical design work, but the electrical design sheets have not yet been submitted. Thus this comment remains **Conditional Approval.**
42	**New Comment on April 17th Submittal** **C6.01 & C6.03** Some additional comments are expected, but the COA is awaiting responses from the pump vendor before making them. COA will notify the Engineer ASAP as to the exact comments. See markups. **Approved as Noted**

NO.	COMMENTS
	END OF COMMENTS

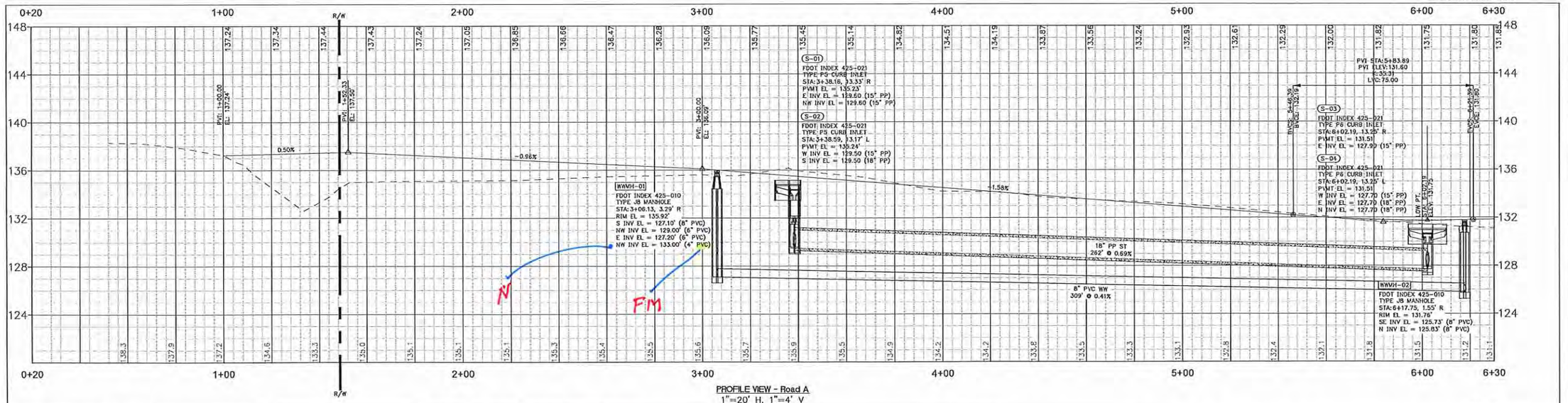
Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner



PLAN VIEW - ROAD A
1"=20'

WATER FITTING SCHEDULE

1. CONNECT TO EX. 12" WATER MAIN BY WET TAP
   1 – 12"x12" TAPPING TEE W/ MECH. RESTRAINT
   1 – 12" GATE VALVE & BOX
2. 1 – 12"x2" TEE W/ MECH.L RESTRAINT
   1 – 2" GATE VALVE & BOX
   1 – 2" CAP & SAMPLE POINT
3. 1 – 12" 22.5° CLDIP RESTRAINED BEND
4. 1 – 12"x6" REDUCER
   1 – 6" GATE VALVE & BOX
   1 – FIRE HYDRANT ASSEMBLY
5. 1 – 12" 45° CLDIP RESTRAINED BEND
6. 1 – 2" METER
   1 – 2" RPZ BFP
7. 1 – DIP TO PVC TRANSITION ADAPTER
8. 1 – 12"X8" TEE W/ MECH. RESTRAINT
   1 – 8" GATE VALVE & BOX
9. 1 – 8"X2" TEE W/ MECH. RESTRAINT
   1 – 2" GATE VALVE & BOX
10. 1 – 8" GATE VALVE AND BOX
    1 – 3" BLOW OFF ASSEMBLY
11. 1 – 12"X6" TEE W/ MECH. RESTRAINT
    1 – 6" GATE VALVE AND BOX
    1 – 6" CAP AND SAMPLE POINT



PROFILE VIEW - Road A
1"=20' H, 1"=4' V

N
FM

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: PLAN AND PROFILE

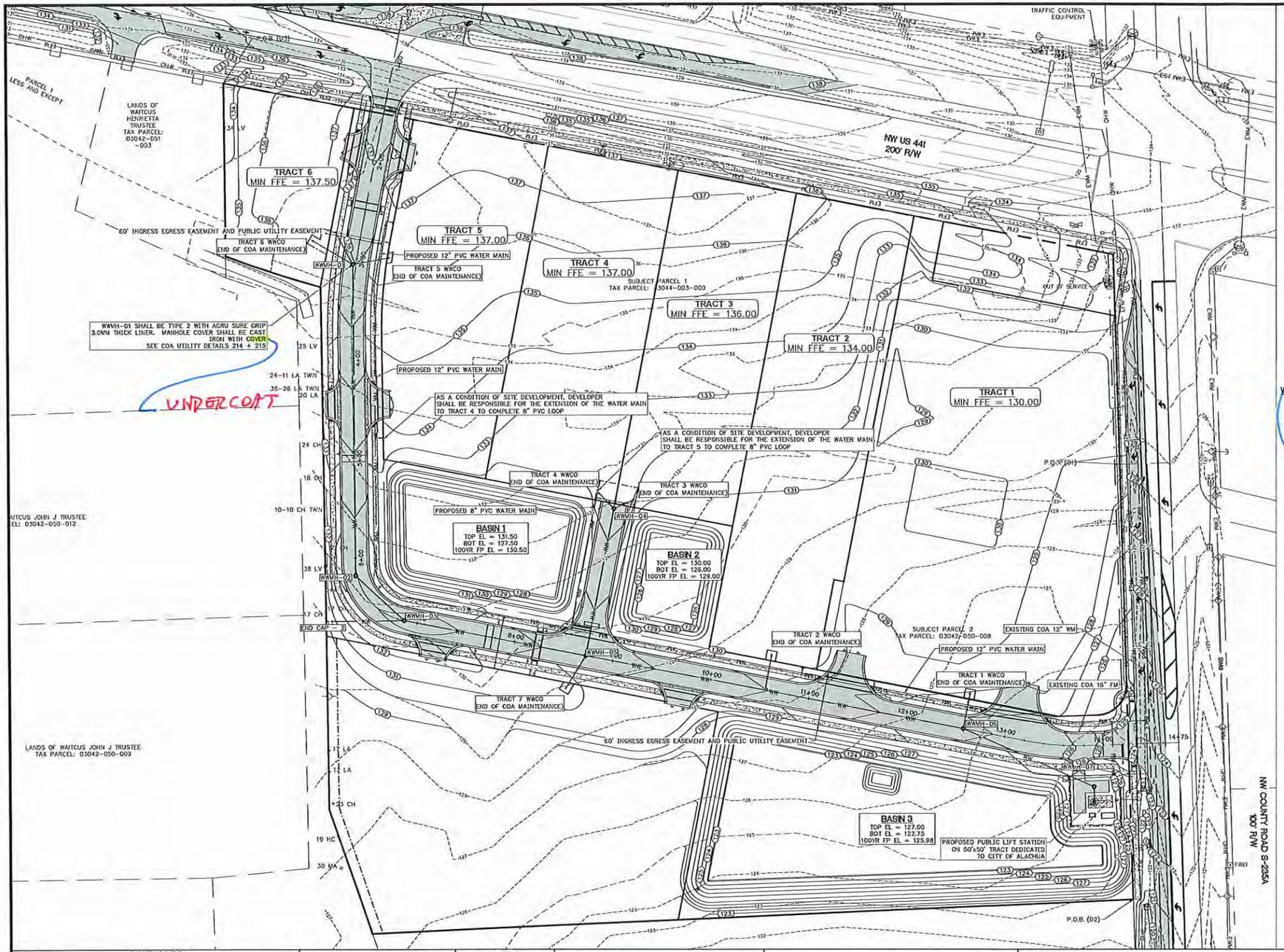
DATE: APRIL 2023

PROJECT NO.: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO.: C4.01



GENERAL UTILITY NOTES:

1. UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON.
   - CONSTRUCTION OF THE WATER AND WASTEWATER SYSTEM SHALL CONFORM TO CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, POTABLE WATER, RECLAIMED WATER AND WASTEWATER, LATEST EDITION.
   - PROVIDE RESTRAINED JOINTS AT FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS AND AS PER DESIGN DETAILS AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS.
   - THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINES.
   - WET-TAP POTABLE WATER CONNECTIONS SHALL BE MADE BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA RESTRAIN BOTH ENDS OF GATE VALVE.
   - CONNECT GRAVITY WASTEWATER MAINS AND LATERALS USING RIEBER GASKETS.
   - DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT AS PER 324.
2. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
3. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
4. ALL WASTEWATER MANHOLES DEEPER THAN 20 FEET (RIM EL – FLOOR EL) SHALL BE 72" IN DIAMETER.
5. ALL FDC SHALL BE FREE STANDING AND WITHIN 35' OF A FIRE HYDRANT.
6. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSET POINT ON THE BUILDING SHALL NOT EXCEED 400' AND THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS MUST NOT EXCEED 500'.
7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.
8. THE LIFT STATION SHALL BE PUBLIC.
9. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS UNDER ROADS.
10. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT
11. INSTALL WATER SERVICE CONNECTION UNDER ROADS AS PER COA DETAIL 312

N FM

WASTEWATER STRUCTURE TABLE

WWMH-01
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 3+06.13, 3.29 R
RIM EL = 135.92
S INV EL = 127.10 (8" PVC)
NW INV EL = 129.00 (6" PVC)
E INV EL = 127.20 (6" PVC)
NW INV EL = 133.00 (4" PVC)

WWMH-02
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 8+17.75, 1.55 R
RIM EL = 131.76
SE INV EL = 125.73 (8" PVC)
N INV EL = 125.63 (8" PVC)

WWMH-03
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 8+86.77, 0.00
RIM EL = 132.15
E INV EL = 125.35 (8" PVC)
NW INV EL = 125.46 (8" PVC)
W INV EL = 125.46 (8" PVC)

WWMH-04
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 8+72.71, 150.00 L
RIM EL = 132.46
S INV EL = 125.28 (8" PVC)
NW INV EL = 125.38 (6" PVC)
NE INV EL = 125.38 (6" PVC)

WWMH-05
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 8+72.71, 0.00
RIM EL = 130.61
E INV EL = 124.52 (8" PVC)
W INV EL = 124.62 (8" PVC)
N INV EL = 124.62 (8" PVC)
SW INV EL = 124.62 (6" PVC)

WWMH-06
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 12+57.71, 0.00
RIM EL = 127.28
SE INV EL = 122.80 (8" PVC)
W INV EL = 122.90 (8" PVC)
N INV EL = 123.08 (6" PVC)

WWMH-07
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 13+89.20, 41.44 R
RIM EL = 127.34
NW INV EL = 119.50 (8" PVC)
S INV EL = 119.40 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
TRACT 1 WWCO	WWMH-06	6" PVC	35'	1.00%
TRACT 2 WWCO	TRACE 2 BEND	6" PVC	32'	0.63%
TRACT 3 WWCO	WWMH-04	6" PVC	21'	1.30%
TRACT 4 WWCO	WWMH-04	6" PVC	21'	1.30%
TRACT 5 WWCO	WWMH-01	6" PVC	36'	0.83%
TRACT 6 WWCO	WWMH-01	6" PVC	46'	6.20%
WWMH-01	WWMH-02	8" PVC	312'	0.41%
WWMH-02	WWMH-03	8" PVC	86'	0.41%
WWMH-03	WWMH-05	8" PVC	186'	0.40%
WWMH-04	WWMH-05	8" PVC	150'	0.44%
WWMH-05	WWMH-06	8" PVC	385'	0.42%
WWMH-06	WWMH-07	8" PVC	144'	2.30%

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
END CAP – 1	N/A	133.00
END CAP – 2	N/A	125.80
TRACT 1 WWCO	127.92	123.43
TRACT 2 WWCO	130.02	123.10
TRACT 3 WWCO	132.03	125.65
TRACT 4 WWCO	132.12	125.65
TRACT 5 WWCO	136.39	127.50
TRACT 6 WWCO	136.28	131.85
TRACT 7 WWCO	131.03	125.12

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 UTILITY PLAN

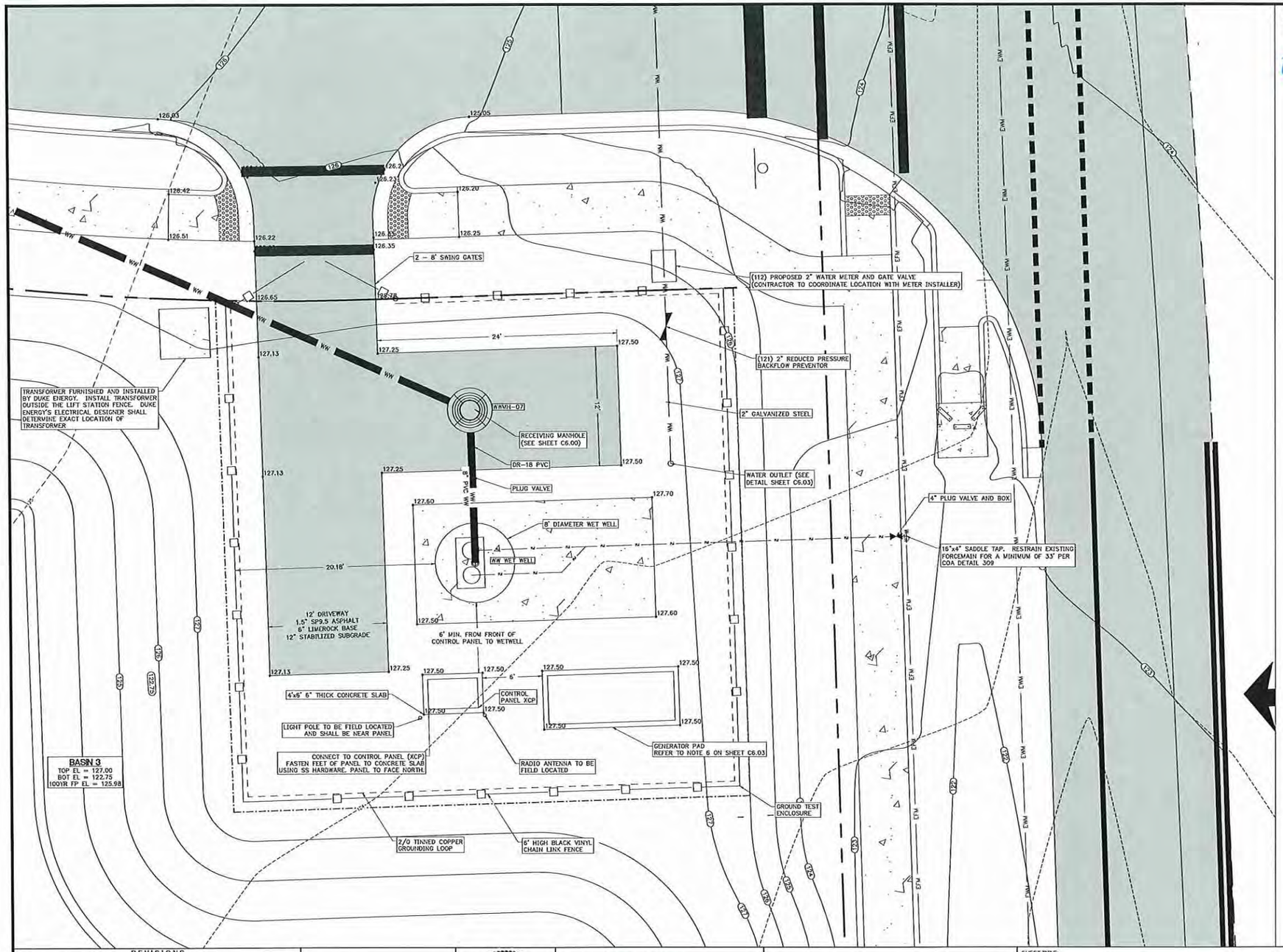
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: APRIL 2023

PROJECT NO. 514-21-01

SHEET NO. C6.00



GENERAL UTILITY ELECTRIC NOTES:

1. ELECTRIC DESIGN OF THE LIFT STATION MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION.
2. ELECTRIC DESIGN DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ELECTRICAL ENGINEER LICENSED IN THE STATE OF FLORIDA.
3. TO ACCOUNT FOR FUTURE EXPANSION, DESIGN THE ELECTRICAL SUBSYSTEM; NAMELY, TRANSFORMER LOAD-SIDE, TO ACCOMMODATE TWO 10-HP PUMP MOTORS OPERATING CONCURRENTLY.

THIS MAY BE "TWEAKED" ONCE I HEAR BACK FROM FLYGT PUMPS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: LIFT STATION PLAN

DATE: APRIL 2023

PROJECT NO: 514-21-01

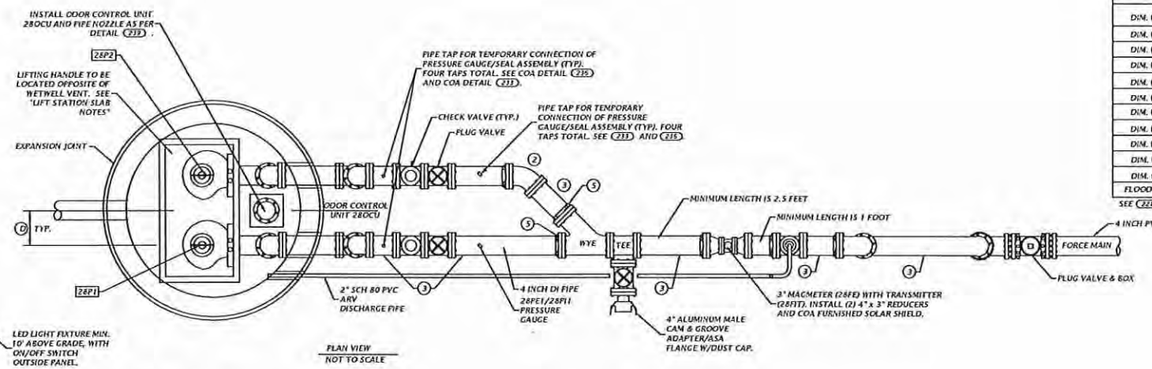
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

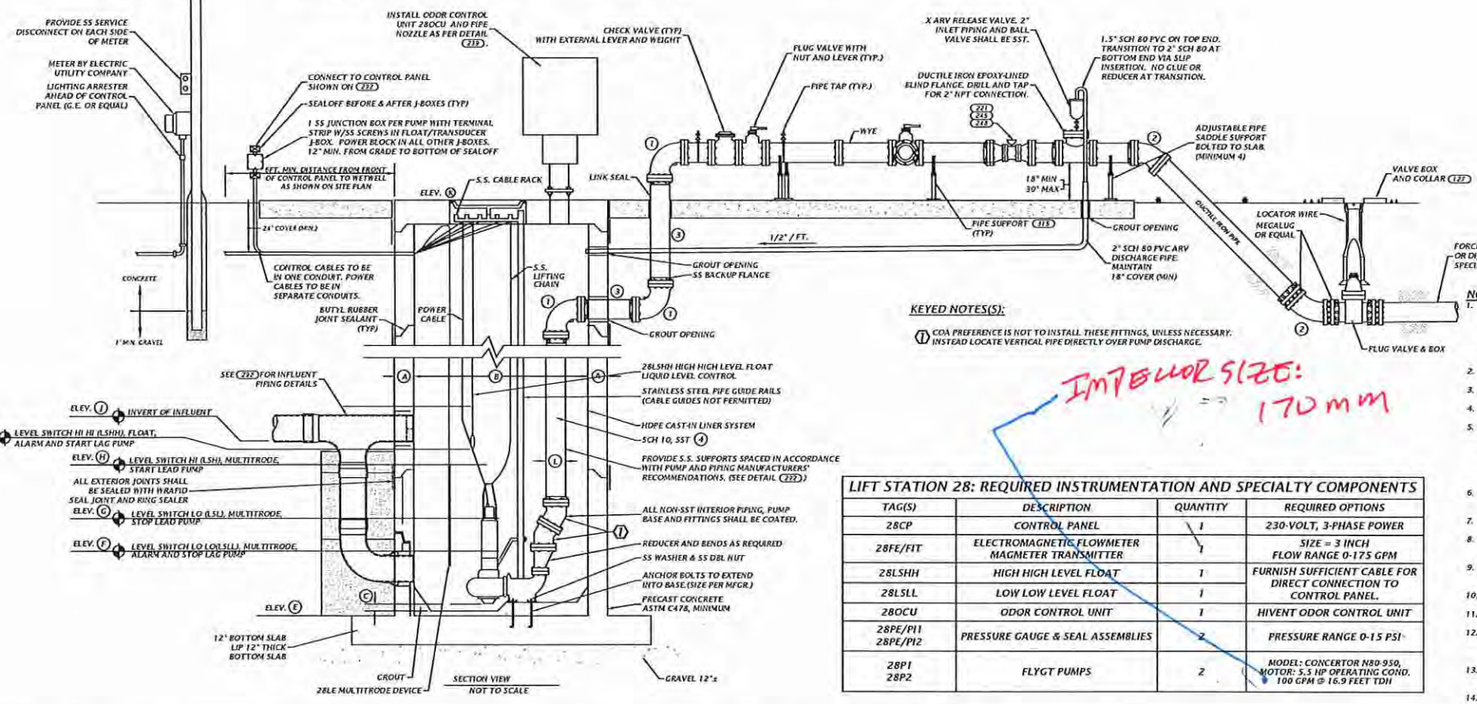
SHEET NO: C6.01

MARK	DIMENSIONS (ENGINEER TO FILL IN)	DESCRIPTION	COMMENTS
DIM. (A)	8"	WETWELL WALL THICKNESS	8" MIN (FOR GENERAL GUIDANCE ONLY - STRUCTURAL DESIGN REQUIRED)
DIM. (B)	8'	WETWELL DIAMETER	8' MINIMUM (SEE COA DESIGN MANUAL)
DIM. (C)	2"	PER PUMP SUBMITTAL DATA.	
DIM. (D)	12"	SEE TOP SLAB DETAIL	
DIM. (E)	111.00'	ELEVATION	TOP OF BOTTOM SLAB
DIM. (F)	115.00'	ELEVATION	ALARM & LAG PUMP OFF
DIM. (G)	115.00'	ELEVATION	LEAD PUMP OFF
DIM. (H)	117.00'	ELEVATION	LEAD PUMP ON
DIM. (I)	118.00'	ELEVATION	ALARM & LAG PUMP ON
DIM. (J)	119.00'	ELEVATION	INVERT PIPE
DIM. (K)	127.50	ELEVATION	TOP OF SLAB
DIM. (L)	4"	SCH 10 SST DIAMETER	DISCHARGE
FLOOD ZONE DESIGNATION	X	FLOOD ELEV. 125.99	VERT DATUM "NAVD88"

SEE (225) TO ASSIGN ELEVATION



PLAN VIEW
NOT TO SCALE



SECTION VIEW
NOT TO SCALE

KEYED NOTES(S):

(1) COA PREFERENCE IS NOT TO INSTALL THESE FITTINGS, UNLESS NECESSARY. INSTEAD LOCATE VERTICAL PIPE DIRECTLY OVER PUMP DISCHARGE.

IMPELLOR SIZE: 170 mm

PARTIAL FITTING SCHEDULE:	
(1)	DI FLANGED ELBOW
(2)	DI FLANGED 45
(3)	FLANGED DI SPOOL
(4)	SCH 10 SST SPOOL WITH WELDED SST FLANGES
(5)	SERIES 2100 MEGAFLANGE RESTRAINED FLANGE ADAPTER

GENERAL NOTES:

A. DESIGNER SHALL INCORPORATE DESIGN ELEMENTS SHOWN BOTH ON THIS DETAIL AND ON P&ID (293) FOR THIS LIFT STATION AND DESIGN.
B. PARAMETER CONVENTION
   - "X" = LIFTSTATION SITE NUMBER
   - REPLACE "Y" AND "Z" WITH NUMERICAL VALUES SPECIFIC TO THIS PROJECT
C. SEE (292) FOR LIST OF REFERENCE DETAILS.

NOTES:

1. UNLESS WAIVED BY THE CITY OF ALACHUA, ALL ITEMS SHOWN ON THESE DETAIL SHEETS SHALL COMPLY WITH THE CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, DESIGN AND CONSTRUCTION MANUAL (COA DCM), INCLUDING ITS SUPPLEMENTS, SPECIFICALLY SUPPLEMENT 2 "LIFT STATION INSTRUMENTATION AND CONTROL SPECIFICATION" AND SUPPLEMENT 3 "CITY OF ALACHUA STANDARD DETAILS.
2. PRECAST CONCRETE SHALL BE TYPE 2 CEMENT, 4,000 PSI.
3. NO LIFTING HOLES ARE PERMITTED THROUGH WALLS OR TOP SLAB.
4. ALL ABOVE GROUND PIPING TO BE DIP FLANGED AND EPOXY LINED.
5. SEE SUPPLEMENT 2 "LIFT STATION INSTRUMENTATION AND CONTROL SPECIFICATION" FOR TELEMETRY SYSTEM DETAILS. CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE TELEMETRY SYSTEM INCLUDING PROGRAMMING AND COMMISSIONING BOTH THE LEVEL CONTROLLER AND RADIO. COA WILL FURNISH AND INSTALL THE RADIO CABLE AND ANTENNA AND THEN BACK CHARGE THE CONTRACTOR.
6. PROVIDE INSTRUMENTATION AND SPECIALTY COMPONENTS AS PER THE TABLE SHOWN ON THIS SHEET AND AS PER COA DCM SUPPLEMENT 2.
7. ALL TAPS TO BE MADE WITH A SS TAPPING SADDLE.
8. ALL CONDUIT SHALL BE RIGID ALUMINUM EXCEPT FLEX IS TO BE USED BETWEEN RTU AND CONTROL PANEL.
9. ALL ENCLOSURE PENETRATIONS SHALL BE MADE ON THE BOTTOM OF THE ENCLOSURE. TOP AND SIDE PENETRATIONS ARE NOT PERMITTED.
10. ALL BOXES AND ENCLOSURES TO BE NEMA 4X 316 SS.
11. RACK TO UTILIZE SS STRUT CHANNEL, SS HARDWARE AND VINYL ENDCAPS.
12. FINISHED GRADE INSIDE THE FENCED AREA SHALL BE MINIMUM OF 6" ABOVE THE 100YR FLOOD ELEVATION. LIFT STATION AREA SHALL BE GRADED TO CARRY ALL SURFACE RUNOFF AWAY FROM WETWELL.
13. OUTSIDE SHALL BE COATED IN BITUMASTIC. INSIDE SHALL BE HDPE CAST-IN LINER SYSTEM. LINER SHALL BE AGRU SURE-GRIP PE YELLOW.
14. ALL FITTINGS AND VALVES SHALL BE EPOXY LINED.

LIFT STATION 28: REQUIRED INSTRUMENTATION AND SPECIALTY COMPONENTS

TAG(S)	DESCRIPTION	QUANTITY	REQUIRED OPTIONS
28CP	CONTROL PANEL	1	230-VOLT, 3-PHASE POWER
28FE/FIT	ELECTROMAGNETIC FLOWMETER MAGMETER TRANSMITTER	1	SIZE = 3 INCH FLOW RANGE 0-175 GPM
28LSHH	HIGH HIGH LEVEL FLOAT	1	FURNISH SUFFICIENT CABLE FOR DIRECT CONNECTION TO CONTROL PANEL.
28LSLL	LOW LOW LEVEL FLOAT	1	
28OCU	ODOR CONTROL UNIT	1	HIVENT ODOR CONTROL UNIT
28PE/PI1 28PE/PI2	PRESSURE GAUGE & SEAL ASSEMBLIES	2	PRESSURE RANGE 0-15 PSI
28P1 28P2	FLYGT PUMPS	2	MODEL: CONCERTOR N80 950, MOTOR: 5.5 HP OPERATING COND. 100 GPM @ 16.9 FEET TDH

291

LIFT STATION #28 DETAIL 1 OF 2
NTS

02G WASTEWATER DETAILS - SEE (151) FOR ABBREVIATIONS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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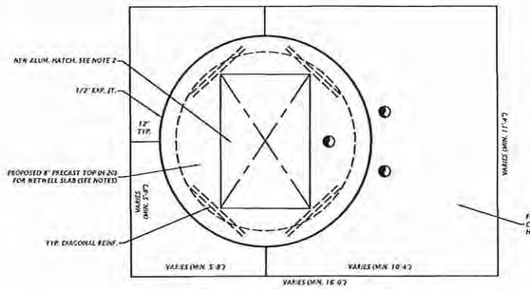
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: LIFT STATION DETAILS

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: APRIL 2023
PROJECT NO.: 514-21-01
SHEET NO.: C6.02

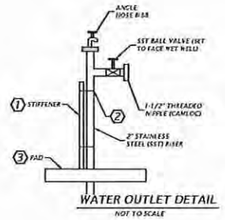


TYPICAL LIFT STATION SLAB DETAIL

NOT TO SCALE
FOR GENERAL GUIDANCE ONLY
(STRUCTURAL DESIGN REQUIRED)

LIFT STATION SLAB NOTES:

1. SAW CUT 2" DEEP JOINT AS SHOWN. SAW CUTTING TO BE PERFORMED IMMEDIATELY AFTER PLACEMENT, AS SOON AS THE CONCRETE IS FIRM ENOUGH TO SUPPORT THE SAW AND TO NOT BE TORN OR DAMAGED BY THE BLADE.
2. ALUMINUM ACCESS HATCH SHALL BE BY HALLIDAY MODEL SERIES W25 WITH FALL PROTECTION GRATING OR APPROVED EQUAL. IF TOP SLAB SIZE PERMITS, SIZE ACCESS HATCH ONE SIZE LARGER THAN MIN REQUIRED TO REMOVE PUMPS. APPLY A BITUMINOUS COATING WHERE ALUMINUM IS IN CONTACT WITH CONCRETE.
3. PROVIDE SAW CUTS EVERY 12' IN LENGTH AND WIDTH OF ACCESS DRIVEWAY AND LIFT STATION SLAB AND AS SHOWN.
4. SEE CIVIL DRAWINGS FOR SLAB LOCATION AND DIMENSIONS.

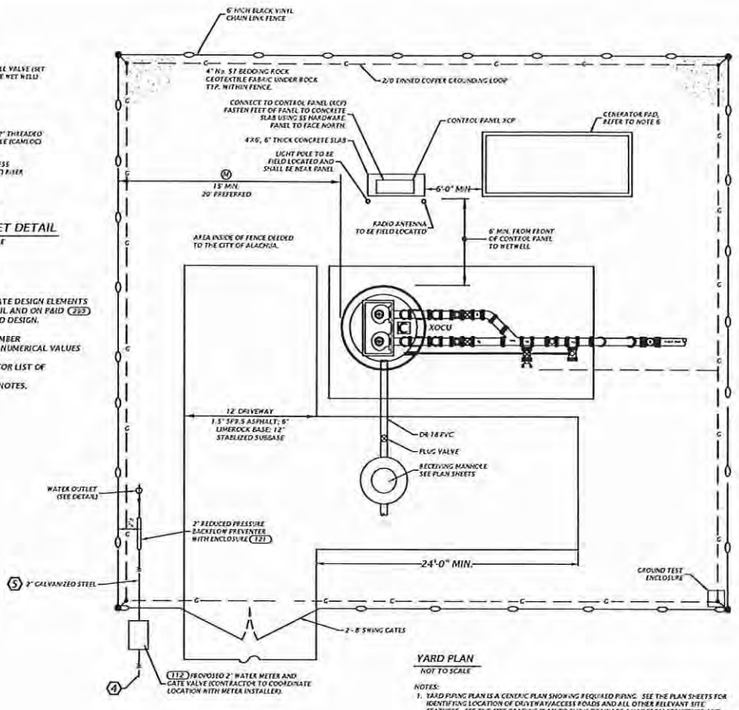


WATER OUTLET DETAIL

NOT TO SCALE

GENERAL NOTES:

A. DESIGNER SHALL INCORPORATE DESIGN ELEMENTS SHOWN BOTH ON THIS DETAIL AND ON PAID (293) FOR THEIR LIFT STATION AND DESIGN.
B. PARAMETER CONVENTION
   - "X" = LIFTSTATION SITE NUMBER
   - REPLACE "Y" AND "Z" WITH NUMERICAL VALUES SPECIFIC TO THIS PROJECT
C. SEE TABLE ON THIS DETAIL FOR LIST OF REFERENCE DETAILS.
D. SEE (291) FOR APPLICABLE NOTES.



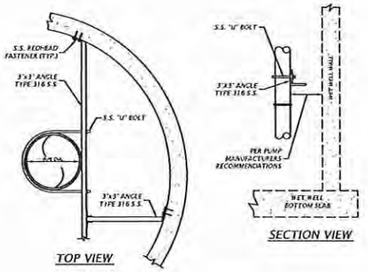
YARD PLAN

NOT TO SCALE

NOTES:

1. YARD PIPING PLAN IS A GENERIC PLAN SHOWING REQUIRED PIPING. SEE THE PLAN SHEETS FOR IDENTIFYING LOCATION OF DRIVEWAY/ACCESS ROADS AND ALL OTHER RELEVANT SITE FEATURES. SEE THE SITE GRADING PLAN TO SHOW DRAINAGE AWAY FROM STRUCTURE AND SITE. ELECTRICAL TRANSFORMERS MUST BE LOCATED OUTSIDE THE FENCED AREA.
2. AREA TO BE DEEDED TO THE CITY OF ALACHUA AND SHALL EXTEND MIN. 1.0' BEYOND OR OUTSIDE PROPOSED SECURITY FENCING.
3. PROPOSED 12' DRIVEWAY TO EXTEND TO PUBLIC/PRIVATE STABILIZED ROADWAY.
4. LIFT STATION CONTROL PANEL TO FACE NORTH.
5. FABRICATE CONTROL PANEL BASED UPON THESE DRAWINGS AND AS-BUILT DRAWINGS OF RECENT COA PROJECTS. CONTACT DAVID WILLIAMS, XYLEM WATER SOLUTIONS, ORANGE PARK, FL. PHONE (231)375-8184, EMAIL: DAVID.WILLIAMS@XYLEM.COM
6. TO ACCOUNT FOR FUTURE EXPANSION, DESIGN CONTROL PANEL SO IT CAN OPERATE TWO 10 HP PUMPS CONCURRENTLY PROVIDE UP SIZED STARTERS AND POWER CIRCUITS.
7. NOMINAL GENERATOR PAD DIMENSIONS: 5'x11'-6" MIN. THICKNESS. ADJUST PAD DIMENSIONS FOR GENERATOR ACTUALLY PURCHASED. SUBMIT DETAILED DESIGN OF PAD, INCLUDING CALCULATIONS.

THIS MAY BE TWO AMOD OFFICE I NEAR BACK FROM FLYGT PUMPS



TOP VIEW — SECTION VIEW

NOTES:

1. ALL COMPONENTS AND BRACKET ASSEMBLY SHALL BE GRADE 316 STAINLESS STEEL.
2. BRACKETS SHALL BE SPACED AS INDICATED IN THE CONSTRUCTION DRAWING OR AT THE DIRECTION OF THE CITY.
3. PIPE SIZES AND MATERIALS SHALL BE AS INDICATED IN THE CONSTRUCTION DRAWINGS.
4. A MINIMUM OF 2 BRACKETS REQUIRED. MAX 10' SPACING.

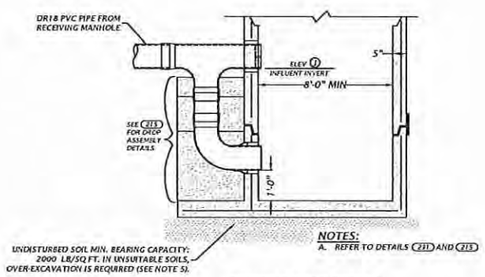
PIPE FASTENING BRACKET

NOT TO SCALE

KEYED NOTES:

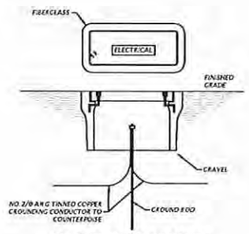
1. C4 x 5.4 GALVANIZED CHANNEL STIFFENER.
2. ATTACH RISER TO STIFFENER WITH GALVANIZED U-BOLTS.
3. POUR 2'-0" x 2'-0" x 8" CONCRETE PAD.
4. UNLESS OTHERWISE SHOWN, 2" WATER SERVICE FROM MAIN SHALL BE SCH 40 PVC
5. INCLUDE WATER SERVICE IN THE GROUNDING LOOP.

LIFT STATION REFERENCE DETAILS		
DETAIL #	DESCRIPTION	COMMENTS
ALSO INSTALL COMPONENTS AS PER ADDITIONAL DETAILS NOTED IN EACH REFERENCE DETAIL		
115	METER ASSEMBLY	INSTALL 2-INCH METER, USE PIPE MATERIALS SPECIFIC TO THE PROJECT
121	BACKFLOW PREVENTER (BFP) AND ENCLOSURE	INSTALL 2-INCH BFP, USE PIPE MATERIALS SPECIFIC TO THE PROJECT
221	NON-CONDUCTIVE MAGMETER GROUNDING	
224	LIFT STATION WET WELL DEPTH	
223	PRESSURE GAUGE ASSEMBLY SERVICE CONNECTION	
236	PRESSURE GAUGE ASSEMBLY	
239	VENT/DOOR CONTROL UNIT INSTALLATION	
245	MAGMETER INSTALLATION – PERMISSIBLE DISPLAY ORIENTATION	
248	SOLAR SHIELD FOR MAGMETER TRANSMITTER DISPLAY	
290	PROCESS AND INSTRUMENTATION DIAGRAM – TYPICAL LIFT STATION	
291	EXAMPLE LIFT STATION, DETAIL 1	
292	EXAMPLE LIFT STATION, DETAIL 2	
315	PIPE SUPPORT	



NOTES:
A. REFER TO DETAILS (221) AND (215)

INFLUENT PIPING DETAILS



GROUND TEST ENCLOSURE

THE GROUNDED COUNTERPOISE LOOP SHALL BE BONDED BY CADWELL TO GROUND RODS AND GROUND WIRE PIGTAILS.

THE FOLLOWING SHALL BE MECHANICALLY BONDED TO THE COUNTERPOISE LOOP:

1. CORNER POSTS
2. GATE POSTS, GATE AND FENCE
3. WATER SERVICE
4. CONTROL PANEL
5. WET WELL HATCH AND HANDRAIL
6. DISCHARGE PIPING
7. ALL CONDUIT ENTRIES (METAL) INTO CONTROL PANEL BY MEANS OF GROUNDING BUSHINGS.
8. MAIN DISCONNECT SWITCH
9. UTILITY COMPANY TRANSFORMER
10. GENERATOR
11. ODOR CONTROL
12. SERVICE DISCONNECT SWITCH
13. TELEMETRY PANEL
14. TELEMETRY MAST

02H WASTEWATER DETAILS - SEE (151) FOR ABBREVIATIONS

292

LIFT STATION #28 DETAIL 2 OF 2

NTS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: LIFT STATION DETAILS

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: APRIL 2023
PROJECT NO: 514-21-01
SHEET NO: C6.03

City of ALACHUA public services

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

April 17, 2023

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Tabor,

Please find attached a resubmittal package for the **Santa Fe Crossings Infrastructure Plan**. This resubmittal package is provided to address comments provided by the City of Alachua via email on April 13th, 2023. Included in this submittal package is a digital copy of the total application package.

Please find below responses to the comments for the above referenced project. The comments have been replicated below followed by responses in bold.

Public Works Comments:

36. Please revise as per attached markups. C6.01 markup calls-out that the wetwell diameter is 8 feet. C6.00 markup identifies a proposed PUE.
    Response: The markups have been addressed. Please see revised plans.

37. Please revise as per attached markup, with explanations as follows:
    - 3-inch magmeter suggested so that operating and max flows are about 5fps – 10fps.
    - Suggested gauge pressure range is 0-15 psig. Gauge is available with this range & normal operation pressure is about mid-range of the gauge.
    - Please upsize pump limited by 5-HP motor.
    - Suggest larger font for the pump required options.
    - Review assumes line size upstream & downstream the mag is 4-inches. Please confirm.
    - Thus, magmeter reducers are 4" X 3".

    Response: The markups have been addressed. Please see revised plans.

38. Please add the following details: 221, 223, 236, 239, 245, 248, 315. Also, add detail 214, which will be used for WWM01
    Response: The requested details have been added. Please see Sheet C6.07

39. Please revise as per attached markup. This markup shows a segment of 4-inch force main (with stub-out) connected to WWH-01. WWMH-01 is now lined in keeping with COA standards in accepting force main discharge.

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Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Response: markups have been addressed. Please see revised plans.

40. Because this is public lift station, please upsize pump so that it is compatible with a 5 HP motor. 5-HP is the smallest lift station pump motor that COA carries. Please submit revised pump calculations
Response: Revised pump calculations and specs have been provided.

41. Sheet TBD
    - Electric design of the lift station must be completed prior to start of construction.
    - Electric design drawings must be signed and sealed by a professional electrical engineer licensed in the state of Florida.
    - To account for future expansion, design the electrical subsystem; namely, transformer load-side, to accommodate two 10-hp pump motors operating concurrently.
    - Submit statement of compliance.

    Response: The above notes have been added to Sheet C6.01 regarding the coordination with the electrical design.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBPro

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 13, 2023

Sent by electronic mail to chris.potts@jbprocom

Chris Potts, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Fourth Project Assistance Team (PAT) Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Potts:

On March 30, 2023, the City of Alachua received your revised application for an Infrastructure Plan submitted on behalf of Ashok Patel and Sheila Patel. The application proposes the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property, located on Tax Parcel Numbers 03042-050-008 and 03044-0003-000. The revised application received on March 30, 2023 was submitted to address the PAT review comments issued to you in a letter dated February 23, 2023.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, April 20, 2023**. Revised materials may be submitted electronically to the project planner (e.g., printed copies are not required at this time).

Please address the following:

1. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 13, 2023.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brett Dargis, V3 Capital Group *(by electronic mail)*
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: **April 12th, 2023**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/13/2023

RE: **Santa Fe Crossing – Infrastructure Plans**

Public Services has reviewed the subject project (March, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on August 2022 Submittal** **Sheet C1.0:** Suggest changing this sheet # to C1.00 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**
2.	**Comment on August 2022 Submittal** **Sheet C1.1:** Suggest changing this sheet # to C1.01 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**

NO.	COMMENTS
3	**Comment on August 2022 Submittal** **Sheet C4.01 and others.** Stormwater pipe is called out as "PP". Please define "PP". Suggest adding it to the Standard Abbreviations on Sheet C1.0. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
4	**Comment on August 2022 Submittal** **Sheet C4.01 & other sheets.** Where-ever the following text is shown, please modify as follows: 'WHERE CR-F CURB CUT RAMP W/2-FOOT DETECTABLE WARNING PER FDOT INDEX 522-002 **AND DETAIL 403, WHICH REQUIRES PAVERS"** Note: Detail 403 is mandatory for City roads, but is strongly suggested for county and FDOT roads to maintain consistency. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
5	**Comment on August 2022 Submittal** **Sheets C.401, C4.02, C4.03** Where the cleanout is shown in the tract, on at least one cleanout per sheet, please add & call-out: "END OF COA MAINTENANCE". (Perhaps this can be deferred to each future tract project.) As part of this project, what will be provided - cleanouts with above grade stub-outs or cleanouts with cover at grade? Please clarify. A similar comment related to water meters. Presumably the water meters will be provided in future projects. Please clarify the stub-out for each water meter. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
6	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00 and possibly the C4.X profile sheets. Please review to ensure that piping and fittings are adequately called out. It appears that WW & ST piping and fittings have been called out, more or less. But water pipe and fittings have not yet been called out. As per CoA requirements, potable water piping under roads shall be ductile iron. Please show this on Sheet C6.00. **Revise and Resubmit.** **Comment on Dec 2022 Submittal** See new comments. **Approved as Noted.**
7	**Comment on August 2022 Submittal** **Sheet C6.00, General Utility Notes** Please modify as follows: "1: UNLESS OTHERWISE NOTED, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." Second bullet under 1: After "AND AS PER DESIGN DETAILS.", please add: " AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS". Fourth bullet under 1: After "PRE-APPROVED BY COA. **RESTRAIN BOTH ENDS OF THE GATE VALVE".** Fifth bullet under 1: Replace "RUBBER" with "RIEBER". Sixth bullet under 1: Please add " TEMPORARY BARRIER AROUND IT **AS PER DETAIL 324."** Please add: 7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 8. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. **Revise & Resubmit** **Comment on Dec 2022 Submittal** For whatever reason, the Engineer did not fully modify Note 1. Design intent is for WM pipe under roads to be DI. As long as DI is called out under roads on the sheets, the

NO.	COMMENTS
	following modified text is acceptable. 1: UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED". Of course, COA would find acceptable the additional sentence "UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." As now noted, GUN 7 consists of just the phrase "TEMPORARY BARRIER AROUND IT AS PER 3243". Please relocate this phrase to the end of the last bullet of GUN 1. The last bullet will now read: "DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT **AS PER 324".** **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.) **Comment on February 2023 Submittal** **APPROVED**
8	**Comment on August 2022 Submittal** **Sheet C6.00** The end of the proposed water main neat Tract 6 will be not connected at present as there is no existing water main to which it can connect. Thus, call-out that a blow-off valve shall be installed. **Revise & Resubmit** **Comment on Dec 2022 Submittal** **Approved**
9	**Comment on August 2022 Submittal** **Sheet C6.00** Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
10.	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00, Tracts 3 & 4: • Wastewater Cleanout Location: As now shown, the cleanouts are under roads, which are not preferred by CoA. Please evaluate and offer an alternative. • Water service connection, Tract 3: As now shown, there is not a water service connection to Tract 3. Please evaluate and offer an alternative. • The potable water pipe supplying Tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap? • The potable water pipe supplying Tracts 3 & 4 is 8-inch. Consider installing a smaller line. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
11	**Comment on August 2022 Submittal** **Sheet C6.00** The proposed lift station shall be private, not public. On this and other sheets, please insert "PRIVATE" so text is now "PROPOSED **PRIVATE** LIFT STATION". Please add General Utility Note 10: "10. THE LIFT STATION SHALL BE PRIVATE. ITS MAINTENANCE SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." Please relocate the text box of "PROPOSED PRIVATE LIFT STATION " so that that the force main is completely shown from the lift station to the existing 16-inch force main. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
12.	**Comment on August 2022 Submittal** **Sheet C6.00** Please add General Utility Note 11: "11. THE MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT- OF- WAY SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." **Revise & Resubmit.** **Comment on Dec 2022 Submittal** Please delete General Utility Note (GUN) 10. Stormwater system maintenance responsibility is already covered on Sheet C1.00. Please replace GUN 10 with:

NO.	COMMENTS
	"10. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS LOCATED UNDER ROADS." **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.) **Comment on February 2023 Submittal** **APPROVED**
13	**Comment on August 2022 Submittal** **Sheet C4.03, Lift Station Force Main** Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main, CoA standard practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** The following is proposed, and is still subject to review by the Public Services Director, who was unavailable at the time of this writing. Please include the following scope on Sheet C4.03. Show the two plug valves, one clieck valve and vault on the plan views. CONNECTION OF PRIVATE AND PUBLIC FORCE MAINS PROVIDE A 16- x 4- INCH SADDLE TAP ON THE EXISTING 16-INCH FORCE MAIN. PROVIDE A CORROSION RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) 4-INCH FLANGED PLUG VALVE AT THE SADDLE. PROVIDE OPERATING NUT AND VALVE BOX.

NO.	COMMENTS
	TO THE PLUG VALVE, CONNECT A FLANGED DI EPOXY LINED 4-INCH SPOOL PIECE, MINIMUM LENGTH OF 3-FEET. TO THE SPOOL PIECE, CONNECT A CORROSION-RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) FLANGED SWING CHECK VALVE. PROVIDE ANOTHER FLANGED DI EPOXY-LINED SPOOL PIECE, MINIMUM LENGTH OF 2 FEET. CONNECT ONE END TO THE CHECK VALVE, CONNECT THE OTHER END TO A PLUG VALVE IDENTICAL TO ABOVE BUT WITH NO VALVE BOX. PROVIDE ANOTHER DI EPOXY- LINED SPOOL PIECE, MINIMUM LENGTH OF 3 FEET, WITH FL X MJ CONNECTIONS. CONNECT THE FLANGED END TO THE PLUG VALVE. CONNECT THE SPOOL PIECE MJ END TO THE 4-INCH PVC FORCE MAIN. RESTRAIN THE MJ CONNECTION. FURNISH AN OPEN-BOTTOM CONCRETE VAULT WITH INTERNAL PLAN VIEW DIMENSIONS OF 4- BY 6- FEET. PROVIDE AN ALUMINUM HATCH ON VAULT TOP. INSTALL THE VAULT SO THAT IT INCLUDES AND IS CENTERED ON THE CHECK VALVE AND PLUG VALVE NEAREST THE LIFT STATION. INSTALL #57 STONE UNDER THE CHECK AND PLUG VALVES. INSTALL THE VAULT SO THAT ITS TOP IS EVEN WITH THE SIDEWALK. Please note that it is uncommon for a private lift station to connect a utility-owned force main. CoA is still in conversation with other parties to determine other feasible approaches to the above. Thus, the above recommended approach may change. COA welcomes a discussion with the design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** Private lift station discharge to a public force main is NOT allowed. See additional comments. **Approved as Noted.**
14.	**Comment on August 2022 Submittal** **Sheets C6.01 & C6.02** show the design of the lift station, which is suitable for a CoA public

NO.	COMMENTS
	lift station. Although the CoA takes no exception to this, the CoA points out that the design Engineer may want to redesign the private lift station. Such a design could be much less costly than a CoA-acceptable - public lift station. Please note that private lift stations are subject to review by the CoA Building Department. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
15.	**Comment on August 2022 Submittal** **Sheets C6.03 & C6.04:** Please replace the following details with updates: 106, 145, 200, 263 Updated details will be included in the CoA cloud link. On Sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessary for corrosive long-age sewage. Detail 212, the standard cover, shown on Sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicates. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
16.	**Comment on August 2022 Submittal** Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
17.	**Comment on August 2022 Submittal** Please add the following CoA standard details, included in the cloud link, to the documents: 118, 149, 215, 321A, 321B, 321C, 324 **Revise and resubmit.** **Comment on Dec 2022 Submittal**

NO.	COMMENTS
	Approved
18.	**Comment on August 2022 Submittal** Duke Energy will be providing site power. When will the electrical design sheets be provided? A particular concern of CoA is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
19	**Comment on August 2022 Submittal** If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the CoA for the street lighting. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
20	**New Comment on Dec 2002 Submittal** **Sheet C4.00** Roads are private. Does the term "Right OF WAY" apply to private roads? Please submit response and updated sheet, if applicable. **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.) **Comment on February 2023 Submittal** **APPROVED**
21	**New Comment on Dec 2002 Submittal** **Sheet C4.01** Please address markup comments, including: Call out DI WM pipe under road & PVC/DI transitions. WWMH 01 calls out the NW invert pipe elevation at about 4 feet above manhole bottom. Above 2 feet, a drop pipe is required. Please evaluate whether design should be modified.

NO.	COMMENTS
	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.) **Comment on February 2023 Submittal** See C4.01 markup – Add text "12-INCH DI WM" **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.) **Comment on March 2023 Submittal** **Approved**
22	**New Comment on Dec 2002 Submittal** **Sheet C4.02** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. **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.) **Comment on February 2023 Submittal** See C4.02 markup – (1) Add text "12-INCH PVC WM"; (2) Please confirm water service to Tract 2 has been provided; (3) See additional comments re: the WM under the road between Tracts 3 & 4. **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.) **Comment on March 2023 Submittal** **Approved**

NO.	COMMENTS
23	**New Comment on Dec 2002 Submittal** **Sheet C4.03** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. Call out DI WM pipe under roads & PVC/DI transitions. WWMH07 calls out a 8-foot wet well. Should this be deleted? Add text "END OF COA MAINTENANCE" at water meter. Suggest calling out "WATER OUTLET" or similar at the spigot. Suggest expanding the Plan Zoom to include the force main. Where the new force main connects to the existing 16-inch force main, show the plug valve at the point of connection. Also show the vault housing the check valve and the other plug valve. Also, in the expanded Plan Zoom or elsewhere, call out that the entire new force main shall be restrained. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** See C4.03 markup. Please clarify the DI & PVC WM segments. Consider installing all 12" DI WM from fitting 1 (at the wet tap) to fitting 7 neat Tract 1 WWCO End of COA Maintenance. **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.) **Comment on March 2023 Submittal** **Approved**

NO.	COMMENTS
24	**New Comment on Dec 2002 Submittal** **Sheet C6.01** Please include Pump Capacity and TDH under Pump Data. Lift Station Section, Lower Right: "Fix" the over-written text. **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.) **Comment on February 2023 Submittal** **APPROVED**
25	**New Comment on Dec 2002 Submittal** **Sheet C6.02** Please change title of Detail 118 to "2-INCH WATER SERVICE CONNECTION". **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.) **Comment on February 2023 Submittal** **APPROVED**
26	**New Comment on Dec 2002 Submittal** **Sheets As Necessary** Please include, in Autocad format, the following additional details. 115 Water Meter Assembly 121 Backflow Preventer 321C WW Force Main Tracer Wire 324 Temporary Protective Fence **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.) **Comment on February 2023 Submittal**

NO.	COMMENTS
	APPROVED
28	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The force main is only briefly specified on Sheet C6.01 as "DR-18 PVC FM". Type of restraint is not mentioned. Note that CoA prefers C900 pipe with restrained joints. The CoA suggest that the following General Utility Note be add to Sheet C6.00: "12. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF RESTRAINING BELL AND SPIGOT". COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** GUN 12: Please change spelling to "JOINTS". **Approved as Noted** **Comment on March 2023 Submittal** **Approved**
29	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The second bullet of GUN1 specifies pipe restraint. Applicable details are 149 & 309. Note that detail 149 is for branches between 4- and 8-inches and not the 12-inch branch as per this project. This prompted the review engineer to delve into this issue by running some calculations using the online EBAA thrust restraint tool. An interesting & surprising finding is that the location of the wet tap along the presumed 20-foot existing pipe segment affects the required length of restraint along the new 12-inch branch. Please evaluate how much restraint length is required in the new 12-inch branch water main

NO.	COMMENTS
	segment. Call this minimum restraint length out on the applicable sheet. Of course, this issue would become moot if the design intent is to restrain the entire length of new 12-inch water main. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** It appears that the design engineer analyzed the restraint for the 4-inch force main that connects to the existing 16-inch force main. Please perform a similar analysis at the tee connection of the new 12-inch water main with the existing 12-inch water main. The end product is to determine the required lengths of restraint for both the existing and new 12-inch water mains. Note that Details 149 and 309 give the recommended restraint for the existing pipe segments. Detail 149 instructs to provide restraint for 12-feet on the existing pipe on either side of the tee branch. Detail 309 instructs to provide restraint for 9-feet on the existing pipe on either side of the tee branch. It was a bit surprising that the analysis of the new 4-inch force main connecting to the existing 16-inch force main determined that 33-feet of restraint is required on the existing 16-inch force main. BTW, is this value of 33 feet the total restrained length or is it meant that 33 feet of restraint is required on each side of tee branch? **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.) **Comment on March 2023 Submittal** **Approved**
30	**New Comment on Feb 2023 Submittal** **Sheet C6.00:** See markup. Add GUN 12 as follows: " (12) INSTALL WATER SERVICE CONNECTIONS UNDER ROADS AS PER 312". **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.) **Comment on March 2023 Submittal** **Approved**
31	**Not Used**
32	**New Comment on Feb 2023 Submittal** **Sheet C4.02:** In the northerly road between Tracts 3 & 4, the reviewer noticed that the 8-inch WM is installed below the road with a 2-inch water service connection. Because this connection is below the road, this will preclude installing the 2-inch water service in a 4-inch sleeve as per Detail 312. Please evaluate. For example, consider installing either the entire or part of the WM to the west of the road. Or consider installing the WM to the east of the road. Also, the reviewer noticed that there is a conflict between the 8-inch WM and ST piping near S-33. This conflict is usually resolved in the field by installing fittings, and thus installing the WM deeper. Does JBPro prefer to resolve these conflicts during the design phase or wait until the construction phase? Please **submit** response and **resubmit** modified sheets. See C4.02 markup. **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.) **Comment on March 2023 Submittal** **Approved**
33	**New Comment on Feb 2023 Submittal** **Sheet C1.00 PAVING, GRADING AND DRAINAGE SPECIFICATIONS** Item 1: Suggest replacing "FDOT 2020-2021" with "FDOT 2023-2024".

NO.	COMMENTS
	On a recent project, the field inspector noticed that stormwater manholes were not grouted. Even though this is already called-out in referenced FDOT INDEX 425-001, the following is suggested for emphasis: "13. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001". **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.) **Comment on March 2023 Submittal** **Approved**
34.	**New Comment on Feb 2023 Submittal** Private lift stations are discouraged and will only be allowed where conventional gravity service is not feasible. The Owner/Developer shall either meet with City staff or provide a detailed engineering study of alternative routes for sanitary sewer conveyance. The City will consider the City Wastewater Master Plan and its wastewater model when evaluating alternatives. Lift stations will only be considered after the Owner/Developer has exhausted all other engineering alternatives. If a lift station serves more than one property, upon completion and in accordance with City standards, it may become the sole and exclusive property of the City. After being transferred to the City, the lift station will be operated and maintained as a part of the City Sewerage System (reference section 2.7 Lift Station Design Requirements; City of Alachua Public Services Design and Construction Manual). Private pressure service connections are not allowed to discharge into City wastewater force mains. Owner/Developer shall provide wastewater discharge into the City gravity network. Private pressure service connections shall discharge into a dedicated manhole, which will only accept discharge from the private pressure service connection. Please **submit** response and applicable materials. **Comment on March 2023 Submittal** COA & Engineer/Developer have agreed that this lift station will be public and will be deeded to COA. Thus, comments above no longer apply. **Approved as Noted**

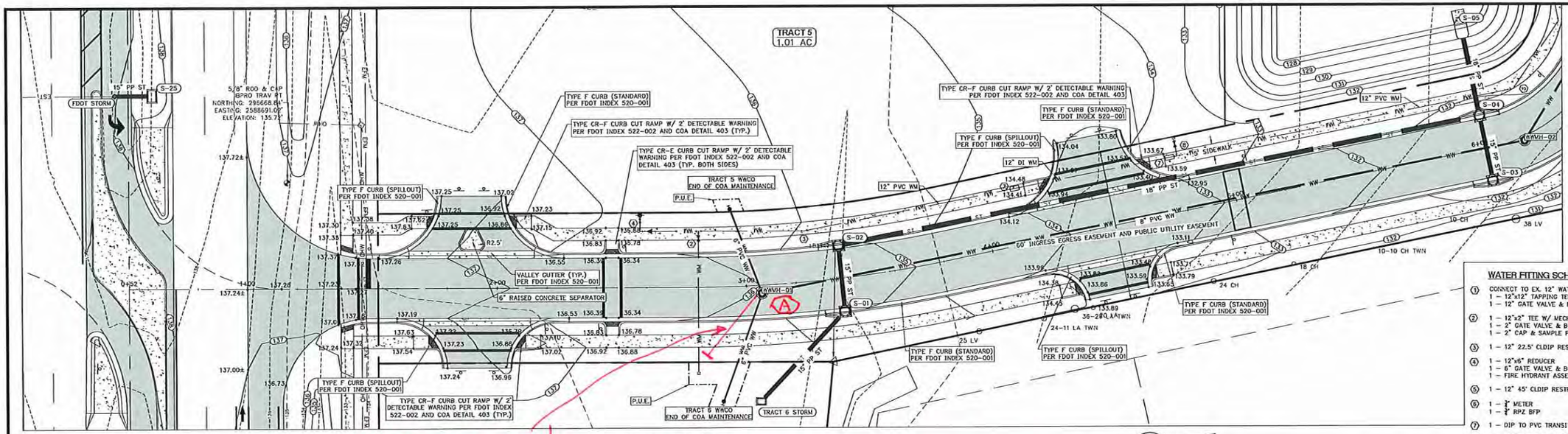
NO.	COMMENTS
35	**New Comment on Feb 2023 Submittal** **Sheet C6.00** The roads, lift station and 4-inch force main are private. It makes sense for the gravity wastewater system to also be private. If in agreement, please add the following General Note 12, as follows: "12. Gravity wastewater system shall be private. Its maintenance shall be the responsibility of the Property Owner's Association." If the gravity wastewater system is private, please remove all references to COA End of Maintenance at WW Cleanouts, several sheets. Please **submit** response and revised applicable sheets. **Comment on March 2023 Submittal** COA & Engineer/Developer have agreed that this lift station will be public and will be deeded to COA. Thus, comments above no longer apply. **Approved as Noted**
36	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C6.00, C6.01, C6.03, C604** Please revise as per attached markups. C6.01 markup calls-out that the wetwell diameter is 8 feet. C6.00 markup identifies a proposed PUE. **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.)
37	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C6.02** Please revise as per attached markup, with explanations as follows:

NO.	COMMENTS
	• 3-inch magmeter suggested so that operating and max flows are about 5fps – 10fps. • Suggested gauge pressure range is 0-15 psig. Gauge is available with this range & normal operation pressure is about mid-range of the gauge. • Please upsize pump limited by 5-HP motor. • Suggest larger font for the pump required options. • Review assumes line size upstream & downstream the mag is 4-inches. Please confirm. • Thus, magmeter reducers are 4" X 3". **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.)
38	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C6.XX.** Please add the following details: 221, 223, 236, 239, 245, 248, 315 Also, add detail 214, which will be used for WWM01. **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.)
39	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheets C4.01** Please revise as per attached markup. This markup shows a segment of 4-inch force main (with stub-out) connected to WWH-01. WWMH-01 is now lined in keeping with COA

NO.	COMMENTS
	standards in accepting force main discharge. **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.)
40	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheet C6.02** • Because this is public lift station, please upsize pump so that it is compatible with a 5 HP motor. 5-HP is the smallest lift station pump motor that COA carries. • Please **submit** revised pump calculations. **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.)
41	**New Comment on March 2023 Submittal** (Based upon sheets modified to reflect that lift station will be public. Such sheets were forwarded to COA by email.) **Sheet TBD** • Electric design of the lift station must be completed prior to start of construction. • Electric design drawings must be signed and sealed by a professional electrical engineer licensed in the state of Florida. • To account for future expansion, design the electrical subsystem; namely, transformer load-side, to accommodate two 10-hp pump motors operating concurrently. • **Submit** statement of compliance. **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

NO.	COMMENTS
	Services would then review this sheet, presumably approve it and so notify the Planning Department.)
	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



4" PVC FORCE MAIN & STUB-OUT FOR FUTURE CONNECTION.

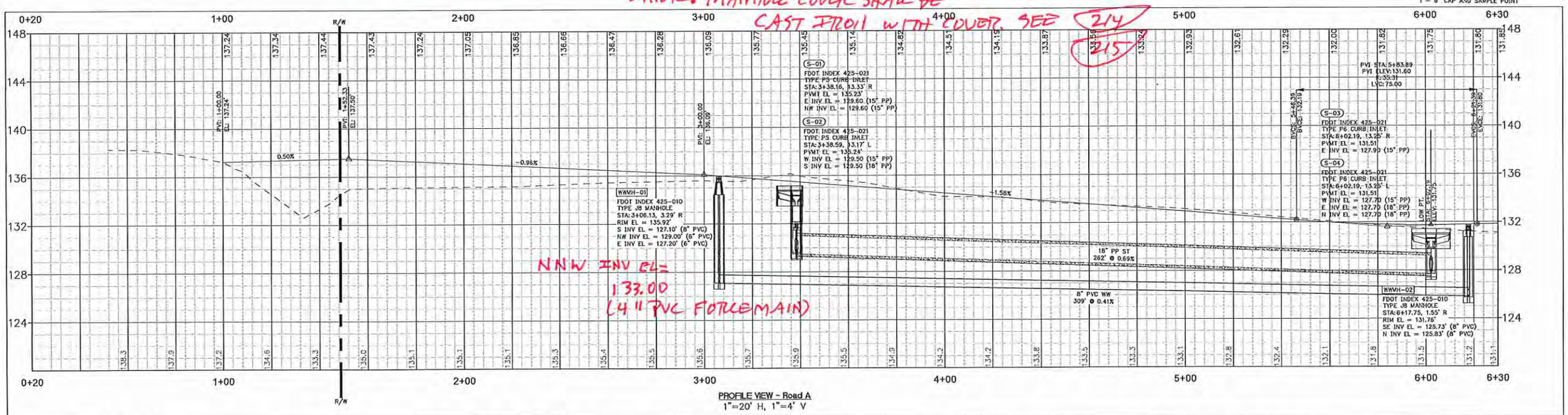
PLAN VIEW - ROAD A
1"=20'

(A) WWMH-01 SHALL BE TYPE 2 WITH AGRU SURE GRIP 3.0 MM THICK LINER. MANHOLE COVER SHALL BE CAST IRON WITH COVER. SEE 2/4 & 3/5

SCALE 1" = 20

WATER FITTING SCHEDULE

1. CONNECT TO EX. 12" WATER MAIN BY WET TAP
   1 – 12"x12" TAPPING TEE W/ MECH. RESTRAINT
   1 – 12" GATE VALVE & BOX
2. 1 – 12"x2" TEE W/ MECH.L RESTRAINT
   1 – 2" GATE VALVE & BOX
   1 – 2" CAP & SAMPLE POINT
3. 1 – 12" 22.5° CLDIP RESTRAINED BEND
4. 1 – 12"x6" REDUCER
   1 – 6" GATE VALVE & BOX
   1 – FIRE HYDRANT ASSEMBLY
5. 1 – 12" 45° CLDIP RESTRAINED BEND
6. 1 – 1" METER
   1 – 1" RPZ BFP
7. 1 – DIP TO PVC TRANSITION ADAPTER
8. 1 – 12"X8" TEE W/ MECH. RESTRAINT
   1 – 8" GATE VALVE & BOX
9. 1 – 8"X2" TEE W/ MECH. RESTRAINT
   1 – 2" GATE VALVE & BOX
10. 1 – 8" GATE VALVE AND BOX
    1 – 3" BLOW OFF ASSEMBLY
11. 1 – 12"X6" TEE W/ MECH. RESTRAINT
    1 – 6" GATE VALVE AND BOX
    1 – 6" CAP AND SAMPLE POINT



NNW INV EL= 133.00 (4" PVC FORCEMAIN)

PROFILE VIEW - Road A
1"=20' H, 1"=4' V

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

JBPro
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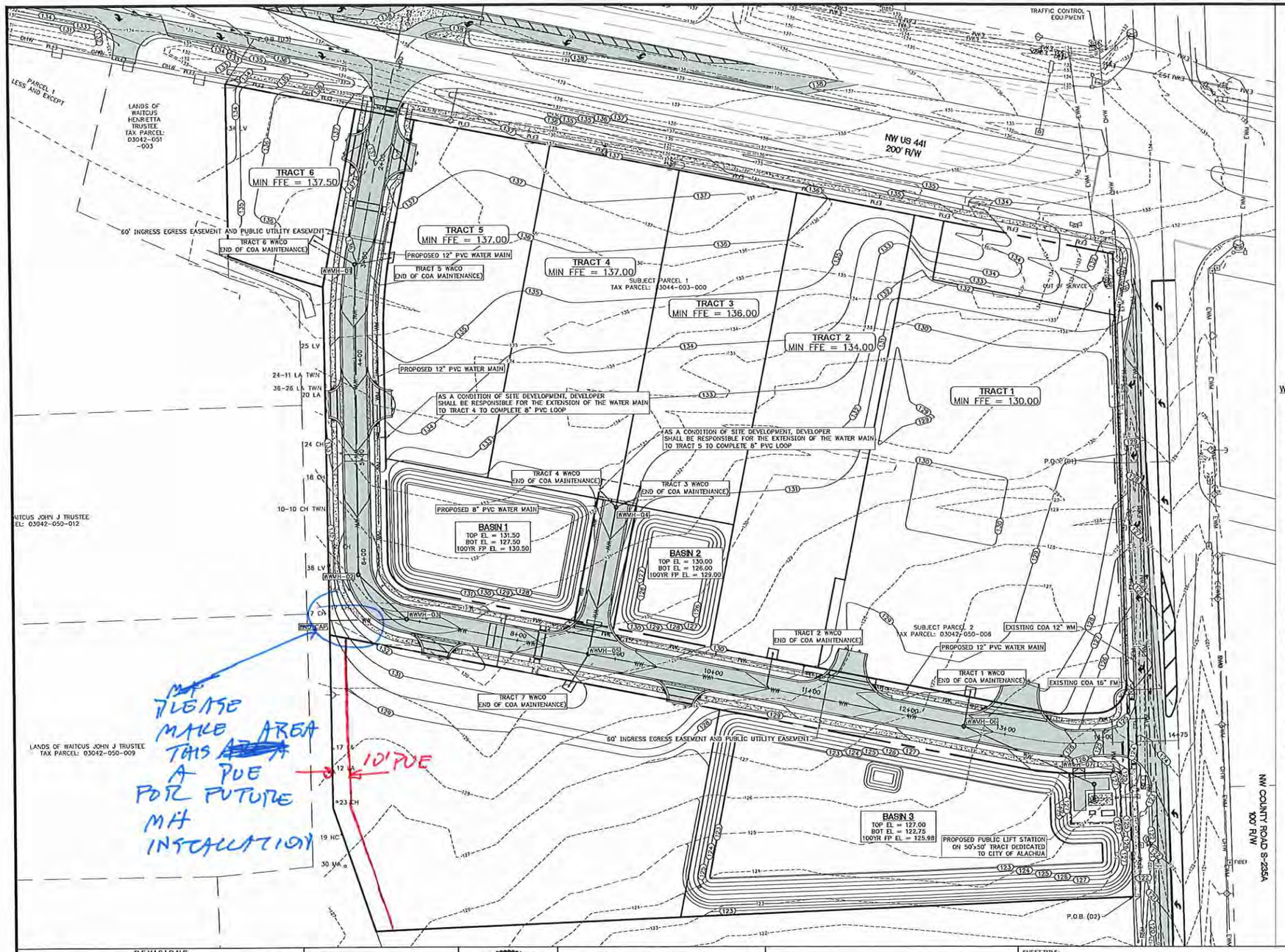
SHEET TITLE: PLAN AND PROFILE

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: MARCH 2023
PROJECT NO.: 514-21-01
SHEET NO.: C4.01



GENERAL UTILITY NOTES:

1. UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON.
   - CONSTRUCTION OF THE WATER AND WASTEWATER SYSTEM SHALL CONFORM TO CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, POTABLE WATER, RECLAIMED WATER AND WASTEWATER, LATEST EDITION.
   - PROVIDE RESTRAINED JOINTS AT FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS AND AS PER DESIGN DETAILS AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS.
   - THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINES.
   - WET-TAP POTABLE WATER CONNECTIONS SHALL BE MADE BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA RESTRAIN BOTH ENDS OF GATE VALVE.
   - CONNECT GRAVITY WASTEWATER MAINS AND LATERALS USING RIEBER GASKETS.
   - DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT AS PER 324.
2. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
3. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
4. ALL WASTEWATER MANHOLES DEEPER THAN 20 FEET (RIM EL – FLOOR EL) SHALL BE 72" IN DIAMETER.
5. ALL FDC SHALL BE FREE STANDING AND WITHIN 35' OF A FIRE HYDRANT.
6. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSET POINT ON THE BUILDING SHALL NOT EXCEED 400' AND THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS MUST NOT EXCEED 500'.
7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.
8. THE LIFT STATION SHALL BE PUBLIC.
9. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS UNDER ROADS.
10. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT
11. INSTALL WATER SERVICE CONNECTION UNDER ROADS AS PER COA DETAIL 312

WASTEWATER STRUCTURE TABLE

WWVH-02
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 6+17.75, 1.55 R
PVMT EL = 131.38
SE INV EL = 125.73 (8" PVC)
N INV EL = 125.83 (8" PVC)

WWVH-03
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 6+86.77, 0.00
PVMT EL = 131.78
E INV EL = 125.36 (8" PVC)
NW INV EL = 125.46 (8" PVC)
W INV EL = 125.46 (8" PVC)

WWVH-04
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 8+72.71, 150.00 L
PVMT EL = 132.08
S INV EL = 125.28 (8" PVC)
NW INV EL = 125.38 (6" PVC)
NE INV EL = 125.38 (6" PVC)

WWVH-05
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 8+72.71, 0.00
PVMT EL = 130.23
E INV EL = 124.52 (8" PVC)
W INV EL = 124.62 (8" PVC)
N INV EL = 124.62 (8" PVC)
SW INV EL = 124.62 (6" PVC)

WWVH-06
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 12+57.71, 0.00
PVMT EL = 126.88
SE INV EL = 122.80 (8" PVC)
W INV EL = 122.90 (8" PVC)
N INV EL = 123.08 (6" PVC)

WWVH-07
FDOT INDEX 425-010
TYPE JB MANHOLE
STA 13+89.20, 41.44 R
PVMT EL = 126.96
NW INV EL = 119.50 (8" PVC)
S INV EL = 119.40 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
TRACT 1 WWCO	WWVH-06	6" PVC	35'	1.00%
TRACT 2 WWCO	TRACE 2 BEND	6" PVC	32'	0.63%
TRACT 3 WWCO	WWVH-04	6" PVC	21'	1.30%
TRACT 4 WWCO	WWVH-04	6" PVC	21'	1.30%
TRACT 5 WWCO	WWVH-01	6" PVC	36'	0.83%
TRACT 6 WWCO	WWVH-01	6" PVC	46'	6.20%
WWVH-01	WWVH-02	8" PVC	312'	0.41%
WWVH-02	WWVH-03	8" PVC	66'	0.41%
WWVH-03	WWVH-05	8" PVC	186'	0.40%
WWVH-04	WWVH-05	8" PVC	150'	0.44%
WWVH-05	WWVH-06	8" PVC	385'	0.42%
WWVH-06	WWVH-07	8" PVC	144'	2.30%

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
END CAP	N/A	125.80
TRACT 1 WWCO	127.92	123.43
TRACT 2 WWCO	130.02	123.10
TRACT 3 WWCO	132.03	125.65
TRACT 4 WWCO	132.12	125.65
TRACT 5 WWCO	136.39	127.50
TRACT 6 WWCO	136.28	131.85
TRACT 7 WWCO	131.03	125.12

N

50' 25' 0 50' 100' 150'
SCALE 1" = 50'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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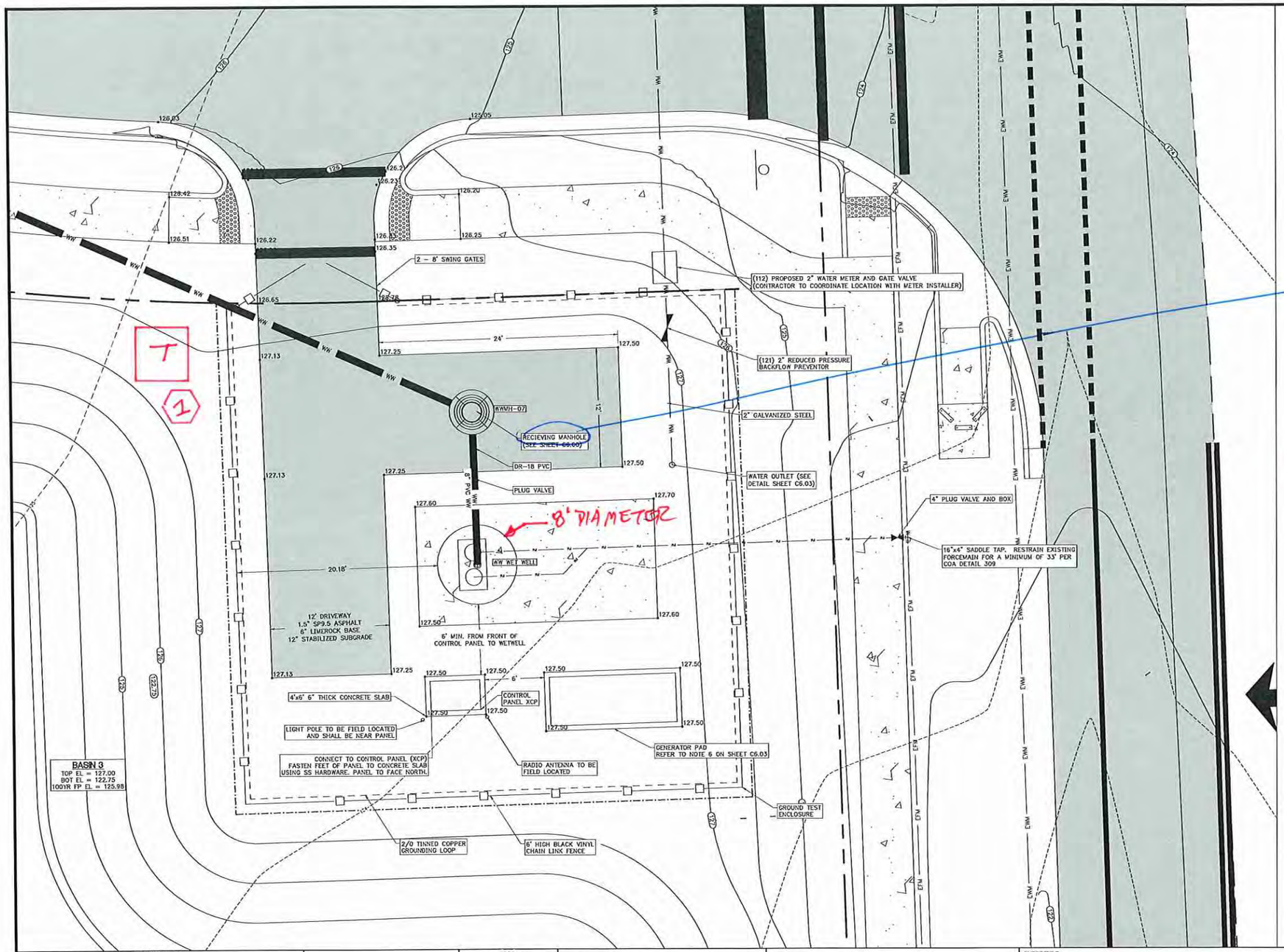
SHEET TITLE: MASTER UTILITY PLAN

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: APRIL 2023
PROJECT NO: 514-21-01
SHEET NO: C6.00



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: LIFT STATION PLAN

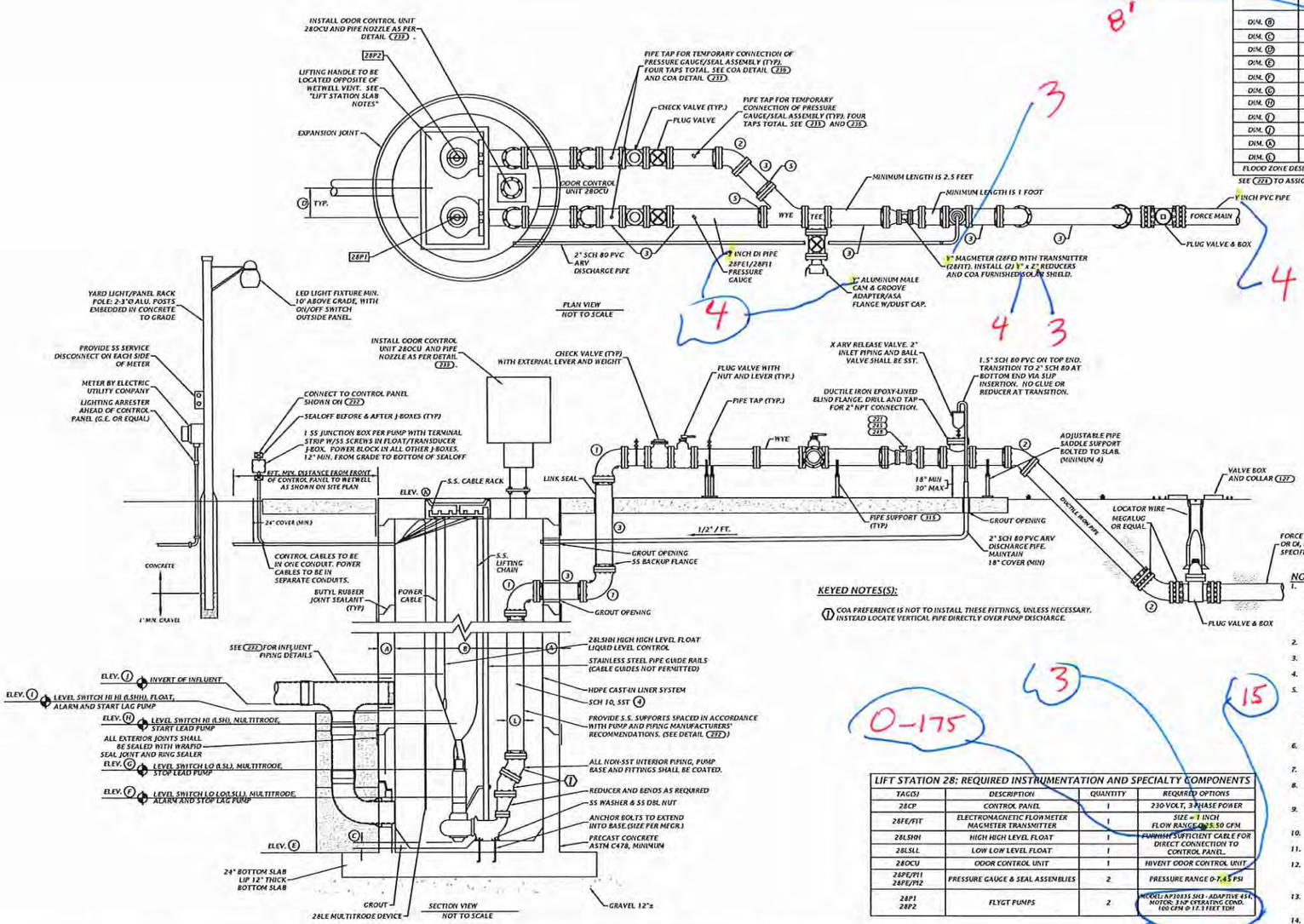
DATE: APRIL 2023

PROJECT NO.: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO.: C6.01



MARK	DIMENSIONS (ENGINEER TO FILL IN)	DESCRIPTION	COMMENTS
DIM. (A)	8"	WETWELL WALL THICKNESS	8" MIN (FOR GENERAL GUIDANCE ONLY - STRUCTURAL DESIGN REQUIRED)
DIM. (B)	6'	WETWELL DIAMETER	6' MINIMUM (SEE COA DESIGN MANUAL)
DIM. (C)	2"	PER PUMP SUBMITTAL DATA	
DIM. (D)	24"	SEE TOP SLAB DETAIL	
DIM. (E)	111.00'	ELEVATION	TOP OF BOTTOM SLAB
DIM. (F)	115.00'	ELEVATION	ALARM & LAG PUMP OFF
DIM. (G)	116.00'	ELEVATION	LEAD PUMP OFF
DIM. (H)	117.00'	ELEVATION	LEAD PUMP ON
DIM. (I)	118.00'	ELEVATION	ALARM & LAG PUMP ON
DIM. (J)	119.00'	ELEVATION	INVERT PIPE
DIM. (K)	127.50	ELEVATION	TOP OF SLAB
DIM. (L)	4"	SCH 10 SST DIAMETER	DISCHARGE
FLOOD ZONE DESIGNATION	X	FLOOD ELEV. 125.99	VERT DATUM "NAVD88"

SEE (221) TO ASSIGN ELEVATION

GENERAL NOTES:

A. DESIGNER SHALL INCORPORATE DESIGN ELEMENTS SHOWN BOTH ON THIS DETAIL AND ON PAID (235) FOR THEIR LIFT STATION AND DESIGN.
B. PARAMETER CONVENTION
   - "X" = LIFTSTATION SITE NUMBER
   - REPLACE "Y" AND "Z" WITH NUMERICAL VALUES SPECIFIC TO THIS PROJECT
C. SEE (232) FOR LIST OF REFERENCE DETAILS.

PARTIAL FITTING SCHEDULE	
(1)	DI FLANGED ELBOW
(2)	DI FLANGED 45
(3)	FLANGED DI SPOOL
(4)	SCH 10 SST SPOOL WITH WELDED SST FLANGES
(5)	SERIES 2100 MEGAFLANGE RESTRAINED FLANGE ADAPTER

KEYED NOTES(S):

(1) COA PREFERENCE IS NOT TO INSTALL THESE FITTINGS, UNLESS NECESSARY. INSTEAD LOCATE VERTICAL PIPE DIRECTLY OVER PUMP DISCHARGE.

NOTES:

1. UNLESS WAIVED BY THE CITY OF ALACHUA, ALL ITEMS SHOWN ON THESE DETAIL SHEETS SHALL COMPLY WITH THE CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, DESIGN AND CONSTRUCTION MANUAL (COA DCM), INCLUDING ITS SUPPLEMENTS, SPECIFICALLY SUPPLEMENT 2 "LIFT STATION INSTRUMENTATION AND CONTROL SPECIFICATION" AND SUPPLEMENT 3 "CITY OF ALACHUA STANDARD DETAILS.
2. PRECAST CONCRETE SHALL BE TYPE 2 CEMENT, 4,000 PSI.
3. NO LIFTING HOLES ARE PERMITTED THROUGH WALLS OR TOP SLAB.
4. ALL ABOVE GROUND PIPING TO BE DIP FLANGED AND EPOXY LINED.
5. SEE SUPPLEMENT 2 "LIFT STATION INSTRUMENTATION AND CONTROL SPECIFICATION" FOR TELEMETRY SYSTEM DETAILS. CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE TELEMETRY SYSTEM INCLUDING PROGRAMMING AND COMMISSIONING BOTH THE LEVEL CONTROLLER AND RADIO. COA WILL FURNISH AND INSTALL THE RADIO CABLE AND ANTENNA AND THEN BACK CHARGE THE CONTRACTOR.
6. PROVIDE INSTRUMENTATION AND SPECIALTY COMPONENTS AS PER THE TABLE SHOWN ON THIS SHEET AND AS PER COA DCM SUPPLEMENT 2.
7. ALL TAPS TO BE MADE WITH A SS TAPPING SADDLE.
8. ALL CONDUIT SHALL BE RIGID ALUMINUM EXCEPT FLEX IS TO BE USED BETWEEN RTU AND CONTROL PANEL.
9. ALL ENCLOSURE PENETRATIONS SHALL BE MADE ON THE BOTTOM OF THE ENCLOSURE. TOP AND SIDE PENETRATIONS ARE NOT PERMITTED.
10. ALL BOXES AND ENCLOSURES TO BE NEMA 4X 316 SS.
11. RACK TO UTILIZE SS STRUT CHANNEL, SS HARDWARE AND VINYL ENDCAPS.
12. FINISHED GRADE INSIDE THE FENCED AREA SHALL BE MINIMUM OF 6" ABOVE THE 100YR FLOOD ELEVATION. LIFT STATION AREA SHALL BE GRADED TO CARRY ALL SURFACE RUNOFF AWAY FROM WETWELL.
13. OUTSIDE SHALL BE COATED IN BITUMASTIC. INSIDE SHALL BE HDPE CAST-IN LINER SYSTEM. LINER SHALL BE AGRU SURE-GRIP PE YELLOW.
14. ALL FITTINGS AND VALVES SHALL BE EPOXY LINED.

LIFT STATION 28: REQUIRED INSTRUMENTATION AND SPECIALTY COMPONENTS

TAG(S)	DESCRIPTION	QUANTITY	REQUIRED OPTIONS
28CP	CONTROL PANEL	1	230-VOLT, 3-PHASE POWER
28FE/FIT	ELECTROMAGNETIC FLOWMETER MAGMETER TRANSMITTER	1	SIZE = 1 INCH FLOW RANGE = 0-30 GPM
28LSHH	HIGH HIGH LEVEL FLOAT	1	FURNISH SUFFICIENT CABLE FOR DIRECT CONNECTION TO CONTROL PANEL.
28LSLL	LOW LOW LEVEL FLOAT	1	
280CU	ODOR CONTROL UNIT	1	HIVENT ODOR CONTROL UNIT
28PE/PI1 28PE/PI2	PRESSURE GAUGE & SEAL ASSEMBLIES	2	PRESSURE RANGE 0-7.45 PSI
28P1 28P2	FLYGT PUMPS	2	MODEL: NP3085 SH3 - ADAPTIVE 454 MOTOR: 3HP OPERATING COND. 100 GPM @ 17.3 FEET TDH

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LIFT STATION #28 DETAIL 1 OF 2
NTS

SUGGEST LARGER FONT PLEASE UPSIZE PUMPS TO BE SUITABLE FOR 5-HP MOTORS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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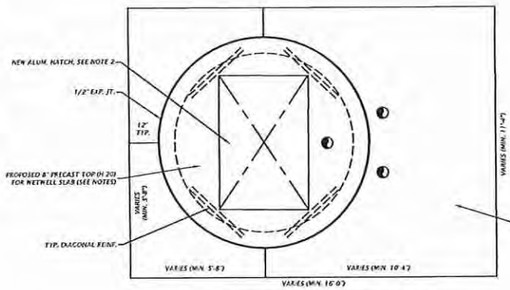
SHEET TITLE: LIFT STATION DETAILS
CLIENT: ALACHUA 441/235, LLC
PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN
DATE: APRIL 2023
PROJECT NO.: 514-21-01
SHEET NO.: C6.02

02G WASTEWATER DETAILS - SEE (151) FOR ABBREVIATIONS



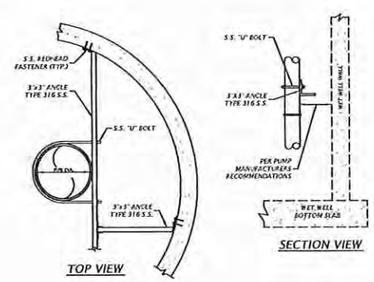
TYPICAL LIFT STATION SLAB DETAIL

NOT TO SCALE
FOR GENERAL GUIDANCE ONLY
(STRUCTURAL DESIGN REQUIRED)

LIFT STATION SLAB NOTES:

1. SAW CUT 2" DEEP JOINT AS SHOWN. SAW CUTTING TO BE PERFORMED IMMEDIATELY AFTER PLACEMENT, AS SOON AS THE CONCRETE IS FIRM ENOUGH TO SUPPORT THE SAW AND TO NOT BE TORN OR DAMAGED BY THE BLADE.
2. ALUMINUM ACCESS HATCH SHALL BE BY HALLIDAY MODEL SERIES W25 WITH FALL PROTECTION GRATING OR APPROVED EQUAL. IF TOP SLAB SIZE PERMITS, SIZE ACCESS HATCH ONE SIZE LARGER THAN MIN REQUIRED TO REMOVE PUMPS. APPLY A BITUMINOUS COATING WHERE ALUMINUM IS IN CONTACT WITH CONCRETE.
3. PROVIDE SAW CUTS EVERY 12' IN LENGTH AND WIDTH OF ACCESS DRIVEWAY AND LIFT STATION SLAB AND AS SHOWN.
4. SEE CIVIL DRAWINGS FOR SLAB LOCATION AND DIMENSIONS.

PROPOSED LIFT STATION SLAB SHALL BE MIN. 8" THICK CONCRETE (4,000 PSI, TYPE 2 CEMENT) REINF. W/#5 @ 12" E/W, H 20 TRAFFIC LOADING. STABILIZE SUBGRADE TO MIN. 12"



TOP VIEW

SECTION VIEW

NOTES:

1. ALL COMPONENTS AND BRACKET ASSEMBLY SHALL BE GRADE 316 STAINLESS STEEL.
2. BRACKETS SHALL BE SPACED AS INDICATED IN THE CONSTRUCTION DRAWING OR AT THE DIRECTION OF THE CITY.
3. PIPE SIZES AND MATERIALS SHALL BE AS INDICATED IN THE CONSTRUCTION DRAWINGS.
4. A MINIMUM OF 2 BRACKETS REQUIRED. MAX 10' SPACING.

PIPE FASTENING BRACKET
NOT TO SCALE

KEYED NOTES:

1. C4 x 5.4 GALVANIZED CHANNEL STIFFENER.
2. ATTACH RISER TO STIFFENER WITH GALVANIZED U-BOLTS.
3. FOUR 2'-0" x 2'-0" x 8" CONCRETE PAD.
4. UNLESS OTHERWISE SHOWN, 2" WATER SERVICE FROM MAIN SHALL BE SCH 40 PVC
5. INCLUDE WATER SERVICE IN THE GROUNDING LOOP.

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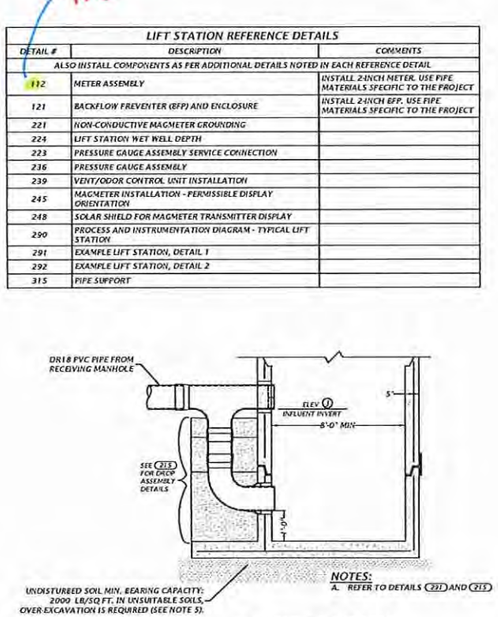
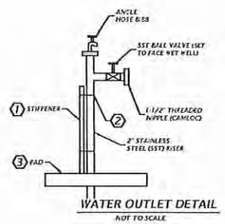
LIFT STATION REFERENCE DETAILS

DETAIL #	DESCRIPTION	COMMENTS
	ALSO INSTALL COMPONENTS AS PER ADDITIONAL DETAILS NOTED IN EACH REFERENCE DETAIL	
112	METER ASSEMBLY	INSTALL 2-INCH METER. USE PIPE MATERIALS SPECIFIC TO THE PROJECT
121	BACKFLOW PREVENTER (BFP) AND ENCLOSURE	INSTALL 2-INCH BFP. USE PIPE MATERIALS SPECIFIC TO THE PROJECT
221	NON-CONDUCTIVE MAGMETER GROUNDING	
224	LIFT STATION WET WELL DEPTH	
223	PRESSURE GAUGE ASSEMBLY SERVICE CONNECTION	
236	PRESSURE GAUGE ASSEMBLY	
239	VENT/ODOR CONTROL UNIT INSTALLATION	
245	MAGMETER INSTALLATION - PERMISSIBLE DISPLAY ORIENTATION	
248	SOLAR SHIELD FOR MAGMETER TRANSMITTER DISPLAY	
290	PROCESS AND INSTRUMENTATION DIAGRAM - TYPICAL LIFT STATION	
291	EXAMPLE LIFT STATION, DETAIL 1	
292	EXAMPLE LIFT STATION, DETAIL 2	
315	PIPE SUPPORT	



NOTES:
A. REFER TO DETAILS 221 AND 215

INFLUENT PIPING DETAILS

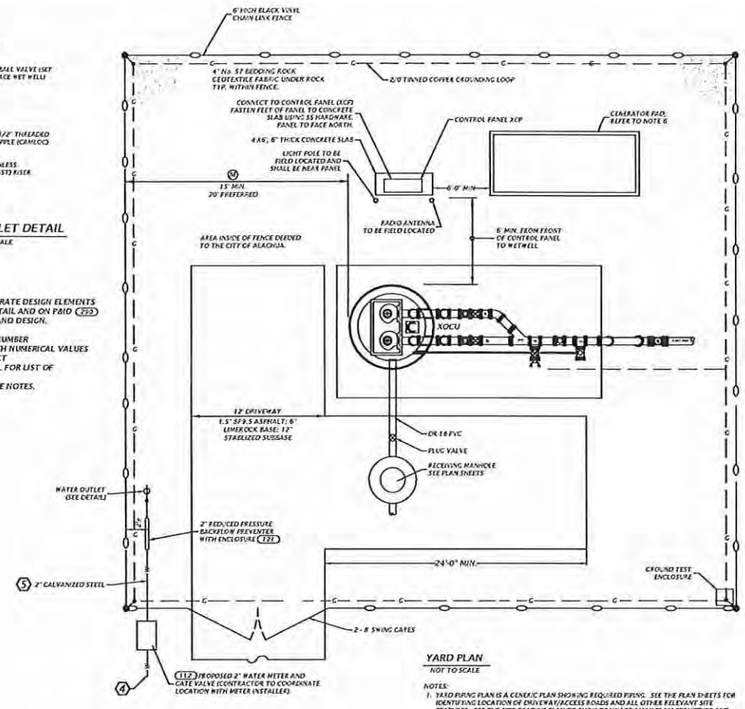


WATER OUTLET DETAIL

NOT TO SCALE

GENERAL NOTES:

A. DESIGNER SHALL INCORPORATE DESIGN ELEMENTS SHOWN BOTH ON THIS DETAIL AND ON PAID 223 FOR THEIR LIFT STATION AND DESIGN.
B. PARAMETER CONVENTION
   - "LS" = LIFTSTATION SITE NUMBER
   - REPLACE "Y" AND "Z" WITH NUMERICAL VALUES SPECIFIC TO THIS PROJECT
C. SEE TABLE ON THIS DETAIL FOR LIST OF REFERENCE DETAILS.
D. SEE 211 FOR APPLICABLE NOTES.

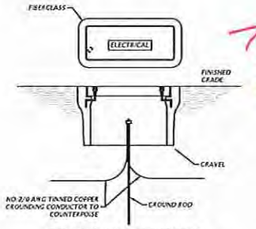


YARD PLAN

NOT TO SCALE

NOTES:

1. YARD PIPING PLAN IS A GENERIC PLAN SHOWING REQUIRED PIPING. SEE THE PLAN SHEETS FOR IDENTIFYING LOCATION OF DRIVEWAY/ACCESS ROADS AND ALL OTHER RELEVANT SITE FEATURES. SEE THE SITE GRADING PLAN TO SHOW DRAINAGE AWAY FROM STRUCTURE AND SITE. ELECTRICAL TRANSFORMERS MUST BE LOCATED OUTSIDE THE FENCED AREA.
2. AREA TO BE DEEDED TO THE CITY OF ALACHUA AND SHALL EXTEND MIN. 1.0' BEYOND OR OUTSIDE PROPOSED SECURITY FENCING.
3. PROPOSED 12' DRIVEWAY TO EXTEND TO PUBLIC/PRIVATE STABILIZED ROADWAY.
4. LIFT STATION CONTROL PANEL TO FACE NORTH
5. FABRICATE CONTROL PANEL BASED UPON THESE DRAWINGS AND AS-BUILT DRAWINGS OF RECENT COA PROJECTS. CONTACT DAVID WILLIAMS, XYLEM WATER SOLUTIONS, ORANGE PARK, FL. PHONE (239)285-8284, EMAIL: DAVID.WILLIAMS@XYLEM.COM
6. NOMINAL GENERATOR PAD DIMENSIONS: 5'-11"x8'-MIN. THICKNESS. ADJUST PAD DIMENSIONS FOR GENERATOR ACTUALLY FURNISHED. SUBMIT DETAILED DESIGN OF PAD, INCLUDING CALCULATIONS.



GROUND TEST ENCLOSURE

THE GROUNDED COUNTERPOISE LOOP SHALL BE BONDED BY CADWELL TO GROUND RODS AND GROUND WIRE PIGTAILS.

THE FOLLOWING SHALL BE MECHANICALLY BONDED TO THE COUNTERPOISE LOOP:

1. CORNER POSTS
2. GATE POSTS, GATE AND FENCE
3. WATER SERVICE
4. CONTROL PANEL
5. WET WELL HATCH AND HANDRAIL
6. DISCHARGE PIPING
7. ALL CONDUIT ENTRIES (METAL) INTO CONTROL PANEL BY MEANS OF GROUNDING BUSHINGS.
8. MAIN DISCONNECT SWITCH
9. UTILITY COMPANY TRANSFORMER
10. GENERATOR
11. DOCK CONTROL
12. SERVICE DISCONNECT SWITCH
13. TELEMETRY PANEL
14. TELEMETRY MAST

7.

6. TO ACCOUNT FOR FUTURE EXPANSION, DESIGN CONTROL PANEL SO IT CAN OPERATE TWO 10 HP PUMPS CONCURRENTLY. PROVIDE UP-SIZED STARTERS AND POWER CIRCUITS.

02H WASTEWATER DETAILS - SEE (151) FOR ABBREVIATIONS

292

LIFT STATION #28 DETAIL 2 OF 2

NTS

City of ALACHUA public services

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: LIFT STATION DETAILS

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: APRIL 2023

PROJECT NO: 514-21-01

SHEET NO: C6.03

City of ALACHUA public services

ABBREVIATIONS AND NOTE(S) FOR LIFT STATION P&ID

ABBREVIATION	DESCRIPTION
120V P	POWER, 120 V
ARV	AIR RELEASE VALVE
ATS	AUTOMATIC TRANSFER SWITCH
BC	BYPASS CONTACTOR
COA	CITY OF ALACHUA
CP	CONTROL PANEL
CS	CONSTANT SPEED
FE	FLOW ELEMENT
FIT	FLOW INDICATING TRANSMITTER
FVNRS	FULL VOLTAGE NON-REVERSING STARTER
HOA	HAND-OFF-AUTOMATIC
HS	HANDSWITCH
ISB	INTRINSICALLY SAFE BARRIER
ISR	INTRINSICALLY SAFE RELAY
KQI	ELAPSED TIME INDICATOR
LE	LEVEL ELEMENT
LIC	LEVEL INDICATING CONTROLLER
LSHH	LEVEL SWITCH HIGH HIGH
LSLL	LEVEL SWITCH LOW LOW
MPC	MULTITRODE PUMP CONTROLLER
MSC	MANUFACTURER SUPPLIED CABLE
NB	NORMAL-BYPASS
NEC	NATIONAL ELECTRIC CODE
OCU	ODOR CONTROL UNIT
P	POWER
PE	PRESSURE ELEMENT
PI	PRESSURE INDICATOR
RS	RAW SEWAGE
RVSS	REDUCED VOLTAGE SOFT STARTER
SSI	SURGE SUPPRESSOR, TYPE 1
SS2	SURGE SUPPRESSOR, TYPE 2
SS3	SURGE SUPPRESSOR, TYPE 3
SS6	SURGE SUPPRESSOR, TYPE 6
TSH	TEMPERATURE SWITCH HIGH
TX	TRANSFORMER
V	VENT
YL	INDICATING LIGHT

GENERAL NOTE(S):

1. LIFT STATION SHALL CONFORM TO THE CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, REQUIREMENTS FOR DESIGN AND CONSTRUCTION, POTABLE WATER, WASTEWATER AND RECLAIMED WATER AND WASTEWATER, LATEST EDITION, AKA "COA DESIGN MANUAL"
2. PROVIDE PROPER GROUNDING FOR CONTROL PANEL, SURGE SUPPRESSORS, FLOW ELEMENT, AND ANTENNA.
3. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WORK. COA MAY PERFORM SOME ELECTRICAL WORK, BUT WILL BACKCHARGE THE CONTRACTOR. SEE KEYED NOTE 10.
4. PANEL SHOW ONE RVSS AND ONE BC PER PUMP. SMALLER PUMPS REQUIRE JUST A FVNRS. SEE COA DESIGN MANUAL.

KEYED NOTE(S):

(1) INCOMING POWER IS EITHER 208-V, 3-PHASE OR 460V, 3-PHASE, DEPENDING ON MOTOR SIZE. SEE COA DESIGN MANUAL.

(2) PROVIDE EXTERNAL SURGE SUPPRESSOR ON INCOMING POWER.

(3) PROVIDE TYPE 1 SURGE SUPPRESSOR ON 120-VOLT POWER WITHIN PANEL.

(4) PROVIDE TYPE 2 SURGE SUPPRESSOR WITHIN PANEL ON ANALOG SIGNAL TO FIT.

(5) PROVIDE ISR ON LSHH AND LSLL CIRCUITS ENTERING WET WELL.

(6) PROVIDE ISB ON EACH MULTITRODE LEVEL CIRCUIT.

(7) INSTALL TX, SS6 AND CP SO THEY ARE NOT IN A CLASSIFIED AREA AS PER NEC. AS A MINIMUM, LOCATE THESE DEVICES AT LEAST 10-FEET AWAY FROM VENT.

(8) VENTS AIR TO KEEP MAGMETER LINE FULL.

(9) PURPOSE OF VALVE IS TO RECEIVE RS FROM PORTABLE PUMPS IF LIFT STATION PUMPS DO NOT FUNCTION.

(10) COA MAY ELECT TO FURNISH AND INSTALL TRANSFORMER AS WELL AS ANTENNA, ANTENNA CABLE AND ANTENNA POLE. CONTRACTOR SHALL PAY COA FOR THE WORK. CONTRACTOR SHALL COORDINATE SUCH WORK WITH COA. DURING DESIGN, DESIGNER SHALL COORDINATE WITH COA TO DETERMINE COA WORK EFFORT.

(11) THIS CABLE INCLUDES BOTH POWER CONDUCTORS AND CONDUCTORS FOR HIGH TEMPERATURE SWITCH.

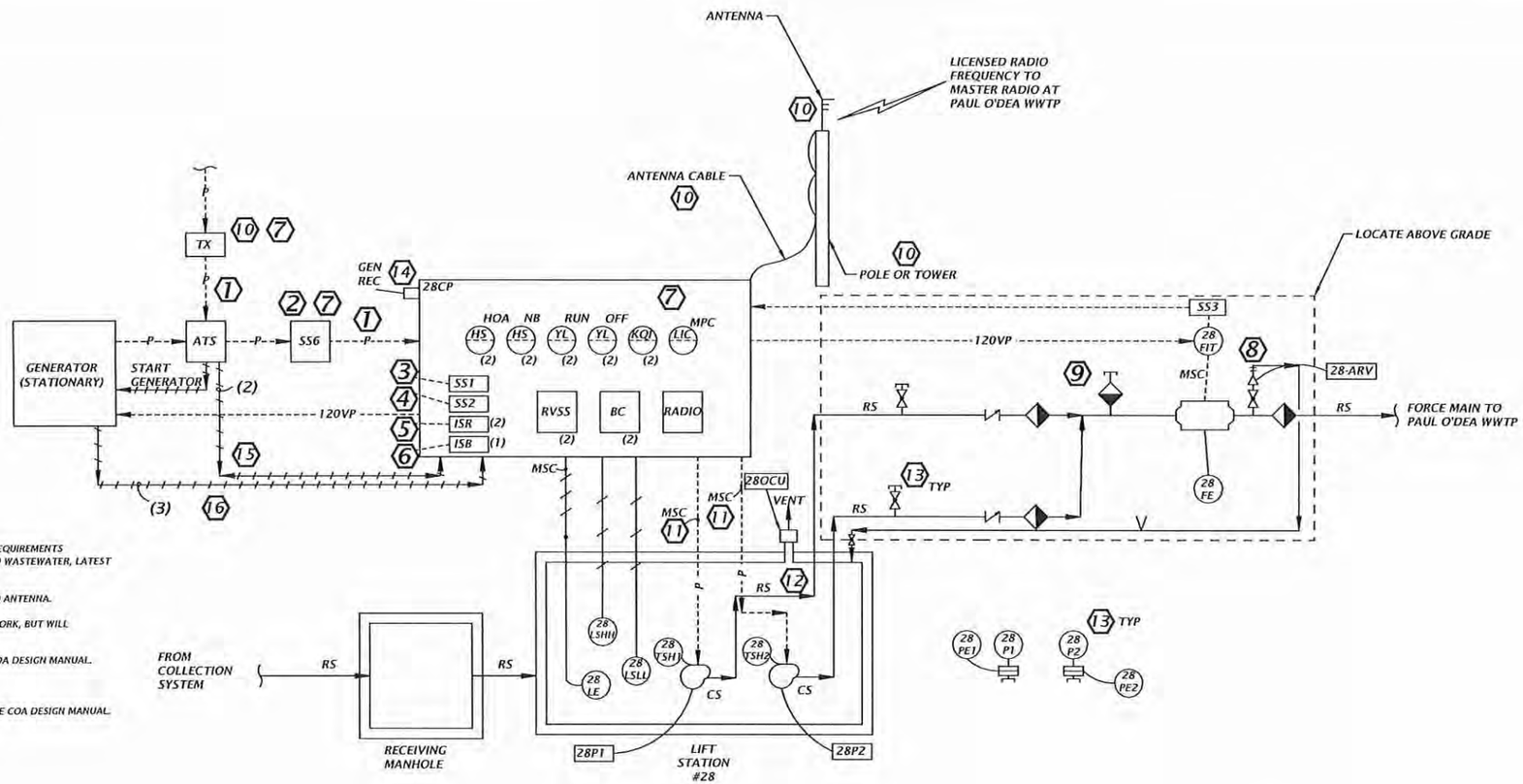
(12) PROVIDE EITHER 4 OR 6-INCH CAST-IN-PLACE FLANGE FOR VENT. CONNECT ODOR CONTROL UNIT TO VENT. SEE DESIGN MANUAL FOR SIZING.

(13) FOR EACH PUMP, FURNISH PRESSURE GAUGE, DIAPHRAGM SEAL AND FEMALE QUICK DISCONNECT TO ALLOW TEMPORARY INSTALLATION ON PUMP DISCHARGE.

(14) RECEPTACLE FOR PORTABLE GENERATOR.

(15) ATS OUTPUTS(2): NORMAL AND EMERGENCY POSITION STATUS. PROVIDE AT LEAST SIX SPARE CONDUCTORS.

(16) GENERATOR ON STATUS, GENERATOR COMMON FAIL. GENERATOR NOT IN AUTO. PROVIDE AT LEAST SIX SPARE CONDUCTORS.



290 PROCESS AND INSTRUMENTATION DIAGRAM, TYPICAL LIFT STATION
NTS

LEGENDS AND SYMBOLS

- PRESSURE INDICATOR WITH DIAPHRAGM PRESSURE SEAL AND FEMALE QUICK DISCONNECT
- BALL VALVE WITH MALE QUICK DISCONNECT
- BALL VALVE
- PLUG VALVE WITH MALE QUICK DISCONNECT
- MAGMETER
- CHECK VALVE
- SUBMERSIBLE PUMP AND MOTOR
- TAG NUMBER CONVENTION (BY EXAMPLE) 28 = LIFT STATION Y = UNIT NUMBER EXAMPLE - TAG PRESSURE INDICATOR ON DISCHARGE OF PUMP 2 AT LIFT STATION 17 AS 17PI2.
- --- P --- PUMP POWER
- ---120V--- 120V MOTOR
- -/-/-/-/- DISCRETE SIGNAL
- -------- ANALOG SIGNAL

02C WASTEWATER DETAILS - SEE (15) FOR ABBREVIATIONS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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: LIFT STATION DETAILS

DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C6.04

MEMORANDUM

Santa Fe Infrastructure Plans

April 10, 2023

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: April 10, 2023

RE: Santa Fe Infrastructure Plans

CHW has reviewed the plans submitted for the Santa Fe Crossing Infrastructure Plan 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.

Second Review:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.

Stormwater Report

1. Comment cleared.
2. Comment cleared.

Cost Estimate

General:

1. Comment cleared.

CoA Cost Estimate:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.

FDOT Cost Estimate:

1. Comment cleared.

RE: Request for Review - Santa Fe Crossing Infrastructure Plan

Silver Ware <sware@alachuacounty.us>

Tue 4/4/2023 7:16 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good morning

ACFR has no comments at this time.

Thanks

Chip

Silver Ware
Fire Prevention Officer Level 1
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Monday, April 3, 2023 11:55 AM
To: Justin Tabor <ju_tabor@cityofalachua.org>; John Adler <jadler@alachuacounty.us>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Kenyata Curtis <ke_curtis@cityofalachua.org>; Mark Avery <ma_avery@cityofalachua.org>; Marian Rush <ma_rush@cityofalachua.org>; Mike DaRoza <wi_daroza@cityofalachua.org>; Planning & Zoning Conference Room <pz_calendar@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>
Subject: Request for Review - Santa Fe Crossing Infrastructure Plan

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members,

The Planning Department has received a revised Infrastructure Plan application from JBPro for the Santa Fe Crossing project. The application proposes the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property, located on Tax Parcel Numbers 03042-050-008 and 03044-003-000.

Project Review Schedule
Initial Application Submittal: August 11, 2022
Completeness Review Letter Issued: August 18, 2022
Completeness Resubmittal Received: September 1, 2022
Second Completeness Review Letter Issued & Application Deemed Complete: September 6, 2022
PAT Comments Deadline: September 19, 2022
Staff PAT: September 20, 2022
Applicant PAT: TBD
Application Resubmitted: February 2, 2023
Second PAT Comments Deadline: February 23, 2023
Application Resubmitted: March 30, 2023
Third PAT Comments Deadline: Thursday, April 13, 2023 at 5 PM

Please review the application and provide any comments in writing no later than **5 PM on Thursday, April 13, 2023.**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials can be accessed at the links below:
Plans
All Application Materials

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

March 30, 2023

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Tabor,

Please find attached a resubmittal package for the **Santa Fe Crossings Infrastructure Plan**. This resubmittal package is provided to address comments provided by the City of Alachua via email on February 23th, 2023. Included in this submittal package are 4 copies of the total application package.

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:

Previous Comments – 9/20/22 PAT Letter:

1. **Miscellaneous:**

   To provide separation between vehicular and pedestrian traffic, a landscape strip of is warranted between the roadway edge of pavement and the sidewalk on the west side of CR 235-A and north of the internal roadway near its intersection with CR 235-A.
   Remaining Issue: The proposed sidewalk now encroaches into the subject property and outside of the CR 235-A right-of-way. A callout was added for "5' Easement" but it is not clear this is intended to be a sidewalk easement. Clarify the callout.
   Response: The proposed sidewalk encroachment has been labeled as "5" Sidewalk Easement"

Previous Comments – 12/5/22 Resubmittal

1. **Land Rights**

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Gainesville, FL 32606

a. Streets shall be privately maintained however water and wastewater infrastructure within the street rights of way will be publicly maintained. Depict the location of Public Utilities Easements (PUEs) over all publicly maintained water and wastewater utilities.
Remaining issue: Publicly maintained utilities, including sewer laterals and cleanouts and water line stubs, are located outside of the private right-of-way. PUEs must be provided for all publicly maintained utilities.
Response: Additional PUEs have been provided for all stubs outside of the ingress/easement and public utility easement.

2. **Section 6.2, Landscaping Standards**
   a. Please identify proposed landscape plantings within the "landscape buffer" located SW of the intersection of US 441 and CR 235-A. Buffer must meet the requirements for arterial screening (reference Section 6.2.3(E)).
   Remaining Issues:
   - All required information as set forth in Section 6.2.2, including but not limited landscape planting height, tree caliper, scientific name, etc., is not included on the plan.
   - Understory planting requirement not met. Three (3) understory trees are required for every 100 lineal feet of frontage. Therefore, a minimum of five (5) understory trees are required.

   Response: Required information and understory planting has been provided.

New Comments – 2/2/22 Resubmittal

1. **Public Services / Fire Rescue / Engineering Review Comments**
   a. The applicant must address all comments provided by the Public Services Department (forthcoming – to be provided under separate cover).
   Response: So noted, thank you.

   b. The applicant must address the comments provided by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc. as provided in a letter dated February 23, 2023.
   Response: So noted, thank you.

CHW Comments:

1. Please clarify why the proposed lift station has not been included in the cost estimate.
   Response: The lift station has been added to the cost estimate.

Public Works Comments:

1. Sheet C4.01 - Comment #21
   Response: The text for 12" DI WM has been added as requested.

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2. Sheet C4.02 - Comment #22
   Response: The text for 12" DI WM has been added as requested. The WM has been shifted to be outside of the roadway.

3. Sheet C4.03 - Comment #23
   Response: The text for 12" DI WM has been added as requested.

4. Comment #29
   Response:

5. Comment #30
   Response: The general utility note has been added as requested

6. Comment #32
   Response: The water main has been shifted to be outside of the road to avoid conflict. Any additional conflicts with the storm network will be resolved in the field.

7. Comment #33
   Response: The general utility note has been added as requested

8. Comment #34
   Response: After discussions with the City of Alachua, the lift station has been revised to be a public lift station. A stub to serve future uses has been added to the West.

9. Comment #35
   Response: After discussions with the City of Alachua, the lift station has been revised to be a public lift station. A stub to serve future uses has been added to the West. The gravity sewer will be public.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBPro

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: **March 6th, 2023**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 3/6/2023

RE: **Santa Fe Crossing – Infrastructure Plans**

Public Services has reviewed the subject project (February, 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on August 2022 Submittal** **Sheet C1.0:** Suggest changing this sheet # to C1.00 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**
2.	**Comment on August 2022 Submittal** **Sheet C1.1:** Suggest changing this sheet # to C1.01 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**

NO.	COMMENTS
3	**Comment on August 2022 Submittal** **Sheet C4.01 and others.** Stormwater pipe is called out as "PP". Please define "PP". Suggest adding it to the Standard Abbreviations on Sheet C1.0. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
4	**Comment on August 2022 Submittal** **Sheet C4.01 & other sheets.** Where-ever the following text is shown, please modify as follows: 'WHERE CR-F CURB CUT RAMP W/2 FOOT DETECTABLE WARNING PER FDOT INDEX 522-002 **AND DETAIL 403, WHICH REQUIRES PAVERS"** Note: Detail 403 is mandatory for City roads, but is strongly suggested for county and FDOT roads to maintain consistency. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
5	**Comment on August 2022 Submittal** **Sheets C.401, C4.02, C4.03** Where the cleanout is shown in the tract, on at least one cleanout per sheet, please add & call-out: "END OF COA MAINTENANCE". (Perhaps this can be deferred to each future tract project.) As part of this project, what will be provided - cleanouts with above grade stub-outs or cleanouts with cover at grade? Please clarify. A similar comment related to water meters. Presumably the water meters will be provided in future projects. Please clarify the stub-out for each water meter. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
6	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00 and possibly the C4.X profile sheets. Please review to ensure that piping and fittings are adequately called out. It appears that WW & ST piping and fittings have been called out, more or less. But water pipe and fittings have not yet been called out. As per CoA requirements, potable water piping under roads shall be ductile iron. Please show this on Sheet C6.00. **Revise and Resubmit.** **Comment on Dec 2022 Submittal** See new comments. **Approved as Noted.**
7	**Comment on August 2022 Submittal** **Sheet C6.00, General Utility Notes** Please modify as follows: "1: UNLESS OTHERWISE NOTED, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." Second bullet under 1: After "AND AS PER DESIGN DETAILS.", please add: " AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS". Fourth bullet under 1: After "PRE-APPROVED BY COA. **RESTRAIN BOTH ENDS OF THE GATE VALVE".** Fifth bullet under 1: Replace "RUBBER" with "RIEBER". Sixth bullet under 1: Please add " TEMPORARY BARRIER AROUND IT **AS PER DETAIL 324."** Please add: 7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 8. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. **Revise & Resubmit** **Comment on Dec 2022 Submittal** For whatever reason, the Engineer did not fully modify Note 1. Design intent is for WM pipe under roads to be DI. As long as DI is called out under roads on the sheets, the

NO.	COMMENTS
	following modified text is acceptable. 1: UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED". Of course, COA would find acceptable the additional sentence "UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." As now noted, GUN 7 consists of just the phrase "TEMPORARY BARRIER AROUND IT AS PER 3243". Please relocate this phrase to the end of the last bullet of GUN 1. The last bullet will now read: "DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT **AS PER 324".** **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.) **Comment on February 2023 Submittal** **APPROVED**
8	**Comment on August 2022 Submittal** **Sheet C6.00** The end of the proposed water main near Tract 6 will be not connected at present as there is no existing water main to which it can connect. Thus, call-out that a blow-off valve shall be installed. **Revise & Resubmit** **Comment on Dec 2022 Submittal** **Approved**
9	**Comment on August 2022 Submittal** **Sheet C6.00** Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
10.	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00, Tracts 3 & 4: • Wastewater Cleanout Location: As now shown, the cleanouts are under roads, which are not preferred by CoA. Please evaluate and offer an alternative. • Water service connection, Tract 3: As now shown, there is not a water service connection to Tract 3. Please evaluate and offer an alternative. • The potable water pipe supplying Tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap? • The potable water pipe supplying Tracts 3 & 4 is 8-inch. Consider installing a smaller line. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
11	**Comment on August 2022 Submittal** **Sheet C6.00** The proposed lift station shall be private, not public. On this and other sheets, please insert "PRIVATE" so text is now "PROPOSED **PRIVATE** LIFT STATION". Please add General Utility Note 10: "10. THE LIFT STATION SHALL BE PRIVATE. ITS MAINTENANCE SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." Please relocate the text box of "PROPOSED PRIVATE LIFT STATION " so that that the force main is completely shown from the lift station to the existing 16-inch force main. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
12.	**Comment on August 2022 Submittal** **Sheet C6.00** Please add General Utility Note 11: "11. THE MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT- OF- WAY SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." **Revise & Resubmit.** **Comment on Dec 2022 Submittal** Please delete General Utility Note (GUN) 10. Stormwater system maintenance responsibility is already covered on Sheet C1.00. Please replace GUN 10 with:

NO.	COMMENTS
	"10. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS LOCATED UNDER ROADS." **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.) **Comment on February 2023 Submittal** **APPROVED**
13	**Comment on August 2022 Submittal** **Sheet C4.03, Lift Station Force Main** Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main, CoA standard practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** The following is proposed, and is still subject to review by the Public Services Director, who was unavailable at the time of this writing. Please include the following scope on Sheet C4.03. Show the two plug valves, one check valve and vault on the plan views. CONNECTION OF PRIVATE AND PUBLIC FORCE MAINS PROVIDE A 16- x 4- INCH SADDLE TAP ON THE EXISTING 16-INCH FORCE MAIN. PROVIDE A CORROSION RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) 4-INCH FLANGED PLUG VALVE AT THE SADDLE. PROVIDE OPERATING NUT AND VALVE BOX.

NO.	COMMENTS
	TO THE PLUG VALVE, CONNECT A FLANGED DI EPOXY LINED 4-INCH SPOOL PIECE, MINIMUM LENGTH OF 3-FEET. TO THE SPOOL PIECE, CONNECT A CORROSION-RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) FLANGED SWING CHECK VALVE. PROVIDE ANOTHER FLANGED DI EPOXY-LINED SPOOL PIECE, MINIMUM LENGTH OF 2 FEET. CONNECT ONE END TO THE CHECK VALVE, CONNECT THE OTHER END TO A PLUG VALVE IDENTICAL TO ABOVE BUT WITH NO VALVE BOX. PROVIDE ANOTHER DI EPOXY- LINED SPOOL PIECE, MINIMUM LENGTH OF 3 FEET, WITH FL X MJ CONNECTIONS. CONNECT THE FLANGED END TO THE PLUG VALVE. CONNECT THE SPOOL PIECE MJ END TO THE 4-INCH PVC FORCE MAIN. RESTRAIN THE MJ CONNECTION. FURNISH AN OPEN-BOTTOM CONCRETE VAULT WITH INTERNAL PLAN VIEW DIMENSIONS OF 4- BY 6- FEET. PROVIDE AN ALUMINUM HATCH ON VAULT TOP. INSTALL THE VAULT SO THAT IT INCLUDES AND IS CENTERED ON THE CHECK VALVE AND PLUG VALVE NEAREST THE LIFT STATION. INSTALL #57 STONE UNDER THE CHECK AND PLUG VALVES. INSTALL THE VAULT SO THAT ITS TOP IS EVEN WITH THE SIDEWALK. Please note that it is uncommon for a private lift station to connect a utility-owned force main. CoA is still in conversation with other parties to determine other feasible approaches to the above. Thus, the above recommended approach may change. COA welcomes a discussion with the design engineer on this comment either at or prior to the Planning Meeting. **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.) **Comment on February 2023 Submittal** Private lift station discharge to a public force main is NOT allowed. See additional comments. **Approved as Noted.**
14.	**Comment on August 2022 Submittal** **Sheets C6.01 & C6.02** show the design of the lift station, which is suitable for a CoA public

NO.	COMMENTS
	lift station. Although the CoA takes no exception to this, the CoA points out that the design Engineer may want to redesign the private lift station. Such a design could be much less costly than a CoA-acceptable - public lift station. Please note that private lift stations are subject to review by the CoA Building Department. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
15.	**Comment on August 2022 Submittal** **Sheets C6.03 & C6.04:** Please replace the following details with updates: 106, 145, 200, 263 Updated details will be included in the CoA cloud link. On Sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessary for corrosive long-age sewage. Detail 212, the standard cover, shown on Sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicates. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
16.	**Comment on August 2022 Submittal** Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details. Please submit response. **Comment on Dec 2022 Submittal** **Approved**
17.	**Comment on August 2022 Submittal** Please add the following CoA standard details, included in the cloud link, to the documents: 118, 149, 215, 321A, 321B, 321C, 324 **Revise and resubmit.** **Comment on Dec 2022 Submittal**

NO.	COMMENTS
	Approved
18.	**Comment on August 2022 Submittal** Duke Energy will be providing site power. When will the electrical design sheets be provided? A particular concern of CoA is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
19	**Comment on August 2022 Submittal** If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the CoA for the street lighting. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
20	**New Comment on Dec 2002 Submittal** **Sheet C4.00** Roads are private. Does the term "Right OF WAY" apply to private roads? Please submit response and updated sheet, if applicable. **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.) **Comment on February 2023 Submittal** **APPROVED**
21	**New Comment on Dec 2002 Submittal** **Sheet C4.01** Please address markup comments, including: Call out DI WM pipe under road & PVC/DI transitions. WWMH-01 calls out the NW invert pipe elevation at about 4 feet above manhole bottom. Above 2 feet, a drop pipe is required. Please evaluate whether design should be modified.

NO.	COMMENTS
	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.) **Comment on February 2023 Submittal** See C4.01 markup – Add text "12-INCH DI WM" **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.)
22	**New Comment on Dec 2002 Submittal** **Sheet C4.02** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. **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.) **Comment on February 2023 Submittal** See C4.02 markup – (1) Add text "12-INCH PVC WM"; (2) Please confirm water service to Tract 2 has been provided; (3) See additional comments re: the WM under the road between Tracts 3 & 4. **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.)
23	**New Comment on Dec 2002 Submittal** **Sheet C4.03** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown.

NO.	COMMENTS
	Call out DI WM pipe under roads & PVC/DI transitions. WWMH07 calls out a 8-foot wet well. Should this be deleted? Add text "END OF COA MAINTENANCE" at water meter. Suggest calling out "WATER OUTLET" or similar at the spigot. Suggest expanding the Plan Zoom to include the force main. Where the new force main connects to the existing 16-inch force main, show the plug valve at the point of connection. Also show the vault housing the check valve and the other plug valve. Also, in the expanded Plan Zoom or elsewhere, call out that the entire new force main shall be restrained. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** See C4.03 markup. Please clarify the DI & PVC WM segments. Consider installing all 12" DI WM from fitting 1 (at the wet tap) to fitting 7 neat Tract 1 WWCO End of COA Maintenance. **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.)
24	**New Comment on Dec 2002 Submittal** **Sheet C6.01** Please include Pump Capacity and TDH under Pump Data. Lift Station Section, Lower Right: "Fix" the over-written text. **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

NO.	COMMENTS
	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.) **Comment on February 2023 Submittal** **APPROVED**
25	**New Comment on Dec 2002 Submittal** **Sheet C6.02** Please change title of Detail 118 to "2-INCH WATER SERVICE CONNECTION". **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.) **Comment on February 2023 Submittal** **APPROVED**
26	**New Comment on Dec 2002 Submittal** **Sheets As Necessary** Please include, in Autocad format, the following additional details: 115 Water Meter Assembly 121 Backflow Preventer 321C WW Force Main Tracer Wire 324 Temporary Protective Fence **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.) **Comment on February 2023 Submittal** **APPROVED**
28	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The force main is only briefly specified on Sheet C6.01 as "DR-18 PVC FM". Type of restraint is not mentioned. Note that CoA prefers C900 pipe with restrained joints. The CoA suggest that the following General Utility Note be add to Sheet C6.00: "12. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900.

NO.	COMMENTS
	RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT". COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal** GUN 12: Please change spelling to "JOINTS". **Approved as Noted**
29	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The second bullet of GUN1 specifies pipe restraint. Applicable details are 149 & 309. Note that detail 149 is for branches between 4- and 8-inches and not the 12-inch branch as per this project. This prompted the review engineer to delve into this issue by running some calculations using the online EBAA thrust restraint tool. An interesting & surprising finding is that the location of the wet tap along the presumed 20-foot existing pipe segment affects the required length of restraint along the new 12-inch branch. Please evaluate how much restraint length is required in the new 12-inch branch water main segment. Call this minimum restraint length out on the applicable sheet. Of course, this issue would become moot if the design intent is to restrain the entire length of new 12-inch water main. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.) **Comment on February 2023 Submittal**

NO.	COMMENTS
	It appears that the design engineer analyzed the restraint for the 4-inch force main that connects to the existing 16-inch force main. Please perform a similar analysis at the tee connection of the new 12-inch water main with the existing 12-inch water main. The end product is to determine the required lengths of restraint for both the existing and new 12-inch water mains. Note that Details 149 and 309 give the recommended restraint for the existing pipe segments. Detail 149 instructs to provide restraint for 12-feet on the existing pipe on either side of the tee branch. Detail 309 instructs to provide restraint for 9-feet on the existing pipe on either side of the tee branch. It was a bit surprising that the analysis of the new 4-inch force main connecting to the existing 16-inch force main determined that 33-feet of restraint is required on the existing 16-inch force main. BTW, is this value of 33 feet the total restrained length or is it meant that 33 feet of restraint is required on each side of tee branch? **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.)
30	**New Comment on Feb 2023 Submittal** **Sheet C6.00:** See markup. Add GUN 12 as follows: " (12) INSTALL WATER SERVICE CONNECTIONS UNDER ROADS AS PER 312". **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.)
31	**Not Used**
32	**New Comment on Feb 2023 Submittal** **Sheet C4.02**: In the northerly road between Tracts 3 & 4, the reviewer noticed that the 8-inch WM is installed below the road with a 2-inch water service connection. Because this connection is below the road, this will preclude installing the 2-inch water service in a 4-inch sleeve as per Detail 312. Please evaluate. For example, consider installing either the entire or part of the WM to the

NO.	COMMENTS
	west of the road. Or consider installing the WM to the east of the road. Also, the reviewer noticed that there is a conflict between the 8-inch WM and ST piping near S-33. This conflict is usually resolved in the field by installing fittings, and thus installing the WM deeper. Does JBPro prefer to resolve these conflicts during the design phase or wait until the construction phase? Please **submit** response and **resubmit** modified sheets. See C4.02 markup. **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.)
33	**New Comment on Feb 2023 Submittal** **Sheet C1.00 PAVING, GRADING AND DRAINAGE SPECIFICATIONS** Item 1: Suggest replacing "FDOT 2020-2021" with "FDOT 2023-2024". On a recent project, the field inspector noticed that stormwater manholes were not grouted. Even though this is already called-out in referenced FDOT INDEX 425-001, the following is suggested for emphasis: "13. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001". **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.)
34.	**New Comment on Feb 2023 Submittal** Private lift stations are discouraged and will only be allowed where conventional gravity

NO.	COMMENTS
	service is not feasible. The Owner/Developer shall either meet with City staff or provide a detailed engineering study of alternative routes for sanitary sewer conveyance. The City will consider the City Wastewater Master Plan and its wastewater model when evaluating alternatives. Lift stations will only be considered after the Owner/Developer has exhausted all other engineering alternatives. If a lift station serves more than one property, upon completion and in accordance with City standards, it may become the sole and exclusive property of the City. After being transferred to the City, the lift station will be operated and maintained as a part of the City Sewerage System (reference section 2.7 Lift Station Design Requirements; City of Alachua Public Services Design and Construction Manual). Private pressure service connections are not allowed to discharge into City wastewater force mains. Owner/Developer shall provide wastewater discharge into the City gravity network. Private pressure service connections shall discharge into a dedicated manhole, which will only accept discharge from the private pressure service connection. Please **submit** response and applicable materials.
35	**New Comment on Feb 2023 Submittal** **Sheet C6.00** The roads, lift station and 4-inch force main are private. It makes sense for the gravity wastewater system to also be private. If in agreement, please add the following General Note 12, as follows: "12. Gravity wastewater system shall be private. Its maintenance shall be the responsibility of the Property Owner's Association." If the gravity wastewater system is private, please remove all references to COA End of Maintenance at WW Cleanouts, several sheets. Please **submit** response and revised applicable sheets.
	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

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IN THE EVENT THAT A UTILITY CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
2. THE CITY OF ALACHUA SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE R/W:SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
3. IF UNDERDRAINS ARE NECESSARY, THE CITY OF ALACHUA PUBLIC SERVICES, DURING FIELD INSPECTION, SHALL DETERMINE THE EXACT LOCATION AND REQUIREMENTS. THE CONTRACTOR SHALL INSTALL UNDERDRAINS AS REQUIRED.
4. WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 24" BELOW THE LIMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE CITY OF ALACHUA OR THE GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL DISPOSE OF SUBSOIL EXCAVATED MATERIALS (UNSUITABLE FOR FILL) OFF SITE TO A PERMITTED LOCATION OR PER AN APPROVED DISPOSAL PLAN AND LOCATION SITE.
6. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL FURNISH/INSTALL ALL STREET SIGNS. ALL ASSOCIATED COSTS WILL BE BORN BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED STRIPING, STOP BARS, ETC.
8. ALL PAVEMENT CUT/REPAIR WILL BE MADE THE FULL ROAD WIDTH AT LEAST 6 FT WIDE AND REQUIRES APPROVAL FOR CUT AND INSPECTION OF THE REPAIR BY THE CITY OF ALACHUA.
9. CONCRETE SIDEWALK CROSSING SHALL BE A MINIMUM OF 4 INCHES THICK AND HAVE A 3,000 PSI COMPRESSIVE STRENGTH.
10. EXISTING TOPOGRAPHY INFORMATION DEPICTED IS BASED ON THE PROJECT TOPOGRAPHIC SURVEY CONDUCTED BY JBROWN PROFESSIONAL GROUP ON 03/01/22. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATION GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT FINISH GRADE DESIGN FOR PROPER RUNOFF CONDITIONS PRIOR TO CONSTRUCTION. JBPRO WILL ASSIST THE CONTRACTOR IN REVISING ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION TO ASSURE PROPER GRADING AND RUNOFF CONDITIONS RESULT UPON COMPLETION OF CONSTRUCTION.
11. ALL STRUCTURES SHALL ADHERE TO THE 2020 FLORIDA BUILDING CODE(S), THE 2020 NATIONAL ELECTRIC CODE AND THE 2020 FLORIDA FIRE PREVENTION CODE, AS AMENDED.
12. ALL INTERSECTIONS OF PEDESTRIAN SIDEWALKS AND ROADWAYS SHALL COMPLY WITH THE 2020 FLORIDA ACCESSIBILITY CODE. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE USED.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE FDOT FY 2020-21 STANDARD PLANS. 2023-2024
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEANED AND GRUBBED. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL PROPOSED UNDERGROUND UTILITY INSTALLATIONS WITHIN THE LIMITS OF ROADWAY SUBGRADE, INCLUDING STORMWATER, POTABLE WATER, WASTEWATER, GAS, ELECTRICAL CONDUIT, AND SLEEVES FOR FUTURE UTILITIES, SHALL BE INSTALLED PRIOR TO STABILIZATION OF THE ROADWAY SUBGRADE.
4. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" – 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 24" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 PER DESIGN SECTION.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN A SINGLE OR TWO EQUAL COMPACTED LIFTS (PER DESIGN SECTION). BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE TYPE SP STRUCTURAL COURSE (TYPE & THICKNESS PER DESIGN SECTION) AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330.
5. ALL ASPHALTIC CONCRETE MIX DESIGN AND PORTLAND CONCRETE CEMENT MIX DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ASPHALT MIX DESIGN MUST BE APPROVED BY THE CITY OF ALACHUA. DENSITY REPORTS AND ASPHALT MIX DESIGN REPORT SHALL BE SUBMITTED TO THE CITY OF ALACHUA FOR APPROVAL PRIOR TO PAVING BEING PERFORMED.
6. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, SPILLWAYS, CURBING, ETC. SHALL BE CLASS I CONFORMING TO SECTION 347.
7. CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 522.
8. CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN CONFORMANCE TO SECTION 520.
9. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SECTION 449-4.
10. HIGH DENSITY POLY ETHYLENE (HDPE) SHALL CONFORM TO SECION 431-2.3 AND 431-3.3.
11. ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED.
12. ALL TESTING REPORTS AND ASPHALT DESIGN REPORTS MUST BE SUBMITTED FOR APPROVAL BY THE CITY OF ALACHUA PRIOR TO ANY PAVEMENT INSTALLATION.

GEOTECHNICAL TESTING GENERAL NOTE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR EACH SPECIFIED DESIGN COURSE, SUBGRADE, BASE COURSE, AND PAVEMENT. TESTING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALACHUA PUBLIC SERVICES CONSTRUCTION AND INSPECTION STANDARDS AND FDOT CONSTRUCTION AND INSPECTION STANDARDS. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL OF CONFORMANCE TO DESIGN SPECIFICATIONS PRIOR TO CONSTRUCTION OF THE SUBSEQUENT COURSE.
2. IN THE EVENT THE CONTRACTOR PROCEEDS TO THE NEXT COURSE PRIOR TO SUBMITTING AND RECEIVING APPROVAL OF THE TEST RESULTS, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT ANY WORK NECESSARY TO BRING ALL DESIGN COURSES INTO COMPLIANCE WITH THE DESIGN SECTION SPECIFICATIONS.
3. TESTING REPORTS WITH GEOTECHNICAL TESTING RESULTS SHALL DENOTE THE TESTING LOCATIONS.
4. TESTING ALONG ROADWAYS SHALL BE PROVIDED AT A MINIMUM 200 LF SPACING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR ALL MATERIAL USED ON RESIDENTIAL HOME SITES. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL

REQUIRED SUBMITTALS

1. PRIOR TO CONSTRUCTION INSTALLATION OF SPECIFIC WORK SCOPE ITEMS THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTAL INFORMATION TO THE EOR FOR REVIEW AND APPROVAL. THESE SUBMITTALS SHALL INCLUDE SOURCE PROVIDER, MANUFACTURER LITERATURE, CUT SHEETS, DIMENSIONED DRAWINGS, FABRICATION DRAWINGS, SKETCHES, DETAILS AND ANY OTHER INFORMATION NECESSARY FOR THE EOR TO REVIEW AND APPROVE AS TO COMPLIANCE WITH THE DESIGN DRAWINGS AND SPECIFICATIONS.
2. THE FOLLOWING SCOPE ITEMS SHALL REQUIRE SUBMITTALS:
   A. STORM SEWER STRUCTURES, PIPING AND APPURTENANCES
   B. POTABLE WATER SYSTEM MATERIALS, FITTINGS AND APPURTENANCES
   C. WASTEWATER PIPING, FITTINGS, STRUCTURES AND APPURTENANCES
   D. EROSION CONTROL MATERIALS AND DEVICES
   E. ASPHALT MIX DESIGN(S)
   F. CONCRETE MIX DESIGN(S)
   G. EARTHWORK SOIL IMPORT SOURCE
   H. GRASSING / SOD TYPE AND SOURCE
3. MATERIALS SHALL NOT BE DELIVERED ONSITE OR INSTALLED UNTIL SUBMITTAL APPROVAL IS PROVIDED BY THE EOR OR EOR'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED TO REVISE ANY WORK COMPLETED PRIOR TO SUBMITTAL APPROVAL. THE OWNER OR EOR ARE NOT RESPONSIBLE FOR COSTS INCURRED IF ANY MATERIALS ARE PURCHASED, DELIVERED OR INSTALLED PRIOR TO SUBMITTAL REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A LIST OF SUB-CONTRACTORS THAT WILL BE PERFORMING ANY PHASES OF WORK ON THE PROJECT. THE LIST SHALL INCLUDE NAME OF COMPANY, ADDRESS, PHONE NUMBERS, AND EMAIL ADDRESSES OF INDIVIDUALS RESPONSIBLE FOR THE SUB-CONSULTANT WORK EFFORT AND THE CONTACT INFORMATION FOR THE INDIVIDUALS IN RESPONSIBLE CHARGE OF PERFORMING THE WORK IN THE FIELD.

WORK WITHIN THE COUNTY RIGHT-OF-WAY

1. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY ALACHUA COUNTY FOR WORK WITHIN THEIR RESPECTIVE RIGHT-OF-WAYS.
2. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
3. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE RIGHT-OF-WAY WITHOUT INSPECTION BY ALACHUA COUNTY. THE CONTRACTOR SHALL FURNISH THE CITY WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
4. ALACHUA COUNTY RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THEIR RIGHT-OF-WAY TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORN BY THE CONTRACTOR.
5. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SEEDED, FERTILIZED, AND MULCHED UNLESS SODDING IS OTHERWISE SPECIFIED. SODDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
6. ALL WORK WITHIN OR ON ALACHUA COUNTY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE COUNTY OWNED OR MAINTAINED AREA AND SHALL BE PER FDOT STANDARDS AND PROCEDURES AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
7. INSTALLATION OR CONSTRUCTION OF MAILBOXES, PRIVATE IRRIGATION PIPING, OR PRIVATE UTILITY CHASES, ETC. IN PUBLIC RIGHT OF WAYS UNDER COUNTY OWNERSHIP SHALL REQUIRE A RIGHT OF WAY USE PERMIT PRIOR TO BEGINNING.

WORK WITHIN FDOT RIGHT-OF-WAY

1. ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS.
   A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
   B. FDOT STANDARDS INDEX (ENGLISH)
   C. FDOT PLANS PREP MANUAL
   D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION
2. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.
3. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
4. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
5. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
6. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
7. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
8. ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).
9. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.
10. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.
11. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC PLAN AND SUBMIT TO FDOT PRIOR TO CONSTRUCTION COMMENCING.
12. THE GOVERNING PUBLICATIONS FOR MAINTENANCE OF TRAFFIC ARE THE CURRENT FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 600 AND THE CURRENT FDOT STD. SPEC. FOR ROADWAY & BRIDGE CONST., SECTION 102, AND THE LATEST EDITION OF THE MUTCD.

STORMWATER MAINTENANCE PLAN

1. MAINTENANCE RESPONSIBILITY:

   ALACHUA 441/235, LLC SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE MASTER STORMWATER MANAGEMENT SYSTEM.

2. MAINTENANCE PLAN NOTES:
   A. STORM PIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI-ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED SHOULD BE REPAIRED TO ORIGINAL DESIGN CONDITION.
   B. THE BASIN AND STORMPIPES SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS OR STORMPIPES ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION, THE BASIN BOTTOMS, AND STORMPIPES SHALL BE CLEANED OUT MORE OFTEN AS THE CONDITION DICTATES.
   C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET, ETC.). LANDSCAPE PLANTINGS WITHIN THE BASIN SHALL BE MAINTAINED PROPERLY.
   D. STORMWATER MANAGEMENT BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
   E. ANY LANDSCAPING PROVIDED FOR EROSION CONTROL SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES AND SHALL BE REMOVED OR REPLACED IF NOT FUNCTIONING PROPERLY.
   F. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN THE FOREBAY AREAS OF THE BASIN OR WITHIN 25' OF A CONTROL STRUCTURE. PLANTS THAT GROW WITHIN THESE AREAS MAY BE REMOVED TO RETAIN THE INTEGRITY OF THE STORMWATER BASIN FUNCTIONALITY.
   G. ANY REPLACEMENT PLANTINGS SHALL BE NATIVE VEGETATION.
   H. PERMANENT IRRIGATION IS NOT PROPOSED WITHIN THE BASIN. TEMPORARY IRRIGATION MAY BE USED TO ESTABLISH NEW PLANTINGS.
   I. THE STORMWATER MANAGEMENT AREA MAY BE TREATED FOR WEEDS WITH THE USE OF HERBICIDES. PESTICIDES MAY ALSO BE USED. PESTICIDES SHOULD ONLY BE USED IF A PEST IS IDENTIFIED AS CAUSING A DECLINE IN THE HEALTH OF THE BASIN LANDSCAPING. HERBICIDE AND PESTICIDE USE SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS AND SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
   J. MAINTENANCE SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF VEGETATION WHICH IS DEAD OR DYING OR VEGETATION TO BE A DETRIMENT TO THE FUNCTIONING OF THE STORMWATER MANAGEMENT AREA.
   K. IN THE EVENT A SINKHOLE OR OTHER GEOLOGICAL FEATURE DEVELOPS, THE OWNER SHALL CONTRACT WITH A CIVIL ENGINEERING OR GEOTECHNICAL ENGINEERING CONSULTING FIRM TO DIRECT THE OWNER TO AN APPROPRIATE REMEDIATION CONSTRUCTION TECHNIQUE TO PLUG OR STABILIZE THE FEATURE AND PREVENT GROUNDWATER CONTAMINATION. THE REMEDIATION CONSTRUCTION TECHNIQUES SHALL FOLLOW GENERALLY ACCEPTED METHODOLOGIES FOR KARST FEATURE REPAIRS AS OUTLINED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD). THE SRWMD SHALL BE NOTIFIED OF ANY EVENT OCCURING AND THE REMEDIATION MEASURES TAKEN TO CORRECT THE GEOLOGIC FEATURE.
   L. ALL CONDITIONS OF THE SRWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) SHALL BE ADHERED TO INCLUDING REQUIRED INSPECTIONS AND REPORTING.

NPDES EROSION AND SEDIMENTATION CONTROL PERMITTING NOTES

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) (RULE 62-621.300(4), F.A.C.). CONSTRUCTION ACTIVITY SHALL NOT COMMENCE PRIOR TO OBTAINING AN ACKNOWLEDGEMENT LETTER FROM FDEP VERIFYING THE NOI IS COMPLETE, THE PROJECT IS COVERED BY THE GENERIC PERMIT, AND THE PROJECT IDENTIFICATION NO. IS ESTABLISHED. CONTRACTOR SHALL PROVIDE THE EOR AND PROPERTY OWNER WITH A COPY OF THE FDEP ACKNOWLEDGEMENT LETTER VERIFYING COVERAGE.
2. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CGP AT ALL TIMES THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFFSITE DURING CONSTRUCTION.
3. SEDIMENTATION AND EROSION CONTROL BMP'S SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, OR LATEST UPDATE. THE CONTRACTOR IS RESPONSIBLE TO UTILIZE ALL BMP'S, AS NECESSARY THROUGHOUT CONSTRUCTION, AND MAY UTILIZE MULTIPLE BMP'S OR OTHER MEANS AND METHODS DEEMED APPROPRIATE TO CONTROL EROSION AND SEDIMENTATION DISCHARGE.
4. THE CONTRACTOR SHALL UTILIZED A STATE OF FLORIDA CERTIFIED EROSION & SEDIMENTATION CONTROL (ESC) INSPECTOR DURING CONSTRUCTION TO ABIDE BY THE TERMS OF THE NOI PERMIT COVERAGE. AT A MINIMUM THE CERTIFIED INSPECTOR SHALL INSPECT ALL DISCHARGE POINTS, DISTURBED AREAS, MATERIAL STORAGE AREAS, STRUCTURAL CONTROLS AND CONSTRUCTION ENTRANCES/EXITS AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER EVERY ½ INCH OR GREATER STORM EVENT. MAJOR OBSERVATIONS AND INCIDENTS OF NON-COMPLIANCE SHOULD BE RECORDED IN THE INSPECTION REPORT, AS WELL AS CORRECTIVE ACTIONS AND MAINTENANCE. UNLESS ADVISED OTHERWISE, MAINTENANCE MUST OCCUR WITHIN SEVEN (7) CALENDAR DAYS OF THE INSPECTION. THESE INSPECTIONS MUST BE DOCUMENTED AND SIGNED BY A QUALIFIED INSPECTOR AS DEFINED BY THE CGP. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE CGP WHEN THE REPORTS DO NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
5. UPON SATISFACTORY COMPLETION OF THE PROJECT CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL FILE THE NPDES STORMWATER NOTICE OF TERMINATION (NOT) (RULE 62-621.300(6), F.A.C.) WITH FDEP. THE PERMIT COVERAGE IS DEEMED COMPLETE WHEN ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND STABILIZATION OF ALL DISTURBED OPEN AREAS HAVE REACHED AT LEAST 70% VEGETATIVE COVER OR OTHER PERMANENT STABILIZATION IS IN PLACE. A COPY OF THE NOT SHALL BE PROVIDED TO THE EOR AND PROPERTY OWNER.

SINKHOLE REPAIR NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

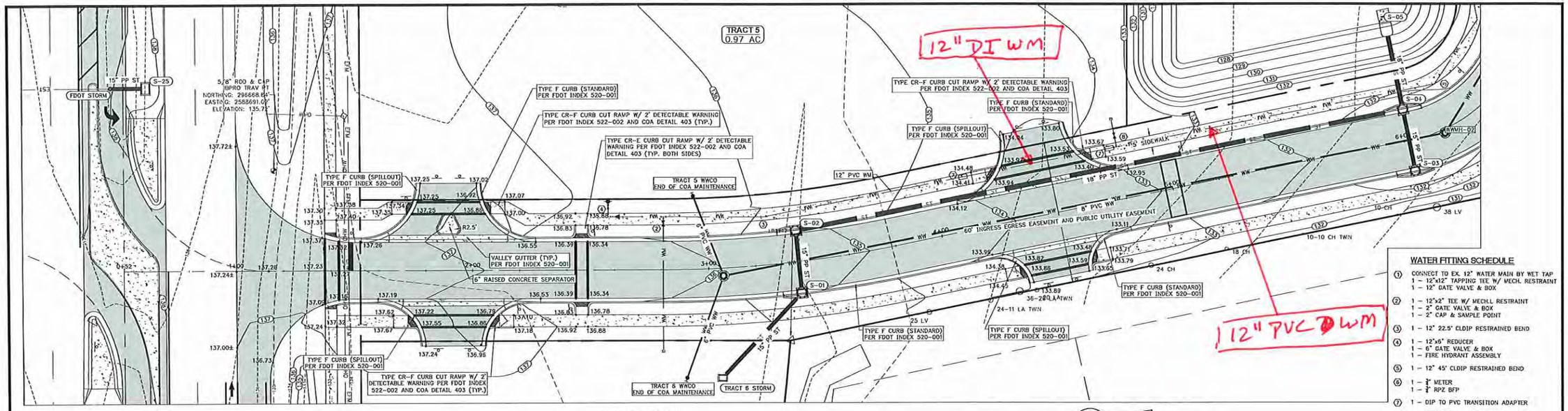
1. SHALLOW REPAIR (SEE DETAIL): IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
2. DEEP REPAIR (SEE DETAIL): IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
3. NOTIFICATION: THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SRWMD FOR APPROVAL WITHIN 30 DAYS. THE SRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

STANDARD ABBREVIATIONS

ACPW	ALACHUA COUNTY PUBLIC WORKS	NO	NUMBER
ADJ	ADJACENT	NTS	NOT TO SCALE
ALUM	ALUMINUM	NW	NORTH WEST
APT	APARTMENT	OC	ON CENTER
ASPH	ASPHALT	PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
B&J	BORE & JACK	PE	POLYETHYLENE PIPE
BC	BACK OF CURB	POB	POINT OF BEGINNING
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE	PP	POLYETHYLENE PIPE
BLDG	BUILDING	POE	POINT OF ENDING
BM	BENCHMARK	PL	PROPERTY LINE
BOP	BEGINNING OF PROFILE	PAVT	PRIVATE
BSL	BUILDING SETBACK LINE	PRI	PRIMARY
C&G	CURB & GUTTER	PSI	POUNDS PER SQUARE INCH
CI	CURVE ONE	PT	PRESSURE TREATED (NON ARSENIC)
CATV	CABLE TELEVISION	PUD	PLANNED URBAN DEVELOPMENT
CET	CURB END TAPER	PVI	POINT OF VERTICAL INTERSECTION
CF	CUBIC FEET	PVC	POLYVINYL CHLORIDE
CI	CAST IRON	PVMT	PAVEMENT
CIP	CAST-IN-PLACE	P&P	PLAN & PROFILE
CL	CENTER LINE	R/W	RIGHT OF WAY
CLF	CHAIN LINK FENCE	R1'	ONE FOOT RADIUS
CMP	CORRUGATED METAL PIPE	RB	REACTION BLOCK
CMPA	CORRUGATED METAL PIPE ARCHED	RCP	REINFORCED CONCRETE PIPE
CMU	CONCRETE MASONRY UNIT	REF	REFERENCE
CO	CLEAN OUT	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
COA	CITY OF ALACHUA	REQ'D	REQUIRED
COMM	COMMUNICATIONS	RT	RIGHT
CONC	CONCRETE	RW	RESILIENT WEDGE
CPE	CORRUGATED POLYETHYLENE PIPE	S	SOUTH
CY	CUBIC YARD	S/W	SIDEWALK
DBI	DITCH BOTTOM INLET	SE	SOUTH EAST
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	SEC	SECONDARY
DEG	DEGREES	SF	SQUARE FEET
DHWL	DESIGN HIGH WATER LEVEL	SG	SWITCH GEAR
DI	DUCTILE IRON	SI	SURFACE INLET
DIA	DIAMETER	SPA	SPACE
DIM	DIMENSION	SRWMD	SUWANNEE RIVER WATER MANAGEMENT DISTRICT
DIP	DUCTILE IRON PIPE	SPT	STANDARD PENETRATION TEST
E	EAST	SS	SANITARY SEWER
E/M	EASEMENT	SSL	STAINLESS STEEL
EL	ELEVATION	ST	STORM
ELEC	ELECTRIC	ST.	STREET
EOP	END OF PROFILE	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	STL	STEEL
EX	EXISTING	SW	SOUTH WEST
FC	FACE OF CURB	SY	SQUARE YARD
FDC	FIRE DEPARTMENT CONNECTION	TBC	TRAFFIC BEARING COVER
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	TBM	TEMPORARY BENCHMARK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	TEL	TELEPHONE
FF	FINISH FLOOR	TFMR	TRANSFORMER
FG	FINISH GRADE	TV	TELEVISION
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FIRE LINE	TYP	TYPICAL
FLL	FLOW LINE	UD	UNDER DRAIN
FM	FORCE MAIN	UTIL	UTILITIES
FO	FIBER OPTIC	VCP	VITRIFIED CLAY PIPE
FP	FLOOD PLAIN	VEH	VEHICLE
FT	FEET	W	WEST
FUT	FUTURE	W/	WITH
GALV	GALVANIZED	W/WW	WATER/WASTEWATER
GRU	GAINESVILLE REGIONAL UTILITIES	WM	WATER MAIN
GV	GATE VALVE	WS	WATER SERVICE
HC	HANDICAP	WW	WASTEWATER
HORIZ	HORIZONTAL	YR	YEAR
HP	HIGH POINT		
HR	HOUR		
INV	INVERT		
IRR	IRRIGATION		
LF	LINEAR FEET		
LI	LINE ONE		
LAT	LATITUDE		
LBR	LIMEROCK BEARING RATIO		
LONG	LONGITUDE		
LTG	LIGHT		
LP	LOW POINT		
LT	LEFT		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MES	MITERED END SECTION		
MH	MANHOLE		
MIN	MINIMUM		
MO	MONTH		
N	NORTH		
N/A	NOT APPLICABLE		
NE	NORTH EAST		
NG	NATURAL GRADE		
NIC	NOT IN CONTRACT		

LEGEND

EST	EXISTING STORM SEWER LINE
E&W	EXISTING SANITARY SEWER LINE
EGAS	EXISTING GAS SERVICE LINE
ECATV	EXISTING CATV & TELEPHONE LINE
EUE	EXISTING UNDERGROUND ELECTRIC LINE
EWM	EXISTING WATER MAIN
76	EXISTING CONTOUR LINE
X X X	EXISTING FENCE
+89.8	NATURAL GROUND SPOT ELEVATION
9 LA (2060)	EXISTING TREE TO REMAIN
LA (2721)	EXISTING TREE TO BE REMOVED
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONC PAVEMENT/SIDEWALK
87	PROPOSED FINISH ELEVATION CONTOUR
+ 35.00	PROPOSED FINISH SPOT ELEVATION
	PROPOSED DIRECTIONAL FLOW ARROW
	DRAINAGE AREA DIVIDE
	PROPOSED SILT FEN

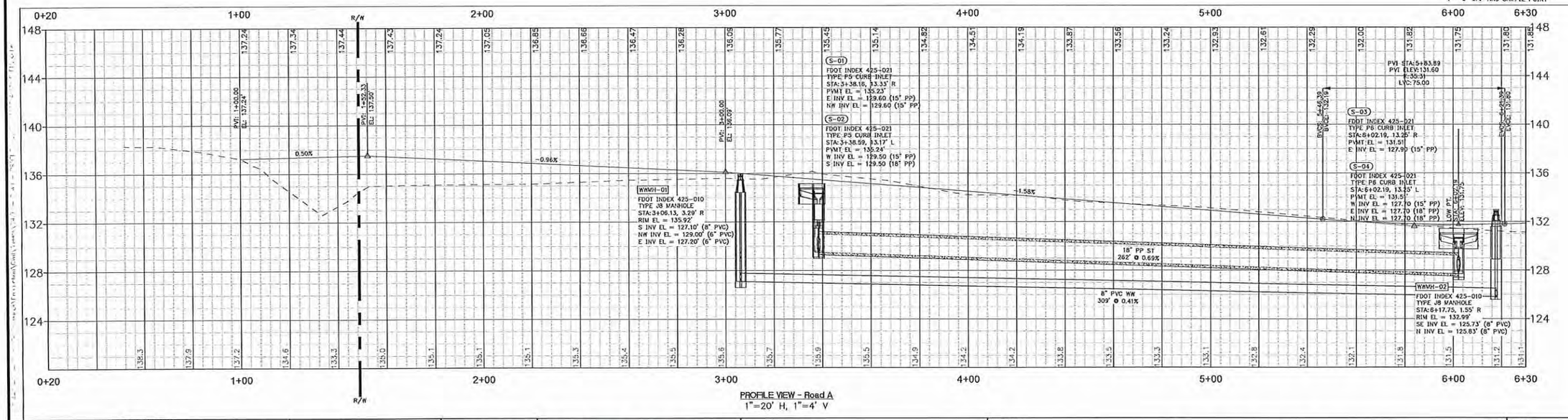


PLAN VIEW - ROAD A
1"=20'

SCALE 1" = 20

WATER FITTING SCHEDULE

1. CONNECT TO EX. 12" WATER MAIN BY WET TAP
   1 – 12"x12" TAPPING TEE W/ MECH. RESTRAINT
   1 – 12" GATE VALVE & BOX
2. 1 – 12"x2" TEE W/ MECH. RESTRAINT
   1 – 2" GATE VALVE & BOX
   1 – 2" CAP & SAMPLE POINT
3. 1 – 12" 22.5° CLDIP RESTRAINED BEND
4. 1 – 12"x6" REDUCER
   1 – 6" GATE VALVE & BOX
   1 – FIRE HYDRANT ASSEMBLY
5. 1 – 12" 45° CLDIP RESTRAINED BEND
6. 1 – 1" METER
   1 – 1" RPZ BFP
7. 1 – DIP TO PVC TRANSITION ADAPTER
8. 1 – 12"X8" TEE W/ MECH. RESTRAINT
   1 – 8" GATE VALVE & BOX
9. 1 – 8"X2" TEE W/ MECH. RESTRAINT
   1 – 2" GATE VALVE & BOX
10. 1 – 8" GATE VALVE AND BOX
    1 – 3" BLOW OFF ASSEMBLY
11. 1 – 12"X6" TEE W/ MECH. RESTRAINT
    1 – 6" GATE VALVE AND BOX
    1 – 6" CAP AND SAMPLE POINT



PROFILE VIEW - Road A
1"=20' H, 1"=4' V

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73542

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SHEET TITLE: PLAN AND PROFILE

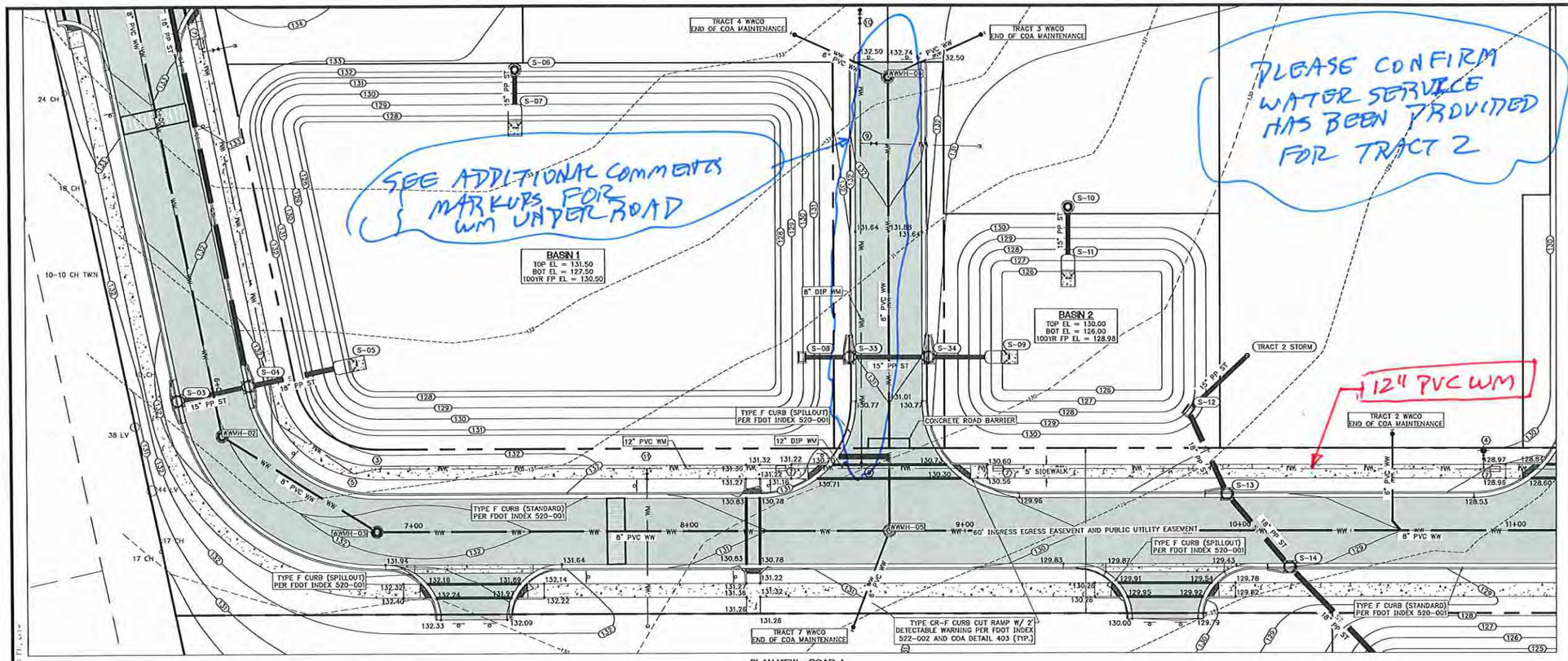
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

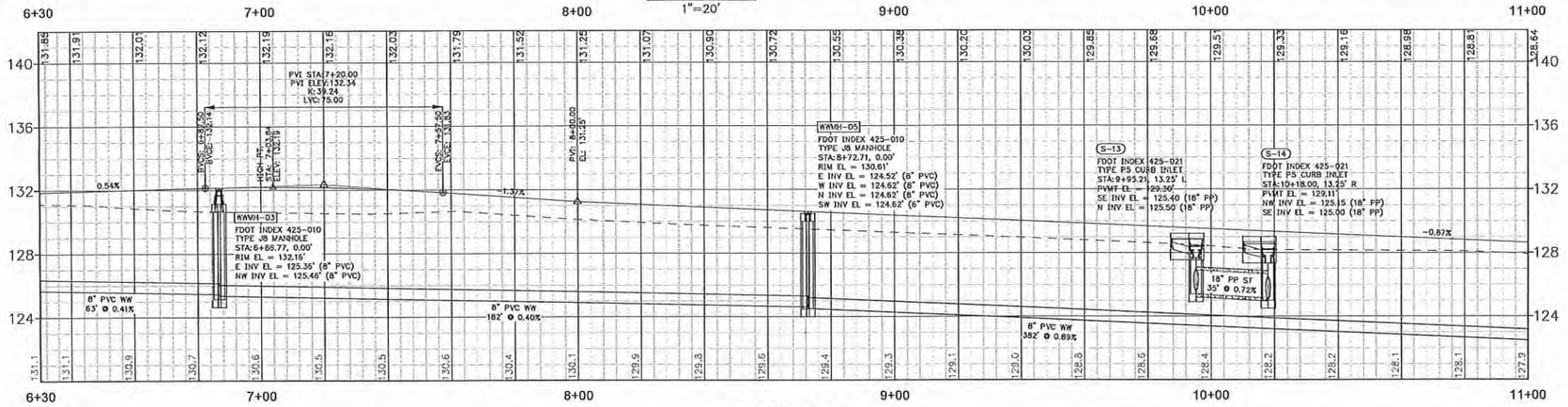
DATE: FEBRUARY 2023

PROJECT NO: 514-21-01

SHEET NO: C4.01



PLAN VIEW - ROAD A
1"=20'



PROFILE VIEW - Road A
1"=20' H, 1"=4' V

WATER FITTING SCHEDULE

1. CONNECT TO EX. 12" WATER MAIN BY WET TAP
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   1 – 2" GATE VALVE & BOX
   1 – 2" CAP & SAMPLE POINT
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   1 – 6" GATE VALVE & BOX
   1 – FIRE HYDRANT ASSEMBLY
5. 1 – 12" 45° CLDIP RESTRAINED BEND
6. 1 – 2" METER
   1 – 2" RPZ BFP
7. 1 – DIP TO PVC TRANSITION ADAPTER
8. 1 – 12"X8" TEE W/ MECH. RESTRAINT
   1 – 8" GATE VALVE & BOX
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   1 – 2" GATE VALVE & BOX
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    1 – 3" BLOW OFF ASSEMBLY
11. 1 – 12"X6" TEE W/ MECH. RESTRAINT
    1 – 6" GATE VALVE AND BOX
    1 – 6" CAP AND SAMPLE POINT

REVISIONS				
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ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73342

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SHEET TITLE: PLAN AND PROFILE

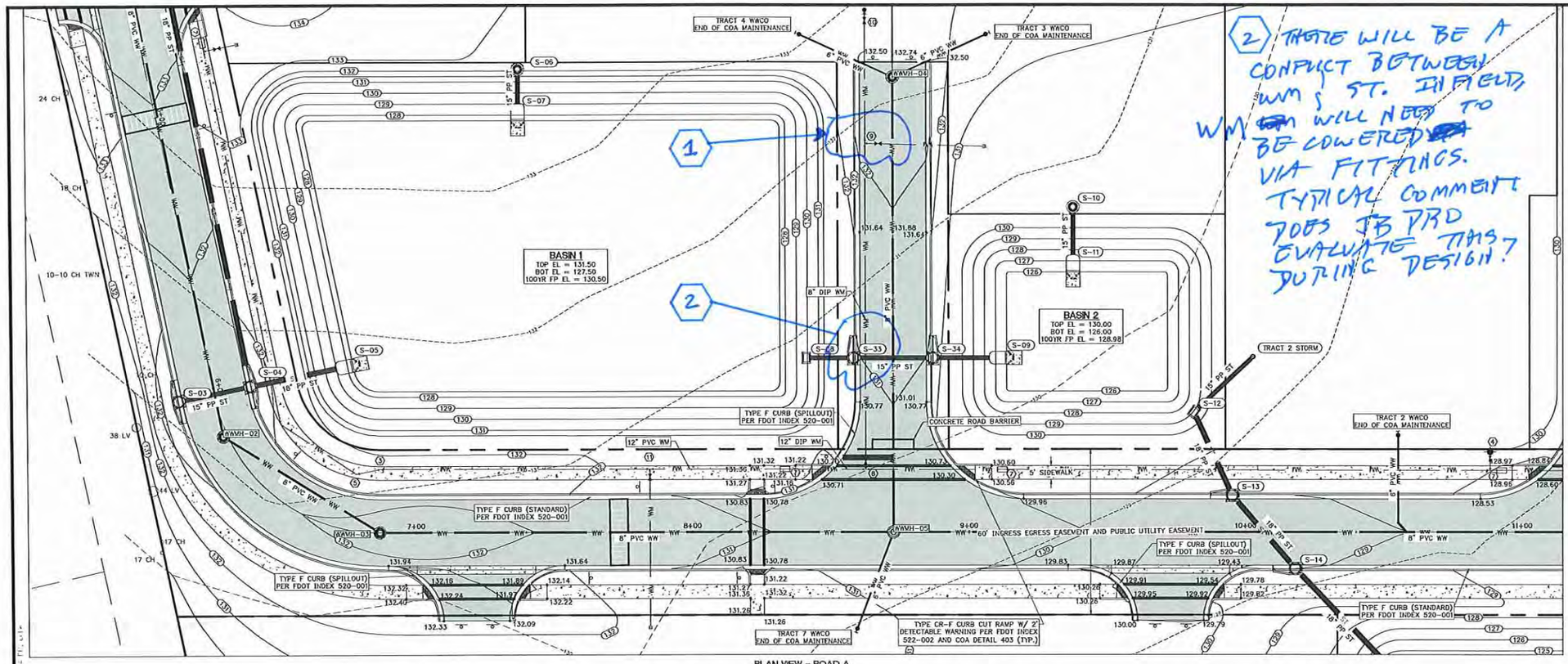
DATE: FEBRUARY 2023

PROJECT NO.: 514-21-01

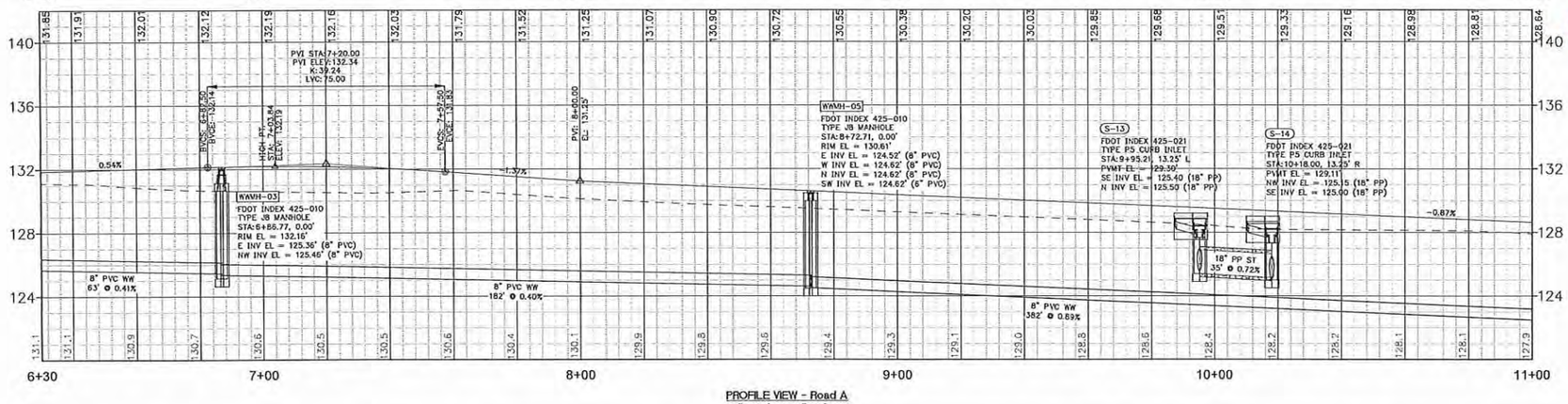
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO.: C4.02



PLAN VIEW - ROAD A
1"=20'



PROFILE VIEW - Road A
1"=20' H, 1"=4' V

WATER FITTING SCHEDULE

(1) CONNECT TO EX. 12" WATER MAIN BY WET TAP
1 - 12"x12" TAPPING TEE W/ MECH. RESTRAINT
1 - 12" GATE VALVE & BOX

(2) 1 - 12"x2" TEE W/ MECH. RESTRAINT
1 - 2" GATE VALVE & BOX
1 - 2" CAP & SAMPLE POINT

(3) 1 - 12" 22.5° CLDIP RESTRAINED BEND

(4) 1 - 12"x6" REDUCER
1 - 6" GATE VALVE & BOX
1 - FIRE HYDRANT ASSEMBLY

(5) 1 - 12" 45° CLDIP RESTRAINED BEND

(6) 1 - 2" METER
1 - 2" RPZ BFP

(7) 1 - DIP TO PVC TRANSITION ADAPTER

(8) 1 - 12"X8" TEE W/ MECH. RESTRAINT
1 - 8" GATE VALVE & BOX

(9) 1 - 8"X2" TEE W/ MECH. RESTRAINT
1 - 2" GATE VALVE & BOX

(10) 1 - 8" GATE VALVE AND BOX
1 - 3" BLOW OFF ASSEMBLY

(11) 1 - 12"X6" TEE W/ MECH. RESTRAINT
1 - 6" GATE VALVE AND BOX
1 - 6" CAP AND SAMPLE POINT

20' 10' 0 20' 40' 60'
SCALE 1" = 20'

(2) THOTE WILL BE A CONFLICT BETWEEN WM & ST. IN FIELD, WM will NEED TO BE COVERED VIA FITTINGS. TYPICAL COMMENT DOES JB PRD EVALUATE THIS DURING DESIGN?

(1) INSTALLING THE WM UNDER THE ROAD WILL PRECLUDE ~~THE~~ THE SLEEVE APPROACH AS PER 312. PLEASE EVALUATE. COULD WM BE ROUTED OFF-ROAD, EITHER EAST OR WEST OF ROAD?

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

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INFRASTRUCTURE PLAN

DATE: FEBRUARY 2023
PROJECT NO. 514-21-01
SHEET NO. C4.02

12"L-DI-WM

12"L-PVC-WM

CONSIDER PROVIDING 12"L-DI-WM FOR ENTIRE LENGTH BETWEEN EXISTING WM AND FITTING 7 WEST OF TRACT 1 ROAD

PLAN VIEW - ROAD A
1"=20'

PLAN VIEW ZOOMED - ROAD A / CR-235A INTERSECTION
1" = 10'

PROFILE VIEW - Road A
1"=20' H, 1"=4' V

SCALE 1" = 20'

WATER FITTING SCHEDULE

① CONNECT TO EX. 12" WATER MAIN BY WET TAP
1 – 12"x12" TAPPING TEE W/ MECH. RESTRAINT
1 – 12" GATE VALVE & BOX

② 1 – 12"x2" TEE W/ MECH.L RESTRAINT
1 – 2" GATE VALVE & BOX
1 – 2" CAP & SAMPLE POINT

③ 1 – 12" 22.5° CLDIP RESTRAINED BEND

④ 1 – 12"x6" REDUCER
1 – 6" GATE VALVE & BOX
1 – FIRE HYDRANT ASSEMBLY

⑤ 1 – 12" 45° CLDIP RESTRAINED BEND

⑥ 1 – 2" METER
1 – 2" RPZ BFP

⑦ 1 – DIP TO PVC TRANSITION ADAPTER

⑧ 1 – 12"X8" TEE W/ MECH. RESTRAINT
1 – 8" GATE VALVE & BOX

⑨ 1 – 8"X2" TEE W/ MECH. RESTRAINT
1 – 2" GATE VALVE & BOX

⑩ 1 – 8" GATE VALVE AND BOX
1 – 3" BLOW OFF ASSEMBLY

⑪ 1 – 12"X6" TEE W/ MECH. RESTRAINT
1 – 6" GATE VALVE AND BOX
1 – 6" CAP AND SAMPLE POINT

REVISIONS

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SHEET TITLE: PLAN AND PROFILE

DATE: FEBRUARY 2023

PROJECT NO.: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO.: C4.03

GENERAL UTILITY NOTES:

1. UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON.
   - CONSTRUCTION OF THE WATER AND WASTEWATER SYSTEM SHALL CONFORM TO CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, POTABLE WATER, RECLAIMED WATER AND WASTEWATER, LATEST EDITION.
   - PROVIDE RESTRAINED JOINTS AT FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS AND AS PER DESIGN DETAILS AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS.
   - THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINES.
   - WET-TAP POTABLE WATER CONNECTIONS SHALL BE MADE BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA RESTRAIN BOTH ENDS OF GATE VALVE.
   - CONNECT GRAVITY WASTEWATER MAINS AND LATERALS USING RIEBER GASKETS.
   - DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT AS PER 324.
2. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
3. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
4. ALL WASTEWATER MANHOLES DEEPER THAN 20 FEET (RIM EL - FLOOR EL) SHALL BE 72" IN DIAMETER.
5. ALL FDC SHALL BE FREE STANDING AND WITHIN 35' OF A FIRE HYDRANT.
6. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSET POINT ON THE BUILDING SHALL NOT EXCEED 400' AND THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS MUST NOT EXCEED 500'.
7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.
8. THE LIFT STATION SHALL BE PRIVATE ITS MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY'S OWNERS ASSOCIATION.
9. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS UNDER ROADS.
10. THE SHORT FORCE MAIN SHALL BE PRIVATE. ONCE THE FORCE MAIN IS IN THE CR235A RIGHT OF WAY, COA WILL ASSUME MAINTENANCE RESPONSIBILITY.
11. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT

12. INSTALL WATER SERVICE CONNECTIONS UNDER ROADS AS PER 312

WASTEWATER STRUCTURE TABLE

WWMH-02
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 8+17.75, 1.55 R
PVMT EL = 132.61
SE INV EL = 125.73 (8" PVC)
N INV EL = 125.83 (8" PVC)

WWMH-03
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 6+86.77, 0.00
PVMT EL = 131.78
E INV EL = 125.36 (8" PVC)
NW INV EL = 125.46 (8" PVC)

WWMH-04
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 8+72.71, 164.58 L
PVMT EL = 132.28
S INV EL = 125.28 (8" PVC)
NW INV EL = 125.38 (6" PVC)
E INV EL = 125.38 (6" PVC)

WWMH-05
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 8+72.71, 0.00
PVMT EL = 130.23
E INV EL = 124.52 (8" PVC)
W INV EL = 124.62 (8" PVC)
N INV EL = 124.62 (6" PVC)
SW INV EL = 124.62 (6" PVC)

WWMH-06
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 12+57.71, 0.00
PVMT EL = 126.88
E INV EL = 121.00 (8" PVC)
W INV EL = 121.10 (8" PVC)
N INV EL = 123.08 (6" PVC)

WWMH-07
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 13+92.99, 16.09 R
PVMT EL = 124.84
W INV EL = 119.25 (8" PVC)
S INV EL = 119.15 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
TRACT 1 W/CO	WWMH-08	6" PVC	35'	1.00%
TRACT 2 W/CO	TRACE 2 BEND	6" PVC	32'	0.63%
TRACT 3 W/CO	WWMH-04	6" PVC	37'	0.73%
TRACT 4 W/CO	WWMH-04	6" PVC	37'	0.73%
TRACT 5 W/CO	WWMH-01	6" PVC	36'	0.83%
TRACT 6 W/CO	WWMH-01	6" PVC	46'	6.20%
WWMH-01	WWMH-02	8" PVC	312'	0.41%
WWMH-02	WWMH-03	8" PVC	65'	0.41%
WWMH-03	WWMH-05	8" PVC	186'	0.40%
WWMH-04	WWMH-05	8" PVC	165'	0.40%
WWMH-05	WWMH-06	8" PVC	385'	0.89%
WWMH-06	WWMH-07	8" PVC	138'	1.27%

57- JOINTS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73342

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SHEET TITLE: MASTER UTILITY PLANS

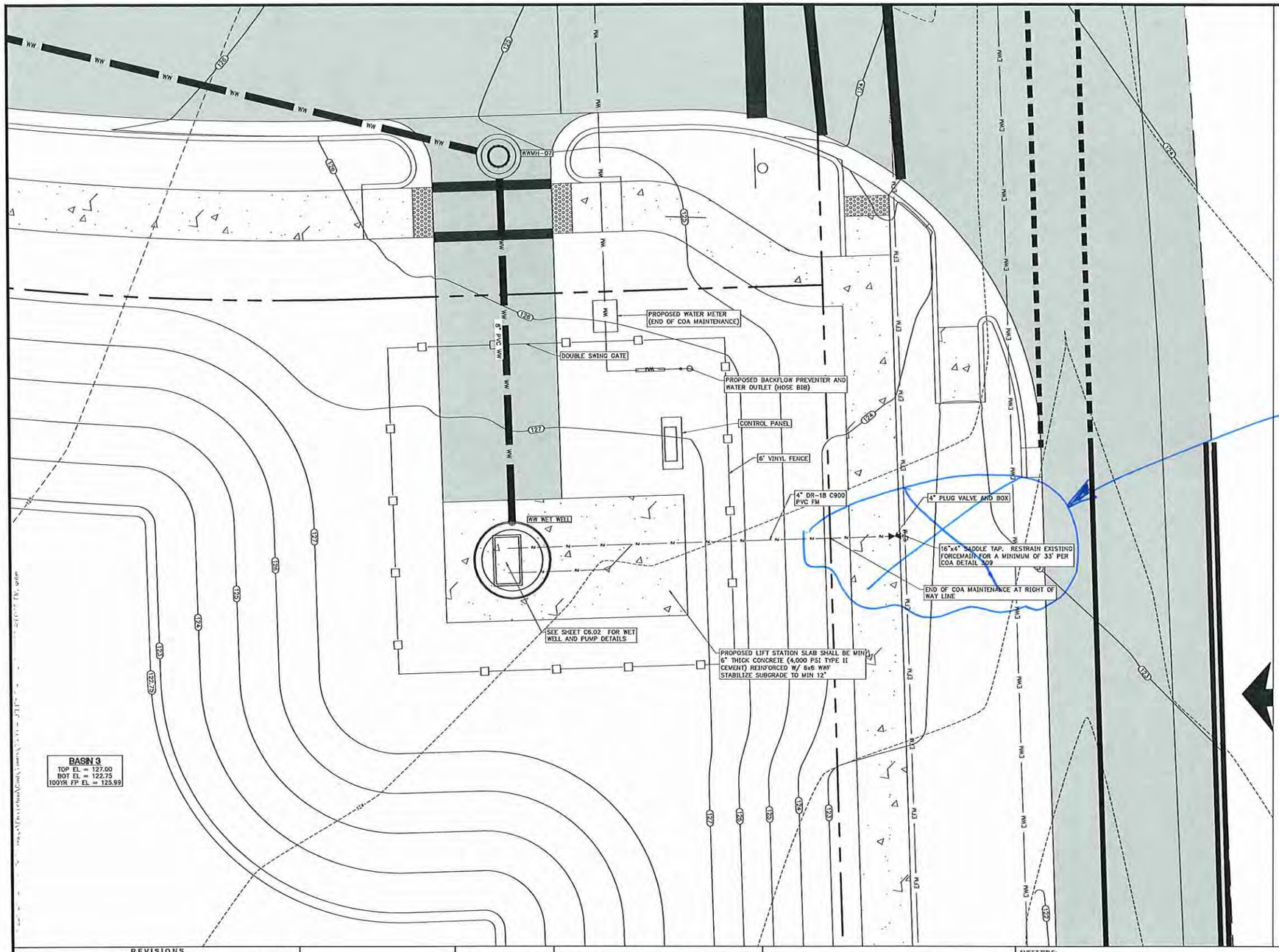
DATE: FEBRUARY 2023

PROJECT NO.: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO.: C6.00



CONNECTION OF PRIVATE AND PUBLIC FORCE MAINS:

1. PROVIDE A 16 X 4 -INCH SADDLE TAP ON THE EXISTING 16-INCH FORCE MAIN.
2. PROVIDE A CORROSION RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) 4-INCH FLANGED PLUG VALVE AT THE SADDLE. PROVIDE OPERATING NUT AND VALVE BOX.
3. TO THE PLUG VALVE, CONNECT A FLANGED DI EPOXY LINED 3-INCH SPOOL PIECE, MINIMUM LENGTH OF 3-FEET.
4. TO THE SPOOL PIECE, CONNECT A CORROSION-RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) FLANGED SWING CHECK VALVE.
5. PROVIDE ANOTHER FLANGED DI EPOXY-LINED SPOOL PIECES, MINIMUM LENGTH OF 2 FEET. CONNECT ONE END TO THE CHECK VALVE. CONNECT THE OTHER END TO A PLUG VALVE IDENTICAL TO ABOVE BUT NO VALVE BOX.
6. PROVIDE ANOTHER DI EPOXY-LINED SPOOL PIECE, MINIMUM LENGTH OF 3 FEET, WITH FL X MJ CONNECTIONS. CONNECT THE FLANGED END TO THE PLUG VALVE.
7. CONNECTION THE SPOOL PIECE MJ END TO THE 4-INCH PVC FORCE MAIN. RESTRAIN THE MJ CONNECTION.
8. FURNISH AN OPEN-BOTTOM CONCRETE CAULT WITH INTERNAL PLAN VIEW DIMENSIONS OF 4 -BY 6 -FEET. PROVIDE AN ALUMINUM HATCH ON VAULT TOP.
9. INSTALLED THE VAULT SO THAT IT INCLUDES AND IS CENTERED ON THE CHECK VALVE AND PLUG VALVE NEAREST THE LIFT STATION. INSTALL #57 STONE UNDER THE CHECK AND PLUG VALVES.
10. INSTALL THE VAULT SO THAT ITS TOP IS EVEN WITH THE SIDEWALK.

PRIVATE LIFT STATION PRESSURE CONNECTION TO PUBLIC FORCE MAIN NOT ALLOWED.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: LIFT STATION PLAN

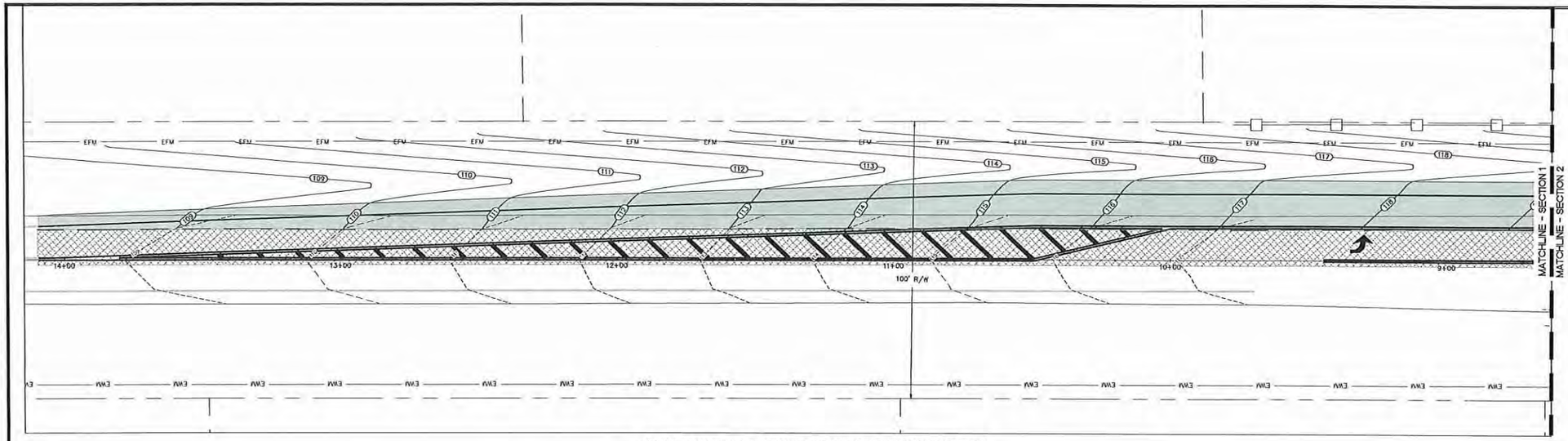
DATE: FEBRUARY 2023

PROJECT NO.: 514-21-01

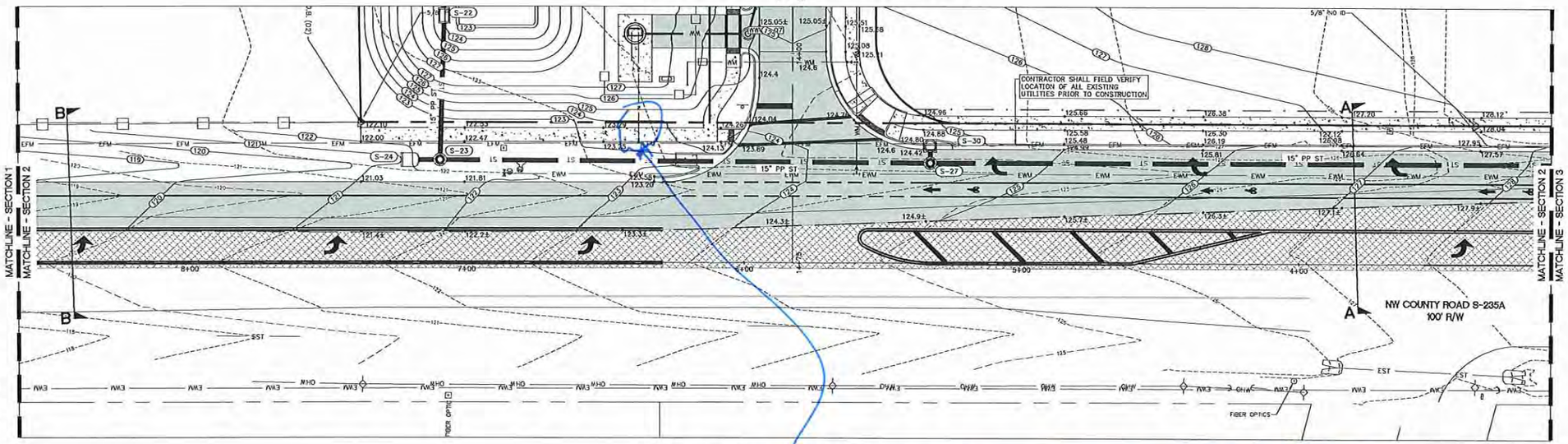
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO.: C6.01



CR-235 RIGHT OF WAY IMPROVEMENTS PAVING GRADING + DRAINAGE PLAN
1" = 20'



CR-235 RIGHT OF WAY IMPROVEMENTS PAVING GRADING + DRAINAGE PLAN
1" = 20'

PRIVATE LIFT STATION
PRESSURE CONNECTION
TO PUBLIC FORCE MAIN
NOT ALLOWED.

STORM STRUCTURE TABLE

S-26
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 130.75
S INV EL = 128.50 (15" PP)

S-24
FDOT INDEX 430-022
MITERED END SECTION
N INV EL = 121.00 (15" PP)

S-23
FDOT INDEX 425-021
TYPE J8 MANHOLE
RIM EL = 123.29
W INV EL = 121.10 (15" PP)
S INV EL = 121.05 (15" PP)
N INV EL = 121.05 (15" PP)

S-27
FDOT INDEX 425-021
TYPE J8 MANHOLE
RIM EL = 130.25
N INV EL = 122.00 (15" PP)
S INV EL = 122.00 (15" PP)
W INV EL = 122.00 (15" PP)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-23	S-24	15" RCP	10'	0.50%
S-29	S-27	15" RCP	292'	1.54%

COUNTY ROAD GENERAL NOTES:

1. STRIPING TO CONFORM TO FDOT STANDARD PLANS SECTION 711-001
2. ADJUST ALL UTILITY BOXES TO BE FLUSH WITH PROPOSED GRADE. ALL UTILITY BOXES SHALL HAVE TRAFFIC RATED TOP.

N

20 10 0 20 40 60
SCALE 1" = 20

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: CR235A COUNTY GRADING PLAN

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: FEBRUARY 2023
PROJECT NO: 514-21-01
SHEET NO: C9.02

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 23, 2023

Sent by electronic mail to chris.potts@jbprocom

Chris Potts, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Third Project Assistance Team (PAT) Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Potts:

On February 2, 2023, the City of Alachua received your revised application for an Infrastructure Plan submitted on behalf of Ashok Patel and Sheila Patel. The application proposes the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property, located on Tax Parcel Numbers 03042-050-008 and 03044-0003-000. The revised application received on February 2, 2023 was submitted to address the PAT review comments issued to you in a letter dated December 15, 2022.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, March 13, 2023**. 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:

Previous Comments – 9/20/22 PAT Letter

1. *Miscellaneous*
   a. To provide separation between vehicular and pedestrian traffic, a landscape strip of is warranted between the roadway edge of pavement and the sidewalk on the west side of CR 235-A and north of the internal roadway near its intersection with CR 235-A.

      Remaining Issue: The proposed sidewalk now encroaches into the subject property and outside of the CR 235-A right-of-way. A callout was added for "5' Easement" but it is not clear this is intended to be a sidewalk easement. Clarify the callout.

Previous Comments – 12/5/22 Resubmittal

1. *Land Rights*
   a. Streets shall be privately maintained however water and wastewater infrastructure within the street rights of way will be publicly maintained. Depict the location of Public Utilities Easements (PUEs) over all publicly maintained water and wastewater utilities.

      Remaining Issue: Publicly maintained utilities, including sewer laterals and cleanouts and water line stubs, are located outside of the private right-of-way. PUEs must be provided for all publicly maintained utilities.

2. *Section 6.2, Landscaping Standards*
   a. Please identify proposed landscape plantings within the "landscape buffer" located SW of the intersection of US 441 and CR 235-A. Buffer must meet the requirements for arterial screening (reference Section 6.2.3(E)).

      Remaining Issues:
      (1) All required information as set forth in Section 6.2.2, including but not limited landscape planting height, tree caliper, scientific name, etc., is not included on the plan.
      (2) Understory planting requirement not met. Three (3) understory trees are required for every 100 lineal feet of frontage. Therefore, a minimum of five (5) understory trees are required.

New Comments – 2/2/22 Resubmittal

3. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department (forthcoming – to be provided under separate cover).
   b. The applicant must address the comments provided by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc. as provided in a letter dated February 23, 2023.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brett Dargis, V3 Capital Group *(by electronic mail)*
Project File

MEMORANDUM

Santa Fe Infrastructure Plans

February 23, 2023

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: February 23, 2023

RE: Santa Fe Infrastructure Plans

CHW has reviewed the plans submitted for the Santa Fe Crossing Infrastructure Plan 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.

Second Review:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.

Stormwater Report

1. Comment cleared.
2. Comment cleared.

Cost Estimate

General:

1. Comment cleared.

CoA Cost Estimate:

1. Please review the quantities of the items listed. Several items, such as the storm structures quantities, appear to be incorrect. Please note that this is not an exhaustive list.
   Third review: Please clarify why the proposed lift station has not been included in the cost estimate.
2. Comment cleared.
3. Comment cleared.

FDOT Cost Estimate:

1. Comment cleared.

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February 1, 2023

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Tabor,

Please find attached a resubmittal package for the **Santa Fe Crossings Infrastructure Plan**. This resubmittal package is provided to address comments provided by the City of Alachua via email on December 15th, 2022. Included in this submittal package are 4 copies of the total application package.

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:

Previous Comments – 9/20/22 PAT Letter

1. **Land Rights**
   a. Submit draft covenants which address maintenance of all private infrastructure, including but not limited to streets, stormwater basins, lift station, and landscape buffer area.
   Remaining Issue: Draft covenants were not received with the 12/5/22 resubmittal.
   Response: Draft covenants have been included with this submittal.

2. **Article 7, Subdivision Standards**
   a. Per Section 7.3.3(B), road and street signs are required. Provide a standard detail of street name signs and provide signage at the following locations:
      - Intersection of proposed road and US 441;
      - Intersection of proposed road and CR 235-A; and,
      - At the terminus of proposed roads, southwest of Basin 1.

   Remaining Issue: (1) Standard detail not provided. (2) Proposed street name signs are called out (P-4) on Sheet C2.01 near the intersection of

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Road A and US 441 and Road B and CR 235-A, but are not at the intersections. Street name signs should be mounted above stop signs at these intersections.

Response: Street name signs have been shown to be mounted above stop signs at the requested intersections. A note that all street name signs shall conform to MUTCD standards is included.

3. **Miscellaneous**
   a. To provide separation between vehicular and pedestrian traffic, a landscape strip of is warranted between the roadway edge of pavement and the sidewalk on the west side of CR 235-A and north of the internal roadway near its intersection with CR 235-A.
   Remaining Issue: The proposed sidewalk now encroaches into the subject property and outside of the CR 235-A right-of-way. Add a note to the plan indicating a sidewalk Easement will be provided for the area of encroachment into the subject property.

Response: A 5' sidewalk easement has been shown for the area of encroachment onto the subject property.

12/5/2022 Resubmittal

1. **Land Rights**
   a. Streets shall be privately maintained however water and wastewater infrastructure within the street rights of way will be publicly maintained. Depict the location of Public Utilities Easements (PUEs) over all publicly maintained water and wastewater utilities.

Response: Location of PUEs have been identified on the plans. The entirety of the right of way will constitute the PUE.

2. **Section 6.2, Landscaping Standards**
   a. Please identify proposed landscape plantings within the "landscape buffer" located SW of the intersection of US 441 and CR 235-A. Buffer must meet the requirements for arterial screening (reference Section 6.2.3(E)).

Response: Proposed landscape has been shown within the landscape buffer which meets the requirements for arterial screening.

3. **Public Services/Fire Rescue/ Engineering Review Comments**
   a. The applicant must address all comments provided by the Public Services Department (forthcoming – to be provided under separate cover).

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Response: So noted, thank you.

b. The applicant must address the comments provided by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc. as provided in a letter dated December 15, 2022.

Response: So noted, thank you.

CHW Comments

1. Per Items "q" and "r", please provide landscape and photometric plans.
   a. **Second review:** Thank you for providing landscape plans. Please note that CHW was not provided photometric plans and it is not listed in the sheet index.

   Response: Photometrics plan has been provided with this submittal.

2. Please provide details on how stormwater will be captured prior to development of the tracts. Currently, it appears that stormwater will sheet flow to CR-235A.
   a. **Second review:** Please note that part of Tract 1, Tract 6, and the landscape buffer still drain directly to S-235A. CHW is aware that Tract 1 and Tract 6 are currently being permitted for development and defers to the City of Alachua on whether the grading of Tract 1 and Tract 6 will need to be revised.

   Response: Tract 1 will be developed concurrently with the master plan and thus will not cause adverse effects to the county right of way.

3. Please provide signage labeling per MUTCD.
   a. **Second Review:** Please review and revise the "Proposed Signs" table. At least one of the signs does not match the MUTCD description.

   Response: Street signs have been revised to match MUTCD descriptions.

4. Please provide signage for mid-block crossing per MUTCD.
   a. **Second Review:** Please note that this comment does not appear to be resolved. Please provide mid-block signage per the MUTCD and FDOT.

   Response: Signage for mid-block crossing per MUTCD has been shown.

5. Please note that signed and sealed plans and reports were not provided for this submittal.

   Response: So noted, digitally signed and sealed plans will be provided with this submittal.

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6. Please clarify if the appropriate shielding for pedestrian sidewalks will be provided for the sidewalk at the intersection of Roads A & B as the adjacent grading does not meet Florida Greenbook standards.
   Response: The grading has been revised to improve pedestrian safety in this portion of the roadway and meet Florida Greenbook standards.

7. Please note that based on the proposed grading, the trees located at the southwest corner of the site will be negatively impacted by the development. Should the tree die within a year of development, per City of Alachua code replacement will be required. No response necessary.
   Response: So noted, thank you.

8. Please clarify why the silt fence does not extend along the western boundary of Tract 6 and on the eastern boundary of the landscape buffer.
   Response: Silt fence extends along the entirety of the western boundary of tract 6. Additional silt fence has been extended along the east side of the landscape buffer.

9. Please clarify what is proposed at the end of the storm stub out for Tract 2 and if it is an inlet of some kind, please provide inlet protection.
   Response: The storm stub-out will be temporarily capped. The future developer of the site will connect to this pipe stub-out.

10. Please review and revise the pavement elevations for S-28 and S-30.
    Response: Pavement elevations for S-28 and S-30 have been reviewed and revised.

11. Please provide full dimensions for all skimmers, including height, width, and depth.
    Response: Please see Sheet C5.01 and C5.02 for dimensions of skimmers.

<u>Cost estimate:</u>

1. Please clarify which of the FDOT historical item average costs was used to determine the provided costs.
   Response: The FDOT cost estimate has been approved by the FDOT. Generally, 2022 historical item average costs have been used to determine provided costs where applicable.

2. Please review the quantities of the items listed. Several items, such as the storm structures quantities, appear to be incorrect. Please note that this is not an exhaustive list.

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Response: Quantities have been reviewed and revised.

3. Please note that several items do not appear to be included, such as the 2" water service line
   Response: Quantities have been reviewed and revised.

4. Please note that the cost estimate lists the storm pipe to be RCP but the plans list it as PP.
   Response: Quantities have been reviewed and revised for storm structures.

Public Service Comments

Sheet C6.00, General Utility Notes

1. ***For whatever reason, the Engineer did not fully modify note 1. Design intent is for WM pipe under roads to be DI. As long as DI is called out under roads on the sheets, the following modified text is acceptable:*** "1. UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED" Of course, COA would find acceptable the additional sentence "UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON. As now noted, GUN 7 consists of just the phrase "TEMPORARY BARRIER AROUND IT AS PER 3243". Please relocate this phrase to the end of the last bullet of GUN 1. The last bullet will now read: "DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT AS PER 324".
   Response: The text has been revised as requested. We apologize for the confusion.

2. Please delete General Utility Note (GUN) 10. Stormwater system maintenance responsibility is already covered on sheet C1.00. Please replace GUN 10 with: "10. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES And CLEANOUTS LOCATED UNDER ROADS."
   Response: The general utility note has been revised as requested.

Sheet C4.03, Lift Station Force Main

1. Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the Force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it.

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This entire assembly is located within vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved. The following is proposed, and is still subject to review by the Public Services Director, who was unavailable at the time of this writing.
Response: The requested notes have been added to the plans. Please note, due to constructability and maintenance concerns, the force main has been revised to a 4" force main. Please note, Sheet C6.01 has been added to show additional detail on the force main.

Sheet C4.00

1. Roads are private. Does the term "Right of Way" apply to private roads?
   Response: The terminology has been revised due to the fact that this will be a private road. Please see updated Sheet C4.00.

Sheet C4.01

1. Please address markup comments, including:
   a. Call out DI WM pipe under road & PVC/DI transitions.
   b. WWMH-01 calls out the NW invert pipe elevation at about 4 feet above manhole bottom. Above 2 feet, a drop pipe is required. Please evaluate whether design should be modified.

   Response: The invert has been revised as requested. DI WM pipe and transitions have been added to the plan as requested.

Sheet C4.02

1. Fitting 4 calls out a bend, but a tee is shown.
   Response: The water fitting schedule has been revised.

Sheet C4.03

1. Fitting 4 calls out a bend, but a tee is shown.
   Response: The water fitting schedule has been revised.

2. Call out DI WM pipe under roads & PVC/DI transitions.
   Response: DI WM pipe and transitions have been added to the plan as requested.

3. WWMH-07 calls out a 8 foot wet well. Should this be deleted?
   Response: The text has been deleted.

4. Add text "END OF COA MAINTENANCE" at water meter.
   Response: The requested text has been added to the plan.

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5. Suggest calling out "WATER OUTLET" or similar at the spigot.
   Response: The requested text has been added to the plan.

6. Suggest expanding the Plan Zoom to including the force main. Where the new force main connect to the existing 16-inch force main, show the plug valve at the point of connection. Also show the vault housing the check valve and the other plug valve. Also, in the expanded Plan Zoom or elsewhere, call out that the entire new force main shall be restrained.
   Response: Please see Sheet C6.01 – Force Main Details for the requested detail.

Sheet C6.01

1. Please include Pump Capacity and TDH under Pump Data.
   Response: Pump capacity and TDH has been filled in.

2. Lift Station Section, Lower Right: "FIX" the over-written text.
   Response: over-written text has been removed.

Sheet C6.02

1. Please change title of detail 118 to "2-inch water service connection"
   Response: Detail has been revised.

Sheets as Necessary

1. Please include, in AutoCAD format, the following additional details
   a. 115 Water Meter Assembly
   b. 121 Backflow Preventer
   c. 321C WW Force Main Tracer Wire
   d. 324 Temporary Protective Fence

   Response: Requested details have been added to the plan set.

Sheet C6.00

1. The force main is only briefly specified on Sheet C6.01 as "DR-18 PVC FM". Type of restraint is not mentioned. Note the CoA prefers C900 pipe with restrained joints.
   Response: Please see Sheet C6.01 – Force Main Details for the requested detail.

2. The CoA suggest that the following General Utility Note be add to Sheet C6.00; "12. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT".
   Response: The requested note has been added.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

3. The second bullet of GUN1 specifies pipe restraint. Applicable details are 149 & 309. Note that detail 149 is for branches between 4 and 8- inches and not the 12 – inch branch as per this project. This prompted the review engineer to delve into this issue by running some calculation using the online EBAA thrust restraint tool. An interesting and surprising finding is that the location of the wet tap along the presumed 20 – foot existing pipe segment affects the required length of restraint along the new 12 – inch branch. Please evaluate how much restraint length is required in the new 12 – inch branch water main segment. Call this minimum restraint length out on the applicable sheet. Of course, this issue would become moot if the design intent is to restrain the entire length of new 12 – inch water main.
   Response: Utilizing the EBBA thrust restraint tool, it was found that a 33' restraint is required for the tee connection to the existing forcemain. The minimum restraint length is called out on Sheet C6.01.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBPro

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: **Dec 15, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 12/20/2022

RE: **Santa Fe Crossing – Infrastructure Plans**

Public Services has reviewed the subject project (December, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on August 2022 Submittal** **Sheet C1.0:** Suggest changing this sheet # to C1.00 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**
2.	**Comment on August 2022 Submittal** **Sheet C1.1:** Suggest changing this sheet # to C1.01 to be consistent with sheet index. **Approved as Noted.** **Comment on Dec 2022 Submittal** **Approved**

NO.	COMMENTS
3	**Comment on August 2022 Submittal** **Sheet C4.01 and others.** Stormwater pipe is called out as "PP". Please define "PP". Suggest adding it to the Standard Abbreviations on Sheet C1.0. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
4	**Comment on August 2022 Submittal** **Sheet C4.01 & other sheets.** Where-ever the following text is shown, please modify as follows: 'WHERE CR-F CURB CUT RAMP W/2-FOOT DETECTABLE WARNING PER FDOT INDEX 522-002 **AND DETAIL 403, WHICH REQUIRES PAVERS"** Note: Detail 403 is mandatory for City roads, but is strongly suggested for county and FDOT roads to maintain consistency. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
5	**Comment on August 2022 Submittal** **Sheets C.401, C4.02, C4.03** Where the cleanout is shown in the tract, on at least one cleanout per sheet, please add & call-out: "END OF COA MAINTENANCE". (Perhaps this can be deferred to each future tract project.) As part of this project, what will be provided - cleanouts with above grade stub-outs or cleanouts with cover at grade? Please clarify. A similar comment related to water meters. Presumably the water meters will be provided in future projects. Please clarify the stub-out for each water meter. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
6	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00 and possibly the C4.X profile sheets. Please review to ensure that piping and fittings are adequately called out. It appears that WW & ST piping and fittings have been called out, more or less. But water pipe and fittings have not yet been called out. As per CoA requirements, potable water piping under roads shall be ductile iron. Please show this on Sheet C6.00. **Revise and Resubmit.** **Comment on Dec 2022 Submittal** See new comments. **Approved as Noted.**
7	**Comment on August 2022 Submittal** **Sheet C6.00, General Utility Notes** Please modify as follows: "1: UNLESS OTHERWISE NOTED, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." Second bullet under 1: After "AND AS PER DESIGN DETAILS.", please add: " AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS". Fourth bullet under 1: After "PRE-APPROVED BY COA. **RESTRAIN BOTH ENDS OF THE GATE VALVE".** Fifth bullet under 1: Replace "RUBBER" with "RIEBER". Sixth bullet under 1: Please add " TEMPORARY BARRIER AROUND IT **AS PER DETAIL 324."** Please add: 7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 8. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. **Revise & Resubmit** **Comment on Dec 2022 Submittal** For whatever reason, the Engineer did not fully modify Note 1. Design intent is for WM pipe under roads to be DI. As long as DI is called out under roads on the sheets, the

NO.	COMMENTS
	following modified text is acceptable. 1: UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED". Of course, COA would find acceptable the additional sentence "UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON." As now noted, GUN 7 consists of just the phrase "TEMPORARY BARRIER AROUND IT AS PER 3243". Please relocate this phrase to the end of the last bullet of GUN 1. The last bullet will now read: "DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT **AS PER 324".** **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.)
8	**Comment on August 2022 Submittal** **Sheet C6.00** The end of the proposed water main near Tract 6 will be not connected at present as there is no existing water main to which it can connect. Thus, call-out that a blow-off valve shall be installed. **Revise & Resubmit** **Comment on Dec 2022 Submittal** **Approved**
9	**Comment on August 2022 Submittal** **Sheet C6.00** Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
10.	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Sheet C6.00, Tracts 3 & 4: • Wastewater Cleanout Location: As now shown, the cleanouts are under roads, which are not preferred by CoA. Please evaluate and offer an alternative. • Water service connection, Tract 3: As now shown, there is not a water service connection to Tract 3. Please evaluate and offer an alternative. • The potable water pipe supplying Tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap? • The potable water pipe supplying Tracts 3 & 4 is 8-inch. Consider installing a smaller line. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
11	**Comment on August 2022 Submittal** **Sheet C6.00** The proposed lift station shall be private, not public. On this and other sheets, please insert "PRIVATE" so text is now "PROPOSED **PRIVATE** LIFT STATION". Please add General Utility Note 10: "10. THE LIFT STATION SHALL BE PRIVATE. ITS MAINTENANCE SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." Please relocate the text box of "PROPOSED PRIVATE LIFT STATION " so that that the force main is completely shown from the lift station to the existing 16-inch force main. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** **Approved**
12.	**Comment on August 2022 Submittal** **Sheet C6.00** Please add General Utility Note 11: "11. THE MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT- OF- WAY SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." **Revise & Resubmit.** **Comment on Dec 2022 Submittal** Please delete General Utility Note (GUN) 10. Stormwater system maintenance responsibility is already covered on Sheet C1.00. Please replace GUN 10 with:

NO.	COMMENTS
	"10. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS LOCATED UNDER ROADS." **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.)
13	**Comment on August 2022 Submittal** **Sheet C4.03, Lift Station Force Main** Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main, CoA standard practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved. **Revise & Resubmit.** **Comment on Dec 2022 Submittal** The following is proposed, and is still subject to review by the Public Services Director, who was unavailable at the time of this writing. Please include the following scope on Sheet C4.03. Show the two plug valves, one check valve and vault on the plan views. CONNECTION OF PRIVATE AND PUBLIC FORCE MAINS PROVIDE A 16- x 4- INCH SADDLE TAP ON THE EXISTING 16-INCH FORCE MAIN. PROVIDE A CORROSION RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) 4-INCH FLANGED PLUG VALVE AT THE SADDLE. PROVIDE OPERATING NUT AND VALVE BOX. TO THE PLUG VALVE, CONNECT A FLANGED DI EPOXY LINED 4-INCH SPOOL PIECE, MINIMUM LENGTH OF 3-FEET.

NO.	COMMENTS
	TO THE SPOOL PIECE, CONNECT A CORROSION-RESISTANT (BOTH INTERNAL AND EXTERNAL EPOXY-COATED) FLANGED SWING CHECK VALVE. PROVIDE ANOTHER FLANGED DI EPOXY-LINED SPOOL PIECE, MINIMUM LENGTH OF 2 FEET. CONNECT ONE END TO THE CHECK VALVE, CONNECT THE OTHER END TO A PLUG VALVE IDENTICAL TO ABOVE BUT WITH NO VALVE BOX. PROVIDE ANOTHER DI EPOXY- LINED SPOOL PIECE, MINIMUM LENGTH OF 3 FEET, WITH FL X MJ CONNECTIONS. CONNECT THE FLANGED END TO THE PLUG VALVE. CONNECT THE SPOOL PIECE MJ END TO THE 4-INCH PVC FORCE MAIN. RESTRAIN THE MJ CONNECTION. FURNISH AN OPEN-BOTTOM CONCRETE VAULT WITH INTERNAL PLAN VIEW DIMENSIONS OF 4- BY 6- FEET. PROVIDE AN ALUMINUM HATCH ON VAULT TOP. INSTALL THE VAULT SO THAT IT INCLUDES AND IS CENTERED ON THE CHECK VALVE AND PLUG VALVE NEAREST THE LIFT STATION. INSTALL #57 STONE UNDER THE CHECK AND PLUG VALVES. INSTALL THE VAULT SO THAT ITS TOP IS EVEN WITH THE SIDEWALK. Please note that it is uncommon for a private lift station to connect a utility-owned force main. CoA is still in conversation with other parties to determine other feasible approaches to the above. Thus, the above recommended approach may change. COA welcomes a discussion with the design engineer on this comment either at or prior-to the Planning Meeting. **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.)
14.	**Comment on August 2022 Submittal** **Sheets C6.01 & C6.02** show the design of the lift station, which is suitable for a CoA public lift station. Although the CoA takes no exception to this, the CoA points out that the design Engineer may want to redesign the private lift station. Such a design could be much less costly than a CoA-acceptable - public lift station. Please note that private lift stations are subject to review by the CoA Building Department. **Revise & Resubmit.**

NO.	COMMENTS
	Comment on Dec 2022 Submittal **Approved**
15.	**Comment on August 2022 Submittal** **Sheets C6.03 & C6.04:** Please replace the following details with updates: 106, 145, 200, 263 Updated details will be included in the CoA cloud link. On Sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessary for corrosive long-age sewage. Detail 212, the standard cover, shown on Sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicates. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve. **Revise and Resubmit** **Comment on Dec 2022 Submittal** **Approved**
16.	**Comment on August 2022 Submittal** Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
17.	**Comment on August 2022 Submittal** Please add the following CoA standard details, included in the cloud link, to the documents: 118, 149, 215, 321A, 321B, 321C, 324 **Revise and resubmit.** **Comment on Dec 2022 Submittal** **Approved**
18.	**Comment on August 2022 Submittal** Duke Energy will be providing site power. When will the electrical design sheets be provided? A particular concern of CoA is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts.

NO.	COMMENTS
	Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
19	**Comment on August 2022 Submittal** If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the CoA for the street lighting. Please **submit** response. **Comment on Dec 2022 Submittal** **Approved**
20	**New Comment on Dec 2002 Submittal** **Sheet C4.00** Roads are private. Does the term "Right OF WAY" apply to private roads? Please submit response and updated sheet, if applicable. **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.)
21	**New Comment on Dec 2002 Submittal** **Sheet C4.01** Please address markup comments, including: Call out DI WM pipe under road & PVC/DI transitions. WWMH-01 calls out the NW invert pipe elevation at about 4 feet above manhole bottom. Above 2 feet, a drop pipe is required. Please evaluate whether design should be modified. **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.)

NO.	COMMENTS
22	**New Comment on Dec 2002 Submittal** **Sheet C4.02** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. **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.)
23	**New Comment on Dec 2002 Submittal** **Sheet C4.03** Please address markup comments, including: Fitting 4 calls out a bend, but a tee is shown. Call out DI WM pipe under roads & PVC/DI transitions. WWMH07 calls out a 8-foot wet well. Should this be deleted? Add text "END OF COA MAINTENANCE" at water meter. Suggest calling out "WATER OUTLET" or similar at the spigot. Suggest expanding the Plan Zoom to include the force main. Where the new force main connects to the existing 16-inch force main, show the plug valve at the point of connection. Also show the vault housing the check valve and the other plug valve. Also, in the expanded Plan Zoom or elsewhere, call out that the entire new force main shall be restrained. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.)
24	**New Comment on Dec 2002 Submittal** **Sheet C6.01** Please include Pump Capacity and TDH under Pump Data.

NO.	COMMENTS
	Lift Station Section, Lower Right: "Fix" the over-written text. **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.)
25	**New Comment on Dec 2002 Submittal** **Sheet C6.02** Please change title of Detail 118 to "2-INCH WATER SERVICE CONNECTION". **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.)
26	**New Comment on Dec 2002 Submittal** **Sheets As Necessary** Please include, in Autocad format, the following additional details. 115 Water Meter Assembly 121 Backflow Preventer 321C WW Force Main Tracer Wire 324 Temporary Protective Fence **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.)
28	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The force main is only briefly specified on Sheet C6.01 as "DR-18 PVC FM". Type of restraint is not mentioned. Note that CoA prefers C900 pipe with restrained joints. The CoA suggest that the following General Utility Note be add to Sheet C6.00: "12. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900.

NO.	COMMENTS
	RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT". COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.)
29	**New Comment on Dec 2002 Submittal** **Sheet C6.00** The second bullet of GUN1 specifies pipe restraint. Applicable details are 149 & 309. Note that detail 149 is for branches between 4- and 8-inches and not the 12-inch branch as per this project. This prompted the review engineer to delve into this issue by running some calculations using the online EBAA thrust restraint tool. An interesting & surprising finding is that the location of the wet tap along the presumed 20-foot existing pipe segment affects the required length of restraint along the new 12-inch branch. Please evaluate how much restraint length is required in the new 12-inch branch water main segment. Call this minimum restraint length out on the applicable sheet. Of course, this issue would become moot if the design intent is to restrain the entire length of new 12-inch water main. COA welcomes a discussion with design engineer on this comment either at or prior-to the Planning Meeting. **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.)
30	

NO.	COMMENTS
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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 15, 2022

Sent by electronic mail to chris.potts@jbprocom

Chris Potts, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Resubmittal #1: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Potts:

On December 5, 2022, the City of Alachua received your revised application for an Infrastructure Plan submitted on behalf of Ashok Patel and Sheila Patel. The application proposes the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property, located on Tax Parcel Numbers 03042-050-008 and 03044-0003-000. The revised application received on December 5, 2022 was submitted to address the PAT review comments issued to you in a letter dated September 20, 2022 and as discussed during a PAT meeting held on September 21, 2022.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, January 5, 2023**. 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:

Previous Comments – 9/20/22 PAT Letter

1. *Land Rights*
   a. Submit draft covenants which address maintenance of all private infrastructure, including but not limited to streets, stormwater basins, lift station, and landscape buffer area.

      Remaining Issue: Draft covenants were not received with the 12/5/22 resubmittal.

2. *Article 7, Subdivision Standards*
   a. Per Section 7.3.3(B), road and street signs are required. Provide a standard detail of street name signs and provide signage at the following locations:
      i. Intersection of proposed road and US 441;
      ii. Intersection of proposed road and CR 235-A; and,
      iii. At the terminus of proposed roads, southwest of Basin 1.

      Remaining Issue: (1) Standard detail not provided. (2) Proposed street name signs are called out (P-4) on Sheet C2.01 near the intersection of Road A and US 441 and Road B and CR 235-A, but are not at the intersections. Street name signs should be mounted above stop signs at these intersections.

3. *Miscellaneous*
   a. To provide separation between vehicular and pedestrian traffic, a landscape strip of is warranted between the roadway edge of pavement and the sidewalk on the west side of CR 235-A and north of the internal roadway near its intersection with CR 235-A.

      Remaining Issue: The proposed sidewalk now encroaches into the subject property and outside of the CR 235-A right-of-way. Add a note to the plan indicating a sidewalk easement will be provided for the area of encroachment into the subject property.

New Comments – 12/5/22 Resubmittal

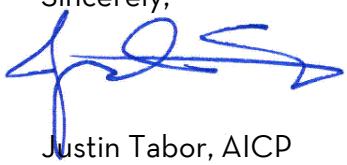
1. *Land Rights*
   a. Streets shall be privately maintained however water and wastewater infrastructure within the street rights of way will be publicly maintained. Depict the location of Public Utilities Easements (PUEs) over all publicly maintained water and wastewater utilities.

2. *Section 6.2, Landscaping Standards*
   a. Please identify proposed landscape plantings within the "landscape buffer" located SW of the intersection of US 441 and CR 235-A. Buffer must meet the requirements for arterial screening (reference Section 6.2.3(E)).

3. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department (forthcoming – to be provided under separate cover).
   b. The applicant must address the comments provided by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc. as provided in a letter dated December 15, 2022.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brett Dargis, V3 Capital Group *(by electronic mail)*
Project File

MEMORANDUM

Santa Fe Infrastructure Plans

December 15, 2022

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: December 15, 2022

RE: Santa Fe Infrastructure Plans

CHW has reviewed the plans submitted for the Santa Fe Crossing Infrastructure Plan and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Per items “q” and “r”, please provide landscape and photometric plans.
   Second Review: Thank you for providing landscape plans. Please note that CHW was not provided photometric plans and it is not listed in the sheet index.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Comment cleared.
8. Comment cleared.
9. Comment cleared.
10. Please provide details on how stormwater will be captured prior to development of the tracts. Currently, it appears that stormwater will sheet flow to CR-235A.
    Second Review: Please note that part of Tract 1, Tract 6, and the landscape buffer still drain directly to S-235A. CHW is aware that Tract 1 and Tract 6 are currently being permitted for development and defers to the City of Alachua on whether the grading of Tract 1 and Tract 6 will need to be revised.
11. Please provide signage labeling per MUTCD.
    Second Review: Please review and revise the “Proposed Signs” table. At least one of the signs does not match the MUTCD description.
12. Please provide signage for mid-block crossing per MUTCD.
    Second Review: Please note that this comment does not appear to be resolved. Please provide mid-block signage per the MUTCD and FDOT.
13. Comment cleared.

Second Review:

1. Please note that signed and sealed plans and reports were not provided for this submittal.
2. Please clarify if the appropriate shielding for pedestrian sidewalks will be provided for the sidewalk at the intersection of Roads A & B as the adjacent grading does not meet Florida Greenbook standards.
3. Please note that based on the proposed grading, the trees located at the southwest corner of the site will be negatively impacted by the development. Should the tree die within a year of development, per City of Alachua code replacement will be required. No response necessary.
4. Please clarify why the silt fence does not extend along the western boundary of Tract 6 and on the eastern boundary of the landscape buffer.

5. Please clarify what is proposed at the end of the storm stub out for Tract 2 and if it is an inlet of some kind, please provide inlet protection.
6. Please review and revise the pavement elevations for S-28 and S-30.
7. Please provide full dimensions for all skimmers, including height, width, and depth.

Stormwater Report

1. Comment cleared.
2. Comment cleared.

Cost Estimate

General:

1. Please clarify which of the FDOT historical item average costs was used to determine the provided costs.

CoA Cost Estimate:

1. Please review the quantities of the items listed. Several items, such as the storm structures quantities, appear to be incorrect. Please note that this is not an exhaustive list.
2. Please note that several items do not appear to be included, such as the 2” water service line.
3. Please note that the cost estimate lists the storm pipe to be RCP but the plans list it as PP.

FDOT Cost Estimate:

1. Comment cleared.

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December 1, 2022

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Tabor,

Please find attached a resubmittal package for the **Santa Fe Crossings Infrastructure Plan**. This resubmittal package is provided to address comments provided by the City of Alachua via email on September 20, 2022. Included in this submittal package are hard copies of the following:

- Construction Drawings
- Comment Response Letter
- Resubmittal Letter to Alachua County Public Works
- Resubmittal Letter to SRWMD
- Engineers Opinion of Probable Cost
- Lift Station Design Report
- Electronic Submittal Documents

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:

1. **Traffic/Circulation**
   a. The roadway configuration renders itself to the potential for SB US 441 traffic to use the proposed roads to access SB CR 235-A, thus avoiding the US 441/CR 235-A intersection. To reduce the potential for such cut-through traffic, traffic calming devices shall be provided along the proposed roads in a minimum of two (2) locations. Suggest traffic calming be placed at the south ingress/egress to "Tract 5" and at the intersection east of Basin 1.
   Response: Traffic calming measures in the form of rubber speed humps have been added to the requested locations. Please see Sheet C2.01 for locations of traffic calming measures and sheet C7.00 for detail of speed humps.

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b. A right-in access is proposed from CR 235-A into "Tract 1". There are no provisions for reversing direction once on-site, nor is there any restriction to prevent NB CR 235-A traffic from attempting to turn left into property. For these reasons, this connection must be removed from the infrastructure plan. Potential future connections will be evaluated through site plan review for a specific development plan, based upon the actual development proposed.
Response: The right-in entrance to Tract 1 has been removed from the infrastructure plan. This entrance will be permitted with the Wawa Site Plan submittal.

c. Provide end of road markers at all proposed street stubs.
Response: End of road markers have been added at all street stubs. Please see sheet C2.01 for signage details.

d. The directional arrows in the directional median opening for SB US 441 are right-facing rather than left-facing.
Response: The directional arrows in the median opening have been revised.

e. Label the streets (e.g., "Street A" and "Street B").
Response: Streets have been labeled across sheets to show road names.

2. **<u>Traffic Impact Study</u>**
   a. Confirm the total number of daily trips for US 441 east of CR 235-A in Table 2.
   Response: The daily distribution of project trips on US 441 east of CR 235A was mis-calculated in the MPH Study (March 2022). The distribution has been updated and is included in Table 4: Buildout (2023) Roadway Conditions of the Traffic Impact Study dated November 11, 2022.

   b. Confirm the project trips for US 441 from SR 235 to I-75 and for US 441 from I-75 to CR 235-A in Table 3. Evaluate potential impacts to LOS based upon any revisions.
   Response: The daily distribution of project trips on US 441 east of CR 235A was mis-calculated in the MPH Study (March 2022). The distribution has been updated and is included in Table 4: Buildout (2023) Roadway Conditions of the Traffic Impact Study dated November 11, 2022.

   c. Page 13: Please clarify the following statement: "No final site plan approvals for the planned residential developments west of I-75 have been obtained. It will take several years before the first trips from occupied

homes in those developments will hit the road." Briarwood Phase 1 (84 lots) is actively under construction. Final plat approval of Phases 2 and 3 (145 lots) is scheduled for September 26, 2022. Final plat approval of Alachua West (123 lots) is tentatively planned for December 2022/January 2023.
Response: Vested background trip provided by the City of Alachua are included in the development of background (2023) traffic conditions in the Traffic Impact Study dated November 11, 2022.

d. An analysis of the US 441/I-75 on and off ramps is not included within the Traffic Impact Study as requested by City Staff in an email to Mike Hemmen dated February 15, 2022.
Response: Turning movement counts were collected at the I-75 and US 441 on and off ramps and the intersections are included in the analysis provided in the Traffic Impact Study dated November 11, 2022.

3. **Land Rights**
   a. The proposed streets will serve only development within the Santa Fe Crossing project. For this reason, streets within the development shall be privately maintained.
   Response: So noted, thank you. Please see General Note #2 on Sheet C2.00.

   b. Submit draft covenants which address maintenance of all private infrastructure, including but not limited to streets, stormwater basins, lift station, and landscape buffer area.
   Response: Please refer to Sheet C2.00 for information.

4. **Section 2.4.9(E)(2) (Infrastructure Plan Standards)**
   c. Provide engineer's estimate of all public and private infrastructure costs in accordance with Section 2.4.9(E)(2)(e).
   Response: An engineer's estimate of all costs has been submitted in accordance with Section 2.4.9 (E) (2) (e).

5. **Section 6.2, Tree Removal/Replacement/Protection**
   a. Several trees are proposed for removal. Tree replacement is required for the removal of any regulated trees. Provide for tree replacement of all regulated trees.
   Response: All trees to be removed are specified on the Demolition Plan. Each tree shall be mitigated on a 1:1 basis in accordance with the Cities

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land development regulations. A note has been added to the Cover Sheet and Demolition Plan.

b. Tree protection fencing detail on Sheet C3.00 is inconsistent with the provisions of Section 6.2.1(D)(2)(a). Revise accordingly.
Response: Tree protection detail has been updated. Please see Sheet C7.00.

c. Identify the location of tree barricades in accordance with Section 6.2.1(D)(2)(a) for all existing trees to remain.
Response: Location of tree barricades has been added around all trees to remain.

d. Correct reference to County forester/landscape inspector in tree protection fencing detail on Sheet C3.00.
Response: Tree protection detail has been updated. Please see Sheet C7.00.

6. **Article 7, Subdivision Standards**
   a. Per Section 7.2.5(G), dead-end streets are prohibited. Provide a turnaround at the end of the street between Tracts 3 and 4 or alternatively remove the street and provide only a street stub at this time.
   Response: Temporary traffic barricade has been added to the dead end street. This is shown on sheet C2.01

   b. Per Section 7.3.2(A), sidewalks are required on both sides of the streets.
   Response: Sidewalks have been added to be on each side of street in accordance with Section 7.3.2(A).

   c. Per Section 7.3.3(B), road and street signs are required. Provide a standard detail of street name signs and provide signage at the following locations:
      - Intersection of proposed road and US 441
      - Intersection of proposed road and CR 235-A
      - At the terminus of proposed roads, southwest of Basin 1

   Response: Road and street signs will be provided at the requested locations. Please see Sheet C2.01.

7. **Miscellaneous**

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a. Applicant shall coordinate with Alachua County Public Works to evaluate any required improvements within the CR 235-A right-of-way. The City requests the following modifications to the design:
   - Provide a left turn lane from NW CR 235-A on to Santa Fe Crossing internal street
   - Future access to "Tract" 1 be restricted from a left turn movement from NB CR 235-A on to "Tract 1"

   Response: Coordination is ongoing with the Alachua County Public Works Department regarding all county right of way improvements. A copy of the letter sent to the County Public Works Department has been included with this submittal. The need for an ingress northbound left-turn lane at the proposed access driveway on CR 235A was evaluated in accordance with Alachua County Land Development Code. A northbound left-turn lane at the southern project driveway on CR 235A is included in the updated Traffic Impact Study dated November 11, 2022.

b. To provide separation between vehicular and pedestrian traffic, a landscape strip of is warranted between the roadway edge of pavement and the sidewalk on the west side of CR 235-A and north of the internal roadway near its intersection with CR 235-A.
   Response: A landscape strip has been added to the E side of the sidewalk on the west side of CR 235-A to improve pedestrian safety.

c. Note: No approval to split or subdivide land is granted as part of the infrastructure plan review. Clarify by adding a note to the plan stating the proposed area labelled "Tract 1", "Tract 2",etc., are shown for conceptual purposes. Alternatively, remove tract labeling and tract boundary lines.
   Response: So noted, please see General Note #1 on Sheet C2.00.

8. **<u>Public Services / Fire Rescue / Engineering Review Comments</u>**
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated September 19, 2022.
      Response: So noted, all comments have been addressed.

   b. The applicant must address the comments provided by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc. as provided in a letter dated September 19, 2022.
      Response: So noted, all comments have been addressed.

9. **<u>Completeness Review Comments.</u>**

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a. Infrastructure Plan Application Attachment #1, Infrastructure Plan.
   - Attachment #1.b: Owner information on plans is incorrect.
   - Attachment #1.b: Developer contact information is not provided.
   - Attachment #1.1: Location of proposed electric utilities is not provided.

   Response: Owner Information and Developer Information have been provided. Coordination is ongoing with Duke Energy regarding the site layout.

b. Attachment #1.r: Photometric plan not submitted. Note that street lights are required. Contact the Public Services Department for additional information regarding standard materials. Please coordinate with the Public Services Department for additional information regarding standard street light materials. This information will need to be included with the infrastructure plan and reviewed by the Public Services Department.
   Response: The roadways on this project will be private. Street lights have been added to the typical utility allocations.

c. Infrastructure Plan Application Attachment #4.b.: Legal Descriptions and Sketches of All Right-of-Way to be Conveyed to City: Legal descriptions and sketches of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f) were not provided. The applicant's response stated, "Legal description and sketches of right of way to be conveyed to the city will be provided at a later date". Staff recommends the legal descriptions and sketches be provided at this time to avoid potential delays in the project's review.
   Response: Legal descriptions and sketches to be provided upon submittal.

d. Infrastructure Plan Application Attachment #9, Environmental Resource Permit (ERP): Documentation which shows a permit application has been submitted to the Suwannee River Water Management District (SRWMD) was not included. A copy of the permit application was submitted. Please provide documentation confirming the application has been submitted to SRWMD.
   Response: The documentation showing the submittal to SRWMD has been included with this submittal.

e. A certified cost of construction of all public and private infrastructure prepared by a licensed professional engineer is required. Ensure the cost of construction includes a 10% contingency as required by Section

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7.4.1(B). The applicant's response stated, "The certified cost of construction will be provided with the next submittal to avoid unnecessary revisions". The certified cost of construction must be submitted at this time for review by the consulting engineer.
Response: An engineer's estimate of all costs has been included with this submittal.

Remaining Issues:

f. Mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice must be submitted for public notice of the public hearing before the City Commission. The applicant's response stated, "A neighborhood hearing will be held for all individual site plans submitted for this site". The previous comment requests mailing labels be submitted for use by City Staff when providing public notice of the public hearing required for consideration of approval of the infrastructure plan. Submit a set of mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice.
Response: Mailing labels were delivered to City Staff on 9/22/2022. We apologize for the confusion on our part on this requirement.

10. **Minor Comments.**
    a. Sheet C0.00, General Development Information, #1: No subdivision is proposed. Rephrase from "Proposed Name of Subdivision" to "Project Name".
    Response: General Development Information #1 has been revised

    b. Sheet C0.00, General Development Information, #2: Correct ownership information.
    Response: General Development Information #2 has been revised

    c. Sheet C0.00: Confirm sheet numbers in Sheet Index are correct, specifically Sheets C1.01 and V-01 – V-07.
    Response: The Sheet Index has been revised for consistency.

    d. Sheet C3.01, Erosion and Sedimentation Control Notes, #13: Confirm project acreage is correct.
    Response: The total project acreage has been verified and corrected.

Public Services

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1. Sheet C1.0:
    - Suggest changing this sheet # to C1.00 to be consistent with sheet index.
      Response: The sheet # has been revised.

2. Sheet C1.1:
    - Suggest changing this sheet # to C1.01 to be consistent with sheet index.
      Response: The sheet # has been revised.

3. Sheet C4.01 and others:
    - Stormwater pipe is called out as "PP". Please define "PP". Suggest adding it to the standard abbreviations on sheet C1.0. (Revise and resubmit)
      Response: The standard abbreviation "PP" (Polyethylene Pipe) has been added to the standard abbreviations.

4. Sheet C4.01 and others:
    - Where-ever the following text is shown, please modify as follows: "Where cr-f curb cut ramp w/2-foot detectable warning per fdot index 522-002 and detail 403, which requires pavers" Detail 403 is mandatory for city roads, but is strongly suggested for county and FDOT roads to maintain consistency.
      Response: The requested note has been added and the City Detail 403 will be utilized on all detectable warnings within the infrastructure plan.

5. Sheet C4.01, C4.02, C4.03:
    - Where the cleanout is shown in the tract, on at least one cleanout per sheet, please add & call-out: "End of coa maintenance". (Perhaps this can be deferred to each future tract project.) As part of this project, what will be provided – cleanouts with above grade stub-out or cleanouts with cover at grade? Please clarify. A similar comment related to water meters. Presumably the water meters will be provided in future projects. Please clarify the stub-out for each water meter.
      Response: At grade cleanouts will be provided for this project as future development is anticipated in the near future and sites will be graded to be near pad ready. Water lines will be capped off near the property lines in order to allow the individual lots to install their own water meter during site plan approval. A note stating end of COA maintenance has been added to all cleanouts.

6. Sheet C6.00 and possibly the C4.X profile sheets:
    - Please review to ensure that piping and fittings are adequately called out. It appears that WW & ST piping fittings have been called out, more or less. But the water pipe and fittings have not been called out. As per coa requirements,

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potable water piping under roads shall be ductile iron. Please show this on sheet C6.00.
Response: The piping and fittings have been reviewed to ensure that all is called out adequately. All storm piping and structures is called out on C5.00. All wastewater piping and structures are called out on C6.00. All water main fittings and piping are called out on C4.01-C4.03.

7. Sheet C6.00 General utility notes:
- Unless otherwise noted, potable water mains shall be awwa dr-18, C900 pvc, nsf-61 rated. Under roads, potable water mains shall be ductile iron.
- After "And as per design details." Please add: "At wet-tap potable water connections, restrain existing piping and fittings as per design details".
- After " Pre-approved by coa. Restrain both ends of the gate valve".
- Replace "Rubber" with "Rieber".
- Please add "Temporary barrier around it as per detail 324."
- Provide tracer wire for water piping and the wastewater force main as shown on the details and as per the coa dcm.
- All design details are typical and must be used even if the design detail is not called out on a specific sheet. All associated work shall be in accordance with the design details whether the details are specifically referenced or not.
Response: Please see revised general utility notes on sheet C6.00 Utility Plan as requested.

8. Sheet C6.00:
- The end of the proposed water main near tract 6 will be not connected at present as there is no existing water main to which it can connect. Thus, Call-out that a blow-off valve shall be installed.
Response: A fire hydrant will be installed at the end of the line. This hydrant will serve as the blow-off.

9. Sheet C6.00:
- Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan.
Response: The water main size has been increased from 8" to 12" in consistency with the water main expansion plan.

10. Sheet C6.00, Tracts 3 & 4:
- Wastewater cleanout location: As now shown. The cleanouts are under roads, which are not preferred by coa. Please evaluate and offer an alternative.
- Water service connection, tract 3: Please evaluate and offer an alternative.

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- The potable water pip supply tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap?
- The potable water pipe supplying tracts 3 & 4 is 8-inch. Consider installing a smaller line

Response: The wastewater cleanout at Tracts 3&4 has been revised to avoid being under the road. Additional notes clarifying the design intent of the potable water pipe supplying Tracts 3&4 have been added to the plans.

11. Sheet C6.00:

- The proposed lift station shall be private, not public. On this and other sheets, please insert "Private" so text is now "Proposed private lift station".
- Please add general utility note 10: "The lift station shall be private its maintenance shall be the responsibility of the property owner's association"
- Please relocate the text box of "Proposed private lift station" so that the force main is completely shown from the lift station to the existing 16-inch force main.

Response: The lift station has been re-designed as a private lift station and the notes have been added as requested.

12. Sheet C6.00 Please add general utility note 11:

- The maintenance of all elements of the stormwater system not in the right-of-way shall be the responsibility of the properties owner's association."

Response: The requested note has been added to Sheet C6.00.

13. Sheet 4.03, Lift Station Force Main:

- Please add a general utility note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the cr235a right of way, coa will assume maintenance responsibility. This is mentioned because coa does not usually allow a 3-inch force main as coa does not stock 3-inch pipe fittings If engineer submits a 3-inch force main, this will need to be discussed with & approved by coa. Also, when a private force main connects to a coa force main, coa standard practice is that the private force main includes two plus valves and check valves in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and coa force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved.

Response: To simplify the design of the proposed force main, the proposed private force main has been revised. The sidewalk will be installed after the force main to simplify the installation procedure.

14. Sheet C6.01 & C6.02:

- Show the design of the lift station, which is suitable for a coa public lift station. Although the coa takes no exception to this, the coa points out that the design engineer may want to redesign the private lift station. Such a design could be much less costly than coa-acceptable-public lift station. Please note that private lift stations are subject to review by the coa building department.
  Response: So noted, thank you. The revised lift station design has been included with this submittal

15. Sheet C6.03 & C6.04:

- Please replace the following details with updates: 106, 145, 200, 263. Updated details will be included in the coa cloud link. On sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessary for corrosive lon-age sewage. Detail 212, the standard cover, shown on sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicated. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve.
  Response: The requested details have been updated as requested.

16. Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details.
Response: See details on sheet C7.00

17. Please add the following coa standard details, included in the cloud link to the documents: 118, 149, 215, 321a, 321b, 321c, 324.
Response: The requested CoA details have been added to Sheet C6.03-C6.05.

18. Duke energy will be providing site power. When will the electrical design sheets be provided? A particular concern of coa is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts.
Response: Coordinate w/ Duke

19. If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the coa for the street lighting.
Response: The roads will be private in this project. Coordination is ongoing with Duke Energy.

CHW Comments:

1. Per item “k” of the infrastructure plan application, please provide the distance between ingress and egress connections for the project and the ingress/egress connections for all contiguous properties.

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Response: Please see Sheet C2.00 for distance between ingress and egress locations as requested.

2. Per items "n" and "o", please provide the locations of all existing and proposed easements.
   Response: All existing and proposed easements are shown on the plans.

3. Per items "q" and "r", please provide landscape and photometric plans.
   Response: A photometric plan has been included with this submittal. General landscape notes and mitigation requirements have been provided on Sheet C3.00.

4. Please provide a minimum finished floor elevation for all tracts or information on why a minimum FFE is not required.
   Response: Minimum FFE elevation has been provided for all tracts. Please see Sheet C5.00 Master Grading Plan

5. Please provide dimensions for all tracts.
   Response: See sheet C2.00 master plan

6. On sheet C3.00, please provide the following:
   a. Construction entrance location.
   b. Resolution of text conflict under general demolition notes.
   c. Tree barricades for trees not slated to be demoed.
   Response: Construction entrance is shown on Sheet C3.01. The text conflict has been rectified. Tree barricades have been added to the plans.

7. Please note that there appear to be several instances of conflict between the sanitary and storm sewers, such as at the crossing between S-16 and S-17.
   Response: Conflicts have been investigated and resolved.

8. Reviewer was not provided lift station calculations.
   Response: Lift station calculations have been provided with this submittal.

9. Please provide a City of Alachua manhole detail.
   Response: City of Alachua detail has been added to sheet C6.03

10. Please provide details on how stormwater will be captured prior to development of the tracts. Currently, it appears that stormwater will sheet flow to CR-235A.
    Response: Please see revised grading plans. The water will be directed to the basins prior to full development of the lots.

11. Please provide signage labeling per MUTCD.

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Response: Please see C2.01 Master Signage Plan for signage labeling.

12. Please provide signage for mid-block crossing per MUTCD.
Response: Please see C2.01 Master Signage Plan for signage labeling

13. Please provide a temporary turnaround at the end of the road between Tracts 3 & 4.
Response: Per discussion with the City of Alachua, Temporary barriers will be used rather than a temporary turn around. Please see Sheet C2.01.

Stormwater Report

1. Please note that the WQTV for the SRWMD is the runoff from the first 2" of rainfall and not 2" over the drainage area.
Response: So noted, the WQTV has been revised.

2. Please note that the curve numbers in the modeling inputs do not match the curve numbers in the calculations.
Response: Curve numbers have been updated accordingly

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBPro

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 20, 2022

Sent by electronic mail to chris.potts@jbprocom

Chris Potts, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Summary: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Potts:

On September 6, 2022, the City of Alachua received your revised application for an Infrastructure Plan submitted on behalf of Ashok Patel and Sheila Patel. The application proposes the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property, located on Tax Parcel Numbers 03042-050-008 and 03044-0003-000.

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 is scheduled for **Wednesday, September 21, 2022 at 2:00 PM**.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, October 5, 2022**. 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. *Traffic/Circulation*
   a. The roadway configuration renders itself to the potential for SB US 441 traffic to use the proposed roads to access SB CR 235-A, thus avoiding the US 441/CR 235-A intersection. To reduce the potential for such cut-through traffic, traffic calming devices shall be provided along the proposed roads in a minimum of two (2) locations. Suggest traffic calming be placed at the south ingress/egress to "Tract 5" and at the intersection east of Basin 1.
   b. A right-in access is proposed from CR 235-A into "Tract 1". There are no provisions for reversing direction once on-site, nor is there any restriction to prevent NB CR 235-A traffic from attempting to turn left into property. For these reasons, this connection must be removed from the infrastructure plan. Potential future

connections will be evaluated through site plan review for a specific development plan, based upon the actual development proposed.

c. Provide end of road markers at all proposed street stubs.
d. The directional arrows in the directional median opening for SB US 441 are right-facing rather than left-facing.
e. Label the streets (e.g., "Street A" and "Street B").

2. *Traffic Impact Study*
   a. Confirm the total number of daily trips for US 441 east of CR 235-A in Table 2.
   b. Confirm the project trips for US 441 from SR 235 to I-75 and for US 441 from I-75 to CR 235-A in Table 3. Evaluate potential impacts to LOS based upon any revisions.
   c. Page 13: Please clarify the following statement: "No final site plan approvals for the planned residential developments west of I-75 have been obtained. It will take several years before the first trips from occupied homes in those developments will hit the road." Briarwood Phase 1 (84 lots) is actively under construction. Final plat approval of Phases 2 and 3 (145 lots) is scheduled for September 26, 2022. Final plat approval of Alachua West (123 lots) is tentatively planned for December 2022/January 2023.
   d. An analysis of the US 441/I-75 on and off ramps is not included within the Traffic Impact Study as requested by City Staff in an email to Mike Hemmen dated February 15, 2022.

3. *Land Rights*
   a. The proposed streets will serve only development within the Santa Fe Crossing project. For this reason, streets within the development shall be privately maintained.
   b. Submit draft covenants which address maintenance of all private infrastructure, including but not limited to streets, stormwater basins, lift station, and landscape buffer area.

4. *Section 2.4.9(E)(2) (Infrastructure Plan Standards)*
   a. Provide engineer's estimate of all public and private infrastructure costs in accordance with Section 2.4.9(E)(2)(e).

5. *Section 6.2, Tree Removal/Replacement/Protection*
   a. Several trees are proposed for removal. Tree replacement is required for the removal of any regulated trees. Provide for tree replacement of all regulated trees.
   b. Tree protection fencing detail on Sheet C3.00 is inconsistent with the provisions of Section 6.2.1(D)(2)(a). Revise accordingly.
   c. Identify the location of tree barricades in accordance with Section 6.2.1(D)(2)(a) for all existing trees to remain.
   d. Correct reference to County forester/landscape inspector in tree protection fencing detail on Sheet C3.00.

6. *Article 7, Subdivision Standards*
   a. Per Section 7.2.5(G), dead-end streets are prohibited. Provide a turnaround at the end of the street between Tracts 3 and 4 or alternatively remove the street and provide only a street stub at this time.
   b. Per Section 7.3.2(A), sidewalks are required on both sides of the streets.
   c. Per Section 7.3.3(B), road and street signs are required. Provide a standard detail of street name signs and provide signage at the following locations:
      i. Intersection of proposed road and US 441;
      ii. Intersection of proposed road and CR 235-A; and,
      iii. At the terminus of proposed roads, southwest of Basin 1.

7. *Miscellaneous*
   a. Applicant shall coordinate with Alachua County Public Works to evaluate any required improvements within the CR 235-A right-of-way. The City requests the following modifications to the design:
      i. Provide a left turn lane from NW CR 235-A on to Santa Fe Crossing internal street
      ii. Future access to "Tract" 1 be restricted from a left turn movement from NB CR 235-A on to "Tract 1".
   b. To provide separation between vehicular and pedestrian traffic, a landscape strip of is warranted between the roadway edge of pavement and the sidewalk on the west side of CR 235-A and north of the internal roadway near its intersection with CR 235-A.
   c. Note: No approval to split or subdivide land is granted as part of the infrastructure plan review. Clarify by adding a note to the plan stating the proposed area labelled "Tract 1", "Tract 2",etc., are shown for conceptual purposes. Alternatively, remove tract labeling and tract boundary lines.

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   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated September 19, 2022.
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   a. **Infrastructure Plan Application Attachment #1, Infrastructure Plan.**
      i. Attachment #1.b: Owner information on plans is incorrect.
      ii. Attachment #1.b: Developer contact information is not provided.
      iii. Attachment #1.1: Location of proposed electric utilities is not provided.

      Remaining Issues: Plans were not updated to address comments a. – c.

   b. Attachment #1.r: Photometric plan not submitted. Note that street lights are required. Contact the Public Services Department for additional information regarding standard materials.

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c. **Infrastructure Plan Application Attachment #4.b.: Legal Descriptions and Sketches of All Right-of-Way to be Conveyed to City:** Legal descriptions and sketches of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f) were not provided.

Remaining Issues: The applicant's response stated, "Legal description and sketches of right of way to be conveyed to the city will be provided at a later date". Staff recommends the legal descriptions and sketches be provided at this time to avoid potential delays in the project's review.

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Remaining Issues: A copy of the permit application was submitted. Please provide documentation confirming the application has been submitted to SRWMD.

e. **Miscellaneous.**
   i. A certified cost of construction of all public and private infrastructure prepared by a licensed professional engineer is required. Ensure the cost of construction includes a 10% contingency as required by Section 7.4.1(B).

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    c. Sheet C0.00: Confirm sheet numbers in Sheet Index are correct, specifically Sheets C1.01 and V-01 – V-07.
    d. Sheet C3.01, Erosion and Sedimentation Control Notes, #13: Confirm project acreage is correct.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Brett Dargis, V3 Capital Group *(by electronic mail)*
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: **Sept 19, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 9/19/2022

RE: **Santa Fe Crossing – Infrastructure Plans**

Public Services has reviewed the subject project (August, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on August 2022 Submittal** **Sheet C1.0:** Suggest changing this sheet # to C1.00 to be consistent with sheet index. **Approved as Noted.**
2.	**Comment on August 2022 Submittal** **Sheet C1.1:** Suggest changing this sheet # to C1.01 to be consistent with sheet index. **Approved as Noted.**
3	**Comment on August 2022 Submittal** **Sheet C4.01 and others.** Stormwater pipe is called out as "PP".

NO.	COMMENTS
	Please define "PP". Suggest adding it to the Standard Abbreviations on Sheet C1.0. **Revise and Resubmit**
4	**Comment on August 2022 Submittal** **Sheet C4.01 & other sheets.** Where-ever the following text is shown, please modify as follows: 'WHERE CR-F CURB CUT RAMP W/2-FOOT DETECTABLE WARNING PER FDOT INDEX 522-002 **AND DETAIL 403, WHICH REQUIRES PAVERS"** Note: Detail 403 is mandatory for City roads, but is strongly suggested for county and FDOT roads to maintain consistency. **Revise and Resubmit**
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NO.	COMMENTS
	Second bullet under 1: After "AND AS PER DESIGN DETAILS.", please add: " AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS". Fourth bullet under 1: After "PRE-APPROVED BY COA. **RESTRAIN BOTH ENDS OF THE GATE VALVE".** Fifth bullet under 1: Replace "RUBBER" with "RIEBER". Sixth bullet under 1: Please add " TEMPORARY BARRIER AROUND IT **AS PER DETAIL 324."** Please add: 7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM. 8. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED EVEN IF THE DESIGN DETAIL IS NOT CALLED OUT ON A SPECIFIC SHEET. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT. **Revise & Resubmit**
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9	**Comment on August 2022 Submittal** **Sheet C6.00** Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan. **Revise & Resubmit.**
10.	**Comment on August 2022 Submittal** **Sheet C6.00, Tracts 3 & 4:** • Wastewater Cleanout Location: As now shown, the cleanouts are under roads, which are not preferred by CoA. Please evaluate and offer an alternative. • Water service connection, Tract 3: As now shown, there is not a water service connection to Tract 3. Please evaluate and offer an alternative.

NO.	COMMENTS
	• The potable water pipe supplying Tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap? • The potable water pipe supplying Tracts 3 & 4 is 8-inch. Consider installing a smaller line. **Revise & Resubmit.**
11	**Comment on August 2022 Submittal** **Sheet C6.00** The proposed lift station shall be private, not public. On this and other sheets, please insert "PRIVATE" so text is now "PROPOSED **PRIVATE** LIFT STATION". Please add General Utility Note 10: "10. THE LIFT STATION SHALL BE PRIVATE. ITS MAINTENANCE SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." Please relocate the text box of "PROPOSED PRIVATE LIFT STATION " so that that the force main is completely shown from the lift station to the existing 16-inch force main. **Revise & Resubmit.**
12.	**Comment on August 2022 Submittal** **Sheet C6.00** Please add General Utility Note 11: "11. THE MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT- OF- WAY SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." **Revise & Resubmit.**
13	**Comment on August 2022 Submittal** **Sheet C4.03, Lift Station Force Main** Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main, CoA standard practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved.

NO.	COMMENTS
	Revise & Resubmit.
14.	**Comment on August 2022 Submittal** **Sheets C6.01 & C6.02** show the design of the lift station, which is suitable for a CoA public lift station. Although the CoA takes no exception to this, the CoA points out that the design Engineer may want to redesign the private lift station. Such a design could be much less costly than a CoA-acceptable - public lift station. Please note that private lift stations are subject to review by the CoA Building Department. **Revise & Resubmit.**
15.	**Comment on August 2022 Submittal** **Sheets C6.03 & C6.04:** Please replace the following details with updates: 106, 145, 200, 263 Updated details will be included in the CoA cloud link. On Sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessary for corrosive long-age sewage. Detail 212, the standard cover, shown on Sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicates. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve. **Revise and Resubmit**
16.	**Comment on August 2022 Submittal** Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details. Please **submit** response.
17.	**Comment on August 2022 Submittal** Please add the following CoA standard details, included in the cloud link, to the documents: 118, 149, 215, 321A, 321B, 321C, 324 **Revise and resubmit.**
18.	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Duke Energy will be providing site power. When will the electrical design sheets be provided? A particular concern of CoA is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts. Please **submit** response.
19	**Comment on August 2022 Submittal** If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the CoA for the street lighting. Please **submit** response.
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

Santa Fe Infrastructure Plans

September 19, 2022

CHW Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: September 19, 2022

RE: Santa Fe Crossing Infrastructure Plan

CHW has reviewed the plans submitted for the Santa Fe Crossing Infrastructure Plan and have the following comments:

1. Per item “k” of the infrastructure plan application, please provide the distance between ingress and egress connections for the project and the ingress/egress connections for all contiguous properties.
2. Per items “n” and “o”, please provide the locations of all existing and proposed easements.
3. Per items “q” and “r”, please provide landscape and photometric plans.
4. Please provide a minimum finished floor elevation for all tracts or information on why a minimum FFE is not required.
5. Please provide dimensions for all tracts.
6. On sheet C3.00, please provide the following:
    a. Construction entrance location;
    b. Resolution of text conflict under general demolition notes;
    c. Tree barricades for trees not slated to be demoed.
7. Please note that there appear to be several instances of conflict between the sanitary and storm sewers, such as at the crossing between S-16 and S-17.
8. Reviewer was not provided lift station calculations.
9. Please provide a City of Alachua manhole detail.
10. Please provide details on how stormwater will be captured prior to development of the tracts. Currently, it appears that stormwater will sheet flow to CR-235A.
11. Please provide signage labeling per MUTCD.
12. Please provide signage for mid-block crossing per MUTCD.
13. Please provide a temporary turnaround at the end of the road between Tracts 3 & 4.

Stormwater Report

1. Please note that the WQTV for the SRWMD is the runoff from the first 2” of rainfall and not 2” over the drainage area.
2. Please note that the curve numbers in the modeling inputs do not match the curve numbers in the calculations.

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Santa Fe Crossing

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Christopher Potts, P.E., JBPro

PROPERTY OWNERS: Ashok Patel and Sheila Patel

PAT MEETING DATE: September 20, 2022

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

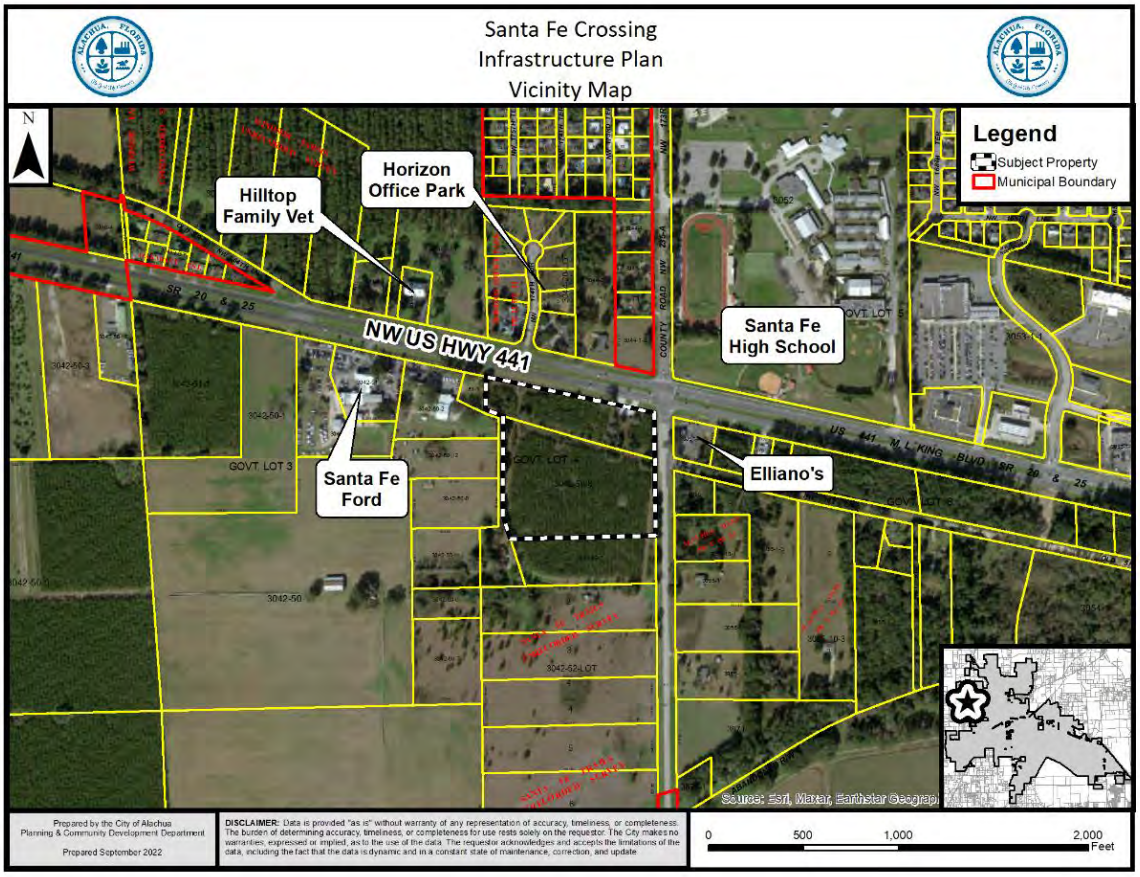
OVERLAY: N/A

ACREAGE: ±13.93

PARCEL(S): 03042-050-008 and 03044-0003-000

PROJECT SUMMARY: An Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Wednesday, October 5, 2022**



Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *Traffic/Circulation*
   a. The roadway configuration renders itself to the potential for SB US 441 traffic to use the proposed roads to access SB CR 235-A, thus avoiding the US 441/CR 235-A intersection. To reduce the potential for such cut-through traffic, traffic calming devices shall be provided along the proposed roads in a minimum of two (2) locations. Suggest traffic calming be placed at the south ingress/egress to "Tract 5" and at the intersection east of Basin 1.
   b. A right-in access is proposed from CR 235-A into "Tract 1". There are no provisions for reversing direction once on-site, nor is there any restriction to prevent NB CR 235-A traffic from attempting to turn left into property. For these reasons, this connection must be removed from the infrastructure plan. Potential future connections will be evaluated through site plan review for a specific development plan, based upon the actual development proposed.
   c. Provide end of road markers at all proposed street stubs.
   d. The directional arrows in the directional median opening for SB US 441 are right-facing rather than left-facing.
   e. Label the streets (e.g., "Street A" and "Street B").

2. *Traffic Impact Study*
   a. Confirm the total number of daily trips for US 441 east of CR 235-A in Table 2.
   b. Confirm the project trips for US 441 from SR 235 to I-75 and for US 441 from I-75 to CR 235-A in Table 3. Evaluate potential impacts to LOS based upon any revisions.
   c. Page 13: Please clarify the following statement: "No final site plan approvals for the planned residential developments west of I-75 have been obtained. It will take several years before the first trips from occupied homes in those developments will hit the road." Briarwood Phase 1 (84 lots) is actively under construction. Final plat approval of Phases 2 and 3 (145 lots) is scheduled for September 26, 2022. Final plat approval of Alachua West (123 lots) is tentatively planned for December 2022/January 2023.
   d. An analysis of the US 441/I-75 on and off ramps is not included within the Traffic Impact Study as requested by City Staff in an email to Mike Hemmen dated February 15, 2022.

3. *Land Rights*
   a. The proposed streets will serve only development within the Santa Fe Crossing project. For this reason, streets within the development shall be privately maintained.
   b. Submit draft covenants which address maintenance of all private infrastructure, including but not limited to streets, stormwater basins, lift station, and landscape buffer area.

4. *Section 2.4.9(E)(2) (Infrastructure Plan Standards)*
   a. Provide engineer's estimate of all public and private infrastructure costs in accordance with Section 2.4.9(E)(2)(e).

5. *Section 6.2, Tree Removal/Replacement/Protection*
   a. Several trees are proposed for removal. Tree replacement is required for the removal of any regulated trees. Provide for tree replacement of all regulated trees.
   b. Tree protection fencing detail on Sheet C3.00 is inconsistent with the provisions of Section 6.2.1(D)(2)(a). Revise accordingly.
   c. Identify the location of tree barricades in accordance with Section 6.2.1(D)(2)(a) for all existing trees to remain.
   d. Correct reference to County forester/landscape inspector in tree protection fencing detail on Sheet C3.00.

6. *Article 7, Subdivision Standards*
   a. Per Section 7.2.5(G), dead-end streets are prohibited. Provide a turnaround at the end of the street between Tracts 3 and 4 or alternatively remove the street and provide only a street stub at this time.
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MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 19, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 9/19/2022

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8	**Comment on August 2022 Submittal** **Sheet C6.00** The end of the proposed water main near Tract 6 will be not connected at present as there is no existing water main to which it can connect. Thus, call-out that a blow-off valve shall be installed. **Revise & Resubmit**
9	**Comment on August 2022 Submittal** **Sheet C6.00** Please increase water main size from 8-inch to 12-inch to be consistent with water main expansion plan. **Revise & Resubmit.**
10.	**Comment on August 2022 Submittal** **Sheet C6.00, Tracts 3 & 4:** • Wastewater Cleanout Location: As now shown, the cleanouts are under roads, which are not preferred by CoA. Please evaluate and offer an alternative. • Water service connection, Tract 3: As now shown, there is not a water service connection to Tract 3. Please evaluate and offer an alternative.

NO.	COMMENTS
	• The potable water pipe supplying Tract 3 does not show a small-diameter service connection. Is the intent to end the 8-inch pipe with a cap? • The potable water pipe supplying Tracts 3 & 4 is 8-inch. Consider installing a smaller line. **Revise & Resubmit.**
11	**Comment on August 2022 Submittal** **Sheet C6.00** The proposed lift station shall be private, not public. On this and other sheets, please insert "PRIVATE" so text is now "PROPOSED **PRIVATE** LIFT STATION". Please add General Utility Note 10: "10. THE LIFT STATION SHALL BE PRIVATE. ITS MAINTENANCE SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." Please relocate the text box of "PROPOSED PRIVATE LIFT STATION " so that that the force main is completely shown from the lift station to the existing 16-inch force main. **Revise & Resubmit.**
12.	**Comment on August 2022 Submittal** **Sheet C6.00** Please add General Utility Note 11: "11. THE MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT- OF- WAY SHALL BE THE RESPONSIBILTY OF THE PROPERTY'S OWNER'S ASSOCIATION." **Revise & Resubmit.**
13	**Comment on August 2022 Submittal** **Sheet C4.03, Lift Station Force Main** Please add a General Utility Note on C6.00 that specifies the force main. This short force main shall be private. Once the force main is in the CR235A right of way, CoA will assume maintenance responsibility. This is mentioned because CoA does not usually allow a 3-inch force main as CoA does not stock 3-inch pipe and fittings. If the Engineer submits a 3-inch force main, this will need to be discussed with & approved by CoA. Also, when a private force main connects to a CoA force main, CoA standard practice is that the private force main includes two plug valves and check valve in the private force main with a bypass line & valve around it. This entire assembly is located within a vault. Note that the point of connection between private and CoA force main is adjacent to the sidewalk, which will complicate the installation of the above. The issue needs to be discussed and resolved.

NO.	COMMENTS
	Revise & Resubmit.
14.	**Comment on August 2022 Submittal** **Sheets C6.01 & C6.02** show the design of the lift station, which is suitable for a CoA public lift station. Although the CoA takes no exception to this, the CoA points out that the design Engineer may want to redesign the private lift station. Such a design could be much less costly than a CoA-acceptable - public lift station. Please note that private lift stations are subject to review by the CoA Building Department. **Revise & Resubmit.**
15.	**Comment on August 2022 Submittal** **Sheets C6.03 & C6.04:** Please replace the following details with updates: 106, 145, 200, 263 Updated details will be included in the CoA cloud link. On Sheet C6.03, delete detail 213, for a composite manhole cover. Such a cover is only necessary for corrosive long-age sewage. Detail 212, the standard cover, shown on Sheet C6.04, is sufficient. Note that sheets C6.04 & C6.05 appear to be duplicates. Please resolve. Note that detail 209 is shown on C6.03, C6.04 & C6.05. Please resolve. **Revise and Resubmit**
16.	**Comment on August 2022 Submittal** Is new sidewalk construction part of the project? If so, confirm that sidewalks are adequately specified with appropriate details. Please **submit** response.
17.	**Comment on August 2022 Submittal** Please add the following CoA standard details, included in the cloud link, to the documents: 118, 149, 215, 321A, 321B, 321C, 324 **Revise and resubmit.**
18.	**Comment on August 2022 Submittal**

NO.	COMMENTS
	Duke Energy will be providing site power. When will the electrical design sheets be provided? A particular concern of CoA is to ensure that the transformer location does not interfere with the location of the water meters and cleanouts. Please **submit** response.
19	**Comment on August 2022 Submittal** If the roads are public, please note that a power meter will be required to meter street lighting power. By means of this meter, Duke Energy would bill the CoA for the street lighting. Please **submit** response.
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

Santa Fe Infrastructure Plans

September 19, 2022

CHW Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: September 19, 2022

RE: Santa Fe Crossing Infrastructure Plan

CHW has reviewed the plans submitted for the Santa Fe Crossing Infrastructure Plan and have the following comments:

1. Per item “k” of the infrastructure plan application, please provide the distance between ingress and egress connections for the project and the ingress/egress connections for all contiguous properties.
2. Per items “n” and “o”, please provide the locations of all existing and proposed easements.
3. Per items “q” and “r”, please provide landscape and photometric plans.
4. Please provide a minimum finished floor elevation for all tracts or information on why a minimum FFE is not required.
5. Please provide dimensions for all tracts.
6. On sheet C3.00, please provide the following:
    a. Construction entrance location;
    b. Resolution of text conflict under general demolition notes;
    c. Tree barricades for trees not slated to be demoed.
7. Please note that there appear to be several instances of conflict between the sanitary and storm sewers, such as at the crossing between S-16 and S-17.
8. Reviewer was not provided lift station calculations.
9. Please provide a City of Alachua manhole detail.
10. Please provide details on how stormwater will be captured prior to development of the tracts. Currently, it appears that stormwater will sheet flow to CR-235A.
11. Please provide signage labeling per MUTCD.
12. Please provide signage for mid-block crossing per MUTCD.
13. Please provide a temporary turnaround at the end of the road between Tracts 3 & 4.

Stormwater Report

1. Please note that the WQTV for the SRWMD is the runoff from the first 2” of rainfall and not 2” over the drainage area.
2. Please note that the curve numbers in the modeling inputs do not match the curve numbers in the calculations.

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3530 NW 43rd Street
Gainesville, FL 32606

September 20, 2022

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Justin,

Please find attached a resubmittal package for the **Santa Fe Crossings Infrastructure Plan**. This resubmittal package is provided to address comments provided by the City of Alachua via email on August 18, 2022. Included in this submittal package are hard copies of the following:

- Comment Response Letter
- Electronic Submittal Documents

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:

1. Infrastructure Plan Application Attachment #1, Infrastructure Plan.
   a. Attachment #1.b: Owner information on plans is incorrect.
   b. Attachment #1.b: Developer contact information is not provided.
   c. Attachment #1.1: Location of proposed electric utilities is not provided.
   d. Attachment #1.r: Photometric plan not submitted. Note that street lights are required. Contact the Public Services Department for additional information regarding standard materials.

   Response: The cover sheet of the plan has been corrected and is included with this submittal. Please see attached C0.00 – Cover Sheet. Per discussion with Tom Ridgik with the City of Alachua Public Works, the lighting and electric will be provided with the second complete submittal.

2. Infrastructure Plan Application Attachment #4.b.: Legal Descriptions and Sketches of All Right-of-Way to be Conveyed to City: Legal descriptions and sketches of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f) were not provided.

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Response: Per phone call discussions with Justin Tabor, the legal descriptions will be provided at a later date.

3. Infrastructure Plan Application Attachment #9, Environmental Resource Permit (ERP): Documentation which shows a permit application has been submitted to the Suwannee River Water Management District (SRWMD) was not included.
   Response: Proof of the SRWMD permit has been included with this submittal.

4. Miscellaneous.
   a. A certified cost of construction of all public and private infrastructure prepared by a licensed professional engineer is required. Ensure the cost of construction includes a 10% contingency as required by Section 7.4.1(B).
   b. Mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice must be submitted for public notice of the public hearing before the City Commission.
   Response: Mailing labels have been provided with this submittal. A certified cost estimate has been included with this submittal package. Mailing labels have been created and will be delivered to the City this week.

Sincerely,

Christopher Potts

Christopher Potts, P.E.
Director of Engineering, JBPro

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 6, 2022

Sent by electronic mail to chris.potts@jbprocom

Chris Potts, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Second Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Potts:

On September 1, 2022, the City of Alachua received your revised application for an Infrastructure Plan submitted on behalf of Ashok Patel and Sheila Patel. The application proposes the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property, located on Tax Parcel Numbers 03042-050-008 and 03044-0003-000.

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 receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Tuesday, September 13, 2022**. With the exception of mailing labels, materials may be submitted by email to the project planner (e.g., printed copies are not required at this time).

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.

Please address the following:

1. **Infrastructure Plan Application Attachment #1, Infrastructure Plan.**
   a. Attachment #1.b: Owner information on plans is incorrect.
   b. Attachment #1.b: Developer contact information is not provided.
   c. Attachment #1.1: Location of proposed electric utilities is not provided.

   Remaining Issues: Plans were not updated to address comments a. – c.

d. Attachment #1.r: Photometric plan not submitted. Note that street lights are required. Contact the Public Services Department for additional information regarding standard materials.

Remaining Issues: Please coordinate with the Public Services Department for additional information regarding standard street light materials. This information will need to be included with the infrastructure plan and reviewed by the Public Services Department.

2. **Infrastructure Plan Application Attachment #4.b.: Legal Descriptions and Sketches of All Right-of-Way to be Conveyed to City:** Legal descriptions and sketches of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f) were not provided.

   Remaining Issues: The applicant's response stated, "Legal description and sketches of right of way to be conveyed to the city will be provided at a later date". Staff recommends the legal descriptions and sketches be provided at this time to avoid potential delays in the project's review.

3. **Infrastructure Plan Application Attachment #9, Environmental Resource Permit (ERP):** Documentation which shows a permit application has been submitted to the Suwannee River Water Management District (SRWMD) was not included.

   Remaining Issues: A copy of the permit application was submitted. Please provide documentation confirming the application has been submitted to SRWMD.

4. **Miscellaneous.**
   a. A certified cost of construction of all public and private infrastructure prepared by a licensed professional engineer is required. Ensure the cost of construction includes a 10% contingency as required by Section 7.4.1(B).

      Remaining Issues: The applicant's response stated, "The certified cost of construction will be provided with the next submittal to avoid unnecessary revisions". The certified cost of construction must be submitted at this time for review by the consulting engineer.

   b. Mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice must be submitted for public notice of the public hearing before the City Commission.

      Remaining Issues: The applicant's response stated, "A neighborhood hearing will be held for all individual site plans submitted for this site". The previous comment requests mailing labels be submitted for use by City Staff when providing public notice of the public hearing required for consideration of approval of the infrastructure plan. Submit a set of mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

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Gainesville, FL 32606

September 1, 2022

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Justin,

Please find attached a resubmittal package for the **Santa Fe Crossings Infrastructure Plan**. This resubmittal package is provided to address comments provided by the City of Alachua via email on August 18, 2022. Included in this submittal package are hard copies of the following:

- Comment Response Letter
- Revised Application (4 Copies)
- Revised Application Material (4 Copies)
- Electronic Submittal Documents

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:

1. Application Type. A Site Plan Application has been submitted with the application materials. The correct application type is the Infrastructure Plan Application. This application is available on the City's web site at:
   Response: The correct application has been provided in this submittal.

2. Owner Authorization. The applicant has submitted an Authorized Agent Affidavit from Brett A. Dargis of V3 Capital Group. The current property owners are Ashok Patel and Sheila Patel. Submit owner authorization from the current property owners authorizing you to act on their behalf.
   Response: An authorization from the Patel's has been included with this submittal.

3. Infrastructure Plan Application (NOTE: A Site Plan Application was submitted, however, the section numbers and requested information remain the same).

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a. Section A., #2: State the date of the Pre-Application Conference held for the application.
b. Section B., #3: Provide the correct property owner information.
c. Section C.: Section was not completed.

Response: The requested information has been included in the revised application.

4. Infrastructure Plan Application Attachment #1, Infrastructure Plan.
   a. Attachment #1.b: Owner information on plans is incorrect.
   b. Attachment #1.b: Developer contact information is not provided.
   c. Attachment #1.1: Location of proposed electric utilities is not provided.
   d. Attachment #1.r: Photometric plan not submitted. Note that street lights are required. Contact the Public Services Department for additional information regarding standard materials.

   Response: The corrected owner and developer information has been included with this submittal. Proposed electric utilities and street lighting will be coordinated with the utility provider and provided at a later date.

5. Infrastructure Plan Application Attachment #3, Surety Instrument: Indicate the form of proposed surety instrument (i.e., common law performance bond, letter of credit, cash, etc.) for all public and private infrastructure improvements. NOTE: The City requires certain information to be included within the surety instrument. A template will be provided upon request.
   Response: The surety instrument will be proposed closer to the end of the approval to avoid revisions. A bond will be provided at this time.

6. Infrastructure Plan Application Attachment #4.b.: Legal Descriptions and Sketches of All Right-of-Way to be Conveyed to City: Legal descriptions and sketches of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f) were not provided.
   Response: Legal description and sketches of right of way to be conveyed to the city will be provided at a later date.

7. Infrastructure Plan Application Attachment #5, Proof of Ownership: Proof of ownership of Tax Parcel 03044-003-000 was not included.
   Response: Proof of ownership has been included in this submittal.

8. Infrastructure Plan Application Attachment #9, Environmental Resource Permit (ERP): Documentation which shows a permit application has been submitted to the Suwannee River Water Management District (SRWMD) was not included.
   Response: The SRWMD permit has been applied for. The application is provided and a final SRWMD ERP permit will be provided upon receipt.

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3530 NW 43rd Street
Gainesville, FL 32606

9. Infrastructure Plan Application Attachment #10, Access Management Permit from Alachua County Public Works: Documentation which shows a permit application for access to CR 235-A has been submitted to Alachua County Public Works has not been included.
   Response: The Access management permit from Alachua County Public Works has been applied for. Proof of the application has been provided for reference. The final ACPW permit will be provided upon receipt.

10. Infrastructure Plan Application Attachment #11, Access Management Permit from Florida Department of Transportation (FDOT): Documentation which shows a permit application for access and modifications to US 441 has been submitted to FDOT has not been included.
    Response: The FDOT permit has been applied for. Proof of the application has been provided for reference. The final FDOT permit will be provided upon receipt.

11. Miscellaneous.
    a. A certified cost of construction of all public and private infrastructure prepared by a licensed professional engineer is required. Ensure the cost of construction includes a 10% contingency as required by Section 7.4.1(B).
    b. A boundary survey of Tax Parcel 03042-052-007 was included with the application materials, however, this parcel is not a part of the proposed development.
    c. Mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice must be submitted for public notice of the public hearing before the City Commission.
    Response: The boundary survey has been removed from the submittal. Per the land development regulations, a neighborhood hearing is not required for an infrastructure plan. A neighborhood hearing will be held for all individual site plans submitted for this site. The certified cost of construction will be provided with the next submittal to avoid unnecessary revisions.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBPro

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2022

Sent by electronic mail to chris.potts@jbprocom

Chris Potts, P.E.
JBrown Professional Group, LLC
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Santa Fe Crossings Infrastructure Plan Application

Dear Mr. Potts:

On August 11, 2022, the City of Alachua received your application for an Infrastructure Plan submitted on behalf of Ashok Patel and Sheila Patel. The application proposes the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property, located on Tax Parcel Numbers 03042-050-008 and 03044-0003-000.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, August 25, 2022**.

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 Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness.

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

1. **Application Type.** A Site Plan Application has been submitted with the application materials. The correct application type is the Infrastructure Plan Application. This application is available on the City's web site at: https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

2. **Owner Authorization.** The applicant has submitted an Authorized Agent Affidavit from Brett A. Dargis of V3 Capital Group. The current property owners are Ashok Patel and Sheila Patel. Submit owner authorization from the current property owners authorizing you to act on their behalf.

3. **Infrastructure Plan Application** (NOTE: A Site Plan Application was submitted, however, the section numbers and requested information remain the same)**.**
   a. Section A., #2: State the date of the Pre-Application Conference held for the application.
   b. Section B., #3: Provide the correct property owner information.
   c. Section C.: Section was not completed.

4. **Infrastructure Plan Application Attachment #1, Infrastructure Plan.**
   a. Attachment #1.b: Owner information on plans is incorrect.
   b. Attachment #1.b: Developer contact information is not provided.
   c. Attachment #1.1: Location of proposed electric utilities is not provided.
   d. Attachment #1.r: Photometric plan not submitted. Note that street lights are required. Contact the Public Services Department for additional information regarding standard materials.

5. **Infrastructure Plan Application Attachment #3, Surety Instrument:** Indicate the form of proposed surety instrument (i.e., common law performance bond, letter of credit, cash, etc.) for all public and private infrastructure improvements. NOTE: The City requires certain information to be included within the surety instrument. A template will be provided upon request.

6. **Infrastructure Plan Application Attachment #4.b.: Legal Descriptions and Sketches of All Right-of-Way to be Conveyed to City:** Legal descriptions and sketches of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f) were not provided.

7. **Infrastructure Plan Application Attachment #5, Proof of Ownership:** Proof of ownership of Tax Parcel 03044-003-000 was not included.

8. **Infrastructure Plan Application Attachment #9, Environmental Resource Permit (ERP):** Documentation which shows a permit application has been submitted to the Suwannee River Water Management District (SRWMD) was not included.

9. **Infrastructure Plan Application Attachment #10, Access Management Permit from Alachua County Public Works:** Documentation which shows a permit application for access to CR 235-A has been submitted to Alachua County Public Works has not been included.

10. **Infrastructure Plan Application Attachment #11, Access Management Permit from Florida Department of Transportation (FDOT):** Documentation which shows a permit application for access and modifications to US 441 has been submitted to FDOT has not been included.

11. **Miscellaneous.**
    a. A certified cost of construction of all public and private infrastructure prepared by a licensed professional engineer is required. Ensure the cost of construction includes a 10% contingency as required by Section 7.4.1(B).
    b. A boundary survey of Tax Parcel 03042-052-007 was included with the application materials, however, this parcel is not a part of the proposed development.
    c. Mailing labels of those properties located within 400 feet of the property subject to the application and of those persons and organizations registered with the City for public notice must be submitted for public notice of the public hearing before the City Commission.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

Diyonne McGraw, and Leanetta McNealy rated him "Effective." The highest rating on the form is "Highly Effective."

Certain decided to take public comment before the board discussed the evaluations. Twelve people spoke in favor of retaining Andrew as Interim Superintendent, one person spoke against Andrew, and three people spoke about more general issues. Stability was a consistent theme in the comments of those who spoke in favor of keeping Andrew as Superintendent.

Rockwell said her evaluation was "thorough and lengthy" and said the board needs to make "really good decisions for our children." She said many people are frustrated by the lack of progress in the school district and that Andrew has an opportunity to improve. "I think the way to improve this is through project management documentation… I would like to see [project management documents] for all our major projects" with timelines and updates presented to the board. She said she would be open to creating a position or contracting a position to help with project management and that she wanted Andrew to be successful and wanted the board to "move forward with unity and a plan."

McGraw said she had hoped to never be at a meeting like this again and that she had thought the board was unified.

superintendent two months ago. She added that Andrew had "brought a sense of calm to the district."

McNealy said Mr. Andrew has strong ties to the local community and that stability and consistency are important. She concluded, "We need to leave as-is right now and move forward."

Certain said she was "perplexed" at the uproar around the evaluation because it's board policy to evaluate the superintendent once a year. She asked Andrew about an incident that was reported in the Gainesville Sun in which unnamed district employees said Andrew brought a Bible into a staff meeting and read Bible quotes about people betraying Jesus.

Andrew said, "The Gainesville Sun article is not accurate. Never happened." He said the Sun did not name the staff members because they don't exist; he said he had never opened a Bible and read to employees out of that Bible: "I let my light so shine, but I'll leave it at that."

to complete it. He added, "But let's evaluate me on comprehensive rezoning, that wasn't even approved until April 4th? That's not even a month ago… I'll just say the timeline was unrealistic for that self-evaluation… I'm humbled by the kind comments, the support, and the constructive feedback. I hear that. I know we have fallen short as a system. I know we have failed… And I've been part of that system… Blame me, but give me some time to change the system."

Andrew continued, "Our staff has not had time to do the work. And we have these monumental things that we have to do–we've been preparing the next slide deck." He mentioned the large number of meetings and workshops that have been held over the past few months and requested that staff be given time to do the work. He said he had previously run schools, and when he got to the district office he said, "Oh my gosh, yes, that *is* the problem… It might be that we all need to be cleared out of here, and we start over."

way it's been… systemic assignments." He said that the least effective teachers are often sent to the lower-performing schools: "We plan to address that."

The board voted 5-0 to

and said Abbitt's motion would give Andrew a full school year to implement his plan. McNealy said she would prefer holding to the compromise that had been reached the previous

end of Andrew's contract in June 2024. The motion passed 3-2, with Certain and Rockwell in dissent.

# # #

Email editor@
alachuatoday.com

CRASH:
Continued from page A1

Report unavailable

which turned out not to be the case when emergency crews arrived.

The head-on crash occurred between a Chevrolet and Toyota Pickup truck and resulted in blocking the southbound lanes of U.S. Highway 441 for approximately one hour. Drivers were advised to seek alternate routes as crews worked to clear the site.

A formal crash report will not be available until later this week. Currently, it is unknown where the drivers were from. According to Public Information Officer Kevin Mangan, no one was transported to the hospital following the crash.

# # #

Email cwalker@
alachuatoday.com

Alachua County Today is your best source for local news - 386.462.3355

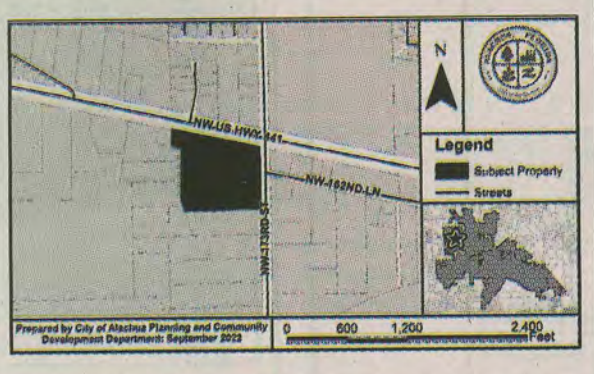
Grand Opening Celebration
to honor new owners
Max & Helene Mpoyi

Music - Light Refreshments - Jewelry Sale
Rocks & Minerals - Gifts - Labyrinth
1-5 p.m., Saturday, May 13, 2023
High Springs Emporium Rock Shop
19765 NW U.S. Highway 441
High Springs, Florida 32643

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 May 22, 2023 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 Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for V 3 Alachua 441/235, LLC, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a ±13.93 acre subject property located southwest of the intersection of US 441 and CR 235-A; Tax Parcel Numbers 03042-050-008 and 03044-0003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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 - May 11, 2023)

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AFFIDAVIT FOR POSTED LAND USE SIGN

I KYLE WILLEMS, POSTED THE LAND USE
(name)

SIGN ON 5/8/23 FOR THE Santa Fe Crossing Infrastructure Plan
(date) (state type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

3 (three)

(number of signs)

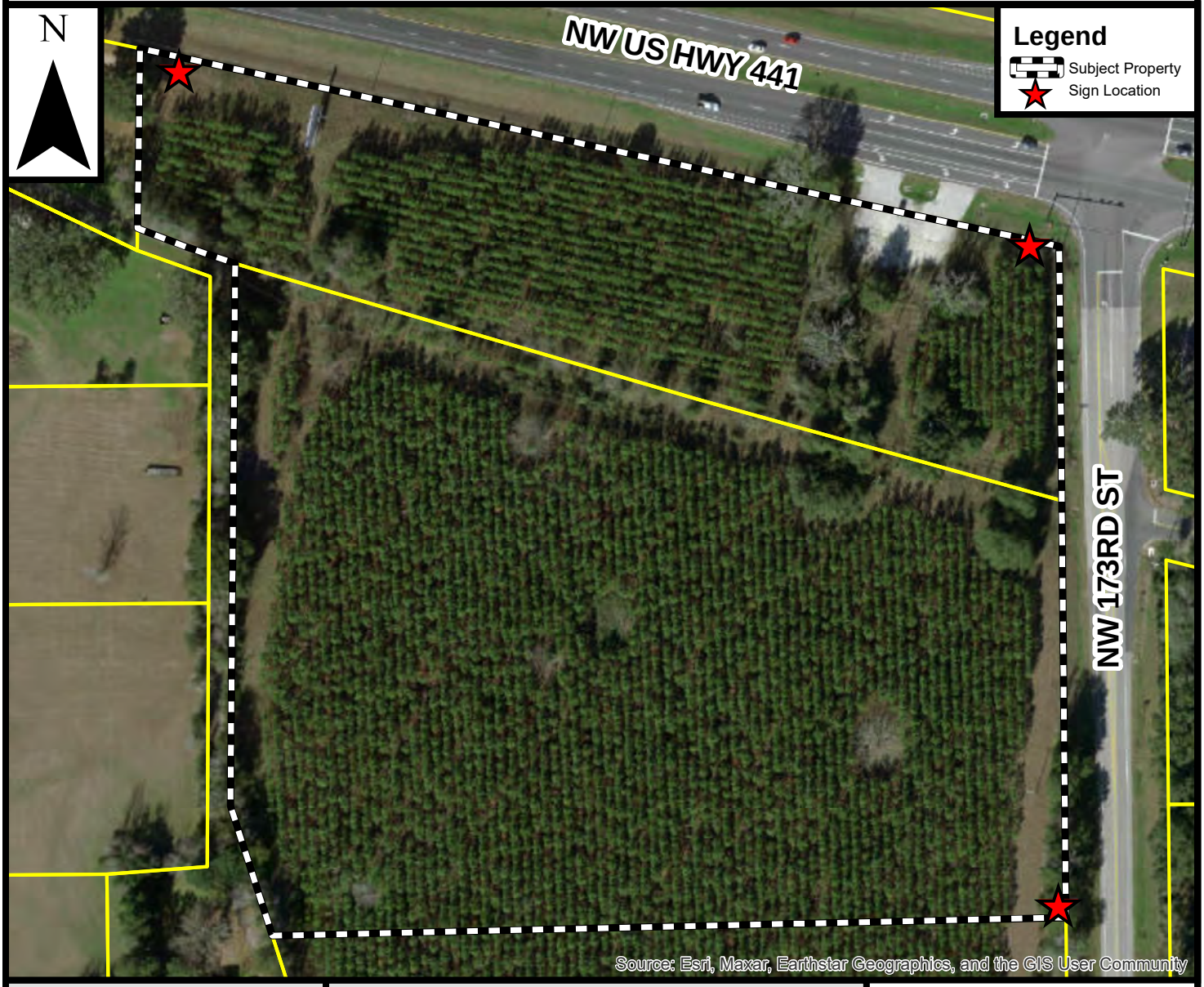
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Santa Fe Crossing Infrastructure Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared September 2022

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 50 100 200 Feet

Mailed 5/8/20223

City of ALACHUA
the good life community

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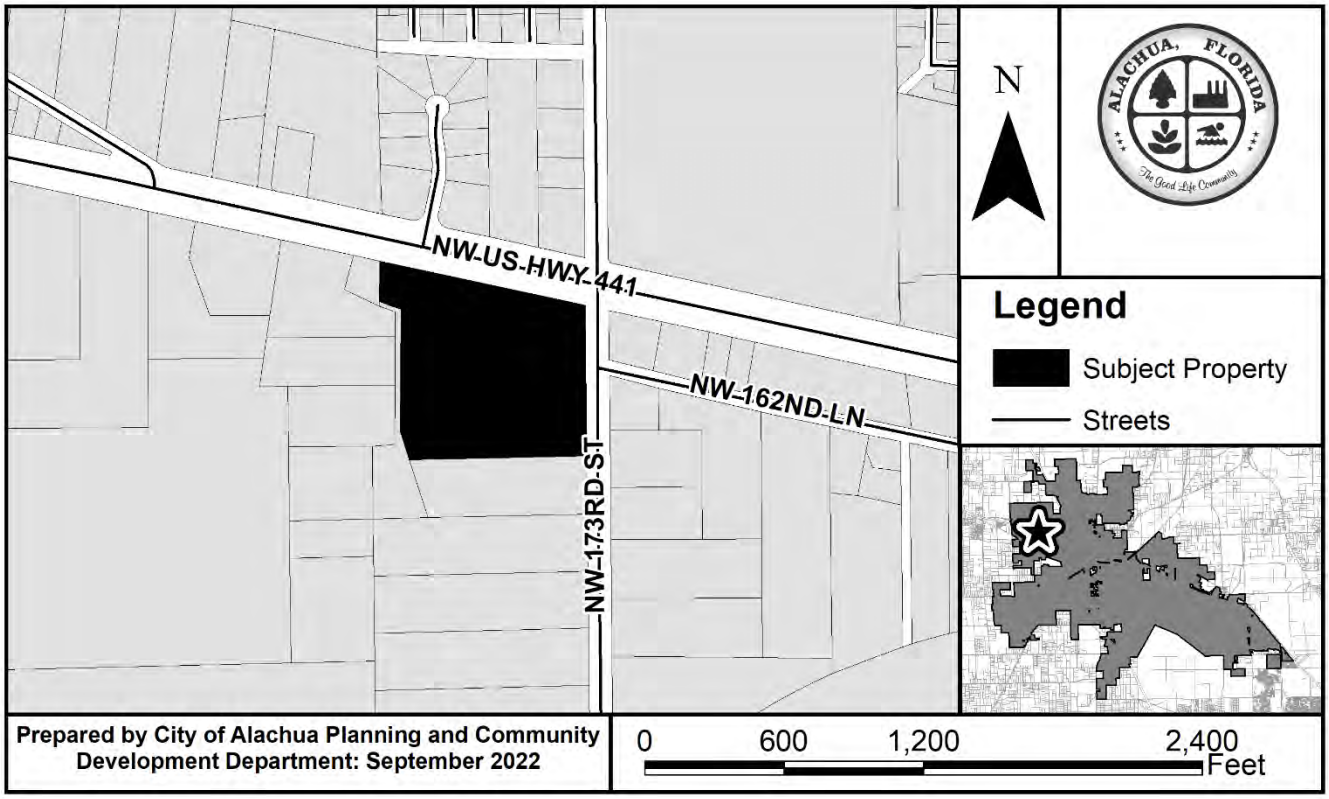
Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on May 22, 2023 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for V 3 Alachua 441/235, LLC, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property located southwest of the intersection of US 441 and CR 235-A; Tax Parcel Numbers 03042-050-008 and 03044-0003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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GAINESVILLE, FL 32653

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

DENA COURTNEY
P.O. BOX 1215
HIGH SPRINGS, FL 32655

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA,FL 32615

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

JBPRO
3530 NW 43RD STREET
GAINESVILLE, FL 32606

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

COUNTY MANAGER
ATTN: MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

TOMOKA HILLS FARMS INC
15909 NW 173RD ST
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA. FL 32615

BONNIE FLYNN
16801 NW 166TH DRIVE
ALACHUA, FL 32615

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TCMOA
ATTN: PRESIDENT
1000 TURKEY CREEK
ALACHUA, FL 32615

HUGH & JEAN CALDERWOOD
14095 NW 174TH AVE
ALACHUA, FL 32615

MOSER, JEFFREY A & PATRICIA A
16407 NW 174TH DR
ALACHUA, FL 32615

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

LISIA JENKINS
P.O. BOX 1071
ALACHUA, FL 32616

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

FL DEPTARMENT OF
ENVIRONMENTAL PROTECTION
ATTN: CRAIG PARENTEAU
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

SHASTA SCHOELLHORN
15907 NW 188TH ST.
ALACHUA, FL 32615

WAITCUS GREGORY MICHAEL SR
TRUSTEE
16114 NW 173RD ST
ALACHUA, FL 32615

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

CARRIE LUKE
16611 NW 138TH AVE
ALACHUA, FL 32615

WAITCUS JOHN J TRUSTEE
16324 NW US HWY 441
ALACHUA, FL 32615

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WAITCUS HENRIETTA TRUSTEE
16318 NW US HWY 441
ALACHUA, FL 32615

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS FL, 32259

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

MOSER, JEFFREY A & PATRICIA A
16407 NW 174TH DR
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
16286 NW US HWY 441
ALACHUA, FL 32615

MIKE DAROZA
P.O. BOX 9
ALACHUA, FL 32616

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

BROWNING & BROWNING TRUSTEES
& MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
16313 NW US HWY 441
ALACHUA, FL 32615

HERITAGEBANK OF THE SOUTH
16404 NW 174TH DR
ALACHUA, FL 32615

HERITAGE BANK OF THE SOUTH
16404 NW 174TH DR
ALACHUA, FL 32615

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

SCHOOL BOARD OF ALACHUA
COUNTY

16213 NW US HWY 441
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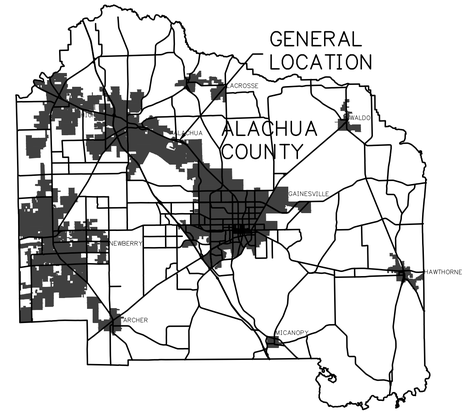
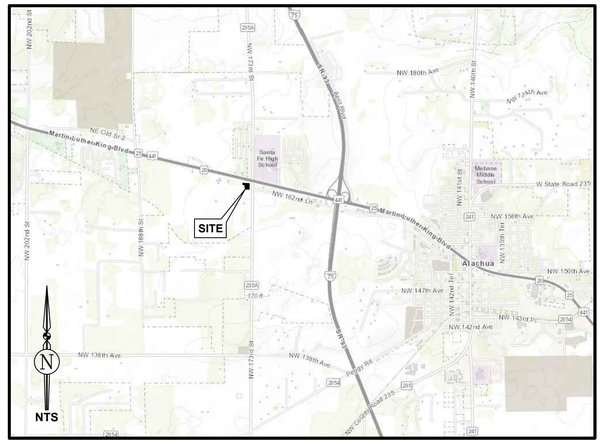
GENERAL DEVELOPMENT INFORMATION

1.	PROJECT NAME:	SANTA FE CROSSINGS
2.	OWNER:	ALACHUA 441/235, LLC 861 W. MORSE BLVD, S250 WINTER PARK, FL 32789 (407) 848-1663
3.	DEVELOPER	ALACHUA 441/235, LLC 861 W. MORSE BLVD, S250 WINTER PARK, FL 32789 (407) 848-1663
4.	CIVIL ENGINEER:	JBROWN PROFESSIONAL GROUP INC. CHRISTOPHER A. POTTS, P.E. 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
5.	SURVEYOR:	JBROWN PROFESSIONAL GROUP INC. TROY WRIGHT, PSM 7210 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999
6.	VICINITY MAP:	SEE MAP THIS SHEET
7.	TAX PARCEL NO'S.:	03044-003-000 & 03042-050-008
8.	PARCEL SIZE:	13.93± ACRES
9.	SECTION/TOWNSHIP/RANGE:	08/08S/18E
10.	FUTURE LAND USE:	COMMERCIAL
11.	ZONING:	CI
12.	ROADWAY TYPE:	URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPE
13.	UTILITY PROVIDERS:	WATER: CITY OF ALACHUA (CONNECT TO 12" WM ON CR-235A SEWER: CITY OF ALACHUA (CONNECT TO 16" FM ON CR-235A) ELECTRIC: DUKE ENERGY PHONE/CABLE: WINDSTREAM/COX
14.	FEMA FLOOD PLAIN:	NOT LOCATED WITHIN FEMA FLOOD ZONE
15.	LANDSCAPING:	THE PROPOSED INFRASTRUCTURE PLANS WILL BE REMOVING SEVERAL "NUISANCE TREES" AND "UNREGULATED TREES" AS DEFINED BY THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS. THESE TREES TO BE REMOVED ARE SHOWN ON THE DEMOLITION PLAN. THERE ARE 23 REGULATED TREES TO BE REMOVED WHICH ARE SHOWN ON THE DEMOLITION PLAN. THESE TREES WILL BE REPLACED ON A ONE-FOR-ONE BASIS. NO HERITAGE OR CHAMPION TREES WILL BE REMOVED AS A PART OF THIS DEVELOPMENT. NO STREET TREES ARE REQUIRED. EACH INDIVIDUAL COMMERCIAL DEVELOPMENT WILL SUBMIT A LANDSCAPE PLAN FOR REVIEW AND APPROVAL DURING THE SITE PLAN REVIEW PROCESS.THE DEMOLISHED TREES WILL BE REPLACED ON A ONE TO ONE BASIS AND PLANTED WITHIN OPEN AREAS ON THE SITE. EXACT LOCATION AND TYPE OF TREE TO BE DETERMINED BY CONTRACTOR.

INFRASTRUCTURE PLANS OF SANTA FE CROSSINGS FOR ALACHUA 441/235, LLC ALACHUA, FL



GENERAL COUNTYWIDE LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.

SANTA FE CROSSINGS
SHEET INDEX

SHEET NO.	TITLE
C0.00	COVER SHEET
C1.00	LEGEND, ABBREVIATIONS, AND NOTES
C1.01	STORMWATER POLLUTION PREVENTION PLAN
C2.00	MASTER DEVELOPMENT PLAN
C2.01	MASTER SIGNAGE PLAN
C2.02	MASTER LANDSCAPE PLAN
C3.00	DEMOLITION PLAN
C3.01	EROSION AND SEDIMENTATION CONTROL PLAN
C4.00	TYPICAL SECTIONS AND UTILITY ALLOCATION
C4.01 – C4.03	PLAN AND PROFILES
C5.00	MASTER GRADING PLAN
C5.01-C5.02	BASIN GRADING PLAN
C6.00	MASTER UTILITY PLAN
C6.01 – C6.02	LIFT STATION DETAILS
C6.03 – C6.04	UTILITY DETAILS AND NOTES
C7.00	DETAILS AND NOTES
C8.00	US-441 FDOT PLAN
C8.01	FDOT GRADING PLAN
C8.02	FDOT TYPICAL SECTIONS
C8.03	US-441 CROSS SECTIONS
C9.00-C9.01	CR235A COUNTY PLAN
C9.02-C9.03	CR235A COUNTY GRADING PLAN
C9.04	CR235A COUNTY TYPICAL SECTIONS
C9.05	CR235A COUNTY CROSS SECTIONS
V-01 – V-03	BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

JBPro
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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: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C0.00

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IN THE EVENT THAT A UTILITY CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
2. THE CITY OF ALACHUA SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE R/W;SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
3. IF UNDERDRAINS ARE NECESSARY, THE CITY OF ALACHUA PUBLIC SERVICES, DURING FIELD INSPECTION, SHALL DETERMINE THE EXACT LOCATION AND REQUIREMENTS. THE CONTRACTOR SHALL INSTALL UNDERDRAINS AS REQUIRED.
4. WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 24" BELOW THE LIMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE CITY OF ALACHUA OR THE GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL DISPOSE OF SUBSOIL EXCAVATED MATERIALS (UNSUITABLE FOR FILL) OFF SITE TO A PERMITTED LOCATION OR PER AN APPROVED DISPOSAL PLAN AND LOCATION SITE.
6. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL FURNISH/INSTALL ALL STREET SIGNS. ALL ASSOCIATED COSTS WILL BE BORN BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED STRIPING, STOP BARS, ETC.
8. ALL PAVEMENT CUT/REPAIR WILL BE MADE THE FULL ROAD WIDTH AT LEAST 6 FT WIDE AND REQUIRES APPROVAL FOR CUT AND INSPECTION OF THE REPAIR BY THE CITY OF ALACHUA.
9. CONCRETE SIDEWALK CROSSING SHALL BE A MINIMUM OF 4 INCHES THICK AND HAVE A 3,000 PSI COMPRESSIVE STRENGTH.
10. EXISTING TOPOGRAPHY INFORMATION DEPICTED IS BASED ON THE PROJECT TOPOGRAPHIC SURVEY CONDUCTED BY JBROWN PROFESSIONAL GROUP ON 03/01/22. THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATION GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT FINISH GRADE DESIGN FOR PROPER RUNOFF CONDITIONS PRIOR TO CONSTRUCTION. JBPRO WILL ASSIST THE CONTRACTOR IN REVISING ANY GRADING DISCREPANCIES PRIOR TO CONSTRUCTION TO ASSURE PROPER GRADING AND RUNOFF CONDITIONS RESULT UPON COMPLETION OF CONSTRUCTION.
11. ALL STRUCTURES SHALL ADHERE TO THE 2020 FLORIDA BUILDING CODE(S), THE 2020 NATIONAL ELECTRIC CODE AND THE 2020 FLORIDA FIRE PREVENTION CODE, AS AMENDED.
12. ALL INTERSECTIONS OF PEDESTRIAN SIDEWALKS AND ROADWAYS SHALL COMPLY WITH THE 2020 FLORIDA ACCESSIBILITY CODE. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE USED.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE FDOT FY 2023-24 STANDARD PLANS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEANED AND GRUBBED. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL PROPOSED UNDERGROUND UTILITY INSTALLATIONS WITHIN THE LIMITS OF ROADWAY SUBGRADE, INCLUDING STORMWATER, POTABLE WATER, WASTEWATER, GAS, ELECTRICAL CONDUIT, AND SLEEVES FOR FUTURE UTILITIES, SHALL BE INSTALLED PRIOR TO STABILIZATION OF THE ROADWAY SUBGRADE.
4. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" – 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 24" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 PER DESIGN SECTION.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN A SINGLE OR TWO EQUAL COMPACTED LIFTS (PER DESIGN SECTION). BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE TYPE SP STRUCTURAL COURSE (TYPE & THICKNESS PER DESIGN SECTION) AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330.
5. ALL ASPHALTIC CONCRETE MIX DESIGN AND PORTLAND CONCRETE CEMENT MIX DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ASPHALT MIX DESIGN MUST BE APPROVED BY THE CITY OF ALACHUA. DENSITY REPORTS AND ASPHALT MIX DESIGN REPORT SHALL BE SUBMITTED TO THE CITY OF ALACHUA FOR APPROVAL PRIOR TO PAVING BEING PERFORMED.
6. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, SPILLWAYS, CURBING, ETC. SHALL BE CLASS I CONFORMING TO SECTION 347.
7. CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 522.
8. CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN CONFORMANCE TO SECTION 520.
9. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SECTION 449-4.
10. HIGH DENSITY POLY ETHYLENE (HDPE) SHALL CONFORM TO SECION 431-2.3 AND 431-3.3.
11. ALL SLOPES OF 4:1 OR GREATER SHALL BE SODDED.
12. ALL TESTING REPORTS AND ASPHALT DESIGN REPORTS MUST BE SUBMITTED FOR APPROVAL BY THE CITY OF ALACHUA PRIOR TO ANY PAVEMENT INSTALLATION.
13. GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001

GEOTECHNICAL TESTING GENERAL NOTE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR EACH SPECIFIED DESIGN COURSE, SUBGRADE, BASE COURSE, AND PAVEMENT. TESTING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALACHUA PUBLIC SERVICES CONSTRUCTION AND INSPECTION STANDARDS AND FDOT CONSTRUCTION AND INSPECTION STANDARDS. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL OF CONFORMANCE TO DESIGN SPECIFICATIONS PRIOR TO CONSTRUCTION OF THE SUBSEQUENT COURSE.
2. IN THE EVENT THE CONTRACTOR PROCEEDS TO THE NEXT COURSE PRIOR TO SUBMITTING AND RECEIVING APPROVAL OF THE TEST RESULTS, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT ANY WORK NECESSARY TO BRING ALL DESIGN COURSES INTO COMPLIANCE WITH THE DESIGN SECTION SPECIFICATIONS.
3. TESTING REPORTS WITH GEOTECHNICAL TESTING RESULTS SHALL DENOTE THE TESTING LOCATIONS.
4. TESTING ALONG ROADWAYS SHALL BE PROVIDED AT A MINIMUM 200 LF SPACING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL TESTING FOR ALL MATERIAL USED ON RESIDENTIAL HOME SITES. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER FOR REVIEW AND APPROVAL

REQUIRED SUBMITTALS

1. PRIOR TO CONSTRUCTION INSTALLATION OF SPECIFIC WORK SCOPE ITEMS THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTAL INFORMATION TO THE EOR FOR REVIEW AND APPROVAL. THESE SUBMITTALS SHALL INCLUDE SOURCE PROVIDER, MANUFACTURER LITERATURE, CUT SHEETS, DIMENSIONED DRAWINGS, FABRICATION DRAWINGS, SKETCHES, DETAILS AND ANY OTHER INFORMATION NECESSARY FOR THE EOR TO REVIEW AND APPROVE AS TO COMPLIANCE WITH THE DESIGN DRAWINGS AND SPECIFICATIONS.
2. THE FOLLOWING SCOPE ITEMS SHALL REQUIRE SUBMITTALS:
   A. STORM SEWER STRUCTURES, PIPING AND APPURTENANCES
   B. POTABLE WATER SYSTEM MATERIALS, FITTINGS AND APPURTENANCES
   C. WASTEWATER PIPING, FITTINGS, STRUCTURES AND APPURTENANCES
   D. EROSION CONTROL MATERIALS AND DEVICES
   E. ASPHALT MIX DESIGN(S)
   F. CONCRETE MIX DESIGN(S)
   G. EARTHWORK SOIL IMPORT SOURCE
   H. GRASSING / SOD TYPE AND SOURCE
3. MATERIALS SHALL NOT BE DELIVERED ONSITE OR INSTALLED UNTIL SUBMITTAL APPROVAL IS PROVIDED BY THE EOR OR EOR'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED TO REVISE ANY WORK COMPLETED PRIOR TO SUBMITTAL APPROVAL. THE OWNER OR EOR ARE NOT RESPONSIBLE FOR COSTS INCURRED IF ANY MATERIALS ARE PURCHASED, DELIVERED OR INSTALLED PRIOR TO SUBMITTAL REVIEW AND APPROVAL.
5. THE CONTRACTOR SHALL PROVIDE A LIST OF SUB-CONTRACTORS THAT WILL BE PERFORMING ANY PHASES OF WORK ON THE PROJECT. THE LIST SHALL INCLUDE NAME OF COMPANY, ADDRESS, PHONE NUMBERS, AND EMAIL ADDRESSES OF INDIVIDUALS RESPONSIBLE FOR THE SUB-CONSULTANT WORK EFFORT AND THE CONTACT INFORMATION FOR THE INDIVIDUALS IN RESPONSIBLE CHARGE OF PERFORMING THE WORK IN THE FIELD.

WORK WITHIN THE COUNTY RIGHT-OF-WAY

1. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY ALACHUA COUNTY FOR WORK WITHIN THEIR RESPECTIVE RIGHT-OF-WAYS.
2. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
3. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE RIGHT-OF-WAY WITHOUT INSPECTION BY ALACHUA COUNTY. THE CONTRACTOR SHALL FURNISH THE CITY WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
4. ALACHUA COUNTY RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THEIR RIGHT-OF-WAY TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORN BY THE CONTRACTOR.
5. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SEEDED, FERTILIZED, AND MULCHED UNLESS SODDING IS OTHERWISE SPECIFIED. SODDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
6. ALL WORK WITHIN OR ON ALACHUA COUNTY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE COUNTY OWNED OR MAINTAINED AREA AND SHALL BE PER FDOT STANDARDS AND PROCEDURES AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
7. INSTALLATION OR CONSTRUCTION OF MAILBOXES, PRIVATE IRRIGATION PIPING, OR PRIVATE UTILITY CHASES, ETC. IN PUBLIC RIGHT OF WAYS UNDER COUNTY OWNERSHIP SHALL REQUIRE A RIGHT OF WAY USE PERMIT PRIOR TO BEGINNING.

WORK WITHIN FDOT RIGHT-OF-WAY

1. ALL WORK PERFORMED WITHIN THE DEPARTMENT'S RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS.
   A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
   B. FDOT STANDARDS INDEX (ENGLISH)
   C. FDOT PLANS PREP MANUAL
   D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION
2. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/APPLICANT SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY.
3. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
4. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
5. ALL DIRECTIONAL ARROWS SHALL BE PLACED AS ONE SEGMENT.
6. ALIGNMENT OF PROPOSED PAVEMENT MARKINGS SHALL MATCH EXISTING PAVEMENT MARKINGS AT PAVEMENT MARKING LIMITS OF CONSTRUCTION.
7. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
8. ALL DISTURBED AREA WITH THE DEPARTMENT'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).
9. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.
10. ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.
11. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC PLAN AND SUBMIT TO FDOT PRIOR TO CONSTRUCTION COMMENCING.
12. THE GOVERNING PUBLICATIONS FOR MAINTENANCE OF TRAFFIC ARE THE CURRENT FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 600 AND THE CURRENT FDOT STD. SPEC. FOR ROADWAY & BRIDGE CONST., SECTION 102, AND THE LATEST EDITION OF THE MUTCD.

STORMWATER MAINTENANCE PLAN

1. MAINTENANCE RESPONSIBILITY:

   ALACHUA 441/235, LLC SHALL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE MASTER STORMWATER MANAGEMENT SYSTEM.

2. MAINTENANCE PLAN NOTES:
   A. STORM PIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI- ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED SHOULD BE REPAIRED TO ORIGINAL DESIGN CONDITION.
   B. THE BASIN AND STORMPIPES SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS OR STORMPIPES ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION, THE BASIN BOTTOMS, AND STORMPIPES SHALL BE CLEANED OUT MORE OFTEN AS THE CONDITION DICTATES.
   C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET, ETC.). LANDSCAPE PLANTINGS WITHIN THE BASIN SHALL BE MAINTAINED PROPERLY.
   D. STORMWATER MANAGEMENT BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
   E. ANY LANDSCAPING PROVIDED FOR EROSION CONTROL SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES AND SHALL BE REMOVED OR REPLACED IF NOT FUNCTIONING PROPERLY.
   F. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN THE FOREBAY AREAS OF THE BASIN OR WITHIN 25' OF A CONTROL STRUCTURE. PLANTS THAT GROW WITHIN THESE AREAS MAY BE REMOVED TO RETAIN THE INTEGRITY OF THE STORMWATER BASIN FUNCTIONALITY.
   G. ANY REPLACEMENT PLANTINGS SHALL BE NATIVE VEGETATION.
   H. PERMANENT IRRIGATION IS NOT PROPOSED WITHIN THE BASIN. TEMPORARY IRRIGATION MAY BE USED TO ESTABLISH NEW PLANTINGS.
   I. THE STORMWATER MANAGEMENT AREA MAY BE TREATED FOR WEEDS WITH THE USE OF HERBICIDES. PESTICIDES MAY ALSO BE USED. PESTICIDES SHOULD ONLY BE USED IF A PEST IS IDENTIFIED AS CAUSING A DECLINE IN THE HEALTH OF THE BASIN LANDSCAPING. HERBICIDE AND PESTICIDE USE SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS AND SHALL ADHERE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
   J. MAINTENANCE SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF VEGETATION WHICH IS DEAD OR DYING OR VEGETATION TO BE A DETRIMENT TO THE FUNCTIONING OF THE STORMWATER MANAGEMENT AREA.
   K. IN THE EVENT A SINKHOLE OR OTHER GEOLOGICAL FEATURE DEVELOPS, THE OWNER SHALL CONTRACT WITH A CIVIL ENGINEERING OR GEOTECHNICAL ENGINEERING CONSULTING FIRM TO DIRECT THE OWNER TO AN APPROPRIATE REMEDIATION CONSTRUCTION TECHNIQUE TO PLUG OR STABILIZE THE FEATURE AND PREVENT GROUNDWATER CONTAMINATION. THE REMEDIATION CONSTRUCTION TECHNIQUES SHALL FOLLOW GENERALLY ACCEPTED METHODOLOGIES FOR KARST FEATURE REPAIRS AS OUTLINED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD). THE SRWMD SHALL BE NOTIFIED OF ANY EVENT OCCURING AND THE REMEDIATION MEASURES TAKEN TO CORRECT THE GEOLOGIC FEATURE.
   L. ALL CONDITIONS OF THE SRWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) SHALL BE ADHERED TO INCLUDING REQUIRED INSPECTIONS AND REPORTING.

NPDES EROSION AND SEDIMENTATION CONTROL PERMITTING NOTES

1. THE CONTRACTOR IS REQUIRED TO FILE THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) (RULE 62-621.300(4), F.A.C.). CONSTRUCTION ACTIVITY SHALL NOT COMMENCE PRIOR TO OBTAINING AN ACKNOWLEDGEMENT LETTER FROM FDEP VERIFYING THE NOI IS COMPLETE, THE PROJECT IS COVERED BY THE GENERIC PERMIT, AND THE PROJECT IDENTIFICATION NO. IS ESTABLISHED. CONTRACTOR SHALL PROVIDE THE EOR AND PROPERTY OWNER WITH A COPY OF THE FDEP ACKNOWLEDGEMENT LETTER VERIFYING COVERAGE.
2. THE CONTRACTOR SHALL ABIDE BY THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CGP AT ALL TIMES THROUGHOUT CONSTRUCTION, AND UTILIZE ALL APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFFSITE DURING CONSTRUCTION.
3. SEDIMENTATION AND EROSION CONTROL BMP'S SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, OR LATEST UPDATE. THE CONTRACTOR IS RESPONSIBLE TO UTILIZE ALL BMP'S, AS NECESSARY THROUGHOUT CONSTRUCTION, AND MAY UTILIZE MULTIPLE BMP'S OR OTHER MEANS AND METHODS DEEMED APPROPRIATE TO CONTROL EROSION AND SEDIMENTATION DISCHARGE.
4. THE CONTRACTOR SHALL UTILIZED A STATE OF FLORIDA CERTIFIED EROSION & SEDIMENTATION CONTROL (ESC) INSPECTOR DURING CONSTRUCTION TO ABIDE BY THE TERMS OF THE NOI PERMIT COVERAGE. AT A MINIMUM THE CERTIFIED INSPECTOR SHALL INSPECT ALL DISCHARGE POINTS, DISTURBED AREAS, MATERIAL STORAGE AREAS, STRUCTURAL CONTROLS AND CONSTRUCTION ENTRANCES/EXITS AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER EVERY ½ INCH OR GREATER STORM EVENT. MAJOR OBSERVATIONS AND INCIDENTS OF NON-COMPLIANCE SHOULD BE RECORDED IN THE INSPECTION REPORT, AS WELL AS CORRECTIVE ACTIONS AND MAINTENANCE. UNLESS ADVISED OTHERWISE, MAINTENANCE MUST OCCUR WITHIN SEVEN (7) CALENDAR DAYS OF THE INSPECTION. THESE INSPECTIONS MUST BE DOCUMENTED AND SIGNED BY A QUALIFIED INSPECTOR AS DEFINED BY THE CGP. THE REPORTS SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND THE CGP WHEN THE REPORTS DO NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
5. UPON SATISFACTORY COMPLETION OF THE PROJECT CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL FILE THE NPDES STORMWATER NOTICE OF TERMINATION (NOT) (RULE 62-621.300(6), F.A.C.) WITH FDEP. THE PERMIT COVERAGE IS DEEMED COMPLETE WHEN ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND STABILIZATION OF ALL DISTURBED OPEN AREAS HAVE REACHED AT LEAST 70% VEGETATIVE COVER OR OTHER PERMANENT STABILIZATION IS IN PLACE. A COPY OF THE NOT SHALL BE PROVIDED TO THE EOR AND PROPERTY OWNER.

SINKHOLE REPAIR NOTES

IN THE EVENT THAT ANY KARST FEATURES SUCH AS SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

1. SHALLOW REPAIR (SEE DETAIL): IF THE COLLAPSE IS SHALLOW (<5' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.
2. DEEP REPAIR (SEE DETAIL): IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOID(S) IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.
3. NOTIFICATION: THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SRWMD FOR APPROVAL WITHIN 30 DAYS. THE SRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.

STANDARD ABBREVIATIONS

ACPW	ALACHUA COUNTY PUBLIC WORKS	NO	NUMBER
ADJ	ADJACENT	NTS	NOT TO SCALE
ALUM	ALUMINUM	NW	NORTH WEST
APT	APARTMENT	OC	ON CENTER
ASPH	ASPHALT	PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
B&J	BORE & JACK	PE	POLYETHYLENE PIPE
BC	BACK OF CURB	POB	POINT OF BEGINNING
BCCMP	BITUNIMOUS COATED CORRUGATED METAL PIPE	PP	POLYETHYLENE PIPE
BLDG	BUILDING	POE	POINT OF ENDING
BM	BENCHMARK	PL	PROPERTY LINE
BOP	BEGINNING OF PROFILE	PRVT	PRIVATE
BSL	BUILDING SETBACK LINE	PRI	PRIMARY
C&G	CURB & GUTTER	PSI	POUNDS PER SQUARE INCH
C1	CURVE ONE	PT	PRESSURE TREATED (NON ARSENIC)
CATV	CABLE TELEVISION	PUD	PLANNED URBAN DEVELOPMENT
CET	CURB END TAPER	PVI	POINT OF VERTICAL INTERSECTION
CF	CUBIC FEET	PVC	POLYVINYL CHLORIDE
CI	CAST IRON	PVMT	PAVEMENT
CIP	CAST-IN-PLACE	P&P	PLAN & PROFILE
CL	CENTER LINE	R/W	RIGHT OF WAY
CLF	CHAIN LINK FENCE	R1'	ONE FOOT RADIUS
CMP	CORRUGATED METAL PIPE	RB	REACTION BLOCK
CMPA	CORRUGATED METAL PIPE ARCHED	RCP	REINFORCED CONCRETE PIPE
CMU	CONCRETE MASONRY UNIT	REF	REFERENCE
CO	CLEAN OUT	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
COA	CITY OF ALACHUA	REQ'D	REQUIRED
COMM	COMMUNICATIONS	RT	RIGHT
CONC	CONCRETE	RW	RESILIENT WEDGE
CPE	CORRUGATED POLYETHYLENE PIPE	S	SOUTH
CY	CUBIC YARD	S/W	SIDEWALK
DBI	DITCH BOTTOM INLET	SE	SOUTH EAST
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	SEC	SECONDARY
DEG	DEGREES	SF	SQUARE FEET
DHWL	DESIGN HIGH WATER LEVEL	SG	SWITCH GEAR
DI	DUCTILE IRON	SI	SURFACE INLET
DIA	DIAMETER	SPA	SPACE
DIM	DIMENSION	SRWMD	SUWANNEE RIVER WATER MANAGEMENT DISTRICT
DIP	DUCTILE IRON PIPE	SPT	STANDARD PENETRATION TEST
E	EAST	SS	SANITARY SEWER
E/M	EASEMENT	SSL	STAINLESS STEEL
EL	ELEVATION	ST	STORM
ELEC	ELECTRIC	ST.	STREET
EOP	END OF PROFILE	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	STL	STEEL
EX	EXISTING	SW	SOUTH WEST
FC	FACE OF CURB	SY	SQUARE YARD
FDC	FIRE DEPARTMENT CONNECTION	TBC	TRAFFIC BEARING COVER
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	TBM	TEMPORARY BENCHMARK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	TEL	TELEPHONE
FF	FINISH FLOOR	TFMR	TRANSFORMER
FG	FINISH GRADE	TV	TELEVISION
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FIRE LINE	TYP	TYPICAL
FLL	FLOW LINE	UD	UNDER DRAIN
FM	FORCE MAIN	UTIL	UTILITIES
FO	FIBER OPTIC	VCP	VITRIFIED CLAY PIPE
FP	FLOOD PLAIN	VEH	VEHICLE
FT	FEET	W	WEST
FUT	FUTURE	W/	WITH
GALV	GALVANIZED	W/WW	WATER/WASTEWATER
GRU	GAINESVILLE REGIONAL UTILITIES	WM	WATER MAIN
GV	GATE VALVE	WS	WATER SERVICE
HC	HANDICAP	WW	WASTEWATER
HORIZ	HORIZONTAL	YR	YEAR
HP	HIGH POINT		
HR	HOUR		
INV	INVERT		
IRR	IRRIGATION		
LF	LINEAR FEET		
L1	LINE ONE		
LAT	LATITUDE		
LBR	LIMEROCK BEARING RATIO		
LONG	LONGITUDE		
LTG	LIGHT		
LP	LOW POINT		
LT	LEFT		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MES	MITERED END SECTION		
MH	MANHOLE		
MIN	MINIMUM		
MO	MONTH		
N	NORTH		
N/A	NOT APPLICABLE		
NE	NORTH EAST		
NG	NATURAL GRADE		
NIC	NOT IN CONTRACT		

LEGEND

- EST — EXISTING STORM SEWER LINE
- EWW — EXISTING SANITARY SEWER LINE
- EGAS — EXISTING GAS SERVICE LINE
- ECATV — EXISTING CATV & TELEPHONE LINE
- EUE — EXISTING UNDERGROUND ELECTRIC LINE
- EWM — EXISTING WATER MAIN
- 76 — EXISTING CONTOUR LINE
- X X X — EXISTING FENCE
- +89.8 — NATURAL GROUND SPOT ELEVATION
- 9 LA (2060) — EXISTING TREE TO REMAIN
- 9 LA (2221) — EXISTING TREE TO BE REMOVED
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONC PAVEMENT/SIDEWALK
- 87 — PROPOSED FINISH ELEVATION CONTOUR
- • 35.00 — PROPOSED FINISH SPOT ELEVATION
- PROPOSED DIRECTIONAL FLOW ARROW
- D

STORMWATER POLLUTION PREVENTION PLAN

A. PROJECT NAME AND LOCATION

PROJECT NAME: SANTA FE CROSSINGS
LOCATION:
SECTION 8
TOWNSHIP 08
RANGE 18
COUNTY: ALACHUA
LATITUDE: N29° 48' 07"
LONGITUDE: W82° 31' 37"

B. SITE MAP

THE SITE MAP IS DEPICTED ON SHEET C2.0 – MASTER DEVELOPMENT PLAN.

C. NATURE OF THE CONSTRUCTION ACTIVITY

THE PROJECT WILL PROPOSE 7 TOTAL TRACTS FOR COMMERCIAL DEVELOPMENT ALONG WITH ACCOMPANYING ROAD INFRASTRUCTURE, DRAINAGE, AND UTILITY INFRASTRUCTURE.

D. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AND IMPLIMENTATION OF THE SEDIMENT AND EROSION CONTROL PLAN.
2. EXCAVATION OF STORMWATER MANAGEMENT BASIN IMPROVEMENTS. STABILIZE BASIN SLOPES.
3. CLEARING AND GRUBBING OF PROPOSED ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS AND BUILDING PAD AREAS.
4. SITE GRADING.
5. INSTALLATION OF STORM SEWER, SANITARY SEWER AND UTILITIES.
6. ROAD AREA SUBGRADE.
7. CONSTRUCTION OF CURB & GUTTER.
8. ROAD AREA BASE.
9. FINISHED GRADING OF LOT BUILDING PADS, LOT GRADING, AND STABILIZATION OF THE SITE.
10. ASPHALT PAVING.
11. INSTALLATION OF SIDEWALKS.
12. FINAL GRASSING AND LANSCAPING.
13. CLEANING SEDIMENT FROM STORM SEWER SYSTEM AND BASIN OUTFALL.

E. TOTAL AREA OF THE PROJECT SITE: 13.93± ACRES

F. TOTAL AREA OF THE SITE TO BE DISTURBED: 11.58± ACRES

G. SOIL TYPES AND WATER TABLE

1. SOILS ARE VARIABLE WITH VARYING DEPTHS OF SILTY SAND SOILS OVER A VERY CLAYEY SAND LAYER.
2. THERE IS A CONFINING LAYER AT THIS LOCATION IN THE VERY CLAYEY SAND LAYER AT ROUGHLY 15'± BELOW THE SURFACE.
3. SOIL TYPES WITHIN THE PROJECT AREA ARE CLASSIFIED PER NCRS AS ARRENDO FINE SAND, FORT MEADE FINE SAND, MILLHOPPER SAND, LOCHLOOSA FINE SAND, KENDRICK SAND, NORFOLK LOAMY FINE SAND, GAINESVILLE SAND, MILLHOPPER SAND, AND BIVANS SAND.
4. THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 130.50' FOR BASIN 1
   THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 129.00' FOR BASIN 2
   THE ESTIMATED 100 YEAR FLOOD PLAIN IS EXPECTED TO BE AT ELEV = 125.98' FOR BASIN 3

H. LOCATION AND DRAINAGE AREA FOR EACH DISCHARGE POINT

STORMWATER BASIN NO.	DRAINAGE AREA	LOCATION OF DISCHARGE POINT	RECEIVING WATERS
BASIN 1	3.71 AC	BASIN 2	N/A
BASIN 2	1.22 AC	BASIN 3	N/A
BASIN 3	6.61 AC	CR 235A R/W	STORMWATER BASIN NEAR ALACHUA WEST

I. CONTROLS

1. PRIOR TO SOIL DISTURBING ACTIVITIES THE CONTRACTOR SHALL INSTALL THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PAN.
2. THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. UPON INSTALLATION, THE CONTRACTOR SHALL PROTECT THE STORM AND SANITARY SEWER SYSTEMS WITH HAYBALES AND/OR FILTER FABRIC TO PREVENT DEBRIS AND SEDIMENTS FROM ENTERING THESE SYSTEMS.
5. THE CONTRACTOR SHALL UTILIZE TEMPORARY CONTROLS SUCH AS SEEDING, MULCHING, GEOTEXILES, WATERING, SOD STABILIZATION OR OTHER MEANS TO PREVENT EROSION OF EXPOSED SOILS FROM WIND, WATER OR RAIN.

J. CONTROLS TO DIVERT STORMWATER FLOW DURING CONSTRUCTION

1. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE STORM WATER RUNOFF DOES NOT LEAVE THE PROJECT SITE WITHOUT FIRST PASSING THROUGH A SEDIMENT BASIN TO ALLOW SETTLING OF SUSPENDED SOLIDS IN THE STORM WATER PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL INSTALL SILT FENCING AS SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. THE CONTRACTOR SHALL USE SILT FENCING, TEMPORARY SWALES, EARTHEN DIKES, CHECK DAMS OR OTHER MEANS TO DIRECT STORM WATER RUNOFF TO TEMPORARY SETTLING BASINS OR STORM WATER BASINS DURING CONSTRUCTION.

K. TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL CONSTRUCT, INSTALL AND STABILIZE STORM WATER BASINS OR SUMP OUTFALLS. THE CONTRACTOR SHALL USE THESE FACILITIES AS TEMPORARY SEDIMENT BASINS DURING THE SITE CONSTRUCTION PHASE. SITE GRADING SHALL DIRECT STORM WATER RUNOFF TO THESE FACILITIES DURING CONSTRUCTION AND PRIOR TO DISCHARGE FROM THE PROJECT SITE.
2. THE CONTRACTOR SHALL CLEAN STORM WATER BASINS OF SILT AND SEDIMENT DEPOSITS AT THE END OF CONSTRUCTION AND DISPOSE OF THE MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

L. PERMANENT STORM WATER MANAGEMENT CONTROLS

1. THE COMPLETED PHASE HAS THREE (3) PERMANENT STORMWATER MANAGEMENT FACILITY. ALL STORMWATER MANAGEMENT FACILITY SHALL BE PERMITTED AND APPROVED BY THE CITY OF ALACHUA AND THE SRWMD.
2. THE COMPLETED PROJECT WILL INCORPORATE AND MAINTAIN PERMANENT GRASSING, LANDSCAPING AND/OR GROUND COVERS TO PROTECT SITE SOILS FROM EROSION AND TRANSPORT.

M. CONTROLS FOR SPECIAL POLLUTANTS

1. WASTE DISPOSAL: WASTE CONSTRUCTION MATERIALS, DEBRIS AND GARBAGE WILL BE PLACED IN APPROPRIATE CONTAINERS. THE CONTRACTOR SHALL DISPOSE OF THESE MATERIALS IN AN APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. NO WASTE MATERIALS SHALL BE BURIED ON SITE.
2. OFFSITE VEHICLE TRACKING: THE CONTRACTOR SHALL CONTROL AND RESTRICT SITE ACCESS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MATERIALS AT THE VEHICLE ACCESS POINT, AS REQUIRED, TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
3. FERTILIZERS, HERBICIDES AND PESTICIDES: FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
4. TOXIC SUBSTANCES: THE CONTRACTOR SHALL NOT STORE FUELS, PAINT, CHEMICALS OR OTHER MATERIALS THAT ARE CONSIDERED TO BE TOXIC ON SITE. SHOULD THE CONTRACTOR DESIRE TO STORE SUCH MATERIALS ON SITE, THE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN PLAN TO ADDRESS STORAGE, SPILL PREVENTION AND CLEANUP PRIOR TO STORING THE MATERIALS ON SITE.
5. OTHER: PORT-O-LETS OR OTHER TEMPORARY SANITATION FACILITIES SHALL BE LOCATED AWAY FROM THE INLET POINTS TO THE STORM SEWER SYSTEM AND AWAY FROM THE STORM WATER BASINS. THE CONTRACTOR SHALL NOT ALLOW VEHICLE MAINTAINANCE ON SITE.

N. MAINTENANCE PLAN

1. THE CONTRACTOR SHALL MAINTAIN PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE PLANS AND TECHNICAL SPECIFICATIONS.
2. SILT FENCING SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AND ANY NECESSARY REPAIRS TO SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM THE SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONTRACTOR SHALL MAINTAIN THE SITE VEHICULAR ACCESS POINT TO PREVENT TO PREVENT MIGRATION OF ERODABLE MATERIALS OFFSITE, EITHER BY VEHICLE, WIND OR STORM WATER TRANSPORT.
4. THE CONTRACTOR SHALL INSPECT INLETS, MANHOLES AND OUTFALLS IMMEDIATELY AFTER EACH RAINFALL EVENT AND REPAIR THE CONTROLS NECESSARY TO PREVENT SILT AND SEDIMENTS FROM ENTERING THE STORM AND SANITARY SEWERS OR FROM DISCHARGING OFFSITE.
5. MULCH OR SOD THAT HAS WASHED OUT SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL MAINTAIN ALL AREAS OF THE PROJECT SITE WITH PROPER EROSION AND SEDIMENT CONTROLS THROUGHOUT THE SITE CONSTRUCTION PERIOD OF THE PROJECT.

O. COMPLIANCE INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGE, ALL DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED, ACTIVE CONSTRUCTION AREAS, VEHICULAR ACCESS POINTS AND ALL BEST MANAGEMENT PRACTICES AT LEAST ONCE EVERY 7 CALENDER DAYS OR WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. AREAS OF THE PROJECT SITE THAT HAVE BEEN STABILIZED SHALL BE INSPECTED AT LEAST ONCE A MONTH. THESE INSPECTIONS SHALL CONTINUE UNTIL A NOTICE OF TERMINATION IS FILED.

P. NON-STORM WATER DISCHARGES

1. IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION: FIRE FLOW TESTS OR FLUSHING, WATER FROM UTILITY LINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING ACTIVITIES).
2. DEWATERING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NONCONTAMINATED SITE ACTIVITY.
3. IF NON-STORM WATER DISCHARGES DO OCCUR, WATERS SHOULD BE DIRECTED TO STORM WATER BASINS OR TEMPORARY BASINS PRIOR TO DISCHARGE FROM THE PROJECT SITE.
4. TURBID WATERS FROM STORM WATER PONDS SHALL NOT BE PUMPED OFFISTE OR DIRECTLY TO OFFSITE RECEIVING WATERS.
5. ANY PUMPED WATER FROM THE STORM WATER PONDS SHALL BE TREATED SO AS NOT TO ALLOW DISCHARGE OF POLLUTED WATERS FROM THE PROJECT SITE. TREATMENT OPTIONS INCLUDE SILT FENCES, SETTLING PONDS, PROPERLY USED FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

CONSTRUCTION INSPECTION FORM
STORMWATER POLLUTION PREVENTION PLAN

INSPECTION FREQUENCY: WEEKLY OR AFTER 0.50 INCHES OF RAIN

PROJECT NAME: SANTA FE CROSSINGS
OWNER: ALACHUA 441/235, LLC
CONTRACTOR:
CONSTRUCTION MANAGER:

FORM INSTRUCTIONS: ENTER THE DATE OF THE INSPECTION. IF THE INSPECTED ITEM IS SATISFACTORY, INSERT A CHECK. IF THE INSPECTED ITEM IS UNSATISFACTORY, INSERT AN "X" AND DESCRIBE THE MAINTENANCE ACTIONS TAKEN TO CORRECT THE PROBLEM. THE INSPECTOR SHALL ENTER THEIR INITIALS. CREATE ADDITIONAL SHEETS IF NECESSARY.

INSPECTOR INFORMATION:

NAME _____ QUALIFICATION _____ DATE _____

THE ABOVE SIGNATURE ALSO SHALL CERTIFY THAT THIS FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES IF THERE ARE NOT ANY INCIDENTS OF NON-COMPLIANCE IDENTIFIED ABOVE.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (RESPONSIBLE AUTHORITY) _____ DATE _____

CERTIFICATION STATEMENT
STORMWATER POLLUTION PREVENTION PLAN

ALL CONTRACTOR(S) AND/OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT.

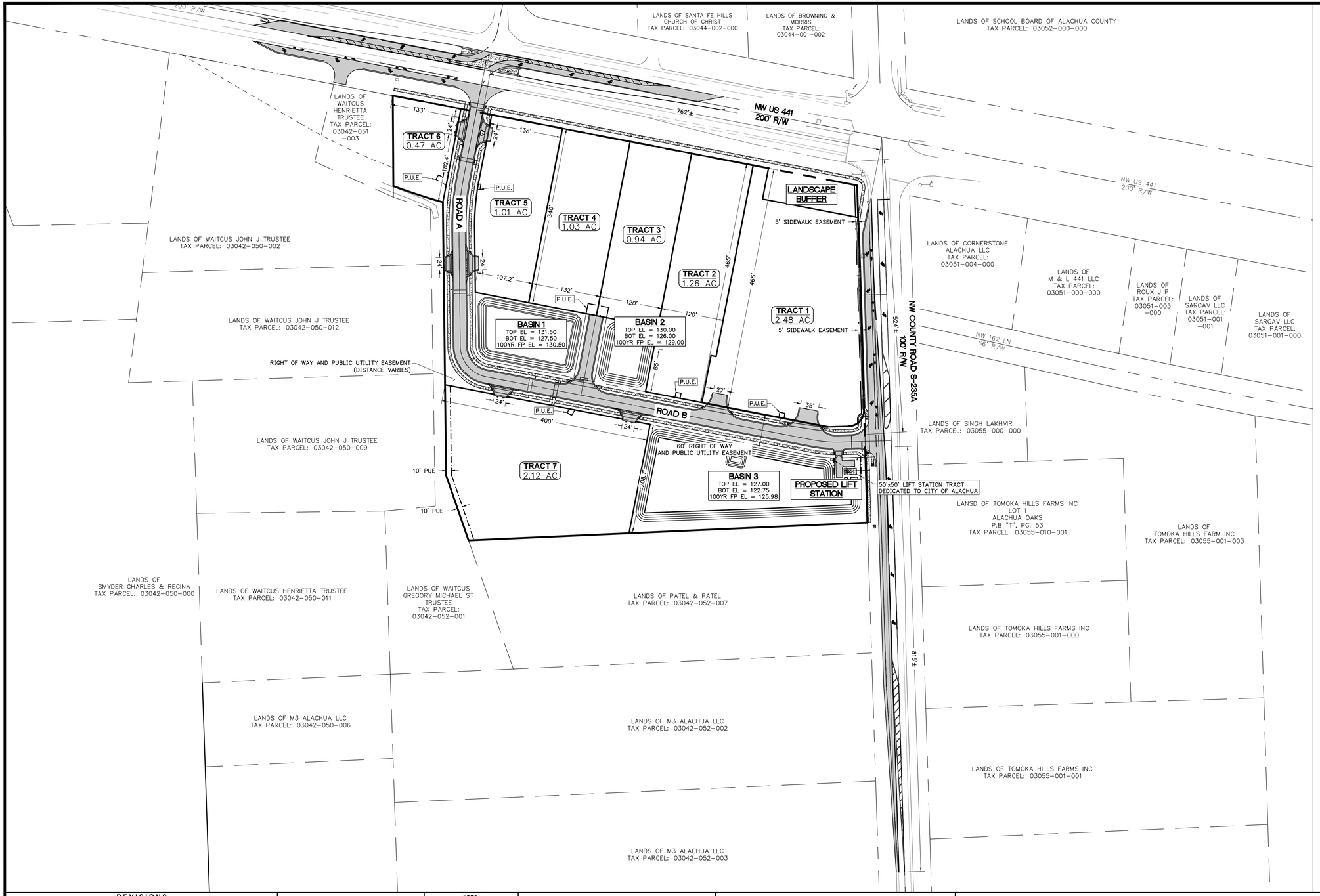
SITE: SANTA FE CROSSINGS
CONTRACTING FIRM: _____
FIRM NAME
ADDRESS
TELEPHONE NUMBER

I CERTIFY, UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC STORMWATER PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME TITLE

SIGNATURE DATE

DATE OF INSPECTION	SILT FENCE	EARTH DIKES	STRUCTURAL DIVERSION	SWALE	SEDIMENT TRAP	CHECK DAM	SUBSURFACE DRAIN	PIPE SLOPE DRAIN	LEVEL SPREADERS	STORM DRAIN INLET PROTECTION	VEGETATIVE BUFFER STRIP	VEGETATIVE PRESERVATION AREA	RETENTION POND	CONSTRUCTION ENTRANCE STABILIZATION	PERIMETER DITCH	CURB AND GUTTER	PAVED ROAD SURFACE	ROCK OUTLET PROTECTION	REINFORCED SOIL RETAINING SYSTEM	GABION	SEDIMENT BASIN	TEMPORARY SEED / SOD	PERMANENT SEED / SOD	MULCH	HAY BALES	GEOTEXTILE	RIP-RAP	TREE PROTECTION	DETENTION POND	RETENTION POND	WASTE DISPOSAL / HOUSEKEEPING	DAM	SAND BAG	OTHER	OBSERVATIONS OR MAINTENANCE ACTIONS TAKEN	INSPECTED BY



GENERAL NOTES:

1. TRACTS SHOWN FOR CONCEPTUAL PURPOSES ONLY.
2. ALL STREETS SHALL BE PRIVATELY MAINTAINED.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: MASTER PLAN

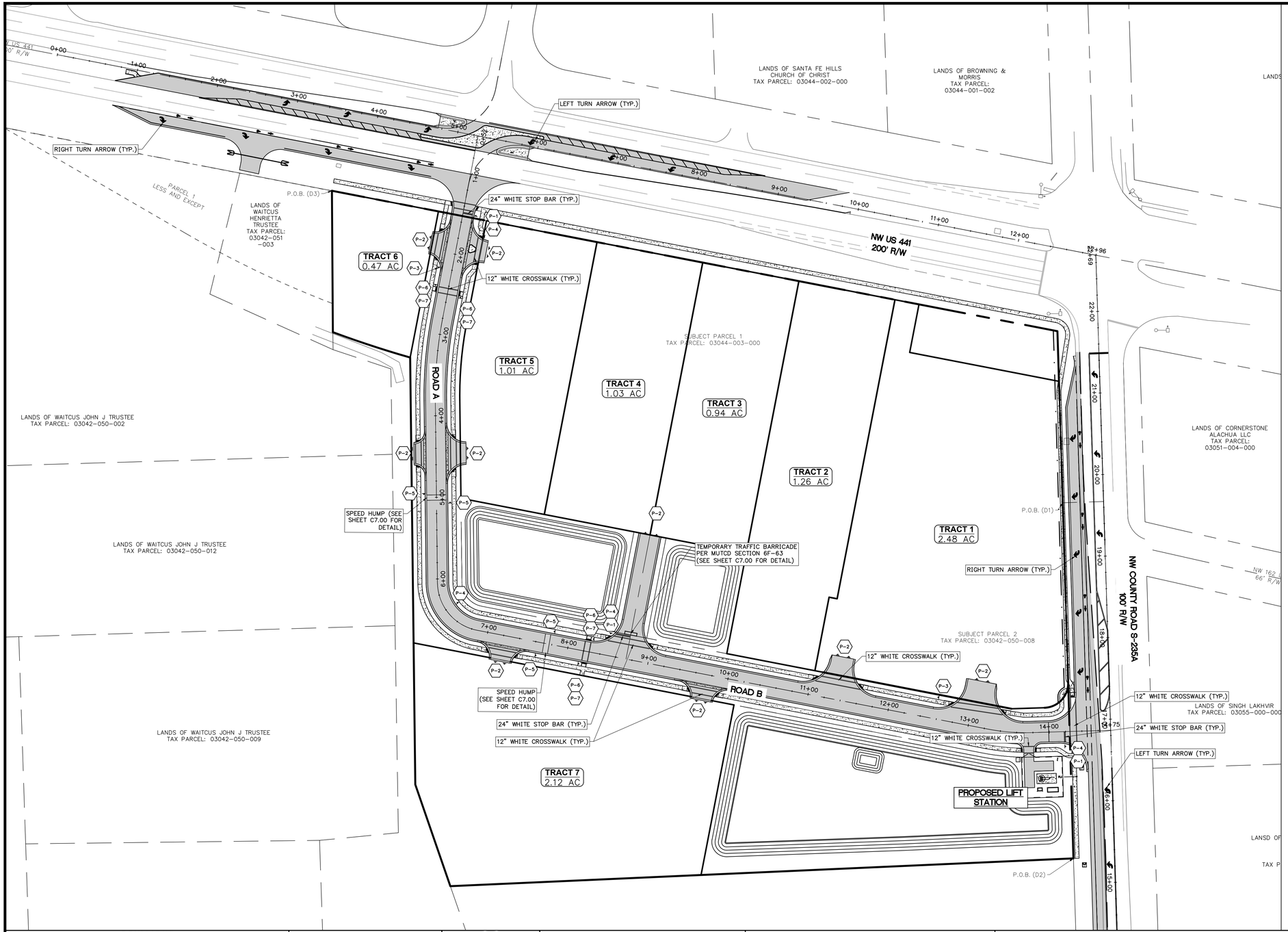
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C2.00



PROPOSED SIGNS

ID	DESCRIPTION	COLOR	MUTCD	SIZE	SIGN
P-1	STOP	RED	R1-1	36" x 36" OCTOGON	STOP
P-2	END OF ROADWAY DIAMOND SIGN	RED	OM4-1	18" x 18"	
P-3	ADVISORY SPEED	WHITE	R2-1	18" x 24"	15 MPH
P-4	STREET NAME SIGN	GREEN	D3-1	24" x 8"	ROAD A
P-5	SPEED HUMP SIGN	YELLOW	W17-1	30" x 30"	SPEED HUMP
P-6	PEDESTRIAN CROSSING	YELLOW	W11-2	18" x 18"	
P-7	DOWNWARD DIAGONAL ARROW (PLAQUE)	YELLOW	W16-7P	24" X 12"	

GENERAL NOTES:

1. ALL SIGNAGE TO BE INSTALLED SHALL CONFORM TO MUTCD REQUIREMENTS, 2009 VERSION W/ REV. NO. 1&2, INCORPORATED 2012.
2. STREET SIGNS TO BE ADDED TO THE POLES OF ALL STOP SIGNS
3. ALL PAVEMENT MARKING SHALL CONFORM TO FDOT STD. INDEX 711-001
4. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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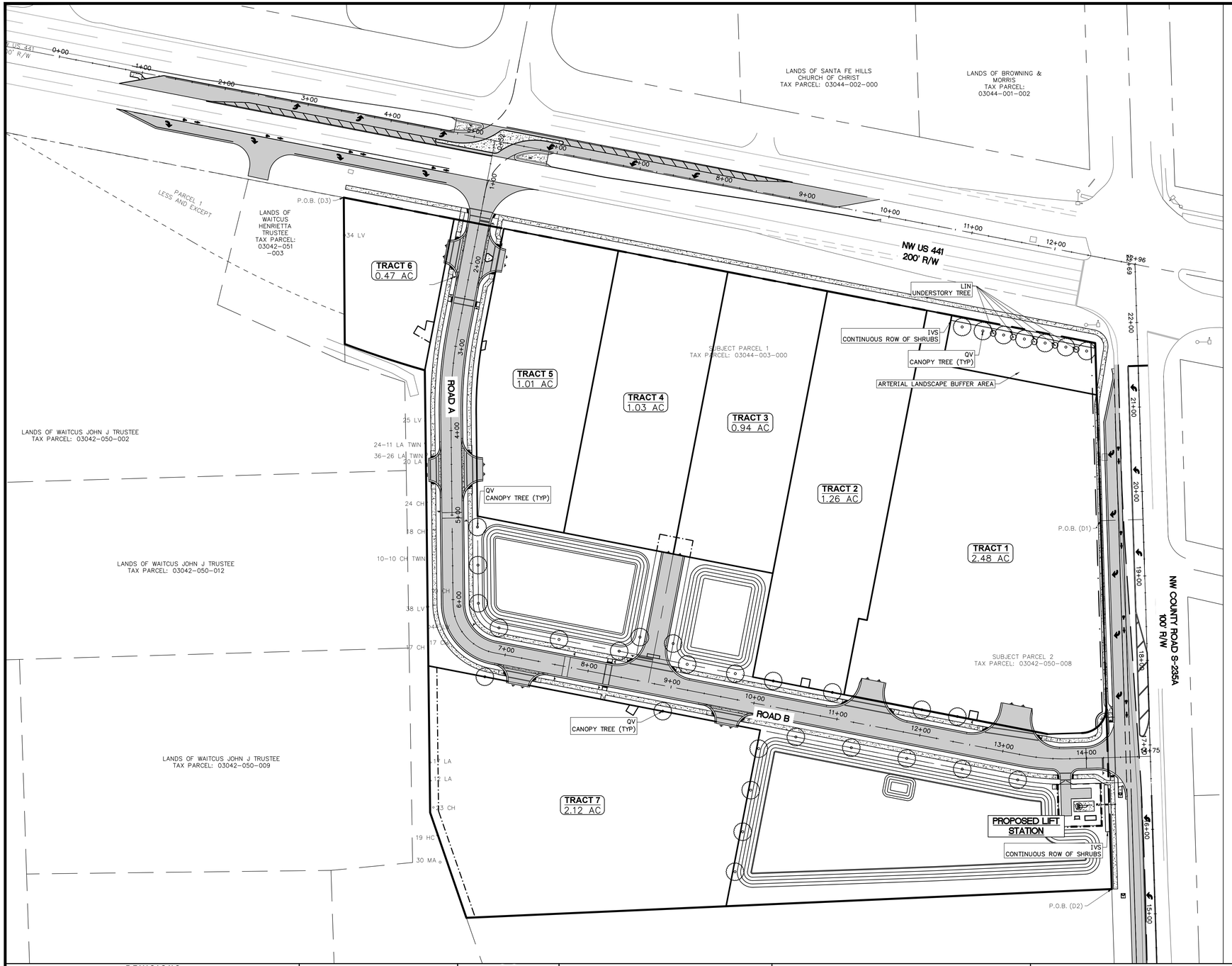
SHEET TITLE: MASTER SIGNAGE PLAN

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: APRIL 2023
PROJECT NO: 514-21-01
SHEET NO: C2.01



GENERAL LANDSCAPE NOTES:

1. TREE LOCATIONS SHOWN ARE APPROXIMATE. ADDITIONAL TREES MAY BE PLANTED BEYOND THE MINIMUM SHOWN ON THIS SHEET.
2. STREET TREES SHALL MAINTAIN A HORIZONTAL CLEARANCE OF 10FT FROM ALL UTILITIES, AND 5FT FROM STREET SIGNS. TREE LOCATIONS DEPICTED ON THIS PLAN ARE APPROXIMATE AND MAY VARY.
3. STREET TREES SHALL BE LIVE OAKS OR SIMILAR SPECIES 3 GALLON IN SIZE.
4. POND LANDSCAPE CLUSTERS TO CONSIST OF PINES, PALMS, MAGNOLIAS, CEDAR, OR SIMILAR SPECIES.
5. LANDSCAPE BUFFER TO NORTH OF TRACT 1 SHALL MEET REQUIREMENTS OF 6.2.3 (E) ARTERIAL FRONTAGE. PLANTINGS WITHIN LANDSCAPE BUFFER SHALL CONSIST OF THE FOLLOWING
   - A. CANOPY TREES. FOUR CANOPY TREES EVERY 100 LINEAL FEET OF ARTERIAL FRONTAGE PLACED APPROXIMATELY EVERY 25 FEET; THE WIDTH OF THE PAVED DRIVEWAYS AT THE PROPERTY LINES SHALL NOT BE COUNTED TOWARDS THE ARTERIAL FRONTAGE REQUIREMENT;
   - B. UNDERSTORY/ORNAMENTAL TREES. THREE UNDERSTORY/ORNAMENTAL TREES EVERY 100 LINEAL FEET OF ARTERIAL FRONTAGE;
   - C. SHRUBS AND GROUND COVER. A CONTINUOUS ROW OF SHRUBS OR GROUPS OF SHRUBS THAT FORMS AN OPAQUE SCREEN FOR THE ENTIRE LENGTH OF ARTERIAL FRONTAGE

LEGEND:

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBBERY

TREE LEGEND FOR REMOVAL & REPLACEMENT

ABBREVIATIONS	NAME	AMOUNT
LA	LAUREL OAK	13
LV	LIVE OAK	7
PI	PINE	3

PLANT SCHEDULE

TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
QV	37	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL., 13" HT. X 60" SPRD., 3.5" CAL.	AS SHOWN	CANOPY TREE
LIN	5	LAGERSTROEMIA INDICA X FAUREI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	30 GAL., 10' HT. X 48" SPRD., 2" CAL.	AS SHOWN	UNDERSTORY TREE
SHRUBS	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
IVS	174	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	3 GAL., 12" HT. X 14" SPRD.	30" O.C.	N/A
SOD / SEED	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
SOD	N/A	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	SOD	N/A	SAND GROWN AND WEED FREE

N

60' 30' 0 60' 120' 180'

SCALE 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: MASTER LANDSCAPE PLAN

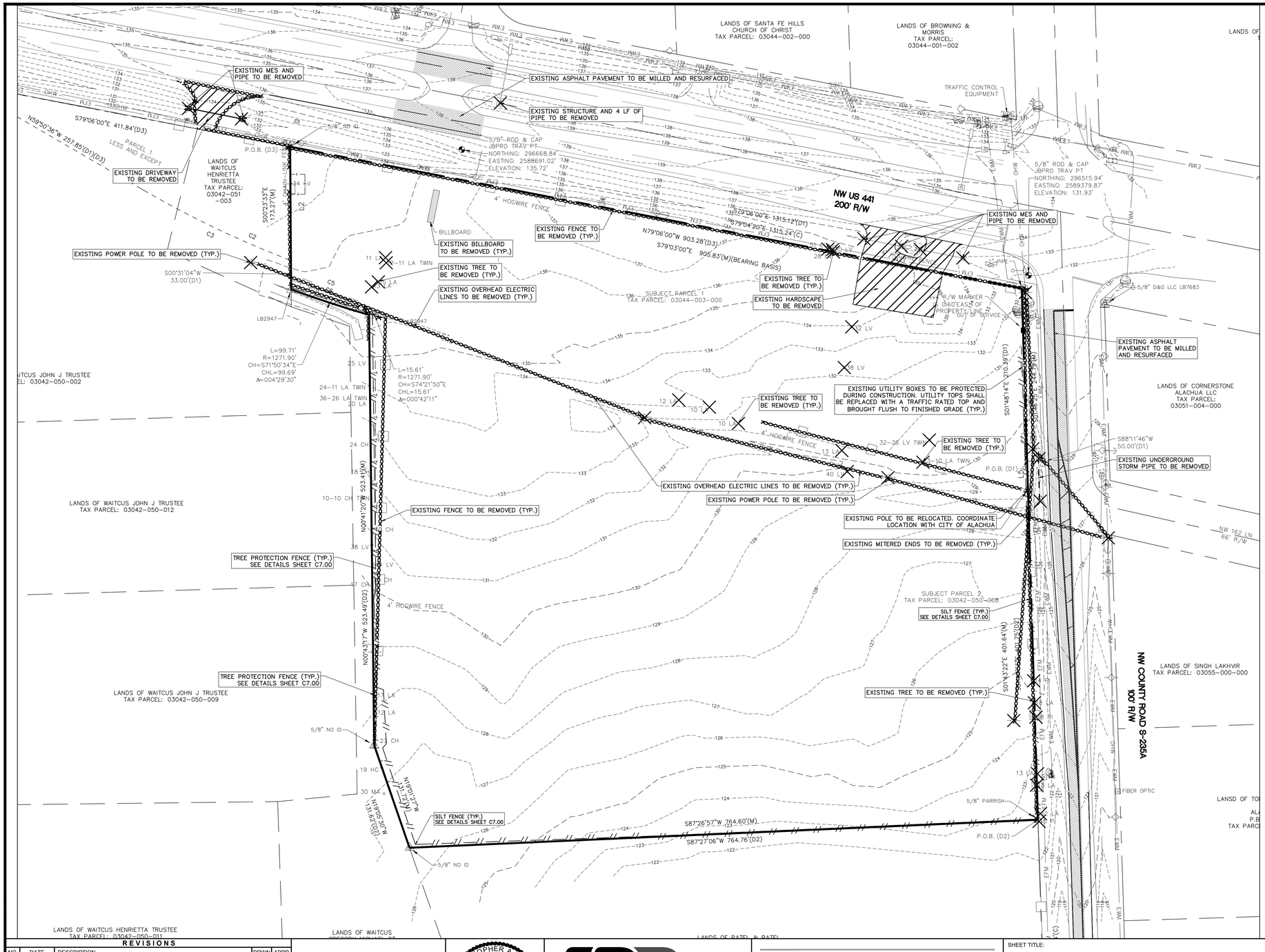
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C2.02



GENERAL DEMOLITION NOTES

1. PRIOR TO DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO BE REMOVED OR RELOCATED.
2. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEMOLITION AND MATERIAL REMOVAL. IN ADDITION TO THE DEMOLITION SHOWN, THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS TRASH, DEBRIS, FENCING ETC., IN ORDER TO PROVIDE A CLEAN CONSTRUCTION SITE.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION MATERIAL OFF SITE. DISPOSAL METHODS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF PH RANGE OF 5.5 – 6.5.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL DESIGNATE A TEMPORARY CONSTRUCTION ENTRANCE AND STOCKPILE AREA.
6. THE PROPOSED INFRASTRUCTURE PLANS WILL BE REMOVING SEVERAL "NUISANCE TREES" AND "UNREGULATED TREES" AS DEFINED BY THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS. THESE TREES TO BE REMOVED ARE SHOWN ON THE DEMOLITION PLAN. THERE ARE 23 REGULATED TREES TO BE REMOVED WHICH ARE SHOWN ON THE DEMOLITION PLAN. THESE TREES WILL BE REPLACED ON A ONE-FOR-ONE BASIS. NO HERITAGE OR CHAMPION TREES WILL BE REMOVED AS A PART OF THIS DEVELOPMENT. NO STREET TREES ARE REQUIRED. EACH INDIVIDUAL COMMERCIAL DEVELOPMENT WILL SUBMIT A LANDSCAPE PLAN FOR REVIEW AND APPROVAL DURING THE SITE PLAN REVIEW PROCESS.THE DEMOLISHED TREES WILL BE REPLACED ON A ONE TO ONE BASIS AND PLATED WITHIN OPEN AREAS ON THE SITE. PLEASE SEE SHEET C2.02 FOR LOCATIONS OF TREES TO BE REPLACED.

LEGEND

- EXISTING ELECTRIC UTILITY POLE TO BE REMOVED
- EXISTING PAVEMENT OR HARDSCAPE TO BE MILLED AND RESURFACED
- EXISTING PAVEMENT OR HARDSCAPE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING STORM PIPE TO BE REMOVED
- EXISTING MITERED END SECTION TO BE REMOVED
- TREE PROTECTION FENCING
- SILT-FENCE BARRIERS PER FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013)

TREE LEGEND FOR REMOVAL

ABBREVIATIONS	NAME	AMOUNT
LA	LAUREL OAK	13
LV	LIVE OAK	7
PI	PINE	3

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: DEMOLITION PLAN

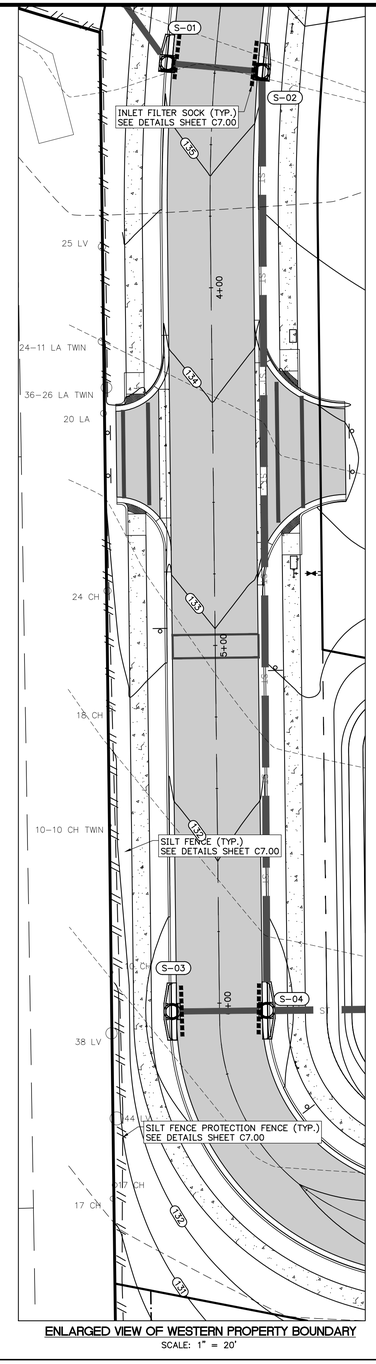
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: APRIL 2023

PROJECT NO: 514-21-01

SHEET NO: C3.00



ENLARGED VIEW OF WESTERN PROPERTY BOUNDARY
SCALE: 1" = 20'

EROSION AND SEDIMENTATION CONTROL

1. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
2. SILT FENCING AND OTHER SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION (SEE DETAIL ON SHEET C7.0). ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013).
3. CONTRACTOR SHALL CONTACT CITY OF ALACHUA PUBLIC WORKS INSPECTOR FOR INSPECTION OF DEMOLITION AND SILT FENCE/EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION
4. PROTECT EXISTING STORMWATER INLET STRUCTURES WITH FILTER FABRIC OR OTHER EROSION CONTROL DEVICE TO PREVENT SEDIMENTS FROM ENTERING STORM SEWER SYSTEM.
5. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER 1/2" OR GREATER RAINFALL.
6. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION IS FULLY ESTABLISHED.
7. CONTRACTOR SHALL MINIMIZE AIR POLLUTION FROM PARTICULATES AND DUST. WATER SHALL BE APPLIED AS NEEDED TO REDUCE DUST DURING CONSTRUCTION. USE OTHER STABILIZATION METHODS SUCH AS HYDROMULCHING AS NEEDED.
8. CONTRACTOR SHALL STOCKPILE AND STORE MATERIALS SUCH THAT STORMWATER FLOW IS NOT IMPEDED DURING CONSTRUCTION AND MATERIAL EROSION DOES NOT OCCUR.
9. THE DRAINAGE RETENTION BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE FOR THE ROADWAYS. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.
10. THE DRAINAGE BASIN BOTTOMS SHALL BE SCRAPED CLEAN OF ALL ACCUMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THEN THE BASIN BOTTOMS SHALL BE GRASSED.
11. ALL DISTURBED AREAS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013). EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
12. THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
13. THE TOTAL UNDISTURBED AREA OF THE PROJECT SITE 13.93 ACRES. THE TOTAL DISTURBED AREA OF THE PROJECT IS 11.58 ACRES.

LEGEND

- SILT-FENCE BARRIERS PER FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013)
- GRAVEL FILTER BAGS INLET PROTECTION
- TREE PROTECTION FENCING
- FILTER CLOTH INLET PROTECTION
- CONSTRUCTION ENTERANCE

N

50' 25' 0 50' 100' 150'
SCALE 1" = 50'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: EROSION + SEDIMENTATION CONTROL PLAN

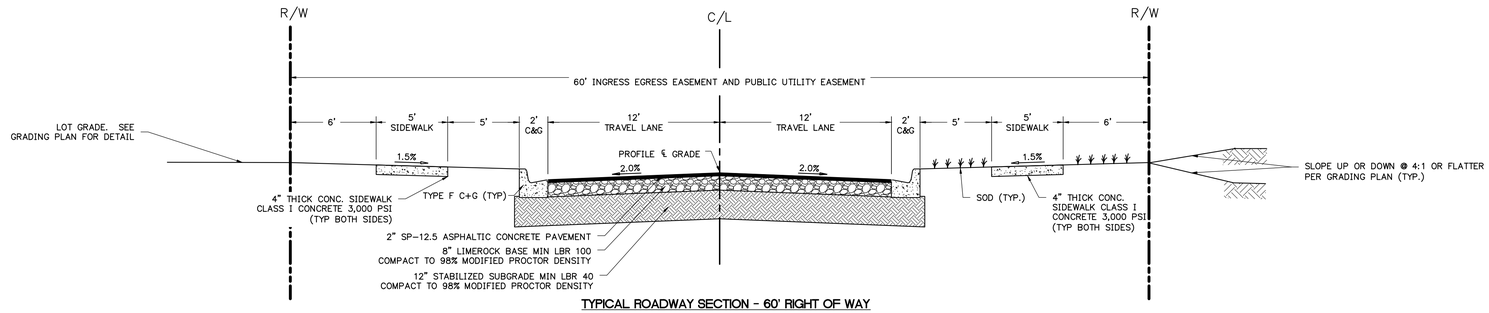
DATE: APRIL 2023

PROJECT NO: 514-21-01

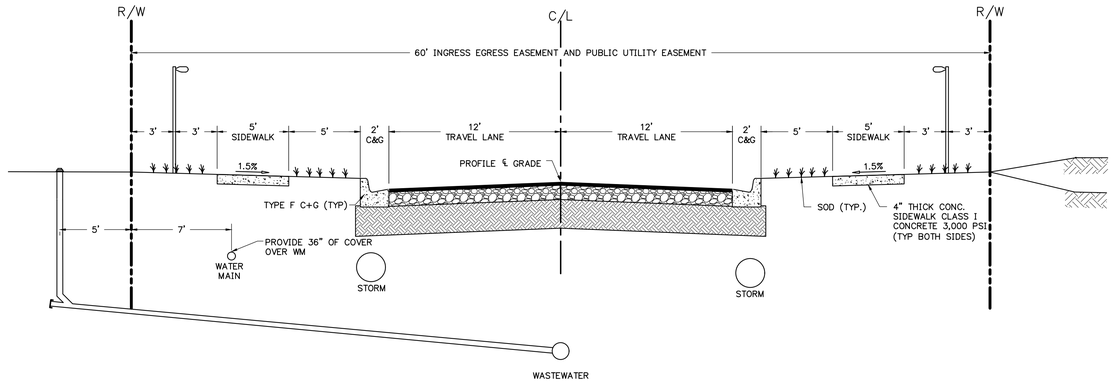
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C3.01



TYPICAL ROADWAY SECTION - 60' RIGHT OF WAY



UTILITY ALLOCATION - 60' RIGHT OF WAY

DESIGN CRITERIA
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH

5' 2.5' 0 5' 10' 15'
SCALE 1" = 5'

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 SECTION AND UTILITY ALLOCATION

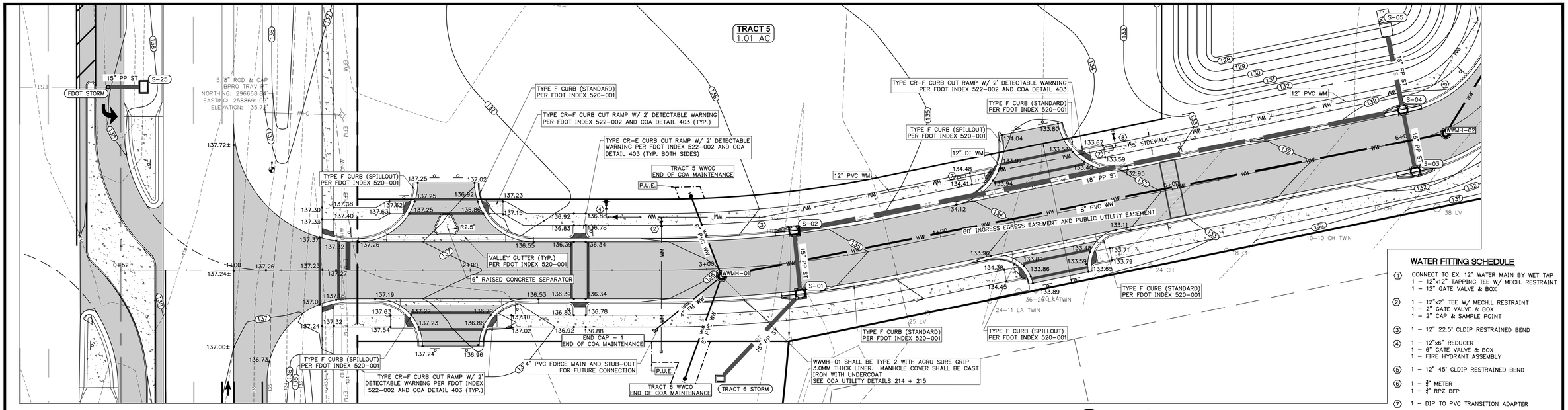
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: APRIL 2023

PROJECT NO: 514-21-01

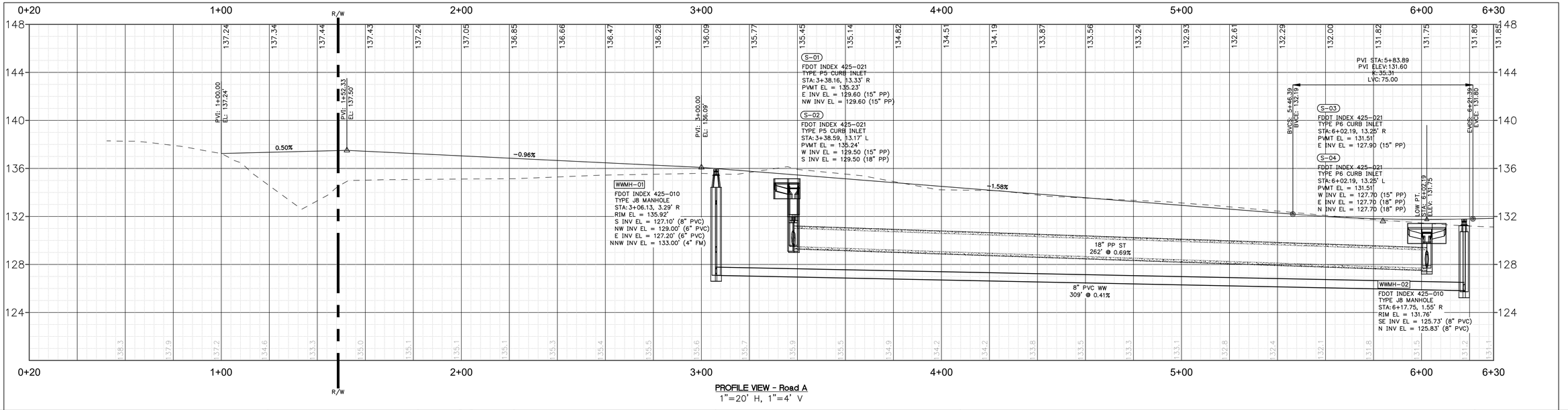
SHEET NO: C4.00



PLAN VIEW - ROAD A
1"=20'

WATER FITTING SCHEDULE

1. CONNECT TO EX. 12" WATER MAIN BY WET TAP
   1 – 12"x12" TAPPING TEE W/ MECH. RESTRAINT
   1 – 12" GATE VALVE & BOX
2. 1 – 12"x2" TEE W/ MECH-L RESTRAINT
   1 – 2" GATE VALVE & BOX
   1 – 2" CAP & SAMPLE POINT
3. 1 – 12" 22.5° CLDIP RESTRAINED BEND
4. 1 – 12"x6" REDUCER
   1 – 6" GATE VALVE & BOX
   1 – FIRE HYDRANT ASSEMBLY
5. 1 – 12" 45° CLDIP RESTRAINED BEND
6. 1 – ¾" METER
   1 – ¾" RPZ BFP
7. 1 – DIP TO PVC TRANSITION ADAPTER
8. 1 – 12"X8" TEE W/ MECH. RESTRAINT
   1 – 8" GATE VALVE & BOX
9. 1 – 8"X2" TEE W/ MECH. RESTRAINT
   1 – 2" GATE VALVE & BOX
10. 1 – 8" GATE VALVE AND BOX
    1 – 3" BLOW OFF ASSEMBLY
11. 1 – 12"X6" TEE W/ MECH. RESTRAINT
    1 – 6" GATE VALVE AND BOX
    1 – 6" CAP AND SAMPLE POINT



PROFILE VIEW - Road A
1"=20' H, 1"=4' V

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: PLAN AND PROFILE

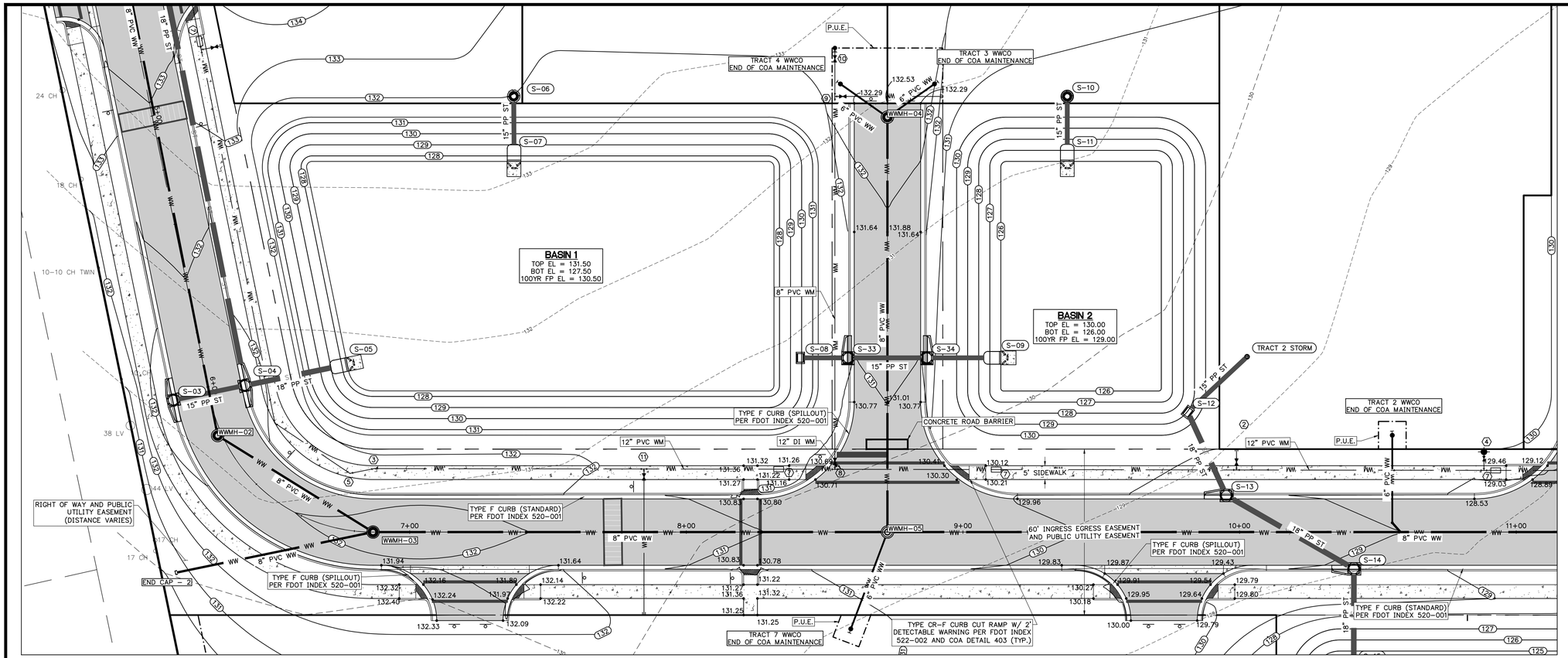
DATE: APRIL 2023

PROJECT NO: 514-21-01

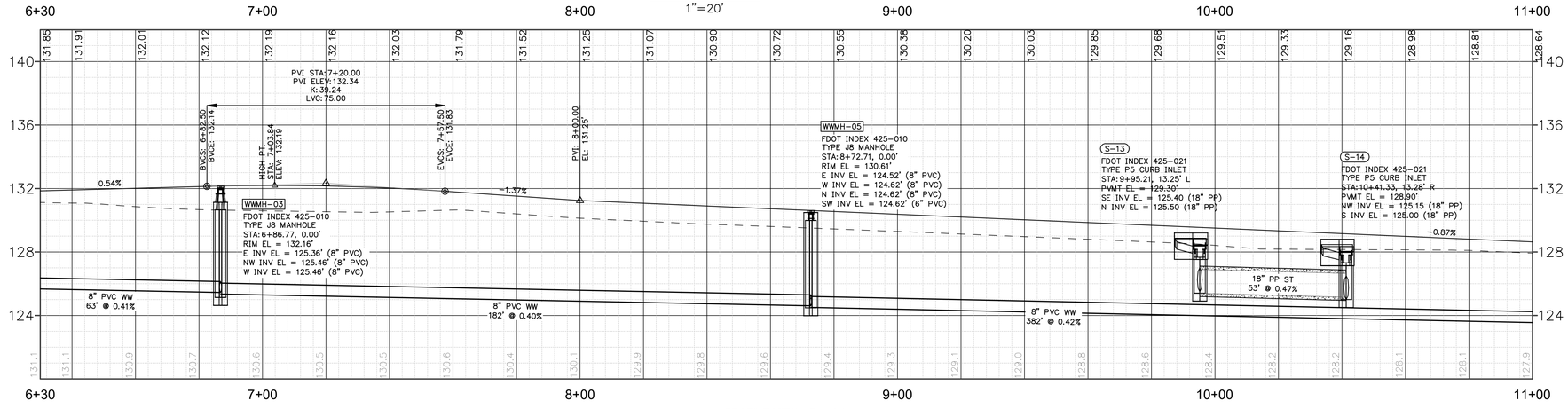
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C4.01



PLAN VIEW - ROAD A
1"=20'



PROFILE VIEW - Road A
1"=20' H, 1"=4' V

WATER FITTING SCHEDULE

1. CONNECT TO EX. 12" WATER MAIN BY WET TAP
   1 - 12"x12" TAPPING TEE W/ MECH. RESTRAINT
   1 - 12" GATE VALVE & BOX
2. 1 - 12"x2" TEE W/ MECH.L RESTRAINT
   1 - 2" GATE VALVE & BOX
   1 - 2" CAP & SAMPLE POINT
3. 1 - 12" 22.5° CLDIP RESTRAINED BEND
4. 1 - 12"x6" REDUCER
   1 - 6" GATE VALVE & BOX
   1 - FIRE HYDRANT ASSEMBLY
5. 1 - 12" 45° CLDIP RESTRAINED BEND
6. 1 - 2" METER
   1 - 2" RPZ BFP
7. 1 - DIP TO PVC TRANSITION ADAPTER
8. 1 - 12"X8" TEE W/ MECH. RESTRAINT
   1 - 8" GATE VALVE & BOX
9. 1 - 8"X2" TEE W/ MECH. RESTRAINT
   1 - 2" GATE VALVE & BOX
10. 1 - 8" GATE VALVE AND BOX
    1 - 3" BLOW OFF ASSEMBLY
11. 1 - 12"X6" TEE W/ MECH. RESTRAINT
    1 - 6" GATE VALVE AND BOX
    1 - 6" CAP AND SAMPLE POINT

N

20' 10' 0 20' 40' 60'
SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: PLAN AND PLAN AND PROFILE

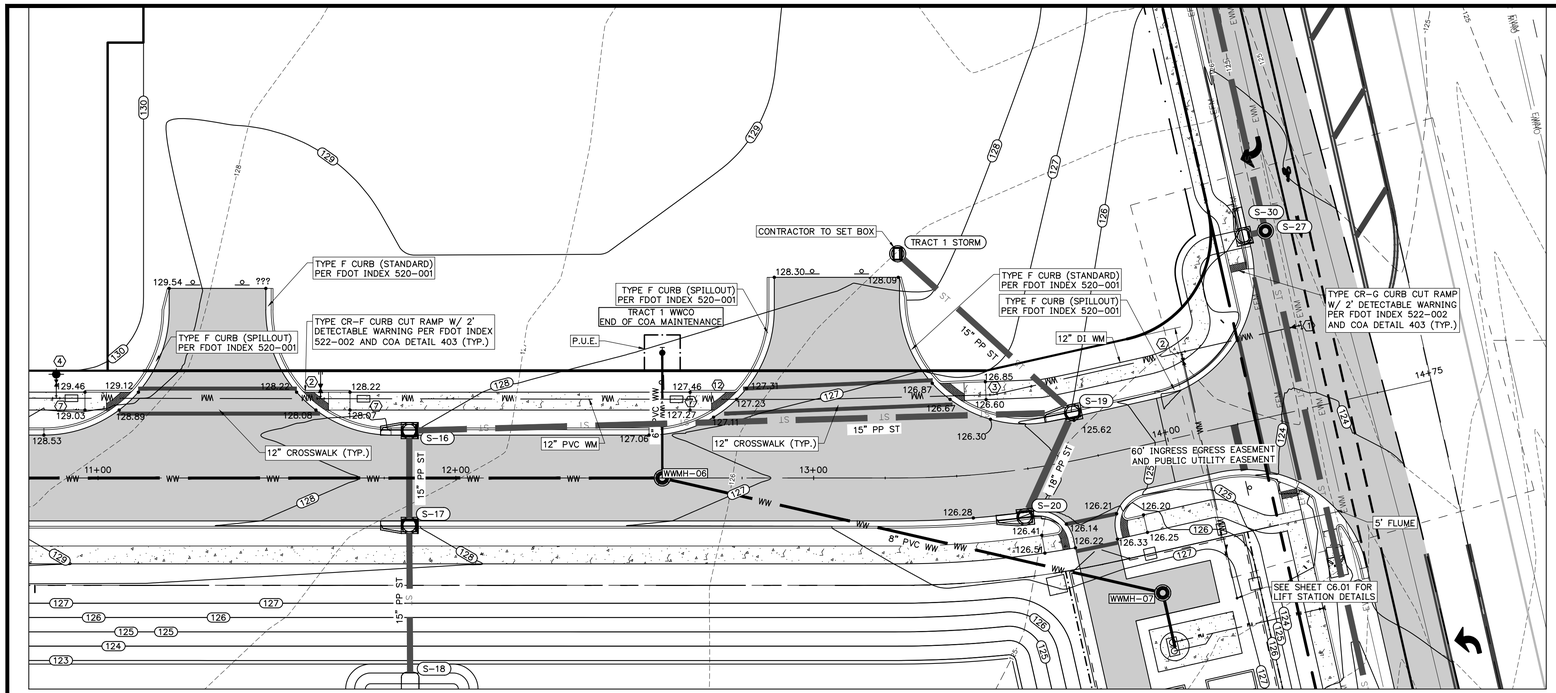
DATE: APRIL 2023

PROJECT NO: 514-21-01

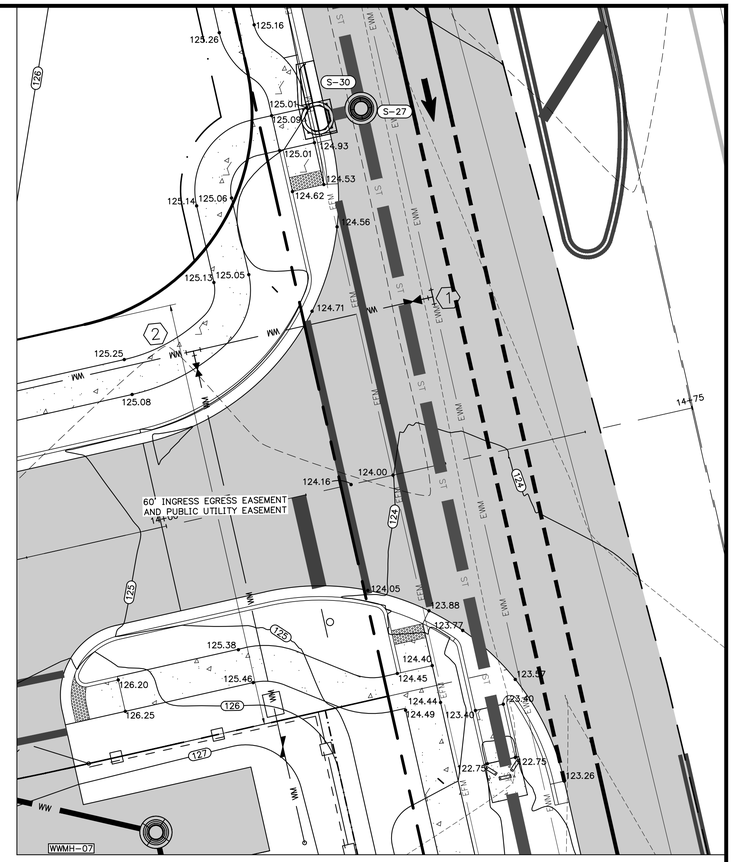
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

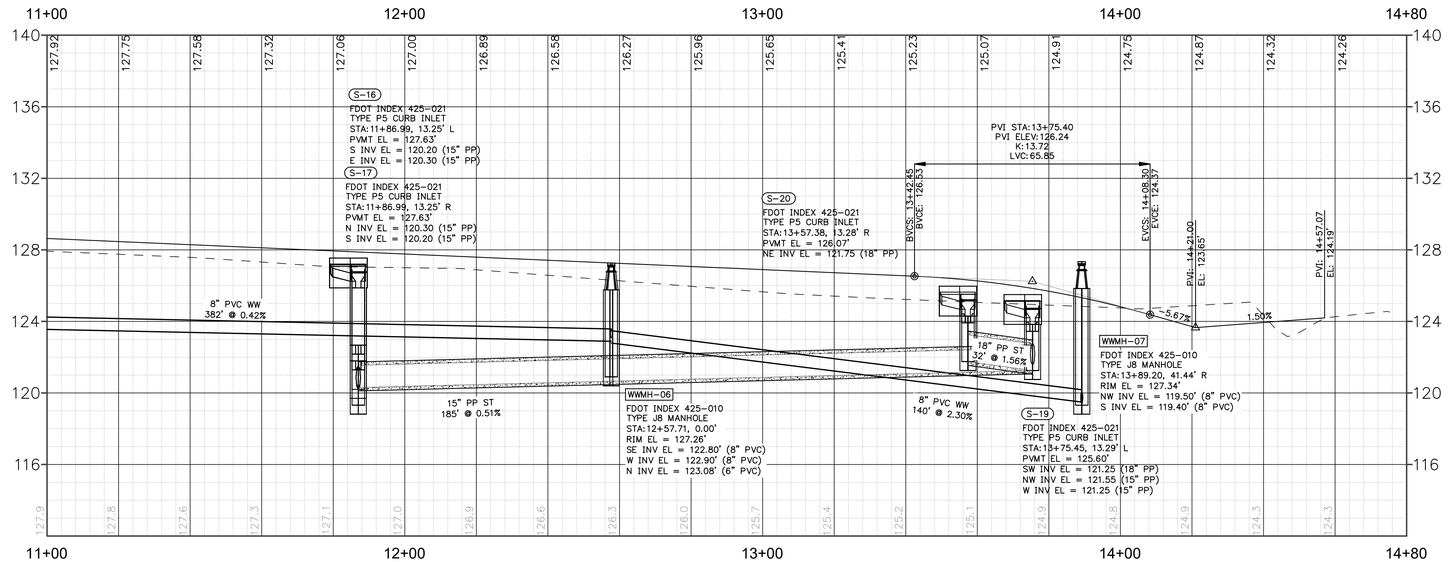
SHEET NO: C4.02



PLAN VIEW - ROAD A
1"=20'



PLAN VIEW ZOOMED - ROAD A / CR-235A INTERSECTION
1" = 10'



PROFILE VIEW - Road A
1"=20' H, 1"=4' V

WATER FITTING SCHEDULE

1. CONNECT TO EX. 12" WATER MAIN BY WET TAP
   1 - 12"x12" TAPPING TEE W/ MECH. RESTRAINT
   1 - 12" GATE VALVE & BOX
2. 1 - 12"x2" TEE W/ MECH.L RESTRAINT
   1 - 2" GATE VALVE & BOX
   1 - 2" CAP & SAMPLE POINT
3. 1 - 12" 22.5° CLDIP RESTRAINED BEND
4. 1 - 12"x6" REDUCER
   1 - 6" GATE VALVE & BOX
   1 - FIRE HYDRANT ASSEMBLY
5. 1 - 12" 45° CLDIP RESTRAINED BEND
6. 1 - ¾" METER
   1 - ¾" RPZ BFP
7. 1 - DIP TO PVC TRANSITION ADAPTER
8. 1 - 12"X8" TEE W/ MECH. RESTRAINT
   1 - 8" GATE VALVE & BOX
9. 1 - 8"X2" TEE W/ MECH. RESTRAINT
   1 - 2" GATE VALVE & BOX
10. 1 - 8" GATE VALVE AND BOX
    1 - 3" BLOW OFF ASSEMBLY
11. 1 - 12"X6" TEE W/ MECH. RESTRAINT
    1 - 6" GATE VALVE AND BOX
    1 - 6" CAP AND SAMPLE POINT

20' 10' 0 20' 40' 60'
SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: PLAN AND PROFILE

DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C4.03

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-01	S-02	15" PP	26'	0.38%
S-02	S-04	18" PP	262'	0.69%
S-03	S-04	15" PP	27'	0.75%
S-04	S-05	18" PP	34'	0.59%
S-06	S-07	15" PP	20'	2.55%
S-08	S-33	15" PP	17'	1.16%
S-10	S-11	15" PP	19'	5.40%
S-12	S-13	18" PP	33'	2.26%
S-13	S-14	18" PP	53'	0.47%
S-14	S-15	18" PP	35'	6.47%
S-17	S-18	15" PP	43'	0.46%
S-17	S-16	15" PP	27'	0.38%
S-19	S-16	15" PP	185'	0.51%

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-20	S-19	18" PP	32'	1.56%
S-22	S-23	15" PP	52'	5.58%
S-23	S-24	15" PP	36'	0.28%
S-25	FDOT STORM	15" PP	15'	0.40%
S-26	S-29	15" PP	107'	2.10%
S-27	S-23	15" PP	178'	1.24%
S-28	S-29	15" PP	6'	1.60%
S-29	S-27	15" PP	291'	0.50%
S-30	S-27	15" PP	6'	0.80%
S-31	S-32	15" PP	68'	1.47%
TRACT 1 STORM	S-19	15" PP	66'	0.53%
TRACT 6 STORM	S-01	15" PP	49'	0.51%
TRACT 7 STORM	S-22	15" PP	427'	0.82%

STORM STRUCTURE TABLE (CURB INLETS)

S-01
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 3+38.16, 13.33 R
PVMT EL = 135.23
E INV EL = 129.60 (15" PP)
NW INV EL = 129.60 (15" PP)

S-02
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 3+38.59, 13.17 L
PVMT EL = 135.24
W INV EL = 129.50 (15" PP)
S INV EL = 129.50 (18" PP)

S-03
FDOT INDEX 425-021
TYPE P6 CURB INLET
STA 6+02.19, 13.25 R
PVMT EL = 131.51
E INV EL = 127.90 (15" PP)

S-04
FDOT INDEX 425-021
TYPE P6 CURB INLET
STA 6+02.19, 13.25 L
PVMT EL = 131.51
W INV EL = 127.70 (15" PP)
E INV EL = 127.70 (18" PP)
N INV EL = 127.70 (18" PP)

S-13
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 9+95.21, 13.25 L
PVMT EL = 129.30
SE INV EL = 125.40 (18" PP)
N INV EL = 125.50 (18" PP)

S-14
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 10+41.33, 13.28 R
PVMT EL = 128.90
NW INV EL = 125.15 (18" PP)
S INV EL = 125.00 (18" PP)

S-16
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 11+86.99, 13.25 L
PVMT EL = 127.63
S INV EL = 120.20 (15" PP)
E INV EL = 120.30 (15" PP)

S-17
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 11+86.99, 13.25 R
PVMT EL = 127.63
N INV EL = 120.30 (15" PP)
S INV EL = 120.20 (15" PP)

S-19
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 13+75.45, 13.29 L
PVMT EL = 125.60
SW INV EL = 121.25 (18" PP)
NW INV EL = 121.55 (15" PP)
W INV EL = 121.25 (15" PP)

S-20
FDOT INDEX 425-021
TYPE P5 CURB INLET
STA 13+57.38, 13.28 R
PVMT EL = 126.07
NE INV EL = 121.75 (18" PP)

S-28
FDOT INDEX 425-021
TYPE P5 CURB INLET
PVMT EL = 129.64
E INV EL = 123.60 (15" PP)

S-30
FDOT INDEX 425-021
TYPE P5 CURB INLET
PVMT EL = 124.66
E INV EL = 122.05 (15" PP)

S-33
FDOT INDEX 425-021
TYPE P5 CURB INLET
PVMT EL = 131.21
W INV EL = 126.55 (15" PP)
E INV EL = 126.55 (15" PP)

S-34
FDOT INDEX 425-021
TYPE P5 CURB INLET
PVMT EL = 131.11
W INV EL = 126.20 (15" PP)
E INV EL = 126.20 (15" PP)

STORM STRUCTURE TABLE (DITCH BOTTOM INLETS)

S-08
FDOT INDEX 425-052
TYPE C DBI
(SEE SHEET C5.01 FOR DETAIL)
GRATE EL = 130.50
E INV EL = 126.75 (15" PP)

S-12
FDOT INDEX 425-052
TYPE C DBI
(SEE SHEET C5.01 FOR DETAIL)
GRATE EL = 129.00
S INV EL = 126.25 (18" PP)
NE INV EL = 126.50 (15" PP)

S-22
FDOT INDEX 425-052
TYPE E DBI
(SEE SHEET C5.02 FOR DETAIL)
GRATE EL = 126.00
E INV EL = 122.00 (15" PP)
W INV EL = 121.50 (15" PP)

S-25
FDOT INDEX 425-052
TYPE E DBI
GRATE EL = 138.00
N INV EL = 133.80 (15" PP)

S-26
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 131.26
S INV EL = 125.00 (15" PP)

TRACT 6 STORM
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 136.22
SE INV EL = 129.85 (15" PP)

STORM STRUCTURE TABLE (MITERED END SECTIONS)

S-05
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 127.50 (18" PP)

S-07
FDOT INDEX 430-022
MITERED END SECTION
N INV EL = 127.50 (15" PP)

S-09
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 126.00 (15" PP)

S-11
FDOT INDEX 430-022
MITERED END SECTION
N INV EL = 252.00 (15" PP)

S-15
FDOT INDEX 430-022
MITERED END SECTION
N INV EL = 122.75 (18" PP)

S-18
FDOT INDEX 430-022
MITERED END SECTION
N INV EL = 120.00 (15" PP)

S-24
FDOT INDEX 430-022
MITERED END SECTION
N INV EL = 119.00 (15" PP)

S-31
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 132.00 (15" PP)

S-32
FDOT INDEX 430-022
MITERED END SECTION
E INV EL = 131.00 (15" PP)

STORM STRUCTURE TABLE (MANHOLES)

S-06
FDOT INDEX 425-021
TYPE J8 MANHOLE
RIM EL = 131.97
S INV EL = 128.00 (15" PP)
N INV EL = 127.60 (15" KNOCKOUT)
NE INV EL = 127.60 (15" KNOCKOUT)

S-10
FDOT INDEX 425-021
TYPE J8 MANHOLE
RIM EL = 255.19
S INV EL = 253.00 (15" PP)
N INV EL = 127.00 (15" PP KO)

S-23
INDEX NO. 232 - DITCH BOTTOM
RIM EL = 121.15
W INV EL = 119.10 (15" PP)
S INV EL = 119.10 (15" PP)
N INV EL = 119.10 (15" PP)

S-27
FDOT INDEX 425-021
TYPE J8 MANHOLE
RIM EL = 124.65
N INV EL = 121.30 (15" PP)
S INV EL = 121.30 (15" PP)
W INV EL = 122.00 (15" PP)

S-29
FDOT INDEX 425-021
TYPE J8 MANHOLE
RIM EL = 129.66
W INV EL = 123.50 (15" PP)
S INV EL = 122.75 (15" PP)
N INV EL = 122.75 (15" PP)

N

50' 25' 0 50' 100' 150'
SCALE 1" = 50'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: MASTER GRADING PLAN

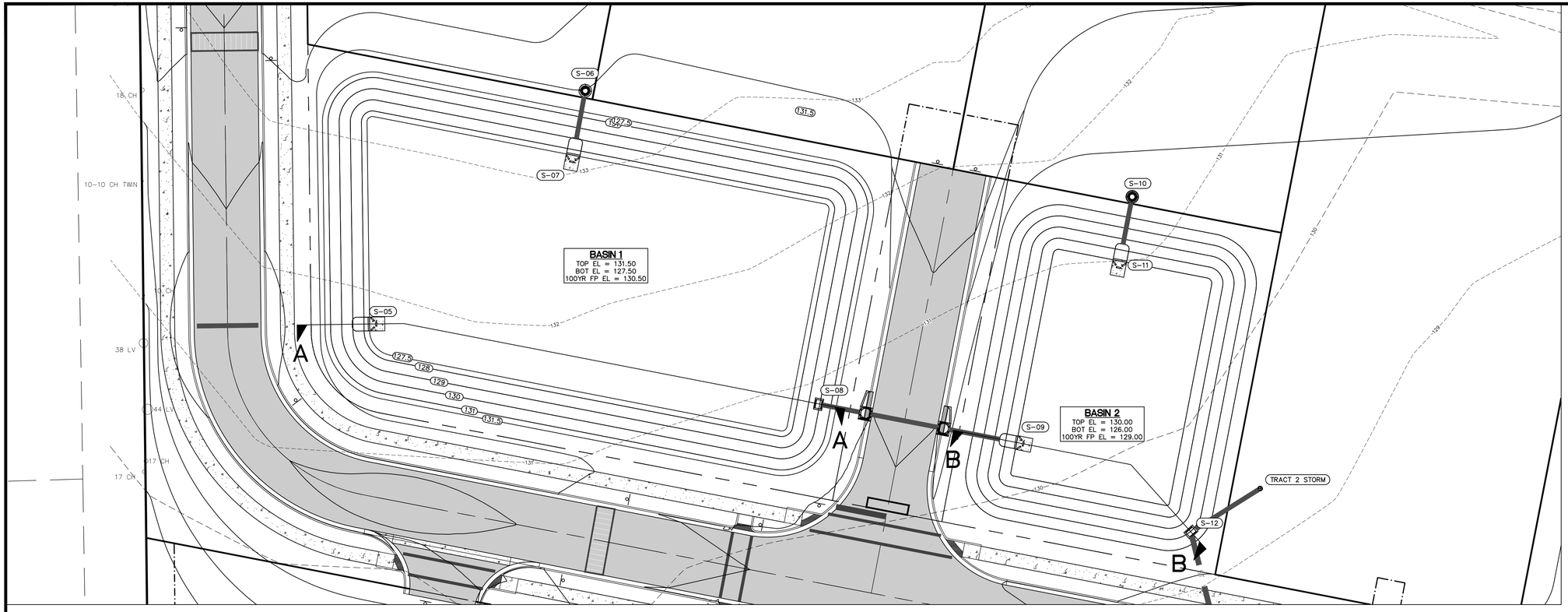
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

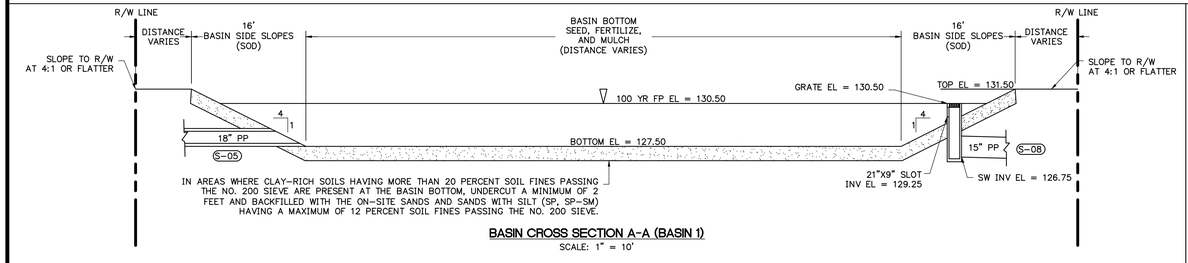
DATE: APRIL 2023

PROJECT NO: 514-21-01

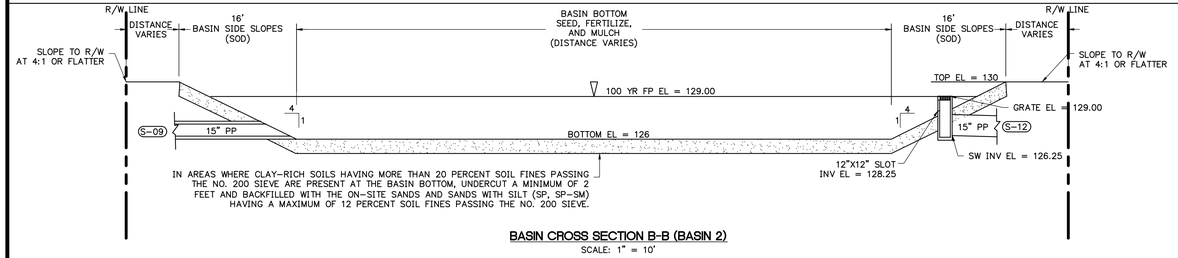
SHEET NO: C5.00



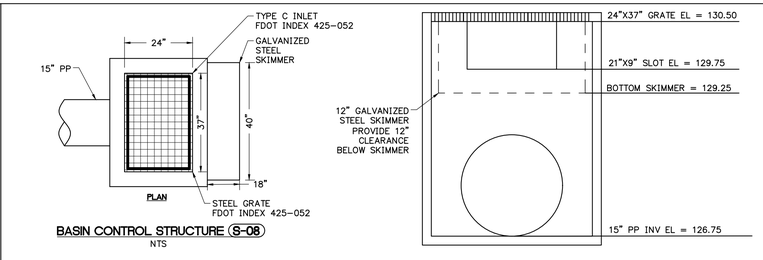
BASINS 1 AND 2 PLAN VIEW
SCALE: 1" = 20'



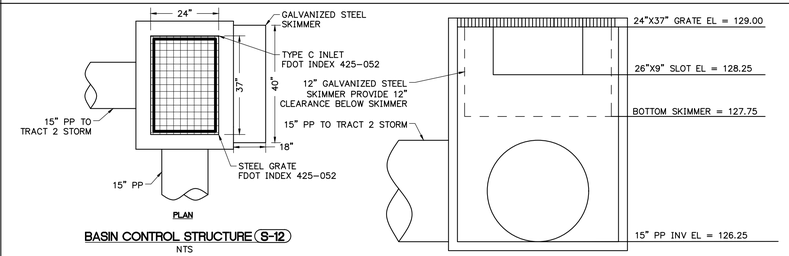
BASIN CROSS SECTION A-A (BASIN 1)
SCALE: 1" = 10'



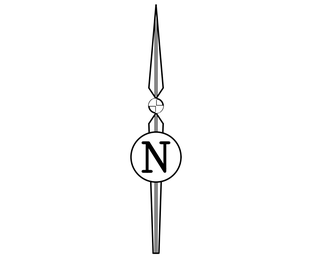
BASIN CROSS SECTION B-B (BASIN 2)
SCALE: 1" = 10'



BASIN CONTROL STRUCTURE (S-08)
NTS



BASIN CONTROL STRUCTURE (S-12)
NTS



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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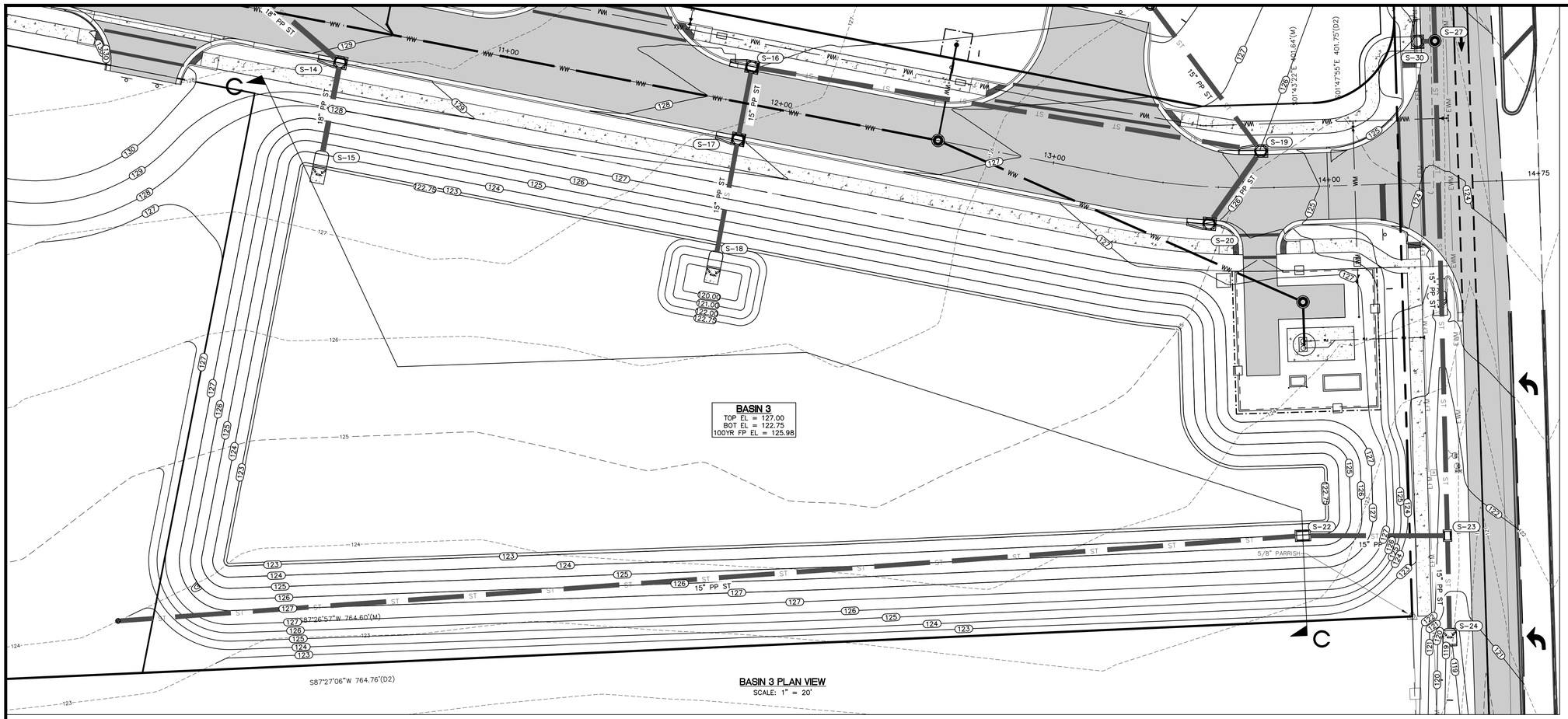
SHEET TITLE: BASIN GRADING PLAN

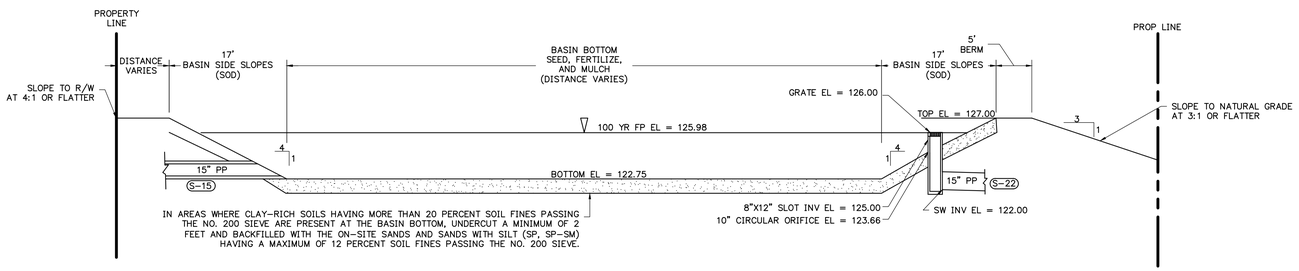
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

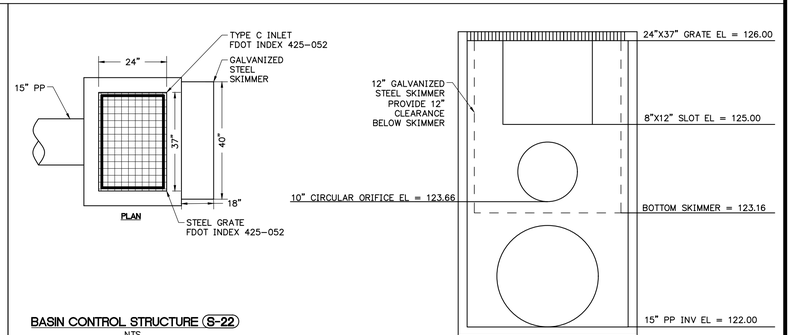
DATE: APRIL 2023
PROJECT NO: 514-21-01
SHEET NO: C5.01



BASIN 3 PLAN VIEW
SCALE: 1" = 20'



BASIN CROSS SECTION C-C (BASIN 3)
SCALE: 1" = 10'



BASIN CONTROL STRUCTURE (S-22)
NTS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842**

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: **BASIN GRADING PLAN**

DATE: **APRIL 2023**

PROJECT NO: **514-21-01**

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: **C5.02**

50' 25' 0 50' 100' 150'

SCALE 1" = 50'

GENERAL UTILITY NOTES:

1. UNLESS OTHERWISE SHOWN, POTABLE WATER MAINS SHALL BE AWWA DR-18, C900 PVC, NSF-61 RATED. UNDER ROADS, POTABLE WATER MAINS SHALL BE DUCTILE IRON.
   - CONSTRUCTION OF THE WATER AND WASTEWATER SYSTEM SHALL CONFORM TO CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, POTABLE WATER, RECLAIMED WATER AND WASTEWATER, LATEST EDITION.
   - PROVIDE RESTRAINED JOINTS AT FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS AND AS PER DESIGN DETAILS AT WET-TAP POTABLE WATER CONNECTIONS, RESTRAIN EXISTING PIPING AND FITTINGS AS PER DESIGN DETAILS.
   - THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINES.
   - WET-TAP POTABLE WATER CONNECTIONS SHALL BE MADE BY A SPECIALTY CONTRACTOR PRE-APPROVED BY COA RESTRAIN BOTH ENDS OF GATE VALVE.
   - CONNECT GRAVITY WASTEWATER MAINS AND LATERALS USING RIEBER GASKETS.
   - DURING CONSTRUCTION, PROTECT EACH CLEANOUT AND EACH WATER METER BOX BY INSTALLING A TEMPORARY BARRIER AROUND IT AS PER 324.
2. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35 OR SDR 26 WHERE APPLICABLE, PVC.
3. ALL WATER MAINS SHALL HAVE AT LEAST 30" OF COVER.
4. ALL WASTEWATER MANHOLES DEEPER THAN 20 FEET (RIM EL – FLOOR EL) SHALL BE 72" IN DIAMETER.
5. ALL FDC SHALL BE FREE STANDING AND WITHIN 35' OF A FIRE HYDRANT.
6. THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSET POINT ON THE BUILDING SHALL NOT EXCEED 400' AND THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS MUST NOT EXCEED 500'.
7. PROVIDE TRACER WIRE FOR WATER PIPING AND THE WASTEWATER FORCE MAIN AS SHOWN ON THE DETAILS AND AS PER THE COA DCM.
8. THE LIFT STATION SHALL BE PUBLIC.
9. PROVIDE TRAFFIC-RATED COVERS FOR ALL VALVE BOXES AND CLEANOUTS UNDER ROADS.
10. FORCE MAIN PIPE SHALL BE GREEN 4-INCH DR-18 AWWA C900. RESTRAIN JOINTS BY MEANS OF AN INTEGRAL SELF-RESTRAINING BELL AND SPIGOT
11. INSTALL WATER SERVICE CONNECTION UNDER ROADS AS PER COA DETAIL 312

WASTEWATER STRUCTURE TABLE

WWMH-01
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 3+06.13, 3.29 R
RIM EL = 135.92
S INV EL = 127.10 (8" PVC)
NW INV EL = 129.00 (6" PVC)
E INV EL = 127.20 (6" PVC)
NNW INV EL = 133.00 (4" FM)

WWMH-02
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 6+17.75, 1.55 R
RIM EL = 131.76
SE INV EL = 125.73 (8" PVC)
N INV EL = 125.83 (8" PVC)

WWMH-03
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 6+86.77, 0.00
RIM EL = 132.16
E INV EL = 125.36 (8" PVC)
NW INV EL = 125.46 (8" PVC)
W INV EL = 125.46 (8" PVC)

WWMH-04
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 8+72.71, 150.00 L
RIM EL = 132.46
S INV EL = 125.28 (8" PVC)
NW INV EL = 125.38 (6" PVC)
NE INV EL = 125.38 (6" PVC)

WWMH-05
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 8+72.71, 0.00
RIM EL = 130.61
E INV EL = 124.52 (8" PVC)
W INV EL = 124.62 (8" PVC)
N INV EL = 124.62 (8" PVC)
SW INV EL = 124.62 (6" PVC)

WWMH-06
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 12+57.71, 0.00
RIM EL = 127.26
SE INV EL = 122.80 (8" PVC)
W INV EL = 122.90 (8" PVC)
N INV EL = 123.08 (6" PVC)

WWMH-07
FDOT INDEX 425-010
TYPE J8 MANHOLE
STA 13+89.20, 41.44 R
RIM EL = 127.34
NW INV EL = 119.50 (8" PVC)
S INV EL = 119.40 (8" PVC)

WASTEWATER PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
TRACT 1 WWCO	WWMH-06	6" PVC	35'	1.00%
TRACT 2 WWCO	TRACE 2 BEND	6" PVC	32'	0.63%
TRACT 3 WWCO	WWMH-04	6" PVC	21'	1.30%
TRACT 4 WWCO	WWMH-04	6" PVC	21'	1.30%
TRACT 5 WWCO	WWMH-01	6" PVC	36'	0.83%
TRACT 6 WWCO	WWMH-01	6" PVC	46'	6.20%
WWMH-01	WWMH-02	8" PVC	312'	0.41%
WWMH-02	WWMH-03	8" PVC	66'	0.41%
WWMH-03	WWMH-05	8" PVC	186'	0.40%
WWMH-04	WWMH-05	8" PVC	150'	0.44%
WWMH-05	WWMH-06	8" PVC	385'	0.42%
WWMH-06	WWMH-07	8" PVC	144'	2.30%

WW CLEANOUT TABLE

WWCO	TOP EL	INV EL
END CAP – 1	N/A	133.00
END CAP – 2	N/A	125.80
TRACT 1 WWCO	127.92	123.43
TRACT 2 WWCO	130.02	123.10
TRACT 3 WWCO	132.03	125.65
TRACT 4 WWCO	132.12	125.65
TRACT 5 WWCO	136.39	127.50
TRACT 6 WWCO	136.28	131.85
TRACT 7 WWCO	131.03	125.12

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: MASTER UTILITY PLAN

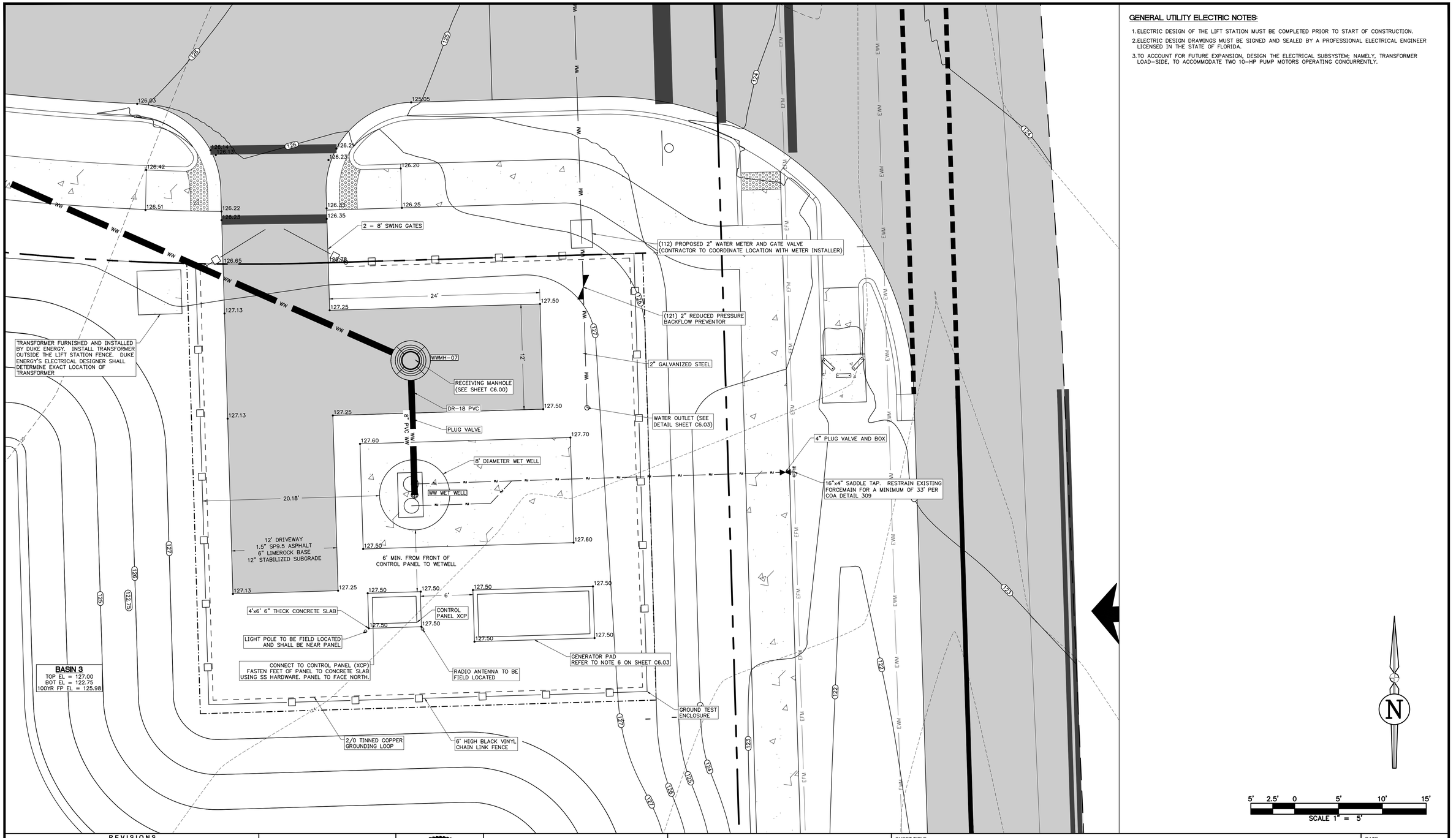
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C6.00



GENERAL UTILITY ELECTRIC NOTES:

1. ELECTRIC DESIGN OF THE LIFT STATION MUST BE COMPLETED PRIOR TO START OF CONSTRUCTION.
2. ELECTRIC DESIGN DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ELECTRICAL ENGINEER LICENSED IN THE STATE OF FLORIDA.
3. TO ACCOUNT FOR FUTURE EXPANSION, DESIGN THE ELECTRICAL SUBSYSTEM; NAMELY, TRANSFORMER LOAD-SIDE, TO ACCOMMODATE TWO 10-HP PUMP MOTORS OPERATING CONCURRENTLY.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: LIFT STATION PLAN

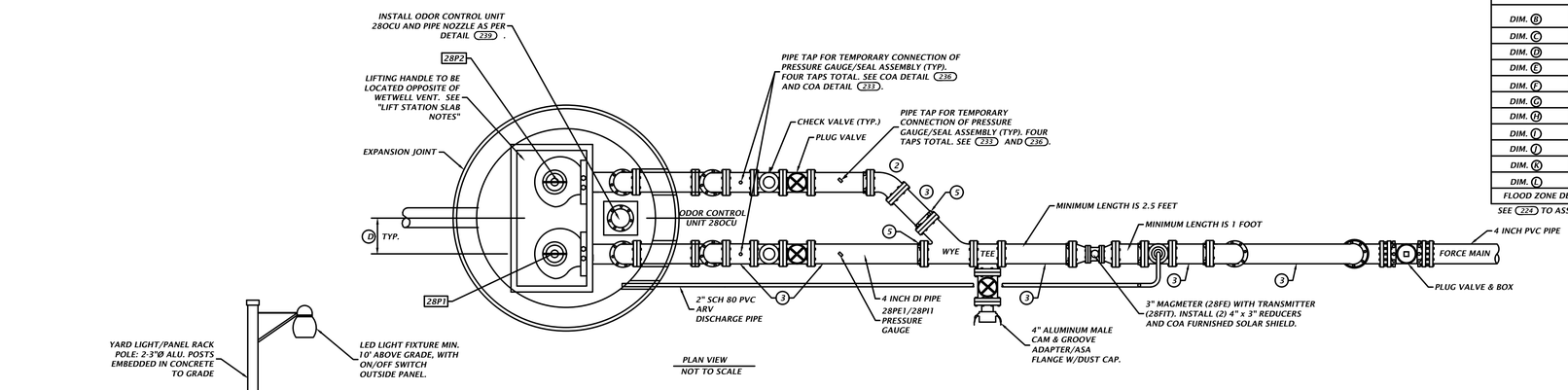
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C6.01



MARK	DIMENSIONS (ENGINEER TO FILL IN)	DESCRIPTION	COMMENTS
DIM. (A)	8"	WETWELL WALL THICKNESS	8" MIN (FOR GENERAL GUIDANCE ONLY - STRUCTURAL DESIGN REQUIRED)
DIM. (B)	8'	WETWELL DIAMETER	8' MINIMUM (SEE COA DESIGN MANUAL)
DIM. (C)	2"	PER PUMP SUBMITTAL DATA	
DIM. (D)	12"	SEE TOP SLAB DETAIL	
DIM. (E)	111.00'	ELEVATION	TOP OF BOTTOM SLAB
DIM. (F)	115.00'	ELEVATION	ALARM & LAG PUMP OFF
DIM. (G)	116.00'	ELEVATION	LEAD PUMP OFF
DIM. (H)	117.00'	ELEVATION	LEAD PUMP ON
DIM. (I)	118.00'	ELEVATION	ALARM & LAG PUMP ON
DIM. (J)	119.00'	ELEVATION	INVERT PIPE
DIM. (K)	127.50	ELEVATION	TOP OF SLAB
DIM. (L)	4"	SCH 10 SST DIAMETER	DISCHARGE
FLOOD ZONE DESIGNATION: X		FLOOD ELEV. 125.99	VERT DATUM "NAVD88"

SEE (224) TO ASSIGN ELEVATION

GENERAL NOTES:

A. DESIGNER SHALL INCORPORATE DESIGN ELEMENTS SHOWN BOTH ON THIS DETAIL AND ON P&ID (290) FOR THEIR LIFT STATION AND DESIGN.
B. PARAMETER CONVENTION
   - "X" = LIFTSTATION SITE NUMBER
   - REPLACE "Y" AND "Z" WITH NUMERICAL VALUES SPECIFIC TO THIS PROJECT
C. SEE (292) FOR LIST OF REFERENCE DETAILS.

PARTIAL FITTING SCHEDULE	
1	DI FLANGED ELBOW
2	DI FLANGED 45
3	FLANGED DI SPOOL
4	SCH 10 SST SPOOL WITH WELDED SST FLANGES
5	SERIES 2100 MEGAFLANGE RESTRAINED FLANGE ADAPTER

KEYED NOTES(S):

1. COA PREFERENCE IS NOT TO INSTALL THESE FITTINGS, UNLESS NECESSARY. INSTEAD LOCATE VERTICAL PIPE DIRECTLY OVER PUMP DISCHARGE.

LIFT STATION 28: REQUIRED INSTRUMENTATION AND SPECIALTY COMPONENTS

TAG(S)	DESCRIPTION	QUANTITY	REQUIRED OPTIONS
28CP	CONTROL PANEL	1	230-VOLT, 3-PHASE POWER
28FE/FIT	ELECTROMAGNETIC FLOWMETER MAGMETER TRANSMITTER	1	SIZE = 3 INCH FLOW RANGE 0-175 GPM
28LSHH	HIGH HIGH LEVEL FLOAT	1	FURNISH SUFFICIENT CABLE FOR DIRECT CONNECTION TO CONTROL PANEL.
28LSLL	LOW LOW LEVEL FLOAT	1	
28OCU	ODOR CONTROL UNIT	1	HIVENT ODOR CONTROL UNIT
28PE/PI1 28PE/PI2	PRESSURE GAUGE & SEAL ASSEMBLIES	2	PRESSURE RANGE 0-15 PSI
28P1 28P2	FLYGT PUMPS	2	MODEL: CONCERTOR N80-950, MOTOR: 5.5 HP OPERATING COND. 100 GPM @ 16.9 FEET TDH IMPELLORR SIZEE = 170MM

NOTES:

1. UNLESS WAIVED BY THE CITY OF ALACHUA, ALL ITEMS SHOWN ON THESE DETAIL SHEETS SHALL COMPLY WITH THE CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, DESIGN AND CONSTRUCTION MANUAL (COA DCM), INCLUDING ITS SUPPLEMENTS, SPECIFICALLY SUPPLEMENT 2 "LIFT STATION INSTRUMENTATION AND CONTROL SPECIFICATION" AND SUPPLEMENT 3 "CITY OF ALACHUA STANDARD DETAILS.
2. PRECAST CONCRETE SHALL BE TYPE 2 CEMENT, 4,000 PSI.
3. NO LIFTING HOLES ARE PERMITTED THROUGH WALLS OR TOP SLAB.
4. ALL ABOVE GROUND PIPING TO BE DIP FLANGED AND EPOXY LINED.
5. SEE SUPPLEMENT 2 "LIFT STATION INSTRUMENTATION AND CONTROL SPECIFICATION" FOR TELEMETRY SYSTEM DETAILS. CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE TELEMETRY SYSTEM INCLUDING PROGRAMMING AND COMMISSIONING BOTH THE LEVEL CONTROLLER AND RADIO. COA WILL FURNISH AND INSTALL THE RADIO CABLE AND ANTENNA AND THEN BACK CHARGE THE CONTRACTOR.
6. PROVIDE INSTRUMENTATION AND SPECIALTY COMPONENTS AS PER THE TABLE SHOWN ON THIS SHEET AND AS PER COA DCM SUPPLEMENT 2.
7. ALL TAPS TO BE MADE WITH A SS TAPPING SADDLE.
8. ALL CONDUIT SHALL BE RIGID ALUMINUM EXCEPT FLEX IS TO BE USED BETWEEN RTU AND CONTROL PANEL.
9. ALL ENCLOSURE PENETRATIONS SHALL BE MADE ON THE BOTTOM OF THE ENCLOSURE. TOP AND SIDE PENETRATIONS ARE NOT PERMITTED.
10. ALL BOXES AND ENCLOSURES TO BE NEMA 4X 316 SS.
11. RACK TO UTILIZE SS STRUT CHANNEL, SS HARDWARE AND VINYL ENDCAPS.
12. FINISHED GRADE INSIDE THE FENCED AREA SHALL BE MINIMUM OF 6" ABOVE THE 100YR FLOOD ELEVATION. LIFT STATION AREA SHALL BE GRADED TO CARRY ALL SURFACE RUNOFF AWAY FROM WETWELL.
13. OUTSIDE SHALL BE COATED IN BITUMASTIC. INSIDE SHALL BE HDPE CAST-IN LINER SYSTEM. LINER SHALL BE AGRU SURE-GRIP PE YELLOW.
14. ALL FITTINGS AND VALVES SHALL BE EPOXY LINED.

02G WASTEWATER DETAILS - SEE (151) FOR ABBREVIATIONS

291

LIFT STATION #28 DETAIL 1 OF 2

NTS

City of ALACHUA public services

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: LIFT STATION DETAILS

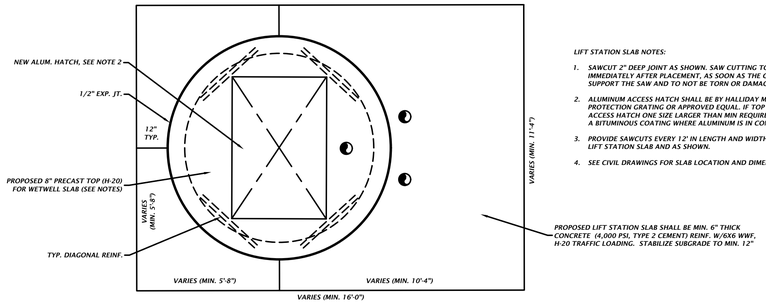
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C6.02

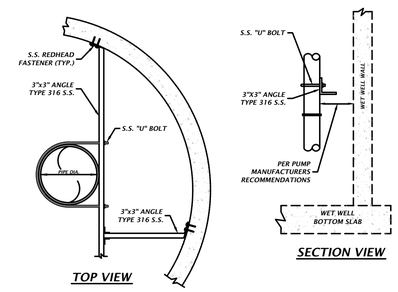


TYPICAL LIFT STATION SLAB DETAIL

NOT TO SCALE
FOR GENERAL GUIDANCE ONLY
(STRUCTURAL DESIGN REQUIRED)

LIFT STATION SLAB NOTES:

1. *SAWCUT 2" DEEP JOINT AS SHOWN. SAW CUTTING TO BE PERFORMED IMMEDIATELY AFTER PLACEMENT, AS SOON AS THE CONCRETE IS FIRM ENOUGH TO SUPPORT THE SAW AND TO NOT BE TORN OR DAMAGED BY THE BLADE.*
2. *ALUMINUM ACCESS HATCH SHALL BE BY HALLIDAY MODEL SERIES W25 WITH FALL PROTECTION GRATING OR APPROVED EQUAL. IF TOP SLAB SIZE PERMITS, SIZE ACCESS HATCH ONE SIZE LARGER THAN MIN REQUIRED TO REMOVE PUMPS. APPLY A BITUMINOUS COATING WHERE ALUMINUM IS IN CONTACT WITH CONCRETE.*
3. *PROVIDE SAWCUTS EVERY 12' IN LENGTH AND WIDTH OF ACCESS DRIVEWAY AND LIFT STATION SLAB AND AS SHOWN.*
4. *SEE CIVIL DRAWINGS FOR SLAB LOCATION AND DIMENSIONS.*



TOP VIEW

SECTION VIEW

NOTES:

1. *ALL COMPONENTS AND BRACKET ASSEMBLY SHALL BE GRADE 316 STAINLESS STEEL.*
2. *BRACKETS SHALL BE SPACED AS INDICATED IN THE CONSTRUCTION DRAWING OR AT THE DIRECTION OF THE CITY.*
3. *PIPE SIZES AND MATERIALS SHALL BE AS INDICATED IN THE CONSTRUCTION DRAWINGS.*
4. *A MINIMUM OF 2 BRACKETS REQUIRED. MAX 10' SPACING.*

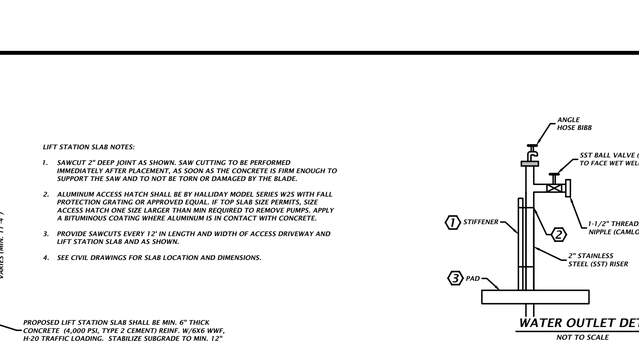
PIPE FASTENING BRACKET

NOT TO SCALE

KEYED NOTES:

1. *C4 x 5.4 GALVANIZED CHANNEL STIFFENER.*
2. *ATTACH RISER TO STIFFENER WITH GALVANIZED U-BOLTS.*
3. *POUR 2'-0" x 2'-0" x 8" CONCRETE PAD.*
4. *UNLESS OTHERWISE SHOWN, 2" WATER SERVICE FROM MAIN SHALL BE SCH 40 PVC*
5. *INCLUDE WATER SERVICE IN THE GROUNDING LOOP.*

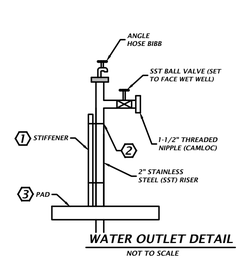
LIFT STATION REFERENCE DETAILS		
DETAIL #	DESCRIPTION	COMMENTS
ALSO INSTALL COMPONENTS AS PER ADDITIONAL DETAILS NOTED IN EACH REFERENCE DETAIL		
115	METER ASSEMBLY	INSTALL 2-INCH METER. USE PIPE MATERIALS SPECIFIC TO THE PROJECT
121	BACKFLOW PREVENTER (BFP) AND ENCLOSURE	INSTALL 2-INCH BFP. USE PIPE MATERIALS SPECIFIC TO THE PROJECT
221	NON-CONDUCTIVE MAGMETER GROUNDING	
224	LIFT STATION WET WELL DEPTH	
223	PRESSURE GAUGE ASSEMBLY SERVICE CONNECTION	
236	PRESSURE GAUGE ASSEMBLY	
239	VENT/ODOR CONTROL UNIT INSTALLATION	
245	MAGMETER INSTALLATION – PERMISSIBLE DISPLAY ORIENTATION	
248	SOLAR SHIELD FOR MAGMETER TRANSMITTER DISPLAY	
290	PROCESS AND INSTRUMENTATION DIAGRAM – TYPICAL LIFT STATION	
291	EXAMPLE LIFT STATION, DETAIL 1	
292	EXAMPLE LIFT STATION, DETAIL 2	
315	PIPE SUPPORT	



NOTES:

A. *REFER TO DETAILS (291) AND (215)*

INFLUENT PIPING DETAILS

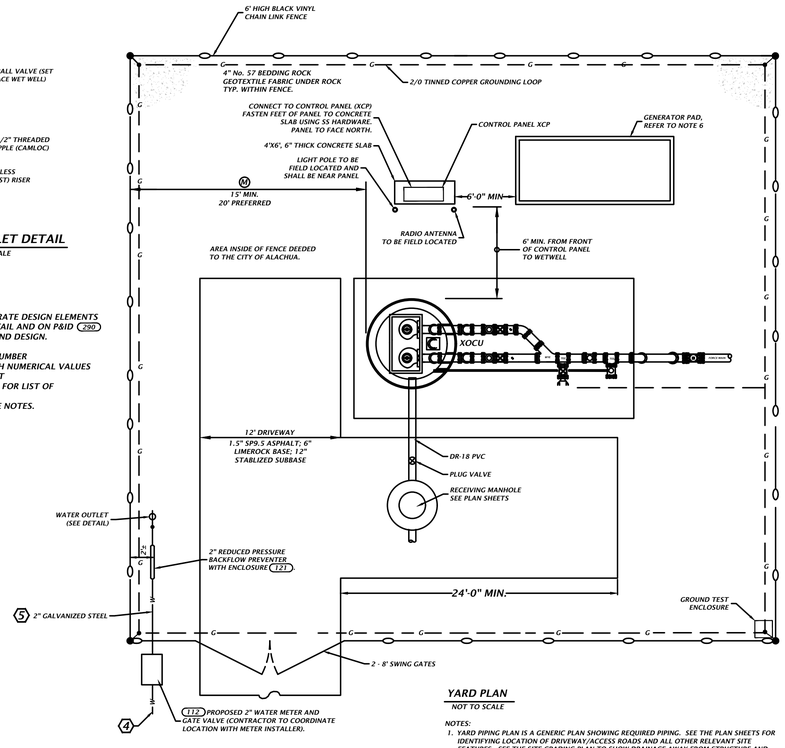


WATER OUTLET DETAIL

NOT TO SCALE

GENERAL NOTES:

A. *DESIGNER SHALL INCORPORATE DESIGN ELEMENTS SHOWN BOTH ON THIS DETAIL AND ON P&ID (290) FOR THEIR LIFT STATION AND DESIGN.*
B. *PARAMETER CONVENTION*
   - *"X" = LIFTSTATION SITE NUMBER*
   - *REPLACE "Y" AND "Z" WITH NUMERICAL VALUES SPECIFIC TO THIS PROJECT*
C. *SEE TABLE ON THIS DETAIL FOR LIST OF REFERENCE DETAILS.*
D. *SEE (291) FOR APPLICABLE NOTES.*

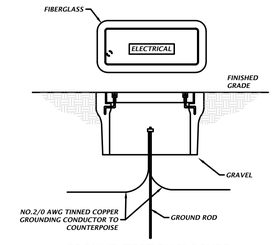


YARD PLAN

NOT TO SCALE

NOTES:

1. *YARD PIPING PLAN IS A GENERIC PLAN SHOWING REQUIRED PIPING. SEE THE PLAN SHEETS FOR IDENTIFYING LOCATION OF DRIVEWAY/ACCESS ROADS AND ALL OTHER RELEVANT SITE FEATURES. SEE THE SITE GRADING PLAN TO SHOW DRAINAGE AWAY FROM STRUCTURE AND SITE. ELECTRICAL TRANSFORMERS MUST BE LOCATED OUTSIDE THE FENCED AREA.*
2. *AREA TO BE DEEDED TO THE CITY OF ALACHUA AND SHALL EXTEND MIN. 1.0' BEYOND OR OUTSIDE PROPOSED SECURITY FENCING.*
3. *PROPOSED 12' DRIVEWAY TO EXTEND TO PUBLIC/PRIVATE STABILIZED ROADWAY.*
4. *LIFT STATION CONTROL PANEL TO FACE NORTH.*
5. *FABRICATE CONTROL PANEL BASED UPON THESE DRAWINGS AND AS-BUILT DRAWINGS OF RECENT COA PROJECTS. CONTACT DAVID WILLIAMS, XYLEM WATER SOLUTIONS, ORANGE PARK, FL. PHONE (239)825-8384; EMAIL: DAVID.WILLIAMS@XYLEM.COM*
6. *TO ACCOUNT FOR FUTURE EXPANSION, DESIGN CONTROL PANEL SO IT CAN OPERATE TWO 10 HP PUMPS CONCURRENTLY PROVIDE UP-SIZED STARTERS AND POWER CIRCUITS.*
7. *NOMINAL GENERATOR PAD DIMENSIONS: 5'x11'x8" MIN. THICKNESS. ADJUST PAD DIMENSIONS FOR GENERATOR ACTUALLY FURNISHED. SUBMIT DETAILED DESIGN OF PAD, INCLUDING CALCULATIONS.*



GROUND TEST ENCLOSURE

THE GROUNDED COUNTERPOISE LOOP SHALL BE BONDED BY CADWELL TO GROUND RODS AND GROUND WIRE PIGTAILS.

THE FOLLOWING SHALL BE MECHANICALLY BONDED TO THE COUNTERPOISE LOOP:

1. *CORNER POSTS*
2. *GATE POSTS, GATE AND FENCE*
3. *WATER SERVICE*
4. *CONTROL PANEL*
5. *WET WELL HATCH AND HANDRAIL*
6. *DISCHARGE PIPING*
7. *ALL CONDUIT ENTRIES (METAL) INTO CONTROL PANEL BY MEANS OF GROUNDING BUSHINGS.*
8. *MAIN DISCONNECT SWITCH*
9. *UTILITY COMPANY TRANSFORMER*
10. *GENERATOR*
11. *ODOR CONTROL*
12. *SERVICE DISCONNECT SWITCH*
13. *TELEMETRY PANEL*
14. *TELEMETRY MAST*

02H WASTEWATER DETAILS - SEE (151) FOR ABBREVIATIONS

292

LIFT STATION #28 DETAIL 2 OF 2

NTS

City of ALACHUA public services

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: LIFT STATION DETAILS

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: APRIL 2023

PROJECT NO: 514-21-01

SHEET NO: C6.03

ABBREVIATIONS AND NOTE(S) FOR LIFT STATION P&ID

ABBREVIATION	DESCRIPTION
120V P	POWER, 120 V
ARV	AIR RELEASE VALVE
ATS	AUTOMATIC TRANSFER SWITCH
BC	BYPASS CONTACTOR
COA	CITY OF ALACHUA
CP	CONTROL PANEL
CS	CONSTANT SPEED
FE	FLOW ELEMENT
FIT	FLOW INDICATING TRANSMITTER
FVNRS	FULL VOLTAGE NON-REVERSING STARTER
HOA	HAND-OFF-AUTOMATIC
HS	HANDSWITCH
ISB	INTRINSICALLY SAFE BARRIER
ISR	INTRINSICALLY SAFE RELAY
KQI	ELAPSED TIME INDICATOR
LE	LEVEL ELEMENT
LIC	LEVEL INDICATING CONTROLLER
LSHH	LEVEL SWITCH HIGH HIGH
LSLL	LEVEL SWITCH LOW LOW
MPC	MULTITRODE PUMP CONTROLLER
MSC	MANUFACTURER SUPPLIED CABLE
NB	NORMAL-BYPASS
NEC	NATIONAL ELECTRIC CODE
OCU	ODOR CONTROL UNIT
P	POWER
PE	PRESSURE ELEMENT
PI	PRESSURE INDICATOR
RS	RAW SEWAGE
RVSS	REDUCED VOLTAGE SOFT STARTER
SSI	SURGE SUPPRESSOR, TYPE 1
SS2	SURGE SUPPRESSOR, TYPE 2
SS3	SURGE SUPPRESSOR, TYPE 3
SS6	SURGE SUPPRESSOR, TYPE 6
TSH	TEMPERATURE SWITCH HIGH
TX	TRANSFORMER
V	VENT
YL	INDICATING LIGHT

GENERAL NOTE(S):

1. LIFT STATION SHALL CONFORM TO THE CITY OF ALACHUA, DEPARTMENT OF PUBLIC SERVICE, REQUIREMENTS FOR DESIGN AND CONSTRUCTION, POTABLE WATER, WASTEWATER AND RECLAIMED WATER AND WASTEWATER, LATEST EDITION, AKA "COA DESIGN MANUAL"
2. PROVIDE PROPER GROUNDING FOR CONTROL PANEL, SURGE SUPPRESSORS, FLOW ELEMENT, AND ANTENNA.
3. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WORK. COA MAY PERFORM SOME ELECTRICAL WORK, BUT WILL BACKCHARGE THE CONTRACTOR. SEE KEYED NOTE 10.
4. PANEL SHOW ONE RVSS AND ONE BC PER PUMP. SMALLER PUMPS REQUIRE JUST A FVNRS. SEE COA DESIGN MANUAL.

KEYED NOTE(S):

(1) INCOMING POWER IS EITHER 208-V, 3-PHASE OR 460V, 3-PHASE, DEPENDING ON MOTOR SIZE. SEE COA DESIGN MANUAL.

(2) PROVIDE EXTERNAL SURGE SUPPRESSOR ON INCOMING POWER.

(3) PROVIDE TYPE 1 SURGE SUPPRESSOR ON 120-VOLT POWER WITHIN PANEL.

(4) PROVIDE TYPE 2 SURGE SUPPRESSOR WITHIN PANEL ON ANALOG SIGNAL TO FIT.

(5) PROVIDE ISR ON LSHH AND LSLL CIRCUITS ENTERING WET WELL.

(6) PROVIDE ISB ON EACH MULTITRODE LEVEL CIRCUIT.

(7) INSTALL TX, SS6 AND CP SO THEY ARE NOT IN A CLASSIFIED AREA AS PER NEC. AS A MINIMUM, LOCATE THESE DEVICES AT LEAST 10-FEET AWAY FROM VENT.

(8) VENTS AIR TO KEEP MAGMETER LINE FULL.

(9) PURPOSE OF VALVE IS TO RECEIVE RS FROM PORTABLE PUMPS IF LIFT STATION PUMPS DO NOT FUNCTION.

(10) COA MAY ELECT TO FURNISH AND INSTALL ANTENNA, ANTENNA CABLE AND ANTENNA POLE. CONTRACTOR SHALL PAY COA FOR THE WORK. CONTRACTOR SHALL COORDINATE SUCH WORK WITH COA. DURING DESIGN, DESIGNER SHALL COORDINATE WITH COA TO DETERMINE COA WORK EFFORT.

(11) THIS CABLE INCLUDES BOTH POWER CONDUCTORS AND CONDUCTORS FOR HIGH TEMPERATURE SWITCH.

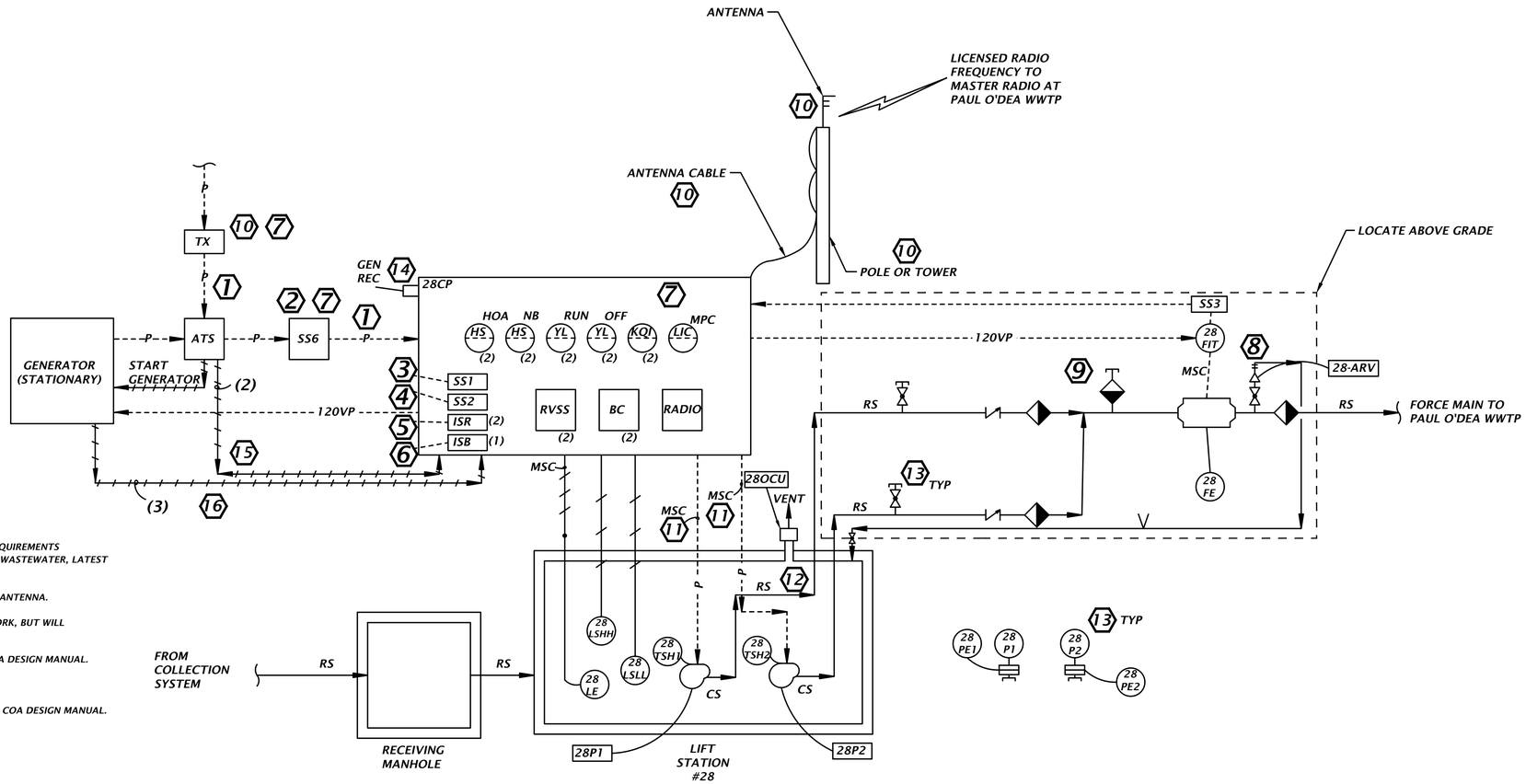
(12) PROVIDE EITHER 4 OR 6-INCH CAST-IN-PLACE FLANGE FOR VENT. CONNECT ODOR CONTROL UNIT TO VENT. SEE DESIGN MANUAL FOR SIZING.

(13) FOR EACH PUMP, FURNISH PRESSURE GAUGE, DIAPHRAGM SEAL AND FEMALE QUICK DISCONNECT TO ALLOW TEMPORARY INSTALLATION ON PUMP DISCHARGE.

(14) RECEPTACLE FOR PORTABLE GENERATOR.

(15) ATS OUTPUTS(2): NORMAL AND EMERGENCY POSITION STATUS. PROVIDE AT LEAST SIX SPARE CONDUCTORS.

(16) GENERATOR ON STATUS, GENERATOR COMMON FAIL. GENERATOR NOT IN AUTO. PROVIDE AT LEAST SIX SPARE CONDUCTORS.



(290) PROCESS AND INSTRUMENTATION DIAGRAM, LIFT STATION #28
NTS

LEGENDS AND SYMBOLS

- PE PI — PRESSURE INDICATOR WITH DIAPHRAGM PRESSURE SEAL AND FEMALE QUICK DISCONNECT
- BALL VALVE WITH MALE QUICK DISCONNECT
- BALL VALVE
- PLUG VALVE WITH MALE QUICK DISCONNECT
- MAGMETER
- CHECK VALVE
- SUBMERSIBLE PUMP AND MOTOR
- 28PI Y / 17PI 2 — TAG NUMBER CONVENTION (BY EXAMPLE)
  28 = LIFT STATION
  Y = UNIT NUMBER
  EXAMPLE - TAG PRESSURE INDICATOR ON DISCHARGE OF PUMP 2 AT LIFT STATION 17 AS 17PI2.
- --- P --- PUMP POWER
- ---120V--- 120V MOTOR
- DISCRETE SIGNAL
- ANALOG SIGNAL

02C WASTEWATER DETAILS - SEE (151) FOR ABBREVIATIONS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: LIFT STATION DETAILS

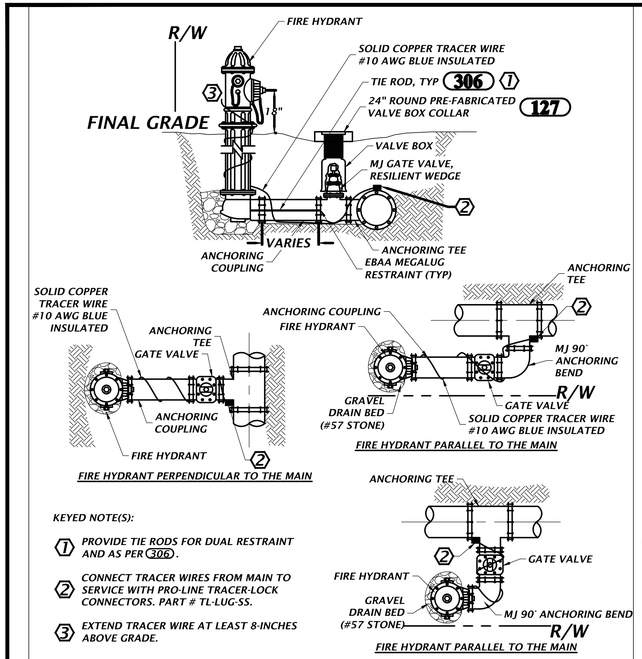
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

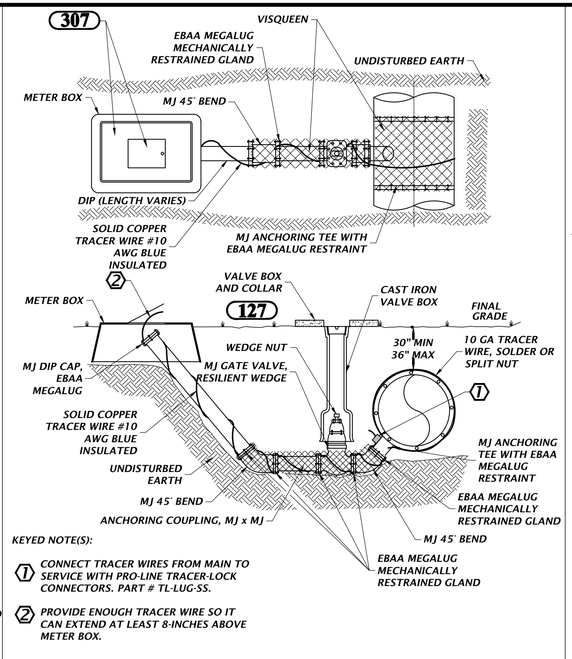
SHEET NO: C6.04



KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
3. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

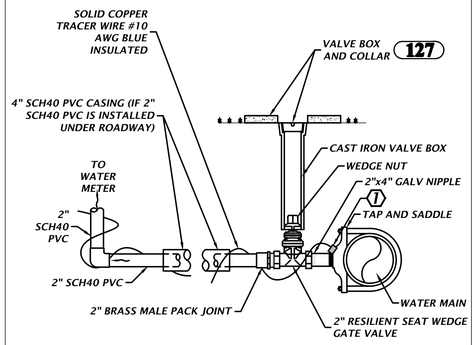
103 FIRE HYDRANT (PERPENDICULAR TO MAIN)
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

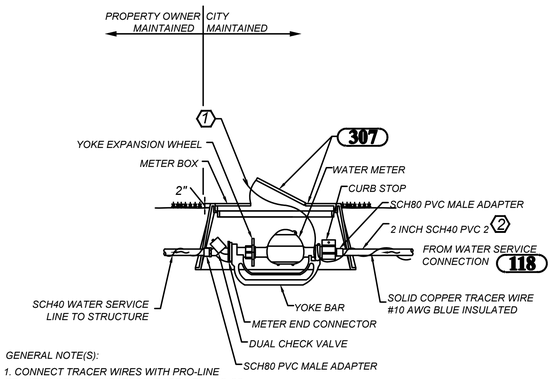
106 2" AND 3" BLOW OFF ASSEMBLY
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

118 2-INCH WATER SERVICE CONNECTION
NTS



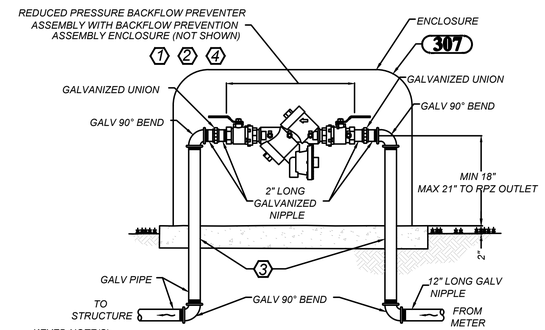
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

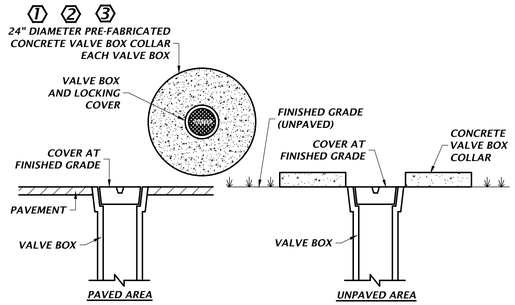
115 3/4", 1", AND 2" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

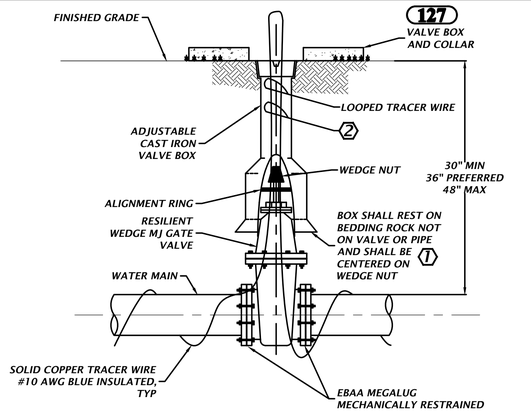
121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COLLAR
NTS



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: UTILITY DETAILS

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: APRIL 2023

PROJECT NO: 514-21-01

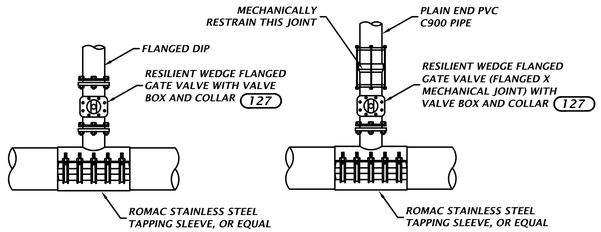
SHEET NO: C6.05

GENERAL NOTE(S)

1. MINIMUM RESTRAINED LENGTHS ARE BASED ON (309) AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

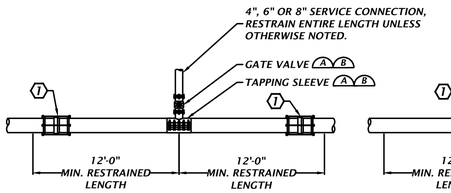
KEYED NOTE(S):

(1) RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.

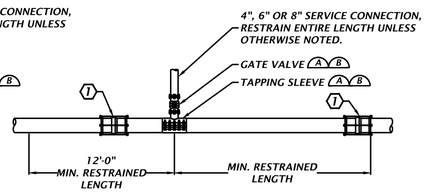


(A) FLANGED DIP SERVICE CONNECTION

(B) PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



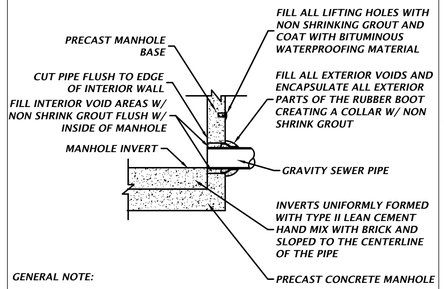
TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

(149) WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"
NTS

ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

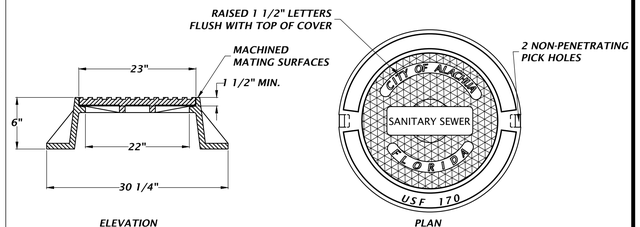
(151) DETAIL ABBREVIATIONS
NTS



GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

(209) MANHOLE PIPE CONNECTION
NTS



ELEVATION PLAN

GENERAL NOTE(S):

1. USF 170 RING AND CE COVER
2. LOAD CLASSIFICATION: HEAVY DUTY
3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
4. PAINT TOP AS PER (307)

(212) STANDARD SEWER MANHOLE FRAME AND COVER
NTS

TABLE – MANHOLE LININGS AND COVERS			
APPLICATION TYPE (3)	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES (3)	CAST IRON (212)
TYPE 2: OFF-ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES (1)	COMPOSITE (213)
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES (1)	CAST IRON WITH COATING (214)

GENERAL NOTE(S):

1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 6" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

KEYED NOTE(S):

(1) UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW PIPING, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.

(2) THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.

(3) INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.

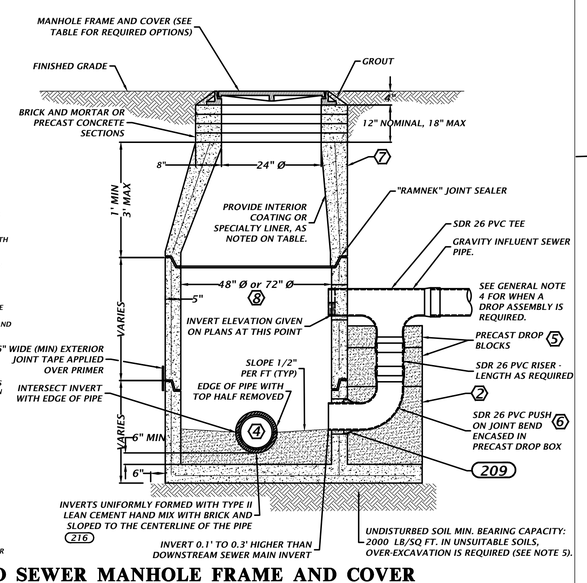
(4) GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER (216)

(5) FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.

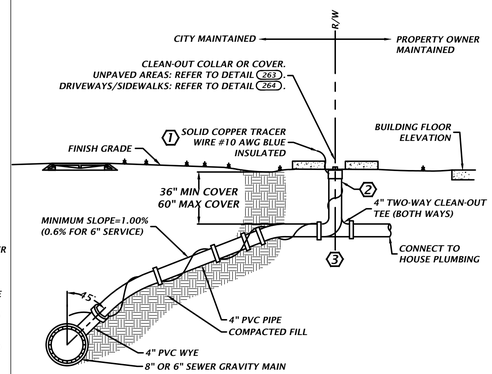
(6) FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX

(7) FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.

(8) MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER.



(215) STANDARD SEWER MANHOLE FRAME AND COVER
NTS



GENERAL NOTE(S):

A. SOLVENT WELD ALL PVC FITTINGS.
B. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

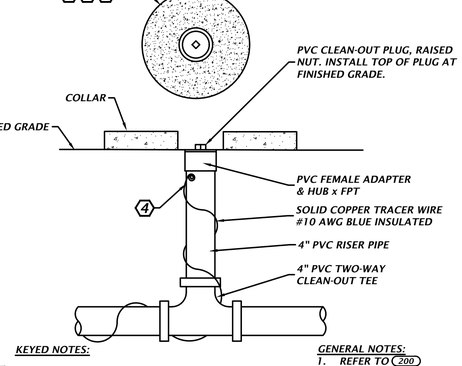
KEYED NOTE(S):

(1) EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.

(2) DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.

(3) DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.

(200) WASTEWATER SERVICE LATERAL
NTS



KEYED NOTES:

(1) COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

(2) SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

(3) PAINT COLLAR AS PER (307)

(4) PROVIDE ENOUGH TRACER WIRE SO THAT 8" CAN EXTEND BEYOND CLEAN-OUT PLUG

GENERAL NOTES:

1. REFER TO (200)

(263) CLEAN-OUT COVER FOR UNPAVED AREAS
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

(307) PAINT SYSTEM NO. 5
NTS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: UTILITY DETAILS

DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C6.06

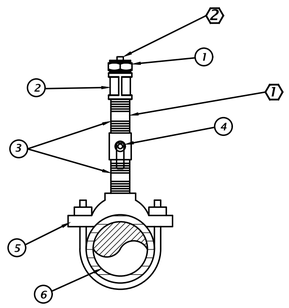
GENERAL NOTE(S):

1. SEE (236) FOR PRESSURE GAUGE ASSEMBLY.

KEY NOTE(S):

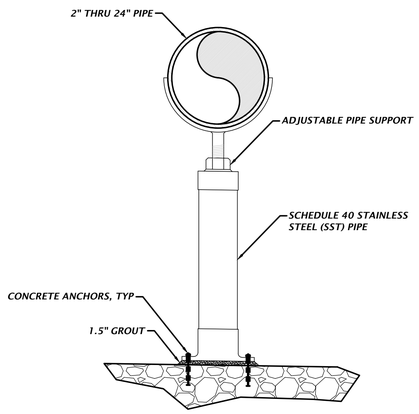
(1) INSTALL NIPPLE OF SUFFICIENT LENGTH SO NEITHER PRESSURE GAUGE ASSEMBLY NOR FITTINGS WILL INTERFERE WITH BALL VALVE HANDLE.

(2) FOR TEMPORARY GAUGE ASSEMBLY INSTALLATION, REMOVE PLUG AND FASTEN ASSEMBLY.



MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	1/2" SST PLUG FITTING
2	1	1/2" FE X FE SST COUPLING
3	2	1/2" X 4" SST NIPPLE
4	1	1/2" SST BALL VALVE (WITH SST HANDLE AND SST NUTS)
5	1	1/2" SST DOUBLE STRAP TAPPING SADDLE
6	1	DUCTILE IRON PIPE (SIZE VARIES)

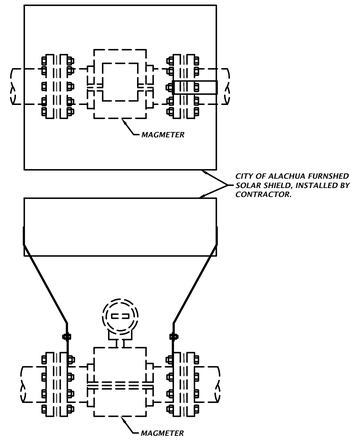
233 **PRESSURE GAUGE ASSEMBLY SERVICE CONNECTION**
NTS



GENERAL NOTE(S):

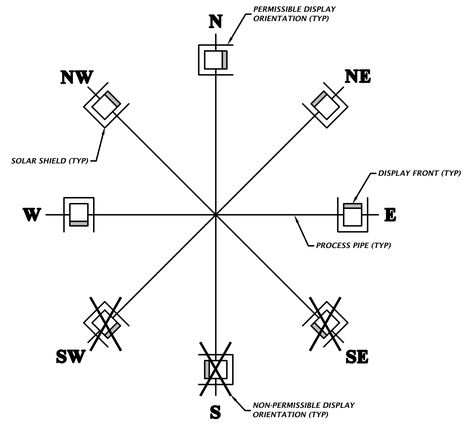
1. ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
2. MANUFACTURER AND PRODUCT:
   - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
   - MODEL S92

315 **PIPE SUPPORT**
NTS



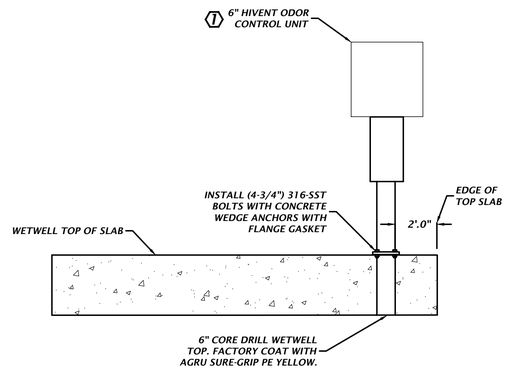
NOTES:
1. CITY OF ALACHUA WILL FURNISH THE SOLAR SHIELD, WHICH SHALL BE INSTALLED BY THE CONTRACTOR.
2. SOLAR SHIELD SHOWN IS A PROTOTYPE. CITY OF ALACHUA EXPECTS TO CHANGE THE DESIGN.
3. SEE (245) FOR PERMISSIBLE DISPLAY ORIENTATIONS OF MAGMETER DISPLAY.
4. CITY WILL CONSIDER ALTERNATIVE SOLAR SHIELDS PROPOSED BY CONTRACTOR.

248 **SOLAR SHIELD FOR MAGMETER TRANSMITTER DISPLAY**
NTS



NOTES:
1. INSTALL MAGMETER SO ITS DISPLAY FACES EITHER DUE NORTH, PARTIAL NORTH, OR DUE EAST.
2. CONTRACTOR SHALL INSTALL THE SUN SHADE, FURNISHED BY CITY OF ALACHUA. COORDINATE. SEE (248)

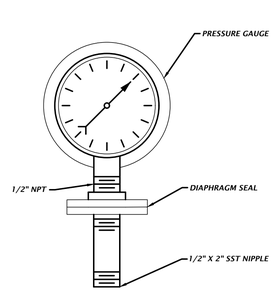
245 **MAGMETER INSTALLATION PERMISSIBLE DISPLAY ORIENTATION**
NTS



KEYED NOTE(S):

(1) PROVIDE TWO 1-GALLON CONTAINERS OF ODOR NEUTRALIZING LIQUID

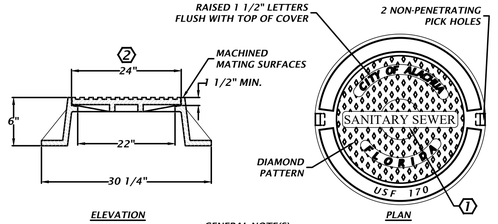
239 **VENT / ODOR CONTROL UNIT INSTALLATION**
NTS



GENERAL NOTE(S):

1. PRESSURE GAUGE ASSEMBLY INCLUDES ASHCROFT 1279 PLUS! GAUGE.
2. SEE SUPPLEMENT 2 OF COA DESIGN AND CONSTRUCTION MANUAL FOR ASSEMBLY SPECIFICATIONS.
3. SEE (233) FOR SERVICE CONNECTION

236 **PRESSURE GAUGE ASSEMBLY**
NTS



ELEVATION PLAN

GENERAL NOTE(S):

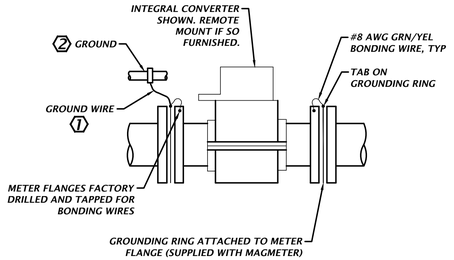
1. USF 170 RING AND CE COVER
2. LOAD CLASSIFICATION: HEAVY DUTY
3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
4. PAINT TOP AS PER (307)
5. FACTORY COAT THE FOLLOWING WITH POR-15 RUST PREVENTIVE/ ANTI-CORROSIVE PAINT, P.O.R. PRODUCTS:
   - ENTIRE FRAME
   - BOTTOM AND SIDES OF COVER

KEYED NOTE(S):

(1) INSCRIBING "SANITARY SEWER" ON TWO LINES IS ACCEPTABLE.

(2) FOR A 72-INCH DIAMETER MANHOLE IN A TYPE 3 APPLICATION, PROVIDE A 30-INCH MANHOLE COVER.

214 **CAST IRON SANITARY SEWER MANHOLE, COATED FRAME AND MANHOLE COVER WITH UNDERCOAT**
NTS



GENERAL NOTE(S):

1. USE THIS DETAIL WHEN PIPELINE IS ELECTRICALLY NON-CONDUCTIVE (NON-METALLIC OR METALLIC WITH INSIDE COATING OR LINING).

KEYED NOTE(S):

(1) NO. 12 AWG INSULATED IF LENGTH IS LESS THAN 6'. IF MORE THAN 6', INSTALL CONDUCTOR IN 3/4" CONDUIT.

(2) BOND MAGMETER TO ONE OF THE FOLLOWING ACCEPTABLE GROUNDS:

A. METALLIC WATER PIPE IF BURIED PORTION IS MORE THAN 10'.

B. STRUCTURAL STEEL.

C. IF BOTH OF THE ABOVE NOT AVAILABLE, INSTALL 3/4" DIAMETER x 10'-0" LONG COPPER CLAD STEEL GROUND ROD IN GROUND OUTSIDE OF STRUCTURE.

221 **NON-CONDUCTIVE MAGMETER GROUNDING**
NTS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: UTILITY DETAILS

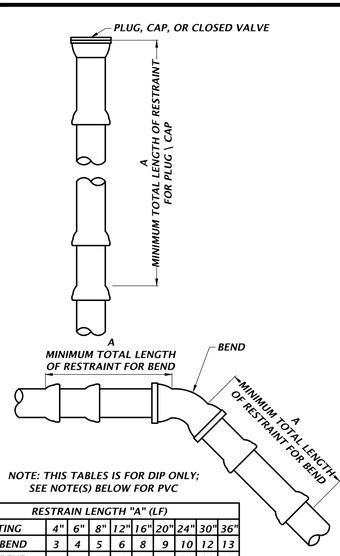
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

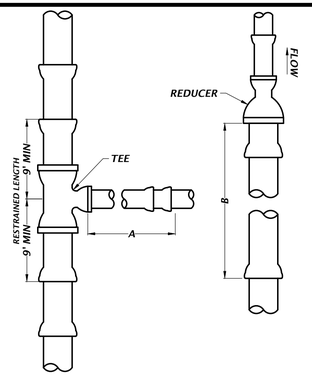
SHEET NO: C6.07



NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) BELOW FOR PVC

RESTRAIN LENGTH "A" (LF)									
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.



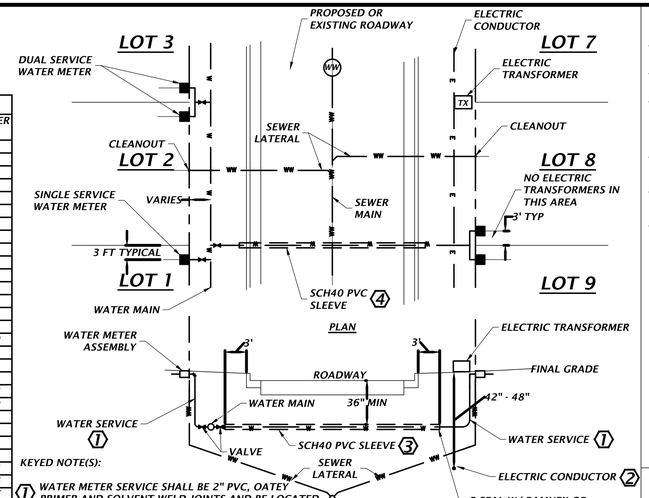
GENERAL NOTE(S):

1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:
   A. MAXIMUM TEST PRESSURE OF 150 PSI
   B. LAYING CONDITION TYPE 3
   C. POOR SOIL CONDITIONS (SOIL TYPE ML)
   D. USING DIP
   E. 2 FEET OF COVER
   F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
   G. SAFETY FACTOR = 1.5 TO 1
2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.

309 JOINT RESTRAINT
NTS

FITTING SIZE	RESTRAIN (LF) TEE "A"	REDUCER "B"
4x4	21	"
6x4	10	30
6x6	37	"
8x4	A.T.	54
8x6	28	32
8x8	54	"
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	"
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	"
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	"
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	"
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	"
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	"

A.T.=RESTRAINT REQUIRED AT TEE ONLY.
*-NOT APPLICABLE



KEYED NOTE(S):

1. WATER METER SERVICE SHALL BE 2" PVC, OATEY PRIMER AND SOLVENT WELD JOINTS AND BE LOCATED TO AVOID CONFLICT WITH LOCATIONS OF ELECTRIC TRANSFORMERS AND FIRE HYDRANTS.
2. ELECTRIC CONDUCTORS MAY BE ON EITHER SIDE OF THE ROADWAY. WATERMAIN SHOULD BE ON THE OPPOSITE SIDE OF TRANSFORMERS.
3. PVC SLEEVE TO BE 4" BLUE SCHEDULE 40 PVC SOLVENT WELD.
4. SEAL BOTH ENDS OF 4" SLEEVE WITH RAMNEK OR EQUAL.

312 SUBDIVISION SERVICE CONNECTIONS & 2-INCH OR LESS WATER SERVICE UNDER ROADWAY
NTS

FLOW STREAMS
- POTABLE WATER
- WW– WASTEWATER FORCE MAIN
- WW–GR WASTEWATER GRAVITY

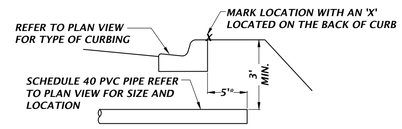
LINE LEGENDS
- TRACER WIRE
- SUBDIVISION BOUNDARY OR
- PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

SYMBOLS
- APG ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH MANHOLE
- APNG GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS LIFT STATION
- MB METER BOX
- FH FIRE HYDRANT

GENERAL NOTE(S):

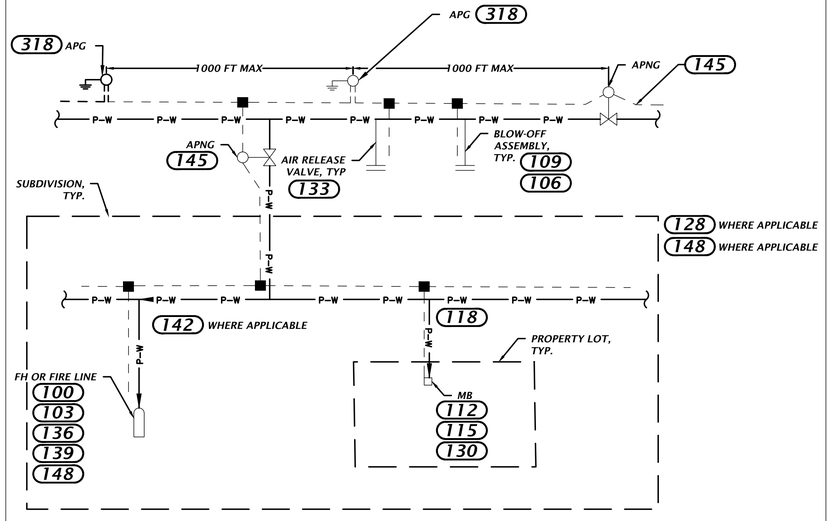
1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



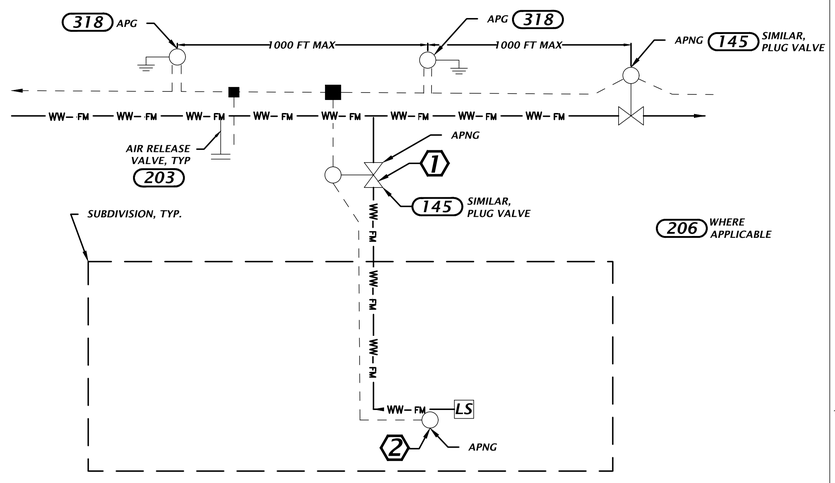
* DIMENSION TO EDGE OF PAVEMENT WHEN CURBING IS ABSENT

421 SLEEVE CROSSING
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

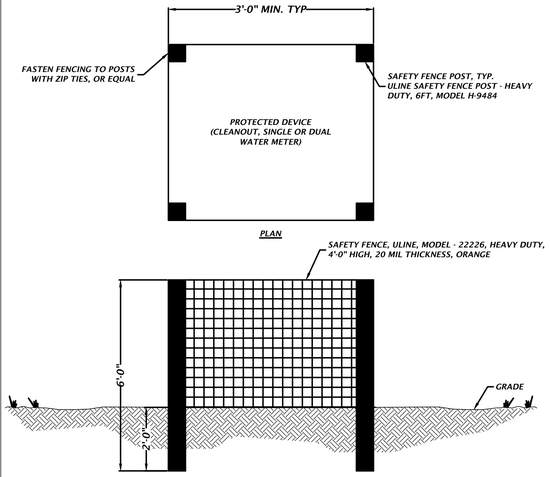


KEYED NOTE(S):

GENERAL NOTES: SEE 321A

1. IF NO VALVE, THEN INSTALL AN APG, SIMILAR TO 318.
2. PROVIDE APG (GROUNDING NOT REQUIRED) IF DISCHARGE VALVE IS ABOVE GRADE. INSTALL SIMILAR TO 318. IF DISCHARGE VALVE IS IN A VAULT, THEN PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VAULT COVER.

321C WASTEWATER FORCE MAIN TRACER WIRE CONFIGURATION
NTS



GENERAL NOTE(S):

A. PROVIDE TEMPORARY PROTECTIVE FENCE AS SOON AS DEVICE (CLEANOUT, WATER METER BOX AND/OR YOKE BAR) IS INSTALLED.
B. REMOVE FENCE ONCE BLDG HAS RECEIVED CERTIFICATE OF OCCUPANCY (CO).

324 TEMPORARY PROTECTIVE FENCE
NTS

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: UTILITY DETAILS

DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

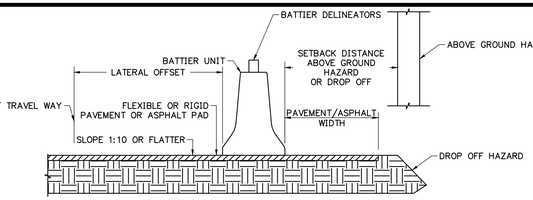
PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

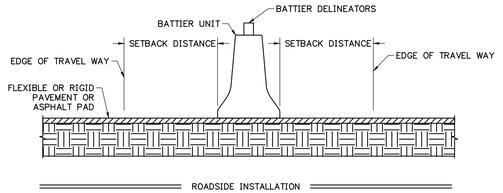
SHEET NO: C6.08

GENERAL NOTES:

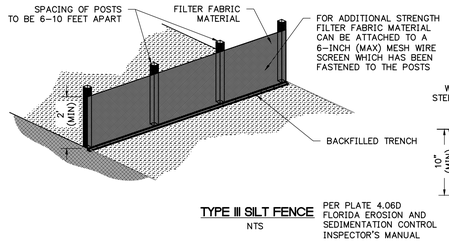
1. TEMPORARY BARRIER SYSTEMS MAY BE ANY OF THE FOLLOWING:
   A. TYPE K TEMPORARY CONCRETE BARRIER SYSTEM (INDEX 102–110) INSTALLED AS EITHER FREE–STANDING OR ANCHORED.
   B. PROPRIETARY TEMPORARY BARRIER SYSTEMS ON THE APPROVED PRODUCT LIST (APL).
   – CONCRETE BARRIER (FREE–STANDING OR ANCHORED)
   – STEEL BARRIER (ANCHORED)
   – WATER FILLED BARRIER (FREE–STANDING)
2. WHERE EXISTING FLEXIBLE PAVEMENT IS NOT PRESENT, CONSTRUCT A MINIMUM 2" THICK TEMPORARY ASPHALT PAD USING MISCELLANEOUS ASPHALT PAVEMENT IN ACCORDANCE WITH SPECIFICATION 339 WITH THE EXCEPTION THAT THE USE OF A PRE–EMERGENT HERBICIDE IS NOT REQUIRED.
3. FOR BARRIER DELINEATORS, SEE SPECIFICATION 102. MOUNT ON TOP OF TEMPORARY BARRIERS. COLOR MUST MATCH ADJACENT LONGITUDINAL PAVEMENT MARKING.
4. REMOVE ALL GRASS DEBRIS, LOOSE DIRT, AND SAND FOR THE PAVEMENT, BRIDGE DECK, OR ASPHALT PAD SURFACE WITHIN THE BARRIER FOOTPRINT JUST PRIOR TO PLACEMENT OF THE TEMPORARY BARRIER.
5. ENSURE THE SETBACK DISTANCE IS CLEAR OF ANY GRASS, CONSTRUCTION DEBRIS, STOCKPILED MATERIALS, EQUIPMENT, AND OBJECTS.
6. TRANSITIONS ARE REQUIRED BETWEEN TYPE K BARRIER AND FREE–STANDING, ANCHORED, BACK–FILLED OR OTHER TYPES OF TEMPORARY BARRIER. SEE INDEX 102–110 FOR TRANSITIONS BETWEEN TYPE K BARRIER AND PERMANENT BRIDGE OR TRAFFIC RAILING. REFER TO THE APL FOR TRANSITIONS ALLOWED FOR PROPRIETARY TEMPORARY BARRIER SYSTEMS.
7. ANCHORING (BOLTING) OF TEMPORARY BARRIER OR CRASH CUSHIONS IS NOT PERMITTED ON BRIDGE SUPERSTRUCTURES THAT CONTAIN POST–TENSIONED TENDONS WITHIN THE CONCRETE DECK (TOP FLANGE OF CONCRETE BOX GIRDERS) OR ON BRIDGE SUPERSTRUCTURES CONSISTING OF LONGITUDINALLY PRESTRESSED, TRANSVERSELY POST–TENSIONED, SOLID OR VOIDED CONCRETE SLAB UNITS.
8. ANCHOR ABUTTING SEGMENTS OF TEMPORARY BARRIER TERMINATED WITH A CRASH CUSHION AS SHOWN IN INDEX 102–110 OR THE APL.
9. THE REQUIREMENTS OF THIS INDEX DO NOT APPLY TO TEMPORARY LOW PROFILE BARRIER, SEE INDEX 102–120.
10. SETBACK REQUIREMENTS BELOW COVER MOST TEMPORARY BARRIER OPTIONS. PROVIDE ADDITIONAL SETBACK DISTANCE FOR APL PRODUCTS THAT REQUIRE ADDITIONAL SETBACK (DEFLECTION) SPACE.

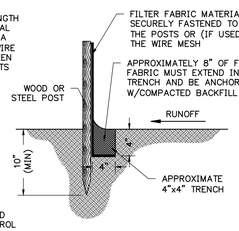
INSTALLATION DATA			
CONDITION	LATERAL OFFSET	SETBACK DISTANCE	PAVEMENT / ASPHALT WIDTH
ANCHORED	2' MIN.	2' MIN. (SEE NOTE)	1' MIN.
FREESTANDING	2' MIN.	4' MIN.	4' MIN.
NOTE: FOR BRIDGE DECKS SEE INDEX 102–110 OR APL.			



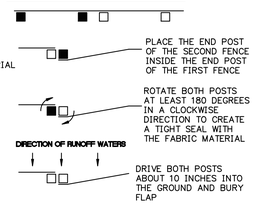


TEMPORARY BARRIER
N.T.S.





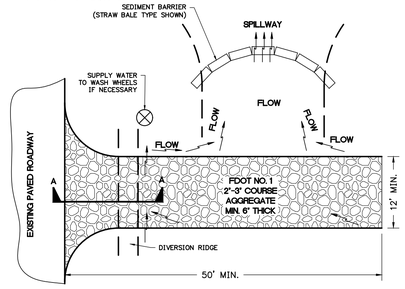
ATTACHING TWO SILT FENCES



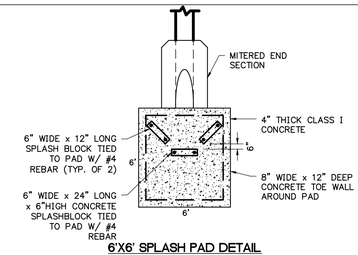
TYPE III SILT FENCE PER PLATE 4.06D FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL
NTS

SECTION A-A

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

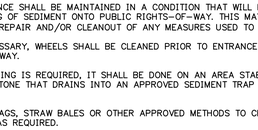


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NTS



6'X6' SPLASH PAD DETAIL
N.T.S.

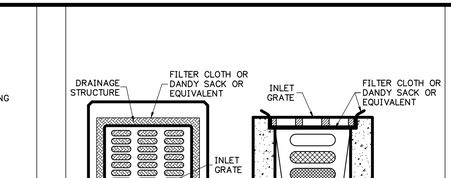
SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

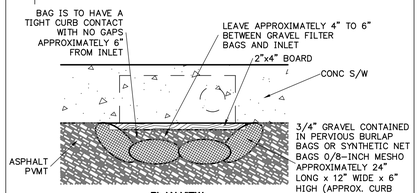
PLAN VIEW
N.T.S.

TYPICAL CONCRETE FLUME DETAIL
N.T.S.



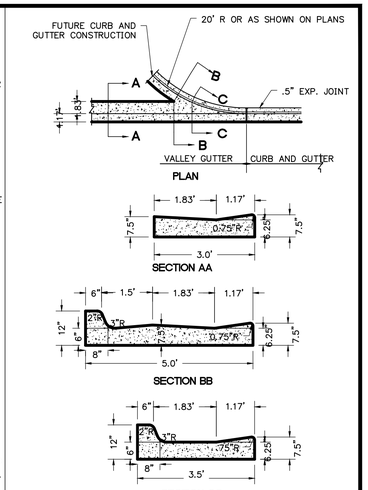
ALL EXISTING INLETS WITHIN & ADJACENT TO CONSTRUCTION SITE SHALL BE PROTECTED DURING CONSTRUCTION.

INLET PROTECTION DETAIL
N.T.S.

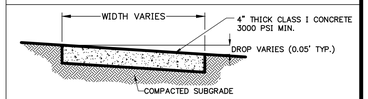


NOTE: GRAVEL FILTERS CAN BE USED ON PAVEMENT OR BARE GROUND.

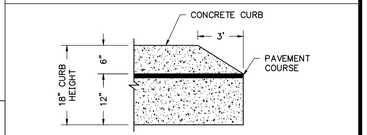
GRAVEL FILTER BAGS DETAIL
N.T.S.



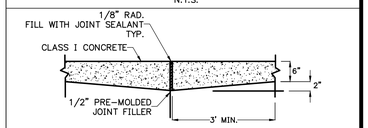
VALLEY GUTTER
N.T.S.



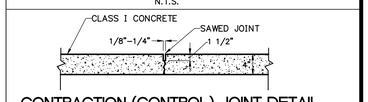
TYPICAL AT GRADE SIDEWALK DETAIL
N.T.S.



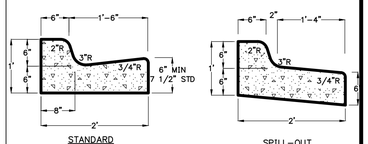
STANDARD CURB END TAPER DETAIL
N.T.S.



EXPANSION JOINT DETAIL
N.T.S.



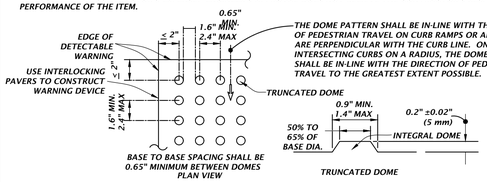
CONTRACTION (CONTROL) JOINT DETAIL
N.T.S.



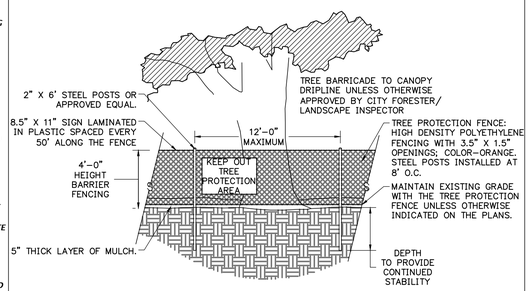
NOTE:
WHEN USED ON THE HIGH SIDE OF ROADWAYS, THE CROSS–SLOPE OF THE GUTTER SHALL MATCH THE CROSS–SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON THE PLANS.

TYPE 'F' CONCRETE CURB AND GUTTER
N.T.S.

1. *PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.*
2. *RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.*
3. *SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.*
4. *ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.*
5. *MATS ARE NOT ACCEPTABLE.*
6. *PROVIDE INTERLOCKING PAVERS AS FOLLOWS:*
   A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C53, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE¼" RADIUS ALONG CONCRETE EDGES.
   E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. *ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.*



403 ADA DETECTABLE WARNING
NTS



TREE PROTECTION FENCING DETAIL
NTS

NOTE:
1. CONTACT THE CITY OF ALACHUA FORESTER/LANDSCAPING INSPECTOR FOR A TREE BARRICADE INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, FILL, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.
3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL.
4. NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE AND NON–DAMAGING NATURE MAY BE ATTACHED TO ANY TREE.
5. LANDSCAPE PREPARATION IN THE UNDISTURBED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF TWO INCHES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE COUNTY OF ALACHUA FORESTER/LANDSCAPE INSPECTOR. LANDSCAPING SHALL BE LIMITED TO PLACEMENT OF SOD, MULCH, OR OTHER GROUND COVERS.
6. TREE BARRIERS TO REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED.

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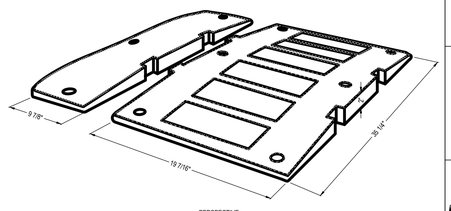

PERSPECTIVE

SPECIFICATIONS:
TOTAL WEIGHT: (RSH1) - 37 lbs PER MIDDLE SECTION, (RSHEC) 15 lbs PER END CAP.
HOLES: 6 PREDRILLED HOLES PER MIDDLE SECTION, 3 PER ENDCAP.
MATERIAL: 100% RECYCLED RUBBER MATERIAL
ACCESSORIES: SOLD SEPARATE - LAG BOLTS (CONCRETE APPLICATION) OR SPIKES (ASPHALT APPLICATION).
COLORS: BLACK WITH YELLOW STRIPES / END CAP SOLID BLACK.
WARRANTY: 1-YEAR WARRANTY AGAINST MANUFACTURER DEFECTS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER C7.00 - DETAILS AND NOTES

SPEED BUMPS
RUBBER SPEED HUMPS (RSH)

C7.00 - DETAILS AND NOTES
REVISION DATE 04/27/2023

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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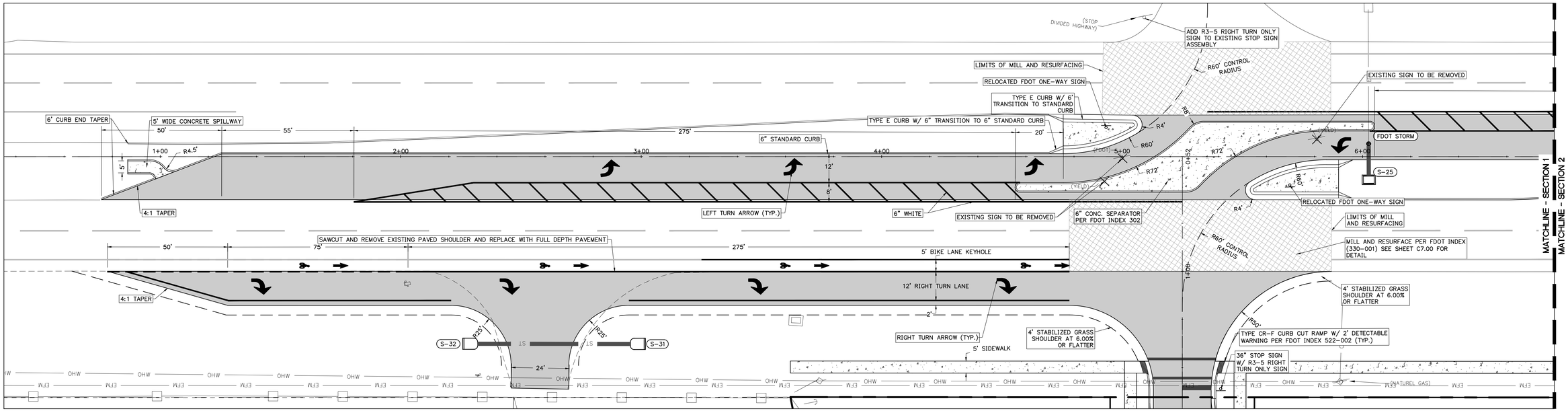
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILS AND NOTES

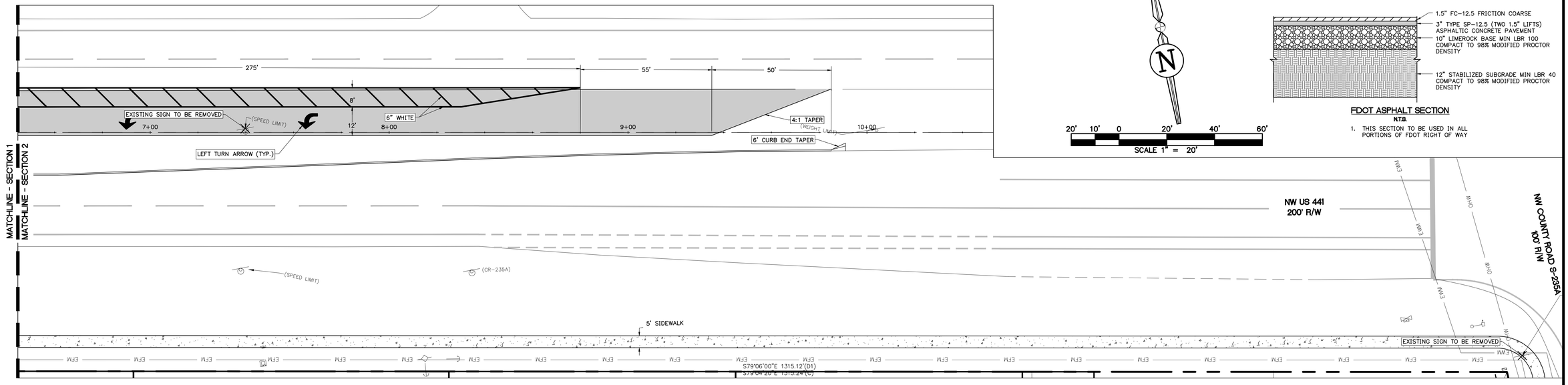
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: APRIL 2023
PROJECT NO: 514-21-01
SHEET NO: C7.00



US-441 RIGHT OF WAY IMPROVEMENTS PLAN
1" = 20'



US-441 RIGHT OF WAY IMPROVEMENTS PLAN
1" = 20'

LEGEND

X EXISTING TO BE REMOVED

N

20' 10' 0 20' 40' 60'
SCALE 1" = 20'

FDOT ASPHALT SECTION
N.T.S.

1. THIS SECTION TO BE USED IN ALL PORTIONS OF FDOT RIGHT OF WAY

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: US-441 FDOT PLAN

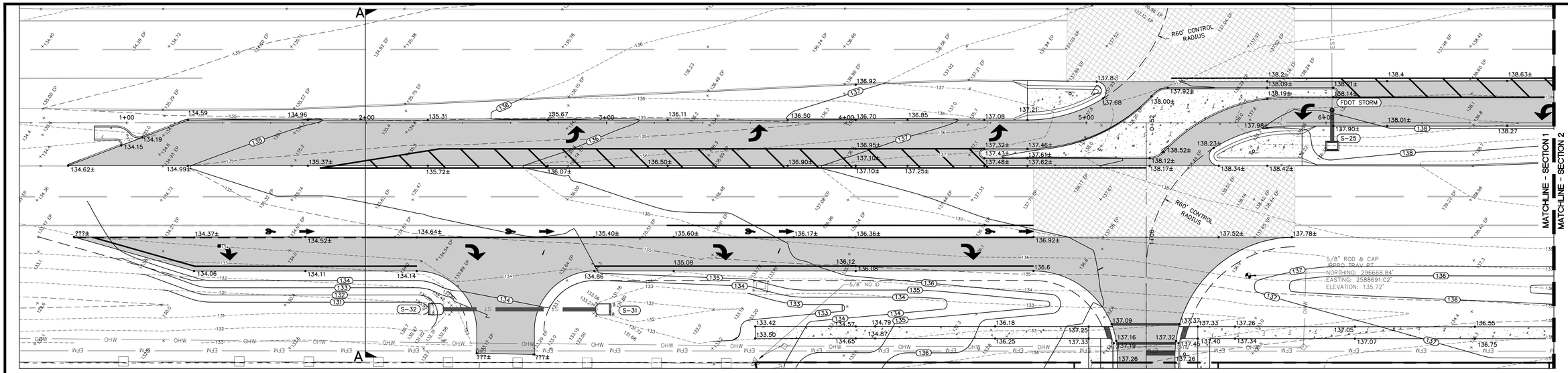
DATE: APRIL 2023

PROJECT NO: 514-21-01

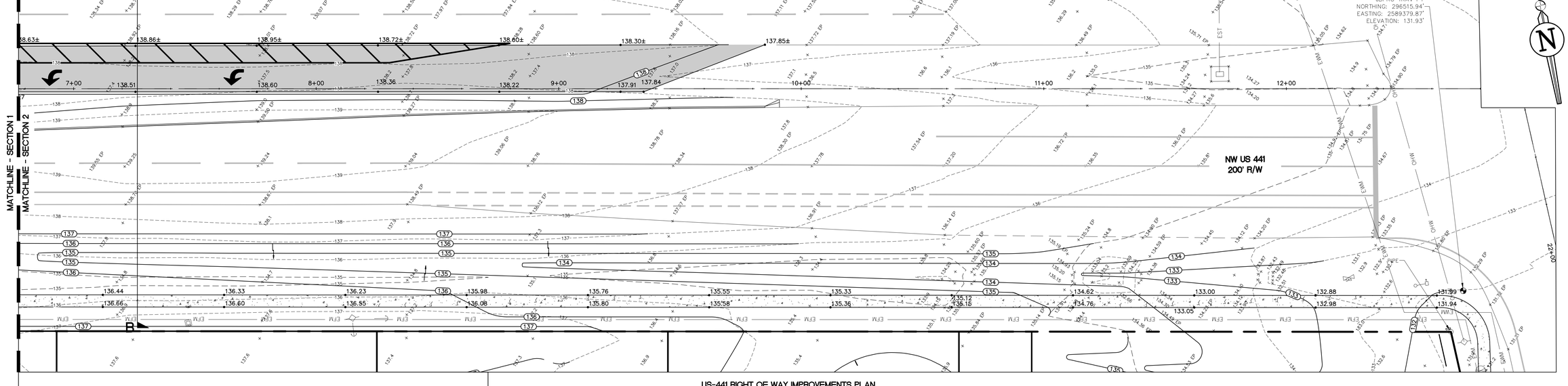
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C8.00



US-441 RIGHT OF WAY IMPROVEMENTS PLAN
1" = 20'



US-441 RIGHT OF WAY IMPROVEMENTS PLAN
1" = 20'

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-31	S-32	15" RCP	68'	1.47%

STORM STRUCTURE TABLE

S-31
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 132.00 (15" PP)

S-32
FDOT INDEX 430-022
MITERED END SECTION
E INV EL = 131.00 (15" PP)

S-25
FDOT INDEX 425-052
TYPE E DBI
GRATE EL = 138.00
N INV EL = 133.80 (15" PP)

20' 10' 0 20' 40' 60'
SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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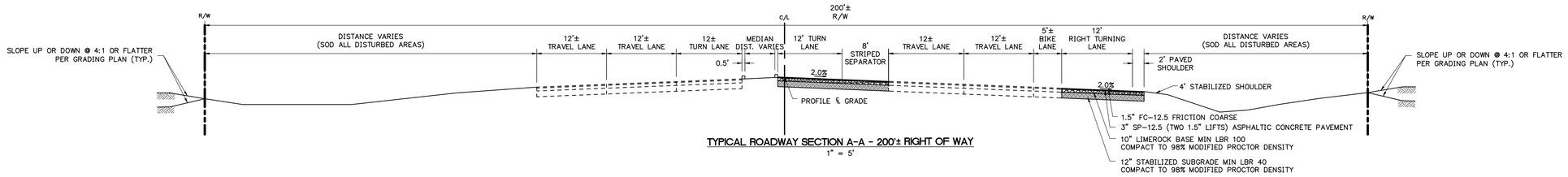
SHEET TITLE: FDOT GRADING PLAN

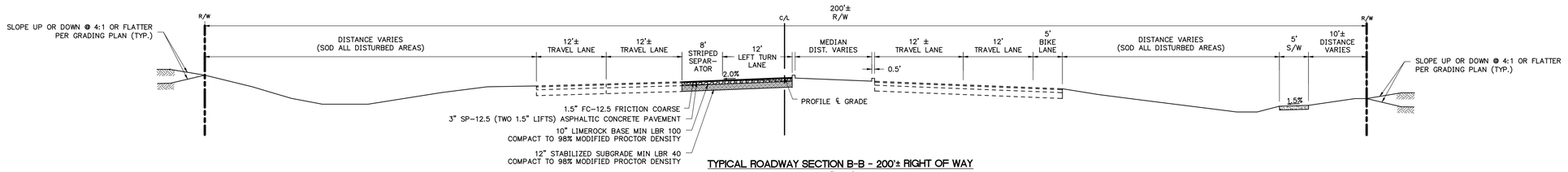
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: APRIL 2023
PROJECT NO: 514-21-01
SHEET NO: C8.01



TYPICAL ROADWAY SECTION A-A - 200'± RIGHT OF WAY
1" = 5'



TYPICAL ROADWAY SECTION B-B - 200'± RIGHT OF WAY
1" = 5'

DESIGN CRITERIA
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842**

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: FDOT TYPICAL SECTIONS

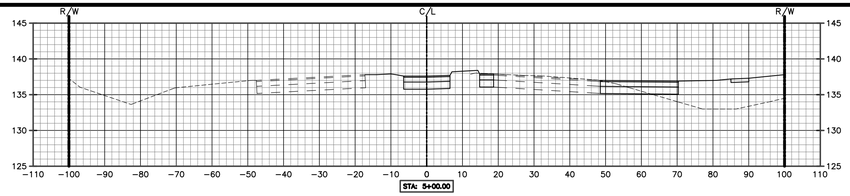
CLIENT: ALACHUA 441/235, LLC

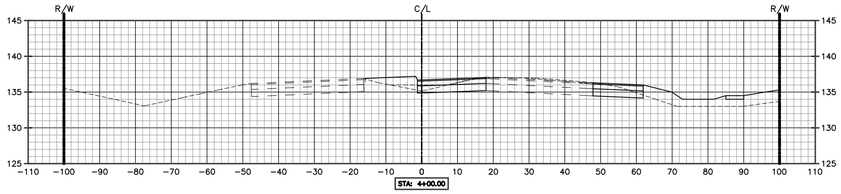
PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

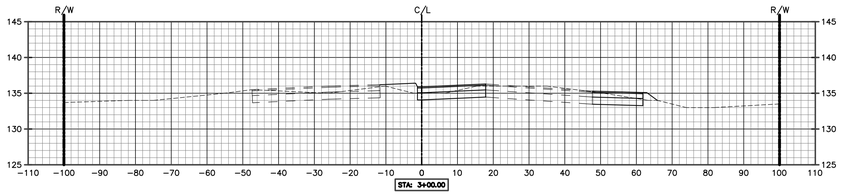
DATE: APRIL 2023

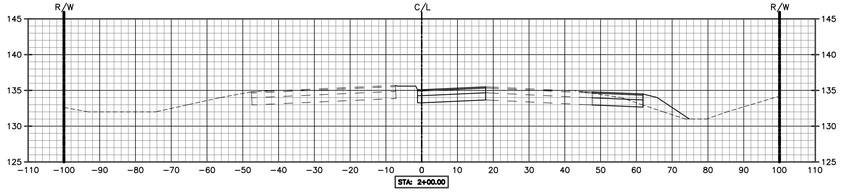
PROJECT NO: 514-21-01

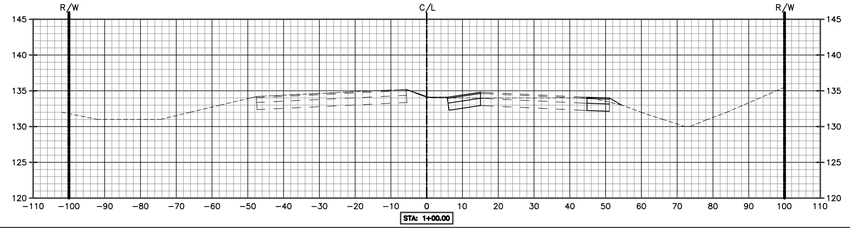
SHEET NO: C8.02

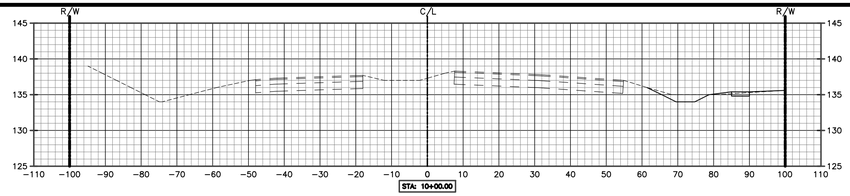


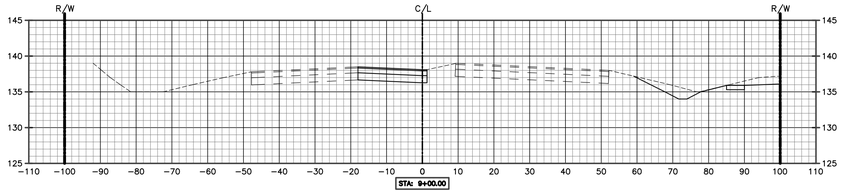


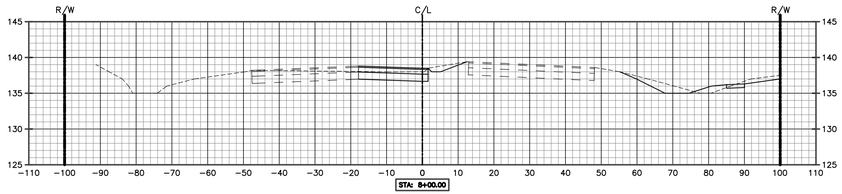


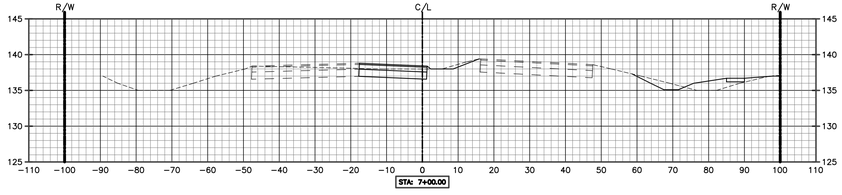


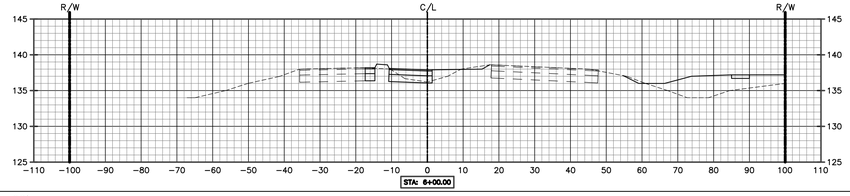












20' 10' 0 20' 40' 60'

SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: US-441 CROSS SECTIONS

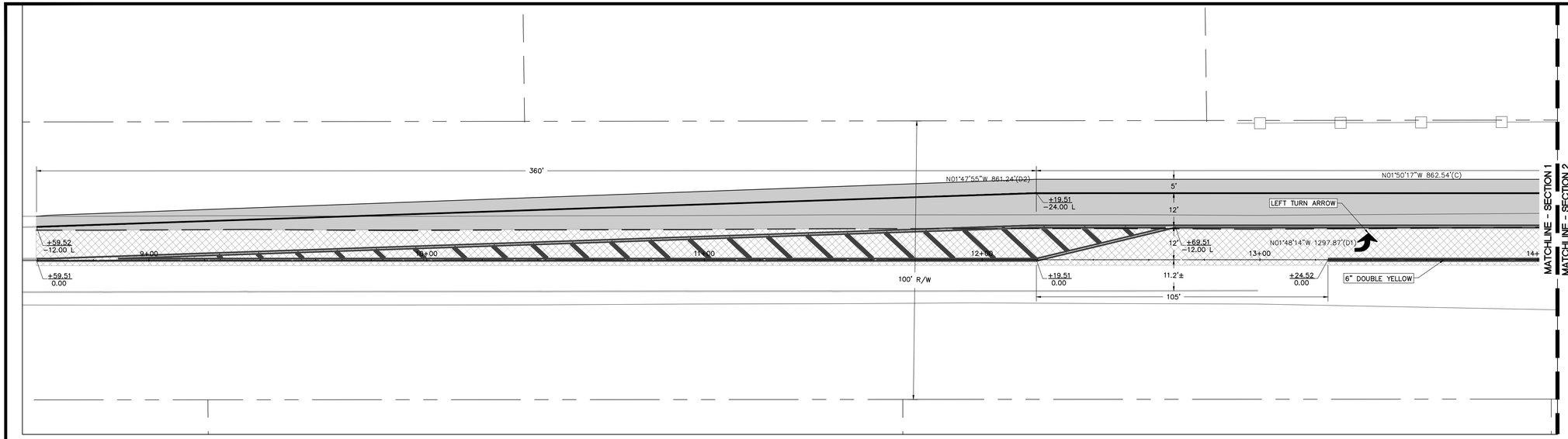
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

DATE: APRIL 2023

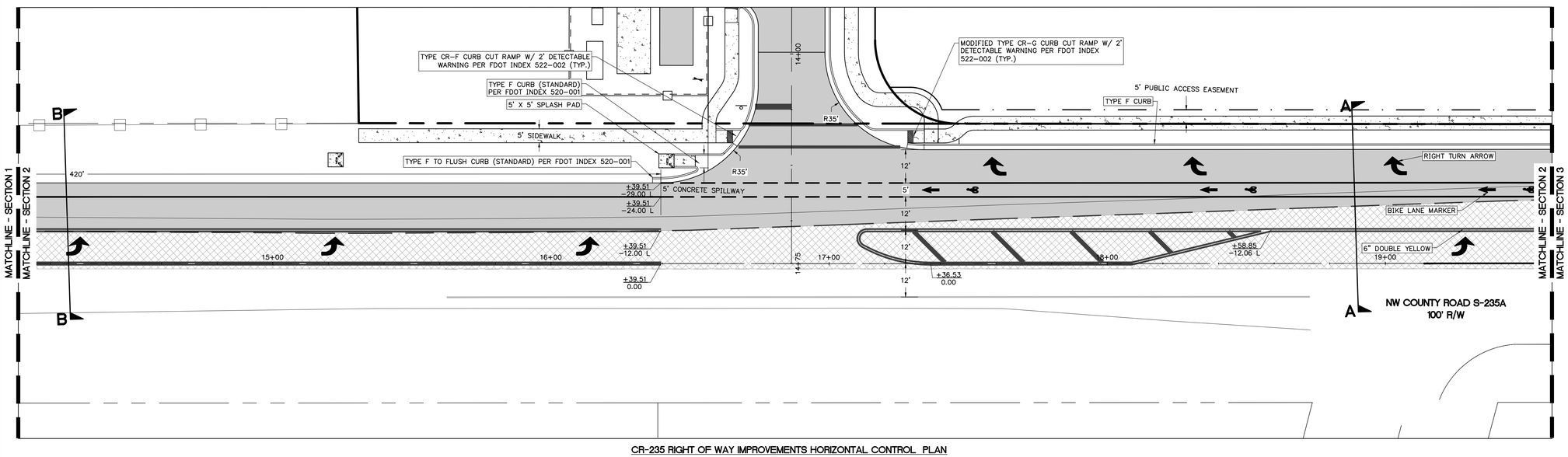
PROJECT NO: 514-21-01

SHEET NO: C8.03



CR-235 RIGHT OF WAY IMPROVEMENTS HORIZONTAL CONTROL PLAN

1" = 20'



CR-235 RIGHT OF WAY IMPROVEMENTS HORIZONTAL CONTROL PLAN

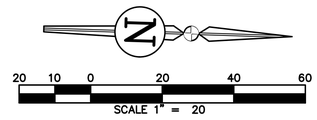
1" = 20'

NOTES:

1. STRUCTURAL OR FRICTION COURSE SHALL BE PLACED THE SAME DAY AS THE MILLING OPERATION. DRIVING ON MILLED SURFACE SHALL NOT BE PERMITTED
2. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
3. ALL LIMEROCK, EITHER PLACED NEW OR EXPOSED BY MILLING, SHALL BE PRIMED.
4. ALL ASPHALT PAVEMENT COURSES SHALL BE TRAFFIC LEVEL B MIXTURE.
5. ALL HOT MIX ASPHALT (HMA) MIXTURES SHALL UTILIZE PG 76-22 POLYMER MODIFIED ASPHALT BINDER. THIS APPLIES TO STRUCTURAL AND FRICTION COURSES.
6. PRIOR TO WORK WITHIN THE R/W A PRECONSTRUCTION MEETING IS TO BE HELD.
7. ACPW APPROVED MOT PLAN REQUIRED PRIOR TO STARTING ANY WORK.
8. FRICTION COURSE REQUIRED PRIOR TO OPENING THE ROADWAY TO TRAFFIC.
9. PAVEMENT MARKINGS REQUIRED TO BE THERMO PLASTIC
10. RPM'S REQUIRED PRIOR TO OPENING ROADWAY.
11. ALL TESTING IS REQUIRED TO BE DONE BY AN APPROVED TESTING FACILITY.
12. ASPHALT CORES REQUIRED TO BE CUT BY CONTRACTOR.
13. ALACHUA COUNTY PUBLIC WORKS SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE R/W;SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
14. ALL ASPHALTIC CONCRETE MIX DESIGN AND PORTLAND CONCRETE CEMENT MIX DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ASPHALT MIX DESIGN MUST BE APPROVED BY ALACHUA COUNTY PUBLIC WORKS. DENSITY REPORTS AND ASPHALT MIX DESIGN REPORT SHALL BE SUBMITTED TO THE ALACHUA COUNTY PUBLIC WORKS FOR APPROVAL PRIOR TO PAVING BEING PERFORMED.

LEGEND

- EXISTING PAVEMENT TO BE MILLED AND RESURFACED
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: CR235A DIMENSION PLAN

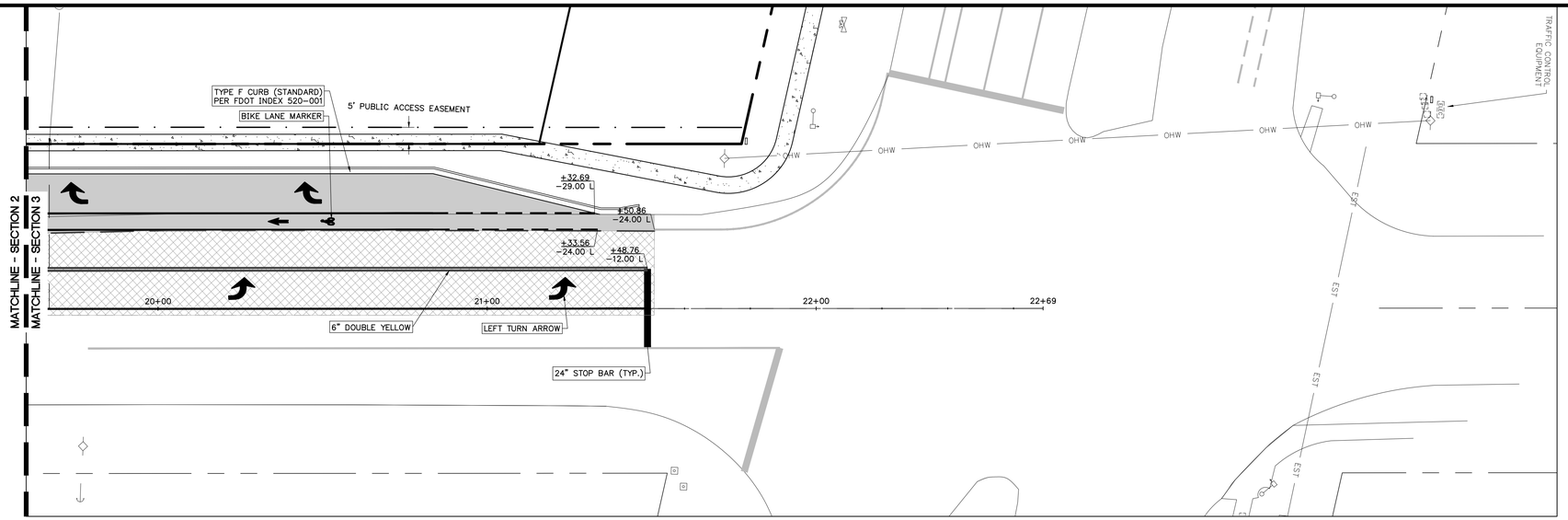
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C9.00



CR-235 RIGHT OF WAY IMPROVEMENTS HORIZONTAL CONTROL PLAN

1" = 20'

LEGEND

- EXISTING PAVEMENT TO BE MILLED AND RESURFACED
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

20' 10' 0 20' 40' 60'

SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: CR235A DIMENSION PLAN

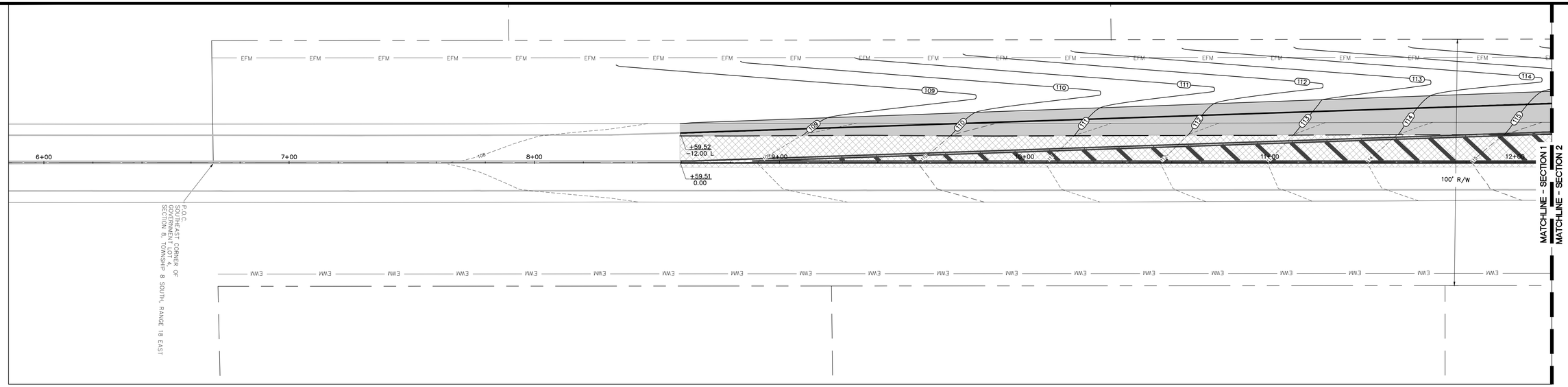
DATE: APRIL 2023

PROJECT NO: 514-21-01

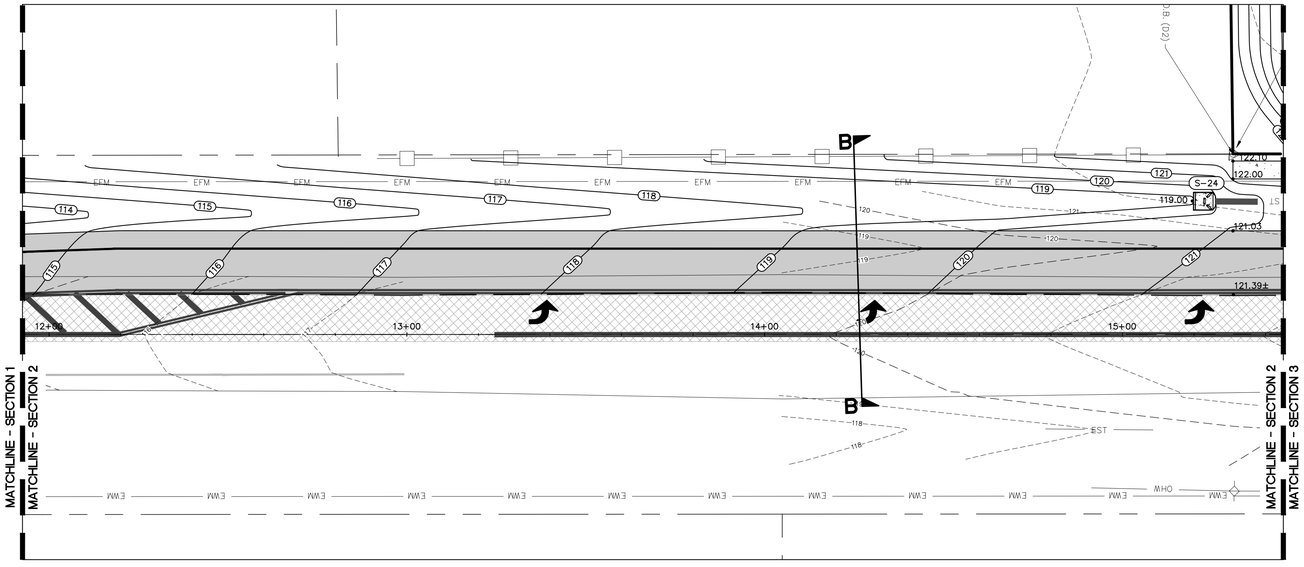
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

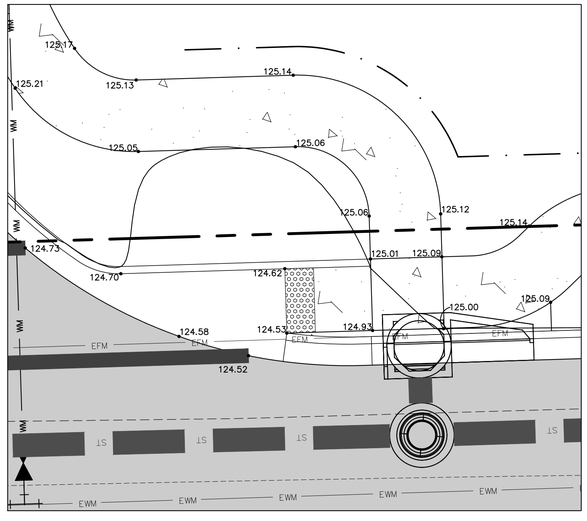
SHEET NO: C9.01



CR-235 RIGHT OF WAY IMPROVEMENTS PAVING GRADING + DRAINAGE PLAN
1" = 20'



CR-235 RIGHT OF WAY IMPROVEMENTS PAVING GRADING + DRAINAGE PLAN
1" = 20'



RAMP DETAIL
1" = 5'

COUNTY ROAD GENERAL NOTES:

1. STRIPING TO CONFORM TO FDOT STANDARD PLANS SECTION 711-001
2. ADJUST ALL UTILITY BOXES TO BE FLUSH WITH PROPOSED GRADE. ALL UTILITY BOXES SHALL HAVE TRAFFIC RATED TOP.

LEGEND

- EXISTING PAVEMENT TO BE MILLED AND RESURFACED
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

20 10 0 20 40 60
SCALE 1" = 20

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: CR235A GRADING PLAN

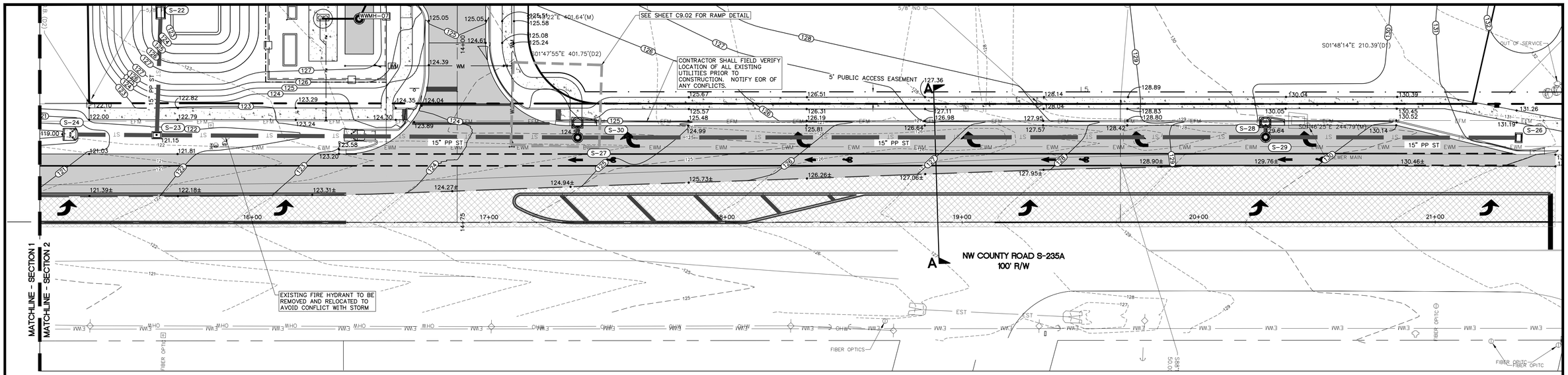
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

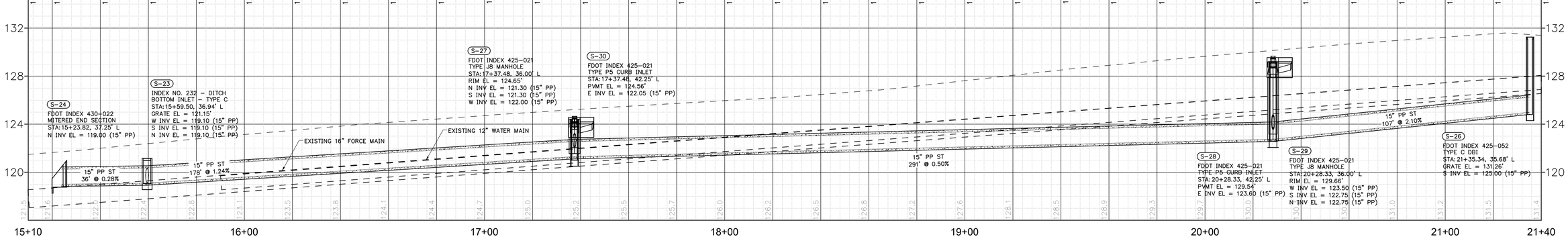
PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C9.02



CR-235 RIGHT OF WAY IMPROVEMENTS PAVING GRADING + DRAINAGE PLAN

1" = 20'



PROFILE VIEW - CR-235A

1"=20' H, 1"=4' V

COUNTY ROAD GENERAL NOTES:

1. STRIPING TO CONFORM TO FDOT STANDARD PLANS SECTION 711-001
2. ADJUST ALL UTILITY BOXES TO BE FLUSH WITH PROPOSED GRADE. ALL UTILITY BOXES SHALL HAVE TRAFFIC RATED TOP.

LEGEND

- EXISTING PAVEMENT TO BE MILLED AND RESURFACED
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

20' 10' 0 20' 40' 60'

SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: CR235A PLAN AND PROFILE

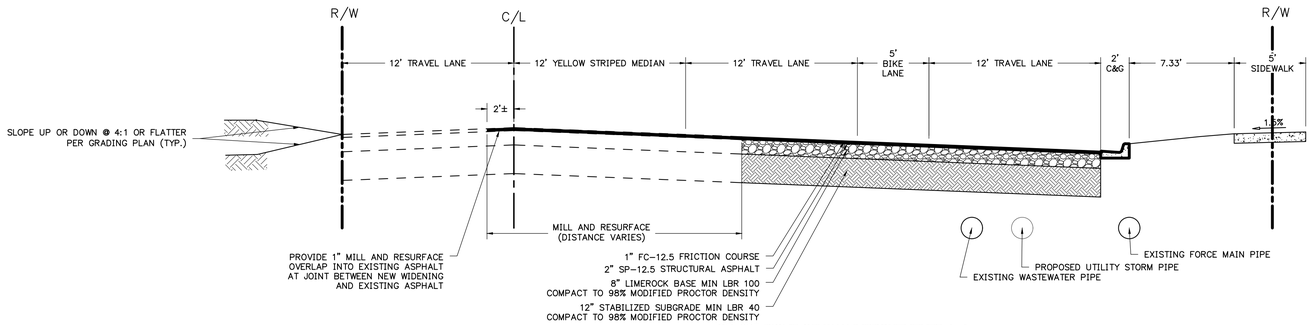
DATE: APRIL 2023

PROJECT NO: 514-21-01

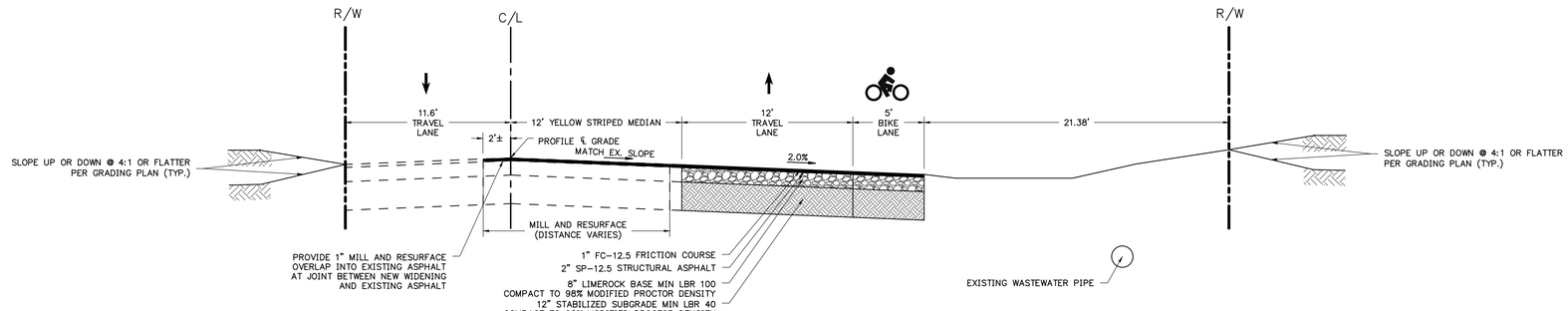
CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C9.03



CR-235 RIGHT OF WAY IMPROVEMENTS A-A
1" = 5'



CR-235 RIGHT OF WAY IMPROVEMENTS B-B
1" = 5'

TYPICAL SECTION NOTES

1. STRUCTURAL OR FRICTION COURSE SHALL BE PLACED THE SAME DAY AS THE MILLING OPERATION. DRIVING ON MILLED SURFACE SHALL NOT BE PERMITTED
2. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
3. ALL LIMEROCK, EITHER PLACED NEW OR EXPOSED BY MILLING, SHALL BE PRIMED.
4. ALL ASPHALT PAVEMENT COURSES SHALL BE TRAFFIC LEVEL B MIXTURE.
5. ALL HOT MIX ASPHALT (HMA) MIXTURES SHALL UTILIZE PG 76-22 POLYMER MODIFIED ASPHALT BINDER. THIS APPLIES TO STRUCTURAL AND FRICTION COURSES.
6. PRIOR TO WORK WITHIN THE R/W A PRECONSTRUCTION MEETING IS TO BE HELD.
7. ACPW APPROVED MOT PLAN REQUIRED PRIOR TO STARTING ANY WORK.
8. FRICTION COURSE REQUIRED PRIOR TO OPENING THE ROADWAY TO TRAFFIC.
9. PAVEMENT MARKINGS REQUIRED TO BE THERMO PLASTIC
10. RPM'S REQUIRED PRIOR TO OPENING ROADWAY.
11. ALL TESTING IS REQUIRED TO BE DONE BY AN APPROVED TESTING FACILITY.
12. ASPHALT CORES REQUIRED TO BE CUT BY CONTRACTOR.
13. THE CITY OF ALACHUA SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR RESPECTIVE R/W;SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
14. ALL ASPHALTIC CONCRETE MIX DESIGN AND PORTLAND CONCRETE CEMENT MIX DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ASPHALT MIX DESIGN MUST BE APPROVED BY THE CITY OF ALACHUA. DENSITY REPORTS AND ASPHALT MIX DESIGN REPORT SHALL BE SUBMITTED TO THE CITY OF ALACHUA FOR APPROVAL PRIOR TO PAVING BEING PERFORMED.

TRAFFIC DATA

DESIGN SPEED	= 50	MPH
POSTED SPEED	= 50	MPH

5' 2.5' 0 5' 10' 15'
SCALE 1" = 5'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: CR235A TYPICAL SECTIONS

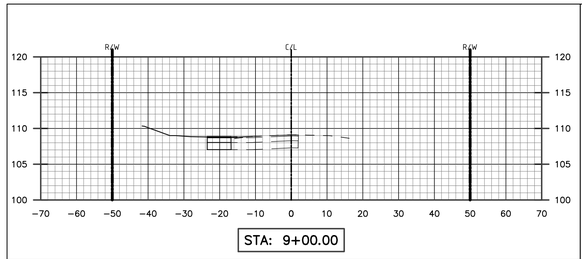
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS INFRASTRUCTURE PLAN

SHEET NO: C9.04



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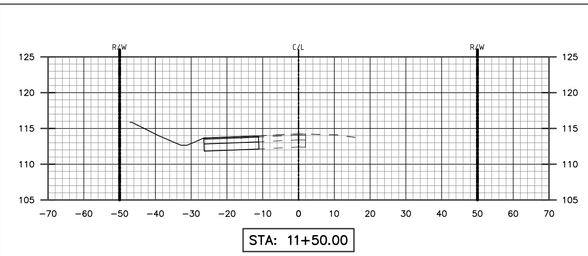

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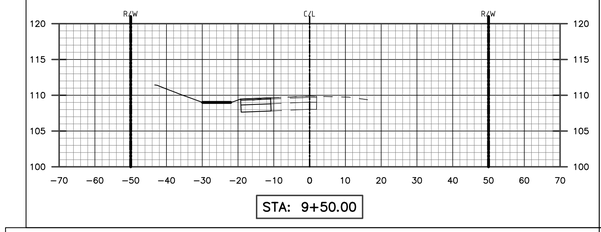

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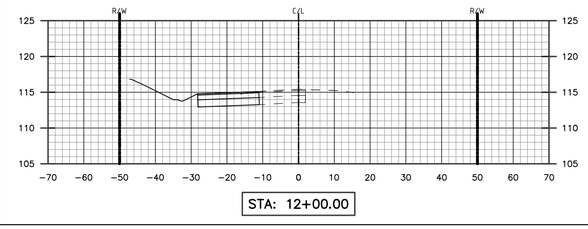

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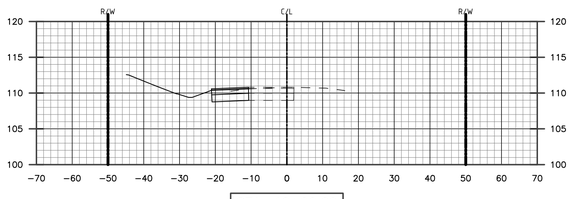

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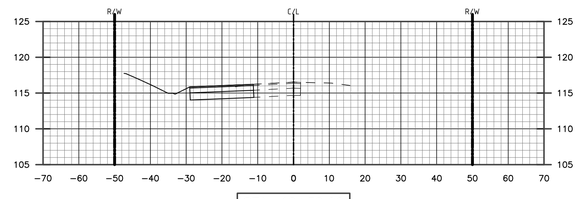

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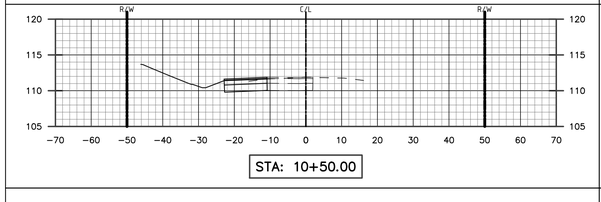

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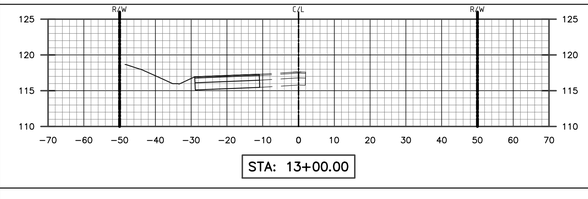

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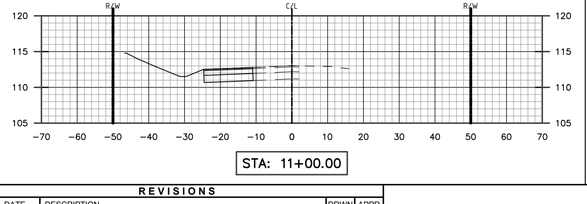

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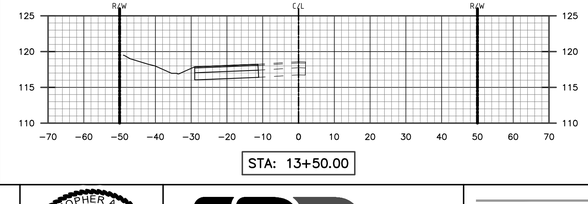

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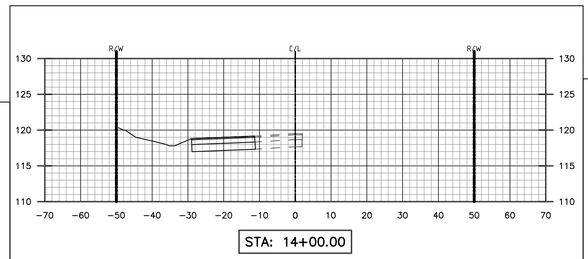

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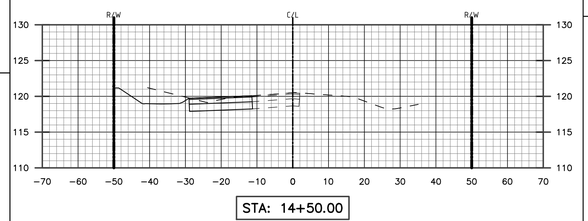

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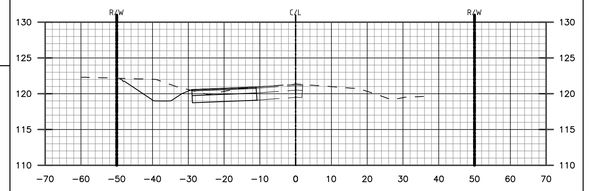

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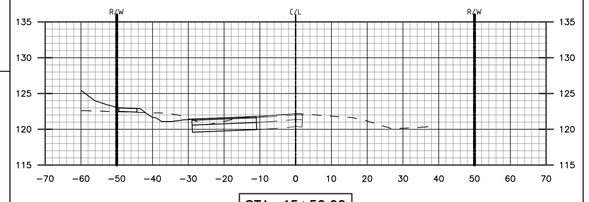

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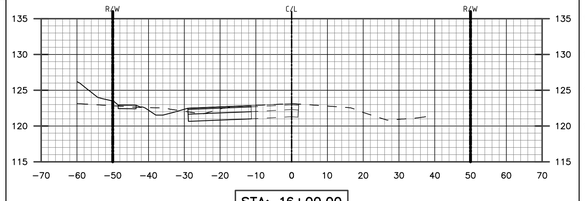

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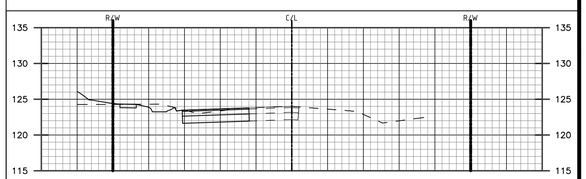

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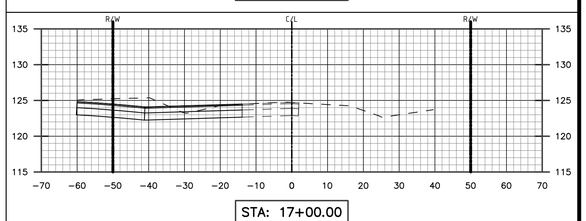

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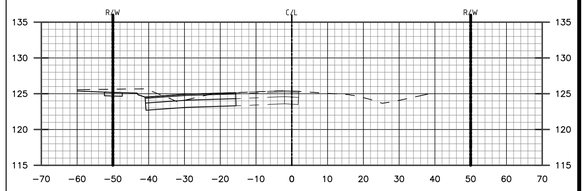

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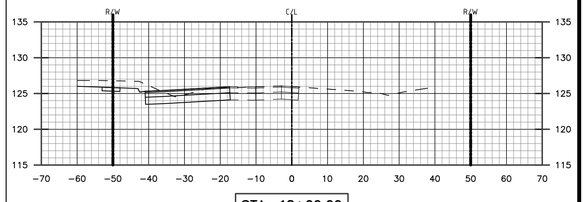

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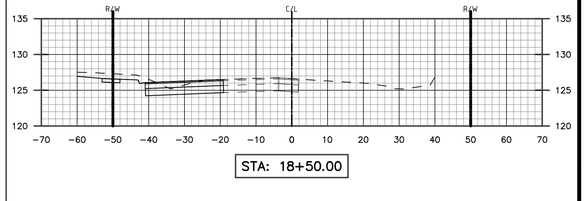

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REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET TITLE: CR235A CROSS SECTIONS

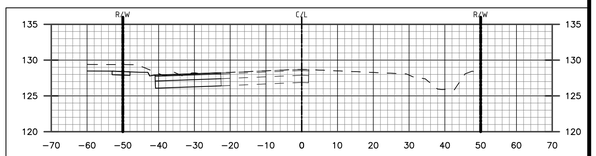
DATE: APRIL 2023

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO: C9.05



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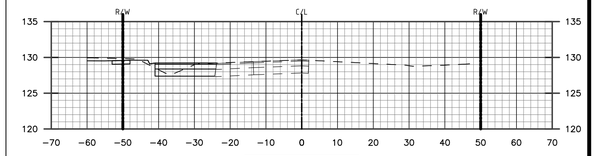

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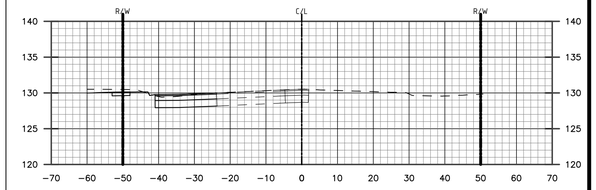

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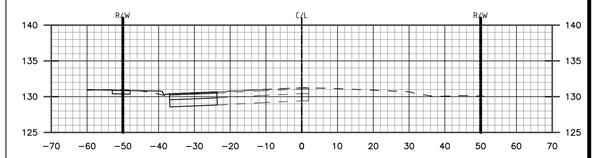

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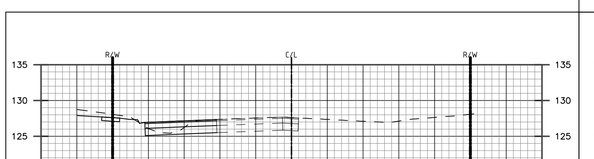

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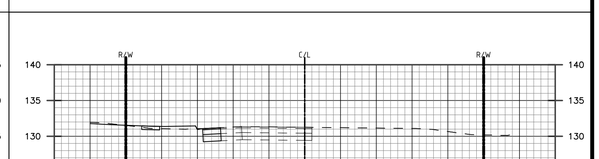


STA: 21+50.00

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842**

CHRISTOPHER A. POTTS LICENSE No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

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: CR235A CROSS SECTIONS

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

DATE: APRIL 2023

PROJECT NO: 514-21-01

SHEET NO: C9.06

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

Infrastructure Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: _____
2. Pre-Application Conference Date: _____
3. Neighborhood Meeting Date: _____
4. Address of Subject Property: _____
5. Parcel ID Number(s): _____
6. Existing Use of Property: _____
7. Future Land Use Map Designation : _____
8. Zoning Designation: _____
9. Acreage: _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
   Company (if applicable): _____
   Mailing address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____

** Must provide an 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. Infrastructure Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Infrastructure Plan shall include:
   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Location of the subject property in relation to adjacent properties.
   h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   i. Area and dimensions of the subject property.
   j. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   k. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   l. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   m. Location of all existing and proposed fire hydrants.
   n. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   o. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   p. Striping and signage for all traffic control devices.
   q. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing regulated trees.
      ii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      iii. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      iv. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.
   r. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
   s. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.

2. Stormwater management plan - including the following:
   a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
   b. Proposed finished floor elevation of all buildings.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Drainage calculations.

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 approval of the Infrastructure Plan).

4. Legal descriptions/sketches: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.
   a. Legal description of subject property.
   b. Legal description and sketch of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f).

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

6. Proof of payment of taxes.

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

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

9. 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 (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

10. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

11. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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 hearing(s) 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.

Signature of Applicant

Signature of Co-applicant

Christopher Potts Director of Engineering

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 August 8th, 2022, by Christopher Potts 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

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

Santa Fe Crossings

Legal Description

(BY SURVEYOR)

LEGAL DESCRIPTION
PARCEL 1 PER O.R.B. 4392 PG. 1137
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH
01 DEG. 48 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING
THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH
74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE
RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF US. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;
LESS AND EXCEPT
THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OR. BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
AND
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235—A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S—235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVES NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE
A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR
LESS TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35
FEET MORE OR LESS TO THE POINT OF BEGINNING.

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

Santa Fe Crossings

Legal Description

(BY SURVEYOR)

PARCEL 2 PER O.R.B. 2241 PG. 1384
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 78 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S87°26'54”W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N01'47'55"W 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S87°27'06"W, 764.76 FEET; THENCE RUN N19°05'30"W, 131.62 FEET; THENCE RUN N00'43'17"W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY,(HAVING A CENTRAL ANGLE OF 00°42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S74°21'50"E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S74°47'51"E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01°37'13", A RADIUS OF 13196.97 FEET, A CHORD BEARING AND DISTANCE OF S75°36'53"E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S01°47'55"E, 401.75 FEET TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457916 5 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2102
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $17,115.70
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03042-050-008 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of **November, 2022** A.D., **Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE** of the County of **Alachua**, State of **Florida**, **grantors**, and **ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **496 S. Hunt Club Blvd, Apopka, FL 32703** of the County of **Orange**, State of **Florida**, **grantee**.

Witnesseth that the GRANTORS for and in consideration of the sum of **TEN DOLLARS ($10)** DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua**, State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 2023 and subsequent years.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Darryl J. Tompkins
Witness

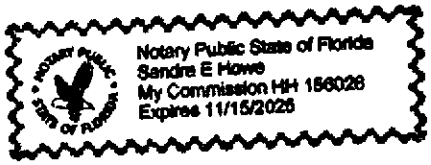
Printed Name: Sandra E. Howe
Witness

Ashok Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

Sheila Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17 day of **November, 2022**, by **Ashok Patel and Sheila Patel, husband and wife,** who have produced their **Florida's driver license** as identification.



Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A

POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

SAID PARCEL 1 BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.95 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; FROM SAID POINT OF BEGINNING AND LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN ALONG SAID SOUTH RIGHT-OF-WAY OF OLD STATE ROAD NUMBER 20 AND SAID CURVE WITH A RADIUS OF 13196.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.20 FEET (THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 439.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENT COMPOUND CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 99.71 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 50 MINUTES 34 SECONDS WEST 99.69 FEET) TO A NAIL WITH DISK STAMPED LB2947; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 905.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S 74 DEGREES 47'51" E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A

CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 37'13", A RADIUS OF 13,196.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'53" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.75 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'06" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457917 8 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2107
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $756.00
Intang. Tax: $0.00

Return to:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

This Instrument Prepared by:
PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
03042 050 008
03042 052 007

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, to-wit:

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

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 said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

PARKER LAND CO., a Florida corporation

(Witness Signature)

By: _____
Lisa Parker Hyatt Ehrlich
Vice President and Director

CARL L. JOHNSON
(Witness Print Name)

(Witness Signature)

(Witness Print Name)

STATE OF Florida :
COUNTY OF Alachua :

The foregoing instrument was acknowledged before me by means of physical presence this 9th day of November, 2022, by Lisa Parker Hyatt Ehrlich, as Vice President and Director of PARKER LAND CO., a Florida corporation, on behalf of the corporation.

(Notary Public Signature)

(Notary Public Print Name)
My Commission Expires:

Personally Known _____ OR Produced Identification X
Type of Identification: Florida Maryland Driver license

AH: 10/21/22: S:\JJ\Clients\V3 Capital Group, LLC\Alachua 441-235, LLC V160-28050\Parker Land Co\Closing Documents\Warranty Deed.docx

CARL L. JOHNSON
MY COMMISSION # HH 177893
EXPIRES: November 13, 2025
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Parcel 2:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 861.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 764.76 feet; thence run N 19 degrees 05'30" W, 131.62 feet; thence run N 00 degrees 43'17" W, 523.49 feet (said point being on a curve); thence run on a curve, being concave Northeasterly, (having a central angle of 00 degrees 42'11", a radius of 1271.90 feet, a chord bearing and distance of S 74 degrees 21'50" E, 15.61 feet) an arc distance of 15.61 feet to a point of tangency; thence run S 74 degrees 47'51" E, 439.91 feet to a point of curvature; thence run on a curve, being concave Northeasterly, (having a central angle of 01 degrees 37'13", a radius of 13,196.97 feet, a chord bearing and distance of S 75 degrees 36'53" E, 373.19 feet) an arc distance of 373.20 feet to the aforesaid Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 401.75 feet to the Point of Beginning.

Parcel 3:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 611.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 687.23 feet; thence run N 19 degrees 05'30" W, 260.78 feet; thence run N 87 degrees 27'06" E, 764.76 feet to the aforesaid right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 250.00 feet to the Point of Beginning.

CORPORATE RESOLUTION

I, the undersigned, hereby certify that I am the Vice President and Director of PARKER LAND CO., duly organized and existing under the laws of the State of Florida (the "Corporation"); that the following is a true copy of the resolution duly adopted by the Board of Directors of said Corporation at a meeting duly held at which a quorum was present and acted throughout or adopted by the unanimous written consent of the Board of Directors; and that such resolution is in full force and effect has not been amended or rescinded.

RESOLVED, that Lisa Parker Hyatt Ehrlich, as Vice-President of the Corporation, is authorized to execute and deliver to First American Title Insurance Company, as closing agent, a Warranty Deed conveying the real property described on the attached Exhibit "A" to Alachua 441/235, LLC, a Florida limited liability company, and all other related closing documents in accordance with the Purchase and Sale Agreement between the Corporation and Alachua 441/235, LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of this Corporation, this 09 day of ~~October~~ November, 2022 LE

Lisa Parker Hyatt Ehrlich
Vice President and Director

(Corporate Seal)

ACKNOWLEDGEMENT

The undersigned, Jeremy Parker, as Director of the Corporation, hereby acknowledges that the above resolution was duly adopted as indicated above.

Jeremy Parker, Director

AH: 10/20/22: S:\JJ\Clients\V3 Capital Group, LLC\Alachua 441-235, LLC V160-28050\Parker Land Co\Closing Documents\Corporate Resolution.docx

EXHIBIT "A"

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

Parcel 2:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 861.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 764.76 feet; thence run N 19 degrees 05'30" W, 131.62 feet; thence run N 00 degrees 43'17" W, 523.49 feet (said point being on a curve); thence run on a curve, being concave Northeasterly, (having a central angle of 00 degrees 42'11", a radius of 1271.90 feet, a chord bearing and distance of S 74 degrees 21'50" E, 15.61 feet) an arc distance of 15.61 feet to a point of tangency; thence run S 74 degrees 47'51" E, 439.91 feet to a point of curvature; thence run on a curve, being concave Northeasterly, (having a central angle of 01 degrees 37'13", a radius of 13,196.97 feet, a chord bearing and distance of S 75 degrees 36'53" E, 373.19 feet) an arc distance of 373.20 feet to the aforesaid Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 401.75 feet to the Point of Beginning.

Parcel 3:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 611.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 687.23 feet; thence run N 19 degrees 05'30" W, 260.78 feet; thence run N 87 degrees 27'06" E, 764.76 feet to the aforesaid right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 250.00 feet to the Point of Beginning.

INCUMBENCY CERTIFICATE

The undersigned, Lisa Parker Hyatt Ehrlich, as Vice President and Director, of PARKER LAND CO., a Florida corporation (the "Corporation") and represents, warrants, and certified to ALACHUA 441/235, LLC., a Florida limited liability as follows:

1. I am the duly elected, qualified, and acting Vice President and Director of the Corporation.

2. Attached hereto as **Exhibit A** is a current Certificate of Good Standing from the Secretary of State.

3. The Corporation is a duly formed, validly existing corporation in good standing under the laws of the State of Florida.

4. That the following persons hold the positions indicated below and that on the date of this certificate they are authorized to execute documents on behalf of the Corporation and the listed signatures set forth are specimens of their genuine signatures:

Lisa Parker Hyatt Ehrlich, Vice President and Director

Treasurer (if any)

5. I am duly authorized and the officer of the Corporation to make certificates on its behalf and that I have caused this Certificate to be executed and the seal of the Corporation to be hereto appended as of this 09 day of ~~October~~ November, 2022.

Corporate Seal

Lisa Parker Hyatt Ehrlich
Vice President and Director

Exhibit "A"

Good Standing Certificate of Parker Land Co.

State of Florida
Department of State

I certify from the records of this office that PARKER LAND CO. is a corporation organized under the laws of the State of Florida, filed on June 28, 1990, effective June 26, 1990.

The document number of this corporation is L84060.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on March 30, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-first day of October, 2022

Secretary of State

Tracking Number: 4407755428CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2022 PAID REAL ESTATE 12583

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 003 000	16300 NW US HWY 441	1700

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	45,974	0	45,974	361.64
LIBRARY GENERAL	1.0856	45,974	0	45,974	49.91
SCHOOL CAP36 PROJECT	1.5000	45,974	0	45,974	68.96
SCHOOL DISCRNRY & CN	0.7480	45,974	0	45,974	34.39
SCHOOL GENERAL	3.5950	45,974	0	45,974	165.28
SCHOOL VOTED	1.0000	45,974	0	45,974	45.97
CHILDREN'S TRUST	0.5000	45,974	0	45,974	22.99
SUWANNEE RIVER WATER MGT DIST	0.3615	45,974	0	45,974	16.62
CITY OF ALACHUA	5.3900	45,974	0	45,974	247.80

TOTAL MILLAGE 22.0463 AD VALOREM TAXES $1,013.56

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

E1/4 S OF US HIWAY 441 AND N OF OLD SR 20 LESS W 411.84 FT DEED IN ERROR OR 1239
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	$1,013.56

IF PAID BY	Jun 30, 2022				
PLEASE PAY	$0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE 12583

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 003 000	16300 NW US HWY 441

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

INSTALLMENT 1 (JUN) 2022

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Jun 30, 2022	$0.00
☐	
☐	
☐	
☐	

Receipt # 21-0199798 $238.19 Paid 06/30/2022

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12474

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 050 008	UNASSIGNED LOCATION RE	1700

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	3,700	0	3,700	29.10
LIBRARY GENERAL	1.0856	3,700	0	3,700	4.02
SCHOOL CAP36 PROJECT	1.5000	3,700	0	3,700	5.55
SCHOOL DISCRNRY & CN	0.7480	3,700	0	3,700	2.77
SCHOOL GENERAL	3.5950	3,700	0	3,700	13.30
SCHOOL VOTED	1.0000	3,700	0	3,700	3.70
CHILDREN'S TRUST	0.5000	3,700	0	3,700	1.85
SUWANNEE RIVER WATER MGT DIST	0.3615	3,700	0	3,700	1.34
CITY OF ALACHUA	5.3900	3,700	0	3,700	19.94
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	$81.57

John Power TAX COLLECTOR Serving Alachua County

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

COM SE COR SEC W 50.01 FT N 861.24 FT POB W 764.76 FT N 19 DEG W 131.62 FT N 523
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	$81.57

IF PAID BY PLEASE PAY	Nov 30, 2021 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12474

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
03042 050 008	UNASSIGNED LOCATION RE

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2021	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0045967 $78.31 Paid 11/30/2021

Access: 2022-A-291-00029 **Status:** Completeness Check

Project Name: Santa Fe Crossings Alachua, FL CR 235A **Substatus:** Completeness Check

Application Manage Permit Payment

Important Notices

Request Application Revision

FDOT Permit Coordinator

User	Email	Phone	Assignment
Bradley Adams (MT291BA)	bradley.adams@dot.state.fl.us	(352) 381-4316	Permit Coordinator

Permit Status History

Hide Comments and Attachments

Status	Substatus	User	Actual Date/Time	Effective Date
Saved	Saved	ANTHONY J. "JAY" BROWN, JR., P.E.	8/8/22 6:21 PM	08/08/2022
Saved	Pending Payment	ANTHONY J. "JAY" BROWN, JR., P.E.	8/8/22 6:45 PM	08/08/2022
Submitted to FDOT	Submitted to FDOT	ANTHONY J. "JAY" BROWN, JR., P.E.	8/9/22 10:25 AM	08/09/2022
Completeness Check	Completeness Check	Bradley Adams (MT291BA)	8/9/22 1:40 PM	08/09/2022

Additional Contacts for the Applicant and the Engineer of Record

	Contact Name	Position / Title	FDOT Office	Phone Number	Email Address

Time Extension Requests

Instructions to Applicant: You may use this section to request a time extension during a Request for Information, during a Notice of Intent to Issue Permit, and after the permit is Approved.

When requesting a time extension, enter data in the first two fields, then select the "Time Extension Requested" button at the bottom of the page. The substatus will change to "Time Extension Requested" and then FDOT will be notified of the request.

You may select "Download Time Extension Request" to create and save the time extension form 850-040-22 to your computer. When you select "Time Extension Requested", you may upload and attach this form with the request.

Requested Extension Date: *

View History

Part 2: Explanation of Time Extension Need:

View History

FDOT Designated "Follow-up" Date: *

View History

FDOT Notes or Explanations:

View History

Download Time Extension Request

Transfer Application to Another ISA User

This section allows you to transfer this application to another system ISA user, so that they may manage the application. In order to transfer the application, the other individual must first create an ISA account to access One-Stop Permitting. Once you are sure they have created an ISA, please type the name (not the email address) of the individual in the auto-complete search field below. Once you have found the correct individual, select them, and transfer the application to them.

NOTE: The original applicant will no longer be able to view or to manage this application after the transfer to another user. The original applicant will not be able to search for it or review the work he/she previously performed on it. If the original applicant needs to retain any records of this application, please download and save any needed documents before the transfer. The new ISA applicant will be able to view all the work the original applicant performed so far, and will be able to electronically manage the application in cooperation with FDOT.

Select "View History" below to see all the transfers between ISA users that has occurred for this permit.

Transfer this application to the following individual:

Clear

View History

Transfer Application

Withdraw

December 22, 2022

John Vick
Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL 32703-4948

SUBJECT: Permit Number ERP-001-243718-1
Santa Fe Crossings

Dear John Vick:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on December 16, 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,

Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

ERP Individual Permit

PERMITTEE:
John Vick
Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL 32703-4948

PERMIT NUMBER: ERP-001-243718-1
DATE ISSUED: December 16, 2022
DATE EXPIRES: December 16, 2027
COUNTY: Alachua
TRS: S8 T8S R18E

PROJECT: Santa Fe Crossings

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:

John Vick
Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL 32703-4948

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 permit authorizes the construction of 1.28 acres of impervious surfaces on a total project area of 11.58 acres; and the construction, operation, and maintenance of a stormwater management system to serve a total of 7.39 acres of impervious surfaces. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Christopher Potts, P.E., JBrown Professional Group, on or before December 15, 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.

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: Timothy W Alexander

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:

John Vick
Alachua 441/235 LLC
496 S Hunt Club Blvd
Apopka, FL 32703-4948

This December 22, 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-001-243718-1

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

Santa Fe Crossings
Engineers Opinion of Probable Cost
Date: 3/29/2023

FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
	GEOTECHNICAL TESTING	LS	$5,000.00	1	$5,000.00
			SUBTOTAL		**$5,000.00**
Demolition, Erosion Control, Tree Protection					
0327-70-6	MILL AND RESURFACE ASPHALT PAVEMENT	SY	$2.89	2360	$6,820.40
	REMOVAL OF EXISTING FENCE	LF	$2.40	2695.00	$6,468.00
0110-23	REMOVAL OF EXISTING TREES	EA	$579.48	23	$13,328.04
0110-21	TREE BARRICADE FENCE	LF	$8.07	141.00	$1,137.87
0104-10-3	SILT FENCE SEDIMENT BARRIER	LF	$1.78	2221.00	$3,953.38
0104-18	INLET PROTECTION SYSTEMS	EA	$163.73	19	$3,110.87
			SUBTOTAL		**$34,818.56**
Earthwork					
0120-1	Cut	CY	$5.00	13540.00	$67,700.00
0120-6	Fill	CY	$13.00	14270.00	$185,510.00
			SUBTOTAL		**$253,210.00**
Roadway and Sidewalk					
0334-1-12	ASPHALTIC CONC, 2" SP-12.5 PAVEMENT	TN	$114.81	777.00	$89,207.37
0285-706	8" LIMEROCK BASE GROUP 06	SY	$22.40	7058.00	$158,099.20
0160-4	12" STABILIZED SUBGRADE	SY	$5.65	7058.00	$39,877.70
0522-1	CONCRETE SIDEWALK, 4"	SY	$57.77	1557.00	$89,947.89
0520-1-10	TYPE F CURB AND GUTTER	LF	$32.97	3378.00	$111,372.66
0710-11-201	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	GM	$1,100.03	0.25	$275.01
0710-11-101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	GM	$1,089.21	0.63	$686.20
0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	$1.03	919.00	$946.57
0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	$1.55	44.00	$68.20
0527-2	DETECTABLE WARNING	SF	$34.87	310.00	$10,809.70
0700-1-11	ROAD SIGNS	EA	$206.05	26	$5,357.30
			SUBTOTAL		**$506,647.80**
Stormwater					
0425-2-91	MANHOLE, J8	EA	$12,118.22	5	$60,591.10
0425-1521	INLET STRUCTURE, TYPE E DBI	EA	$6,862.79	2	$13,725.58
0425-1521	INLET STRUCTURE, TYPE C DBI	EA	$5,389.59	4	$21,558.36
0425-1351	INLET STRUCTURE, P5	EA	$7,277.85	12	$87,334.20
0425-1361	INLET STRUCTURE, P6	EA	$8,125.53	2	$16,251.06
0430-9821-25	MITERED END SECTION, 15"	EA	$1,846.00	7	$12,922.00
0430-9821-25	MITERED END SECTION, 18"	EA	$2,865.19	2	$5,730.38
0430-1741-15	PIPE CULVERT, PP, 15"	LF	$143.90	1639.00	$235,852.10
0430-1741-18	PIPE CULVERT, PP, 18"	LF	$175.00	416.00	$72,800.00
	CONCRETE DISSIPATOR PAD	EA	$550.00	7	$3,850.00
			SUBTOTAL		**$530,614.78**
Wastewater					
1050-31104	6" PVC	LF	$96.04	261.00	$25,066.44
	6" CLEANOUT	EA	$34.61	7	$242.27
1050-31208	8" PVC	LF	$88.62	1294.00	$114,674.28
	SANITARY MANHOLE	EA	$4,165.00	7	$29,155.00
	LIFT STATION	EA	$250,000.00	1	$250,000.00
			SUBTOTAL		**$419,137.99**
Water System					
	12" PVC	LF	$211.31	1149.00	$242,795.19
1050-31208	8" PVC	LF	$88.62	163.00	$14,445.06
1050-31206	6" PVC / DIP	LF	$96.04	58.00	$5,570.32
1050-31202	2" PVC	LF	$62.17	192.00	$11,936.64
1080-26103	2" BLOWOFF ASSEMBLY	EA	$4,842.89	1	$4,842.89
1080-32103	2" SAMPLE POINT	EA	$346.75	5	$1,733.75
1080-21106	6" GATE VALVE AND BOX	EA	$546.35	1	$546.35
1080-21108	8" GATE VALVE AND BOX	EA	$430.00	1	$430.00
1644-113-08	FIRE HYDRANT ASSEMBLY	EA	$5,464.37	2	$10,928.74
1055-311-08	12" 11.25 CLDIP RESTRAINED BEND	EA	$1,093.00	3	$3,279.00
1055-311-08	12" 45 CLDIP RESTRAINED BEND	EA	$1,473.25	2	$2,946.50
	3/4" METER	EA	$465.00	1	$465.00
	3"4" RPZBFP	EA	$2,100.00	1	$2,100.00
			SUBTOTAL		**$302,019.44**
Entire Project					
	MOT (5%)				$102,572.43
	Mobilization (7%)				$143,601.40
	CONSTRUCTION CONTIGENCY (10%)				$205,144.86
			SUBTOTAL		**$451,318.69**
	Total Construction Estimate				**$2,502,767.26**

DECLARATION OF UNIFIED CONTROL, EASEMENTS, COVENANTS AND RESTRICTIONS

FOR

SANTA FE CROSSINGS SHOPPING CENTER

Prepared by and Return After Recording to:

Paul "JJ" Johnson, Esquire
Fishback Dominick, LLP
1947 Lee Road
Winter Park, Florida 32789

DECLARATION OF UNIFIED CONTROL, EASEMENTS, COVENANTS AND RESTRICTIONS

FOR

SANTA FE CROSSINGS SHOPPING CENTER

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EXHIBITS

Exhibit “A”	Legal Description of the property
Exhibit “B”	Site Plan
Exhibit “C”	Articles of Incorporation of Association
Exhibit “D”	By-Laws of Association

DECLARATION OF UNIFIED CONTROL, EASEMENTS, COVENANTS

AND RESTRICTIONS

FOR

SANTA FE CROSSINGS SHOPPING CENTER

THIS DECLARATION ("Declaration") is made this _____ day of _____, 2022, by ALACHUA 441/235, LLC, a Florida limited liability company (hereinafter defined in Section 1.8 below "Declarant").

WHEREAS, Declarant is the owner of certain parcels of real property located in Alachua County, Florida, which parcels are shown on the Site Plan (as defined below in Section 1.25) labeled as Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, Tract 6, Tract 7 (which may be divided into one or more lots, tracts, or other parcels), Basin 1, Basin 2, Basin 3, the Landscape Buffer and Signage Easement Areas, and the Access Drive Tract, as more particularly and collectively described on Exhibit "A" attached hereto and made a part hereof (hereinafter collectively the "Property"); and

WHEREAS, certain governmental authorities have requested that Declarant provide for the ongoing operation of the Property as a unified development, consistent with the controlling approvals and requirements of such governmental authorities; and

WHEREAS, Declarant has desired to establish a non-profit organization to provide for the care, maintenance, and administration of common open space and common improvements within the Property (after the completion of the initial infrastructure improvements for the Property) and to administer and enforce the terms, covenants and restrictions contained in this Declaration (upon assignment of such administration and enforcement duties by Declarant, as provided for in Section 16.3, below) and, accordingly, Declarant has incorporated under the laws of the State of Florida, as a non-profit corporation, The SF Crossings Owners' Association, Inc., a Florida non-profit corporation (the "Association"), which Association has been formed pursuant to Chapter 617 of the Florida Statutes, and the same is expressly not intended to be a "condominium association" as such term is defined and described in the Florida Condominium Act, Section 718, Florida Statutes; and

WHEREAS, the Property is suitable for the development and construction of retail, office and commercial buildings on the individual Tracts (as defined in Section 1.15, below) within the Property; and

WHEREAS, each of the Tracts may hereafter be separately owned and the development of, and construction upon, each of such Tracts may be independent of the other Tracts; and

WHEREAS, Declarant desires to provide for a means of unified control of the Tracts within the Property; and

WHEREAS, Declarant desires to provide for the coordination and integration of the Tracts as one commercial retail complex including but not limited to: the development and construction of the Improvements (as defined in Section 1.11, below) on the Tracts; the ongoing uses and operations of the Tracts; and the ongoing maintenance, repair, and replacement of certain Improvements that benefit all Tracts; and

NOW, THEREFORE, for good and valuable consideration, Declarant does hereby for itself and its successors and assigns impose and place upon the Property the following certain easements, covenants, and restrictions which shall constitute a burden and limitation on and a benefit to the Property and each of the Tracts herein described, shall be covenants running with the land, and shall be binding upon Declarant, and all persons or entities hereafter owning or leasing all or any portion of the Property, as follows:

ARTICLE I
DEFINED TERMS

The following words when used in this Declaration shall have the following meanings:

Section 1.1 Access Drives. The term "Access Drives" shall mean and refer to those certain access drives as depicted on the Site Plan (as defined in Section 1.27 below) and located on the Access Drive Tract.

Section 1.2 Access Drive Tract. The term “Access Drive Tract” shall mean and refer to those certain access drives as depicted on the Site Plan.

Section 1.3 Association. The term "Association" shall mean and refer to The SF Crossings Owners' Association, Inc., a Florida non-profit corporation, its successors and assigns, whose purpose is to provide for the care, maintenance, and administration of the Common Areas (as defined below in Section 1.8) and to enforce the terms, covenants, and restrictions contained in this Declaration in accordance with the provisions of this Declaration. The Articles of Incorporation of the Association are attached hereto as Exhibit "C".

Section 1.4 Assessments. The term "Assessments" shall include Regular Annual Assessments and Special Assessments (as defined respectively in Section 1.27 and Section 1.30 below), and shall mean and refer to the share of funds required for the payment of Common Expenses which are assessed against the Owners from time to time.

Section 1.5 Basin. The term "Basin" shall mean and refer to each of those areas designated as a Basin on the Site Plan.

Section 1.6 By-Laws. The term "By-laws’’ means the By-laws of the Association, and the By-Laws thereof are attached hereto as Exhibit "D".

Section 1.7 City. The term “City” shall mean and refer to the City of Alachua.

Section 1.8 Common Areas. The term "Common Areas" shall mean and refer to:

(i) those portions of the Property benefiting all of the Tracts (and not for the benefit of any individual Tract or group thereof) as may be designated by Declarant from time to time, including but not limited to: (a) the Access Road Tract and any Improvements thereon; (b) all potable water, sanitary sewer, lift station, and other utility facilities owned by Declarant or the Association, which benefit the Property that are not dedicated to any public utility or unit of government; (c) landscaping in the Property except for landscaping located on an individual Tract, including but not limited to irrigation facilities (including without limitation the irrigation pump(s), as described in Section 7.4, below), and within the Landscape Buffer & Signage Easement Areas (as defined below in Section 1.15); (d) those portions of the Stormwater Drainage System (as defined below in Section 1.28) located within the Property but excluding those portions located on an individual Tract; (e) driveway and parking lot lighting facilities within Access Road Tract; (f) the two (2) signs labeled on the Site Plan that are located within Tract 6 and the Landscape Buffer and Signage Easement Area; and (g) any perimeter wall(s) and/or fence(s); and

(ii) those areas outside of the Property whether or not owned by Declarant that are deemed by Declarant to be beneficial to the Property, which shall include but shall not be limited to: (a) any right-of-ways situated adjacent to the Property; (b) those portions of the Stormwater Drainage System located outside of the Property; and (c) any areas over which easements have been or are hereafter obtained by Declarant or the Association for access, landscaping, buffers, stormwater drainage, and other utilities, as from time to time may benefit the Tracts and/or the entire Property.

Section 1.9 Common Expenses. The term "Common Expenses" shall mean and refer to all costs, expenses, taxes, and assessments incurred by Declarant or the Association (after completion of the initial infrastructure improvements for the Property) for:

(i) maintaining, repairing, replacing, monitoring, operating and insuring the Common Areas;

(ii) any charges, impositions, or assessments imposed or otherwise assessed by any public or private utility, or any other entity, or the County, or any special taxing district or other governmental agency, against the Common Areas and/or all of the Property collectively (and not imposed solely upon or for the benefit of any individual Tract or group thereof) whether imposed for capital improvements or maintenance purposes and whether on or off the Property (i.e. for street lighting, reclaimed or any other water irrigation facilities or traffic signalization); and

(iii) any installing or constructing of any Improvement to the Property (which is not for the sole benefit of an individual Tract) or Common Areas which is approved in writing either by: (a) Declarant and the Owner(s) of any seven (7) Tracts (for clarification, the foregoing term "Owner(s)" may include Declarant as to each Tract owned by Declarant); or (b) the Association. Examples of such improvements may include but are not limited to those for reclaimed or any other water irrigation facilities.

Section 1.10 City. The term ‘‘City’’ shall mean and refer to City of Alachua, Florida.

Section 1.11 County. The term ‘‘County’’ shall mean and refer to Alachua County, Florida.

Section 1.12 Declarant. The term "Declarant" shall mean and refer to Alachua 441/235, LLC, a Florida limited liability company.

Section 1.13 Development Approvals. The term "Development Approvals" shall mean and refer collectively to all governmentally imposed approvals and permits, including but not limited to: City of Alachua Final Site Plan Approval, Florida State Department of Environmental Protection Permit, Florida Department of Transportation Driveway Connection and Utility Permit, any P.U.D. or P.D.M.U. Master Plan, the City's zoning and/or Comprehensive Plan designation, any zoning ordinance, any concurrency certificate, any City water service or other utilities permits, any Health Department approvals, any SRWMD or City site permits, any site development plan and/or any other approval or permit relating to all or any portion of the Property, the Plat, and any other plat of public record.

Section 1.14 Force Majeure. The term "Force Majeure" shall mean and refer to an event which delays, or hinders, or prevents an Owner (or Declarant) from the performance of any act (other than the payment of money) required under this Declaration by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, adverse weather conditions, hurricanes, tropical storms, acts of terrorism, war or other reasons of a like nature that are not the fault of the party delayed in performing work or doing acts required under the terms of this Declaration (all or any of such reasons or causes are referred to in this Declaration as "Force Majeure").

Section 1.15 Improvement. The term "Improvement" or "Improvements" shall mean and refer to: (i) any building, sign, wall sign, parking area, dumpster enclosure, loading area, exterior color, exterior lighting, fence, advertising device, wall, drainage facility, water retention facility, sewage system, other utility, road, lake, landscaping, irrigation, and/or other structure that is constructed, installed, erected, placed or made within or upon the Property which is visible from the exterior of any building; (ii) construction, demolition, excavation, and/or grading, within or upon any Tract; (iii) any subdividing (or re-subdividing) and/or platting (or replatting) of, or combination of, a Tract or Tracts; (iv) any addition or modification to any of the foregoing.

Section 1.16 Improvement Plans. The term "Improvement Plans" shall mean and refer to a complete set of plans and specifications for any Improvement, including but not limited to architectural, engineering, landscaping, and any other plans, specifications, and any other information that may be used to obtain issuance of governmental permits (and amendments thereto) that must be submitted and approved in accordance with Article III herein. Any reference to any amendment of the Improvement Plans shall include any change in, alteration of, addition to, or deletion from the Improvement Plans.

Section 1.17 Institutional Mortgagee. The term "Institutional Mortgagee’’ shall mean any Person owning a bona fide mortgage encumbering a Tract, which in the ordinary course of

business makes, purchases, guarantees, or insures mortgage loans. An Institutional Mortgagee may include, but is not limited to, banks, savings and loan associations, insurance companies, union pension funds authorized to lend money in the State of Florida, an agency of the United States or any other governmental authority, a mortgage investment trust, a real estate investment trust, a mortgage company, or a lender generally recognized in the County as an institutional type lender. In addition, in the event that Declarant is the mortgagee under a purchase money mortgage arising upon the sale of a Tract, Declarant shall be deemed to be an Institutional Mortgagee hereunder.

Section 1.18 Landscape Buffer & Signage Easement Areas The term "Landscape Buffer & Signage Easement Area" shall mean and refer to the non-exclusive landscape buffer easement areas, which are as follows:

(i) that portion of the ____(__) foot landscape buffer extending along the northern boundary of Tract 1 and bordering US HWY 441 which will also include a sign easement area;
(ii) that portion of Tract 5 which includes a sign easement area.

as all are shown on the Site Plan, and as more particularly described in Section 6. l(ii)(C) hereinbelow.

Section 1.19 Tract. The term "Tract" shall mean and refer to each of those areas designated as a lot on the Site Plan (as defined below), being specifically Tracts 1, 2, 3, 5, 6 and 7 and which are legally described on Exhibit "A" attached hereto and made a part hereof.

Section 1.20 Member. The term "Member" shall mean and refer to each Owner which shall each be a Member of the Association as provided in Article XVI, Section 16.1 hereof.

Section 1.21 Owner. The term "Owner" shall mean and refer to the record owner or owners of the fee simple title to a Tract. In the event that a Tract is owned by more than one (1) Person, each such Person shall be jointly and severally liable for all of the obligations of an Owner of a Tract hereunder. In the event any one Person or entity owns more than one Tract, it shall be deemed an "Owner" for each Tract owned, and each Tract ownership shall entitle it to a separate and distinct set of rights hereunder, including without limitation, for the purpose of providing a sufficient number of consents for amendments and other matters to be decided by the Owners under this Declaration.

Section 1.22 Person. The term "Person" shall mean and refer to an individual, corporation, governmental agency, business trust, estate, trust, partnership, limited liability company, association, or two or more persons having a joint or common interest or any other entity.

Section 1.23 Plat. The term "Plat" shall mean and refer collectively to the plat of Santa Fe Crossings, to be recorded by Declarant, and the Association (if any land within the Property is conveyed to the Association prior to the recording of the Plat), in the Public Records of Alachua County, Florida.

Section 1.24 Property. The term "Property" shall mean and refer to that certain property more particularly described in Article II herein.

Section 1.25 Regular Annual Assessment. The term ‘‘Regular Annual Assessment" shall mean and refer to any Assessment levied against Owners for routine, recurring Common Expenses as more specifically described in Article VIII below.

Section 1.26 Shopping Center. The term ‘‘Shopping Center’’ shall mean and refer to the Property together with the Improvements (as defined above) developed or constructed thereon and the business operations conducted thereon. Such Shopping Center shall be named “Santa Fe Crossings”, subject to Declarant's right to change the name thereof from time to time in Declarant's sole and absolute discretion.

Section 1.27 Shopping Center Signs. The term “Shopping Center Signs” shall mean the two monument signs as set forth on the Site Plan.

Section 1.28 Site Development Plan. The term ‘‘Site Development Plan" shall mean and refer to the final site development plan for the Property to be approved by the City pursuant to the Development Approvals, as such Site Development Plan may be amended by Declarant from time to time, after receipt by Declarant of any required Development Approvals.

Section 1.29 Site Plan. The term "Site Plan" shall mean and refer to the Site Plan for the Property attached hereto as Exhibit "B" and made a part hereof.

Section 1.30 Special Assessment. The term ‘‘Special Assessment’’ shall mean and refer to any Assessment levied against Owners other than a Regular Annual Assessment as provided for in Article VIII.

Section 1.31 Stormwater Drainage System. The term "Stormwater Drainage System" shall mean and refer to the stormwater drainage facilities within the Access Road Tract and Basin 1, Basin 2 and Basin 3, subject to relocation as provided in Section 6.1, below, together with all related, connected, and connecting drainage lines, pipes and facilities, including without limitation all collection boxes, headwalls and other facilities and equipment that may be from time to time installed or constructed to provide stormwater drainage for the entire Property pursuant to the Surface Water Management Plan and which benefits all Tracts, and which Declarant may change from time to time as provided in Section 5.1; but specifically excluding all such facilities internally located within any of the Tracts that solely serve only one such Tract.

Section 1.31 Surface Water Management Plan. The term "Surface Water Management Plan" shall mean and refer to the surface water management plan for the Property as approved by the governmental agencies having jurisdiction over the Property, including but not limited to the Suwanee River Water Management District ("SRWMD"). Additional provisions regarding control by SRWMD of surface water management and stormwater drainage are set forth in Article XV, below.

Section 1.32 Tenant. The term "Tenant" shall mean and refer to any Person who leases from an Owner all or any portion of a Tract. Each Tenant shall be subject to the terms of this Declaration, and shall have the same obligations as an Owner hereunder (including but not limited to: the payment of the Regular Annual Assessments, Special Assessments, and other monetary obligations imposed on Owners under this Declaration; payment of Development and Impact Fees (as defined in Section 3.10, below); development review and Improvement Plans review, and architectural approval, under Article III of this Declaration; use prohibitions and restrictions under Article V of this Declaration; and constructing, maintaining, and repairing Improvements and landscaping as required under this Declaration).

Section 1.33 Wawa. The term "Wawa" shall mean and refer to Wawa Florida, LLC, a Delaware limited liability company, its successors and/or assigns, as Tenant to the Wawa Lease.

Section 1.34 Wawa Lease. The term "Wawa Lease" shall mean that certain that certain Land Lease Agreement with Wawa as Tenant encumbering Tract 1.

ARTICLE II
PROPERTY SUBJECT TO DECLARATION

Section 2.1 Submission to Declaration. The Property shall consist of all property that is submitted, and made subject to, the terms of this Declaration. As of the recording of this Declaration in the Public Records of the County, the Property shall consist of the real property described in Exhibit "A" attached hereto and made a part hereof, which hereby is submitted by Declarant and made subject to the terms of this Declaration. Each Owner and its Tract shall be subject to the terms and conditions of this Declaration and all exhibits thereto, as same may be amended from time to time. Declarant may submit additional land to this Declaration at any time pursuant to Section 13.4, below.

Section 2.2 Platting. Declarant, and Association (if any land within the Property is conveyed to the Association prior to the recording of the Plat), intend to plat the Property. Each Owner (by acceptance of its deed conveying to it title to any Tract) acknowledges that it is aware that statutes, laws, ordinances, rules and regulations concerning the conveying and subdividing of land have required, as a prerequisite to the obtaining of building permits, the recording of the Plat. Declarant reserves the right to plat within the Plat, replat, vacate, partially vacate, and otherwise modify and amend the Plat and/or any such replat, with the consent of the Owner (and Owner's mortgagee) of any Tract whose boundaries are to be changed thereby; provided however that Declarant may do any of the above without the consent of any Owner or Owner's Mortgagee whose Tract's boundaries are not to be changed as long as there is no interruption in utility services and each Owner's Tract is continuously provided with reasonable ingress and egress. Each Owner consents by acceptance of the deed to its Tract to all such plats, replats, vacations, and partial vacations, and agrees that Declarant may otherwise modify and amend any such plats provided there is no interruption in utility services and each Owner's Tract is continuously provided with reasonable ingress and egress. Further, each Owner upon request by Declarant shall join in and consent to any petition, application, declaration, plat, or other document or instrument, or amendments or modifications thereof, deemed necessary or desirable by Declarant in order to obtain City acceptance of and properly record any such plat, replat, vacation, or

partial vacation, and otherwise modify and amend any such plat, provided that any such plat, replat, vacation, partial vacation, modification or amendment does not interrupt utility services and each Owner's Tract is continuously provided with reasonable ingress and egress, and further provided that the Owner shall not be obligated to bear or share any cost or expense in connection with Declarant's petition, application, declaration, modification or amendment, or the City's review of the same.

ARTICLE III
DEVELOPMENT REVIEW & IMPACT FEES

Section 3.1 Necessity of Development Review and Approvals. No Improvement of any kind shall be commenced, constructed, installed, erected, or placed upon or within the Property, until such time as the Improvement Plans, in a form and content acceptable to Declarant, with respect thereto, have been submitted to and approved in writing by Declarant, and any such approvals or denials of Improvement Plans will be in the sole and commercially reasonable discretion of Declarant and may be made on any basis including aesthetics, and architectural and landscape compatibility with the Shopping Center. Any proposed changes to each Owner's site plan and the exterior Improvements, and all exterior architectural elements, including but not limited to elevations, dumpster enclosures, mechanical equipment screening, building materials, signage, color and landscaping, located or to be located now or hereafter on each Tract shall be submitted to Declarant in writing for Declarant's review and approval, which shall not be unreasonably withheld. In addition to any other rights or remedies Declarant may have under this Declaration, if any Declarant-approved exterior Improvement is changed, modified or altered without prior written approval of Declarant, the Owner shall upon demand by Declarant cause the exterior Improvement that has been changed, modified or altered without prior written approval to be removed or restored to the condition previously approved by Declarant, and the Owner shall bear all costs and expenses of such removal or restoration, and in addition shall reimburse Declarant for all costs and reasonable attorneys' fees incurred by Declarant in connection with any such changes made without Declarant' s prior written approval.

Section 3.2 Time for Declarant's Approval. Declarant will review all Improvement Plans or changes to the Improvement Plans submitted by an Owner on a timely basis. If Declarant fails to either approve or disapprove any Improvement Plans or changes to the Improvement Plans within thirty (30) days after complete submittal, it shall be presumed that Declarant has approved such Improvement Plans; provided, however, no submittal shall be considered complete until the full and complete Improvement Plans requested by Declarant have been received for evaluation. Declarant shall notify each submitting Owner if its submission is incomplete within thirty (30) days after Declarant’s receipt thereof. Once Declarant has approved (or is deemed to have approved as set forth above) any such Improvement Plans, its decision shall be final and may not be rescinded by Declarant.

Section 3.3 Changes to Improvement Plans. If changes to the approved Improvement Plans are required by any Development Approvals entity, including without limitation, the City, SRWMD, or any other regulatory agency for any reason, the Owner shall promptly notify Declarant of such changes and shall submit revised Improvement Plans for Declarant's re-evaluation of the required changes.

Section 3.4 Interpretive Reviews. Improvement Plans may be submitted to Declarant at any time during the design process to obtain interpretive or conditional approvals needed to achieve final project approval by Declarant.

Section 3.5 Right of Inspection. Declarant reserves the right to inspect each Tract and the Improvements thereon from time to time during periods of construction, alteration or modification to deter1nine that all activity is being conducted in accordance with Improvement Plans previously approved by Declarant. No deviation from approved Improvement Plans will be allowed without the advance express written approval of Declarant.

Section 3.6 Review Fees. Prior to receiving approval from Declarant of any Improvement Plans submitted to Declarant for review, each Owner submitting such Improvement Plans shall pay to Declarant all reasonable third-party costs Declarant has incurred in reviewing and processing for approval such Improvement Plans. For example, but not by way of limitation, an Owner shall reimburse Declarant for all costs incurred by Declarant to have the project engineer review such Owner's Improvement Plans for compliance with the Surface Water Management Plan.

Section 3.7 Declarant Liability. Declarant shall not be liable for damages to any Person submitting plans and specifications for approval, or to any Owner or Tenant of any Tract affected by this Declaration, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any Improvement Plans and inspections or approvals performed at the end of construction. Declarant' s review shall not be deemed or construed to assure in any way that the Improvement Plans reviewed comply with the Development Approvals, which include but are not limited to any building code or other governmental requirement, and the SRWMD notification and approval requirements set forth in Article XV, below. Every Person who submits any Improvement Plan to Declarant for approval agrees, by submission thereof, and every Owner and Tenant of each Tract agrees, by acquiring title thereto or an interest therein, that such Owner and/or Tenant will not bring any action or suit against Declarant to recover any such damages in connection with Declarant's development review or approval(s) under this Article III. The waiver of said rights to bring legal actions and suits, and to recover damages, provided by this Section 3.7 shall continue as to Declarant beyond Declarant' s ownership of the Property or any portion thereof, and shall inure to the benefit of the assigns and successors in interest of Declarant.

Section 3.8 Other Governmental Approvals and Priority. Nothing in this Article III shall be construed to imply that any Owner does not have to seek and obtain City, County, SRWMD, and other governmental approvals prior to commencing any Improvement upon such Owner's Tract. Further, in the event that any of the Development Approvals contain or impose restrictions of the same nature or kind as are imposed in this Declaration, the more restrictive provision shall control and take precedence over the less restrictive provision, but in all events each Owner shall comply both with this Declaration and all Development Approvals.

Section 3.9 Notice of Commencement Review and Approval. Prior to recording any notice of commencement for any Improvements to be constructed by any Owner from time to time, each such Owner shall provide a proposed notice of commencement to Declarant for review and approval. The Owner shall promptly make any reasonable changes thereto requested by Declarant. In the event Declarant fails to approve or disapprove any such proposed notice of commencement within fifteen (15) days after Declarant's receipt thereof, then Declarant shall be deemed to have approved the same.

Section 3.10 Development & Impact Fees. Each Owner of any Tract shall be responsible for the payment of any and all utility connection, impact fees, transportation fees, correctional facilities fees, solid waste fees, public building fees, fire/EMS fees, law enforcement fees, municipality administration fees, development fees, or other fees, charges and expenses that may be imposed by the City or other governmental authorities arising from Improvements on or development of such Tract.

ARTICLE IV
CONSTRUCTION, RECONSTRUCTION, AND REPAIR OF IMPROVEMENTS

Section 4.1 General. The construction or installation of any Improvement shall not be commenced until after the Improvement Plans for such Improvement have been reviewed and approved by Declarant in accordance with Article III hereunder.

Section 4.2 Time Requirements. Upon commencing, construction, the Owner shall proceed expeditiously and diligently without stoppages of longer than thirty (30) business days, other than for Force Majeure events. All Improvements commenced on any Tract shall be "completed" (as defined below) not later than twelve (12) months from the commencement of construction, subject to extension for the period of delay caused by any Force Majeure events and subject to the right of Declarant, in its sole discretion, to extend such period for completion. For purposes of this Declaration the Owner shall be deemed to have "commenced construction" upon the commencement of construction activity upon the Tract, which may be evidenced by any construction activity, including but not limited to the mobilization of construction equipment on the Tract; and an Improvement shall be deemed to have been "completed" upon the issuance of a final certificate of occupancy for the particular Improvement by the governmental body having jurisdiction thereof (or, if no certificate of occupancy is required with respect to the Improvement, upon the completion of the Improvement in the manner shown in the Improvement Plans). In the event any Owner fails to complete all Improvements to its Tract within said completion period (unless extended by Declarant or extended for the period of any delay caused by Force Majeure events) such Owner shall pay to Declarant a late fee of $2,000.00 per month for each month or portion thereof that said Improvements remain incomplete as liquidated damages for such failure to complete, the actual measure of damages to Declarant being incapable of precise ascertainment and said amount being deemed fair and reasonable in view of the likely harm to the Shopping Center. Said monthly late fee amount(s) shall be due and payable on the first (1^{st}) day of each month following the expiration of the completion period and all such unpaid late fees shall constitute a lien on the Tract which may be evidenced by a lien claim recorded by Declarant that Declarant may foreclose in the same manner as a lien for unpaid Assessments under Article VIII of this Declaration. In addition, if such Improvements have not been completed within twenty-one (21)

months from the commencement of construction, then Declarant shall have the right to clear or remove the partially completed Improvements from the Tract after thirty (30) days notice to the Owner of said Tract, and to dispose of the materials as demolition debris, and in any such event Declarant shall have the right to record a lien against the Tract for all such demolition, clearing, removal and disposal costs, that Declarant may record and foreclose in the same manner as a lien for unpaid Assessments under Article VIII of this Declaration.

Section 4.3 Condition During Construction, Reconstruction, or Repair Activities. Each Owner shall at all times keep such Owner's Tract, any public and private streets contiguous to such Tract, and any adjacent Tract or Common Areas, in a clean, neat and orderly condition free from any dirt or debris during construction, reconstruction, maintenance, or repair of the Improvements so as not to cause any unsightly or dangerous conditions. Each Owner shall immediately remove any equipment or vehicles no longer needed for construction, reconstruction, maintenance or repair purposes when it no longer is being used for the same. In the event that the Owner shall fail to so maintain the Tract or other areas listed above, or to remove any such equipment or vehicle, and continues such failure more than seven (7) days following notice thereof from Declarant, Declarant (and/or Persons designated by Declarant) may: (i) enter upon the Tract to carry out the property maintenance, and shall have a lien (for the costs and expenses incurred by Declarant) against the Tract in the same nature and foreclosable in the same manner as the lien for unpaid Assessments under Article VIII of this Declaration:, or (ii) pursue any other remedies allowed under this Declaration. In addition, each Owner shall ensure that during all construction, reconstruction, maintenance, or repair work, and related operations that no obstruction, pollution, or other damage of any kind is done to the Stormwater Drainage System, and that no entry whatsoever is made onto any other Tract or Common Areas, by such Owner's own or its contractor's work forces, without the prior written consent of the Owner of such other Tract, or Declarant (as to Common Areas), upon which entry may be desired in each and every instance. Each Owner shall be fully responsible for all of its contractors, subcontractors and laborers and shall indemnify, defend and protect Declarant and all other Owners against, and hold them harmless from, any violation of its obligations under this Section.

Section 4.4 Damage or Destruction. In the event that any Improvement (completed or under construction) is damaged or destroyed, the Owner shall elect to either: (i) repair and fully restore the Improvements and in such event the Owner shall commence remedial action within ninety (90) days after the date the Improvement is damaged or destroyed, and shall complete the necessary remedial action to fully restore and repair the same, and to eliminate any dangerous or unsightly conditions arising from such damage or destruction (which may require the clearing or other removal of the damaged or destroyed Improvement from the Property) within a reasonable time that shall not exceed one hundred eighty (180) days after commencement of such remedial action; or (ii) not repair and fully restore said Improvements as stated in subparagraph (i) immediately above, and in the event of such election the Owner thereof shall promptly raze and remove such damaged or destroyed Improvements, and either landscape or pave, and thereafter maintain any such Tract (including concealment of any exposed slab or foundation thereof) in a manner consistent with the appearance of the Common Areas.

If any Owner does not comply with its obligations hereunder, then Declarant or any other Owner (and/or Persons designated by either) after providing any such Owner with thirty (30) days advance notice: (i) may enter upon the Tract and carry out such Owner's obligations at such Owner's cost and expense, without being liable in any manner for trespass, and shall have a lien (for any costs and expenses incurred) against such Tract that may be recorded and foreclosed in the same manner as a lien for unpaid Assessments under Article VIII of this Declaration; (ii) seek to obtain specific performance of the Owner's repair, restoration, and/or removal obligations hereunder; and/or (iii) may pursue any other remedies allowed under this Declaration.

Section 4.5 Failure to Maintain Insurance. If any Owner fails to procure and maintain the insurance coverages described in Section 12.2, or any portion thereof, or fails to properly maintain the financial standing to self-insure as set out in Section 12.5, Declarant shall have the right, but not the obligation, to: (i) direct any Owner's contractor to suspend performance of any construction or repair work of any kind; and/or (ii) after fourteen (14) days written notice to Owner of Declarant's intent to do so, Declarant may procure and maintain the required insurance for and in the name of such Owner, and such Owner shall furnish all information necessary to acquire and maintain such insurance and shall pay to Declarant on demand the cost thereof.

ARTICLE V
USES, RESTRICTIONS AND OTHER COVENANTS

Section 5.1 Permitted Uses & Wawa.

(i) Each Tract and Improvements thereon shall be used for commercial purposes, including without limitation banking facilities (with or without drive-throughs); automobile fueling stations (with or without car wash facilities); fast oil and lubricant change businesses, such as Jiffy Lube and the like; service shops; automotive dealers; boat dealers; offices (including but not limited to medical, dental, or other offices); assisted living facilities; hotels; restaurants (including but not limited to sit-down and/or fast food restaurants); grocery, drug, and other retail stores; subject to the restrictions of this Declaration and restrictions of record; and subject to the use and other limitations imposed by the Development Approvals for the Property.

(ii) Tract 1 shall not be subject to this Subsection 5.1(ii) and Declarant shall have no right to amend this Subsection 5.1(ii) or to impose any of the restrictions contained herein, or any other restrictions, upon Tract 1 without the written consent of the Tract 1 Owner and Wawa for as long as the Wawa Lease is in effect. Unless and until the Tract 1 Owner and Wawa have consented in writing to an amendment of, or otherwise modified or terminated this restriction by recorded instrument none of the Property (except for Tract 1) shall be used for a convenience food store, fuel dispensing facility, energy based charging station except as provided herein, or any combination of such uses. The term “convenience food store” means any store generally recognized by the retail food industry as being a convenience food store, including but not limited to, the type of store operated by Sheetz, 7-Eleven, Turkey Hill, Hess, Speedway, Cumberland Farms, QuickChek, Royal Farms, Circle K, Exxon-Mobil (On the Run), Race Trac, Gate, Thorntons, Hess Express, Murphy USA, Murphy Express or Sunoco A-Plus. The term “fuel dispensing facility” means any facility or station that dispenses fuel, whether self-service and/or full-service. The term “energy based charging station” shall mean an electric recharging

point, charging point, ECS, EVSE or other means by which infrastructure is provided to supply electric energy for the recharging of vehicles, including without limitation, those branded as TESLA, EVgo or Electrify America charging facilities. An EV Charging Station may only be located within the Property if such station is an ancillary amenity serving a primary use or occupancy which is not otherwise restricted herein.

Section 5.2 Unlawful and Offensive Prohibited Uses.

(i) None of the Property shall be used for any unlawful purpose or in any way that would constitute a legal nuisance to any adjoining Owner or Tenant. No noxious, offensive or illegal trade, activity or materials shall be conducted, kept or permitted on the Property or any Tract which would injure the reputation of the Shopping Center or any part thereof, or that would disturb any Owner or Tenant or will cause the emission of offensive dust, smoke, odors, gases, light, or noises, or which may be or become a nuisance, safety hazard or an unreasonable annoyance to any Owner or Tenant or any neighboring landowner or its tenant(s). The foregoing provisions shall not prohibit matters necessarily resulting from operation of any restaurant or automobile fueling station, or excavation and construction work, so long as the operation of any such restaurant or automobile fueling station, or excavation and construction work is conducted in accordance with usual, lawful and customary procedures.

(ii) Any trade, activity or material (which terms include anything capable of being discerned by the human senses which, in any manner, is offered or made available to the public, and also includes any form of advertising) which is pornographic, obscene, lewd or lascivious shall be deemed to be a noxious or offensive trade, activity or material, which is hereby prohibited. Declarant reserves the right, in its sole and absolute discretion, to determine whether or not a trade, activity or material is pornographic, obscene, lewd or lascivious. No Tract shall be used for a massage parlor (provided however that the foregoing restriction shall not prohibit retail massage establishments typical in first-class shopping centers, such as “Massage Envy”); video store or bookstore selling, renting, or exhibiting primarily material of a pornographic or adult nature (provided however that the foregoing restriction shall not prohibit typical video or bookstores operated in first-class shopping centers, such as Borders, Barnes & Noble, Books-a-Million, and the like); an adult entertainment bar or club, adult entertainment facility, or a so-called “head shop” but excluding a fully licensed medical marijuana dispensary.

Section 5.3 Tract and Parking Area Prohibited Uses. No Owner shall conduct, operate, or allow any tent sale, sidewalk sale, car show, boat show, carnival, or entertainment of any kind, or any other like activity on any Tract, or conduct any business within the parking areas on any Tract, without the prior written approval of Declarant, which may be withheld in Declarant' s sole and exclusive discretion for any or no reason, provided however that the foregoing shall not be construed to prohibit an Owner from conducting business operations such as order-taking and pick-up delivery of food or other items to and from customers in any drive-in areas, drive-through lanes, or drive through stacking lanes within such Owner's Tract incidental to the business operated thereon.

Section 5.4 Specific Prohibited Uses.

Section 5.5 Tract Restrictions. The restrictions set forth below in this Section 5.5 shall apply to Tracts 2, 3, 4, 5, 6 and 7, including without limitation any Improvements (inclusive of monument or other signs) on said Tracts, until Declarant has amended, otherwise modified, or terminated any of the restrictions contained in this Section 5.5 by a recorded instrument, which Declarant shall have the right to do without any other Owner's or mortgagee's consent:

(i) no more than one building shall be constructed on any Tract;

(ii) no building or structure on any Tract or Tract shall exceed the maximum height allowed by City Code, and in any event no building or structure on Tracts 2 through 6 shall exceed twenty- eight (28) feet in height including architectural features (the "Maximum Building Height");

(iii) each building shall comply with all governmental rules, regulations, ordinances, and laws;

(iv) no free standing sign including but not limited to monument, bi-fold, pylon or other pole-supported signs or banners, whether permanent or temporary, shall be erected upon any Tract, except in those specific limited locations approved in writing by Declarant (which approval may be withheld in its sole discretion), and Declarant, in its sole exclusive discretion, shall have all rights to control and determine the nature of signage and any names or other matters that will be placed on such signage within the Property;

(v) "reader board" type signs and billboards shall be prohibited on any Tract (except that customary signs for changeable fuel prices shall not be prohibited by the foregoing restriction);

(vi) none of the Tracts or any buildings, or other improvements constructed thereupon shall be used in violation of the use restrictions set forth in this Article V of this Declaration;

(vii) Each Tract shall at all times contain a minimum of that number of parking spaces required by the City ("Minimum Parking Ratio"). The number and size (at a minimum of nine (9) feet in width) of on-grade automobile parking spaces required by all applicable federal, state, and local rules, regulations, ordinances, and laws (collectively hereafter called the "Code") shall be constructed and maintained within the boundaries of such Tract without reduction in such number or size by virtue of the granting of a variance or special exception to such Code by the governmental authority having jurisdiction thereof, provided that Declarant may (in its sole and exclusive discretion) permit such parking space requirements to be satisfied by a parking area easement outside any such Tract (with the consent of the Owner of any Tract, or owners of any other land, upon which the parking easement is located). Declarant may, upon its own initiative or the application of any Owner, amend the Minimum Parking Ratio to a higher or lower number in Declarant's sole and absolute discretion and may amend this Declaration to evidence the same without the consent of any other Owner or mortgagee. In the event that the Minimum Parking Ratio cannot be maintained on any Tract as a result of eminent domain or other condemnation

action, so long as the Owner of any such Tract has received approval for a parking reduction for such Tract from the applicable governmental authority, then Declarant shall reduce the Minimum Parking Ratio for that Owner's Tract to the number of parking spaces so approved by an amendment thereto. No other Owner or group of Owners shall have any such right to amend this Section to approve any decrease in the Minimum Parking Ratio, without the written consent of Declarant. The Minimum Parking Ratio (as amended from time to time by Declarant) may be enforced by any Owner(s). Further, all parking spaces on all Tracts shall be "on-grade" at ground level and shall be sized to comply fully with the controlling Code without any variance or exception to the same. This Declaration is not intended to, and does not, create for the benefit of any Tract any right, license, or easement for parking purposes upon any other Tract; and

(ix) each Tract Owner in developing its Tract shall meet the City- required minimum open space requirements and shall preserve and maintain such open space in compliance with the Code.

Section 5.6 Limited Access and Access Drives. The Tracts shall have vehicular access onto, and in from, US Highway 441 and CR 235A only through the Access Drives. The Access Drives shall not be modified in location, relocated, or eliminated without the consent of all Owners. Provided however, if Declarant seeks and obtains approval from governmental agencies having jurisdiction over access, Declarant may add one or more additional access points to one or more Tracts owned by Declarant (in Declarant's sole discretion) and/or to any Tract(s) not owned by Declarant with the consent of any such Owner; and in any of such cases Declarant shall amend the Site Plan to show each additional access point by an amendment to this Declaration to be recorded in the Public Records without the consent of any other Owner other than the Owner of any Tract on which any such additional access point is designated (notwithstanding any provision to the contrary contained in this Declaration).

Section 5.7 Compliance with Laws. The use of the Property (and any portion thereof) shall be in compliance with the Code, including without limitation, any applicable land development code, the zoning ordinances, the requirements of the Development Approvals, which include but are not limited to the Permit issued by SRWMD, all applicable governmental land use regulations, and the terms of this Declaration, and the use of the Common Areas shall be in compliance with any rules and regulations adopted by the Association or Declarant, all as may be amended from time to time.

ARTICLE VI
EASEMENTS

Section 6.1 Easements. Declarant hereby reserves unto itself, and grants, bargains, sells and conveys unto:

(i) each Owner and appurtenant to each Tract the following easements ("Easements"):

(a) Ingress, Egress and Access. A non-exclusive ingress, egress and access easement (for both vehicular and pedestrian traffic), over and across such

drives, entrances, and sidewalks, or other lanes or areas intended for passage for vehicles or pedestrians (but excluding however drive-in areas, drive-through lanes, and drive-through stacking lanes) as may be constructed, altered, relocated, reduced, expanded or otherwise modified from time to time by any Owner upon its Tract with Declarant's approval pursuant to this Declaration, including reasonable ingress, egress and access through the Access Drives, and such other drives onto and in from US Highway 441 and CR 235A.

(b) Drainage. A non-exclusive easement for the purpose of draining the storm water from each Tract over, across and through the Stormwater Drainage System, and all detention lake areas, retention areas, drainage lines, pipes or facilities located therein or constituting a part thereof. The Stormwater Drainage System shall be constructed with lines, equipment and facilities with sufficient capacity to accommodate the stormwater drainage from each of the Tracts after meeting any on-site treatment requirements of the Surface Water Management Plan. The easements for stormwater drainage are described generally and by reference to their intended purpose. Declarant reserves the right, at its sole option and without the consent of the Association, any Owner or mortgagee, after the Shopping Center and Stormwater Drainage System are completed, to modify the general description of the drainage easement to a specific as-built legal description for the drainage easement, and to repair, maintain, eliminate, create, relocate, or move all or any part of the Stormwater Drainage System, subject only to governmental approval (if required), so long as each Tract is continuously provided with reasonable stormwater drainage adequate to meet the needs of each Tract.

(ii) the Association the following easements in gross:

(a) Ingress, Egress and Access. A non-exclusive ingress, egress and access easement (for both vehicular and pedestrian traffic), over and across such drives, entrances, and sidewalks, or other lanes or areas intended for passage for vehicles or pedestrians as may be constructed, altered, relocated, reduced, expanded or otherwise modified from time to time by any Owner upon its Tract and those shown on the Site Plan; and a non-exclusive access easement in gross over all Tracts for the purpose of replacing, repairing, and/or maintaining the Common Areas so long as the same do not unreasonably interfere with the business operations on any Tract, or with the ingress, egress and access provided for hereunder.

(b) Drainage. A non-exclusive easement in gross over, across and through the Stormwater Drainage System, and all detention lake areas, retention areas, drainage lines, pipes or facilities located therein or constituting a part thereof for the purpose of repairing and maintaining the same. The Association shall be responsible for repairing and maintaining

the Stormwater Drainage System (the costs of which constitute Common Expenses as defined in Section 1.6), but each Owner shall have the right to repair and maintain the Stormwater Drainage System and charge the cost thereof to the Association if the Association fails to commence repairs within fifteen (15) days after receipt of advance written notice from such Owner. The Association shall complete any such repairs within a reasonable time and shall use best efforts to perform such work so as not to unreasonably interfere with ingress, egress, and business operations. Notwithstanding the foregoing, in the event of any utility or drainage emergency, the Association shall in good faith do everything reasonably possible to address such emergency promptly. The easements for stormwater drainage are described generally and by reference to their intended purpose. The Association reserves the right, at its sole option and without the consent of any Owner or lienholder, after the Shopping Center and Stormwater Drainage System are completed, to modify the general description of the drainage easement to a specific as-built legal description for the drainage easement and to repair, maintain, eliminate, create, relocate, or move all or any part of the Stormwater Drainage System, subject only to governmental approval (if required), so long as each Tract is continuously provided with reasonable storm water drainage adequate to meet the needs of each Tract.

(c) Landscape & Signage Maintenance. A non-exclusive easement in gross over, across and through the Landscape Buffer & Signage Easement Areas, and all other landscaping areas within the Common Areas, including, but not limited to, irrigation lines, pipes, and other facilities for the purpose of maintaining the same, and for those signs located as shown on the Site Plan, for the purpose of maintenance of the Shopping Center Signs at the locations depicted thereon, and landscaping. Declarant, in its sole and exclusive discretion, shall have all rights to control and determine the nature of such signage and any names or other matters that will be placed on such signage. The Association shall be responsible for maintaining the Shopping Center Signs, the Landscape Buffer & Signage Easement Areas, and any other landscaping areas within the Common Areas (the costs of which constitute Common Expenses as defined in Section 1.6).

(A) Declarant shall initially install and construct, within the Landscape Buffer & Signage Easement Areas, such landscaping and irrigation systems as required within the Development Approvals (including but not limited to plants, berms, irrigation pipes, lines, facilities and other improvements); and

(B) Declarant hereby reserves unto itself and to the Association a non-exclusive easement over and across the Landscape Buffer & Signage Easement Area and within Tract 5 for the purposes of

conducting the ongoing maintenance, repair, and replacement of the Shopping Center Signs, the landscaping and irrigation systems located within the Landscape Buffer & Signage Easement Areas, which ongoing maintenance shall be the responsibility of the Association for the purposes of continuing the uniformity in appearance, and the resulting expenses shall be a part of Common Expenses.

Section 6.2 Limits on Use of Easements. The easements and other rights set forth in Section 6.1, above, shall be subject to:

(i) the right of Declarant (as to Common Areas owned by Declarant) and the Association (as to Common Areas owned by the Association) to dedicate or transfer all or any part of its respective right, title and interest in the foregoing Easements and/or any Common Areas (or part thereof) to any public agency, authority, governmental body, unit of local government, or utility (in which event, such property shall no longer be a part of the Common Areas unless otherwise designated as Common Areas in writing by Declarant and Association and the grantee) provided that no such dedication or transfer as to the Easements and/or Common Areas shall be for purposes inconsistent with the use of any Tract on which any of the same are located, and that the use of the Access Drives and the right of any Owner to grant non-exclusive utility easements within each such Owner's own Tract will not be adversely modified or affected;

(ii) the right of Declarant and/or Association to take such steps as may be reasonably necessary to protect the Easements and/or Common Areas against damage;

(iii) all restrictions of public record;

(iv) the right of Declarant and/or Association to properly maintain, repair, and improve the Easements and/or Common Areas (except as provided for in this Declaration);

(v) the right of Declarant to enter into agreements with "outside owners" (as defined below) for purposes of allowing such "outside owners" to use the Easements and/or Common Areas (or a part thereof) for any purposes deemed appropriate by Declarant in Declarant's sole discretion, so long as any such agreement does not unreasonably interfere with the use of any affected Tract, and should Declarant determine in its reasonable discretion that such outside owner's use will impose wear and tear on the Common Areas, then Declarant will require such outside owner to contribute towards the maintenance and repair costs attributable to such wear and tear. For purposes of this Declaration an “outside owner” shall mean a Person that owns land that is not a part of the Property; and

(vi) the right of City or County law enforcement officers, health and pollution control personnel, emergency medical service personnel, and fire fighters, while in the pursuit of their duties, to enter upon any and all portions of the Common Areas as may be deemed necessary to

perform those duties, including without limitation the enforcement of cleared emergency vehicle access.

Section 6.3 Additional Perimeter Easement Rights of Declarant and Association. Declarant additionally reserves unto itself, and grants to the Association, and their respective designees, successors and assigns, and may grant to any utility or governmental authority, perpetual ten (10) foot perimeter non-exclusive easements (that may coincide with the landscaping and parking improvements) along all boundary lines of each Tract, upon, across, under, through said portions of each of said Tracts (but excluding any portions of any Tract upon which buildings are located), without the need for any joinder, ratification or consent by any Owner, or any lienholder, provided however, that said easements so reserved shall not materially interfere with the uses for which said Tracts are intended, and in the event the then Owner or Owners of any two (2) Tracts ever combine any two (2) Tracts into one useable Tract then the perimeter easements that originally existed pursuant to this Section along the interior boundary lines of the two (2) combined Tracts shall be conclusively deemed to be terminated and shall be of no further force or effect. The Owner of any such combined Tract may construct Improvements (including any buildings) upon the former location of any such previously existing interior easements without regard to any such terminated easements. If requested by Declarant, Owners and/or lienholders shall join in documents specifically describing the easements reserved hereunder for purposes of evidencing same. Such easements reserved hereunder shall only be used for utility purposes including, but not limited to, electric power, irrigation, stormwater drainage and other utility lines, pipes and facilities and access for construction, installation, and maintenance of all such utility facilities. In the event of any construction, installation, maintenance, or repair activities within the reserved easement areas by Declarant, its designees, successors or assigns, the Improvements, facilities and/or landscaping within such easement areas shall be promptly restored by Declarant to the condition that existed immediately prior to any of such activities.

ARTICLE VII
MAINTENANCE, ALTERATIONS AND IMPROVEMENTS

Section 7.1 As to Common Areas.

(i) Association's Responsibility as to Common Areas. The Association shall be responsible for carrying out the maintenance, repair, replacement, and improvement of the Common Areas, which includes the Easements in accordance with Article VI, and the resulting expenses shall constitute Common Expenses as defined in Section 1.6. However, should the need for maintenance, repair, replacement, or improvement be caused by the negligence of, or misuse by, an Owner, its Tenant(s), employees, and agents anywhere on its Property, and/or guests and/or invitees only if such negligence or intentional acts occur or otherwise arise on such Owner's Tract, said Owner shall be solely responsible for the costs of such maintenance, repair, replacement, and/or improvement; and, the Association and any other Owner, if the matter is not cured within thirty (30) days after notice to the subject Owner, shall have the right to record a lien against such Owner's Tract in the amount of such costs, which may be foreclosed in the same manner as a lien for Assessments under Article VIII of this Declaration. In the event that Declarant incurs any costs or expenses in connection with installation or landscaping or

maintenance of any portion of the Common Areas, Declarant shall be reimbursed by the Association for all such costs and expenses.

(ii) Maintenance Contracts. The Association may enter into a contract with any Person for the management, operation, and/or maintenance of the Common Areas, and/or any portion thereof, in which the Association may agree to pay a management fee to any such Person in an amount determined by Declarant in its sole discretion that shall be a part of the Common Expenses, and may delegate to such Person all the powers and duties of the Association, except as otherwise prohibited under this Declaration and/or the laws of the State of Florida.

Section 7.2 As to Tracts. Each Owner shall have the obligation, at its sole cost and expense, to maintain its Tract in a safe, clean and attractive condition at all times (including prior to, during, and after any construction, and whether or not the Owner abandons its Tract or ceases to operate its business thereon), including without limitation mowing, landscaping, and removal of litter, in accordance with the aesthetic standards established for the Shopping Center (except for the Landscape Buffer & Signage Easement Areas to be maintained by Association as part of the Common Areas, and as otherwise provided in this Declaration). In addition, each Owner shall be responsible for the maintenance and repair of any landscaping, irrigation equipment, and other improvements, equipment, signage, and structures installed by such Owner or placed by such Owner on its Tract. If Declarant or Association installs landscaping within a Tract along its boundaries (excluding the Landscape Buffer & Signage Easement Areas), then any such landscaping shall thereafter be maintained in good condition (including replacement of any diseased or dead landscape plantings) by the Owner of each such Tract at each such Owner's sole cost and expense, except Landscape Buffer & Signage Easement Areas within any such Tract which shall be the responsibility of Association. Each Owner shall also be responsible to pay for all water and sewer fees; exterior building maintenance; real estate taxes; impositions, charges, and assessments of any special district; insurance (casualty and public liability) on the Owner's Tract and all Improvements thereon; and maintenance of the parking lot area within the boundaries of the Owner's Tract. Each Owner shall fully comply with this Declaration, and shall be obligated to operate its drainage and water management system in a manner that complies with the Stormwater Drainage System. The minimum standard of maintenance for each Tract, including any Common Area within any Tract, shall be comparable to the standard of maintenance followed in other first class retail developments of comparable size in the market in which the Property is located. In the event that any Owner shall fail to so maintain its Tract, and continues such failure more than seven (7) days following notice thereof from Declarant or the Association, Declarant or the Association (and/or Persons designated thereby) may (i) enter upon the Tract to carry out the property maintenance, and shall have a lien (for the costs and expenses incurred by Declarant or Association) against the Tract in the same nature and foreclosable in the same manner as the lien for unpaid Assessments under Article VIII of this Declaration, or (ii) pursue any other remedies allowed under this Declaration. In addition, each Owner shall ensure that during all installation, maintenance, and repair work, and related operations that no obstruction, pollution, or other damage of any kind is done to the Stormwater Drainage System, and that no entry whatsoever (except through then-existing drives and pedestrian access ways) is made onto any other Tract or Common Areas, by such Owner's own or its contractor's work forces, without the prior written consent of the Owner of the Tract, or Declarant (as to Common Areas), in each and every instance. Each Owner shall be fully responsible for all of its

contractors, subcontractors and laborers and shall indemnify, defend and protect Declarant and all other Owners against, and hold them har1nless from, any violation of its obligations under this Section.

Section 7.3 Additional Agreements. Declarant and the Association each shall have the right to enter into additional agreements benefiting the Property and which may or may not encumber any Tract, including, but not limited to, drainage agreements and cross ingress, egress, and parking agreements, subject to the consent of the Owner of any affected Tract, which shall not be unreasonably withheld, conditioned or delayed.

Section 7.4 Irrigation Supply. The Common Areas will be served by one or more master irrigation pumps that shall be operated and maintained by the Association as part of the Common Areas. The irrigation water supply derived from said master irrigation pump may be discontinued and replaced by a reclaimed water source in the future. In the event that the City requires or Declarant (or the Association) elects to connect the irrigation facilities within the Common Areas to any such public or private reclaimed water source ("Reclaimed Water Provider"), each Owner acknowledges that Declarant (or the Association) has the right to so connect and that all costs associated therewith shall constitute Common Expenses.

ARTICLE VIII
ASSESSMENTS

Section 8.1 Applicability to Tracts. The Owners recognize that the Common Areas are necessary to and benefit the Property and each of the Tracts. The Owners agree that it is most efficient and economical for the Association to be responsible for carrying out repairs and maintenance with respect to such Common Areas. Each Owner, in consideration of the benefits derived by virtue of the existence of the Common Areas, hereby agrees to pay a proportionate share of the Common Expenses. Commencing after the date that this Declaration is recorded in the Public Records of the County, each Tract shall be subject to Assessments as provided below in this Article.

Section 8.2 Regular Annual Assessments. The Association shall have the power and authority to levy and collect Assessments designated as Regular Annual Assessments for the payment of Common Expenses (excluding Common Expenses for which Special Assessments are levied, pursuant to Section 8.3, below), and such Regular Annual Assessments shall be calculated as set forth in this Section. All Regular Annual Assessments shall be borne by each Owner of each Assessed Tract (as defined below) based upon "Percentage Shares" as shown in Table 8.2 below, which respective Percentage Shares for each of the Assessed Tracts shall be calculated by dividing the number of acres contained in each Assessed Tract by the total number of acres of all Assessed Tracts.

TABLE 8.2		
Parcel	Area (in Acres)	Percentage Share

Tract 1 Tract 2 Tract 3 Tract 4 Tract 5 Tract 6 Tract 7		
Initial Total of all Tracts (the denominator)		100.00%
Excluded from Allocation (non-assessable Lots or other parcels): Basin 1 Basin 2 Basin 3 Access Road Tract Landscape Buffer and Signage Easement Area		 NA NA NA NA NA
Total Acres of the Property		NA

For purposes of calculating the Percentage Share attributable to each Tract now or hereafter existing, the number of acres shown in Table 8.2 for all Lots and for each respective Tract is hereby conclusively determined to be the number of acres allocable thereto and Table 8.2 shall not be subject to modification in any way whatsoever, except in the event that any portion of the Lost are otherwise subdivided, or any one or more portions thereof are designated as a Tract and made subject to this Declaration as provided hereinbelow, or in the event any "Additional Property" (as defined in Section 13.4, below) is made subject to this Declaration as set forth in Section 8.4 below.

(i) Billing of Assessments. All Common Expenses incurred prior to January 1, 2023 shall be borne solely by Declarant, and no Tracts shall be subject to Assessments as provided in this Article prior to January 1, 2023. Beginning with calendar year 2023, and for each calendar year thereafter, the Association acting through its Board of Directors, shall (prior to December 31st of the preceding year) estimate the anticipated Common Expenses for the upcoming calendar year and shall prepare an annual budget based on said anticipated Common Expenses and shall send an invoice to the Owner of each Assessed Tract as shown in Table 8.2, as updated, setting forth the amount of each such Owner's respective Percentage Share of the Regular Annual Assessments deemed necessary to pay such Common Expenses (excluding Common Expenses for which Special Assessments are levied, pursuant to Section 8.3 below). Such Percentage Shares shall be determined as described above in this Section and shall include all Tracts. The Owner of each Assessed Tract shall pay to the Association the full amount of its Percentage

Share of such Regular Annual Assessments by January 31st of the year for which such Assessments are made.

(ii) Excess Expenses or Assessments. Prior to March 31, 2024, and prior to March 31st of each calendar year thereafter, the Association shall determine the actual Common Expenses (excluding Common Expenses for which Special Assessments are levied, pursuant to Section 8.3 below) for the preceding year and shall resolve any differences between such actual Common Expenses and the Regular Annual Assessments levied and collected for such year in the following manner: in the event that such actual Common Expenses exceed such Assessments, the Owner of each Tract subject to Assessments for the previous year shall pay to the Association its respective Percentage Share of such deficiency in Assessments within 30 days of receipt of notification of its Percentage Share of such deficiency; or, in the event that such Assessments exceed such actual Common Expenses, the Association shall refund to the Owner of each Tract subject to Assessments for the previous year its respective Percentage Share of such excess Assessments within 30 days of determining such excess.

The costs that will be covered by Regular Annual Assessments will be those incurred for routine, recurring Common Expenses, including but not limited to insurance premiums, mowing, trash removal, lighting, management fees, driveway repairs, and similar services and also any non-routine or non-recurring Common Expenses that are less than $10,000.00.

Section 8.3 Special Assessments. The Association shall also have the power and authority to levy and collect Assessments designated as Special Assessments for the payment of any non-routine or non-recurring Common Expense that is equal to or more than Ten Thousand Dollars ($10,000.00), except that Special Assessments shall not be levied and collected for additional infrastructure developed to serve Tracts created from Additional Property (as defined in Section 13.4, below) unless there is a specific and identifiable benefit from said infrastructure to all of the Tracts. Examples of Common Expenses for which Special Assessments may be levied include but are not limited to:

(i) any deferred maintenance costs that occur less frequently than annually (i.e., resurfacing or repaving of all or any portion of the Access Drives);

(ii) any modification or repair of the Stormwater Drainage System as may be required by the SRWMD or other governmental authority or agency;

(iii) any non-routine repair or replacement of any Improvements to the Property or the Common Areas (which is not for the sole benefit of any individual Tract), such as those required for broken or malfunctioning underground utility lines;

(iv) any charge or imposition of assessments by the City, any special taxing district, or other governmental agency against the Property or Common Areas, as described in Section 1.6 (ii); and/or

(v) the installation or construction of any additional Improvement to the Common Areas, as described in Section 1.6 (iii).

All notices of Special Assessments from the Association to the Owners shall designate the date when the Special Assessment is due upon a minimum of thirty (30) days' advance written notice, which Association shall provide with Association's explanation of the purpose of any such Special Assessment. All Special Assessments shall be borne by each Owner based on the Percentage Shares shown in Table 8.2 above, and shall not be subject to recalculation (except as expressly otherwise provided in Section 8.2, above).

Section 8.4 Assessments for Tracts Created from Additional Property. In the event that in the future Declarant creates one or more Tracts from any Additional Property (as defined in Section 13.4 below) and such Tracts are added to the Property subject to this Declaration by amendment thereto pursuant to Section 13.4, then the Owner(s) of any such Tract(s) created from the Additional Property shall be obligated to pay its respective share of the Common Expenses and, accordingly, each such Tract shall be subject to Assessments as follows:

(i) Regular Annual Assessments shall be paid to the Association by the Owner of each new Tract created by Declarant from any Additional Property in the same manner as specified in Section 8.2. Any Tracts created by Declarant from any Additional Property shall be subject to Regular Annual Assessments in such amount or in such Percentage Share or other share as the Declarant may determine to be appropriate in Declarant's sole and exclusive discretion; and

(ii) Special Assessments shall be paid to the Association by the Owner of each new Tract created by Declarant from any Additional Property in the same manner as specified in Section 8.3;

(iii) The Association shall recalculate Table 8.2, above, to account for any Percentage Share or other share established by Declarant for any such Tract(s) created from the Additional Property, and shall include such recalculated Table 8.2 in any amendment to this Declaration that adds such Tracts from any Additional Property, provided however, that no such recalculation of the respective Percentage Shares of Assessments shall ever increase the Percentage Share thereof attributable to any Tracts then constituting the Property (i.e., the Tracts existing as of the recording of this Declaration, and any Tracts that may have been added to the Property pursuant to Article XIII prior to the time of any such amendment), unless the Owner thereof has consented in writing thereto, which consent may be withheld in said Owner's sole and exclusive discretion.

All determinations and recalculations made by Association as to Tracts, Lots, or other parcels, and related Assessment levels and/or shares, shall be final and binding on all Owners and shall not be subject to any recalculation by anyone other than Association regardless of whether the actual area of any Tract, Lot, or other parcel may be determined by an Owner to be different in any respect from that used in any such recalculation.

Section 8.5 Lien Rights. All Assessments, together with interest thereon from the due date at the maximum rate allowed by law, and a late fee of $100.00 per day accruing from the due date, and the cost of collection thereof (including reasonable attorneys' fees and administrative charges incurred by Declarant or Association), shall constitute a continuing lien

on the Tract that shall bind such Tract in the hands of the Owner, his heirs, devisees, personal representatives, successors and/or assigns, and shall also be the continuing personal obligation of the Owner of the Tract. A claim of lien pertaining to said lien, stating the description of the Tract, the name of the Owner, the amount due, and the due date may be recorded in the Public Records of the County by Declarant or the Association or any other Owner at such time as an Assessment is not paid within thirty (30) days after notice of said failure to pay when due.

Section 8.6 Enforcement of Lien. Declarant or the Association may bring an action to foreclose the claim of lien against a Tract in like manner as a foreclosure of a mortgage on real property, and/or bring a suit on the personal obligation against the Owner thereof, and there shall be added to the amount owed, the cost of preparing and filing the complaint in such action (including reasonable attorneys' fees), and in the event a judgment is obtained, such judgment shall also include interest on the obligation as above provided, the cost of collection (including reasonable attorneys' fees incurred in the action), and the costs of the action.

Section 8.7 Mortgagee Proviso. When an Institutional Mortgagee or another person becomes an Owner through the foreclosure of a mortgage owned by an Institutional Mortgagee, or as a result of a deed given in lieu of the foreclosure of such mortgage, such Institutional Mortgagee or other Person (and their successors and assigns) shall be liable for the unpaid share of Assessments attributable to the subject mortgaged Tract which became due prior to the acquisition of title of the mortgaged Tract by such Institutional Mortgagee or other Person as a result of the foreclosure, or deed in lieu of foreclosure. An Institutional Mortgagee or other Person becoming an Owner upon the foreclosure of the mortgage owned by an Institutional Mortgagee or as a result of a deed in lieu of the foreclosure thereof (and their successors and assigns) shall also be liable for Assessments which become due after becoming an Owner in the same manner as all other Owners in the Shopping Center.

Section 8.8 Special Assessment Records Inspection Right. Each Owner shall have the right to receive from Association upon request an accounting in the form of a statement of income and expenses of funds received and expended by Association for any Special Assessments.

Section 8.9 Estoppel Letters from Tract Owners. Each Owner acknowledges that upon the occurrence of certain events, including but not limited to the financing or sale of a Tract by Declarant, it may be necessary or desirable for Declarant to obtain an estoppel letter from certain or all Owners in connection therewith. Declarant shall have the right to request at any time from any one or more Owners an estoppel letter (in such reasonable form as Declarant may deem desirable) from each such Owner certifying whether all assessments have been paid in requisite amounts, and confirming whether such Owner(s) providing any such an estoppel letter have any actual knowledge of any violation or non-performance by such Owner and/or any other Owner of any terms, conditions, provisions, or obligations under this Declaration. Any Owner who receives a written request from Declarant for any such estoppel letter shall complete, execute and provide the same to Declarant within twenty (20) days of receipt of any such estoppel letter request from Declarant, and in the event any such Owner fails to timely provide the same then Declarant may issue such an estoppel letter on behalf of any such Owner, which shall be as

conclusive and binding upon each such Owner as if the same had been executed by such Owner itself.

ARTICLE IX
STATUS AND WAIVER

Section 9.1 Covenants. The terms contained in this Declaration shall be construed as covenants running with the land and shall inure to the benefit of and be enforceable by Declarant, the Association and by any Owner or Owners.

Section 9.2 Waiver. The failure of any Person to enforce any covenant or obligation herein contained shall in no event be deemed a waiver by that or any other person of its rights to thereafter enforce the same. No liability shall attach to Declarant, the Association or an Owner for failure to enforce such covenants or obligations.

ARTICLE X
REMEDIES

Section 10.1 Rights of Declarant, the Association and Owners for Violation by Any Owner. In the event that an Owner violates or threatens to violate any provision of this Declaration (hereinafter said Owner is referred to as the "Defaulting Owner"), each of the Owners, the Association, and/or Declarant shall have the right (in addition to any other rights or remedies that may be provided for in this Declaration) to:

(i) seek any available relief in law and/or equity, including but not limited to, damages and injunctive relief; and/or

(ii) enter or designate the proper Person or Persons to enter (after thirty (30) days notice to the Defaulting Owner, except in an emergency or upon the third violation of the same provision of this Declaration within any calendar year when no notice shall be required, if such Defaulting Owner has not used its best efforts in good faith to cure, abate or remove such violation) upon the Defaulting Owner's and/or any part of the Common Areas and summarily abate, cure, and/or remove any such violation without being liable for any manner of trespass, and perform any act Defaulting Owner could have performed (including without limitation, initiate participation in any government or other program; to make and pursue any permit, petition, or other approval; and to perform any other like process) to cure or otherwise eliminate the violation or threatened violation; and/or

(iii) charge the Defaulting Owner for all costs and expenses, including, but not limited to, reasonable attorneys' fees (including attorney’s fees on appeal), incurred by any of the Owners, the Association, and/or Declarant in seeking and/or enforcing any of the remedies provided for herein, which charge (if not cured within thirty (30) days after notice) shall constitute a lien against the Defaulting Owner's Tract in the same manner, and with the same enforcement rights, as the lien for unpaid Assessments described in Article VIII herein.

ARTICLE XI

DURATION

Section 11.1 Duration. This Declaration, as amended, shall continue in full force and effect against the Property and the Owners thereof until December 31, 2078, and shall, as then in force, be continued automatically, and without further notice, from such date for periods of five (5) years each, without limitation, unless at least six (6) months prior to December 31, 2078, or at least six (6) months prior to the expiration of any successive five year period, a termination of this Declaration, shall have been recorded in the Public Records of the County (or other proper public recording office). Said termination of this Declaration must be approved by the affirmative written consent of Declarant and the Owners of at least two-thirds (2/3) of the Tracts then subject to this Declaration (for clarification, the foregoing term "Owner(s)" may include Declarant as to each Tract owned by Declarant). If the entity which is Declarant, or the Association, is ever dissolved (whether voluntary or involuntary), the real property owned by Declarant or the Association that constitutes the Stormwater Drainage System portion of the Common Areas shall be conveyed by Declarant or the Association or its trustees in dissolution to an agency of local government that is acceptable to SRWMD. In the event that any such local government agency declines to accept the conveyance (and no alternate governmental agency approved by SRWMD will accept the same), then the Stormwater Drainage System shall be managed by whichever Owner succeeds to Declarant's or Associations obligations to manage the same hereunder, and in the event no such successor to Declarant or Association then exists the Stormwater Drainage System shall be managed collectively by all Owners.

ARTICLE XII
INSURANCE

Section 12.1 As to Common Areas. The Association shall obtain public liability and property damage insurance covering all of the Common Areas and insuring the Association, Declarant, and the Owners as its and their interests appear after receipt of a written request from an Owner or such Owner's mortgagee(s), in such amounts as the Association may reasonably determine from time to time. If possible, all liability insurance shall contain cross- liability endorsements to cover liability of the Owners as a group, and/or Association, to an Owner.

Section 12.2 As to Tracts. Each Owner shall, at all times during the term of this Declaration, provide and maintain the following types of insurance protecting the interest of the Association, Declarant, and such Owner with limits not less than those as set forth below (unless it meets the criteria for self-insuring as set forth below in Section 12.5):

(i) Worker's Compensation Policy. Each Owner shall require any and all Contractors and subcontractors involved in any construction, alterations, remodeling, or repairs of any Improvements, to obtain a worker's compensation insurance policy in an amount sufficient to meet the requirements of Florida law; and

(ii) Builder's Risk Policy. Each Owner, in the event of any construction or reconstruction shall either purchase itself or require its contractors to obtain a Builder's Risk Policy of insurance in an a1nount sufficient to cover the value of the Improvements; and

(iii) Liability and Property Damage Insurance. Each Owner or its Tenant shall purchase and maintain at its own expense general liability insurance coverage for its Tract and the operation of its business thereon, in the mini1num amount of $3,000,000.00 for combined occurrences, and $2,000,000.00 for each separate occurrence. Each Owner shall also purchase and maintain at its own expense property damage insurance for all Improvements on its Tract. If available at a reasonable cost, and where applicable, each Owner shall endeavor to obtain policies which provide that the insurer waives its rights of subrogation as to any claims against all other Owners, the Association, Declarant, and their respective employees, entities, agents and guests.

No Owner shall violate or knowingly permit any violation of any conditions or terms of the policies of insurance described herein. Neither the procurement nor the maintenance of any type of insurance by an Owner shall in any way be construed or be deemed to limit, discharge, waive, or release the Owner from any of the obligations and risks imposed hereby or to be a limitation on the nature or extent of such obligations and risks.

Section 12.3 Waiver of Subrogation. If available at a reasonable cost, and where applicable, Association shall endeavor to obtain policies which provide that the insurer waives its rights of subrogation as to any claims against all other Owners and their respective employees, entities, agents and guests.

Section 12.4 Certificates of Insurance. Upon request by Declarant, each Owner shall furnish certificates of insurance satisfactory to Declarant (or if Declarant so directs, copies of actual insurance policies) from each insurance carrier showing that the insurance required hereunder is in force, the amount of the carrier's liability thereunder, the amount of self-insured retention (to the extent, if any, permitted under Section 12.5, below), and further providing that the insurance will not be cancelled or changed and that it will be renewed upon expiration and will be continued in full force until the earlier of: (i) final acceptance of any work to be performed upon a Tract by the Owner (in the case of worker's compensation or builder's risk insurance); or (ii) the expiration of at least thirty (30) days after written notice of such cancellation or changes has been sent by registered mail to and received by Declarant. All copies of certificates of insurance submitted to Declarant shall be in form and content acceptable to Declarant, at its reasonable discretion. All insurance described herein shall be written on a company or companies authorized to do business with the State of Florida and satisfactory to Declarant.

Section 12.5 Self-Insurance. The provisions of Article XII and any other provisions of this Declaration to the contrary notwithstanding, Declarant and/or any Owner may at any time elect not to procure and maintain any insurance policies required or otherwise provided for in this Declaration, provided: (i) at the time of such election the aggregate net worth of any Owner (as determined in accordance with generally accepted accounting principles) is not less than $250,000,000.00; and (ii) any Owner so electing gives notice thereof to Declarant, which notice shall certify that such party's net worth is not less than $250,000,000.00, and shall include the financial statements of such Owner for such Owner's most recent fiscal year, which financial statements shall be prepared in accordance with generally accepted accounting principles and audited by a certified public accountant. If at any time after the giving of any such notice and

delivery of any such financial statements, any such Owner fails in any fiscal year to maintain at least the net worth stated above, then such Owner's right to self-insure shall be suspended for so long as such party's net worth is not a minimum of $250,000,000.00, and in any such event the Owner shall forthwith from that time forward maintain insurance policies as required or otherwise provided for in this Declaration.

Section 12.6 Indemnity. Each Owner agrees to indemnify, protect, defend and hold Declarant, the Association, and the other Owners harmless from all loss and against any and all debts, liens, claims, causes of action, administrative orders and notices, costs (including, without limitation, response and/or remedial costs), personal injuries, losses, damages, liabilities, demands, interest, fines, penalties and expenses, including reasonable attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out of pocket expenses, suffered or incurred by Declarant, the Association, and/or the other Owners, caused by the negligence, or intentional acts, of such Owner, its tenants, employees, and agents anywhere on the Property, and guests and/or invitees only if such negligence or intentional acts occur or otherwise arise on such Owner's Tract. Each Owner conclusively acknowledges by its acceptance of any deed to, or lease of, any Tract that each such Owner has received full, fair, good and sufficient consideration for the foregoing indemnity obligation and all other indemnity obligations contained in this Declaration and that such consideration consists in part of, but is not limited to, a material portion of the purchase price (or rent) paid for each such Owner's Tract and the flat rate of Regular Annual Assessments imposed under Section 8.2, above, which is acknowledged by each Owner to be below the amount that would otherwise be charged to each such Owner for the actual level of Common Expenses.

ARTICLE XIII
AMENDMENT

Section 13.l General Procedure.

(i) Except as otherwise specifically provided in this Declaration, any of the terms and provisions in this Declaration may be amended or deleted, and/or new terms and provisions may be created, by an amendment to this Declaration approved by the affirmative written consent of Declarant and the Owners of any two (2) Tracts (for clarification, the foregoing term "Owner(s)" may include Declarant as to each Tract owned by Declarant). Any amendment shall be: (a) evidenced by an amendment executed with the formalities of a deed; and (b) shall include the recording data identifying this Declaration and a certification executed by Declarant certifying that the amendment was made in accordance with the terms of this Declaration.

(ii) Notwithstanding anything in this Article XIII to the contrary:

(a) no amendment to this Declaration shall modify in any way whatsoever the Regular Annual Assessments described in Section 8.2 or the Special Assessments described in Section 8.3 unless such amendment: (1) reduces the percentage share of Assessments attributable to any Tract as a result of the addition of all or any portion of any Additional Property (as defined in Section 13.4, below), or (2) is approved in writing by all Owners of each and every Tract;

(b) no amendment to this Declaration shall relocate, alter, block or eliminate the Access Drives, unless such relocation, alteration, blockade, or elimination is approved in writing by all Owners of each and every Tract(the foregoing shall not be construed to prohibit Declarant from adding to or extending any of the Access Drives as provided in Section 5.6 without the consent of any other Owner or mortgagee);

(c) any proposed amendment of this Declaration which would affect the Stormwater Drainage System, conservation areas or water management portions of Common Areas must be submitted to the SRWMD for review and approval prior to finalization of any such amendment. The SRWMD shall determine if any such proposed amendment will require a modification of the SRWMD per1nit for the Property. If a permit modification is necessary, any such modification must be approved by the SRWMD prior to amending the Declaration; and

(d) no amendment shall prohibit or further restrict any then existing use of a Tract, or any then existing right to use any Tract under any lease, contract, or other agreement.

Section 13.2 Amendment Without Joinder. Anything to the contrary herein notwithstanding, this Declaration may be amended by Declarant at any time without the joinder, ratification or approval of any Owner, or any lienholder, where such an amendment is specifically provided for in this Declaration. Such Amendment, which shall be recorded in the Public Records of the County, need be executed and acknowledged only by Declarant with the formalities of the execution of a deed, and shall include reference to the recording information identifying this Declaration; and no certificate, joinder, or consent of any kind of the Owners shall be required.

Section 13.3 Termination. In addition to all other rights reserved herein, for so long as Declarant is the Owner of all Tracts, Declarant shall have the right to amend or terminate this Declaration, file additional restrictions and agreements affecting the Tracts, and/or Common Areas, either by way of an independent declaration or by amendment to this Declaration, affecting those Tracts and/or Common Areas, and additionally Declarant hereby specifically reserves such right to file additional restrictions upon each of those Tracts and/or Common Areas, without the joinder of any other Owner or any lienholder.

Section 13.4 Additional Property. Declarant shall have the right to submit and subject any additional real property situated across any public road, from the Shopping Center, or adjacent and contiguous to the Shopping Center, and all improvements thereto and thereon, which may or may not be owned by Declarant ("Additional Property"), to all or some of the terms of this Declaration, and to determine (in Declarant's sole and exclusive discretion) whether all or any portion of such Additional Property will be added to any Tract or to the Common Areas. Such right shall be exercised by Declarant by recording in the public records of the County an instrument which shall: (i) be executed by Declarant and all record owners of the Additional Property with the formalities of a deed; (ii) specifically state which terms of the Declaration are to apply to such Additional Property; (iii) make reference to this Declaration; (iv)contain a legal description of the Additional Property; and (v) set forth the extent to which all or any part of such Additional Property (if any) may be subject to Assessments as provided

above in Article VIII. The Additional Property need not be zoned for a commercial use. Upon the submission and subjection of Additional Property to all or some of the terms of this Declaration, such lands shall be deemed to be part of the Property and the owners of the Additional Property shall be entitled to enforce the ter1ns of this Declaration, and shall likewise be subject to the terms hereof, as specified pursuant to item (ii) above.

ARTICLE XIV
HAZARDOUS MATERIALS

Section 14.1 Hazardous Materials. Each Owner that uses, handles, stores, disposes of or generates hazardous substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1989, or as defined as a Hazardous Waste or Hazardous Substance by Florida law or any other present or future federal, state or local Florida law, ordinance rule, or resolution (collectively "Hazardous Materials") on any portion of such Owner's respective Tract or anywhere upon the Property, must (at such Owner's sole cost):

(i) comply with all current local, state and federal laws, ordinances, rules and regulations, as such laws, ordinances, rules and regulations as may be adopted from time to time;

(ii) provide to Declarant copies of any monitoring or other reports that Owner is required to submit to any governmental agencies involved in the monitoring of Hazardous Materials; and

(iii) immediately cause complete clean up of any surface spill or release, and any required long term remediation shall be in accordance with Section 14. l(i); and

(iv) upon discovery of any subsurface contamination, immediately cause clean up and remediation in accordance with any applicable laws, ordinances, rules and regulations pursuant to Section 14.l(i).

Section 14.2 Notification of Hazardous Materials Related Activities. Any Owner who desires to handle, use, release, discharge, store, dispose or remove of any or all Hazardous Materials on such Owner's Tract must notify and submit a request for approval of the same to Declarant in writing at least thirty (30) days prior to such activity, and must also furnish to Declarant: (i) the methods and procedures that Owner will implement for proper handling of Hazardous Materials; and (ii) samples of any monitoring or other reports that Owner will be required to submit to any governmental agencies involved in the monitoring of Hazardous Materials. Declarant will review all submissions on a timely basis. If Declarant fails to either approve or disapprove any submissions within thirty (30) days after submittal, it shall be presumed that Declarant has disapproved such submission.

Section 14.3 Hazardous Materials Indemnification. Each Owner hereby indemnifies, protects, defends, and agrees to hold harmless the other Owners, the Association, Declarant, and their respective successors, heirs and assigns from and against any loss, claim, liability, and/or damages (including, but not limited to, costs and attorneys' fees) incurred by the

indemnified party as a result of any action, suit, investigation, or proceeding pertaining to or arising from the indemnifying Owner's use, storage, handling, release or introduction into the environment, of any Hazardous Materials or other regulated substances.

Section 14.4 Hazardous Materials Notification. An Owner shall notify Declarant immediately:

(i) if and when there has been a release, discharge, or disposal of any Hazardous Substance that is not in compliance with any law, ordinance, rule, or regulation relating to the proper handling of Hazardous Materials; and

(ii) if and when the Owner's Tract is subject to any third party claim or action, or threat thereof, because of any environmental condition in or originating from the Owner's Tract or arising in connection with Owner's operations at the Tract or at the Property. Owner shall promptly provide Declarant and the Association with copies of all correspondence to or from third parties regarding such claims or actions or regarding environmental conditions in or originating from Owner's operation on the Tract or at the Property.

ARTICLE XV
SRWMD NOTIFICATION OF APPROVAL REQUIREMENTS AND SURFACE WATER MANAGEMENT PLAN

Section 15.1 SRWMD Notification of Approval Requirements. As required by SRWMD, each Owner is hereby notified of the following:

(i) That every Tract within the Property is subject to the requirements of Environmental Resource Permit No. _____ issued by the SRWMD ("Permit"). A copy of the Permit and copies of any SRWMD permit actions shall be maintained by Declarant's registered agent for the benefit of the Association, Declarant, and the Owners. In addition, each Owner is required to inform the SRWMD at the beginning of construction that a professional engineer registered in Florida has been retained to supervise construction and upon completion of construction on any Tract, the Owner must submit to the SRWMD a Statement of Completion and as-built certification of compliance with the Permit;

(ii) no Owner within the Property may construct or maintain any Improvement whatsoever (including but not limited to any building, residence, or structure), or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved Permit of the Property, unless prior written approval is received from the SRWMD;

(iii) Each Owner within the Property at the time of construction of any Improvement shall comply with the construction plans for the Surface Water Management Plan approved and on file with the SRWMD;

(iv) Each Owner is required to obtain a surface water management permit in accordance with Chapter 40 D-4, F.A.C., from the SRWMD prior to initialing any construction

or alteration of any portion of the Stor1nwater Drainage System within any Tract, or any other surface water management system on any Tract, within the Property; and

(v) The Owner of any Tract shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting the Owner's Tract (if any). The term "removal" includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any Owner of a Tract having questions concerning this restriction shall address any questions regarding authorized activities within the wet detention ponds to the SRWMD.

Section 15.2 Enforcement. The SRWMD 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 and repair of the Stormwater Drainage System.

Section 15.3 Drainage and Water Retention under Surface Water Management Plan. Each Owner (by acceptance of any deed to a Tract), and any Tenant (by entering into any lease for a Tract), joins in and consents to Declarant's Surface Water Management Plan. Drainage and water retention facilities for each Tract must conform to the Surface Water Management Plan approved for the Property. If any amendment to the Surface Water Management Plan is required by any governmental agency having jurisdiction over the Property, then no Owner may withhold or delay its joinder or consent, and all Owners required by such agency to consent or join in such amendment shall promptly consent and join in the same. In addition, Declarant may also amend the Surface Water Management Plan and/or modify and/or relocate any portion(s) of the Stormwater Drainage System, from time to time in its reasonable discretion (upon approval by the appropriate governmental agencies including but not limited to SRWMD), without any consent or joinder of any Owner so long as: (i) the result of such an amendment would not decrease the capacity being accommodated for the drainage needs of such Owner's Tract under the then existing Surface Water Management Plan; and (ii) such amendment would not cause the Owner to incur any costs or expenses. Each Owner by acceptance of the deed conveying to such Owner title to any Tract (or interest thereon) and any Tenant by entering into any lease for a lot acknowledges and agrees on behalf of itself, its successors, assigns and any Tenants, that the Property may be located in a flood zone and that Owner has satisfied itself as to the nature and extent of such flood zone. Owner further covenants and agrees that it fully irrevocably waives and shall hold Declarant harmless from any claims, loss, damages, and liability relating to its Tract that may arise in the event of any flood.

ARTICLE XVI
MEMBERSHIP, VOTING RIGHTS IN THE ASSOCIATION, AND TURNOVER

Section 16.l Membership. Every Owner shall automatically be a Member of the Association. Membership in the Association shall be appurtenant to and shall not be separated from ownership of any Tract.

Section 16.2 Voting Rights. The Association shall have two classes of voting memberships:

(i) Class "A". Class "A" Members shall consist of each and every Owner of a Tract with the exception of the Declarant. Class "A" Members shall be entitled to one (1) vote per each one-hundredth (1/100th) of an acre contained in each respective Tract. When more than one person and/or entity holds fee simple title to a Tract, all such persons and/or entities owning any such Tract shall collectively constitute one Member of the Association as to any such Tract and the vote for such Tract shall be exercised as they among themselves determine, but in no event shall more than one (1) vote per each one-hundredth (1/100th) of an acre be cast with respect to any such Tract. The Bylaws may establish procedures for voting when the title of a Tract is held in the name of a partnership, a corporation, a limited liability company, or more than one person or entity, and the manner of exercising voting rights shall be as set forth in the Bylaws.

(ii) Class "B". The Class "B" Member shall be the Declarant. The Class "B" Member shall be entitled to one hundred (100) votes per each one- hundredth (1/100th) of an acre contained in each Tract, in which it holds any interest, provided that the Class "B" Membership shall cease and become converted to Class "A" Membership on the happening of the earlier of either of the following events:

1. at such time that the Declarant, in its sole discretion, voluntarily converts its Class "B" Membership to Class "A" Membership; or

2. on the date the Declarant is no longer the record owner of the fee simple title to any Tract, or to any smaller portion thereof.

From and after the happening of the earlier to occur of either of the foregoing events (the "Turnover"), the Class "B" Member shall be deemed to be a Class "A" Member entitled to one (1) vote per each one-hundredth (1/100th of an acre contained in each Tract in which it holds any interest required for membership.

Section 16.3 Assignment. Any and/or all of the rights, powers, obligations, easements and estates ("rights and obligations") reserved by or granted to Declarant hereunder may be assigned by Declarant to the Association, at any time before or after Turnover. The assignment shall be (i) in writing, (ii) recorded in the Public Records of the County, and (iii) joined in by the Association for purposes of evidencing Association's acceptance of the rights and obligations so assigned. After any such assignment by Declarant, the board of directors of the Association shall be vested with the Declarant's rights and obligations and Declarant shall be relieved and released of all rights and obligations so assigned.

ARTICLE XVII
MISCELLANEOUS PROVISIONS

Section 17.1 Notice. It shall be the Owner's responsibility to keep its address current with Declarant and Association. Any notice or other communication to an Owner, Association or Declarant shall be deemed properly given only when provided in writing to the Owner's address for notices that is on file with Declarant and: (i) hand-delivered, or (ii) mailed in the U.S. mail, registered mail or certified mail, return receipt requested, to such address provided by Declarant, Association and each Owner, or (iii) delivered by overnight courier, or (iv) received by email transmission if received prior to 5:00 p.m. on the day of receipt and if the original thereof is mailed within four (4) days thereafter.

Section 17.2 Binding Effect. The easements, covenants and conditions of this Declaration shall run with the land of each of the Tracts and are binding upon every Owner, Declarant, the Association, and every claimant of the Property or any portion thereof or of any interest therein, and their respective heirs, executors, administrators, personal representatives, successors and assigns and all Persons claiming by, through or under such Persons. Any Owner and/or the Association may (unless otherwise expressly stated in this Declaration) enforce the easements, covenants and conditions of this Declaration against any or all of the other Owners, and in the event of any litigation resulting therefrom the prevailing party shall be entitled to collect all costs and attorneys' fees (including both those incurred at trial and appellate levels).

Section 17.3 Severability. The determination of any court that any provision of this Declaration is unenforceable, invalid or void shall not affect the enforceability or validity of any other provisions hereof.

Section 17.4 Applicable Law/Venue. This Declaration shall be interpreted according to the laws of the State of Florida (exclusive of choice of law rules), and the proper venue of any actions arising hereunder shall lie exclusively in the state courts of Alachua County, Florida.

Section 17.5 Captions. The captions used in this Declaration and Exhibits annexed hereto are inserted solely as a matter of convenience and shall not be relied upon and/or used in construing the effect or meaning of any of the text of this Declaration or Exhibits hereto annexed.

Section 17.6 Singular/Plural - Masculine/Feminine. Words used herein in the singular shall include the plural (and vice versa), and words in the masculine shall include words in the feminine or neuter gender (and vice versa), unless the text thereof expressly requires the contrary.

Section 17.7 Tenants. Owners shall be responsible for all acts and actions of their Tenant(s). Tenants shall comply with this Declaration (and the Exhibits hereto), as well as any rules, regulations, restrictions and criteria adopted by the Association or Declarant hereunder, in the same manner as an Owner, and any violation of same by the Tenant shall be treated as a violation by the Owner.

Section 17.8 Amendments to Governmental Land Use Regulations. With respect to any Common Areas, any Tracts owned by Declarant, and any property owned by the Association, Declarant hereby reserves the right to amend or to participate in amending on behalf of the

Property at any time, and from time to time, any Development Approvals, without any approval, consent, or joinder of Association, any Owner, or any lienholder. With respect to any Common Areas on any Tract not owned by Declarant, or in the event that the applicable governmental body requires the approval, consent and/or joinder of the Association, any Owner or lienholder of any Tract not owned by Declarant, Declarant shall submit to such Association, Owner or lienholder any such amendment petition or application and such relevant documents or other information as is reasonable under the circumstances, for such Association's, Owner's or lienholder's review and approval, consent or joinder, which shall not be unreasonably withheld by any such Association, Owner or lienholder. In connection with any amendments to any Development Approvals under this Article, Declarant shall have the authority to alter, realign, or convey a portion of the Common Areas, provided that the rights of the Owners are not unreasonably affected by such alteration, realignment or conveyance, without the consent of any Owner or lienholder.

Section 17.9 Waiver of Jury Trial. All Owners and any party claiming by, through or under them, or any party claiming any right pursuant to the terms of this Declaration, do hereby specifically and irrevocably waive any right they may have to a trial by jury in any action against Declarant and/or Association, and Declarant and Association hereby waive any right to jury trial they may have in any proceeding against any Owner or any of their successors and assigns, or any party claiming interest under this Declaration, such mutual waiver being an essential and material portion of the consideration for the filing of this Declaration and imposition of the covenants contained herein upon the Property.

Section 17.10 Effective Date of this Declaration. This Declaration shall become effective upon its recordation in the Public Records of the County.

Section 17.11 Wawa Specific Provisions. Notwithstanding any provision in this Declaration to the contrary, for as long as the Wawa Lease is in full force and effect, or Wawa is operating for business on Tract 1, any amendments or modifications to this Declaration shall be subject to the approval of Wawa, with such approval not to be unreasonably withheld, conditioned or delayed, provided it does not diminish the rights or increase the obligations of Wawa or the Owner of Tract 1 and does not adversely affect Wawa's use or occupancy of Tract 1 or the conduct of Wawa's business thereon. Wawa shall not be bound by any amendments executed without the written consent and joinder of Wawa. Additionally, the Declarant and/or the Association shall provide Wawa written notice of any defaults with respect to Tract 1 under the Declaration and also a copy of any notices to be provided to the Owner of Tract 1 including, without limitation, all notices of Regular and Special Assessments. Whenever the consent or approval of the Tract 1 Owner shall be required or requested pursuant to this Declaration, the consent and joinder of Wawa shall also be required as a condition to the effectiveness of such approval of consent.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be duly executed by a corporate officer as of the date first written above.

Signed, sealed, and delivered
in the presences of:

DECLARANT

ALACHUA 441/235, LLC

_____
Witness Signature

_____
Witness Print Name

By: _____

_____
Witness Signature

_____
Witness Print Name

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, by means of □ physical presence or □ online notarization, this ____ day of _____ 2022, by _____, as _____ of _____, on behalf of the _____. He/She □ is personally known to me or □ has produced _____ as identification.

_____
Notary Public State of Florida
Printed Name:_____
My Commission Expires:_____

ACCEPTANCE OF DECLARATION

The SF Crossings Owners' Association, Inc., a Florida non-profit corporation (the "Association"), hereby acknowledges and accepts the foregoing Declaration of Unified Control, Easements, Covenants and Restrictions for Santa Fe Crossings Shopping Center (the "Declaration").

Signed, sealed, and delivered
in the presences of:

_____
_____

_____
Witness Signature

By: _____

_____
Print Name

_____
Witness Print Name

Its: _____

_____
Witness Signature

_____
Witness Print Name

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, by means of □ physical presence or □ online notarization, this ____ day of _____ 2022, by _____, as _____ of _____, on behalf of the _____. He/She □ is personally known to me or □ has produced _____ as identification.

_____
Notary Public State of Florida
Printed Name:_____
My Commission Expires:_____

LEGAL DESCRIPTION OF THE PROPERTY

Exhibit "A"
Declaration of Unified Control, Easements, Covenants and Restrictions

SITE PLAN

Exhibit "B"
Declaration of Unified Control, Easements, Covenants and Restrictions

ARTICLES OF INCORPORATION

Exhibit "C"
Declaration of Unified Control, Easements, Covenants and Restrictions

BY-LAWS OF ASSOCIATION

Exhibit "D"
Declaration of Unified Control, Easements, Covenants and Restrictions

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

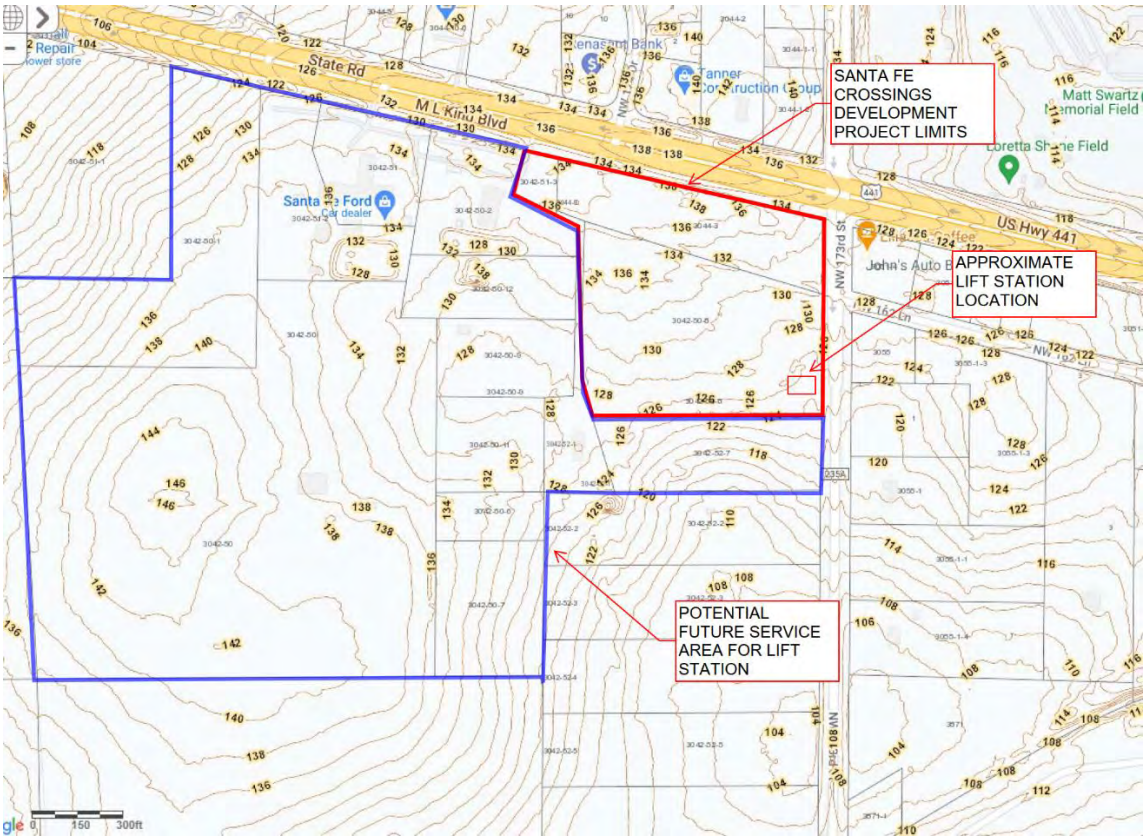
March 28, 2023

Mr. Rodolfo Valladares, P.E.
Public Services Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

RE: Wastewater Size Area for Santa Fe Crossings Lift Station

Dear Rodolfo,

JBPro has evaluated the potential service area for the proposed wastewater lift station within the Santa Fe Crossings development. Based on the current design of the lift station, it has the potential to serve 12 surrounding parcels which are identified in the figure below.



Sincerely,

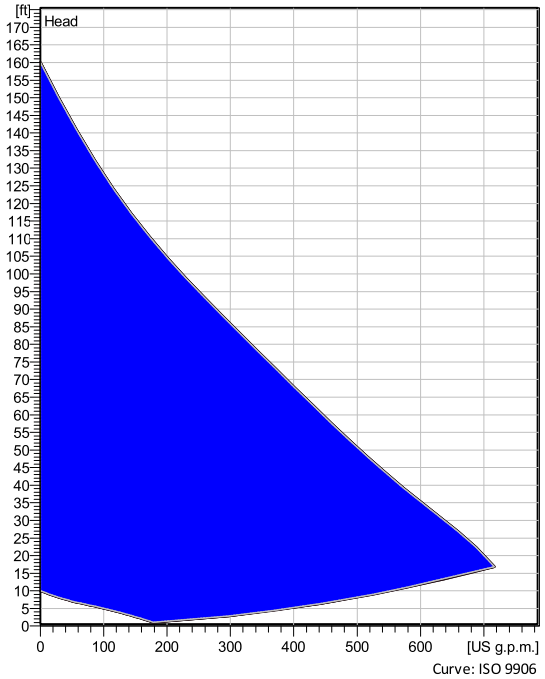
Christopher Potts, P.E.
Director of Engineering, JBPro

Concertor N80-950

The most intelligent wastewater pump on the market. Suitable for customers operating traditional on/off pump stations who want to benefit from re-settable pump performance, clog detection and pump cleaning, soft start, constant power and motor protection.

Technical specification

Curves according to: Water, pure [100%],39.2 °F,62.42 lb/ft³,1.6891E-5 ft²/s



Curve: ISO 9906

Configuration

Motor number
N6020.181 18-08-1AZ-W 5.5hp

Installation type
P - Semi permanent, Wet

Impeller diameter
170 mm

Discharge diameter
3 inch

Pump information

Impeller diameter
170 mm

Discharge diameter
3 inch

Inlet diameter
110 mm

Maximum operating speed
800-2611.4 rpm

Number of blades
2

Max. fluid temperature
40 °C

Materials

Impeller
Hard-Iron

Project	Xylect-20432487	**Created by**	Lukas Gurrera		
Block		**Created on**	4/13/2023	**Last update**	4/13/2023

Concertor N80-950

Technical specification

Motor - General

Motor number N6020.181 18-08-1AZ-W 5.5hp	**Phases** 3~	**Rated speed** 800-2611 rpm	**Rated power** 5.5 hp
Approval No	**Insulation class** H	**Rated current** 12.1 A	**Type of Duty** S1
Frequency 60 Hz	**Rated voltage** 230 V	**Motor efficiency class** IE4 according to IEC/TS 60034-30-2 Ed. 1	

Motor - Technical

Power factor - 1/1 Load 0.95	**Motor efficiency - 1/1 Load** 88.0 %	**Nominal speed - 1/1 Load** 1150 rpm
Power factor - 3/4 Load 0.95	**Motor efficiency - 3/4 Load** 89.0 %	**Nominal speed - 3/4 Load** 1035 rpm
Power factor - 1/2 Load 0.95	**Motor efficiency - 1/2 Load** 89.0 %	**Nominal speed - 1/2 Load** 920 rpm

Starting current
12.1 A

Project	Xylect-20432487	**Created by**	Lukas Gurrera		
Block		**Created on**	4/13/2023	**Last update**	4/13/2023

Concertor N80-950

Monitoring and Control equipment

Project	Xylect-20432487	**Created by**	Lukas Gurrera		
Block		**Created on**	4/13/2023	**Last update**	4/13/2023

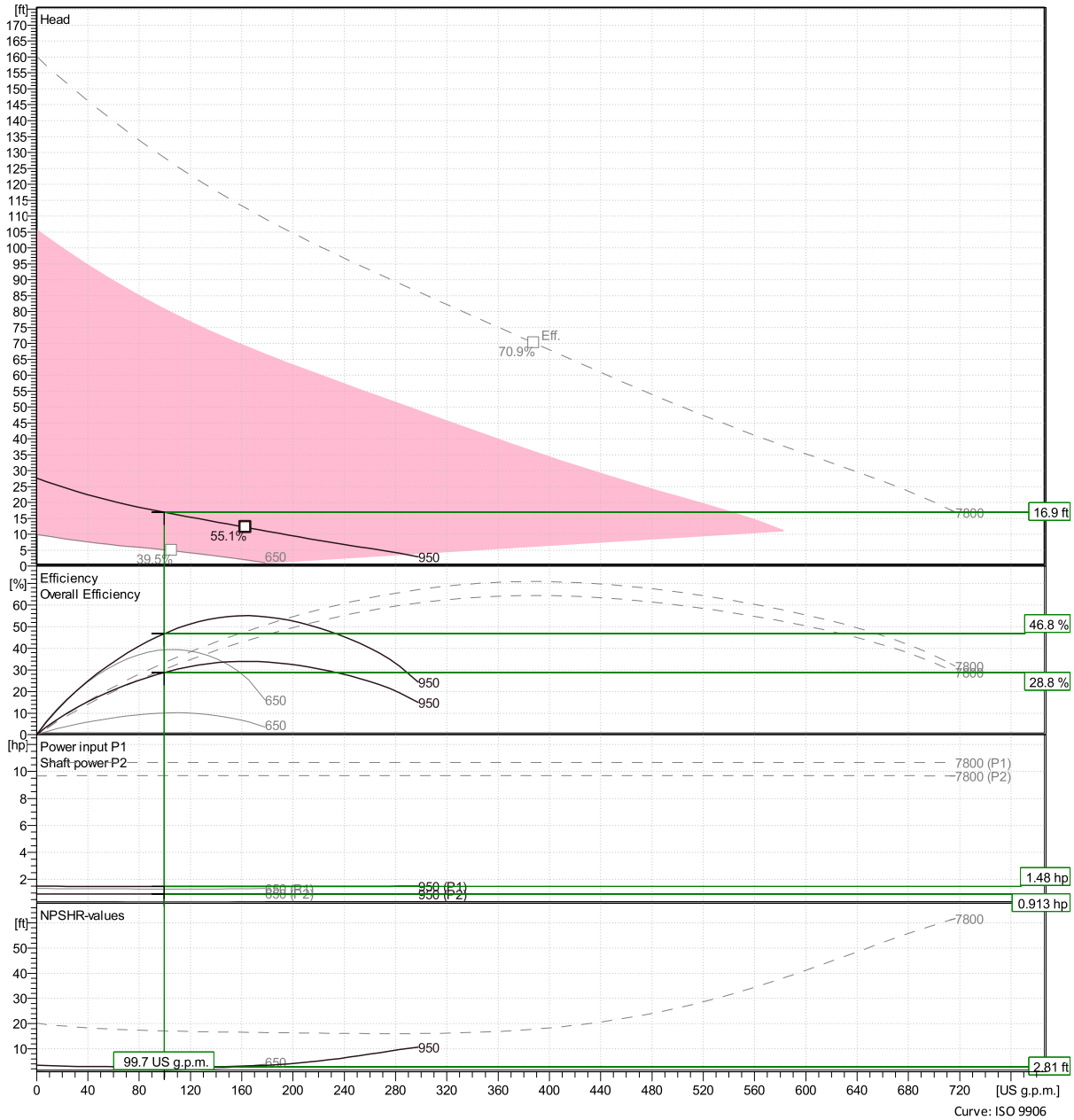
Concertor N80-950

Performance curve

Duty point

Flow	Head
99.7 US g.p.m.	16.9 ft

Curves according to: Water, pure [100%],39.2 °F,62.42 lb/ft³,1.6891E-5 ft²/s



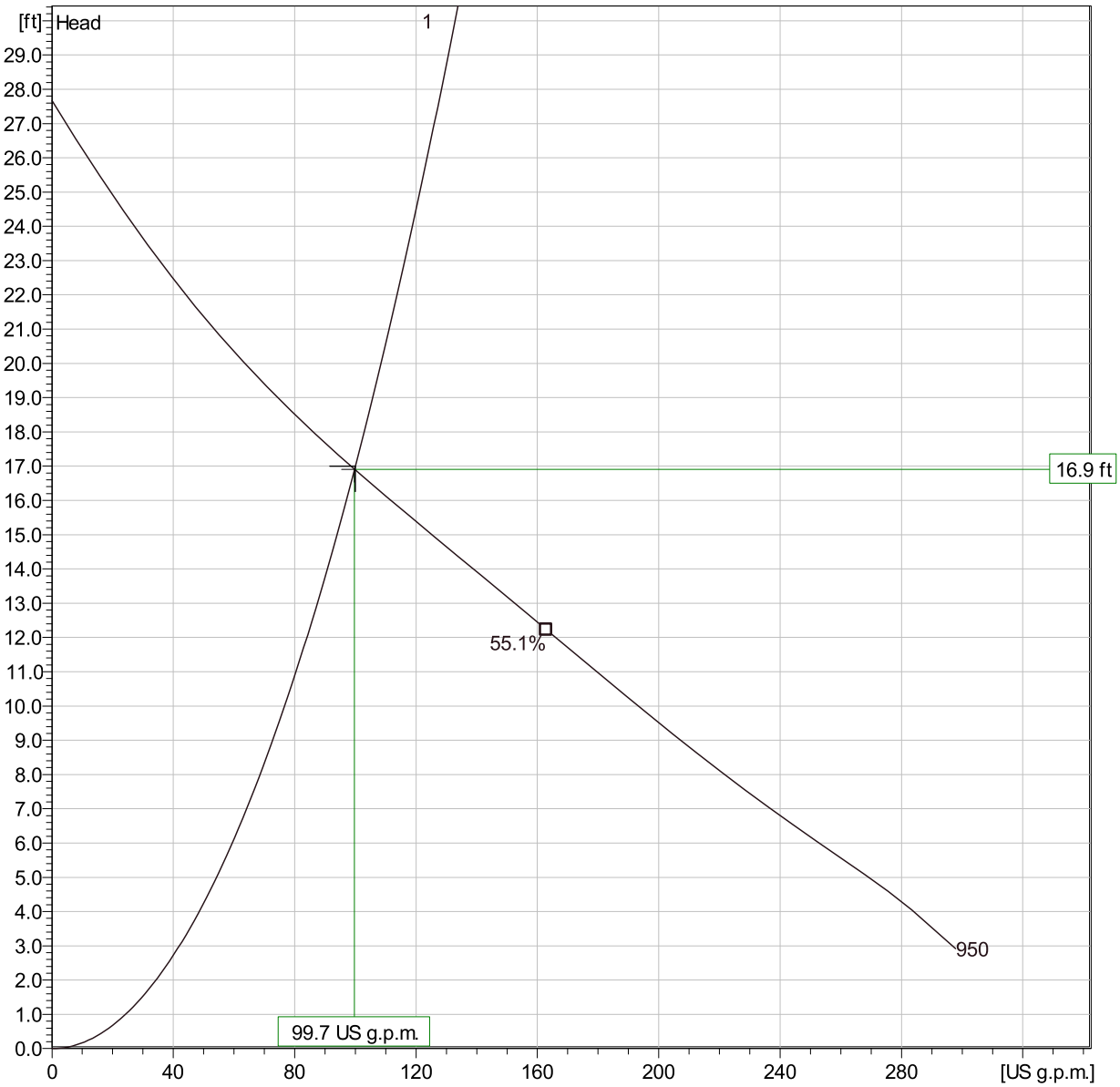
Curve: ISO 9906

Project	Xylect-20432487	**Created by**	Lukas Gurrera	**Last update**	4/13/2023
Block		**Created on**	4/13/2023		

Concertor N80-950

Duty Analysis

Curves according to: Water, pure [100%],39.2 °F,62.42 lb/ft³,1.6891E-5 ft²/s



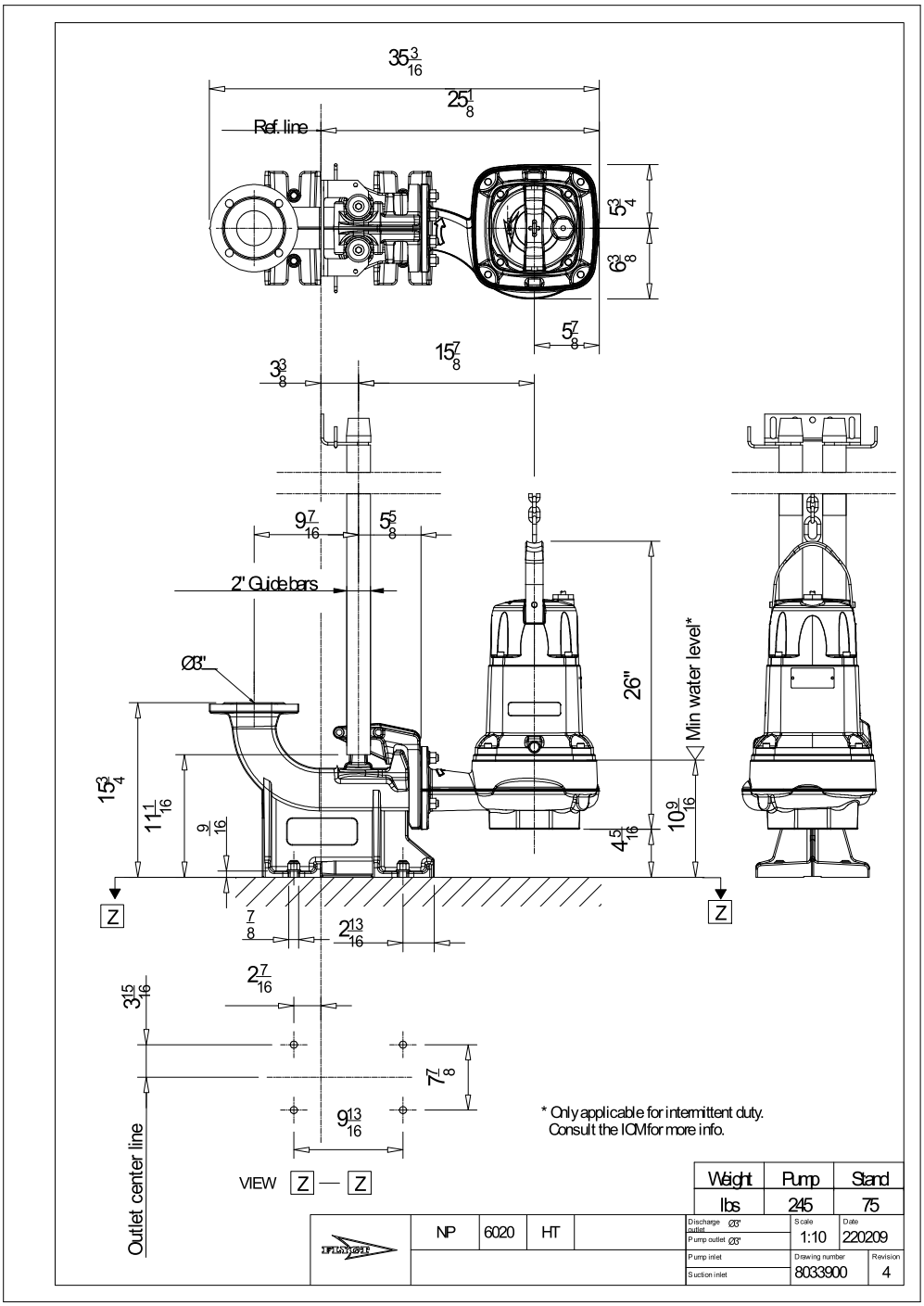
Operating characteristics

Pumps / Systems	Flow	Head	Shaft power	Flow	Head	Shaft power	Hydr.eff.	Specific energy	NPSHre
	US g.p.m.	ft	hp	US g.p.m.	ft	hp		kWh/US MG	ft
1	99.7	16.9	0.913	99.7	16.9	0.913	46.8 %	185	2.81

Project		**Created by**	Lukas Gurrera		
Block	Xylect-20432487	**Created on**	4/13/2023	**Last update**	4/13/2023

Concertor N80-950

Dimensional drawing



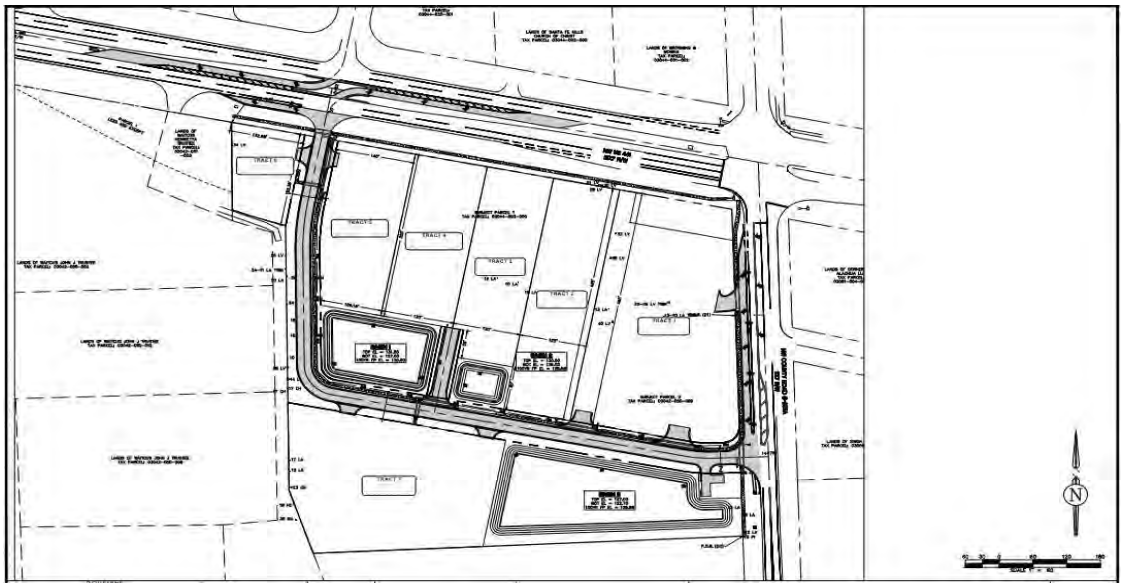
Project	Xylect-20432487	**Created by**	Lukas Gurrera
Block		**Created on**	4/13/2023 **Last update** 4/13/2023

SANTA FE CROSSINGS - LIFT STATION

SUMMARY

The proposed development is the construction of a mixed use commercial development called Santa Fe Crossings. The lift station has been designed to be in compiance with City of Alachua and FDEP regulations and requirements.

Plan View



SUMMARY OF PUMP DATA

OPERATING CONDITION	100.000 GPM @ 16.9 FT, TDH
VELOCITY	5.30 fps
PUMP MANUFACTURER	Flygt
PUMP MODEL	Concertor N80-950
IMPELLER SIZE	170 mm
SPEED	800 - 2611.4 rpm
POWER REQUIREMENTS	5.5 HP, 3 Phase, 230V

ESTIMATED FLOW TO THE STATION

MINIMUM	15,097	GPD
AVERAGE	30,194	GPD
MAXIMUM	120,776	GPD

SANTA FE CROSSINGS - LIFT STATION

INFLOW CALCULATIONS

TYPE OF ESTABLISHMENT	NUMBER OF UNITS	UNIT TYPE	LEVEL OF SERVICE (GPD)	AVERAGE DAILY FLOW (GPD)	MINIMUM DAILY FLOW (GPD)	PEAK HOURLY FLOW (GPD)	PEAK HOURLY FLOW (GPM)
Urgent Care Center	37	Doctor Office	15	555	278	2,220	1.54
Fast Food Restaruant	40	Food Operations	40	1,600	800	6,400	4.44
Bank	35	Financial Institution	15	525	263	2,100	1.46
Car Wash	409	Car Wash	25	10,224	5,112	40,896	28.40
Service Station w/food operations	1	Service Station	7,185	7,185	3,593	28,740	19.96
Hotel	100	Hotels	100	10,000	5,000	40,000	27.78
Coffee Shop	0.9 sf & 4 emp	Carry out only food	50.00	105	53	420	0.29
-							
-							
-							
		TOTAL INFLOW:	7,430	30,194	15,097	120,776	83.87

GRAVITY SIZING CALCULATIONS

ROUGHNESS COEFFICIENT:	0.013		n
INSIDE GRAVITY PIPE DIAMETER:	8	IN	d
SLOPE:	0.4	FT/FT	S

GRAVITY FLOW DETERMINATION

PIPE FLOWING FULL	7.71	CFS	$Q_F = \frac{1.5}{n} \times \frac{\pi \times d^2}{4} \times \left(\frac{d}{4}\right)^{2/3} \times S^{1/2}$		
	3,462.60	GPM	$Q_F = 1\ CFS\ \times 448.83\ GPM$		
MAXIMUM DESIGN FLOW	1,731.30	GPM	$Q_D = \frac{Q_F}{2}$		
PEAK ESTIMATED FLOW	83.87	GPM	Q_P	IS DIAMETER SUFFICIENT?	YES

SANTA FE CROSSINGS - LIFT STATION

WETWELL DESIGN

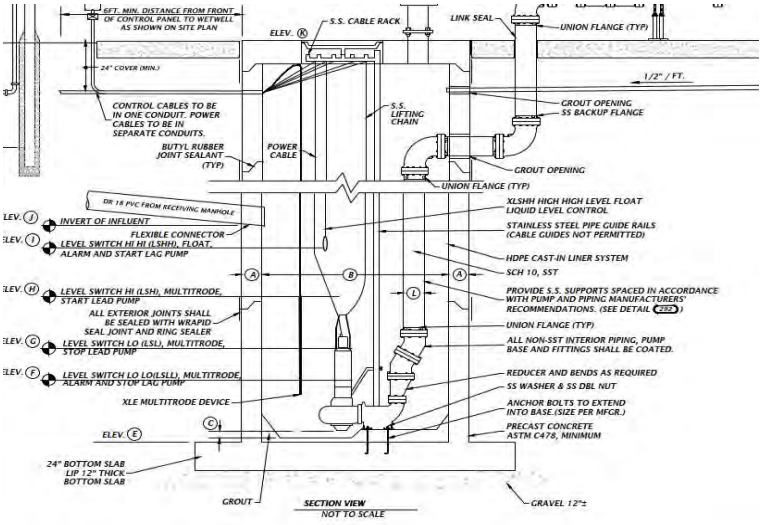
DESIGN AVERAGE INFLOW:	20.97	GPM	Q_a
DESIGN PEAK INFLOW:	83.87	GPM	Q_P
GRADE ELEVATION:	127.00	FT	
INFLUENT SEWER ELEVATION:	119.00	FT	
MAINTENANCE PAD HEIGHT:	0.500	FT	
INSIDE DIAMETER:	8.00	FT	D

WORKING DEPTH AND VOLUME DETERMINATION

MINIMUM ALLOWABLE CYCLE TIME	10	MIN	t_c
WETWELL VOLUME PER FOOT OF DEPTH	376	GAL/FT	$V_{ft} = \frac{\pi}{4} \times D^2 \times 7.48$
REQUIRED MINIMUM WORKING VOLUME	210	GAL	$V_r = Q_p \times \frac{t_c}{4}$
REQUIRED MINIMUM WORKING DEPTH	0.558	FT	$d_r = \frac{V_r}{V_{ft}}$
PROPOSED WORKING DEPTH	3.00	FT	d_a
ACTUAL WORKING VOLUME	1,128	GAL	$V_a = \frac{\pi}{4} \times D^2 \times 7.48 \times d_a$

PROPOSED OPERATIONAL LEVELS

TOP OF SLAB ELEVATION	127.50	FT
INFLUENT INVERT ELEVATION	119.00	FT
HIGH LEVEL ALARM	118.00	FT
LAG PUMP ON	118.00	FT
LEAD PUMP ON	117.00	FT
LEAD PUMP OFF	116.00	FT
LAG PUMP OFF	115.00	FT
LOW LEVEL ALARM	115.00	FT
PUMP SUBMERGENCE LINE	114.00	FT
PROPOSED BOTTOM OF WETWELL	111.00	FT
WETWELL DEPTH	16.50	FT



SANTA FE CROSSINGS - LIFT STATION

BUOYANCY CALCULATIONS

WETWELL INSIDE DIAMETER:	8.00	FT	D
WETWELL DEPTH:	16.50	FT	h
BASE SLAB THICKNESS:	12.00	IN	t
WALL EDGE THICKNESS:	8.00	IN	e
FLANGE EXTENSION:	12.00	IN	f
WETWELL OUTSIDE DIAMETER:	9.33	FT	O
BASE DIAMETER:	11.33	FT	B

MATERIALS INFORMATION

UNIT WEIGHT OF WATER	62.4	LB/FT^3	γ_{water}
UNIT WEIGHT OF WALL (CONCRETE)	150.0	LB/FT^3	γ_{wall}
UNIT WEIGHT OF BASE (CONCRETE)	150.0	LB/FT^3	γ_{base}
UNIT WEIGHT OF SATURATED SOIL	110.0	LB/FT^3	γ_{sat}
PERCENT SATURATION	100%		
SUBMERGED UNIT WEIGHT	47.6	LB/FT^3	$\gamma' = \gamma_{sat} - \gamma_{water}$

WETWELL BUOYANT FORCES

WATER DISPLACED BY WETWELL CYLINDER	70,442	LB	$F_w = O^2 \times \frac{\pi}{4} \times h \times \gamma_{water}$
WATER DISPLACED BY BASE	6,295	LB	$F_b = B^2 \times \frac{\pi}{4} \times \frac{t}{12} \times \gamma_{water}$
TOTAL BUOYANT FORCE	76,737	LB	$F_B = F_w + F_b$

DOWNWARD FORCES

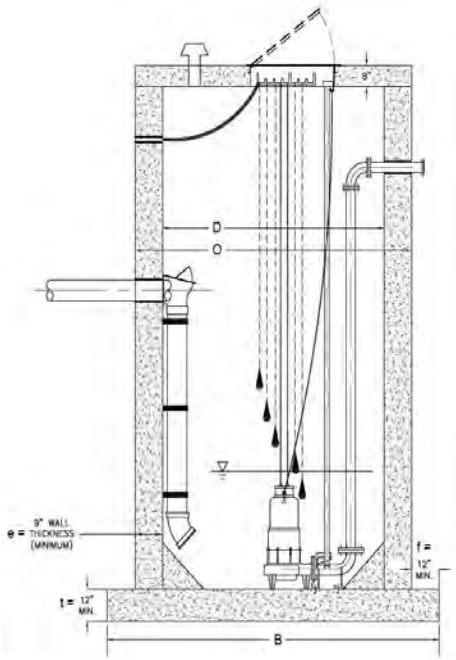
DOWNWARD FORCE OF CONCRETE	65,050	LB	$F_c = \left(O^2 \times \frac{\pi}{4}\right) - \left(D^2 \times \frac{\pi}{4}\right) \times h \times \gamma_{wall} + B^2 \times \frac{\pi}{4} \times \frac{t}{12} \times \gamma_{base}$
DOWNWARD FORCE OF SATURATED SOIL	25,497	LB	$F_s = \left(B^2 \times \frac{\pi}{4}\right) - \left(O^2 \times \frac{\pi}{4}\right) \times h \times (\gamma_{sat} - \gamma_{water})$
TOTAL DOWNWARD FORCE	90,547	LB	$F_D = F_c + F_s$

FACTOR OF SAFETY AGAINST BUOYANT UPLIFT

BUOYANT FORCE	76,737	LB	F_B
DOWNWARD FORCE	90,547	LB	F_D
FACTOR OF SAFETY	1.18		$FS = \frac{F_D}{F_B}$

NOTES:

1) Assumed groundwater is at finished grade.
2) Ignored weight of wetwell above grade, top slab, and equipment/materials inside wetwell.
3) Ignored soil cohesion and additional soil weight exerted on wetwell base due to soil repose effect.



SANTA FE CROSSINGS - LIFT STATION

STATIC HEAD LOSS CALCULATIONS

TOTAL STATIC HEAD LOSS (MIN):	12.42	FT
TOTAL STATIC HEAD LOSS (MAX):	15.42	FT

HIGH POINT INFORMATION

GRADE ELEVATION AT HIGH POINT	127.00	FT	
COVER AT HIGH POINT	3.00	FT	
ELEVATION AT HIGH POINT	124.00	FT	E_{HP}
HIGH WATER ELEVATION	118.00	FT	E_{HW}
LOW WATER ELEVATION	115.00	FT	E_{LW}
STATIC HEAD LOSS (MIN)	6.00	FT	$L_S = E_{HP} - E_{HW}$
STATIC HEAD LOSS (MAX)	9.00	FT	$L_S = E_{HP} - E_{LW}$

POINT OF CONNECTION INFORMATION

ELEVATION AT CONNECTION	123.50	FT	E_C
CONNECTING PRESSURE	3.00	PSI	
CONNECTING HEAD	6.92	FT	H_{CP}
HIGH WATER ELEVATION	118.00	FT	E_{HW}
LOW WATER ELEVATION	115.00	FT	E_{LW}
STATIC HEAD LOSS (MIN)	12.42	FT	$L_S = (E_C + P) - E_{HW}$
STATIC HEAD LOSS (MAX)	15.42	FT	$L_S = (E_C + P) - E_{LW}$

NOTES:

1) Connection pressure provided by CoA

SANTA FE CROSSINGS - LIFT STATION

DYNAMIC HEAD LOSS CALCULATIONS

TOTAL DYNAMIC HEAD LOSS (MIN):	2.48	FT
TOTAL DYNAMIC HEAD LOSS (MAX):	2.48	FT

PIPE/FLOW INFO.	PIPE NO. 1 (DISCHARGE)			PIPE NO. 2			
TYPE OF PIPE	Stainless			DR-18 PVC			
NOMINAL DIAMETER	4	IN		4	IN		φ_i
INSIDE DIAMETER	3.3	IN		3.04	IN		C
ROUGHNESS C	140			140			L
LENGTH OF PIPE	12	FT		28	FT		Q_P
FLOW IN PIPE	120.00	GPM		120.00	GPM		Q_M
MANIFOLD FLOW	0.00	GPM		0.00	GPM		V
VELOCITY	4.50	FPS		5.30	FPS		
FITTINGS	K-VALUE	NO.	TOTAL K	K-VALUE	NO.	TOTAL K	
PLUG VALVE	0.31	0	0	0.31	0	0	
GATE VALVE	0.14	0	0	0.14	1	0.14	
CHECK VALVE	0.94	0	0	0.94	1	0.94	
90° Bend	0.54	2	1.08	0.54	0	0	
45° Bend	0.27	3	0.81	0.27	0	0	
TEE (FLOW)	0.34	0	0	0.34	1	0.34	
TEE (BRANCH)	1.02	0	0	1.02	0	0	

DETERMINATION	PIPE NO. 1	PIPE NO. 2	
MINOR LOSS COEFFICIENT	1.89	1.42	K
VELOCITY HEAD	0.315	0.437	V_H
MINOR LOSSES	0.60	0.62	L_m
FRICTION LOSS FACTOR (MIN)	0.0236	0.0351	F_{MIN}
FRICTION LOSSES (MIN)	0.28	0.98	$L_{F,MIN}$
DYNAMIC LOSSES (MIN)	0.88	1.60	$L_{D,MIN}$
FRICTION LOSS FACTOR (MAX)	0.0236	0.0351	F_{MAX}
FRICTION LOSSES (MAX)	0.28	0.98	$L_{F,MAX}$
DYNAMIC LOSSES (MAX)	0.88	1.60	$L_{D,MAX}$

EQUATIONS USED

$$V = \frac{Q_M \times \left({}^{0.133681}/_{60}\right)}{\left(\frac{\varphi_i}{12}\right)^2 \times \left({}^{\pi}/_{4}\right)}$$

$$V_H = \frac{V^2}{2 \times 32.174}$$

$$L_m = K \times V_H$$

$$F = \frac{0.002083 \times \left({}^{100}/_{C}\right)^{1.85} \times {Q_P}^{1.85}}{{\varphi_i}^{4.8655}}$$

$$L_F = L \times F$$

$$L_D = L_m + L_F$$

SANTA FE CROSSINGS - LIFT STATION

TOTAL DISCHARGE HEAD AND SYSTEM CURVES

DISCHARGE FLOW:	120.00	GPM	Q_P
TOTAL STATIC HEAD LOSS (MIN):	12.42	FT	$L_{S,MIN}$
TOTAL STATIC HEAD LOSS (MAX):	15.42	FT	$L_{S,MAX}$
TOTAL DYNAMIC HEAD LOSS (MIN):	2.48	FT	$L_{D,MIN}$
TOTAL DYNAMIC HEAD LOSS (MAX):	2.48	FT	$L_{D,MAX}$
TOTAL DISCHARGE HEAD (MIN):	14.90	FT	TDH_{MIN}
TOTAL DISCHARGE HEAD (MAX):	17.90	FT	TDH_{MAX}

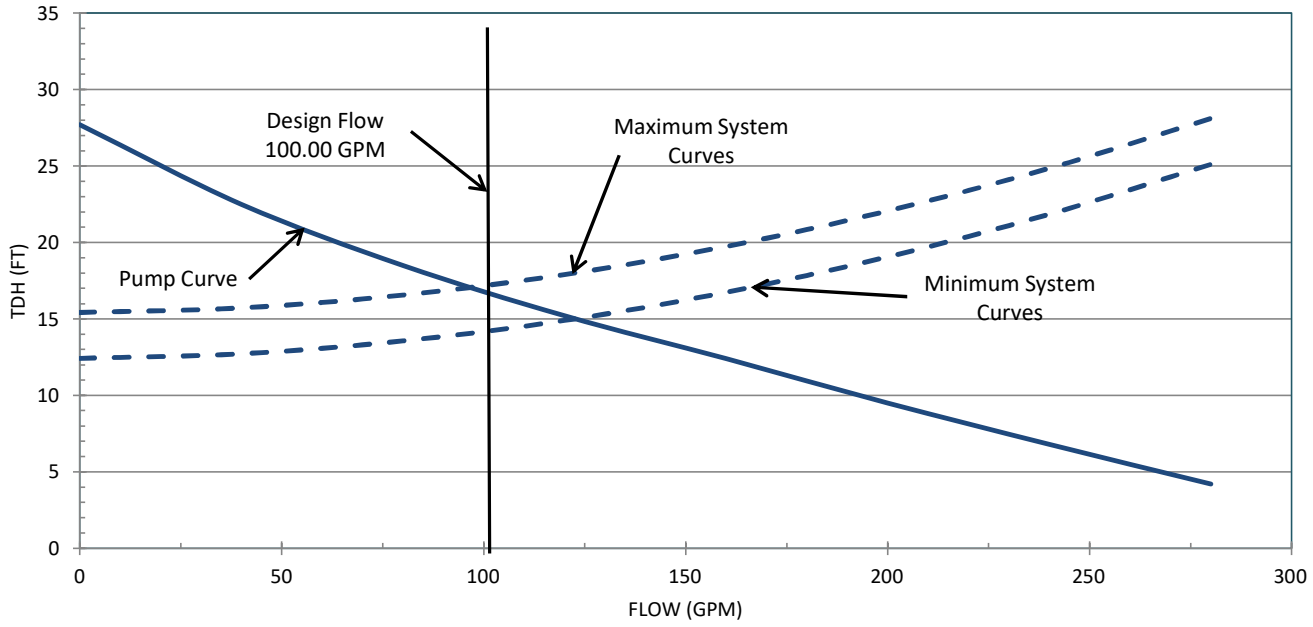
PUMP FLOW (GPM)	TDH MIN (FT)	TDH MAX (FT)	PUMP CURVE (FT)
0.00	12.42	15.42	27.70
40.00	12.72	15.72	22.50
80.00	13.56	16.56	18.50
120.00	14.90	17.90	15.20
160.00	16.74	19.74	12.40
200.00	19.06	22.06	9.50
240.00	21.85	24.85	6.80
280.00	25.11	28.11	4.20
			-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

PUMP INFORMATION

PUMP MANUFACTURER	Flygt
PUMP MODEL	Concertor N80-950
IMPELLER SIZE	170 mm
SPEED	800 - 2611.4 rpm
POWER REQUIREMENTS	5.5 HP, 3 Phase, 230V

HORSEPOWER REQUIREMENTS

PUMP EFFICIENCY	55%	η_P
DRIVE MOTOR EFFICIENCY	88%	η_{DM}
SPECIFIC GRAVITY	1.00	SG
REQUIRED HORSEPOWER (MIN)	0.82	$HP_{MIN} = \frac{Q_P \times TDH_{MIN} \times SG}{3{,}960 \times \eta_P}$
KILOWATT INPUT (MIN)	0.69	$kW_{MIN} = \frac{HP_{MIN} \times 0.7457}{\eta_{DM}}$
REQUIRED HORSEPOWER (MAX)	0.98	$HP_{MAX} = \frac{Q_P \times TDH_{MAX} \times SG}{3{,}960 \times \eta_P}$
KILOWATT INPUT (MAX)	0.83	$kW_{MAX} = \frac{HP_{MAX} \times 0.7457}{\eta_{DM}}$



JBrown Professional Group, Inc.
3530 NW 43rd Street, Gainesville, FL 32606
Phone: 352-375-8999 **Website:** jbprogroup.com

DRAINAGE CONNECTION PERMIT

To be completed by DOT

Drainage Connection Permit No. 2022-D-291-00019 Date 8/9/2022

Received By One-Stop Permitting System Maintenance Unit _____

State Road No. _____ Work Program Project No. _____

Section No. _____ Construction Project No. _____

Milepost _____ Station _____ _____

Instructions for Drainage Connection Permit

Pursuant to 14-86.004(5), F.A.C. Once approved by the Department, the drainage connection application and supporting documents become the Drainage Connection Permit."

Each completed Drainage Connection Permit package shall include the following items. If an item does not apply to your project, indicate "Not Applicable" or "N/A."

Included	Part	Title	Completed by:	Special Instructions
	1	Permit Information Sheet	Applicant	
	2	Certification by a Licensed Professional	Licensed Professional	Signed and Sealed
	3	Certification	Applicant	Signature
	4	Owner's Authorization of a Representative	Owner	Signature
	5	Affidavit of Ownership or Control and Statement of Contiguous Interest	Owner	Signature
	6	Permit General Conditions	FDOT	
	7	Permit Special Conditions	FDOT	
	8	As-Built Certification	Licensed Professional	Signed and Sealed – Submit within 15 working days of completion of construction
	Attachment	Legal Description		
	Attachment	Photographs of Existing Conditions		
	Attachment	Location Map		
	Attachment	Grading Plan	Licensed Professional	Signed and Sealed
	Attachment	Soil Borings		
	Attachment	Water Table / Percolation		
	Attachment	Calculations		
	Attachment	CD with Electronic Files of all Submittal Items		Scanned Images in pdf format

Note: Different Licensed Professionals may complete parts of the permit package. For example, the Licensed Professional signing and sealing the as-built certification may be different from the Licensed Professional who signed and sealed the calculations for the permit package.

EXCEPTIONS: Activities that qualify for an Exception are listed in Rule 14-86, F.A.C. A permit application to the Department is NOT required. However, if you desire verification whether the work qualifies for an exception, send a completed copy of this permit package with its requested information to the applicable FDOT District Office.

PART 1 – Permit Information Sheet

Select one: ☑ **Permit** ☐ **Exception**

Pursuant to 14-86.002(2), F.A.C. "Applicant means the owner of the adjacent property or the owner's authorized representative."

Applicant

Select one: ☐ Property Owner ☑ Owner's Representative (Complete Part 4)

Name: ANTHONY J. "JAY" BROWN, JR., P.E.

Title and Company: President, JBROWN PROFESSIONAL GROUP INC.

Address: 3530 NW 43rd Street

City: Gainesville State: Florida Zip: 32606

Telephone: (352) 375-8999 ext. _____ FAX: (352) 375-0833 ext. _____ Email: tim.boehlein@jbprogroup.com

Property Owner (If not applicant)

Name: Brett Dargis

Title and Company: Director of Construction and Development, V3 Capital Group

Address: 496 S Hunt Club Blvd.

City: Apopka State: Florida Zip: 32703

Telephone: (407) 408-7542 ext. _____ FAX: _____ Email: brett@v3capital.com

Applicant's Licensed Professional

Name: Christopher Potts Florida License Number: 73842

Title and Company: Director of Civil Engineering, JBROWN PROFESSIONAL GROUP INC.

Address: 3530 NW 43rd Street

City: Gainesville State: Florida Zip: 32606

Telephone: (352) 375-8999 ext. _____ FAX: _____ Email: chris.potts@jbprogroup.com

Project Information:

Project Name: Santa Fe Crossings Alachua, FL CR 235A

Location: SR 20
STREET SR. NO. US HWY NO. CITY

Alachua 020
COUNTY SECTION(S) TOWNSHIP(S) RANGE(S)

*Geographic Coordinates: Latitude (DMS.SSS): 29.8043316452583 Longitude (DMS.SSS): -82.5263701886455

Benchmark Horizontal Datum: (/ _____.)

* State Plane Coordinates: Northing 0 Easting: 0

Projection Zone: ☐ Florida North ☐ Florida East ☐ Florida West

Coordinate shall be the center of the driveway intersection with FDOT R/W, or, if there is no driveway connection, near the center of the property line nearest the state highway.

**Check with the FDOT Office for requirement.*

Brief description of facility and proposed connection:

The proposed permit application proposes a commercial development which will be served by a system of 3 drainage basins. The basins will discharge to County Road 235A. The FDOT swale will be expanded in the NE corner of the site to ensure the drainage pattern matches that of pre-development conditions

Briefly describe why this activity requires a Drainage Connection Permit (Include where the stormwater will discharge to FDOT right of way):

In pre-development conditions, stormwater discharges from the swales on the FDOT right of way onto the site.

PART 2 – Certification by a Licensed Professional

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state governmental agencies.

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

☐ 14-86.003(2)(a) (F.A.C.), or ☒ 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

☒ is required ☐ is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Christopher Potts

Florida License Number: 73842

Company Name (if applicable): JBrown Professional Group Inc.

Certificate of Authorization Number (if applicable): _____

Address: 3530 NW 43rd Street

City: Gainesville State: Florida Zip: 32605

Telephone: (352) 375-8999 ext. _____ Fax: _____ Email: chris.potts@jbprogroup.com

_____
Signature of Licensed Professional

_____
Date

(Affix Seal)

PART 3 – Certification by Applicant

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: _____ Date: _____

Name (Printed): Christopher Potts

Title and Company: Senior Engineering Manager, JBrown Professional Group Inc.

Address: 3530 NW 43rd Street, Gainesville, Florida 32605

Phone Number: (352) 375-8999 ext. _____ E-mail address: chris.potts@jbpro.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, Brett Dargis, do hereby authorize the following person, or entity, as my representative:

Name (Printed): Christopher Potts

Title and Company: Senior Engineering Manager, JBrown Professional Group Inc.

Address: 3530 NW 43rd Street, Gainesville, Florida 32605

Phone Number: (352) 375-8999 ext. _____ E-mail address: chris.potts@jbpro.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, Brett Dargis, certify that I own or lawfully control the following described property:

Parcel # 03044-003-000 & 03042-050-008 in the City of Alachua

Does the property owner own or have any interests in any adjacent property?

☒ No ☐ Yes If yes, please describe. _____

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Brett Dargis (V3 Capital Group)

Address: 496 S. Hunt Club Blvd.

Phone Number: 407-408-7542

Signature: _____ Date: 8/9/22

PART 6 – Permit General Conditions

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws, rules or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.

2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions. Such construction shall be subject to the inspection and approval of the Department, and the Department may at any time make such inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.

3. The entire expense of construction within the Department right of way, including replacement of existing pavement or other existing features, shall be borne by the permittee.

4. The permittee shall maintain that portion of the drainage connection authorized herein located on permittee's property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right of way.

5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.

6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.

7. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title, and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.

8. Utilities, including gas lines, may exist within the right of way. Prior to beginning work the permittee shall contact Sunshine State One Call of Florida, Inc at 811 or 800-432-4770, who will notify all utility owners near the scheduled project. The utility owners have two (2) full business days to provide locations of their respective facilities. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.

9. The permittee shall notify the Department of Transportation Maintenance Office located at _____ Phone _____ 48 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the Department's right of way. Construction of any work on the right of way shall be completed within _____ days after such notification. If such construction is not completed within _____ days after such notification, the permittee shall notify the Department of the anticipated completion date.

10. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed by (Date) _____.

11. A permittee may request an extension of the Drainage Connection Permit expiration date by filing a written request for a permit time extension. All requests for time extensions must be received by the Department 15 working days prior to the expiration date.

12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

PART 7 – Permit Special Conditions – To be completed by FDOT

The above request has been reviewed and has been found to meet the regulations as prescribed in Rule 14-86, F.A.C., and is hereby approved, subject to the following special conditions:

Department of Transportation:

Signature _____

Title _____ Date _____

PART 8 – As-Built Certification

Within 15 working days of completion of construction, you must send this certification to the Department office in which you filed your DOT Drainage Permit.

1. STORMWATER FACILITY INFORMATION

Permit No.: _____

Source (Project) Name: _____

Source Location: Street _____

City: _____ County: _____

Source Owner: _____

Owner Address: _____

2. AS-BUILT CERTIFICATION

I hereby certify that this stormwater facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 14-86 F.A.C. when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Name of Licensed Professional: _____

Florida License Number: _____

Company Name (if applicable): _____

Certificate of Authorization Number (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ Email: _____

_____
Signature of Licensed Professional

_____
Date

(Affix Seal)

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

_____

_____

_____

Santa Fe Crossings

Stormwater Management Report

March 2023

Christopher A. Potts, PE
FL Registration No. 73842

3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

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Attachments

Attachment A: Project Location Map

Attachment B: FEMA FIRMette Map

Attachment C: Geotechnical Engineering Report

Attachment D: Pre-Development Drainage Area Map

Attachment E: Drainage Design Calculations

Attachment F: Post-Development Drainage Area Map

Attachment G: ICPR Inputs and Results

I. Introduction

Santa Fe Crossings is a proposed development located on US-441 in the City of Alachua at Tax Parcel 03044-003-000 & 03042-050-008 as indicated in **Attachment A: Project Location Map**. This development proposes to construct the necessary utility and stormwater infrastructure improvements in order to support several future commercial lots. This report will address the proposed stormwater management systems associated with the proposed improvements. The development will construct Three (3) new dry stormwater basins. The stormwater management system will discharge to the CR-235A right of way in the southwest corner of the site in a manner similar to pre-development conditions. The property is within an area of minimal flood hazard as shown by the FEMA national flood hazard layer FiIRMette provided in **Attachment B.**

II. Drainage Design Criteria

A. City of Alachua

Stormwater Quantity: All developments shall be constructed and maintained so that post-development runoff rates and pollutant loads do no exceed pre-development conditions. While development activity is underway and after it is completed, the characteristics of stormwater runoff shall approximate the rate, volume, quality, and timing of stormwater runoff that occurred under the site's natural unimproved or existing state, except that the first one-half inch of stormwater runoff shall be treated in an off-line retention system or according to other best management practices as described in the water management district's Surface Water Management Permitting Manual, as amended.

Stormwater Quality: Facilities which directly discharge into an Outstanding Florida Water shall include an additional level of treatment equal to the runoff of the first 1.5 inches of rainfall from the design storm consistent with F.A.C. 62-25.025(9), in effect upon adoption of the Comprehensive Plan, in order to meet the receiving water quality standards of F.A.C. Chapter 62-302, in effect upon adoption of the Comprehensive Plan. Stormwater discharge facilities shall be designed so as not to lower the receiving water quality below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in F.A.C. Chapter 62-302, in effect upon adoption of the Comprehensive Plan.

B. Alachua County

Stormwater management facilities must be designed in accordance with the following from Article 9 of the Unified Land Development Code:

Stormwater Treatment Performance Standards: Per Alachua County Stormwater Treatment Code Section 77.27, the Alachua County Stormwater Treatment Standard is based on minimum levels of stormwater treatment and BMP design criteria that are presumed to achieve the

desired level of pollutant load reduction. Projects using retention BMPs within the Karst Sensitive Areas must meet (a), (b), or (c) below, and treat the first inch of runoff from the project area with one or more LID techniques separate from the dry retention basin.

Discharging directly or indirectly to surface waters – Reduce annual average total nitrogen and phosphorus load by 70% and 80%, respectively.

Discharging directly to an Outstanding Florida Waterbody – Reduce both annual average total nitrogen and phosphorus load by 95%.

Discharging within watersheds of Verified Impaired Water Bodies or Water Bodies within Adopted Nutrient Total Maximum Daily Loads (TMDLs) – Choose the greater nutrient reduction option of the following: meet requirements of (a), (b) or reduce the nitrogen and phosphorus loadings of predevelopment by 10%.

C. Suwannee River Water Management District (SRWMD)

Stormwater management facilities must be designed in accordance with the Suwannee River Water Management District Applicant's Handbook Volume II as follows:

Stormwater Quantity: Dry retention, online stormwater ponds must be designed such that the storm events are attenuated with post-development peak discharge rates not exceeding the pre-development peak discharge rates for the 100-yr 1-hr, 2-hr, 4-hr, 8-hr, 24-hr, 72-hr, 168-hr & 240-hr storm events, while providing 1 ft of freeboard. In addition, half of the entire stored volume must be recovered within 7 days following the end of the critical storm event, and the entire stored volume must be recovered within 30 days following the end of the critical storm event.

Stormwater Quality: Dry retention, online stormwater ponds must be designed such that the treatment volume shall be the runoff from the first 2.0" of rainfall following a critical duration storm event. Additionally, that volume of runoff must be treated within 72 hours following the end of the critical storm event.

D. National Pollutant Discharge Elimination System (NPDES)

Chapter 62-621.300(4) FAC requires that a Stormwater Pollution Prevention Plan (SWPPP) must be developed for issuance of a Generic Permit for Stormwater Discharge from Large and Small Construction Activities in order to be in conformance with the Florida Department of Environmental Protection (FDEP) regulation of point source discharges of stormwater from construction sites, as defined by the NPDES.

As outlined under the above mentioned rule, FDEP requires construction Activities spanning one (1) acre or more to comply with the regulations that limit point source discharge of stormwater runoff from the construction site. A Notice of Intent (NOI) must be submitted to FDEP prior to construction. The SWPPP must be included within the plan set to demonstrate the means by which the guidelines of the NPDES will be met. The project drawing set includes an SWPPP for the project, and the contractor will file for the NOI prior to beginning construction activities.

III. Design Methodology

Determination of the stormwater runoff conditions for both pre and post-development conditions utilizes the NRCS curve number method. This method calculates runoff curve numbers based on the soil characteristics and the land use cover conditions for the contributing drainage area. Rainfall hydrographs are generated based on accepted rainfall volumes for the local area, rainfall volume over time, and storm event distributions accepted by the local regulatory agencies.

JBPro utilizes the stormwater modeling program ICPR (version 3) to perform the stormwater basin flood routings. The program uses the runoff conditions and the basin design parameters to route the required storm events. The program is used to determine the peak flood stages and compare pre- and post-development conditions to determine the critical storm event. The critical storm event is the controlling storm event which dictates the final basin design. In addition, the PercPak feature of ICPR is used to analyze groundwater mounding and soil infiltration effects for each of the design storms in order to determine the drawdown times for both water quantity and quality calculations. ICPR is an accepted analysis program by the regulatory agencies having jurisdiction.

Nutrient removal efficiencies were estimated using BMP Trains V8.7, which is a downloadable software model based off the Best Management Practice (BMP) studies conducted in recent years within the state of Florida. First, the desired removal efficiency is specified for both Nitrogen and Phosphorus comparing pre and post development conditions. Next, details of the provided design are input into the model spreadsheet. These details vary from project to project but can include items such as LID treatment volume, retention treatment volume, LID and retention watershed characteristics, predevelopment site characteristics, and the configuration of each watershed's BMP. Once all the necessary information is entered into BMPTRAINS a performance summary can be viewed to see if treatment goals are obtained.

IV. Geotechnical Investigation

ECS Florida, LLC. conducted a geotechnical engineering investigation for the proposed stormwater management system on 03/20/2022. A copy of this report is provided in **Attachment C**. Soil borings were taken in each stormwater basin. A summary of these soil parameters is shown in Table 1 below. In order to provide a factor of safety for the designed stormwater management systems, the vertical and horizontal infiltration rates were divided by 2 in the stormwater model.

Table 1: Soil Parameters

Basin Name	Vertical Infiltration Rate (ft/day)	Horizontal Infiltration Rate (ft/day)	Elevation of Effective Aquifer (ft)	Avg. Seasonal High Water Elevation (ft bls)	Porosity (%)
Basin 1 & 2	3.5	3.5	14.5	14.5	25
Basin 3	4.5	4.5	9	9	25

V. Pre-Development Drainage Design

A. Stormwater Management Design

As indicated in **Attachment D: Pre-Development Drainage Map,** the existing site consists of one drainage area. The entirety of the site drains to the SE corner of the site, where it then discharges to the County Road 235A right of way. An NRCS curve number analysis was done on the pre-development conditions, and the curve number was determined to be **49.5.** This calculation is shown in **Attachment E: Drainage Design Calculations.**

B. Flood Routing

The system was analyzed under pre-development conditions using the stormwater modeling program ICPR 3.2 to perform the stormwater flood routings to establish the pre-development flood stages. Total flow and max flow rate were also calculated to establish the max discharge values for use in the post-development condition. The program uses the runoff conditions and the basin design parameters to route the required design storm events. In addition, PercPak within ICPR utilizes the existing geotechnical parameters for the stormwater analysis as part of the mounding modeling analysis to analyze recovery of the system. ICPR with PercPak is an accepted analysis program by the regulatory agencies having jurisdiction. ICPR input data and modeling results are provided in the output reports included in **Attachment G: ICPR Inputs and Results**.

VI. Post-Development Drainage Design

A. Stormwater Management Design

The post-development stormwater system is shown in **Attachment D: Post Development Drainage Map.** The system was designed in a manner to mimic pre-development drainage conditions as closely as possible. The basins will be connected, and only Basin 3 will discharge off of the site. Basin 1 will serve Lots 1-3 and a portion of the right of way. Basin 2 will only serve lot 4 and overflow from Basin 1. Basin 3 will serve Lots 5 and 6, the remaining right of way, and the overflow from Basin 2. Lot 7 will not be included in this projects drainage analysis and a separate basin will be required for this site at the time of development.

B. Drainage Area Curve Numbers

Table 4 provides the Post-Development Drainage Area Curve Numbers for each drainage area. Full calculations for each of the curve numbers below can be seen in **Attachment E: Drainage Design Calculations.** The drainage areas were broken down into several categories, including Right-of-Way, Lot Area, Open Space, and Retention Areas. Curve numbers were assigned to each category based on the data presented in TR-55. A right-of-way curve numbers was established to be 78 as calculated with the proposed typical sections. A lot curve number was established to be 89 based on the total allowable impervious area for future developers on each lot. A breakdown of impervious area per lot is provided in Table 5 below.

Table 4: Post-Development Design Data

Drainage Area	Total Drainage Area (Acres)	Weighted Curve Number (CN)
DA-1	3.71	86.00
DA-2	1.22	85.50
DA-3	6.61	84.00

Table 5: Allowable Impervious Area

Lot #	Total Area (AC)	Allowable Impervious Area (AC)
1	2.48	2.11
2	1.26	1.07
3	0.94	0.80
4	1.03	0.88
5	1.01	0.86
6	0.47	0.40
7	2.09	Not part of Stormwater System

C. Basin Stage – Storage Relationship

The calculations for the proposed stormwater storage basins are provided in **Attachment E: Drainage Design Calculations.** The onsite basins were designed to incorporate 12" of freeboard within the basin per SRWMD requirements. A summary of the stage storage calculations for each basin is provided in Table 6 below.

Table 6: Basin Stage Storage Calculations

Basin 1:

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
127.50	13,330	0.31	0
128.00	14,311	0.33	6,910
129.00	16,347	0.38	22,239
129.75	17,940	0.41	35,097
130.00	18,484	0.42	39,650
131.00	20,722	0.48	59,253
131.50	21,878	0.50	69,903

Basin 2:

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
126.00	4,812	0.11	0
127.00	5,983	0.14	5,398
128.00	7,255	0.17	12,017
128.50	7,589	0.17	13,872
129.00	8,628	0.20	19,953
130.00	10,101	0.23	29,318

Basin 3:

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
122.75	36,538	0.84	0
123.00	37,513	0.86	9,256
124.00	41,473	0.95	48,749
125.00	45,533	1.05	92,252
126.00	49,694	1.14	139,866
127.00	53,956	1.24	191,691

D. Water Quality Treatment Volume

The Suwannee River Water Management District criteria governs the water quality treatment volume recovery requirements. This criteria requires the WQTV to be the runoff from the first 2.0" of rainfall over each drainage area. The site has a total drainage area of 502.491 SF, which corresponds to a required 83,749 CF of water quality volume required. The SRWMD requires that the required Water Quality Treatment Volume (WQTV) be recovered within 72 hours following the design storm event. In accordance with SRWMD recommendations, the water quality treatment volume was routed using ICPR as a slug load to determine the WQTV recovery time. Table 7 shows the routing recovery time after the slug load was applied. The full calculations for WQTV recovery are provided in **Attachment E: Drainage Design Calculations** and the ICPR input data and modeling results are provided in the output reports included in **Attachment G: ICPR Inputs and Results**.

Table 7: Water Quality Treatment Volume Storage & Recovery Time

Basin Name	Volume Provided (CF)	Basin Stage (FT)	Recovery Time (Hrs)
BASIN 1	35,097	129.75	24.87
BASIN 2	13,872	128.25	28.58
BASIN 3	34,780	123.66	6.35

E. Flood Routing – Max Stage

The system was analyzed using the stormwater modeling program ICPR 3.2 to perform the stormwater basin flood routings to assure the retention basins are sized correctly to handle the

stormwater discharge from all of the design storm events. The program uses the runoff conditions and the basin design parameters to route the required design storm events. The program is used to determine the peak flood stages to determine the critical storm event, which is the controlling storm event that dictates the final basin design. In addition, PercPak within ICPR utilizes the existing geotechnical parameters for the stormwater basins as part of the mounding modeling analysis to analyze recovery of the system. ICPR with PercPak is an accepted analysis program by the regulatory agencies having jurisdiction. ICPR input data and modeling results are provided in the output reports included in **Attachment G: ICPR Inputs and Results**.

Each of the (3) stormwater basins were analyzed to establish the max stages for each storm event as well as the 100-year critical floodplain elevations. A minimum of 12" of freeboard was provided in each basin in accordance with SRWMD requirements. A full summary of the max stage for each basin under all the required storm events can be seen in **Attachment E: Drainage Design Calculations**. A summary of the 100-year critical floodplain elevations can be seen in Table 8 below.

Table 8: Critical Storm Events

Drainage Area	100-YR Critical Storm Event	Top of Bank Elevation (FT)	Basin Max Stage (FT)	Freeboard Provided (in)
BASIN 1	100YR – 008HR	131.50	130.50	12.00
BASIN 2	100YR – 008HR	130.00	129.00	12.00
BASIN 3	100YR – 240HR	127.00	125.98	12.24

F. Flood Routing – Volume Discharge

The discharge from Basin 3 to the CR235A Right of way was analyzed to ensure the discharge volumes and rates do not exceed Pre-Development conditions. A summary of the total discharge volumes and max discharge rates from ICPR can be seen in **Attachment G: ICPR Inputs and Results** and are summarized in Table 9 below.

Table 9: Pre / Post Volume/Rate Discharge Comparison

Storm	100YR-001HR	100YR-002HR	100YR-004HR	100YR-008HR	100YR-024HR	100YR-072HR	100YR-168HR	100YR-240HR
Pre-Development Discharge Volume (CF)	0.40	0.79	1.44	2.14	4.07	6.07	7.77	9.38
Post-Development Discharge Volume (CF)	0.07	0.31	0.96	1.75	3.87	5.47	6.69	8.18
Decrease in Total Discharge Volume (CF)	0.33	0.48	0.47	0.39	0.20	0.60	1.08	1.21
Pre-Development Discharge Rate (CFS)	14.92	13.60	12.91	16.16	6.01	5.79	4.44	5.75
Post-Development Discharge Rate (CFS)	0.72	1.41	2.63	3.22	3.45	4.33	4.30	5.68
Decrease in Total Discharge Rate (CFS)	14.19	12.19	10.28	12.94	2.55	1.46	0.14	0.07

G. Flood Routing – Volume Recovery

As required by SRWMD, 7-Day and 30-Day Recovery Results for each storm event can be seen in **Attachment E**. All (3) basins recover half of the maximum stored volume within 7 days and fully recover all of the stored volume within 30 days following each storm event. A summary of the recoveries is provided in Tables 10 and 11 below.

Table 10: Full Volume Recovery Time

Storm/Basin	Basin 1	Basin 2	Basin 3
100YR-001HR	30.26	26.26	13.26
100YR-002HR	48.25	40.25	46.25
100YR-004HR	60.26	44.26	166.26
100YR-008HR	80.25	50.25	276.25
100YR-024HR	194.25	90.25	388.25
100YR-072HR	418.26	234.26	516.26
100YR-168HR	626.27	398.27	732.27
100YR-240HR	756.26	504.26	854.26

Table 11: Percentage of Volume Recovered at 7 Days

Storm/Basin	Basin 1	Basin 2	Basin 3
100YR-001HR	100.00%	100.00%	100.00%
100YR-002HR	100.00%	100.00%	100.00%
100YR-004HR	100.00%	100.00%	100.00%
100YR-008HR	100.00%	100.00%	91.51%
100YR-024HR	99.52%	100.00%	85.61%
100YR-072HR	72.63%	100.00%	83.74%
100YR-168HR	59.46%	85.25%	80.03%
100YR-240HR	57.07%	79.77%	82.06%

VII. Conclusions

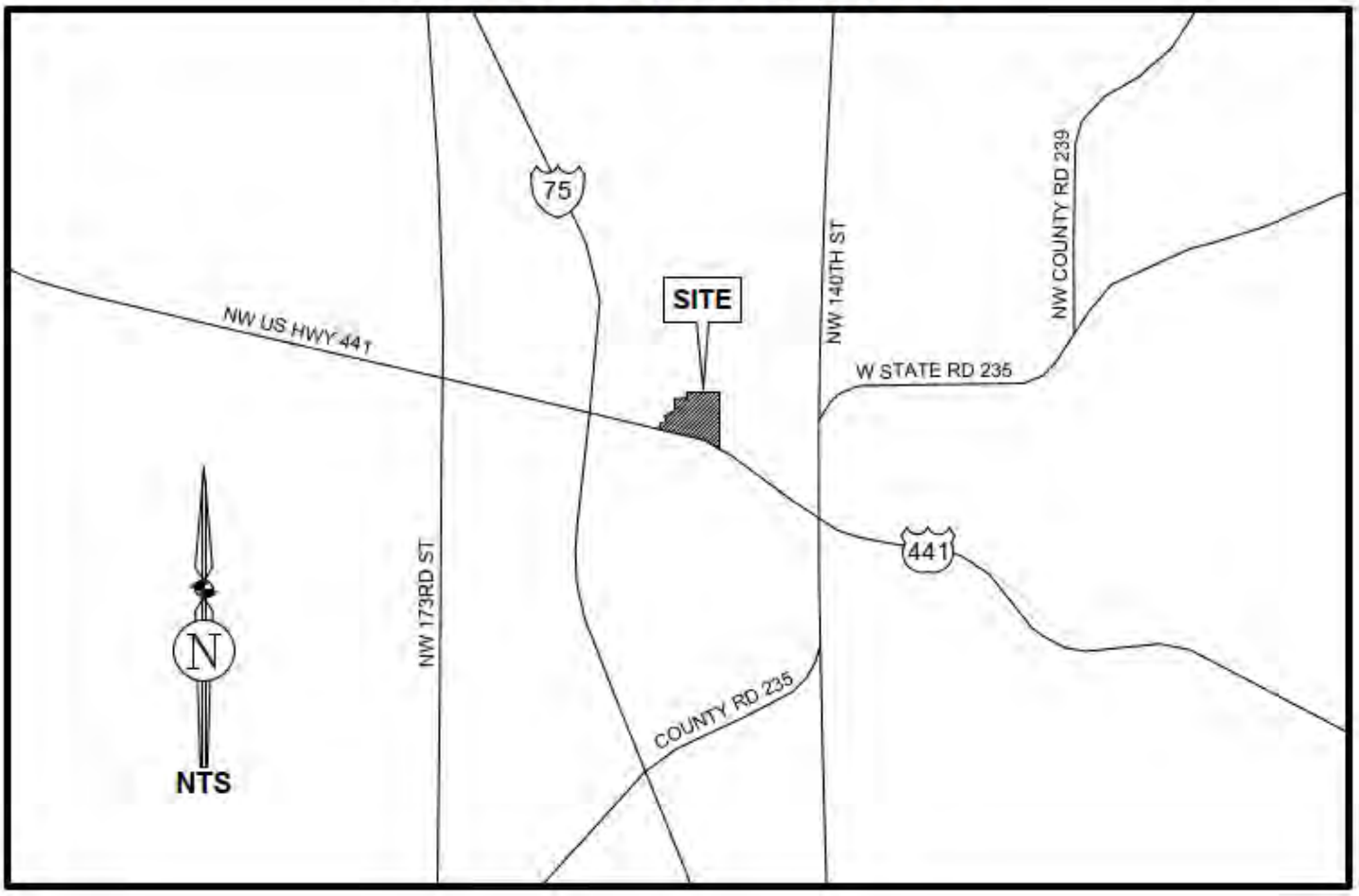
The Santa Fe Crossings stormwater system conforms to all of the requirements of SRWMD, FDOT, Alachua County, the City of Alachua, and NPDES. As shown within this report, each basin is designed to provide the minimum 12” of freeboard. Additionally, each basin demonstrates the ability to recover from each storm event within the required times. Based on the data provided in this report, this project complies with the required stormwater management design and permitting requirements for all applicable agencies.

Attachment A:

Site Location Map

(Exhibit on Next Page)

LOCATION MAP



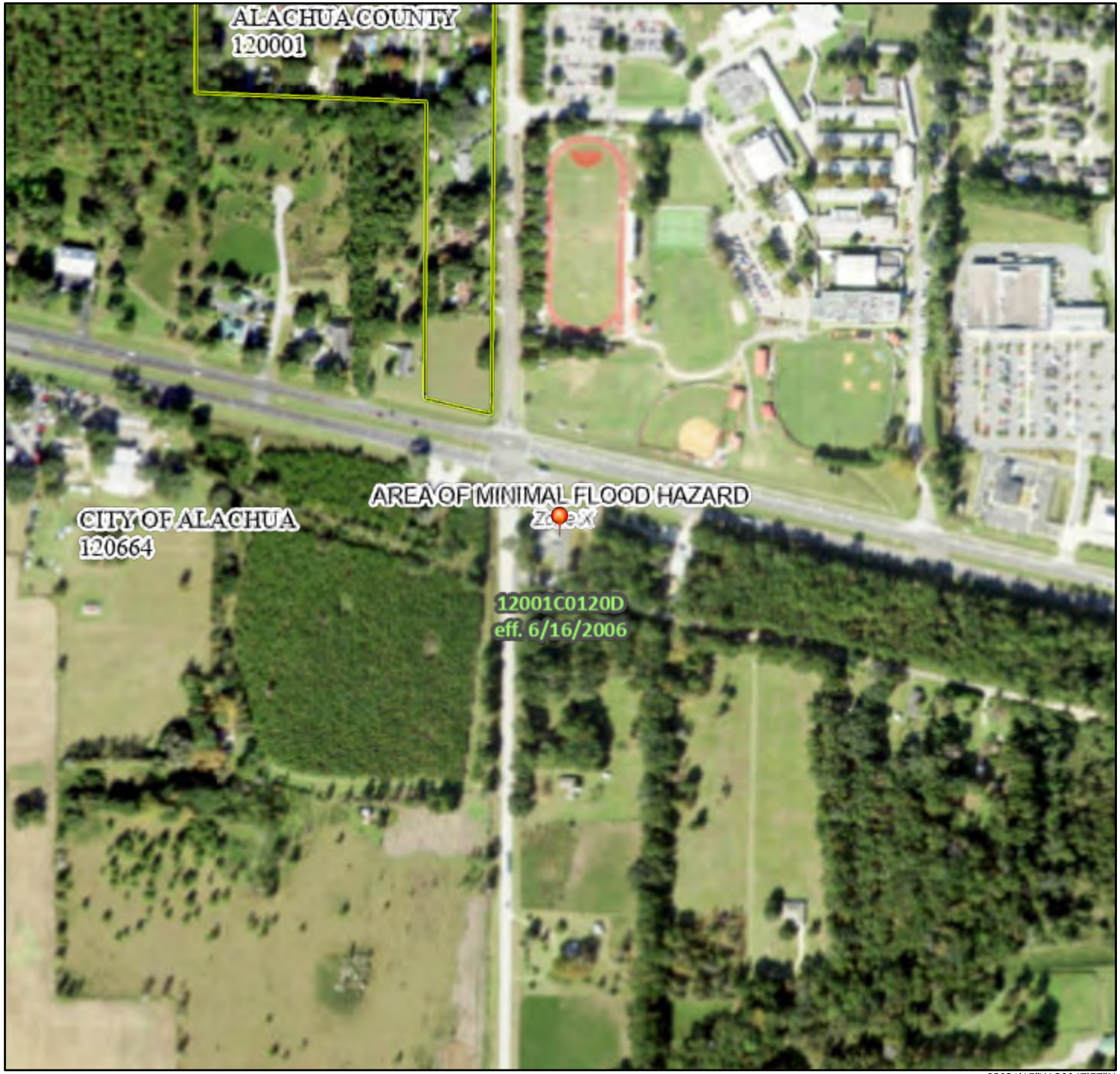
Attachment B:

FEMA FIRMETTE MAP

(Exhibit on Next Page)

National Flood Hazard Layer FIRMette

82°31'53"W 29°48'29"N



82°31'15"W 29°47'57"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/21/2022 at 4:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment C:

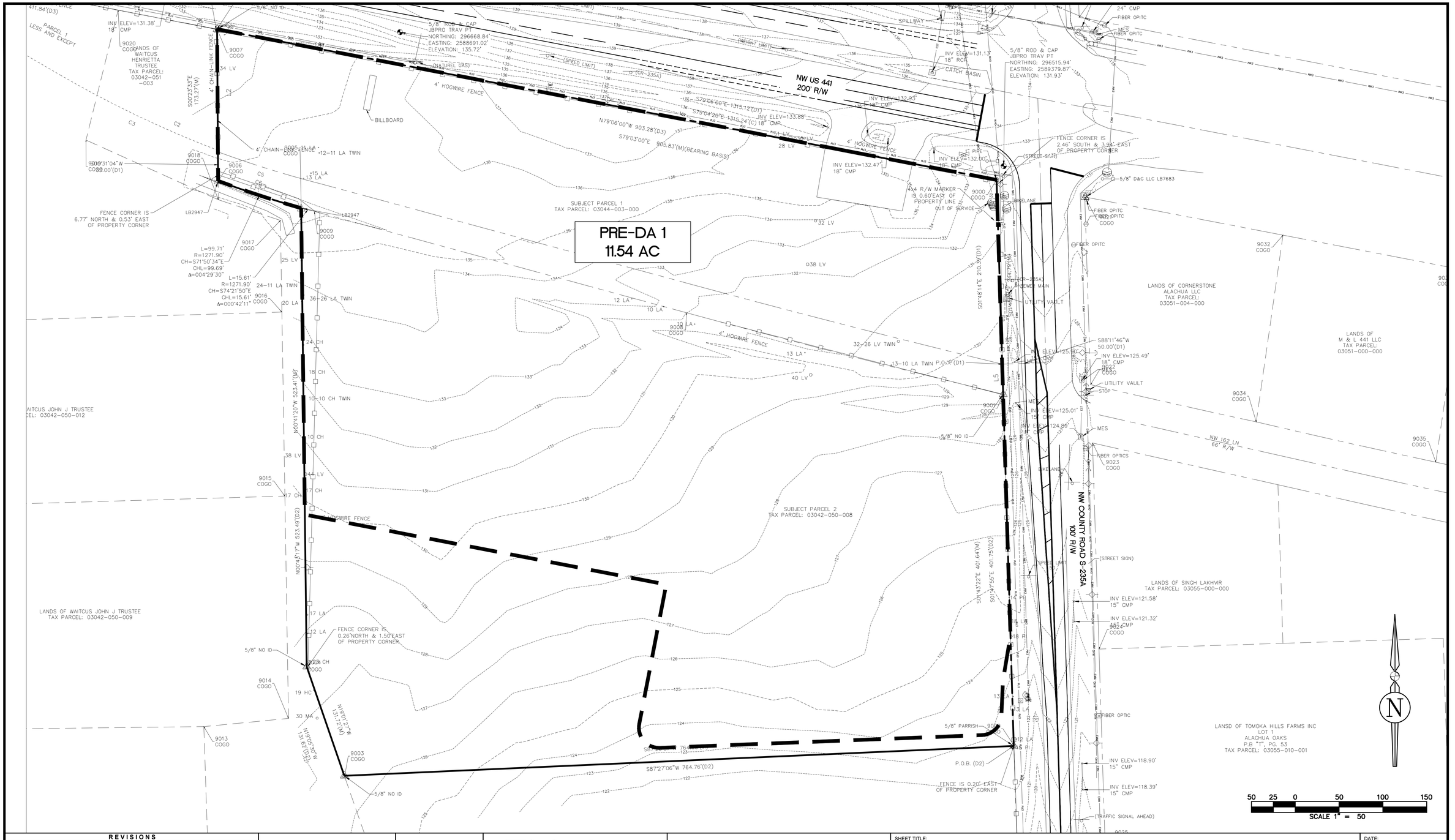
GEOTECHNICAL ENGINEERING RESULTS

(See Digital Copy)

Attachment D:

PRE-DEVELOPMENT DRAINAGE AREA MAP

(Exhibit on Next Page)



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SHEET TITLE: PRE-DEVELOPMENT DRAINAGE MAP

DATE: NOVEMBER 2022

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

SHEET NO:

Attachment E:

DRAINAGE DESIGN CALCULATIONS

(Exhibit on Next Page)

Pre-Development Curve Number Calculations:

Pre DA-1	Area (SF)	Area (AC)	CN	Soil Group
Impervious Area	**5,682**	0.13	98	A
Open Area	497,765	11.43	49	A
	503,447	11.56	49.55	**(use 49.5)**

Post-Development Curve Number & Basin Stage-Storage Calculations:

DA-1	Area (SF)	Area (AC)	CN	Soil Group
Lot Area	109,008	2.50	89	A
R/W Area	27,144	0.62	78	A
Retention Area	17,403	0.40	100	A
Open Area	7,885	0.18	39	A
	161,440	3.71	85.89	**(use 86)**

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
127.50	13,330	0.31	0
128.00	14,311	0.33	6,910
129.00	16,347	0.38	22,239
129.75	17,940	0.41	35,097
130.00	18,484	0.42	39,650
131.00	20,722	0.48	59,253
131.50	21,878	0.50	69,903

Perimeter	75' Offset	375' Offset
595	1,049	2,569

Avg. Ground (ft)		132.00
Base Elevation (bls)	14.50	117.50
Water Table (bls)	14.50	117.50
Layer Thickness		10.00
Vert Infiltration	3.50	1.75
Horz Infiltration	3.50	1.75
Porosity	25.00	0.25

DA-2	Area (SF)	Area (AC)	CN	Soil Group
Lot Area	40,500	0.93	89	A
R/W Area	0	0.00	78	A
Retention Area	7,255	0.17	100	A
Open Area	5,244	0.12	39	A
	52,999	1.22	85.56	**(use 85.5)**

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
126.00	4,812	0.11	0
127.00	5,983	0.14	5,398
128.00	7,255	0.17	12,017
128.25	7,589	0.17	13,872
129.00	8,628	0.20	19,953
130.00	10,101	0.23	29,318

Perimeter	75' Offset	375' Offset
357	742	2,152

Avg. Ground (ft)		130.00
Base Elevation (bls)	14.50	115.50
Water Table (bls)	14.50	115.50
Layer Thickness		10.50
Vert Infiltration	3.50	1.75
Horz Infiltration	3.50	1.75
Porosity	25.00	0.25

DA-3	Area (SF)	Area (AC)	CN	Soil Group
Lot Area	163,118	3.74	89	A
R/W Area	56,035	1.29	78	A
Retention Area	45,020	1.03	100	A
Impervious Area	542	0.01	98	A
Open Area	24,989	0.57	39	A
	289,704	6.65	84.29	**(use 84)**

Stage	Surface Area (SF)	Surface Area (AC)	Volume (CF)
122.75	36,538	0.84	0
123.00	37,513	0.86	9,256
124.00	41,473	0.95	48,749
125.00	45,533	1.05	92,252
126.00	49,694	1.14	139,866
127.00	53,956	1.24	191,691

Perimeter	75' Offset	375' Offset
1,020	1,397	3,442

Avg. Ground (ft)		125.00
Base Elevation (bls)	9.00	116.00
Water Table (bls)	9.00	116.00
Layer Thickness		6.75
Vert Infiltration	4.50	2.25
Horz Infiltration	4.50	2.25
Porosity	25.00	0.25

Lot Area	Area (SF)	Area (AC)	CN	Soil Group
Impervious Area	85	0.00	98	A
Open Area	15	0.00	39	A
	100	0.00	89.15	**(use 89)**

Lot Area	Area (SF)	Area (AC)	CN	Soil Group
Impervious Area	40	0.00	98	A
Open Area	20	0.00	39	A
	60	0.00	78.33	**(use 78)**

Lot #	Total Area	Allowable Impervious
1	2.48	2.11
2	1.26	1.07
3	0.94	0.80
4	1.03	0.88
5	1.01	0.86
6	0.47	0.40
7	2.12	N/A

Required Water Quality Treatment Volume (WQTV):

SJRWMD Criteria: 2" over project Site

Drainage Area (SF) =	504,143
Total WQTV Required (CF) =	**84,024**

	Volume (CF)	**Basin Stage (FT)**
Basin 1 WQTV Provided =	35,097	129.75
Basin 2 WQTV Provided =	13,872	128.25
Basin 3 WQTV Provided =	35,055	123.62
Total WQTV Provided	**84,024**	

Runoff Volume Calculations using Percent DCIA Method

Alachua County Pre-treatment Criteria

	SF	AC
Site Area	504,143	11.57
Soils (To Be Excluded)	0	0.00
Basins (To Be Exculded)	25,200	0.58
Natural Area (To Be Excluded)	0	0.00
Project Area to Treat	478,943	11.00
Voume Required	39,912	CF
Volume provided	**47,113**	**CF**

Results

Discharge Volume			
Storm/Basin	**Pre-Offsite**	**Post-Offsite**	**Difference**
100YR-001HR	0.40	0.07	0.33
100YR-002HR	0.79	0.31	0.48
100YR-004HR	1.44	0.96	0.47
100YR-008HR	2.14	1.75	0.39
100YR-024HR	4.07	3.87	0.20
100YR-072HR	6.07	5.47	0.60
100YR-168HR	7.77	6.69	1.08
100YR-240HR	9.38	8.18	1.21

Discharge Rate			
Storm/Basin	**Pre-Offsite**	**Post-Offsite**	**Difference**
100YR-001HR	14.92	0.72	14.19
100YR-002HR	13.60	1.41	12.19
100YR-004HR	12.91	2.63	10.28
100YR-008HR	16.16	3.22	12.94
100YR-024HR	6.01	3.45	2.55
100YR-072HR	5.79	4.33	1.46
100YR-168HR	4.44	4.30	0.14
100YR-240HR	5.75	5.68	0.07

Maximum Stage			
Storm/Basin	**Basin 1**	**Basin 2**	**Basin 3**
100YR-001HR	129.76	127.90	124.17
100YR-002HR	130.14	128.55	124.44
100YR-004HR	130.50	128.96	125.06
100YR-008HR	130.48	**129.00**	125.29
100YR-024HR	130.26	128.77	125.37
100YR-072HR	130.31	128.83	125.63
100YR-168HR	130.20	128.72	125.62
100YR-240HR	**130.29**	128.81	**125.98**

Full Volume Recovery Time			
Storm/Basin	**Basin 1**	**Basin 2**	**Basin 3**
100YR-001HR	30.26	26.26	13.26
100YR-002HR	48.25	40.25	46.25
100YR-004HR	60.26	44.26	166.26
100YR-008HR	80.25	50.25	276.25
100YR-024HR	194.25	90.25	388.25
100YR-072HR	418.26	234.26	516.26
100YR-168HR	626.27	398.27	732.27
100YR-240HR	756.26	504.26	854.26

Basin Recovery @ 7 Days (%)			
Storm/Basin	**Basin 1**	**Basin 2**	**Basin 3**
100YR-001HR	100.00%	100.00%	100.00%
100YR-002HR	100.00%	100.00%	100.00%
100YR-004HR	100.00%	100.00%	100.00%
100YR-008HR	100.00%	100.00%	91.51%
100YR-024HR	99.52%	100.00%	85.61%
100YR-072HR	72.63%	100.00%	83.74%
100YR-168HR	59.46%	85.25%	80.03%
100YR-240HR	57.07%	79.77%	82.06%

Attachment F:

POST-DEVELOPMENT DRAINAGE AREA MAP

(Exhibit on Next Page)

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SHEET TITLE:
POST-DEVELOPMENT DRAINAGE MAP

DATE: NOVEMBER 2022

PROJECT NO: 514-21-01

SHEET NO:

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

Attachment G:

ICPR INPUTS AND RESULTS

(See Digital Copy)

Santa Fe Crossing – Alachua, FL

Traffic Impact Study

November 2022

Kimley»Horn

TRAFFIC IMPACT STUDY

Santa Fe Crossing

Alachua, FL

Prepared for:

Alachua 441/235, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

November 2022

Vincent E. Spahr, P.E., State of Florida, Professional Engineer, License No. 88747

This item has been digitally signed and sealed by Vincent E. Spahr, P.E. on the date indicated here.

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Kimley»Horn

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Appendix B: Conceptual Site Plan

Appendix C: Existing Traffic Data

Appendix D: FDOT's Florida Traffic Online Data

Appendix E: Turning Movement Volume Worksheets

Appendix F: Synchro Outputs

Appendix G: Reserved Trip Data

1.0 INTRODUCTION

A Traffic Impact Study was completed by MPH Transportation Planning in March 2022 ('MPH Study [March 2022]') for the proposed Santa Fe Crossing commercial development on the southwest quadrant of the intersection of US 441 and County Road 235A (CR 235A) in the City of Alachua, Florida. The City of Alachua, Alachua County, and the Florida Department of Transportation (FDOT) reviewed and provided comments on the Traffic Impact Study.

Kimley-Horn has been retained to respond to the comments and update the Traffic Impact Study, as necessary. The portions of the previously submitted MPH Study (March 2022) which did not receive comments are assumed to be approved by the respective agencies. The MPH Study (March 2022) is included in **Appendix A**.

Buildout for the project is planned by year 2023. Access to the site will be provided via a full-access driveway on CR 235A (southern project driveway), a right-in only driveway on CR 235A, and a directional-access driveway on US 441 (northern project driveway) as shown in the updated site plan included in **Appendix B**. The proposed development will consist of the following land uses:

- 3,200-square foot office space
- 3,500-square foot bank with drive-through
- 2,780-square foot fast food restaurant with drive-through
- 2,000-square foot variety store
- 2,000-square foot fast food restaurant with drive-through
- 3,600-square foot automated car wash
- 20-vehicle fuel position gas station/convenience store
- 100-room hotel

The study area is shown in **Figure 1**. Existing (2022) and future (2023) buildout operational conditions were analyzed at the following intersections:

- US 441 and CR 235A (*signalized*)
- US 441 and I-75 SB Ramps (*signalized*)
- US 441 and I-75 NB Ramps (*signalized*)

Figure 1: Project Location and Study Area

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2.0 EXISTING CONDITIONS ANALYSIS – YEAR 2022

2.1 EXISTING TRAFFIC COUNTS

Data was collected during the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) at the intersection of US 441 and CR 235A on Thursday, March 10, 2022 as part of the MPH Study (2022). Data was collected during the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) at the US 441 and I-75 interchange on Tuesday, October 18, 2022. Existing signal timing information was provided by City of Alachua staff. Traffic data collected as part of the MPH Study (2022) is included in **Appendix A**. Newly collected traffic counts and signal timings are provided in **Appendix C**.

Turning movement counts were adjusted to peak season volumes using the peak season conversion factor (PSCF) from the FDOT's Florida Traffic Online publication. PSCF data is provided in **Appendix D**. The turning movement volume development worksheets, including peak season existing (2022) turning movement volumes for the study intersections, are provided in **Appendix E. Figure 2** illustrates existing (2022) turning movement volumes at the study intersections.

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Figure 2: Existing (2022) Turning Movement Volumes

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2.2 EXISTING INTERSECTION CONDITIONS

Intersection operational analyses were performed for existing (2022) AM peak hour and PM peak hour conditions using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Intersection level of service (LOS), delay, and maximum volume to capacity (v/c) ratios for existing (2022) AM and PM peak hour conditions are provided in **Table 1**. Synchro outputs are provided in **Appendix F**.

As shown in **Table 1**, all approaches at the study intersections operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours with following exceptions:

- US 441 and CR 235A
    - AM Peak Hour
        - Northbound Approach (LOS F)
        - Southbound Approach (LOS F)
        - Southbound Left-Turn Movement (v/c > 1.00)
- US 441 and I-75 NB Ramps
    - AM Peak Hour
        - Northbound Approach (LOS F)
    - PM Peak Hour
        - Southbound Approach (LOS F)
        - Southbound Left/Through Movement (v/c = 1.00)

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Table 1: Existing (2022) Intersection Conditions

Intersection	Control Type	Approach	Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
AM Peak Hour					
US 441 & CR 235A	Signalized	EB	C	EBL	0.90
		WB	C	WBL	0.82
		NB	F	NBR	0.83
		SB	F	SBL	1.03
		Overall	**D (44.2)**	**SBL**	**1.03**
US 441 & I-75 SB Ramps	Signalized	EB	B	EBT/R	0.84
		WB	A	WBT	0.30
		NB	E	NBR	0.22
		SB	E	SBL	0.77
		Overall	**B (15.5 s)**	**EBT/R**	**0.84**
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.57
		WB	B	WBT	0.38
		NB	F	NBL/T/R	0.78
		SB	E	SBL/T	0.92
		Overall	**C (21.3 s)**	**SBL/T**	**0.92**
PM Peak Hour					
US 441 & CR 235A	Signalized	EB	B	EBL	0.74
		WB	B	WBL	0.85
		NB	D	NBR	0.54
		SB	D	SBT/R	0.51
		Overall	**C (22.0 s)**	**WBL**	**0.85**
US 441 & I-75 SB Ramps	Signalized	EB	A	EBT/R	0.50
		WB	A	WBT	0.75
		NB	E	NBR	0.40
		SB	E	SBL	0.68
		Overall	**A (6.4 s)**	**WBT**	**0.75**
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.47
		WB	C	WBT	0.76
		NB	E	NBL/T/R	0.78
		SB	F	SBL/T	1.00
		Overall	**C (32.8 s)**	**SBL/T**	**1.00**

3.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2023

3.1 BACKGROUND TRAFFIC

Traffic conditions were evaluated for background (2023) conditions, prior to the inclusion of project trips on the roadway network. Background (2023) traffic volumes were calculated as the sum of existing (2022) peak season traffic and background traffic growth. Background growth was estimated from by applying a two percent (2.0%) annual growth rate to existing (2022) volumes over one year, as approved in the MPH Study (March 2022). Additionally, reserved trips from vested developments in the study area were provided by the City of Alachua to be included in background (2023) condition analyses.

Reserved trips from the Briarwood Phase 1, Briarwood Phases 2 and 3, and Alachua West developments at study intersections were calculated using data provided by the City. The assignment of reserved trips at study intersections was based on the location of each development and the trip distributions implied from the data provided by the City of Alachua. Reserved trip information, including data provided by the City and assumptions regarding reserved trip assignment, are provided in **Appendix G**.

3.2 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for background (2023) AM peak hour and PM peak hour conditions using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Intersection LOS, delay, and maximum v/c ratios for background (2023) AM and PM peak hour conditions are provided in **Table 2**. Synchro outputs are provided in **Appendix F**.

As shown in **Table 2**, all approaches at the study intersections operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours with the following exceptions:

- US 441 and CR 235A
  - AM Peak Hour
    - Southbound Approach (existing deficiency)
    - Southbound Left-Turn Movement (existing deficiency)
- US 441 and I-75 NB Ramps
  - AM Peak Hour
    - Northbound Approach (existing deficiency)
  - PM Peak Hour
    - Southbound Approach (existing deficiency)
    - Southbound Left/Through Movement (existing deficiency)

Signal timing improvements are recommended at the above intersections to address background (2023) deficiencies and improve intersection operating conditions. **Table 2** summarizes the expected operational performance of the study intersections with the implementation of the recommended signal timing improvements. The expected delay on the northbound approach at the intersection US 441 and the I-75 NB Ramps during the background (2023) AM peak hour could not be improved with signal timing improvements, and the northbound approach represents less than 2.5% of the intersection traffic. Since the northbound approach is part of a commercial property with geometrical constraints, no improvements are recommended.

Table 2: Background (2023) Intersection Conditions

Intersection	Control Type	Approach	Level of Service (*overall delay*)	Max V/C Movement	Max V/C Ratio	Recommended Improvements	With Improvements		
							Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
AM Peak Hour									
US 441 & CR 235A	Signalized	EB	D	EBL	0.94	Signal Timing Adjustments	D	EBL	0.87
		WB	C	WBL	0.84		D	WBL	0.83
		NB	E	NBR	0.85		E	NBR	0.84
		SB	F	SBL	1.04		E	SBL	0.94
		Overall	**D (52.5 s)**	**SBL**	**1.04**		**D (48.9 s)**	**SBL**	**0.94**
US 441 & I-75 SB Ramps	Signalized	EB	B	EBT/R	0.91	-	-	-	-
		WB	A	WBT	0.33				
		NB	E	NBR	0.23				
		SB	E	SBL	0.77				
		Overall	**B (17.8 s)**	**EBT/R**	**0.91**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.65	-	-	-	-
		WB	B	WBT	0.42				
		NB	F	NBL/T/R	0.78				
		SB	E	SBL/T	0.92				
		Overall	**C (20.5 s)**	**SBL/T**	**0.92**				
PM Peak Hour									
US 441 & CR 235A	Signalized	EB	C	EBL	0.79	-	-	-	-
		WB	C	WBL	0.89				
		NB	D	NBT	0.71				
		SB	D	SBL	0.55				
		Overall	**C (27.8 s)**	**WBL**	**0.89**				
US 441 & I-75 SB Ramps	Signalized	EB	A	EBT/R	0.55	-	-	-	-
		WB	A	WBT	0.82				
		NB	E	NBR	0.44				
		SB	E	SBL	0.68				
		Overall	**A (6.3 s)**	**WBT**	**0.82**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.53	Signal Timing Adjustments	A	EBT/R	0.58
		WB	C	WBT	0.86		D	WBT	0.94
		NB	E	NBL/T/R	0.78		E	NBL/T/R	0.78
		SB	F	SBL/T	1.02		D	SBL/T	0.79
		Overall	**D (35.0 s)**	**SBL/T**	**1.02**		**C (31.9 s)**	**WBT**	**0.94**

4.0 DEVELOPMENT TRAFFIC

The proposed development will consist of several commercial uses, listed below. The trip generation calculations were assumed consistent with the previously submitted MPH Study (March 2022). Existing travel patterns were used to forecast the distribution of project trips throughout the study area.

4.1 TRIP GENERATION

The 11th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* was reviewed for available Land Use Codes (LUC) that are representative of the proposed development. Consistent with the MPH Study (March 2022), the following LUCs were utilized to estimate the trip generation potential of the proposed development:

- LUC 712 – Small Office
- LUC 912 – Bank with Drive-through
- LUC 934 – Fast-Food Restaurant with Drive-through
- LUC 814 – Variety Store
- LUC 948 – Automated Car Wash
- LUC 945 – Gas Station/Convenience Store
- LUC 310 - Hotel

As noted in **Table 3**, daily trip generation for the gas station was calculated using data for LUC 960 from the 10th Edition of the ITE *Trip Generation Manual*, consistent with the MPH Study (March 2022).

A 10% overall internal capture reduction was assumed for the site, consistent with the MPH Study (March 2022). Pass-by reductions were assumed based on data published in the 11th Edition of the ITE *Trip Generation Manual* and capped at 15% of adjacent street traffic per FDOT requirements. As shown in **Table 3**, the proposed facility is anticipated to generate 3,396 new external daily trips, 276 new external AM peak hour trips (145 in/131 out), and 291 new external PM peak hour trips (146 in/145 out). Pass-by trips are expected to account for an additional 4,410 daily trips, 323 AM peak hour trips, and 354 PM peak hour trips.

Table 3: Trip Generation Summary

Lot	ITE Code	Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
					Total	In	Out	Total	In	Out
		Proposed Development								
A	**712**	Small Office	3.2 KSF	46	5	4	1	7	2	5
B	**912**	Bank w/ Drive-through	3.5 KSF	351	35	20	15	74	37	37
C	**934**	Fastfood Restaurant w/ Drive-through	2.78 KSF	1,300	124	63	61	92	48	44
D	**814**	Retail - Variety Store	2.0 KSF	127	6	3	3	13	7	6
D	**934**	Fastfood Restaurant w/ Drive-through	2.0 KSF	935	80 [3]	41	39	66	34	32
E	**948**	Carwash	3.6 KSF	505	51	26	25	51	26	25
F	**945**	Gas Station/Convenience Store [2]	20 VFP	4,610	321	161	160	368	184	184
G	**310**	Hotel	100 Rooms	799	43	24	19	46	23	23
			Subtotal	***8,673***	***665***	***342***	***323***	***717***	***361***	***356***
		Internal Capture Reduction [4]	Daily AM PM							
			10.0% 10.0% 10.0%	-867	-66	-34	-32	-72	-36	-36
			Net Driveway Trips	***7,806***	***599***	***308***	***291***	***645***	***325***	***320***
			Daily AM PM							
		ITE LUC 912 Pass-by	35.0% 29.0% 35.0%	-110	-9	-5	-4	-21	-11	-10
		ITE LUC 934 Pass-by	55.0% 50.0% 55.0%	-644	-58	-29	-29	-46	-24	-22
		ITE LUC 814 Pass-by	34.0% 34.0% 34.0%	-40	-1	-1	0	-4	-2	-2
		ITE LUC 934 Pass-by	55.0% 50.0% 55.0%	-462	-37	-19	-18	-33	-17	-16
		ITE LUC 945 Pass-by	76.0% 76.0% 75.0%	-3,154	-218	-109	-109	-250	-125	-125
			Subtotal	*-4,410*	*-323*	*-163*	*-160*	*-354*	*-179*	*-175*
			15% adjacent street traffic	*4,517*	*429*	*215*	*215*	*429*	*215*	*215*
TOTAL NET EXTERNAL TRIPS				**3,396**	**276**	**145**	**131**	**291**	**146**	**145**

Note 1: Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Note 2: Daily trip generation was calculated using data for LUC 960 in ITE's Trip Generation Manual, 10th Edition as shown in the MPH Study (March 2022).

Note 3: AM Peak hour total volume differs from ITE rate as shown in the MPH Study (March 2022).

Note 4 : A 10% internal capture reduction was applied as shown in the MPH Study (March 2022).

Small Office [ITE 712]
Daily — T = 14.39 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 1.67 (X); (X is 1,000 square feet); (82% in / 18% out)
PM Peak Hour of Adjacent Street — T = 2.16 (X); (X is 1,000 square feet); (32% in / 68% out)

Bank w/ Drive-Through [ITE 912]
Daily — T = 100.35 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 9.95 (X); (X is 1,000 square feet); (58% in / 42% out)
PM Peak Hour of Adjacent Street — T = 21.01 (X); (X is 1,000 square feet); (50% in / 50% out)

Fast-food Restaurant w/ Drive-Through [ITE 934]
Daily — T = 467.48 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 44.61 (X); (X is 1,000 square feet); (51% in / 49% out)
PM Peak Hour of Adjacent Street — T = 33.03 (X); (X is 1,000 square feet); (52% in / 48% out)

Retail - Variety Store [ITE 814]
Daily — T = 63.66 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 3.04 (X); (X is 1,000 square feet); (55% in / 45% out)
PM Peak Hour of Adjacent Street — T = 6.70 (X); (X is 1,000 square feet); (52% in / 48% out)

Automated Car Wash [ITE 948]
Daily — T = 140.20 (X); (X is 1,000 square feet)
AM Peak Hour of Adjacent Street — T = 14.20 (X); (X is 1,000 square feet); (50% in / 50% out)
PM Peak Hour of Adjacent Street — T = 14.20 (X); (X is 1,000 square feet); (50% in / 50% out)

Gas Station/Convenience Store [ITE 945]
Daily — T = 230.52 (X); (X is vehicle fueling positions) [2]
AM Peak Hour of Adjacent Street — T = 16.06 (X); (X is vehicle fueling positions); (50% in / 50% out)
PM Peak Hour of Adjacent Street — T = 18.42 (X); (X is vehicle fueling positions); (50% in / 50% out)

Retail - Variety Store [ITE 814]
Daily — T = 7.99 (X); (X is rooms)
AM Peak Hour of Adjacent Street — T = 3.04 (X) - 7.45; (X is rooms); (56% in / 44% out)
PM Peak Hour of Adjacent Street — T = 0.74 (X) - 27.89; (X is 1,000 square feet); (51% in / 49% out)

4.2 TRIP DISTRIBUTION AND ASSIGNMENT

The trip assignment at the project driveways and at the intersection of US 441 and CR 235A was assumed to be consistent with the MPH Study (March 2022). The trip assignment at the I-75 and US 441 interchange was derived from existing travel patterns. Net new project trips were manually assigned at these intersections in general accordance with the trip distribution. **Figure 3** illustrates the anticipated AM peak hour project trips and **Figure 4** illustrates the anticipated PM peak hour project trips at the study area intersections. Note the project trips shown at the intersection of US 441 and CR 235A and at the project driveways are assumed consistent with the MPH Study (March 2022) and reflect gross driveway trips. The project trips shown at the I-75 and US 441 interchange reflect net new project traffic.

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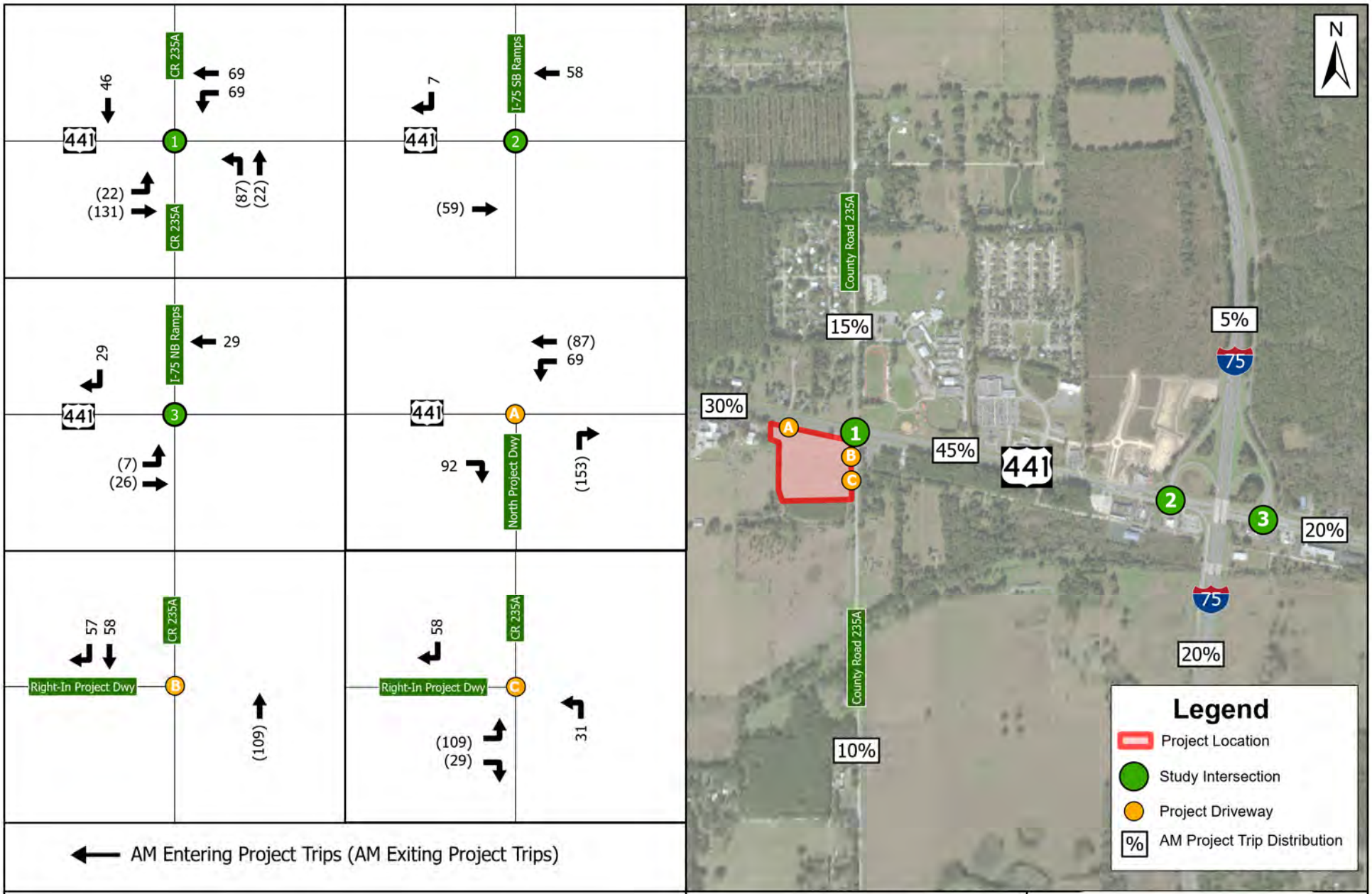

Figure 3: Project Trip Assignment - AM Peak Hour

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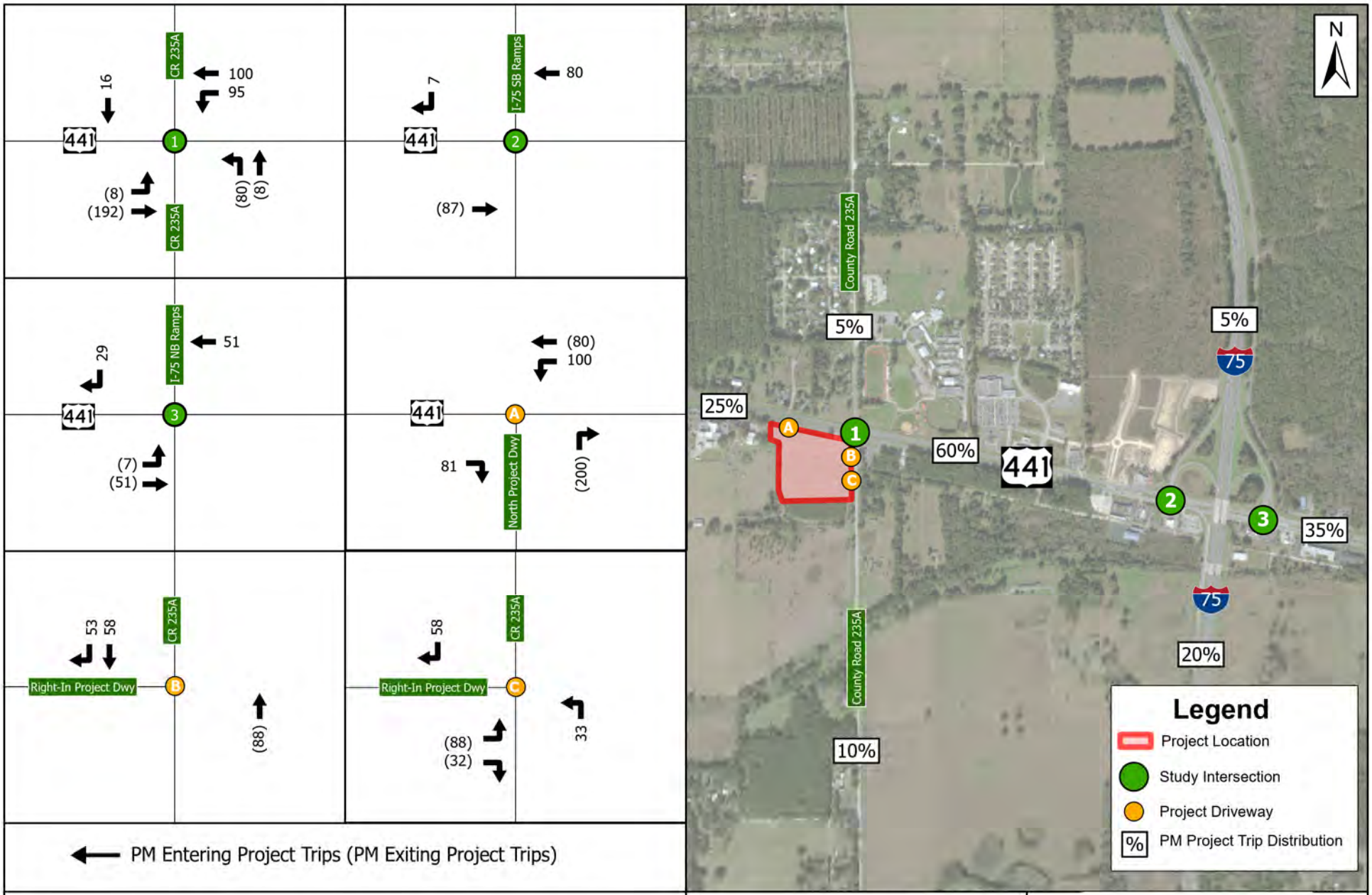

Figure 4: Project Trip Assignment - PM Peak Hour

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5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2023

5.1 BUILDOUT TRAFFIC

Buildout (2023) AM peak hour and PM peak hour traffic volumes were developed by summing background (2023) traffic and anticipated project trips. Intersection turning movement volume development worksheets for all intersections are provided in **Appendix E**.

5.2 BUILDOUT ROADWAY ANALYSIS

Roadway segment analyses were performed for buildout (2023) daily and PM peak hour conditions. Roadway segment attributes, existing segment volumes, reserved trips, and project trip distributions were assumed consistent with the MPH Study (March 2022).

As summarized in **Table 4,** all roadway segments are anticipated to operate within their maximum service volumes (MSV) under buildout (2023) daily and PM peak hour conditions.

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Table 4: Buildout (2023) Roadway Conditions

Roadway		ROADWAY ATTRIBUTES [1]							DAILY BUILDOUT CONDITIONS							PK. HR. BUILDOUT CONDITIONS		
From	To	City of Alachua Segment No.	Daily Service Volume	Pk. Hr. 2-Way. Service Volume	Existing Daily Traffic [1]	Daily Reserved Trips[1]	Daily Percent Project Traffic Assignment [1]	Daily Project Trips	Daily Traffic	V/C	LOS	Existing Pk. Hr. 2-Way Volume [2]	Pk. Hr. 2-Way Reserved Trips[2]	Pk. Hr. Percent Project Traffic Assignment [1]	Pk. Hr. Project Trips [3]	Pk. Hr. Traffic	V/C	LOS
US 441																		
SR 235	I-75	5	39,800	3,510	24,204	3,716	22.5%	764	28,684	0.72	C	2,615	270	30.0%	87	2,972	0.85	C
I-75	CR 235A	6	39,800	3,510	30,111	3,483	45.0%	1,528	35,122	0.88	C	2,942	276	60.0%	175	3,393	0.97	C
CR 235A	NW 188th St	7	43,000	3,870	22,250	2,112	35.0%	1,189	25,551	0.59	C	2,234	106	25.0%	73	2,413	0.62	C
CR 235A																		
North City Limit	US 441	16	14,580	1,314	5,000	2,162	10.0%	340	7,502	0.51	C	304	232	5.0%	15	551	0.42	C
US 441	CR 235	17	14,580	1,314	5,000	1,814	10.0%	340	7,154	0.49	C	529	201	10.0%	29	759	0.58	C

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Notes:

1. As shown in the MPH Study (March 2022).
2. Derived from PM peak hour approach and departure volumes at study area intersections.
3. PM peak hour project trips based on net new external trips.

5.3 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for buildout (2023) AM peak hour and PM peak hour conditions using procedures outlined in the *Highway Capacity Manual, 6th Edition* with Synchro (v11) software. Improvements required to address background (2023) deficiencies were included in the buildout (2023) intersection analysis. Intersection LOS, delay, and maximum v/c ratios for buildout conditions (2023) AM and PM peak hour conditions are provided in **Table 5**. Synchro outputs are provided in **Appendix F**.

As shown in **Table 5**, all approaches at the study intersections operate with LOS E or better and v/c ratios less than 1.00 during the buildout (2023) AM and PM peak hours with the following exceptions:

- US 441 and CR 235A
  - AM Peak Hour
    - Westbound Left-turn Movement (v/c > 1.00)
- US 441 and I-75 NB Ramps
  - AM Peak Hour
    - Northbound Approach (existing deficiency)

The expected delay on the northbound approach at the intersection US 441 and the I-75 NB Ramps during the background (2023) AM peak hour could not be improved with signal timing improvements, and the northbound approach represents less than 2.5% of the intersection traffic. Since the northbound approach is part of a commercial property with geometrical constraints, no improvements are recommended.

Signal timing improvements are recommended at the intersection of US 441 and CR 235A to address the buildout (2023) deficiency. **Table 5** summarizes the expected operational performance of the intersection with the implementation of the recommended signal timing improvements.

Consistent with the MPH Study (2022), the existing northbound left-turn lane length at US 441 and CR 235A is expected to be insufficient to accommodate buildout (2023) traffic conditions. The northbound left-turn lane should be lengthened to at least 275 feet to accommodate the anticipated 95th percentile queue under buildout (2023) AM peak hour conditions of approximately 11 vehicles.

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Table 5: Buildout (2023) Intersection Conditions

Intersection	Control Type	Approach	Level of Service (*overall delay*)	Max V/C Movement	Max V/C Ratio	Recommended Improvements	With Improvements		
							Level of Service (overall delay)	Max V/C Movement	Max V/C Ratio
AM Peak Hour									
US 441 & CR 235A	Signalized	EB	E	EBT	0.95	-	-	-	-
		WB	D	WBL	0.89				
		NB	E	NBT	0.86				
		SB	E	SBL	0.97				
		Overall	**E (60.5 s)**	**SBL**	**0.97**				
US 441 & I-75 SB Ramps	Signalized	EB	B	EBR	0.94	-	-	-	-
		WB	A	WBT	0.35				
		NB	E	NBR	0.23				
		SB	E	SBL	0.77				
		Overall	**B (15.6 *s*)**	**EBR**	**0.94**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.66	-	-	-	-
		WB	B	WBT	0.43				
		NB	F	NBL/T/R	0.78				
		SB	E	SBL/T	0.92				
		Overall	**C (20.7 s)**	**SBL/T**	**0.92**				
US 441 & Northern Project Driveway	Unsignalized (TWSC)	WB (L)	C	WBL	0.19	-	-	-	-
		NB	C (22.8 s)	NBR	0.49				
Southern Project Driveway & CR 235A	Unsignalized (TWSC)	EB	C (17.3 s)	EBL/R	0.37	-	-	-	-
		NB (L)	A	NBL	0.03				
PM Peak Hour									
US 441 & CR 235A	Signalized	EB	C	EBL	0.78	Signal Timing Adjustments	C	EBL	0.78
		WB	D	WBL	1.23		C	WBL	0.92
		NB	E	NBL	0.74		E	NBL	0.74
		SB	D	SBT/R	0.72		D	SBT/R	0.72
		Overall	**D (41.0 s)**	**WBL**	**1.23**		**C (32.7 s)**	**WBL**	**0.92**
US 441 & I-75 SB Ramps	Signalized	EB	A	EBT/R	0.59	-	-	-	-
		WB	A	WBT	0.86				
		NB	E	NBR	0.44				
		SB	E	SBL	0.68				
		Overall	**A (6.2 s)**	**WBT**	**0.86**				
US 441 & I-75 NB Ramps	Signalized	EB	A	EBT/R	0.61	-	-	-	-
		WB	D	WBT	0.98				
		NB	E	NBL/T/R	0.78				
		SB	D	SBR	0.82				
		Overall	**D (35.4 s)**	**WBT**	**0.98**				
US 441 & Northern Project Driveway	Unsignalized (TWSC)	WB (L)	B	WBL	0.15	-	-	-	-
		NB	B (14.9 s)	NBR	0.37				
Southern Project Driveway & CR 235A	Unsignalized (TWSC)	EB	C (18.8 s)	EBL/R	0.33	-	-	-	-
		NB (L)	A	NBL	0.03				

5.4 DRIVEWAY TURN LANE ANALYSIS

The MPH Study (March 2022) indicated that a 350-foot eastbound ingress right-turn deceleration lane should be provided at the project driveway on US 441 and a 400-foot westbound ingress left-turn storage lane should be provided at the project driveway on US 441. Note that the existing full median opening is proposed to be restricted to a directional median opening upon project buildout.

The MPH Study (March 2022) also indicated that a 290-foot southbound ingress right-turn deceleration lane should be provided at the southern project driveway on CR 235A. The City of Alachua and Alachua County both commented that a northbound ingress left-turn storage lane should be provided at the southern project driveway on CR 235A, pursuant to Alachua County Land Development Code Section 407.136(b). The northbound left-turn lane should be designed to be at least 315 feet to accommodate deceleration from the posted 50-mph speed limit (290 feet) plus one queued vehicle (25 feet), as identified in the Synchro outputs provided in **Appendix F**.

Table 6 summarizes the driveway turn lane analysis.

Table 6: Driveway Turn Lane Analysis

Driveway	Turn Lane	Warrant Met?	Required Deceleration (ft)	Queue Length (ft)	Total Required Turn Lane Length (ft)
US 441 & Northern Project Driveway	Eastbound Right-Turn	Yes	350	N/A	350
	Westbound Left-Turn	Yes	350	50	400
Southern Project Driveway & CR 235A	Southbound Right-Turn	Yes	290	N/A	290
	Northbound Left-Turn	Yes	290	25	315

Note: Warrants and required turn lane lengths were assumed consistent with MPH Study (2022) with the exception of the northbound left-turn at southern project driveway.

6.0 CONCLUSION

This traffic impact study was performed to address comments received on the previously reviewed MPH Study (March 2022) for the proposed Santa Fe Crossing commercial development on the southwest quadrant of the intersection of US 441 and CR 235A in the City of Alachua, Florida. The portions of the previously submitted MPH Study (March 2022) which did not receive comments are assumed to be approved by the reviewing agencies. Buildout for the project is planned by year 2023.

The proposed development is anticipated to generate approximately 3,396 new external daily trips, 276 new external AM peak hour trips (145 in/131 out) and 291 new external PM peak hour trips (146 in/145 out). An additional 4,410 daily pass-by trips, 323 AM peak hour pass-by trips, and 354 PM peak hour pass-by trips from existing traffic volumes on US 441 are expected to travel to and from the site. Project trips were distributed onto the surrounding existing roadway network using existing travel patterns, consistent with the MPH Study (March 2022).

The following conclusions are consistent with the previously submitted MPH Study (March 2022):

- The study area roadway segments of US 441 and CR 235A are expected to operate within their adopted LOS standard through buildout (2023) conditions.
- The existing full median opening at US 441 and the northern project driveway will be converted to a directional median opening.
- A 350-foot eastbound ingress right-turn deceleration lane and a 400-foot westbound left-turn storage lane should be provided at the project driveway on US 441.
- A 290-foot southbound right-turn deceleration lane should be provided at the southern project driveway on CR 235A.

The following additional conclusions were made in accordance with the updated analyses required by comments received on the MPH Study (March 2022):

- With the inclusion of reserved trips from vested developments in the study area, several background (2023) deficiencies were identified at study area intersections. To address these deficiencies, the following background improvements are recommended, prior to the inclusion of project traffic:
    - Signal timing improvements at the intersection of US 441 and CR 235A to improve operations for the southbound approach during the AM peak hour.
    - Signal timing improvements at the intersection of US 441 and the I-75 northbound ramps to improve operations for the southbound approach during the PM peak hour.
- With the inclusion of project trips, the westbound left-turn movement at the intersection of US 441 and CR 235A is expected to operate with a v/c ratio greater than 1.00 during the AM peak hour.
    - Signal timing improvements are recommended to improve the operations of the westbound left-turn movement under buildout (2023) AM peak hour conditions.
- No additional deficiencies were identified at study area intersections as a result of project traffic.
- Per Alachua County LDC Section 407.136(b), an ingress northbound left-turn storage lane is required at the southern project driveway on CR 235A. It should be designed to accommodate 290 feet of deceleration plus 25 feet of anticipated queue, resulting in a total recommended length of 315 feet.

APPENDIX A
MPH Study (March 2022)

TRAFFIC IMPACT STUDY
Santa Fe Crossing
Alachua, Florida

March 22, 2022

prepared for:

FDOT-D2 TRAFFIC OPERATIONS &
CITY OF ALACHUA PUBLIC WORKS
& PLANNING DEPARTMENTS

submitted on behalf of:

Alachua 441/235, LLC

prepared by:

MPH Transportation Planning & JBProGroup

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EXECUTIVE SUMMARY

The results of the Traffic Impact Study conducted for the Santa Fe Crossing in Alachua, Florida provides the following conclusions. The actual *net new* trip assessment for the proposed new commercial complex is **3,396 daily trips, 276 a.m. peak hour trips** and **291 p.m. peak hour trips**. The traffic generated by these proposed projects will be dispersed on the area roadway network so that the maximum peak hour directional volume on any roadway segment of **SR 20 (US 441)** will be **195 trips**. The Santa Fe Crossing project is a new commercial complex on the southwest corner of SR 20 (US 441) at CR 235A. The site plan indicates one limited access driveway on SR 20 (US 441) and a full access driveway connecting to CR 235A along with a restricted right-in only driveway on CR 235A directly to the gas station component of the proposed development. Santa Fe Crossing will have an internal roadway network to connect the seven (7) component land uses within the development.

The project is located within the City of Alachua, Florida on SR 20 (US 441) under the jurisdiction of FDOT-D2. This study utilized historical traffic data from the FDOT traffic database, recently submitted City of Alachua traffic studies and on-site data collection. A traffic study methodology was discussed and approved by the FDOT-D2 Traffic Operations staff and the City of Alachua Planning Department. A critical component of the study is turn lane evaluations at the SR 20 (US 441)/CR 235A intersection and peak hour operational analysis.

The existing SR 20 (US 441) and CR 235A roadway segments are operating within the current level of service (LOS “D”) standards per the City’s Comprehensive Plan. They will continue to do so with the daily and peak hour impacts of the proposed commercial development.

Off-site transportation improvements are required for project approval by FDOT in the form of a median modification from full to directional left turn lanes at the project connection to SR 20 (US 441). A right turn lane is required on SR 20 (US 441) at the project entrance driveway. All turn lanes must be designed to meet FDOT roadway design standards. Turn lanes will also be provided on CR 235A at the southern entrance.

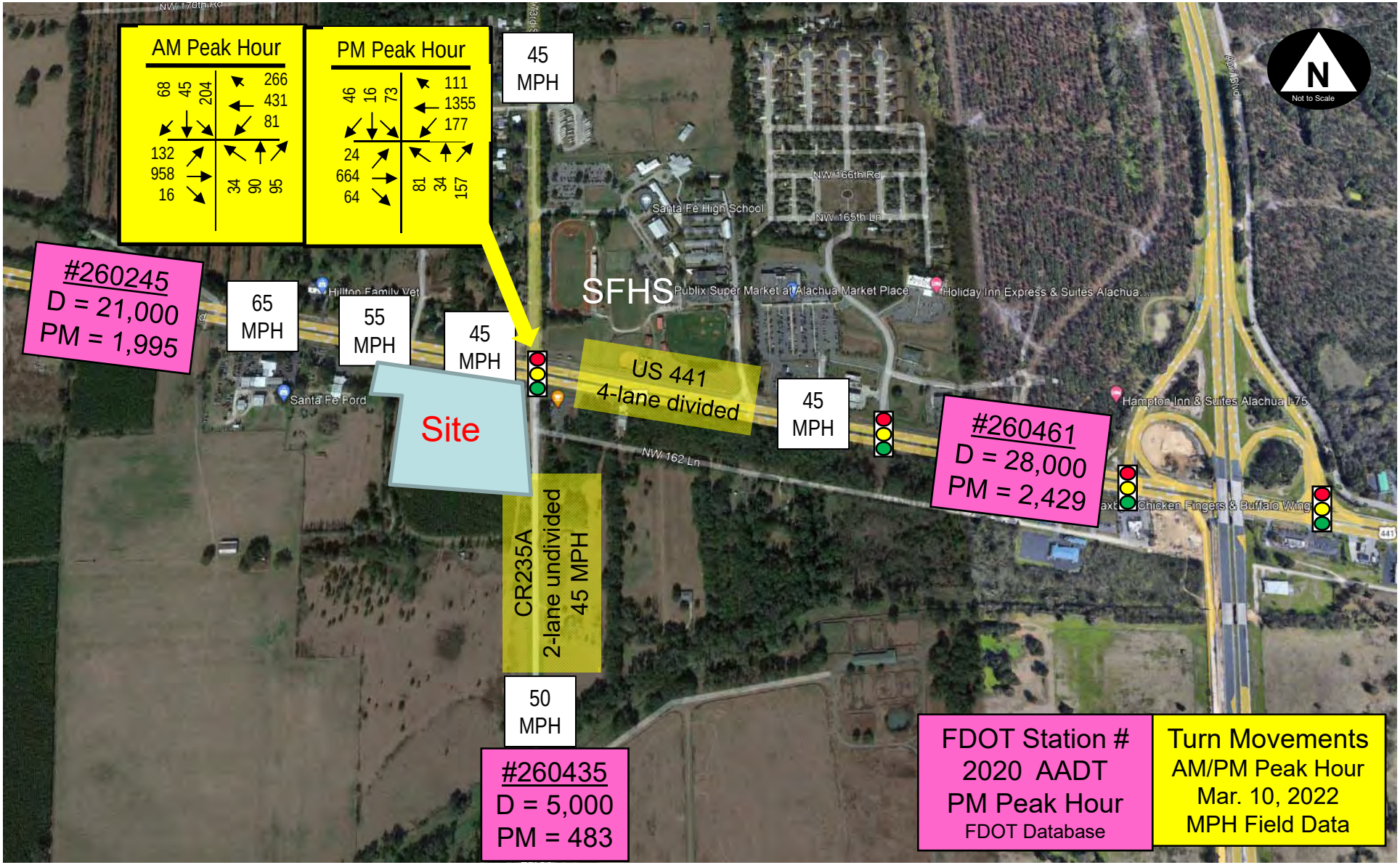
INTRODUCTION

MPH Transportation Planning, Inc. (MPH) is assisting J.Brown Professional Group (JBPro) project engineers with transportation impacts for the proposed Santa Fe Crossing commercial complex in Alachua, Florida. This project will be located on vacant parcels abutting SR 20 (US 441) west of CR 235A. A traffic study methodology was discussed with FDOT-D2 and the City of Alachua Planning Department to determine the acceptable trip generation, distribution and analysis procedures for this project. Both a.m. and p.m. peak hour trip impacts were analyzed for assessing SR 20 (US 441) roadway, intersection and driveway impacts.

Figure 1 - Project Location Map with Existing Traffic Data provides location information and 2021 traffic data from FDOT. This data was used along with peak period turn movement counts to establish directional traffic volumes for the project and used in turn lane analysis. Access to the project site will utilize a single restricted driveway on SR 20 (US441) and two entrances on CR 235A. An internal roadway system provides for on-site trip interaction between the multiple land use components as well as opportunities to choose ingress and egress options to/from the external roadway network.

This study contains an assessment of the proposed development utilizing trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation 11th Edition to determine daily and peak hour project traffic for the new land uses. Trip generation gross volumes will be reduced by both internal capture and external pass-by reductions. FDOT limits pass-by reductions to no more than 15% of the adjacent roadway traffic during the peak hours of operation. Project trip distributions are based on data collected for adjacent street traffic and locations of interacting land uses within the project's impact area. Utilizing this information, an assignment of a.m. and p.m. peak hour project trips onto the local area roadway network are made to the adjacent roadway segments.

Gross project trip volumes will be used in assessing driveway traffic operations. Net new trips are used in roadway segment level of service (LOS). Internal trip reductions are applicable to these land uses as interaction between the component land uses is common. Quick serve restaurants and gas stations have high pass-by trip appeal.



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Santa Fe Crossing – Alachua, FL
Project Location with Existing Traffic Data

Figure 1
Page 5

EXISTING CONDITIONS

Roadway traffic volumes and peak hour directional traffic data were reviewed for these projects at locations indicated on ***Figure 1 – Project Location with Existing Traffic Data.*** Roadway segment daily volumes on SR 20 (US 441) are 28,000 vehicles east of CR 235A and 21,000 to the west. CR 235A has 5,000 daily trips recorded at the only FDOT count location south of SR 20 (US441). The immediate roadway network, as depicted in Figure 1, consists of SR 20 (US 441) to the north of the project parcels with CR235A bordering the east side of the project. There are no other intersecting roadways for this project.

SR 20 (US 441) is a 4-lane divided highway with a rural typical section and grass median. Posted speeds are 45 mph east of CR 235A increasing to 55 mph then 65 mph a ¼ mile west of CR 235A heading to High Springs. It has a full interchange with Interstate 75 approximately ¾ mile to the east of CR 235A. It has no sidewalks or bike lanes on either side of the highway except for the area directly in front of Santa Fe High School. There is no regularly scheduled transit service in the area. The nearest traffic signal control is at CR 235A directly adjacent to the project site.

CR 235A is a rural 2-lane undivided collector roadway in Alachua County. It has a 45 mph posted speed limit north of SR 20 (US 441) and 50 mph to the south. No bike lanes or sidewalks present. No transit service. High truck traffic present with three major distribution centers to the south.

Figure 1 also displays the critical a.m. and p.m. peak hour turn movement volumes at the us441/CR235A intersection. These volumes are used later with new project traffic to analyze turn lane requirements at intersection and project driveways. They also provide the base volumes for intersection operational analysis.

TRIP GENERATION

The Institute of Transportation Engineers (ITE) Trip Generation 11th Edition was used to calculate project trip estimates for the new land uses for Daily, AM & PM peak hours. Trip information is summarized in ***Table 1 –Trip Generation*** below.

The evaluating criteria is 1,000 square feet (ksf) for all land uses except the gas station which uses the number of fueling stations as the evaluating parameter. Internal capture of trips is applied to the gross trip generation volume. A reduction of 10% was applied to all land uses as a conservative estimate of the interaction between the complimentary commercial properties that comprise Santa Fe Crossing. It is common for people stopping at the bank or restaurant to fuel their vehicles or get a car wash. The same is true for guests or employees at the hotel. Hotel guests may frequent the nearby restaurants or fill their tanks before resuming their travels. The same can be said for employees of the bank or the small office.

Pass-by reductions are also applicable to several of the land use components of Santa Fe Crossing. The ITE Handbook provides guidance on applicable pass-by rates for fast food restaurants, gas stations and banks. These rates vary from 35% up to 76% for the gas station. Personally, I've been driving for over 50 years and have never made a primary trip to a gas station. Like most people I only stop for gas as an intermediary stop on my way to work, shopping or to a recreational event. The convenience store may have some primary trips from nearby residents when they need milk, bread or eggs quickly without necessitating a trip to the nearby Publix grocery store.

Total external project trips are used in intersection analysis, roadway level of service and driveway turn lane analyses. This data is used to develop external distribution of project trips onto the adjacent roadway network from the project site as discussed in the next section of this report. The only new connection to the state road system will be a restricted driveway on eastbound SR 20 (US 441). FDOT-D2 has evaluated the preliminary site plan and provided comments that include eliminating a second entrance on SR 20 (US 441) and median modification west of R 235A from a full median to a restricted left only.

TABLE 1: Trip Generation for Santa Fe Crossing Commercial Complex

Alachua County, Florida

	Land Use					Distribution		Trips		Int.Cap.	External Trips		Pass-by	Net New Trips	
Lot	Description	ITE	ITE Trip Rates	Unit*	Trips	In	Out	In	Out	Rate	In	Out	Rate	In	Out
A	Small Office	712	(T) = 14.39 (X)	3.200	46	50%	50%	23	23	10%	21	21		21	21
B	Bank w/DT	912	(T) = 100.35 (X)	3.500	351	50%	50%	176	176	10%	158	158	35%	103	103
C	FF Rest. w/DT	934	(T) = 467.48 (X)	2.780	1300	50%	50%	650	650	10%	585	585	55%	263	263
D	Retail - Variety Store	814	(T) = 63.66(X)	2.000	127	50%	50%	64	64	10%	57	57	34%	38	38
D	FF Rest. w/DT	934	(T) = 467.48 (X)	2.000	935	50%	50%	468	468	10%	421	421	55%	189	189
E	Carwash	948	(T) = 140.20 (X)	3.600	505	50%	50%	253	253	10%	227	227		227	227
F	Gas Station/Super Conv. S	945	(T) = 230.52 (X)	20	4610	50%	50%	2305	2305	10%	2075	2075	76%	498	498
G	Hotel	310	(T) = 7.99 (X)	100	799	50%	50%	400	400	10%	360	360		360	360
			Daily Trips		**8673**			**4337**	**4337**	-867	**3903**	**3903**		**1698**	**1698**
	AM Peak Hour														
	Small Office	712	(T) = 1.67 (X)	3.200	5	82%	18%	4	1	10%	4	1		4	1
	Bank w/DT	912	(T) = 9.95 (X)	3.500	35	58%	42%	20	15	10%	18	13	29%	13	9
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.780	124	51%	49%	63	61	10%	57	55	50%	28	27
	Retail - Variety Store	814	(T) = 3.04 (X)	2.000	6	55%	45%	3	3	10%	3	2	34%	2	2
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.000	80	51%	49%	41	39	10%	37	35	50%	18	18
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 16.06 (X)	20	321	50%	50%	161	161	10%	144	144	76%	35	35
	Hotel	310	Eq (T) = 0.50 (X) - 7.45	100	43	56%	44%	24	19	10%	22	17		22	17
			AM Peak Hour Trips		**665**			**342**	**323**	-67	**308**	**291**		**145**	**131**
	PM Peak Hour														
	Small Office	712	(T) = 2.16 (X)	3.200	7	32%	68%	2	5	10%	2	4		2	4
	Bank w/DT	912	(T) = 21.01 (X)	3.500	74	50%	50%	37	37	10%	33	33	35%	22	22
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.780	92	52%	48%	48	44	10%	43	40	55%	19	18
	Retail - Variety Store	814	(T) = 6.70 (X)	2.000	13	52%	48%	7	6	10%	6	6	34%	4	4
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.000	66	52%	48%	34	32	10%	31	29	55%	14	13
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 18.42 (X)	20	368	50%	50%	184	184	10%	166	166	75%	41	41
	Hotel	310	Eq (T) = 0.74 (X) - 27.89	100	46	51%	49%	23	23	10%	21	20		21	20
			PM Peak Hour Trips		**717**			**361**	**356**	-72	**325**	**320**		**146**	**145**

*Units: fueling stations for gas station, ksf = 1,000 square feet for fast food restuarants,retail,office; rooms for hotel.

Source: *ITE 11th Edition Trip Generation*

TRIP DISTRIBUTION

The distribution of project trips on the roadway is a manual assignment derived from the historical traffic data collected by FDOT on the adjacent roadways, peak hour turn movement counts collected on March 10, 2022 and review of existing locations of interacting land-uses. Trip generation numbers from Table 1 are factored by these nominal distribution criteria to develop trip impact estimates for the adjacent roadway segments to the project site. The results of these calculations are displayed in ***Table 2 – Project Trip Distribution*** below and in ***Figure 2–Project Traffic Impacts AM Peak Hour and Figure 3–Project Traffic Impacts PM Peak Hour***.

TABLE 2: Project Trip Distribution

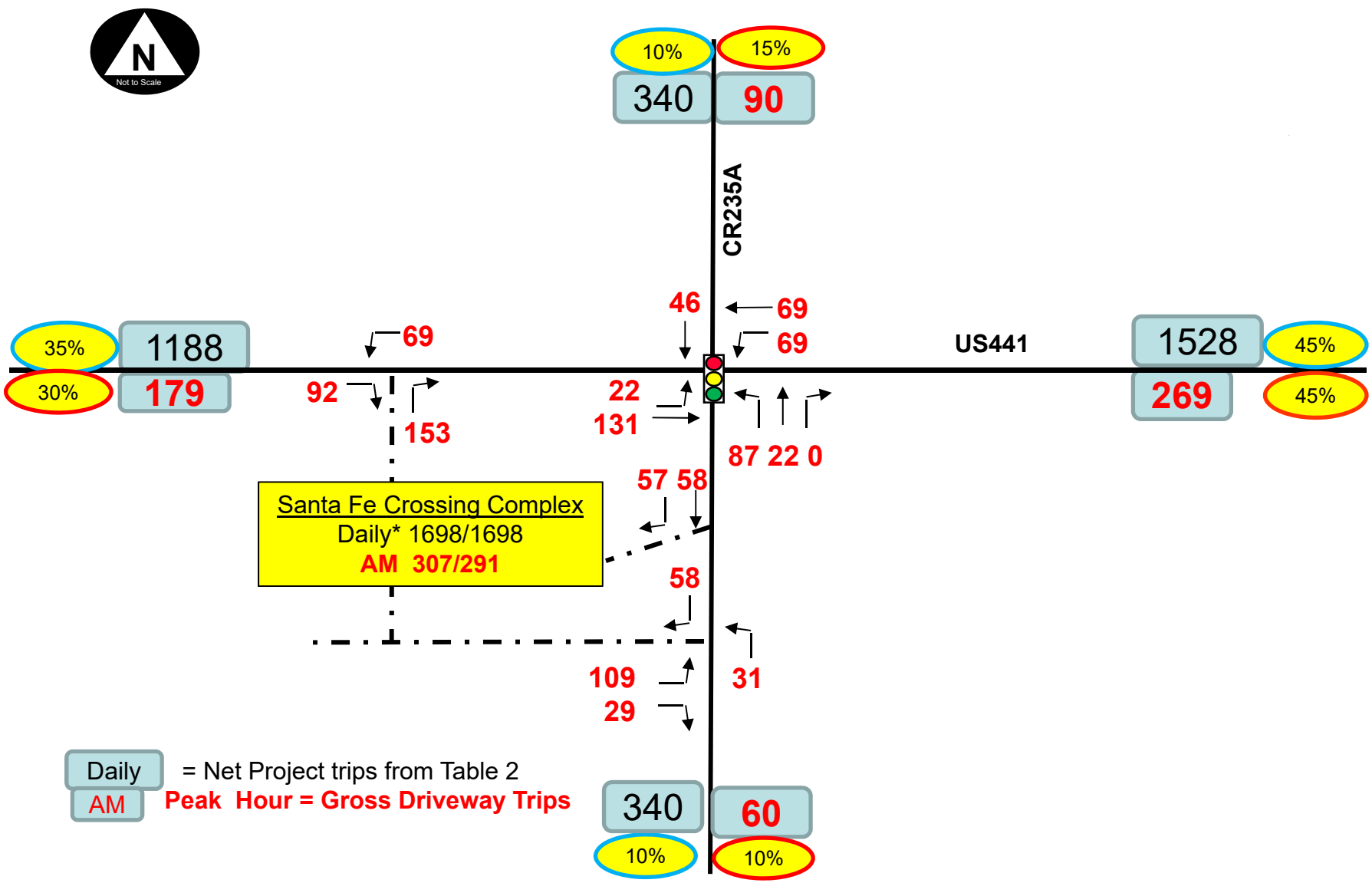
Daily Project Trip Assignment		**Enter**	**1698**	**Exit**	**1698**	**2-Way**
Roadway	**Segment**	**%**	**Trips**	**%**	**Trips**	**Total**
US 441	East of CR 235A	45%	764	45%	764	195
	West of CR 235A	35%	594	35%	594	1188
CR 235A	North of US 441	10%	170	10%	170	340
	South of US 441	10%	170	10%	170	340
	Total	100%	1698	100%	1698	2063
AM Peak Project Trip Assignment		**Enter**	**308**	**Exit**	**291**	**2-Way**
Roadway	**Segment**	**%**	**Trips**	**%**	**Trips**	**Total**
US 441	East of CR 235A	45%	138	45%	131	269
	West of CR 235A	30%	92	30%	87	179
CR 235A	North of US 441	15%	46	15%	44	90
	South of US 441	10%	31	10%	29	60
	Total	100%	307	100%	291	598
PM Peak Project Trip Assignment		**Enter**	**325**	**Exit**	**320**	**2-Way**
Roadway	**Segment**	**%**	**Trips**	**%**	**Trips**	**Total**
US 441	East of CR 235A	60%	195	60%	192	387
	West of CR 235A	25%	81	25%	80	161
CR 235A	North of US 441	5%	16	5%	16	32
	South of US 441	10%	33	10%	32	65
	Total	100%	325	100%	320	645

Notes:

Project Distributions are estimated from adjacent street traffic & interacting land uses
This complex is designed primarily to interact with existing traffic demand and local area development

Daily Project Trips represent the "Net New" Trip Impacts from Table 1

Peak Hour Project Trips represent the External Trip Impacts from Table 1



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Santa Fe Crossing Commercial Complex – Alachua, FL
Project Location with Daily & AM Peak Traffic Data

Figure 2
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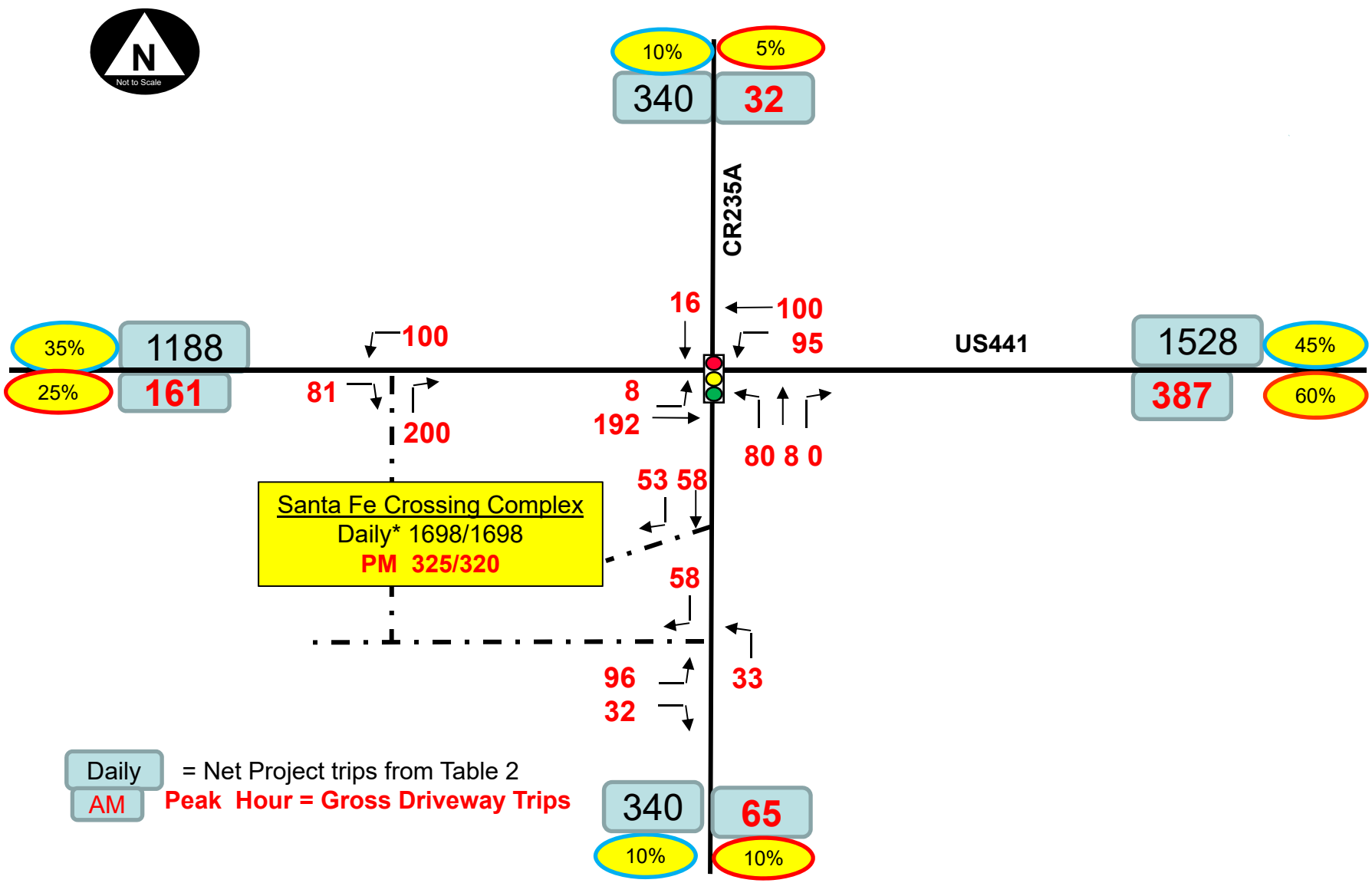

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Santa Fe Crossing Commercial Complex – Alachua, FL

Project Location with Daily & PM Peak Traffic Data

Figure 3
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ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

Data for Alachua roadway level of service (LOS) for the adjacent roadway segments was provided by the City of Alachua. Daily traffic used the latest FDOT counts where provided. Peak hour volumes used the directional traffic counts collected by MPH staff on March 10, 2022 at the US 441/SR235A intersection. ***Table 3: Roadway Level of Service*** provides the most recent available data for roadway segments adjacent to the project site.

TABLE 3: Roadway Level of Service

Roadway	Segment # & Description	Period	MSV	2021	Res'vd.	Project	V/C	LOS
US 441	107,5 SR 235 to I-75	Daily	39,800	24,204	2160	97.5	0.66	C
	4107, 6 I-75 to CR 235A	Daily	39,800	30,111	1927	195	0.81	D
	14, 7 CR235A to NW 188th St.	Daily	43,000	22,250	1565	1188	0.58	C
CR 235A	South of US 441	Daily	14,580	5,000		340	0.37	B
	North of US 441	Daily	14,580	5,000		340	0.37	B
US 441	107,5 SR 235 to I-75	PM Pk	3,510	2,299	170	194	0.76	D
	4107, 6 I-75 to CR 235A	PM Pk	3,510	2,861	154	387	0.97	D
	14, 7 CR235A to NW 188th St.	PM Pk	3,870	2,114	129	161	0.62	C
CR 235A	South of US 441	PM Pk	1,314	483		32	0.39	B
	North of US 441	PM Pk	1,314	483		65	0.42	B

Source: 2021 Annual Level Of Service Report from City of Alachua, LOS Std. = D
Project trips = net new highest segment Daily and PM peak 2-way volume
MSV = Maximum Service Volume (capacity) at desired level of service from Alachua Comp Plan
V/C = volume to capacity = (2021 + Res'vd + Project)/MSV
CR235A = 90% of State Road capacity for Transitioning Areas at LOS D

As indicated in the table above, reserved traffic volumes represent background growth for the 1-2 year estimated build out projected for this commercial development. Unlike residential developments that require long lead times from site plan approval for intensive infrastructure and utility installation. Commercial development occurs rapidly as most often clients are secured for each land use prior to finalizing the site plan. Residential developments take much longer to build out as they involve individual selection of model homes, independent financing, and a minimum of 6-9 months of construction. It takes several years before traffic from these developments reach their build out maximums. Gross 2-way p.m. peak hour project trips were utilized to represent a conservative analysis as they include pass-by trips already on the road. All roadway segments remain below the standard LOS “D” threshold associated with both roads. Reserved trips from planned growth beyond 2023 is not applicable to this analysis.

INTERSECTION ANALYSIS

FDOT requested that the SR 20 (US 441)/CR 235A intersection be analyzed for both the a.m. and p.m. peak periods. Both project driveways will also be analyzed for level of service and turn lane requirements.

An a.m. and p.m. peak period turn movement count was conducted at this intersection on Thursday, March 10, 2022. These volumes were used for a 2022 existing intersection analysis. They were then combined with a.m. & p.m. peak hour project traffic estimates and background growth (2%/yr.) trips for a future 2023 conditions analysis. Copies of all traffic data and detailed intersection analysis are included in the report appendix. The higher A.M. & P.M. peak hour directional volumes were extracted from those counts and displayed on ***Figure 1***. The peak hour project traffic estimates for the a.m. and p.m. peak hours are displayed on ***Figures 2 and 3***. They are summarized in ***Table 4 - Intersection Impacts*** below.

Table 4 - Intersection Impacts

Traffic Signal Controlled Intersections

Approach	***US 441***						***CR 235A***						
AM Peak	Eastbound			Westbound			Northbound			Southbound			
Movement	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Totals
2022	132	958	16	81	431	266	34	90	95	204	45	68	2420
Background	3	19	0	2	9	5	1	2	2	4	1	1	49
Project	**22**	**131**		**69**	**69**		**87**	**22**	**0**		**46**		**446**
AM Total	157	1108	16	152	509	271	122	114	97	208	92	69	2915
PM Peak	Eastbound			Westbound			Northbound			Southbound			
2022	24	664	64	177	1355	111	81	34	157	73	16	46	2802
Background	0	13	1	4	27	2	2	1	3	1	0	1	55
Project	**8**	**192**	**0**	**95**	**100**	**0**	**80**	**8**	**0**	**0**	**16**	**0**	**499**
PM Total	32	869	65	276	1482	113	163	43	160	74	32	47	3356

Notes: 2022 traffic volumes from Figure 1, Background =2%/yr., Project traffic from Figures 2 & 3.

Background traffic growth at 2% annually for 1 year was added to the existing traffic. No final site plan approvals for the planned residential developments west of I-75 have been obtained. It will take several years before the first trips from occupied homes in those developments will hit the road. The 1,000 plus residential dwellings that make up the Tara projects east of I-75 will not be occupied for at least several years. It is unlikely that they will have any interaction with Santa Fe Crossing as there are several options for similar land use choices on their side of I-75.

Stop Sign Controlled Intersections

Approach	***US 441***						***Project Driveway***						
AM Peak	Eastbound			Westbound			Northbound			Southbound			
Movement	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Totals
2022		1106	0	0	533				0				1639
Background		22	0	0	11				0				33
Project		**0**	**92**	**69**	**0**				**153**				**314**
AM Total	0	1128	92	69	544	0	0	0	153	0	0	0	1986
PM Peak	Eastbound			Westbound			Northbound			Southbound			
2022		752	0	0	1482				0				2234
Background		15	0	0	30				0				45
Project			**81**	**100**					**200**				**381**
PM Total	0	767	81	100	1512	0	0	0	200	0	0	0	2660

Notes: 2022 traffic volumes from Figure 1, Background =2%/yr., Project traffic from Figures 2 & 3.

Approach	***Project Driveway***						***CR 235A***						
AM Peak	Eastbound			Westbound			Northbound			Southbound			
Movement	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Lt	Thru	Rt	Totals
2022	0		0				0	219			122	0	341
Background								4			2		6
Project	**109**		**29**				**31**					**58**	**227**
AM Total	109	0	29	0	0	0	31	223	0	0	124	58	574
PM Peak	Eastbound			Westbound			Northbound			Southbound			
2022	0		0				0	272			257	0	529
Background								5			5		10
Project	**96**		**32**				**33**					**58**	**219**
PM Total	96	0	32	0	0	0	33	277	0	0	262	58	758

Notes: 2022 traffic volumes from Figure 1, Background =2%/yr., Project traffic from Figures 2 & 3.

Highway Capacity Software (HCS) developed by the UF McTrans Center for FDOT is used to analyze intersection operations. Signal timings provided by Gainesville Traffic Operations were 130 seconds in the AM and 160 seconds in the PM. Results of the HCS signalized and stop controlled intersection analysis are summarized in ***Table 5 – Intersection Level of Service (LOS)***. Results indicate that there is sufficient capacity to absorb project impacts without degrading level of service below acceptable standards.

Table 5 - Intersection Level of Service (LOS)

Traffic		Signal	US 441				CR 235A					
Signal		Cycle	EB		WB		NB		SB		Intersection	
Control		Times	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
2022	AM	130	D	43.2	B	15.8	D	48.9	D	35.8	C	34.1
2022	PM	160	D	42.2	C	34.7	D	38.3	E	56.4	D	37.9
2023	AM	130	D	46.0	B	17.7	D	54.2	D	36.5	D	36.8
2023	PM	160	D	47.2	D	39.1	D	4.7	E	57.6	D	42.4

Delay expressed in AVERAGE seconds per vehicle. 2022 = existing traffic, 2023 = existing + background + project

The traffic signal controlled intersection operates within level of service standards with the 2023 traffic estimates (2022 existing plus 2% annual growth + project). Detailed copies of the Highway Capacity Software printouts for all scenarios are included in the report appendix.

Table 5 - Intersection Level of Service (LOS) continued

Stop		US 441				Project Drive			
Sign		EB - Right		WB - Left		NB -Right		SB	
Control		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
2023	AM	A	0	B	13.2	C	18.6		
+ project	PM	A	0	B	10.8	B	14.9		

Delay expressed in AVERAGE seconds per vehicle.

Stop		CR 235A				Project Drive			
Sign		NB - Left		SB - Right		EB		WB	
Control		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
2018	AM	A	7.7	A	0.0	B	13.4		
+ project	PM	A	8.1	A	0.0	C	16.8		

Delay expressed in AVERAGE seconds per vehicle.

The project driveway connections to both roads were analyzed using the traffic volumes displayed in ***Table 4*** above. These volumes are so low that all approaches operate well above LOS standards.

Turn Lane Analysis

FDOT-D2 Traffic Operations requested turn lane analysis at the SR 20 (US 441)/CR 235A intersection and all project driveways. There are existing left turn lanes at all four approaches and right turn lanes on three of the four at this intersection. Field observations revealed that any stopped queue is eliminated at every approach except the westbound left on SR 20 (US 441) when several semi-trucks are in the stopped queue. They take so long to move through their gears from a stopped condition that they limit the number of vehicles safely moving through the intersection. All other approaches adequately accommodated all turn movement demand during the peak periods. FDOT also requested that a right turn lane be considered at the driveway connection to SR 20 (US 441) due to the high posted speeds 65 mph just west of the proposed driveway location. Right turn traffic usually slows to 9-10 mph when making a right turn into a driveway. This speed differential, 65 to 10 mph creates a safety concern on the state highway.

Right Turn Lane Analysis

FDOT criteria for evaluating turn lanes is established in the NCHRP Report 457: Evaluating Intersection Improvements and the FDOT Driveway Information Guide. Right turn lanes are required on 2-lane undivided roadways with a posted speed greater than 45 mph when the right turn volume is between 35-55 vehicles in the peak hour. There are **58** right turn vehicles on CR 235A southbound in the p.m. hour. Right turns are required on 4-lane roads when the right turn volume exceeds 80 vehicles. The right turn volumes on US 441 are **92** in the a.m. and **81** in the p.m. The NCHRP Report 457: Evaluating Intersection Improvements analysis process has more detailed calculations to determine if a right turn lane is warranted. ***Figure 4: Right Turn Lane Analysis*** provides the input data, graphic presentation of the variables and the resultant recommendations for right turn lanes at both project driveways.

The right turn lane should be constructed per FDOT Design Standards for a 50 mph 2-lane rural roadway on CR 235A. The overall length should be 290 feet inclusive of a 50 ft. taper. The design standards for the 55 mph US 441 right turn lane should be 350 feet inclusive of a 50 ft. taper. Right turn lanes are normally free flow and do not require storage queues unless they are impacted by railroad crossings or gated entrances.

Left Turn Lane Analysis

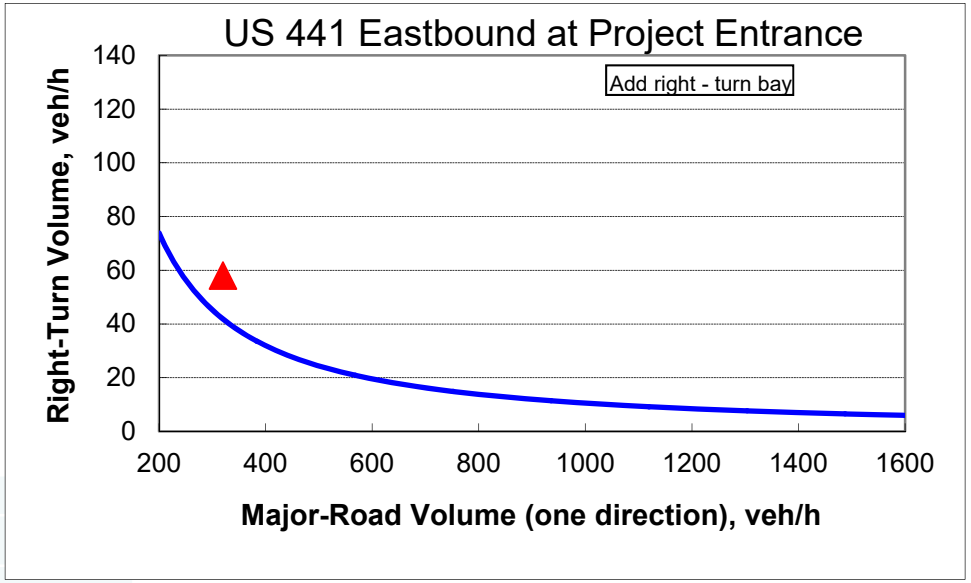
The highest left turn volume on US 441 would be **100** vehicles in the p.m. peak hour westbound**.** Input and Output from the left turn lane analysis utilizing the NCHRP Report 457 criteria for the project driveway is provided in ***Figure 5: Left Turn Lane Analysis.*** The left turn lane should be 400 feet in total length comprised of 350 feet of total deceleration (inclusive of a 50 ft. taper) and 50 feet of storage added for any vehicle queue. FDOT-D2 has already commented on the project site plan and requires the existing full median opening on US 441 be converted to a directional median opening with two opposing left turn lanes. Both left turn lanes should be 400 feet.

A left turn lane analysis was also conducted for the southern project driveway on CR 235. The higher p.m. peak hour volumes were used in the analysis. Results indicate a northbound left turn lane is not required at the project driveway. Input and output variables are provided on Figure 5. Lastly, the HCS intersection analysis for the 2023 project buildout indicate that the northbound left turn lane is inadequate. The Back of Queue (BOQ) report for 2023 indicates the 95% BOQ value is at 1.7. Meaning the northbound left turn lane must be lengthened from its current 165 feet to 340 feet (290 feet total deceleration length plus 50 ft. of storage).

US 441 Eastbound at Project Entrance

Roadway Geometry: 4 Lane Divided Highway	Value
Major Road Posted Speed, MPH	55
Major Road Volume (one-way):	1220
Right turn Volume, Vehicles/hour	**92**

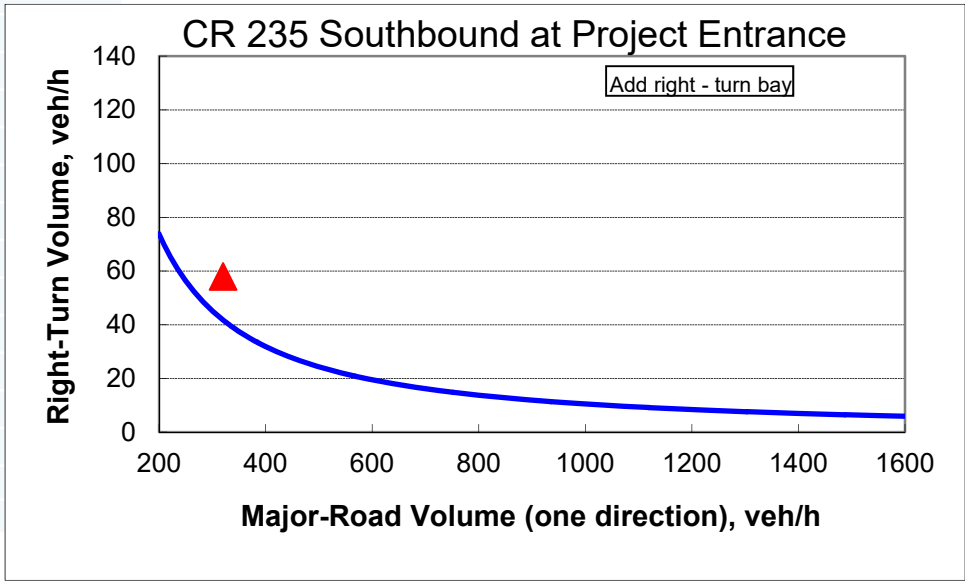
Output Variable	Value
Limiting right-turn volume, veh/h:	13
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	Add right-turn bay.



CR 235 Southbound at Project Entrance

Roadway Geometry: 2 Lane Un-Divided Highway	Value
Major Road Posted Speed, MPH	50
Major Road Volume (one-way):	320
Right turn Volume, Vehicles/hour	**58**

Output Variable	Value
Limiting right-turn volume, veh/h:	42
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	Add right-turn bay.



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MPH 22-02 3/22/22

Santa Fe Crossing Commercial Complex – Alachua, FL

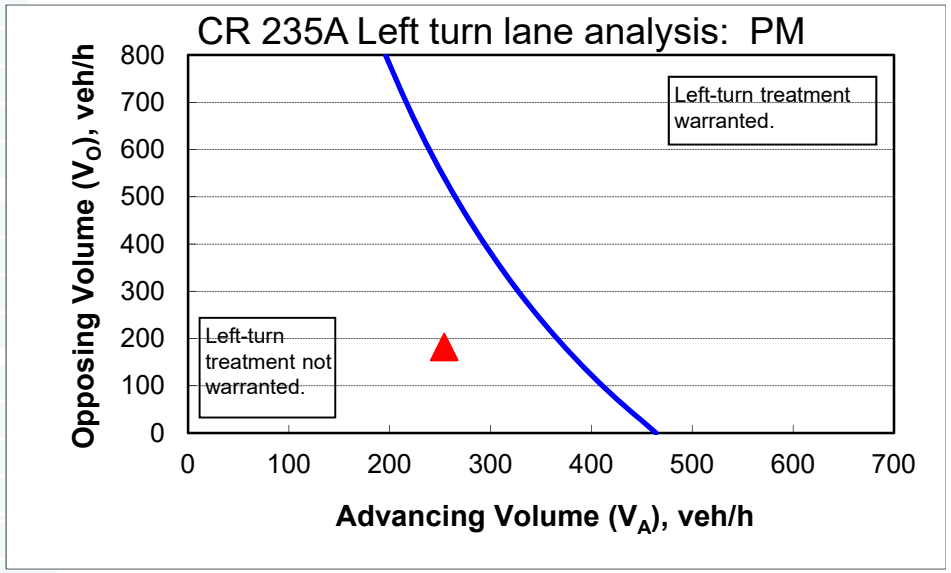
Right Turn Lane Analysis

Figure 4
Page 17

Input Variable	Value
85th percentile speed, mph:	50
Percent of left-turns in advancing volume (V_A), %:	11%
Advancing volume (V_A), veh/h:	310
Opposing volume (V_O), veh/h:	320

Output Variable	Value
Limiting advancing volume (V_A), veh/h:	333
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

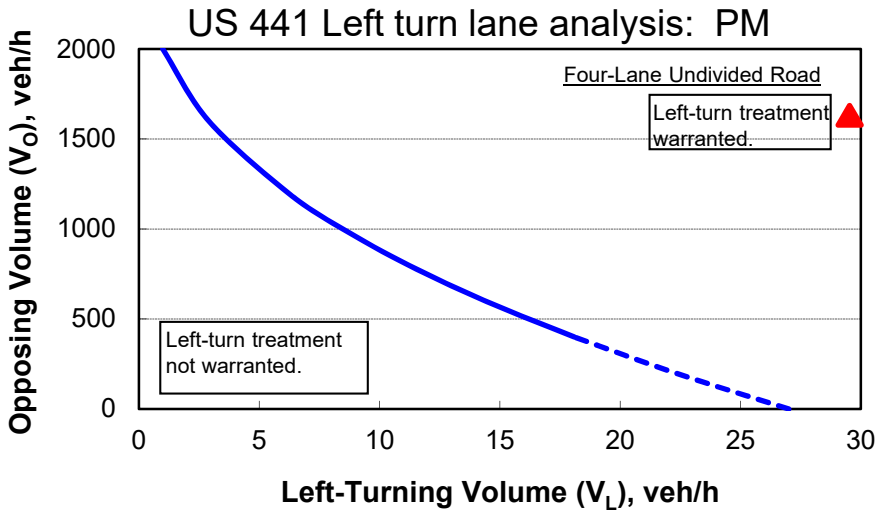
Calibration Constants	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



Input Variable	Value
85th percentile speed, mph:	55
Left-turns in advancing volume (V_L), veh/hr	100
Advancing volume (V_A), veh/h:	1612
Opposing volume (V_O), veh/h:	848

Output Variable	Value
Limiting advancing volume (V_A), veh/h:	373
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

Calibration Constants	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0
Average time for left-turn vehicle to clear the advancing lane, s:	2.9



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MPH 22-02 3/22/22

Santa Fe Crossing Commercial Complex – Alachua, FL
Left Turn Lane Analysis

Figure 5
Page 18

CONCLUSIONS and RECOMMENDATIONS

Based on the data and analysis provided in the previous sections of this report the following conclusions on traffic operations and recommendations are provided below.

Conclusions:

1. The proposed Santa Fe Crossing commercial complex will consist of several varied land uses to include: a small office, a bank with drive thru, 2 fast food restaurants, a small retail store, carwash, hotel and a gas station with a convenience store. Project buildout is planned to be completed in late 2023.
2. The proposed combined traffic impacts associated with the buildout scenario for Santa Fe Crossing on SR 20 (US 441) within the City of Alachua, FL is estimated at 3,396 new daily trip impacts. The Peak Hour external trips will be 599 in the a.m. and 645 in the p.m. peak periods.
3. All segments of SR 20 (US 441) currently meet LOS standards (LOS “D”) and will remain below this threshold with the addition of project trips.
4. The proposed project driveway on SR 20 (US 441) will be aligned with an existing full median. FDOT requires that this median opening be converted to a directional left median for both eastbound and westbound approaches.
5. The southern project driveway on CR 235A requires a southbound right turn lane.
6. The existing northbound left turn lane on CR 235A approaching SR 20 (US 441) needs to be extended to a total length of 340 feet.
7. Right and left turn lanes will be designed to meet FDOT Design Standards for all approaches.

Recommendations:

1. Approve the project driveway connections with the required turn lanes to meet FDOT Design Standards.
2. Modify the existing median opening on SR 20 (US 441) as required by FDOT-D2 Traffic Operations from a full opening to a directional left for both approaches.

APPENDICES: Correspondence and Documentation

Appendix A: Correspondence

Tom Cavin <tom.cavin@dot.state.fl.us> 2/16/2022 7:33 AM

RE: Santa Fe Crossing traffic study methodology memo

To mphemmen <mphemmen@comcast.net> Copy kwinburn <kwinburn@cityofalachua.org> • Adam Hall <ad_hall@cityofalachua.org> • Adam Doyle <adam.doyle@dot.state.fl.us> • llalwani <llalwani@alachuacounty.us> • Chris Potts PE <chris.potts@jbprogroup.com> • Keith@v3capgroup.com <keith@v3capgroup.com> • Justin Tabor <jtabor@cityofalachua.org> • Robert Emmons <robert.emmons@dot.state.fl.us>

Mike,

I have no additional comments to add.

Tom Cavin, P.E.
Jacksonville Studies Engineer
Florida Department of Transportation
2198 Edison Avenue, MS2815
Tom.cavin@dot.state.fl.us
904-360-5641

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, February 15, 2022 8:44 AM
To: mphemmen <mphemmen@comcast.net>
Cc: kwinburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Cavin, Tom <Tom.Cavin@dot.state.fl.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>; llalwani <llalwani@alachuacounty.us>; Chris Potts PE <chris.potts@jbprogroup.com>; Keith@v3capgroup.com
Subject: Re: Santa Fe Crossing traffic study methodology memo

EXTERNAL SENDER: Use caution with links and attachments.

Mike,

Please see the following comments from the City of Alachua Planning Department:

- Proposed Growth Rate: What is the project build-out year? Depending upon the year, the traffic impact analysis should consider all of or a portion of the following projects (project locations may be referenced here):
    - NW 188th St/US 441 (275 dwellings & up to 152,460 square feet commercial);
    - Briarwood Phases 2 and 3 (145 dwellings);
    - Tara Forest East (340 dwellings);
    - Tara Baywood (211 townhouses);
    - Tara Forest West (540 dwellings).
- Traffic Counts: Please clarify the following statement: "Current and historical traffic volumes are well below the roadways assigned capacity." Current traffic counts and reserved capacities, particularly for FDOT segment 4107 (US 441 from I-75 to 235A), are at 85.90% of PM Peak Hour capacity and other nearby segments are above 50%.

Roadway Segment (FDOT Segment #, CoA Comp Plan #)		Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing 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	24,204	2,160	12,636	67.60%
			Peak Hour	3,510	2,299	170	1,041	70.34%

U.S. Hwy 441	(4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	1,927	6,962	82.15%
			Peak Hour	3,510	2,861	154	495	85.90%
U.S. Hwy 441	(14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
			Peak Hour	3,870	2,114	129	1,627	57.96%

- Analysis of US 441/I-75 on and off ramps should be included. Trip counts are available from the traffic study performed for the Tara Forest West project.
- What is the source of pass by rates? Pass by rates for some land uses are not included within ITE Trip Generation Handbook, 3rd Edition, and for those which are included, the pass by rates utilized are typically higher than those provided in ITE Trip Generation Handbook, 3rd Edition.

If you have any questions, please feel free to contact me.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "mphemmen" <mphemmen@comcast.net>
To: "Tom Cavin" <tom.cavin@dot.state.fl.us>, "Adam Doyle" <adam.doyle@dot.state.fl.us>, "Justin Tabor" <jtabor@cityofalachua.org>, "llalwani" <llalwani@alachuacounty.us>, "Chris Potts PE" <chris.potts@jbprogroup.com>
Cc: Keith@v3capgroup.com
Sent: Sunday, February 13, 2022 11:55:51 AM
Subject: Santa Fe Crossing traffic study methodology memo

Gentlemen,

Please find the attached traffic study methodology memo as discussed. MPH would appreciate any comments or additional requirements as quickly as possible. MPH would appreciate your email approval to field collect turn movement counts at the US 441/CR 235A intersection prior to the end of this month. Please provide the signal timings for the subject intersection to be used in the HCS existing analysis scenario.

Best Regards,

Mike Hemmen, AICP
MPH Transportation Planning, Inc.
1725 Riverbirch Hollow
Tallahassee, FL 32308
850.510.6461
mphemmen@comcast.net

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MPH Transportation Planning Inc.
1725 Riverbirch Hollow
Tallahassee, FL 32308

Telephone (850) 510-6461
mphemmen@comcast.net

February 13, 2022

Methodology Memo: Traffic Impact Analysis (TIA) for Santa Fe Crossing Commercial Complex

---

Project Description:
MPH is providing transportation support services to JBrown Professional Group (JBProGroup) for the proposed Santa Fe Crossing commercial complex on SR 20 (US 441) at CR 235A in Alachua, Florida. The following information provides the basic data required for an assessment of the daily & peak hour trip impacts required to address traffic operations concerns for the proposed development.

Level of TIA:
The proposed commercial development is estimated to generate approximately 8,673 daily trips with more than half of those being pass-by trips from existing traffic. The p.m. peak hour demand will be 717 trips with only 291 of those as net new trips on the adjacent roadways. Project access will utilize the new driveways on SR 20 (US 441) and CR 235A. A pre-application meeting with FDOT-D2 staff was held where the department specified traffic study requirements. FDOT-D2 has requested a full Traffic Impact Analysis (TIA) inclusive of turn lane analysis and required signage for the State Road System be provided to assess potential intersection improvements at SR 20 (US 441)/CR235A. FDOT requires that the existing full median opening on SR 20 (US 441) be modified to a directional left opening, denied a secondary right turn access into the project nearer the traffic signal controlled intersection with CR 235A, and HCS intersection analysis for both the a.m. and p.m. peak hours. .

Site Location Map:
The attached Figure 1 shows the physical location of the proposed project.

Study Area:
A pre-app meeting for this project was discussed with FDOT-D2. FDOT staff requested a right turn lane be provided on SR 20 (US 441) at the proposed project entrance due to the 55 mph posted speed and safety concerns with turning vehicles at very low speeds.

Site Plan:
The attached Figure 1 shows the proposed site plan and driveway access on the south side of SR 20 (US 441) and the driveway connections to CR 235A. There is an internal roadway network on site that provides connectivity to all of the retail, hotel and office components. This internal connectivity provides for some internal capture of complimentary land uses as hotel guests will avail themselves of restaurant and gas station facilities as well as the interactions between restaurant, carwash and service station patrons.

ITE 11th Edition Trip Generation:
Project trip generation data was extracted from the ITE 11th Edition Trip Generation manual. Land Use (LU) Codes for the various components are provided in the attached Table 1: Trip Generation. Internal capture has been estimated at 10% with the mix of complimentary land uses. Pass-by rates from the ITE 11th Edition have been applied to the bank, restaurant, and service station land uses.

Table 1: Trip Generation is attached.

Trip Distribution:
Trip distribution will utilize data collection from the intersection turn movement counts and the location of complimentary land uses. The existing Santa Fe High School across the street and several new residential developments approved on CR 235A north and south of SR 20 (US 441) will factor into the trip assignment. The major employment centers in Gainesville to the east draw significant traffic demand to/from the city of High Springs to the west. There is also increased traffic on CR 235A with the several warehouse and distribution centers to the south that access I-75 approximately ¾-mile to the east.

Critical project issues:
The TIA study will provide analysis for both right and left turn lanes approaching the project driveways as well as peak hour intersection analysis at the adjacent signalized intersection. Turn lanes will be designed consistent with FDOT Design Standards for a rural highway with a 55 mph posted speed.

Proposed Growth Rate:
FDOT has approved using historical traffic data from the FDOT traffic database. No increase in adjacent street traffic is anticipated within the next 6-12 months (2022) beyond the approved residential developments on CR 235A. A 2% annual growth rate will be added for the year during the project's construction phase. The other major projects underway with confirmed trip reservations within the immediate area are the Alachua West subdivision immediately south of the project on CR 235A and the Briarwood subdivision on CR 235A north of SR 20 (US 441).

Traffic Counts:
The latest FDOT counts available from the FDOT Traffic Online database will be utilized along with any the City of Alachua or Alachua County may have from recent traffic study submittals. MPH will collect peak period turn movement volumes at the SR 20 (US 441)/CR 235A intersection. This project is in a transitioning area of Alachua about 2 miles northwest of the City Center that is experiencing both residential and commercial rapid development. Current and historical traffic volumes are well below the roadways assigned capacity.

Signalized or major study area intersections to be analyzed:
Data collection and analysis of the existing SR 20 (US 441)/CR 235A intersection will be included in this report.

If further consultation or modification to any of the items above is required, please call me at (850) 510-6461 anytime during normal business hours to discuss.

Sincerely,

Mike Hemmen

Mike Hemmen, AICP – President
Certificate # 012190
MPH Transportation Planning, Inc.

Copies distributed electronically to:

Tom Cavin, P.E.	FDOT-D2 Traffic Operations (Jacksonville)	tom.cavin@dot.state.fl.us
Adam Doyle, P.E.	FDOT-D2 Traffic Operations (Gainesville)	adam.doyle@dot.state.fl.us
Justin Tabor	Alachua Planning Director	jtabor@cityofalachua.org
Lalit Lalwani, P.E.	Alachua County Public Works	llalwani@alachuacounty.us
Chris Potts, P.E.	JBProGroup – Project Engineer	chris.potts@jbpro.com

Attachments: Figure 1: Site Location Map
Table 1: Trip Generation

VICINITY MAP

SCALE: 1" = 5000'

DEVELOPER/APPLICANT:

ALACHUA 441/235, LLC
496 S. HUNT CLUB BLVD.
APOPKA, FL 32703

SITE AREA:

TAX PARCELS

PARCEL 03042-050-008	±9.57 ACRES
PARCEL 03044-003-000	±4.74 ACRES
TOTAL AREA	±14.31 ACRES

PROPOSED DEVELOPMENT LOT AREA:

LOT #	AREA (SQ. FT.)	AREA (AC.)
A	20,392	0.468
B	42,175	0.968
C	42,847	0.984
D	40,136	0.921
E	55,406	1.272
F	105,177	2.415
G	98,515	2.262
H	65,410	1.502

PARKING SCHEDULE

PARKING REQUIRED

PARKING REQUIREMENTS VARY BY USE; BELOW ARE A FEW OF THE MOST COMMON AND LIKELY USES APPLICABLE TO THIS DEVELOPMENT

RESTAURANTS	1 SPACE PER100 SQ FT FLOOR AREA
RESTAURANT W/ DRIVE-THRU	1 SPACE PER 150 SQ FT FLOOR AREA
GASOLINE SALES	1 SPACE PER 350 SQ FT FLOOR AREA
GROCERY STORE	1 SPACE PER 250 SQ FT FLOOR AREA
FINANCIAL/BANK	1 SPACE PER 200 SQ FT FLOOR AREA
CARWASH	1 SPACE PER EMPLOYEE
SELF SERVICE STORAGE	5 SPACES, ALL USES
HOTEL/MOTEL	1 SPACE PER SLEEPING ROOM PLUS 2 SPACES FOR THE OWNER/MANAGER, PLUS REQUIRED FOR ASSOCIATED BAR/RESTAURANT
RETAIL SALES	1 SPACE PER 305 SQ FT FLOOR AREA (FIRST 30,000 SQ FT)
OFFICES	1 SPACE PER 330 SQ FT FLOOR AREA

PARKING PROVIDED

REGULAR SPACES (9'x18') = 291

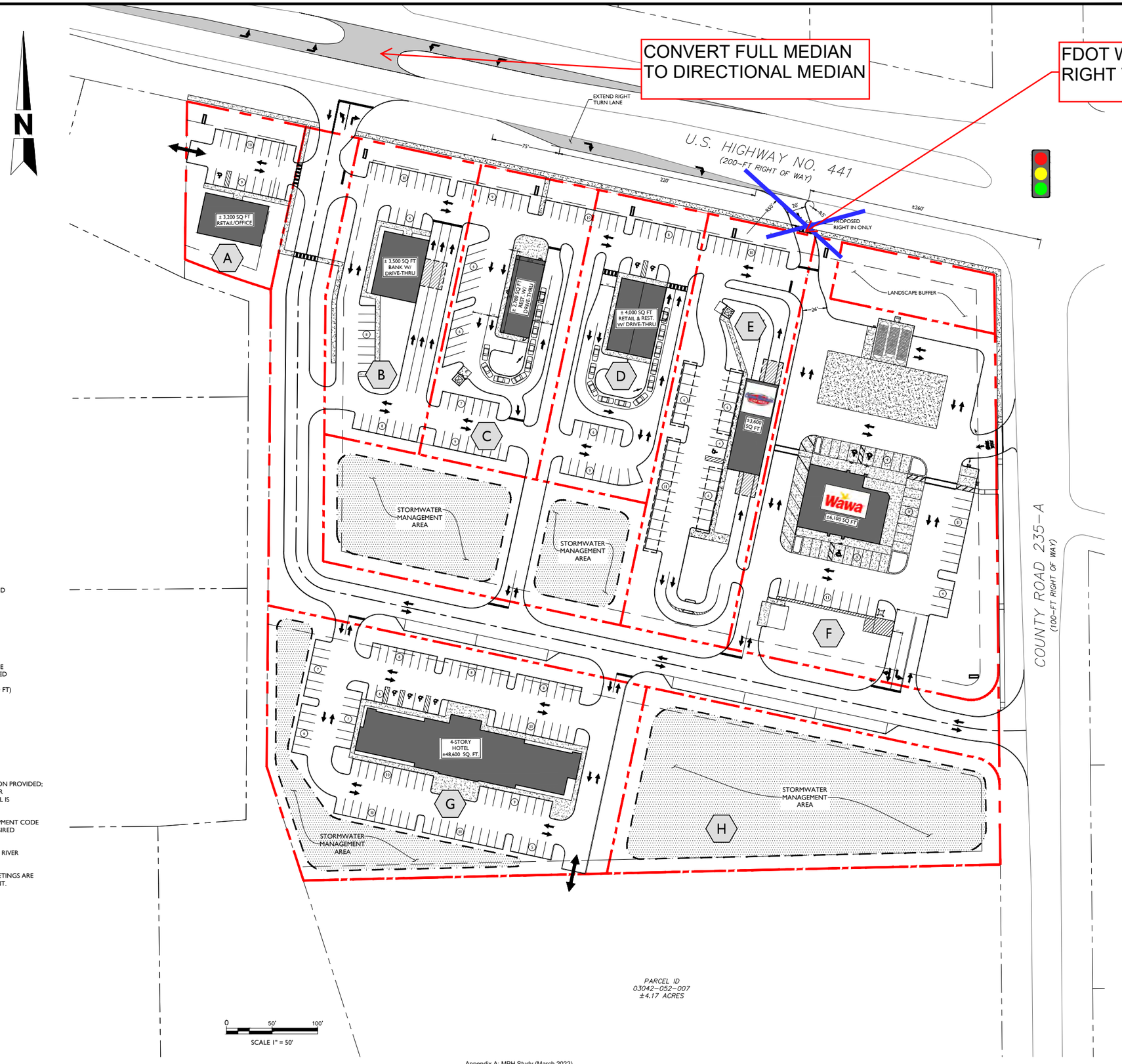
ZERO COMPACT SPACES PROPOSED AT THIS TIME.

GENERAL DESIGN & REFERENCE NOTES:

1. PROPERTY BOUNDARY DERIVED FROM HISTORIC BOUNDARY SURVEY INFORMATION PROVIDED; AVAILABLE AERIAL, TAX PARCEL, AND TOPOGRAPHIC INFORMATION UTILIZED FOR DEVELOPMENT OF SITE PLANS; AN UPDATED SURVEY BY A LICENSED PROFESSIONAL IS RECOMMENDED.
2. THIS SITE PLAN HAS BEEN PREPARED BASED ON CITY OF ALACHUA LAND DEVELOPMENT CODE REQUIREMENTS, DUE DILIGENCE INFORMATION PROVIDED, AND THE CLIENT'S DESIRED DEVELOPMENT.
3. STORMWATER REQUIREMENTS SHALL COMPLY WITH ALL LOCAL AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS (SRWMD).
4. LAYOUTS ARE SUBJECT TO JURISDICTIONAL PERMIT REVIEW; PRE-APPLICATION MEETINGS ARE RECOMMENDED IN ADVANCE OF PERMIT APPLICATION AND DESIGN DEVELOPMENT.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- STORMWATER MANAGEMENT AREA
- PROPOSED YARD SETBACK
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT (#)
- LOT LEGEND REFERENCE (G)



MJ SIMPLIFIED ENGINEERING
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REVISIONS

REV	DATE	DESCRIPTION	BY
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PROJECT NAME:

SANTA FE CROSSINGS

FOR

ALACHUA 441/235, LLC

CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SHEET TITLE

PRELIMINARY SITE PLAN

PROJECT NO:	21-2001
CHECKED BY:	JJS
VERTICAL DATUM:	NAVD 1988
DATE:	11/01/2021

SHEET NUMBER

C-001

TABLE 1: Trip Generation for Santa Fe Crossing Commercial Complex

Alachua County, Florida

	Land Use					Distribution		Trips		Int.Cap.	External Trips		Pass-by	Net New Trips	
Lot	Description	ITE	ITE Trip Rates	Unit*	Trips	In	Out	In	Out	Rate	In	Out	Rate	In	Out
A	Small Office	712	(T) = 14.39 (X)	3.200	46	50%	50%	23	23	10%	21	21		21	21
B	Bank w/DT	912	(T) = 100.35 (X)	3.500	351	50%	50%	176	176	10%	158	158	35%	103	103
C	FF Rest. w/DT	934	(T) = 467.48 (X)	2.780	1300	50%	50%	650	650	10%	585	585	55%	263	263
D	Retail - Variety Store	814	(T) = 63.66(X)	2.000	127	50%	50%	64	64	10%	57	57	34%	38	38
D	FF Rest. w/DT	934	(T) = 467.48 (X)	2.000	935	50%	50%	468	468	10%	421	421	55%	189	189
E	Carwash	948	(T) = 140.20 (X)	3.600	505	50%	50%	253	253	10%	227	227		227	227
F	Gas Station/Super Conv. S	945	(T) = 230.52 (X)	20	4610	50%	50%	2305	2305	10%	2075	2075	76%	498	498
G	Hotel	310	(T) = 7.99 (X)	100	799	50%	50%	400	400	10%	360	360		360	360
			Daily Trips		**8673**			**4337**	**4337**	-867	**3903**	**3903**		**1698**	**1698**
	AM Peak Hour														
	Small Office	712	(T) = 1.67 (X)	3.200	5	82%	18%	4	1	10%	4	1		4	1
	Bank w/DT	912	(T) = 9.95 (X)	3.500	35	58%	42%	20	15	10%	18	13	29%	13	9
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.780	124	51%	49%	63	61	10%	57	55	50%	28	27
	Retail - Variety Store	814	(T) = 3.04 (X)	2.000	6	55%	45%	3	3	10%	3	2	34%	2	2
	FF Rest. w/DT	934	(T) = 44.61 (X)	2.000	80	51%	49%	41	39	10%	37	35	50%	18	18
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 16.06 (X)	20	321	50%	50%	161	161	10%	144	144	76%	35	35
	Hotel	310	Eq (T) = 0.50 (X) - 7.45	100	43	56%	44%	24	19	10%	22	17		22	17
			AM Peak Hour Trips		**665**			**342**	**323**	-67	**308**	**291**		**145**	**131**
	PM Peak Hour														
	Small Office	712	(T) = 2.16 (X)	3.200	7	32%	68%	2	5	10%	2	4		2	4
	Bank w/DT	912	(T) = 21.01 (X)	3.500	74	50%	50%	37	37	10%	33	33	35%	22	22
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.780	92	52%	48%	48	44	10%	43	40	55%	19	18
	Retail - Variety Store	814	(T) = 6.70 (X)	2.000	13	52%	48%	7	6	10%	6	6	34%	4	4
	FF Rest. w/DT	934	(T) = 33.03 (X)	2.000	66	52%	48%	34	32	10%	31	29	55%	14	13
	Carwash	948	(T) = 14.20 (X)	3.600	51	50%	50%	26	26	10%	23	23		23	23
	Gas Station/Super Conv. S	945	(T) = 18.42 (X)	20	368	50%	50%	184	184	10%	166	166	75%	41	41
	Hotel	310	Eq (T) = 0.74 (X) - 27.89	100	46	51%	49%	23	23	10%	21	20		21	20
			PM Peak Hour Trips		**717**			**361**	**356**	-72	**325**	**320**		**146**	**145**

*Units: fueling stations for gas station, ksf = 1,000 square feet for fast food restuarants,retail,office; rooms for hotel.

Source: *ITE 11th Edition Trip Generation*

Appendix B: Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0245 - SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	21000 F	N 10500	S 10500	9.50	58.00	5.60
2019	22000 C	N 11000	S 11000	9.50	58.00	5.60
2018	22000 C	N 11000	S 11000	9.50	57.90	4.90
2017	23000 C	N 11500	S 11500	9.50	53.80	4.60
2016	21000 C	N 10500	S 10500	9.50	53.60	4.90
2015	19300 C	N 9500	S 9800	9.50	57.00	5.20
2014	19000 C	N 9500	S 9500	9.50	57.40	5.40
2013	16900 C	N 8100	S 8800	9.50	57.80	5.00
2012	17300 C	N 8600	S 8700	9.50	58.40	4.90
2011	16900 C	N 8500	S 8400	9.50	58.80	5.50
2010	16900 C	N 8400	S 8500	10.13	59.87	5.10
2009	19200 C	N 9600	S 9600	10.04	57.81	6.20
2008	17500 C	N 8800	S 8700	10.17	57.73	7.30
2007	19500 C	N 9800	S 9700	10.22	58.44	5.70
2006	19300 C	N 9600	S 9700	9.98	59.05	6.70
2005	19200 C	N 9500	S 9700	10.10	58.20	19.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 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
2020	28000 C	N 14000	S 14000	9.50	58.00	5.60
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

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: 07/22/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	21	15	25	23	84	33	21	20	15	89	173
0100	32	17	13	12	74	14	24	11	16	65	139
0200	19	14	20	12	65	13	8	13	17	51	116
0300	22	32	25	40	119	11	24	22	31	88	207
0400	42	50	68	72	232	29	36	44	38	147	379
0500	63	101	149	131	444	38	55	71	80	244	688
0600	154	243	283	272	952	58	76	81	96	311	1263
0700	277	354	374	292	1297	97	99	128	156	480	1777
0800	263	249	250	226	988	159	175	122	173	629	1617
0900	213	223	224	208	868	171	177	165	181	694	1562
1000	244	200	183	242	869	178	163	192	177	710	1579
1100	217	208	238	222	885	177	216	208	202	803	1688
1200	259	284	247	228	1018	252	290	251	271	1064	2082
1300	238	218	198	204	858	230	242	249	252	973	1831
1400	215	241	246	205	907	234	267	279	279	1059	1966
1500	232	235	208	205	880	254	255	273	329	1111	1991
1600	221	212	199	224	856	309	365	332	395	1401	2257
1700	215	185	250	207	857	339	425	396	371	1531	2388
1800	170	173	182	139	664	260	255	260	221	996	1660
1900	125	107	99	100	431	167	177	167	129	640	1071
2000	107	110	95	80	392	145	132	108	101	486	878
2100	91	76	69	50	286	94	75	90	78	337	623
2200	46	47	41	27	161	54	44	44	55	197	358
2300	29	38	15	13	95	32	40	30	23	125	220
24-Hour Totals:					14282					14231	28513

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	700	1297	845	686	715	1825
P.M.	1200	1018	1645	1555	1645	2429
Daily	700	1297	1645	1555	1645	2429

Generated by SPS 5.0.53P
County: 26
Station: 0461
Description: SR 20 .2 MI. NW OF SR 93
Start Date: 07/23/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	15	17	12	17	61	27	33	16	19	95	156
0100	10	19	14	22	65	20	16	18	9	63	128
0200	26	23	22	18	89	16	13	14	9	52	141
0300	17	21	30	55	123	13	19	18	33	83	206
0400	38	46	60	46	190	18	43	27	42	130	320
0500	55	88	135	128	406	32	53	65	60	210	616
0600	165	227	309	231	932	60	72	87	117	336	1268
0700	287	348	386	296	1317	76	124	143	152	495	1812
0800	270	268	261	240	1039	183	144	149	164	640	1679
0900	221	244	231	215	911	160	163	151	198	672	1583
1000	205	217	214	210	846	202	180	193	216	791	1637
1100	232	216	251	214	913	191	225	236	229	881	1794
1200	238	239	253	236	966	258	265	238	255	1016	1982
1300	257	253	225	279	1014	220	231	249	245	945	1959
1400	214	205	228	240	887	275	260	259	263	1057	1944
1500	260	211	195	169	835	230	258	275	330	1093	1928
1600	209	188	209	229	835	289	375	342	378	1384	2219
1700	260	197	224	208	889	338	440	385	365	1528	2417
1800	153	196	136	140	625	326	304	280	190	1100	1725
1900	133	150	138	110	531	181	181	188	146	696	1227
2000	106	100	98	80	384	150	154	130	100	534	918
2100	77	71	77	55	280	113	78	101	68	360	640
2200	50	56	39	33	178	75	63	49	50	237	415
2300	52	28	20	17	117	56	41	36	37	170	287
24-Hour Totals:					14433					14568	29001

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	700	1317	800	640	715	1902
P.M.	1300	1014	1645	1541	1645	2451
Daily	700	1317	1645	1541	1645	2451

MPH Transportation Planning
Tallahassee, Florida
850-510-6461

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 1

Groups Printed- Vehicles - Buses & Trucks

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00	2	3	19	0	24	3	74	31	1	109	4	39	12	15	70	4	265	0	1	270	473
07:15	0	3	13	4	20	4	92	13	1	110	19	4	10	19	52	12	324	6	0	342	524
07:30	1	4	19	5	29	6	110	24	4	144	12	4	20	12	48	6	394	5	4	409	630
07:45	1	6	21	2	30	19	101	24	5	149	13	9	8	12	42	12	359	7	0	378	599
Total	4	16	72	11	103	32	377	92	11	512	48	56	50	58	212	34	1342	18	5	1399	2226
08:00	3	3	21	9	36	16	105	21	7	149	13	12	12	9	46	4	277	13	2	296	527
08:15	4	8	35	11	58	38	103	20	11	172	11	15	8	8	42	5	215	21	0	241	513
08:30	9	13	71	8	101	99	104	19	16	238	16	40	7	11	74	1	247	74	0	322	735
08:45	14	21	77	10	122	57	119	21	22	219	17	23	7	10	57	4	219	24	0	247	645
Total	30	45	204	38	317	210	431	81	56	778	57	90	34	38	219	14	958	132	2	1106	2420
16:00	5	9	23	3	40	22	279	31	3	335	9	4	15	18	46	15	153	3	2	173	594
16:15	0	3	11	2	16	17	295	32	4	348	13	5	16	15	49	12	159	6	2	179	592
16:30	1	4	17	9	31	17	297	32	5	351	3	3	15	21	42	5	158	3	2	168	592
16:45	2	1	16	10	29	20	311	33	10	374	11	9	20	38	78	6	185	5	3	199	680
Total	8	17	67	24	116	76	1182	128	22	1408	36	21	66	92	215	38	655	17	9	719	2458
17:00	3	7	17	7	34	20	293	49	6	368	8	8	16	37	69	9	142	9	2	162	633
17:15	5	5	15	8	33	23	368	47	10	448	8	7	20	25	60	14	171	8	7	200	741
17:30	5	3	25	6	39	14	383	48	8	453	5	10	25	25	65	17	166	2	6	191	748
17:45	1	4	21	3	29	15	339	40	5	399	1	4	19	12	36	11	159	12	6	188	652
Total	14	19	78	24	135	72	1383	184	29	1668	22	29	80	99	230	51	638	31	21	741	2774
Grand Total	56	97	421	97	671	390	3373	485	118	4366	163	196	230	287	876	137	3593	198	37	3965	9878
Apprch %	8.3	14.5	62.7	14.5		8.9	77.3	11.1	2.7		18.6	22.4	26.3	32.8		3.5	90.6	5.0	0.9		
Total %	0.6	1.0	4.3	1.0	6.8	3.9	34.1	4.9	1.2	44.2	1.7	2.0	2.3	2.9	8.9	1.4	36.4	2.0	0.4	40.1	

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 2

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
Intersection	08:00																				
Volume	30	45	204	38	317	210	431	81	56	778	57	90	34	38	219	14	958	132	2	1106	2420
Percent	9.5	14.2	64.4	12.0		27.0	55.4	10.4	7.2		26.0	41.1	15.5	17.4		1.3	86.6	11.9	0.2		
08:30 Volume	9	13	71	8	101	99	104	19	16	238	16	40	7	11	74	1	247	74	0	322	735
Peak Factor																					0.823
High Int.	08:45					08:30					08:30					08:30					
Volume	14	21	77	10	122	99	104	19	16	238	16	40	7	11	74	1	247	74	0	322	
Peak Factor					0.650					0.817					0.740					0.859	
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
By Approach	08:00					08:00					08:00					07:15					
Volume	30	45	204	38	317	210	431	81	56	778	57	90	34	38	219	34	1354	31	6	1425	
Percent	9.5	14.2	64.4	12.0		27.0	55.4	10.4	7.2		26.0	41.1	15.5	17.4		2.4	95.0	2.2	0.4		
High Int.	08:45					08:30					08:30					07:30					
Volume	14	21	77	10	122	99	104	19	16	238	16	40	7	11	74	6	394	5	4	409	
Peak Factor					0.650					0.817					0.740					0.871	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
Intersection	16:45																				
Volume	15	16	73	31	135	77	1355	177	34	1643	32	34	81	125	272	46	664	24	18	752	2802
Percent	11.1	11.9	54.1	23.0		4.7	82.5	10.8	2.1		11.8	12.5	29.8	46.0		6.1	88.3	3.2	2.4		
17:30 Volume	5	3	25	6	39	14	383	48	8	453	5	10	25	25	65	17	166	2	6	191	748
Peak Factor																					0.936
High Int.	17:30					17:30					16:45					17:15					
Volume	5	3	25	6	39	14	383	48	8	453	11	9	20	38	78	14	171	8	7	200	
Peak Factor					0.865					0.907					0.872					0.940	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
By Approach	16:45					17:00					16:45					16:45					
Volume	15	16	73	31	135	72	1383	184	29	1668	32	34	81	125	272	46	664	24	18	752	
Percent	11.1	11.9	54.1	23.0		4.3	82.9	11.0	1.7		11.8	12.5	29.8	46.0		6.1	88.3	3.2	2.4		
High Int.	17:30					17:30					16:45					17:15					
Volume	5	3	25	6	39	14	383	48	8	453	11	9	20	38	78	14	171	8	7	200	
Peak Factor					0.865					0.921					0.872					0.940	

MPH Transportation Planning
Tallahassee, Florida
850-510-6461

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 1

Groups Printed- Buses & Trucks

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00	0	1	2	0	3	0	3	6	0	9	2	1	1	3	7	0	7	0	0	7	26
07:15	0	0	0	0	0	0	7	1	0	8	8	0	0	4	12	0	7	0	0	7	27
07:30	0	0	0	1	1	1	4	5	0	10	5	0	2	1	8	0	5	0	0	5	24
07:45	0	1	0	0	1	0	7	5	0	12	5	0	0	1	6	0	3	0	0	3	22
Total	0	2	2	1	5	1	21	17	0	39	20	1	3	9	33	0	22	0	0	22	99
08:00	0	0	0	1	1	1	4	11	0	16	6	1	0	3	10	0	9	0	0	9	36
08:15	0	0	0	0	0	0	5	9	0	14	3	0	0	4	7	0	5	1	0	6	27
08:30	0	0	2	0	2	2	4	13	0	19	7	0	0	2	9	0	4	0	0	4	34
08:45	0	0	0	0	0	5	7	9	1	22	5	1	0	5	11	0	4	0	0	4	37
Total	0	0	2	1	3	8	20	42	1	71	21	2	0	14	37	0	22	1	0	23	134
16:00	1	0	0	0	1	1	2	10	0	13	4	0	0	4	8	0	6	0	0	6	28
16:15	0	0	0	0	0	2	6	7	0	15	7	1	0	3	11	1	4	1	0	6	32
16:30	0	0	0	0	0	3	4	6	0	13	2	0	0	4	6	0	2	1	0	3	22
16:45	0	0	0	0	0	1	1	6	0	8	1	0	1	2	4	1	4	0	1	6	18
Total	1	0	0	0	1	7	13	29	0	49	14	1	1	13	29	2	16	2	1	21	100
17:00	0	1	0	0	1	1	3	8	0	12	3	0	0	3	6	0	4	0	0	4	23
17:15	0	0	0	0	0	0	0	4	0	4	3	0	0	5	8	2	5	1	0	8	20
17:30	0	0	0	0	0	0	2	7	0	9	2	0	0	4	6	0	2	0	0	2	17
17:45	0	0	0	0	0	1	2	9	0	12	1	1	0	3	5	0	3	0	1	4	21
Total	0	1	0	0	1	2	7	28	0	37	9	1	0	15	25	2	14	1	1	18	81
Grand Total	1	3	4	2	10	18	61	116	1	196	64	5	4	51	124	4	74	4	2	84	414
Apprch %	10.0	30.0	40.0	20.0		9.2	31.1	59.2	0.5		51.6	4.0	3.2	41.1		4.8	88.1	4.8	2.4		
Total %	0.2	0.7	1.0	0.5	2.4	4.3	14.7	28.0	0.2	47.3	15.5	1.2	1.0	12.3	30.0	1.0	17.9	1.0	0.5	20.3	

Project No. MPH22-02
SFX Retail Site
US441 at CR235A

File Name : 441235
Site Code : 00000000
Start Date : 3/10/2022
Page No : 2

	235 From North					441 From East					235 From South					441 From West					
Start Time	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Rt	Th	Lt	RoR	App. Total	Int. Total
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
Intersection	08:00																				
Volume	0	0	2	1	3	8	20	42	1	71	21	2	0	14	37	0	22	1	0	23	134
Percent	0.0	0.0	66.7	33.3		11.3	28.2	59.2	1.4		56.8	5.4	0.0	37.8		0.0	95.7	4.3	0.0		
08:45 Volume	0	0	0	0	0	5	7	9	1	22	5	1	0	5	11	0	4	0	0	4	37
Peak Factor																					0.905
High Int.	08:30					08:45					08:45					08:00					
Volume	0	0	2	0	2	5	7	9	1	22	5	1	0	5	11	0	9	0	0	9	
Peak Factor					0.375					0.807					0.841					0.639	
Peak Hour From 07:00 to 08:45 - Peak 1 of 1																					
By Approach	07:00					08:00					08:00					07:15					
Volume	0	2	2	1	5	8	20	42	1	71	21	2	0	14	37	0	24	0	0	24	
Percent	0.0	40.0	40.0	20.0		11.3	28.2	59.2	1.4		56.8	5.4	0.0	37.8		0.0	100.0	0.0	0.0		
High Int.	07:00					08:45					08:45					08:00					
Volume	0	1	2	0	3	5	7	9	1	22	5	1	0	5	11	0	9	0	0	9	
Peak Factor					0.417					0.807					0.841					0.667	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
Intersection	16:00																				
Volume	1	0	0	0	1	7	13	29	0	49	14	1	1	13	29	2	16	2	1	21	100
Percent	100.0	0.0	0.0	0.0		14.3	26.5	59.2	0.0		48.3	3.4	3.4	44.8		9.5	76.2	9.5	4.8		
16:15 Volume	0	0	0	0	0	2	6	7	0	15	7	1	0	3	11	1	4	1	0	6	32
Peak Factor																					0.781
High Int.	16:00					16:15					16:15					16:00					
Volume	1	0	0	0	1	2	6	7	0	15	7	1	0	3	11	0	6	0	0	6	
Peak Factor					0.250					0.817					0.659					0.875	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																					
By Approach	16:00					16:00					16:00					16:00					
Volume	1	0	0	0	1	7	13	29	0	49	14	1	1	13	29	2	16	2	1	21	
Percent	100.0	0.0	0.0	0.0		14.3	26.5	59.2	0.0		48.3	3.4	3.4	44.8		9.5	76.2	9.5	4.8		
High Int.	16:00					16:15					16:15					16:00					
Volume	1	0	0	0	1	2	6	7	0	15	7	1	0	3	11	0	6	0	0	6	
Peak Factor					0.250					0.817					0.659					0.875	

ON-SITE OBSERVATION REPORT

Project/#:	Santa Fe Crossing Commercial Complex MPH 22-02	Analyst:	M. Hemmen
Location:	US 441 at CR 235A	Date:	3/10/2022
Control:	Traffic Signal	Time:	7 AM - 6 PM
Lanes/Spd	US 441: 4-LND @ 55/45 mph ; CR235A: 2-LNU @ 45 mph		

	Isolated & Non-Isolated Intersections	No/Yes/NA Approach	
1	Does road curvature, vegetation, buildings, parked cars, etc.	N	
	block drivers' view of conflicting vehicles?		
2	Is the intersection skew angle so sharp that it makes it difficult	N	
	to view conflicting vehicles or complete turns?		
3	Do vehicle speeds appear too high?	N	
4	Does the delay for the minor road right-turn appear excessive?	N	
5	Does the delay for the minor road through appear excessive?	N	
6	Does the delay for the minor road left-turn appear excessive?	N	
7	Does the delay for the major road left-turn appear excessive?	Y	carryover
8	Does the queue for major road left-turns impede through traffic?	N	
9	As major road vehicles slow to turn do they impede other vehicles?	Y	semi-trucks
10	Do parking maneuvers impede other vehicles?	N	
11	Are drivers not complying with the traffic control devices?	N	
12	Is there evidence that one or more curb radii are too small?	N	
13	Do pedestrians appear to cause conflict with vehicular traffic?	N	None present
14	Are there guidance or control problems that could be mitigated by	N	
	raised-curb channelization?		

	Non-Isolated Intersections	No/Yes/NA Approach	
15	Do queues from adjacent signalized intersections spillback into	N	
	the subject intersection?		
16	Do vehicles slowing to turn at adjacent intersections or driveways	Y	coffee shop
	contribute to the delay to major/minor road drivers?		
17	Is it possible that some drivers are diverting to the subject	N	
	intersection because of congestion on a nearby street?		
18	Does the arrival pattern of major road traffic platoons contribute	N	
	to the delay of minor road drivers?		

Comments/Explanations to above responses	
7	Significant semi-truck traffic in westbound left turn lane resulted in carryover of queued trips
9	as slow start to turn maneuver limited the number of vehicles turning during allocated green
13	No pedestrians observed all day as no sdiewalks are present except in front of the high school
16	Driveway to Ellianos Coffee Shop has no turn lane and is only 200 feet east of traffic signal
	vevhicles traveling through signal often exceed 50+ mph while turning vehicles slow to 10 mph
GEN	Traffic Signal configuration is Mast Arms (4) with horizontal light assemblies.
	Pedestrian buttons only on north side of US 441 (high school), sidewalk only in front of HS.
	Bike Lanes are present only on East-West approaches of US 441; none on CR235A
	Protected Permitted left turn phase for all approaches. Good progression all movements.
	Signal cycle times were 120 seconds in the a.m. and 150 seconds in the p.m.
	CR 235A phasing limited by presence detection of turning vehicles (phase can be skipped)
	Heavy semi-truck traffic to/from CR 235A south of US 441 to Walmart, Sysco & Dollar General
	distribution centers on CR 235A 2 miles to the south.

Appendix C: NCHRP Report 457 Analysis & HCS Intersection Analysis

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*AM Peak*

Site Information

Intersection	*Project Drive at CR 235A*
Jurisdiction	*Alachua City & County*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *Project Drive South*	North/South Street: *CR 235A*
Intersection Orientation: *North-South*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*31*	*223*			*124*	*58*
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*34*	*247*	*0*	*0*	*137*	*64*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*0*
Configuration	*L*	*T*				*TR*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*109*		*29*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*121*	*0*	*32*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*0*
Configuration		*LR*				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*						*LR*	
v (veh/h)	*34*						*153*	
C (m) (veh/h)	*1383*						*580*	
v/c	*0.02*						*0.26*	
95% queue length	*0.08*						*1.05*	
Control Delay (s/veh)	*7.7*						*13.4*	
LOS	*A*						*B*	
Approach Delay (s/veh)	--	--					*13.4*	
Approach LOS	--	--					*B*	

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*PM Peak*

Site Information

Intersection	*Project Drive at CR 235A*
Jurisdiction	*Alachua City & County*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *Project Drive South* | North/South Street: *CR 235A*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*33*	*277*			*262*	*58*
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*36*	*307*	*0*	*0*	*291*	*64*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*0*
Configuration	*L*	*T*				*TR*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*96*		*32*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*106*	*0*	*35*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*0*
Configuration		*LR*				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*						*LR*	
v (veh/h)	*36*						*141*	
C (m) (veh/h)	*1215*						*445*	
v/c	*0.03*						*0.32*	
95% queue length	*0.09*						*1.34*	
Control Delay (s/veh)	*8.1*						*16.8*	
LOS	*A*						*C*	
Approach Delay (s/veh)	--	--					*16.8*	
Approach LOS	--	--					*C*	

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*AM Peak Hour*	Analysis Year	*2022 Existing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*132*	*958*	*16*	*81*	*431*	*266*	*34*	*90*	*95*	*204*	*45*	*68*
% Heavy Vehicles	*1*	*2*	*0*	*50*	*5*	*3*	*0*	*2*	*35*	*1*	*1*	*1*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*2*	*0*	*0*	*56*	*0*	*0*	*38*	*0*	*0*	*38*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	SB Only	NS Perm	07	08
Timing	G = *15.0*	G = *15.0*	G = *45.0*	G =	G = *20.0*	G = *15.0*	G =	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *6*	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *130.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*147*	*1064*	*16*	*90*	*479*	*233*	*38*	*100*	*63*	*227*	*83*	
Lane Group Capacity	*518*	*1228*	*559*	*370*	*1590*	*1266*	*154*	*215*	*331*	*418*	*531*	
v/c Ratio	*0.28*	*0.87*	*0.03*	*0.24*	*0.30*	*0.18*	*0.25*	*0.47*	*0.19*	*0.54*	*0.16*	
Green Ratio	*0.46*	*0.35*	*0.35*	*0.65*	*0.46*	*0.81*	*0.12*	*0.12*	*0.28*	*0.32*	*0.30*	
Uniform Delay d_1	*20.5*	*39.7*	*28.1*	*15.7*	*21.9*	*2.8*	*52.4*	*53.8*	*35.9*	*35.1*	*33.4*	
Delay Factor k	*0.11*	*0.40*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.14*	*0.11*	
Incremental Delay d_2	*0.3*	*6.8*	*0.0*	*0.3*	*0.1*	*0.1*	*0.8*	*1.6*	*0.3*	*1.5*	*0.1*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*20.8*	*46.5*	*28.1*	*16.0*	*22.0*	*2.9*	*53.2*	*55.3*	*36.2*	*36.6*	*33.6*	
Lane Group LOS	*C*	*D*	*C*	*B*	*C*	*A*	*D*	*E*	*D*	*D*	*C*	
Approach Delay	*43.2*			*15.8*			*48.9*			*35.8*		
Approach LOS	*D*			*B*			*D*			*D*		
Intersection Delay	*34.1*			Intersection LOS			*C*					

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*AM Peak Hour*	Analysis Year	*2023 Existing+Bkgrnd+Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*157*	*1108*	*16*	*152*	*509*	*271*	*122*	*114*	*97*	*208*	*92*	*69*
% Heavy Vehicles	*1*	*2*	*0*	*50*	*5*	*3*	*0*	*2*	*35*	*1*	*1*	*1*
PHF	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*2*	*0*	*0*	*56*	*0*	*0*	*38*	*0*	*0*	*38*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	SB Only	NS Perm	07	08
Timing	G = *12.0*	G = *15.0*	G = *48.0*	G =	G = *16.0*	G = *19.0*	G =	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *6*	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *130.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*171*	*1204*	*15*	*165*	*553*	*234*	*133*	*124*	*64*	*226*	*134*	
Lane Group Capacity	*474*	*1310*	*596*	*342*	*1670*	*1303*	*186*	*272*	*340*	*385*	*543*	
v/c Ratio	*0.36*	*0.92*	*0.03*	*0.48*	*0.33*	*0.18*	*0.72*	*0.46*	*0.19*	*0.59*	*0.25*	
Green Ratio	*0.46*	*0.37*	*0.37*	*0.65*	*0.48*	*0.83*	*0.15*	*0.15*	*0.28*	*0.32*	*0.30*	
Uniform Delay d_1	*20.8*	*39.1*	*26.1*	*28.8*	*20.6*	*2.2*	*52.9*	*50.8*	*35.1*	*35.2*	*34.4*	
Delay Factor k	*0.11*	*0.44*	*0.11*	*0.11*	*0.11*	*0.11*	*0.28*	*0.11*	*0.11*	*0.18*	*0.11*	
Incremental Delay d_2	*0.5*	*10.6*	*0.0*	*1.1*	*0.1*	*0.1*	*12.3*	*1.2*	*0.3*	*2.3*	*0.2*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*21.3*	*49.7*	*26.1*	*29.8*	*20.7*	*2.3*	*65.2*	*52.0*	*35.4*	*37.5*	*34.6*	
Lane Group LOS	*C*	*D*	*C*	*C*	*C*	*A*	*E*	*D*	*D*	*D*	*C*	
Approach Delay	*46.0*			*17.7*			*54.2*			*36.5*		
Approach LOS	*D*			*B*			*D*			*D*		
Intersection Delay	*36.8*			Intersection LOS						*D*		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*AM Peak*

Site Information

Intersection	*US 441 at Project Drive*
Jurisdiction	*FDOT & City of Alachua*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *US 441*	North/South Street: *Project Drive North*
Intersection Orientation: *East-West*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*1128*	*92*	*69*	*544*	
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*1253*	*102*	*76*	*604*	*0*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Two Way Left Turn Lane*					
RT Channelized			*0*			*0*
Lanes	*0*	*2*	*1*	*1*	*2*	*0*
Configuration		*T*	*R*	*L*	*T*	
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			*153*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*170*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*1*	*0*	*0*	*0*
Configuration			*R*			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		*L*			*R*			
v (veh/h)		*76*			*170*			
C (m) (veh/h)		*514*			*432*			
v/c		*0.15*			*0.39*			
95% queue length		*0.52*			*1.84*			
Control Delay (s/veh)		*13.2*			*18.6*			
LOS		*B*			*C*			
Approach Delay (s/veh)	--	--	*18.6*					
Approach LOS	--	--	*C*					

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*M.Hemmen*
Agency/Co.	*MPH Transportation Planning*
Date Performed	*3/21/2022*
Analysis Time Period	*PM Peak*

Site Information

Intersection	*US 441 at Project Drive*
Jurisdiction	*FDOT & City of Alachua*
Analysis Year	*2023*

Project Description *MPH 22-02 Santa Fe Crossing*

East/West Street: *US 441*	North/South Street: *Project Drive North*
Intersection Orientation: *East-West*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*767*	*81*	*100*	*1512*	
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*852*	*90*	*111*	*1680*	*0*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Two Way Left Turn Lane*					
RT Channelized			*0*			*0*
Lanes	*0*	*2*	*1*	*1*	*2*	*0*
Configuration		*T*	*R*	*L*	*T*	
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			*200*			
Peak-Hour Factor, PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*222*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*1*	*0*	*0*	*0*
Configuration			*R*			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		*L*			*R*			
v (veh/h)		*111*			*222*			
C (m) (veh/h)		*736*			*582*			
v/c		*0.15*			*0.38*			
95% queue length		*0.53*			*1.78*			
Control Delay (s/veh)		*10.8*			*14.9*			
LOS		*B*			*B*			
Approach Delay (s/veh)	--	--	*14.9*					
Approach LOS	--	--	*B*					

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Existing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*24*	*664*	*64*	*177*	*1355*	*111*	*81*	*34*	*157*	*73*	*16*	*46*
% Heavy Vehicles	*8*	*2*	*5*	*16*	*2*	*6*	*2*	*2*	*17*	*1*	*1*	*1*
PHF	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*	*0.90*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*18*	*0*	*0*	*34*	*0*	*0*	*125*	*0*	*0*	*31*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	Excl. Left	NB Only	NS Perm	08
Timing	G = *15.0*	G = *25.0*	G = *55.0*	G =	G = *14.0*	G = *8.0*	G = *19.0*	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *4*	Y = *6*	Y =

Duration of Analysis (hrs) = *0.25* — Cycle Length C = *160.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*27*	*738*	*51*	*197*	*1506*	*86*	*90*	*38*	*36*	*81*	*35*	
Lane Group Capacity	*202*	*1219*	*836*	*550*	*1774*	*1067*	*478*	*361*	*699*	*320*	*207*	
v/c Ratio	*0.13*	*0.61*	*0.06*	*0.36*	*0.85*	*0.08*	*0.19*	*0.11*	*0.05*	*0.25*	*0.17*	
Green Ratio	*0.44*	*0.34*	*0.54*	*0.66*	*0.50*	*0.70*	*0.32*	*0.19*	*0.51*	*0.21*	*0.12*	
Uniform Delay d_1	*29.2*	*43.5*	*17.2*	*14.7*	*34.8*	*7.6*	*39.1*	*53.1*	*20.0*	*52.8*	*63.4*	
Delay Factor k	*0.11*	*0.19*	*0.11*	*0.11*	*0.38*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	
Incremental Delay d_2	*0.3*	*0.9*	*0.0*	*0.4*	*4.1*	*0.0*	*0.2*	*0.1*	*0.0*	*0.4*	*0.4*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*29.5*	*44.4*	*17.3*	*15.1*	*38.9*	*7.7*	*39.3*	*53.2*	*20.1*	*53.2*	*63.8*	
Lane Group LOS	*C*	*D*	*B*	*B*	*D*	*A*	*D*	*D*	*C*	*D*	*E*	
Approach Delay	*42.2*			*34.7*			*38.3*			*56.4*		
Approach LOS	*D*			*C*			*D*			*E*		
Intersection Delay	*37.9*			Intersection LOS			*D*					

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SHORT REPORT

General Information		Site Information	
Analyst	*M.Hemmen*	Intersection	*US 441 at CR 235A*
Agency or Co.	*MPH Transportation Planning*	Area Type	*All other areas*
Date Performed	*3/21/2022*	Jurisdiction	*FDOT & Alachua County*
Time Period	*PM Peak Hour*	Analysis Year	*2023 Existing+Bkgrnd+Project*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*1*	*1*	*1*	*1*	*0*
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*32*	*869*	*65*	*276*	*1482*	*113*	*163*	*43*	*160*	*74*	*32*	*47*
% Heavy Vehicles	*8*	*2*	*5*	*16*	*2*	*6*	*2*	*2*	*17*	*1*	*1*	*1*
PHF	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*18*	*0*	*0*	*34*	*0*	*0*	*125*	*0*	*0*	*31*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	WB Only	EW Perm	04	Excl. Left	NB Only	NS Perm	08
Timing	G = *15.0*	G = *25.0*	G = *55.0*	G =	G = *14.0*	G = *8.0*	G = *19.0*	G =
	Y = *4*	Y = *0*	Y = *6*	Y =	Y = *4*	Y = *4*	Y = *6*	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *160.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*34*	*924*	*50*	*294*	*1577*	*84*	*173*	*46*	*37*	*79*	*51*	
Lane Group Capacity	*202*	*1219*	*836*	*499*	*1774*	*1067*	*464*	*361*	*699*	*318*	*212*	
v/c Ratio	*0.17*	*0.76*	*0.06*	*0.59*	*0.89*	*0.08*	*0.37*	*0.13*	*0.05*	*0.25*	*0.24*	
Green Ratio	*0.44*	*0.34*	*0.54*	*0.66*	*0.50*	*0.70*	*0.32*	*0.19*	*0.51*	*0.21*	*0.12*	
Uniform Delay d_1	*30.6*	*46.6*	*17.2*	*30.6*	*36.0*	*7.6*	*41.2*	*53.3*	*20.0*	*52.7*	*64.0*	
Delay Factor k	*0.11*	*0.31*	*0.11*	*0.18*	*0.41*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	
Incremental Delay d_2	*0.4*	*2.8*	*0.0*	*1.8*	*6.0*	*0.0*	*0.5*	*0.2*	*0.0*	*0.4*	*0.6*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Control Delay	*31.0*	*49.4*	*17.2*	*32.4*	*42.0*	*7.7*	*41.7*	*53.5*	*20.1*	*53.1*	*64.5*	
Lane Group LOS	*C*	*D*	*B*	*C*	*D*	*A*	*D*	*D*	*C*	*D*	*E*	
Approach Delay	*47.2*			*39.1*			*40.7*			*57.6*		
Approach LOS	*D*			*D*			*D*			*E*		
Intersection Delay	*42.4*			Intersection LOS			*D*					

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BACK-OF-QUEUE WORKSHEET

General Information

Project Description *MPH 22-02 Santa Fe Crossing*

Average Back of Queue

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Initial Queue/Lane	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
Flow Rate/Lane Group	*27*	*738*	*51*	*197*	*1506*	*86*	*90*	*38*	*36*	*81*	*35*	
Satflow/Lane	*459*	*1862*	*1538*	*839*	*1862*	*1524*	*1498*	*1863*	*1380*	*1552*	*1744*	
Capacity/Lane Group	*202*	*1219*	*836*	*550*	*1774*	*1067*	*478*	*361*	*699*	*320*	*207*	
Flow Ratio	*0.1*	*0.2*	*0.0*	*0.2*	*0.4*	*0.1*	*0.1*	*0.0*	*0.0*	*0.1*	0.0	
v/c Ratio	*0.13*	*0.61*	*0.06*	*0.36*	*0.85*	*0.08*	*0.19*	*0.11*	*0.05*	*0.25*	*0.17*	
I Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Platoon Ratio	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
PF Factor	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
Q_1	*0.7*	*14.2*	*1.1*	*3.3*	*30.5*	*1.2*	*2.8*	*1.4*	*0.8*	*2.9*	*1.4*	
k_B	*0.4*	*0.7*	*0.9*	*0.7*	*0.9*	*1.0*	*0.6*	*0.5*	*0.8*	*0.5*	*0.4*	
Q_2	*0.1*	*1.1*	*0.1*	*0.4*	*4.2*	*0.1*	*0.1*	*0.1*	*0.0*	*0.2*	*0.1*	
Q Average	*0.7*	*15.4*	*1.1*	*3.7*	*34.7*	*1.3*	*3.0*	*1.5*	*0.9*	*3.1*	*1.5*	
Percentile Back of Queue (95th percentile)												
$f_{B\%}$	*2.1*	*1.8*	*2.1*	*2.0*	*1.6*	*2.1*	*2.0*	*2.1*	*2.1*	*2.0*	*2.1*	
Back of Queue	*1.5*	*27.0*	*2.3*	*7.4*	*55.1*	*2.7*	*5.9*	*3.0*	*1.8*	*6.2*	*3.0*	
Queue Storage Ratio												
Queue Spacing	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	
Queue Storage	*310*	*2000*	*265*	*315*	*1120*	*1120*	*165*	*1000*	*250*	*385*	*1000*	
Average Queue Storage Ratio	*0.1*	*0.2*	*0.1*	*0.3*	*0.8*	*0.0*	*0.4*	*0.0*	*0.1*	*0.2*	*0.0*	
95% Queue Storage Ratio	*0.1*	*0.3*	*0.2*	*0.6*	*1.2*	*0.1*	*0.9*	*0.1*	*0.2*	*0.4*	*0.1*	

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BACK-OF-QUEUE WORKSHEET

General Information

Project Description *MPH 22-02 Santa Fe Crossing*

Average Back of Queue

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Initial Queue/Lane	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
Flow Rate/Lane Group	*171*	*1204*	*15*	*165*	*553*	*234*	*133*	*124*	*64*	*226*	*134*	
Satflow/Lane	*1028*	*1862*	*1615*	*498*	*1809*	*1568*	*1275*	*1863*	*1196*	*1219*	*1810*	
Capacity/Lane Group	*474*	*1310*	*596*	*342*	*1670*	*1303*	*186*	*272*	*340*	*385*	*543*	
Flow Ratio	*0.2*	*0.3*	*0.0*	*0.3*	*0.2*	*0.1*	*0.1*	*0.1*	*0.1*	*0.2*	0.1	
v/c Ratio	*0.36*	*0.92*	*0.03*	*0.48*	*0.33*	*0.18*	*0.72*	*0.46*	*0.19*	*0.59*	*0.25*	
I Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Platoon Ratio	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
PF Factor	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
Q_1	*3.4*	*21.8*	*0.3*	*2.3*	*6.4*	*1.7*	*4.6*	*4.1*	*1.7*	*6.0*	*3.7*	
k_B	*0.5*	*0.7*	*0.6*	*0.4*	*0.8*	*1.0*	*0.3*	*0.4*	*0.5*	*0.5*	*0.6*	
Q_2	*0.3*	*4.7*	*0.0*	*0.4*	*0.4*	*0.2*	*0.7*	*0.3*	*0.1*	*0.6*	*0.2*	
Q Average	*3.7*	*26.4*	*0.4*	*2.7*	*6.8*	*1.9*	*5.3*	*4.4*	*1.9*	*6.7*	*3.9*	
Percentile Back of Queue (95th percentile)												
$f_{B\%}$	*2.0*	*1.6*	*2.1*	*2.0*	*1.9*	*2.0*	*1.9*	*2.0*	*2.0*	*1.9*	*2.0*	
Back of Queue	*7.4*	*43.3*	*0.8*	*5.5*	*13.0*	*3.9*	*10.3*	*8.7*	*3.8*	*12.8*	*7.6*	
Queue Storage Ratio												
Queue Spacing	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	
Queue Storage	*310*	*1000*	*265*	*315*	*1120*	*1120*	*165*	*1000*	*250*	*385*	*1000*	
Average Queue Storage Ratio	*0.3*	*0.7*	*0.0*	*0.2*	*0.2*	*0.0*	*0.8*	*0.1*	*0.2*	*0.4*	*0.1*	
95% Queue Storage Ratio	*0.6*	*1.1*	*0.1*	*0.4*	*0.3*	*0.1*	*1.6*	*0.2*	*0.4*	*0.8*	*0.2*	

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BACK-OF-QUEUE WORKSHEET

General Information

Project Description *MPH 22-02 Santa Fe Crossing*

Average Back of Queue

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*TR*	
Initial Queue/Lane	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	*0.0*	
Flow Rate/Lane Group	*34*	*924*	*50*	*294*	*1577*	*84*	*173*	*46*	*37*	*79*	*51*	
Satflow/Lane	*459*	*1862*	*1538*	*760*	*1862*	*1524*	*1454*	*1863*	*1380*	*1546*	*1787*	
Capacity/Lane Group	*202*	*1219*	*836*	*499*	*1774*	*1067*	*464*	*361*	*699*	*318*	*212*	
Flow Ratio	*0.1*	*0.3*	*0.0*	*0.4*	*0.4*	*0.1*	*0.1*	*0.0*	*0.0*	*0.1*	0.0	
v/c Ratio	*0.17*	*0.76*	*0.06*	*0.59*	*0.89*	*0.08*	*0.37*	*0.13*	*0.05*	*0.25*	*0.24*	
I Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	
Arrival Type	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	*3*	
Platoon Ratio	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
PF Factor	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	
Q_1	*0.9*	*19.1*	*1.0*	*5.4*	*33.1*	*1.2*	*5.6*	*1.7*	*0.8*	*2.8*	*2.1*	
k_B	*0.4*	*0.7*	*0.9*	*0.6*	*0.9*	*1.0*	*0.6*	*0.5*	*0.8*	*0.5*	*0.4*	
Q_2	*0.1*	*2.1*	*0.1*	*0.9*	*5.3*	*0.1*	*0.4*	*0.1*	*0.0*	*0.2*	*0.1*	
Q Average	*0.9*	*21.2*	*1.1*	*6.2*	*38.4*	*1.3*	*5.9*	*1.8*	*0.9*	*3.0*	*2.2*	
Percentile Back of Queue (95th percentile)												
$f_{B\%}$	*2.1*	*1.7*	*2.1*	*1.9*	*1.6*	*2.1*	*1.9*	*2.0*	*2.1*	*2.0*	*2.0*	
Back of Queue	*1.9*	*35.8*	*2.3*	*12.0*	*60.4*	*2.6*	*11.5*	*3.6*	*1.8*	*6.0*	*4.4*	
Queue Storage Ratio												
Queue Spacing	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	*25.0*	
Queue Storage	*310*	*2000*	*265*	*315*	*1120*	*1120*	*165*	*1000*	*250*	*385*	*1000*	
Average Queue Storage Ratio	*0.1*	*0.3*	*0.1*	*0.5*	*0.9*	*0.0*	*0.9*	*0.0*	*0.1*	*0.2*	*0.1*	
95% Queue Storage Ratio	*0.2*	*0.4*	*0.2*	*1.0*	*1.3*	*0.1*	*1.7*	*0.1*	*0.2*	*0.4*	*0.1*	

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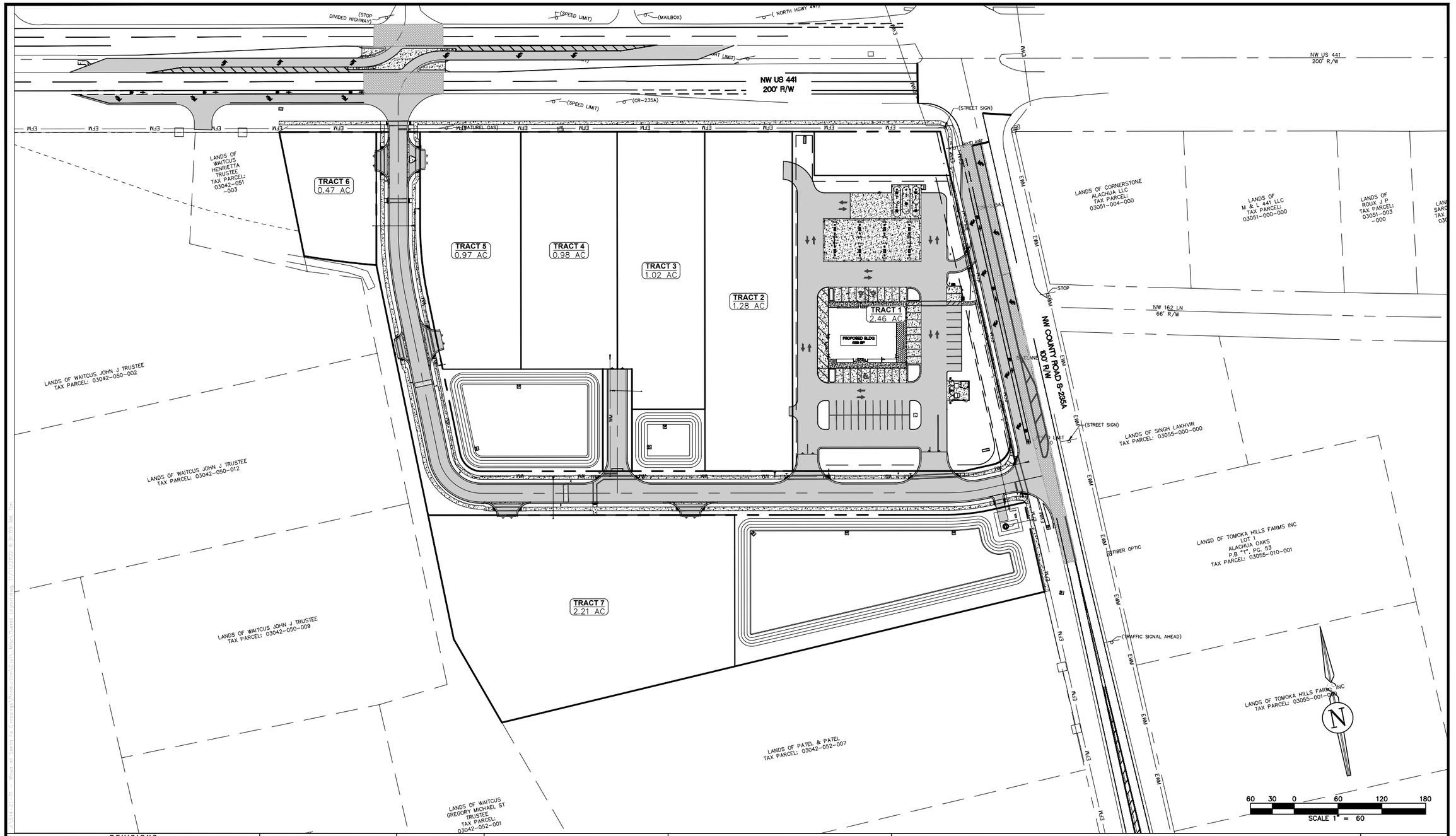
HCS+™ Version 5.21

Generated: 3/21/2022 3:45 PM

APPENDIX B
Conceptual Site Plan



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 PLAN

DATE: OCTOBER 2022

PROJECT NO: 514-21-01

CLIENT: ALACHUA 441/235, LLC

PROJECT: SANTA FE CROSSINGS
INFRASTRUCTURE PLAN

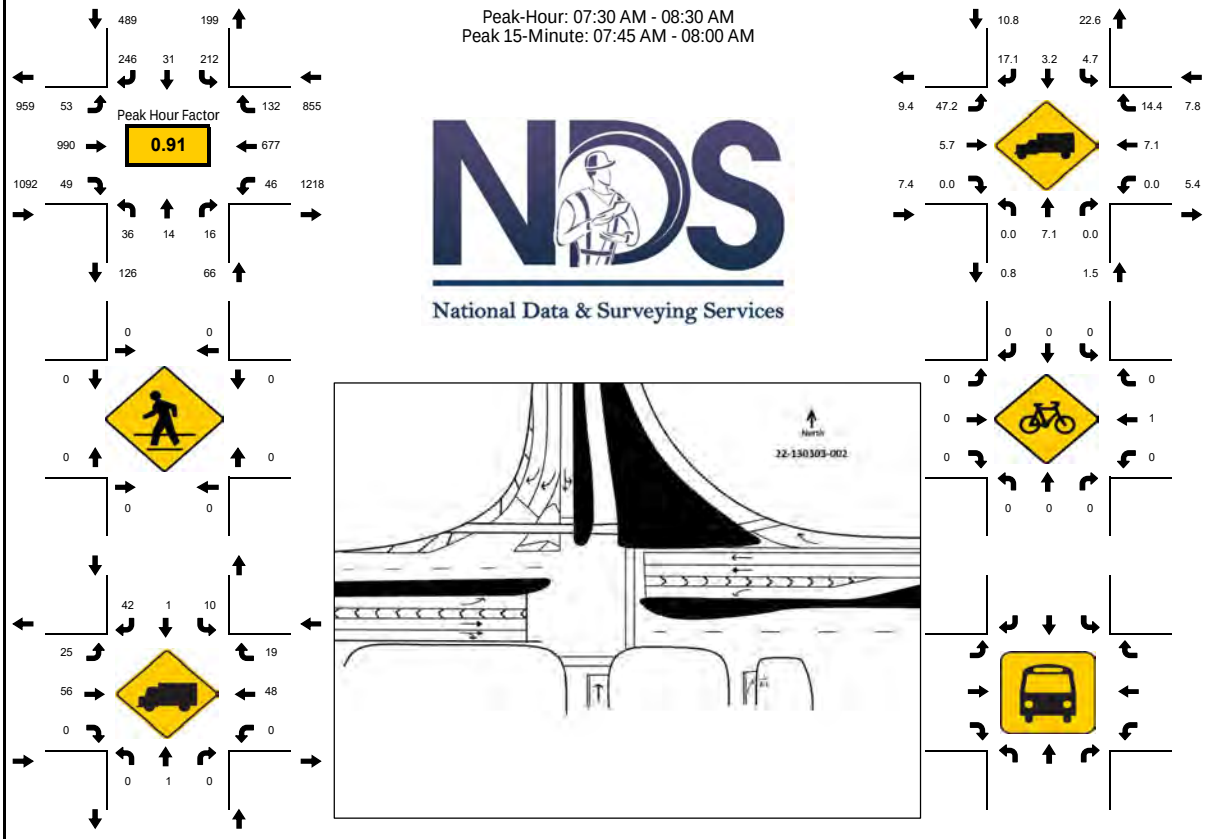
SHEET NO: C2.0

APPENDIX C
Existing Traffic Data

LOCATION: I-75 NB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 22-130303-002
DATE: Tue, Oct 18, 2022

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM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246
31
212
959
53
132
855
990
677
1092
49
46
1218
36
14
16
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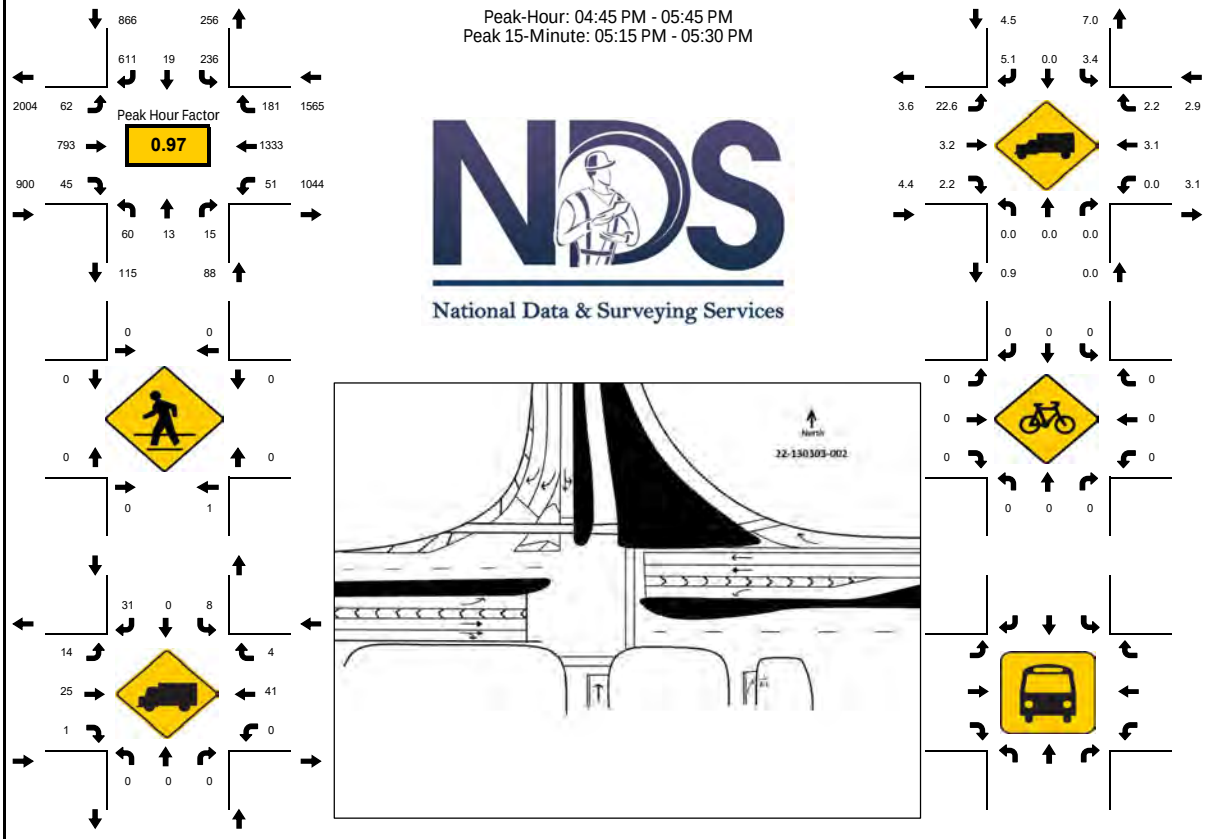
0
0
0
0
0
0
0
0
42
1
10
25
19
56
48
0
0
0
1
0
Peak Hour Factor
0.91
10.8
22.6
17.1
3.2
4.7
9.4
47.2
14.4
7.8
5.7
7.1
7.4
0.0
0.0
5.4
0.0
7.1
0.0
0.8
1.5
0
0
0
0
0
0
0
1
0
0
0
0
0
0
0
0

LOCATION: I-75 NB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 22-130303-002
DATE: Tue, Oct 18, 2022

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:15 PM - 05:30 PM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256
611
19
236
2004
62
181
1565
793
1333
900
45
51
1044
60
13
15
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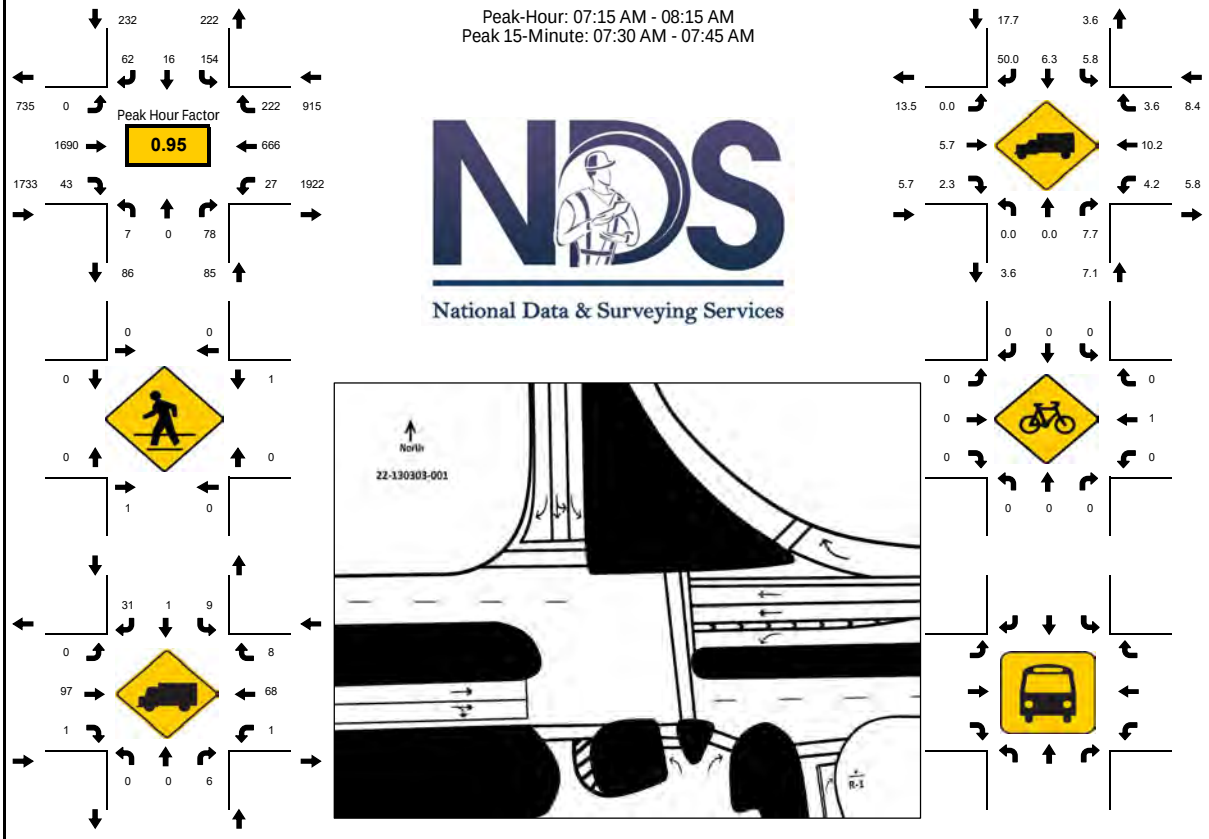
0
0
0
0
0
0
0
1
31
0
8
14
4
25
41
1
0
0
0
0
Peak Hour Factor
0.97
4.5
7.0
5.1
0.0
3.4
3.6
22.6
2.2
2.9
3.2
3.1
4.4
2.2
0.0
3.1
0.0
0.0
0.0
0.9
0.0
0
0
0
0
0
0

LOCATION: I-75 SB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 22-130303-001
DATE: Tue, Oct 18, 2022

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM



15-Min Count Period Beginning At	I-75 SB Ramps Northbound					I-75 SB Ramps Southbound					US 441/M L King Blvd Eastbound					US 441/M L King Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	2	0	15	0		36	0	7	0		0	398	15	0		2	109	39	1		624	2921
07:15 AM	1	0	19	0		46	4	9	0		0	454	10	0		5	135	51	0		734	2965
07:30 AM	2	0	18	0		41	3	20	0		0	461	14	0		7	145	71	1		783	2863
07:45 AM	2	0	23	0		30	4	15	0		0	433	10	0		5	199	58	1		780	2718
08:00 AM	2	0	18	0		37	5	18	0		0	342	9	0		7	187	42	1		668	2603
08:15 AM	2	0	15	0		33	1	10	0		0	327	10	0		11	185	37	1		632	2013
08:30 AM	2	0	25	0		33	2	9	0		0	305	10	0		5	213	33	1		638	1381
08:45 AM	7	0	10	0		30	1	8	0		0	308	18	0		5	242	31	5		665	743

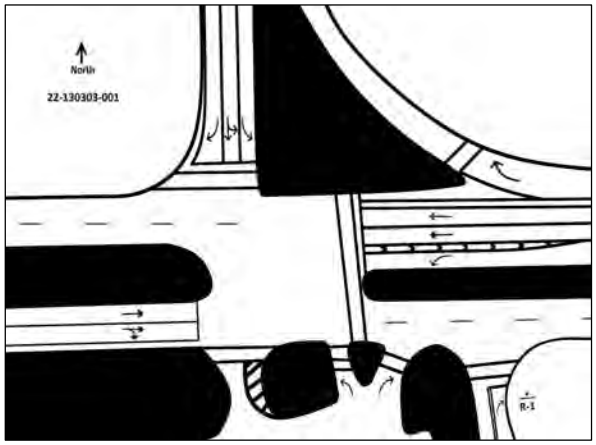
LOCATION: I-75 SB Ramps & US 441/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 22-130303-001
DATE: Tue, Oct 18, 2022

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor
0.94

National Data & Surveying Services



15-Min Count Period Beginning At	I-75 SB Ramps Northbound					I-75 SB Ramps Southbound					US 441/M L King Blvd Eastbound					US 441/M L King Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	6	0	22	0		31	2	12	0		0	224	6	0		8	346	42	1		700	2999
04:15 PM	4	0	11	0		17	3	13	0		0	208	10	0		10	396	31	2		705	3202
04:30 PM	7	0	23	0		28	6	14	0		0	244	16	0		8	381	38	2		767	3340
04:45 PM	2	0	26	0		16	1	17	0		0	267	14	0		11	436	34	3		827	3392
05:00 PM	5	0	26	0		46	6	31	0		0	269	9	0		7	463	39	2		903	3331
05:15 PM	2	0	24	0		37	5	13	0		0	248	12	0		10	433	56	3		843	2766
05:30 PM	6	0	16	1		23	7	16	0		0	235	7	0		5	457	41	5		819	1923
05:45 PM	7	0	26	0		31	4	20	0		0	204	11	0		15	411	35	2		766	1104

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Phase	1 (NL)	2 (ST)	3 (EL)	4 (WT)	5 (SL)	6 (NT)	7 (WL)	8 (ET)	9	10	11	12	13	14	15	16
Walk				5		7		5								
Ped Clearance				32		30		32								
Min Green	10	18	4	4	4	18	4	4								
Passage	4	5	4	4	4	5	4	4								
Max1	25	50	25	30	25	50	25	30								
Max2																
Yellow	4.8	5	5.1	5.1	5	5	4.8	5.1								
Red	2	2	2	2.5	2	2	2	2.5								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call	ON	ON			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																
Rest In Walk																
Cond Service																
Add Init Calc																
Bike Clear																

Preemption

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 Ped1						
Exit R1	4	2	4	4	2	2
Exit R2	8	6	8	8	6	6
Exit R3						
Exit R4						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Type				
Platoon Rx				
Cond Lockout				
Coord in Preempt				
Platoon Tx				
Lock				
Begin Mode	SKIP	SKIP	SKIP	SKIP
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Max Lockout				
Ext Dwell				
Ant Arrival				
Max Grn 1				
Max Grn 2				
Max Grn 3				
Max Grn 4				
Max Grn 5				
Max Grn 6				
Max Grn 7				
Max Grn 8				
Max Grn 9				
Max Grn 10				
Max Grn 11				
Max Grn 12				
Max Grn 13				
Max Grn 14				
Max Grn 15				
Max Grn 16				
Headway Group				
Queue Jump				
Headway Time				

Prepared By	Date Implemented

Reviewed By	Traffic Engineer

TX Time				
PP Hold Time				
PP Tx Phase 1				
PP Tx Phase 2				
PP Tx Phase 3				
PP Tx Phase 4				

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	69	1	1	12	17		30	76	22	22	22	84	22	22								
8	20	8	8	150	66	8	1	12	17		26	74	20	30	30	70	30	20								
9	15	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
15	10	9	9	130	118	9	1	12	17		24	59	22	25	24	59	29	18								
15	50	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
16	15	3	3	160	27	3	1	12	17		32	88	22	18	18	102	22	18								
18	15	4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	69	1	1	12	17		30	76	22	22	22	84	22	22								
8	20	8	8	150	66	8	1	12	17		26	74	20	30	30	70	30	20								
9	15	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
15	10	9	9	130	118	9	1	12	17		24	59	22	25	24	59	29	18								
15	50	2	2	130	118	2	1	12	17		24	68	20	18	20	72	20	18								
16	15	3	3	160	27	3	1	12	17		32	88	22	18	18	102	22	18								
18	15	4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
9		6	6	130	88	6	1	12	17		20	70	20	20	18	72	20	20								
12	30	5	5	130	90	5	1	12	17		24	66	20	20	18	72	20	20								
18		4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21		95	254																							

Station : 130 - US 441 @ CR 235A - FYA (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															
		95	254																							
9		4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
11		6	6	130	88	6	1	12	17		20	70	20	20	18	72	20	20								
17	30	4	4	110	15	4	1	12	17		24	50	18	18	18	56	18	18								
21		95	254																							

Scheduler

	Month											Day of Weekk							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
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
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User Comments:

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Phase	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7 (NL)	8 (ST)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		20				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2	4								
Max1	10	65			15	65	15	25								
Max2																
Yellow Clr		5			5	5	3.7	4.5								
Red Clr		2			2	2	2.7	2.5								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	24	24	24	24	24	24
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1	4	2		4	2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	117	1	1	12	17		18	83		49	21	80	22	27								
9	15	2	2	130	34	2	1	12	17		18	72		40	18	72	18	22								
16	15	3	3	160	80	3	1	12	17		18	98		44	18	98	18	26								
18	15	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
9		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
12	30	5	5	130	6	5	1	12	17		18	76		36	18	76	18	18								
18		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

Station : 140 - US 441 @ I-75 W - FYA (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															
		95	254																							
9		4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
11		6	6	130	6	6	1	12	17		18	72		40	18	72	18	22								
17	30	4	4	110	74	4	1	12	17		18	55		37	18	55	18	19								
21		95	254																							

Scheduler

	Month											Day of Weekk							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
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
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User Comments:

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Phase	1 (NL)	2 (ST)	3	4	5 (SL)	6 (NT)	7 (ET)	8 (WT)	9	10	11	12	13	14	15	16
Walk		7				7	7									
Ped Clearance		43				15	29									
Min Green	4	15			4	15	4	6								
Gap Ext	3	3.5			2	3.5	2.5	4.5								
Max1	15	65			15	65	15	25								
Max2																
Yellow Clr	4.9	4.9			4.8	4.9	4	4								
Red Clr	2	2			2	2	2.7	2.4								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable	ON	ON			ON	ON	ON	ON								
Auto Flash Entry								ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall						ON										
Soft Recall																
Dual Entry		ON				ON										
Sim Gap Enable		ON				ON										
Guar Passage																
Rest In Walk																
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON	ON	ON	ON	ON	ON
Flash in Dwell						
Link to Preempt						
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 Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1		2			2	1
Dwell Cyc Veh 2	8	6	8	7	5	6
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				
Queue Jump				
Free Mode				
Alt Table				

Dwell Cyc Ped8						
Exit 1		2			2	2
Exit 2	8	6	8	8	6	6
Exit 3						
Exit 4						

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 2											**Easy**															
		95	254																							
6		1	1	150	114	1	1	12	17		21	73		56	21	73	22	34								
9	15	2	2	130	36	2	1	12	17		21	61		48	18	64	20	28								
15		8	8	130	36	8	1	12	17		21	58		51	18	61	19	32								
16	15	10	10	160	80	10	1	12	17		18	60		82	18	60	41	41								
16	45	3	3	160	80	3	1	6	17		18	64		78	18	64	41	37								
18	15	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21	30	95	254																							
Day Plan 3											**Easy**															
		95	254																							
7		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
9		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
12	30	5	5	130		5	1	12	17		22	60		48	18	64	18	30								
18		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

Station : 145 - US 441 @ I-75 E (Alachua) (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															
		95	254																							
9		4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
11		6	6	130		6	1	12	17		18	70		42	18	70	18	24								
17	30	4	4	110	67	4	1	12	17		18	51		41	18	51	18	23								
21		95	254																							

Scheduler

	Month											Day of Weekk							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
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
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User Comments:

APPENDIX D
FDOT's Florida Traffic Online (FTO) Data

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.02	1.04
2	01/03/2021 - 01/09/2021	1.05	1.07
3	01/10/2021 - 01/16/2021	1.07	1.09
4	01/17/2021 - 01/23/2021	1.06	1.08
5	01/24/2021 - 01/30/2021	1.05	1.07
6	01/31/2021 - 02/06/2021	1.04	1.06
7	02/07/2021 - 02/13/2021	1.03	1.05
8	02/14/2021 - 02/20/2021	1.02	1.04
9	02/21/2021 - 02/27/2021	1.01	1.03
10	02/28/2021 - 03/06/2021	1.00	1.02
*11	03/07/2021 - 03/13/2021	0.98	1.00
*12	03/14/2021 - 03/20/2021	0.97	0.99
*13	03/21/2021 - 03/27/2021	0.97	0.99
*14	03/28/2021 - 04/03/2021	0.97	0.99
*15	04/04/2021 - 04/10/2021	0.97	0.99
*16	04/11/2021 - 04/17/2021	0.97	0.99
*17	04/18/2021 - 04/24/2021	0.97	0.99
*18	04/25/2021 - 05/01/2021	0.97	0.99
*19	05/02/2021 - 05/08/2021	0.98	1.00
*20	05/09/2021 - 05/15/2021	0.98	1.00
*21	05/16/2021 - 05/22/2021	0.99	1.01
*22	05/23/2021 - 05/29/2021	0.99	1.01
*23	05/30/2021 - 06/05/2021	0.99	1.01
24	06/06/2021 - 06/12/2021	0.99	1.01
25	06/13/2021 - 06/19/2021	1.00	1.02
26	06/20/2021 - 06/26/2021	1.01	1.03
27	06/27/2021 - 07/03/2021	1.02	1.04
28	07/04/2021 - 07/10/2021	1.04	1.06
29	07/11/2021 - 07/17/2021	1.05	1.07
30	07/18/2021 - 07/24/2021	1.05	1.07
31	07/25/2021 - 07/31/2021	1.04	1.06
32	08/01/2021 - 08/07/2021	1.03	1.05
33	08/08/2021 - 08/14/2021	1.03	1.05
34	08/15/2021 - 08/21/2021	1.02	1.04
35	08/22/2021 - 08/28/2021	1.01	1.03
36	08/29/2021 - 09/04/2021	1.00	1.02
37	09/05/2021 - 09/11/2021	1.00	1.02
38	09/12/2021 - 09/18/2021	0.99	1.01
39	09/19/2021 - 09/25/2021	0.98	1.00
40	09/26/2021 - 10/02/2021	0.98	1.00
41	10/03/2021 - 10/09/2021	0.97	0.99
42	10/10/2021 - 10/16/2021	0.96	0.98
43	10/17/2021 - 10/23/2021	0.97	0.99
44	10/24/2021 - 10/30/2021	0.97	0.99
45	10/31/2021 - 11/06/2021	0.98	1.00
46	11/07/2021 - 11/13/2021	0.99	1.01
47	11/14/2021 - 11/20/2021	0.99	1.01
48	11/21/2021 - 11/27/2021	1.00	1.02
49	11/28/2021 - 12/04/2021	1.01	1.03
50	12/05/2021 - 12/11/2021	1.01	1.03
51	12/12/2021 - 12/18/2021	1.02	1.04
52	12/19/2021 - 12/25/2021	1.05	1.07
53	12/26/2021 - 12/31/2021	1.07	1.09

* PEAK SEASON

APPENDIX E
Turning Movement Volume Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and CR 235A
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	132	958	16	81	431	266	34	90	95	204	45	68
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**132**	**958**	**16**	**81**	**431**	**266**	**34**	**90**	**95**	**204**	**45**	**68**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	24	664	64	177	1,355	111	81	34	157	73	16	46
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**24**	**664**	**64**	**177**	**1,355**	**111**	**81**	**34**	**157**	**73**	**16**	**46**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1	1					10		5		29	14	3
Briarwood Phases 2 & 3	2					17		8		51	24	5
Alachua West			9	14			27		40			
TOTAL "VESTED" TRAFFIC	3	0	9	14	0	27	27	13	40	80	38	8
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	3	19	0	2	9	5	1	2	2	4	1	1
AM NON-PROJECT TRAFFIC	**138**	**977**	**25**	**97**	**440**	**298**	**62**	**105**	**137**	**288**	**84**	**77**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1	3					33		16		20	9	2
Briarwood Phases 2 & 3	6					58		27		33	17	3
Alachua West			30	46			18		27			
TOTAL "VESTED" TRAFFIC	9	0	30	46	0	91	18	43	27	53	26	5
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	13	1	4	27	2	2	1	3	1	0	1
PM NON-PROJECT TRAFFIC	**33**	**677**	**95**	**227**	**1,382**	**204**	**101**	**78**	**187**	**127**	**42**	**52**

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	22	131		69	69		87	22			46	
AM TOTAL PROJECT TRAFFIC		**22**	**131**	**0**	**69**	**69**	**0**	**87**	**22**	**0**	**0**	**46**	**0**
AM TOTAL TRAFFIC		**160**	**1,108**	**25**	**166**	**509**	**298**	**149**	**127**	**137**	**288**	**130**	**77**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	8	192		95	100		80	8			16	
PM TOTAL PROJECT TRAFFIC		**8**	**192**	**0**	**95**	**100**	**0**	**80**	**8**	**0**	**0**	**16**	**0**
PM TOTAL TRAFFIC		**41**	**869**	**95**	**322**	**1,482**	**204**	**181**	**86**	**187**	**127**	**58**	**52**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and I-75 SB Ramp
COUNT DATE: October 18, 2022
AM PEAK HOUR FACTOR: 0.95
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
AM Raw Turning Movements	1,690	43	3	24	666	222		7	78	154	16	62
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**1,690**	**43**	**3**	**24**	**666**	**222**		**7**	**78**	**154**	**16**	**62**

"PM EXISTING TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
PM Raw Turning Movements	1,019	42	13	33	1,789	170	1	15	92	122	19	77
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**1,019**	**42**	**13**	**33**	**1,789**	**170**	**1**	**15**	**92**	**122**	**19**	**77**

"AM BACKGROUND TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Briarwood Phase 1	29				10							
Briarwood Phases 2 & 3	51				17							
Alachua West	40				14							
TOTAL "VESTED" TRAFFIC	120	0	0	0	41	0		0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	34	1	0	0	13	4		0	2	3	0	1
AM NON-PROJECT TRAFFIC	**1,844**	**44**	**3**	**24**	**720**	**226**		**7**	**80**	**157**	**16**	**63**

"PM BACKGROUND TRAFFIC"	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Briarwood Phase 1	20				33							
Briarwood Phases 2 & 3	33				58							
Alachua West	27				46							
TOTAL "VESTED" TRAFFIC	80	0	0	0	137	0		0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	20	1	0	1	36	3	0	0	2	2	0	2
PM NON-PROJECT TRAFFIC	**1,119**	**43**	**13**	**34**	**1,962**	**173**	**1**	**15**	**94**	**124**	**19**	**79**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Net New Distribution	Entering					40.0%							5.0%
	Exiting	45.0%											

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Net New Distribution	Entering					55.0%							5.0%
	Exiting	60.0%											

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Project	Net New	59				58							7
AM TOTAL PROJECT TRAFFIC		**59**	**0**	**0**	**0**	**58**	**0**	**0**	**0**	**0**	**0**	**0**	**7**
AM TOTAL TRAFFIC		**1,903**	**44**	**3**	**24**	**778**	**226**	**0**	**7**	**80**	**157**	**16**	**70**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBR	SBL	SBT	SBR
Project	Net New	87				80							7
PM TOTAL PROJECT TRAFFIC		**87**	**0**	**0**	**0**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**7**
PM TOTAL TRAFFIC		**1,206**	**43**	**13**	**34**	**2,042**	**173**	**1**	**15**	**94**	**124**	**19**	**86**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and I-75 NB Ramp
COUNT DATE: October 18, 2022
AM PEAK HOUR FACTOR: 0.91
PM PEAK HOUR FACTOR: 0.97

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	53	990	49	4	42	677	132	36	14	16	212	31	246
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**53**	**990**	**49**	**4**	**42**	**677**	**132**	**36**	**14**	**16**	**212**	**31**	**246**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	62	793	45	6	45	1,333	181	60	13	15	236	19	611
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**62**	**793**	**45**	**6**	**45**	**1,333**	**181**	**60**	**13**	**15**	**236**	**19**	**611**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		29				10							
Briarwood Phases 2 & 3		51				17							
Alachua West		40				14							
TOTAL "VESTED" TRAFFIC	0	120	0	0	0	41	0	0	0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	1	20	1	0	1	14	3	1	0	0	4	1	5
AM NON-PROJECT TRAFFIC	**54**	**1,130**	**50**	**4**	**43**	**732**	**135**	**37**	**14**	**16**	**216**	**32**	**251**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		20				33							
Briarwood Phases 2 & 3		33				58							
Alachua West		27				46							
TOTAL "VESTED" TRAFFIC	0	80	0	0	0	137	0	0	0	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	1	16	1	0	1	27	4	1	0	0	5	0	12
PM NON-PROJECT TRAFFIC	**63**	**889**	**46**	**6**	**46**	**1,497**	**185**	**61**	**13**	**15**	**241**	**19**	**623**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering						20.0%							20.0%
Distribution	Exiting	5.0%	20.0%											

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering						35.0%							20.0%
Distribution	Exiting	5.0%	35.0%											

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Net New	7	26				29							29
AM TOTAL PROJECT TRAFFIC		**7**	**26**	**0**	**0**	**0**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**29**
AM TOTAL TRAFFIC		**61**	**1,156**	**50**	**4**	**43**	**761**	**135**	**37**	**14**	**16**	**216**	**32**	**280**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Net New	7	51				51							29
PM TOTAL PROJECT TRAFFIC		**7**	**51**	**0**	**0**	**0**	**51**	**0**	**0**	**0**	**0**	**0**	**0**	**29**
PM TOTAL TRAFFIC		**70**	**940**	**46**	**6**	**46**	**1,548**	**185**	**61**	**13**	**15**	**241**	**19**	**652**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: US 441 and Northern Project Driveway
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
AM Raw Turning Movements	0	1,106	0	0	533	0	0	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**0**	**1,106**	**0**	**0**	**533**	**0**	**0**	**0**	**0**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
PM Raw Turning Movements	0	752	0	0	1,482	0	0	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**0**	**752**	**0**	**0**	**1,482**	**0**	**0**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Briarwood Phase 1		1			3				
Briarwood Phases 2 & 3		2			5				
Alachua West		9			27				
TOTAL "VESTED" TRAFFIC	0	12	0	0	35	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	0	22	0	0	11	0	0	0	0
AM NON-PROJECT TRAFFIC	**0**	**1,140**	**0**	**0**	**579**	**0**	**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Briarwood Phase 1		3			2				
Briarwood Phases 2 & 3		6			3				
Alachua West		30			18				
TOTAL "VESTED" TRAFFIC	0	39	0	0	23	0	0	0	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	15	0	0	30	0	0	0	0
PM NON-PROJECT TRAFFIC	**0**	**806**	**0**	**0**	**1,535**	**0**	**0**	**0**	**0**

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Project	Per MPH Study			92	69	87				153
AM TOTAL PROJECT TRAFFIC		0	0	92	69	87	0	0	0	153
AM TOTAL TRAFFIC		**0**	**1,140**	**92**	**69**	**666**	**0**	**0**	**0**	**153**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Project	Per MPH Study			81	100	80				200
PM TOTAL PROJECT TRAFFIC		0	0	81	100	80	0	0	0	200
PM TOTAL TRAFFIC		**0**	**806**	**81**	**100**	**1,615**	**0**	**0**	**0**	**200**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: CR 235A and Right-In Project Driveway
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	0	219	0	0	142	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**0**	**219**	**0**	**0**	**142**	**0**

"PM EXISTING TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	0	272	0	0	257	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**0**	**272**	**0**	**0**	**257**	**0**

"AM BACKGROUND TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		5			14	
Briarwood Phases 2 & 3		8			24	
Alachua West		67			23	
TOTAL "VESTED" TRAFFIC	0	80	0	0	61	0
Years To Buildout	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	0	4	0	0	3	0
AM NON-PROJECT TRAFFIC	**0**	**303**	**0**	**0**	**206**	**0**

"PM BACKGROUND TRAFFIC"	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1		16			9	
Briarwood Phases 2 & 3		27			17	
Alachua West		45			76	
TOTAL "VESTED" TRAFFIC	0	88	0	0	102	0
Years To Buildout	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	5	0	0	5	0
PM NON-PROJECT TRAFFIC	**0**	**365**	**0**	**0**	**364**	**0**

"AM PROJECT TRAFFIC" LAND USE	TYPE	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study		109			58	57
AM TOTAL PROJECT TRAFFIC		**0**	**109**	**0**	**0**	**58**	**57**
AM TOTAL TRAFFIC		**0**	**412**	**0**	**0**	**264**	**57**

"PM PROJECT TRAFFIC" LAND USE	TYPE	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study		88			58	53
PM TOTAL PROJECT TRAFFIC		**0**	**88**	**0**	**0**	**58**	**53**
PM TOTAL TRAFFIC		**0**	**453**	**0**	**0**	**422**	**53**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: CR 235A and Southern Project Driveway
COUNT DATE: March 10, 2022
AM PEAK HOUR FACTOR: 0.82
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	0	0	0	0	219	0	0	142	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**0**	**0**	**0**	**0**	**219**	**0**	**0**	**142**	**0**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	0	0	0	0	272	0	0	257	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**0**	**0**	**0**	**0**	**272**	**0**	**0**	**257**	**0**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1					5			14	
Briarwood Phases 2 & 3					8			24	
Alachua West					67			23	
TOTAL "VESTED" TRAFFIC	0	0	0	0	80	0	0	61	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH	0	0	0	0	4	0	0	3	0
AM NON-PROJECT TRAFFIC	**0**	**0**	**0**	**0**	**303**	**0**	**0**	**206**	**0**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Briarwood Phase 1					16			9	
Briarwood Phases 2 & 3					27			17	
Alachua West					45			76	
TOTAL "VESTED" TRAFFIC	0	0	0	0	88	0	0	102	0
Years To Buildout	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	0	5	0	0	5	0
PM NON-PROJECT TRAFFIC	**0**	**0**	**0**	**0**	**365**	**0**	**0**	**364**	**0**

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	109		29	31					58
AM TOTAL PROJECT TRAFFIC		**109**	**0**	**29**	**31**	**0**	**0**	**0**	**0**	**58**
AM TOTAL TRAFFIC		**109**	**0**	**29**	**31**	**303**	**0**	**0**	**206**	**58**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	NBL	NBT	NBR	SBL	SBT	SBR
Project	Per MPH Study	88		32	33					58
PM TOTAL PROJECT TRAFFIC		**88**	**0**	**32**	**33**	**0**	**0**	**0**	**0**	**58**
PM TOTAL TRAFFIC		**88**	**0**	**32**	**33**	**365**	**0**	**0**	**364**	**58**

APPENDIX F
Synchro Outputs

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	132	958	16	81	431	266	34	90	95	204	45
Future Volume (vph)	132	958	16	81	431	266	34	90	95	204	45
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	22.0	76.0	76.0	30.0	84.0	84.0	22.0	22.0	22.0	22.0	22.0
Total Split (%)	14.7%	50.7%	50.7%	20.0%	56.0%	56.0%	14.7%	14.7%	14.7%	14.7%	14.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 125
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	958	16	81	431	266	34	90	95	204	45	68
Future Volume (veh/h)	132	958	16	81	431	266	34	90	95	204	45	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	161	1168	18	99	526	256	41	110	70	249	55	37
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	178	1984	885	121	1775	792	189	133	112	243	158	106
Arrive On Green	0.10	0.56	0.56	0.07	0.53	0.53	0.03	0.08	0.08	0.10	0.15	0.15
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1043	701
Grp Volume(v), veh/h	161	1168	18	99	526	256	41	110	70	249	0	92
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1744
Q Serve(g_s), s	13.4	32.4	0.8	8.7	13.1	14.6	3.6	9.9	7.3	14.9	0.0	7.1
Cycle Q Clear(g_c), s	13.4	32.4	0.8	8.7	13.1	14.6	3.6	9.9	7.3	14.9	0.0	7.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.40
Lane Grp Cap(c), veh/h	178	1984	885	121	1775	792	189	133	112	243	0	264
V/C Ratio(X)	0.90	0.59	0.02	0.82	0.30	0.32	0.22	0.83	0.62	1.03	0.00	0.35
Avail Cap(c_a), veh/h	178	1984	885	260	1775	792	300	158	134	243	0	264
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.96	0.96	0.96	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	66.8	21.8	14.8	68.6	19.7	20.1	60.8	67.9	66.8	59.2	0.0	57.1
Incr Delay (d2), s/veh	41.9	1.3	0.0	16.5	0.4	1.0	0.8	27.9	8.5	64.6	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.7	19.2	0.5	7.6	8.7	8.9	2.6	8.8	5.1	10.4	0.0	5.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	108.6	23.1	14.8	85.1	20.2	21.1	61.6	95.8	75.2	123.8	0.0	58.2
LnGrp LOS	F	C	B	F	C	C	E	F	E	F	A	E
Approach Vol, veh/h		1347			881			221			341	
Approach Delay, s/veh		33.2			27.7			83.0			106.1	
Approach LOS		C			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.6	90.7	22.0	19.7	22.0	86.3	11.4	30.3
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	23.2	69.0	14.9	14.4	15.0	77.0	15.2	14.4
Max Q Clear Time (g_c+I1), s	10.7	34.4	16.9	11.9	15.4	16.6	5.6	9.1
Green Ext Time (p_c), s	0.3	18.2	0.0	0.2	0.0	10.5	0.1	0.2

Intersection Summary	
HCM 6th Ctrl Delay	44.3
HCM 6th LOS	D

Notes

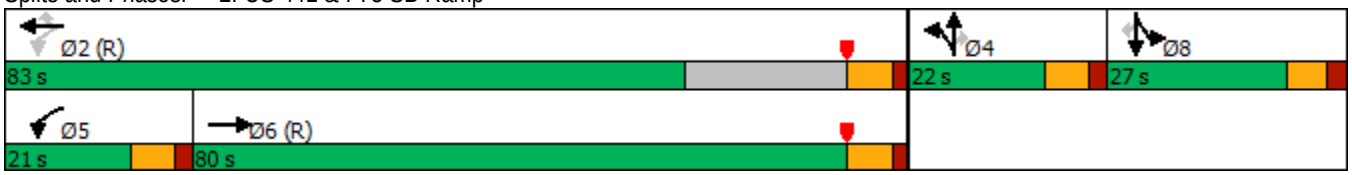
User approved pedestrian interval to be less than phase max green.

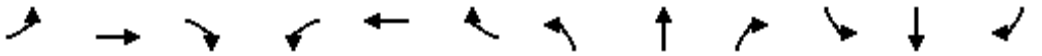
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1690	27	666	222	7	78	154	16	62
Future Volume (vph)	1690	27	666	222	7	78	154	16	62
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	15.0	15.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	34.0	34.0	25.0	25.0	25.0
Total Split (s)	80.0	21.0	83.0	83.0	22.0	22.0	27.0	27.0	27.0
Total Split (%)	53.3%	14.0%	55.3%	55.3%	14.7%	14.7%	18.0%	18.0%	18.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	Min	Min	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 117 (78%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1690	43	27	666	222	7	0	78	154	16	62
Future Volume (veh/h)	0	1690	43	27	666	222	7	0	78	154	16	62
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1811	1811	1781	1781	1781	1796	1870	1796	1633	1633	1633
Adj Flow Rate, veh/h	0	1779	45	28	701	0	7	0	33	174	0	28
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	6	6	8	8	8	7	2	7	18	18	18
Cap, veh/h	0	2134	54	160	2326		171	187	152	226	0	100
Arrive On Green	0.00	0.83	0.83	0.04	1.00	0.00	0.10	0.00	0.10	0.07	0.00	0.07
Sat Flow, veh/h	0	3520	86	1697	3385	1510	1711	1870	1518	3111	0	1378
Grp Volume(v), veh/h	0	890	934	28	701	0	7	0	33	174	0	28
Grp Sat Flow(s),veh/h/ln	0	1721	1795	1697	1692	1510	1711	1870	1518	1555	0	1378
Q Serve(g_s), s	0.0	42.8	43.7	0.9	0.0	0.0	0.6	0.0	3.0	8.2	0.0	2.9
Cycle Q Clear(g_c), s	0.0	42.8	43.7	0.9	0.0	0.0	0.6	0.0	3.0	8.2	0.0	2.9
Prop In Lane	0.00		0.05	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1071	1117	160	2326		171	187	152	226	0	100
V/C Ratio(X)	0.00	0.83	0.84	0.18	0.30		0.04	0.00	0.22	0.77	0.00	0.28
Avail Cap(c_a), veh/h	0	1071	1117	287	2326		171	187	152	415	0	184
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.69	0.69	0.92	0.92	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	8.6	8.7	16.7	0.0	0.0	61.0	0.0	62.1	68.3	0.0	65.8
Incr Delay (d2), s/veh	0.0	5.3	5.3	0.2	0.3	0.0	0.1	0.0	0.9	7.6	0.0	2.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	12.5	13.2	0.6	0.2	0.0	0.4	0.0	2.2	6.4	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	13.9	14.0	16.9	0.3	0.0	61.1	0.0	63.0	75.9	0.0	67.9
LnGrp LOS	A	B	B	B	A		E	A	E	E	A	E
Approach Vol, veh/h		1824			729			40			202	
Approach Delay, s/veh		13.9			0.9			62.6			74.8	
Approach LOS		B			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		110.1		22.0	9.8	100.3		17.9				
Change Period (Y+Rc), s		7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s		76.0		15.0	14.0	73.0		20.0				
Max Q Clear Time (g_c+I1), s		2.0		5.0	2.9	45.7		10.2				
Green Ext Time (p_c), s		6.3		0.1	0.0	18.2		0.7				

Intersection Summary		
HCM 6th Ctrl Delay		15.6
HCM 6th LOS		B

Notes

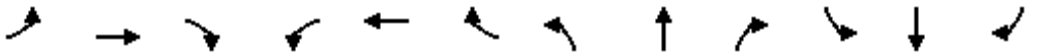
User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	53	990	46	677	132	14	31	246
Future Volume (vph)	53	990	46	677	132	14	31	246
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	21.0	73.0	21.0	73.0	73.0	22.0	34.0	
Total Split (%)	14.0%	48.7%	14.0%	48.7%	48.7%	14.7%	22.7%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 114 (76%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	53	990	49	46	677	132	36	14	16	212	31	246
Future Volume (veh/h)	53	990	49	46	677	132	36	14	16	212	31	246
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1781	1781	1781	1870	1870	1870	1737	1737	1737
Adj Flow Rate, veh/h	58	1088	47	51	744	0	40	15	7	233	34	126
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	7	7	7	8	8	8	2	2	2	11	11	11
Cap, veh/h	408	1913	83	364	1942		51	19	9	254	37	526
Arrive On Green	0.06	1.00	1.00	0.03	0.57	0.00	0.04	0.04	0.04	0.18	0.18	0.18
Sat Flow, veh/h	1711	3333	144	1697	3385	1510	1146	430	201	1452	212	2591
Grp Volume(v), veh/h	58	557	578	51	744	0	62	0	0	267	0	126
Grp Sat Flow(s),veh/h/ln	1711	1706	1770	1697	1692	1510	1777	0	0	1664	0	1295
Q Serve(g_s), s	2.1	0.0	0.0	1.9	18.0	0.0	5.2	0.0	0.0	23.6	0.0	6.1
Cycle Q Clear(g_c), s	2.1	0.0	0.0	1.9	18.0	0.0	5.2	0.0	0.0	23.6	0.0	6.1
Prop In Lane	1.00		0.08	1.00		1.00	0.65		0.11	0.87		1.00
Lane Grp Cap(c), veh/h	408	980	1016	364	1942		80	0	0	291	0	526
V/C Ratio(X)	0.14	0.57	0.57	0.14	0.38		0.78	0.00	0.00	0.92	0.00	0.24
Avail Cap(c_a), veh/h	522	980	1016	478	1942		181	0	0	306	0	549
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.42	0.42	0.42	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.1	0.0	0.0	12.4	17.5	0.0	70.9	0.0	0.0	60.8	0.0	50.1
Incr Delay (d2), s/veh	0.1	1.0	1.0	0.2	0.6	0.0	11.4	0.0	0.0	31.1	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.4	0.5	0.5	1.3	11.2	0.0	4.7	0.0	0.0	18.3	0.0	3.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.2	1.0	1.0	12.5	18.1	0.0	82.3	0.0	0.0	91.9	0.0	50.5
LnGrp LOS	B	A	A	B	B		F	A	A	F	A	D
Approach Vol, veh/h		1193			795			62			393	
Approach Delay, s/veh		1.6			17.7			82.3			78.6	
Approach LOS		A			B			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	93.0		13.4	11.0	92.9		32.7				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	14.1	66.1		* 15	14.2	66.1		27.6				
Max Q Clear Time (g_c+I1), s	3.9	2.0		7.2	4.1	20.0		25.6				
Green Ext Time (p_c), s	0.1	11.3		0.1	0.1	6.7		0.6				

Intersection Summary		
HCM 6th Ctrl Delay		21.3
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

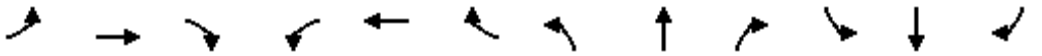
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	24	664	64	177	1355	111	81	34	157	73	16
Future Volume (vph)	24	664	64	177	1355	111	81	34	157	73	16
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	50.0	50.0	24.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	45.5%	45.5%	21.8%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 135
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	664	64	177	1355	111	81	34	157	73	16	46
Future Volume (veh/h)	24	664	64	177	1355	111	81	34	157	73	16	46
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	26	706	49	188	1441	82	86	36	34	78	17	16
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	35	1834	818	220	2211	986	195	75	63	193	33	31
Arrive On Green	0.02	0.52	0.52	0.12	0.62	0.62	0.06	0.04	0.04	0.05	0.04	0.04
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	886	834
Grp Volume(v), veh/h	26	706	49	188	1441	82	86	36	34	78	0	33
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1720
Q Serve(g_s), s	1.6	13.2	1.7	11.4	28.4	2.3	5.3	2.2	2.4	4.6	0.0	2.1
Cycle Q Clear(g_c), s	1.6	13.2	1.7	11.4	28.4	2.3	5.3	2.2	2.4	4.6	0.0	2.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.48
Lane Grp Cap(c), veh/h	35	1834	818	220	2211	986	195	75	63	193	0	64
V/C Ratio(X)	0.74	0.38	0.06	0.85	0.65	0.08	0.44	0.48	0.54	0.40	0.00	0.51
Avail Cap(c_a), veh/h	177	1834	818	279	2211	986	261	167	142	272	0	163
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.49	0.49	0.49	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.6	15.8	13.1	47.2	13.2	8.3	47.0	51.5	51.6	47.4	0.0	52.0
Incr Delay (d2), s/veh	34.3	0.6	0.1	11.1	0.7	0.1	2.2	6.7	9.8	1.9	0.0	8.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.9	8.7	1.1	8.3	13.5	1.3	4.1	2.0	1.9	3.7	0.0	1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	88.0	16.4	13.2	58.3	14.0	8.4	49.2	58.2	61.4	49.4	0.0	60.8
LnGrp LOS	F	B	B	E	B	A	D	E	E	D	A	E
Approach Vol, veh/h		781			1711			156			111	
Approach Delay, s/veh		18.6			18.6			54.0			52.8	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.4	64.2	13.1	12.2	9.2	75.4	13.7	11.7
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	17.2	43.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	13.4	15.2	6.6	4.4	3.6	30.4	7.3	4.1
Green Ext Time (p_c), s	0.3	9.4	0.1	0.1	0.0	14.7	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	22.0
HCM 6th LOS	C

Notes

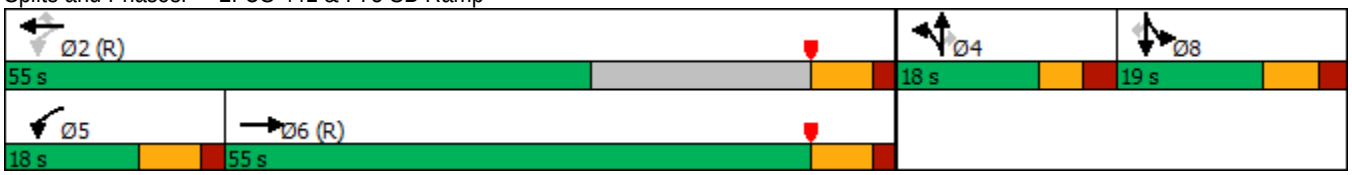
User approved pedestrian interval to be less than phase max green.

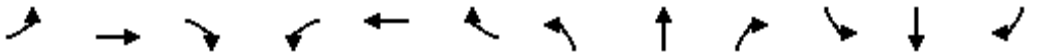
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1019	46	1789	170	16	92	122	19	77
Future Volume (vph)	1019	46	1789	170	16	92	122	19	77
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	42.4	42.4	13.0	13.0	13.0
Total Split (s)	55.0	18.0	55.0	55.0	18.0	18.0	19.0	19.0	19.0
Total Split (%)	50.0%	16.4%	50.0%	50.0%	16.4%	16.4%	17.3%	17.3%	17.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 74 (67%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1019	42	46	1789	170	16	0	92	122	19	77
Future Volume (veh/h)	0	1019	42	46	1789	170	16	0	92	122	19	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1841	1841	1841	1841	1841	1870	1870	1870	1707	1707	1707
Adj Flow Rate, veh/h	0	1084	45	49	1903	0	17	0	15	144	0	55
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	4	4	4	4	4	2	2	2	13	13	13
Cap, veh/h	0	2168	90	384	2537		43	45	38	212	0	94
Arrive On Green	0.00	0.84	0.84	0.06	1.00	0.00	0.02	0.00	0.02	0.07	0.00	0.07
Sat Flow, veh/h	0	3514	142	1753	3497	1560	1781	1870	1572	3252	0	1440
Grp Volume(v), veh/h	0	554	575	49	1903	0	17	0	15	144	0	55
Grp Sat Flow(s),veh/h/ln	0	1749	1815	1753	1749	1560	1781	1870	1572	1626	0	1440
Q Serve(g_s), s	0.0	9.5	9.5	1.0	0.0	0.0	1.0	0.0	1.0	4.8	0.0	4.1
Cycle Q Clear(g_c), s	0.0	9.5	9.5	1.0	0.0	0.0	1.0	0.0	1.0	4.8	0.0	4.1
Prop In Lane	0.00		0.08	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1108	1150	384	2537		43	45	38	212	0	94
V/C Ratio(X)	0.00	0.50	0.50	0.13	0.75		0.40	0.00	0.40	0.68	0.00	0.59
Avail Cap(c_a), veh/h	0	1108	1150	509	2537		188	197	166	355	0	157
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.89	0.89	0.48	0.48	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	3.9	3.9	6.3	0.0	0.0	52.9	0.0	52.9	50.3	0.0	50.0
Incr Delay (d2), s/veh	0.0	1.4	1.4	0.0	1.0	0.0	2.2	0.0	2.5	5.4	0.0	8.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	4.6	4.7	0.5	0.6	0.0	0.9	0.0	0.8	3.8	0.0	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.4	5.3	6.3	1.0	0.0	55.1	0.0	55.4	55.7	0.0	58.0
LnGrp LOS	A	A	A	A	A		E	A	E	E	A	E
Approach Vol, veh/h		1129			1952			32			199	
Approach Delay, s/veh		5.3			1.1			55.3			56.3	
Approach LOS		A			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		86.8		9.0	10.1	76.7		14.2				
Change Period (Y+Rc), s		7.0		6.4	7.0	7.0		7.0				
Max Green Setting (Gmax), s		48.0		11.6	11.0	48.0		12.0				
Max Q Clear Time (g_c+I1), s		2.0		3.0	3.0	11.5		6.8				
Green Ext Time (p_c), s		27.5		0.0	0.0	10.2		0.4				

Intersection Summary		
HCM 6th Ctrl Delay	6.4	
HCM 6th LOS	A	

Notes

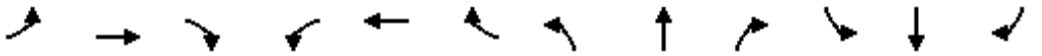
User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	62	793	51	1333	181	13	19	611
Future Volume (vph)	62	793	51	1333	181	13	19	611
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	51.0	18.0	51.0	51.0	18.0	23.0	
Total Split (%)	16.4%	46.4%	16.4%	46.4%	46.4%	16.4%	20.9%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	62	793	45	51	1333	181	60	13	15	236	19	611
Future Volume (veh/h)	62	793	45	51	1333	181	60	13	15	236	19	611
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	64	818	43	53	1374	0	62	13	4	243	20	489
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	207	1727	91	455	1805		80	17	5	243	20	510
Arrive On Green	0.07	1.00	1.00	0.04	0.51	0.00	0.06	0.06	0.06	0.15	0.15	0.15
Sat Flow, veh/h	1753	3380	178	1767	3526	1572	1400	294	90	1613	133	2723
Grp Volume(v), veh/h	64	423	438	53	1374	0	79	0	0	263	0	489
Grp Sat Flow(s),veh/h/ln	1753	1749	1809	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	1.9	0.0	0.0	1.5	34.3	0.0	4.8	0.0	0.0	16.6	0.0	16.6
Cycle Q Clear(g_c), s	1.9	0.0	0.0	1.5	34.3	0.0	4.8	0.0	0.0	16.6	0.0	16.6
Prop In Lane	1.00		0.10	1.00		1.00	0.78		0.05	0.92		1.00
Lane Grp Cap(c), veh/h	207	894	924	455	1805		102	0	0	263	0	510
V/C Ratio(X)	0.31	0.47	0.47	0.12	0.76		0.78	0.00	0.00	1.00	0.00	0.96
Avail Cap(c_a), veh/h	322	894	924	569	1805		183	0	0	263	0	510
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.81	0.81	0.81	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.3	0.0	0.0	11.6	21.5	0.0	51.2	0.0	0.0	46.7	0.0	44.3
Incr Delay (d2), s/veh	0.7	1.5	1.4	0.1	3.1	0.0	9.0	0.0	0.0	55.0	0.0	29.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.2	0.7	0.7	1.0	19.6	0.0	4.3	0.0	0.0	16.6	0.0	13.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.0	1.5	1.4	11.7	24.5	0.0	60.2	0.0	0.0	101.7	0.0	74.1
LnGrp LOS	B	A	A	B	C		E	A	A	F	A	E
Approach Vol, veh/h		925			1427			79			752	
Approach Delay, s/veh		2.6			24.1			60.2			83.8	
Approach LOS		A			C			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	63.1		13.0	10.8	63.2		23.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	44.1		* 11	11.2	44.1		16.6				
Max Q Clear Time (g_c+I1), s	3.5	2.0		6.8	3.9	36.3		18.6				
Green Ext Time (p_c), s	0.0	7.1		0.1	0.1	5.5		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		32.8	
HCM 6th LOS		C	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Future Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	22.0	64.0	64.0	30.0	72.0	72.0	34.0	27.0	27.0	29.0	22.0
Total Split (%)	14.7%	42.7%	42.7%	20.0%	48.0%	48.0%	22.7%	18.0%	18.0%	19.3%	14.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 125
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Future Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	168	1191	28	118	537	295	76	128	121	351	102	48
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	178	1699	758	141	1546	689	246	168	143	338	234	110
Arrive On Green	0.10	0.48	0.48	0.08	0.46	0.46	0.06	0.10	0.10	0.15	0.19	0.19
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1203	566
Grp Volume(v), veh/h	168	1191	28	118	537	295	76	128	121	351	0	150
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1768
Q Serve(g_s), s	14.1	39.5	1.4	10.4	15.4	19.9	6.4	11.3	12.8	21.9	0.0	11.2
Cycle Q Clear(g_c), s	14.1	39.5	1.4	10.4	15.4	19.9	6.4	11.3	12.8	21.9	0.0	11.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	178	1699	758	141	1546	689	246	168	143	338	0	345
V/C Ratio(X)	0.94	0.70	0.04	0.84	0.35	0.43	0.31	0.76	0.85	1.04	0.00	0.44
Avail Cap(c_a), veh/h	178	1699	758	260	1546	689	444	213	181	338	0	345
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	67.1	30.7	20.8	67.7	26.0	27.2	55.9	65.5	66.2	53.1	0.0	53.1
Incr Delay (d2), s/veh	51.4	2.4	0.1	15.8	0.6	1.8	1.0	13.5	27.3	59.2	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.7	23.6	1.0	8.6	10.1	11.6	4.6	9.1	9.4	12.3	0.0	8.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	118.4	33.2	20.9	83.5	26.6	29.0	56.9	79.0	93.5	112.2	0.0	54.4
LnGrp LOS	F	C	C	F	C	C	E	E	F	F	A	D
Approach Vol, veh/h		1387			950			325			501	
Approach Delay, s/veh		43.3			34.4			79.2			94.9	
Approach LOS		D			C			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.4	78.7	29.0	22.9	22.0	76.1	15.1	36.8
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	23.2	57.0	21.9	19.4	15.0	65.0	27.2	14.4
Max Q Clear Time (g_c+I1), s	12.4	41.5	23.9	14.8	16.1	21.9	8.4	13.2
Green Ext Time (p_c), s	0.3	10.8	0.0	0.6	0.0	10.7	0.2	0.1

Intersection Summary	
HCM 6th Ctrl Delay	52.5
HCM 6th LOS	D

Notes

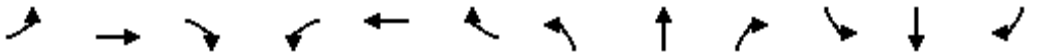
User approved pedestrian interval to be less than phase max green.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Future Volume (vph)	138	977	25	97	440	298	62	105	137	288	84
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	31.0	55.0	55.0	35.0	59.0	59.0	26.0	28.0	28.0	32.0	34.0
Total Split (%)	20.7%	36.7%	36.7%	23.3%	39.3%	39.3%	17.3%	18.7%	18.7%	21.3%	22.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 125
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Future Volume (veh/h)	138	977	25	97	440	298	62	105	137	288	84	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	168	1191	28	118	537	295	76	128	121	351	102	48
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	194	1624	724	142	1447	646	246	169	144	374	260	122
Arrive On Green	0.11	0.46	0.46	0.08	0.43	0.43	0.05	0.10	0.10	0.17	0.22	0.22
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1203	566
Grp Volume(v), veh/h	168	1191	28	118	537	295	76	128	121	351	0	150
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1768
Q Serve(g_s), s	13.9	41.1	1.5	10.4	16.2	20.9	6.4	11.3	12.8	24.9	0.0	10.9
Cycle Q Clear(g_c), s	13.9	41.1	1.5	10.4	16.2	20.9	6.4	11.3	12.8	24.9	0.0	10.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.32
Lane Grp Cap(c), veh/h	194	1624	724	142	1447	646	246	169	144	374	0	382
V/C Ratio(X)	0.87	0.73	0.04	0.83	0.37	0.46	0.31	0.76	0.84	0.94	0.00	0.39
Avail Cap(c_a), veh/h	285	1624	724	316	1447	646	361	224	190	374	0	382
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	65.8	33.3	22.5	67.6	28.9	30.2	55.9	65.5	66.1	49.7	0.0	50.4
Incr Delay (d2), s/veh	19.8	3.0	0.1	15.3	0.7	2.2	1.0	12.0	24.8	31.2	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.7	24.7	1.0	8.6	10.7	12.2	4.6	9.0	9.3	21.0	0.0	8.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	85.6	36.2	22.6	82.9	29.6	32.4	56.9	77.5	90.9	80.9	0.0	51.3
LnGrp LOS	F	D	C	F	C	C	E	E	F	F	A	D
Approach Vol, veh/h		1387			950			325			501	
Approach Delay, s/veh		41.9			37.1			77.7			72.0	
Approach LOS		D			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.4	75.5	32.0	23.0	23.3	71.7	15.0	40.0
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	28.2	48.0	24.9	20.4	24.0	52.0	19.2	26.4
Max Q Clear Time (g_c+I1), s	12.4	43.1	26.9	14.8	15.9	22.9	8.4	12.9
Green Ext Time (p_c), s	0.4	4.0	0.0	0.6	0.4	9.5	0.2	0.8

Intersection Summary	
HCM 6th Ctrl Delay	48.9
HCM 6th LOS	D

Notes

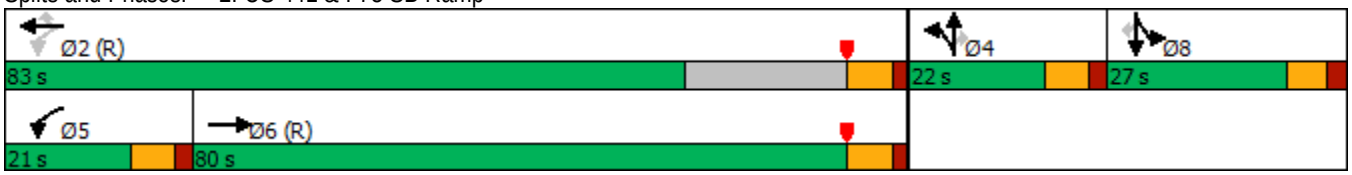
User approved pedestrian interval to be less than phase max green.

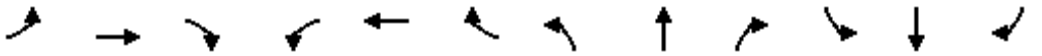
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1844	27	720	226	7	80	157	16	63
Future Volume (vph)	1844	27	720	226	7	80	157	16	63
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	15.0	15.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	34.0	34.0	25.0	25.0	25.0
Total Split (s)	80.0	21.0	83.0	83.0	22.0	22.0	27.0	27.0	27.0
Total Split (%)	53.3%	14.0%	55.3%	55.3%	14.7%	14.7%	18.0%	18.0%	18.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	Min	Min	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 117 (78%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1844	44	27	720	226	7	0	80	157	16	63
Future Volume (veh/h)	0	1844	44	27	720	226	7	0	80	157	16	63
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1811	1811	1781	1781	1781	1796	1870	1796	1633	1633	1633
Adj Flow Rate, veh/h	0	1941	46	28	758	0	7	0	35	177	0	29
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	6	6	8	8	8	7	2	7	18	18	18
Cap, veh/h	0	2134	50	125	2323		171	187	152	230	0	102
Arrive On Green	0.00	0.83	0.83	0.04	1.00	0.00	0.10	0.00	0.10	0.07	0.00	0.07
Sat Flow, veh/h	0	3526	81	1697	3385	1510	1711	1870	1518	3111	0	1378
Grp Volume(v), veh/h	0	968	1019	28	758	0	7	0	35	177	0	29
Grp Sat Flow(s),veh/h/ln	0	1721	1796	1697	1692	1510	1711	1870	1518	1555	0	1378
Q Serve(g_s), s	0.0	58.3	60.2	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Cycle Q Clear(g_c), s	0.0	58.3	60.2	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Prop In Lane	0.00		0.05	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1069	1116	125	2323		171	187	152	230	0	102
V/C Ratio(X)	0.00	0.91	0.91	0.22	0.33		0.04	0.00	0.23	0.77	0.00	0.29
Avail Cap(c_a), veh/h	0	1069	1116	252	2323		171	187	152	415	0	184
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.53	0.53	0.90	0.90	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	10.0	10.2	23.6	0.0	0.0	61.0	0.0	62.2	68.2	0.0	65.7
Incr Delay (d2), s/veh	0.0	7.3	7.5	0.3	0.3	0.0	0.1	0.0	0.9	7.6	0.0	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	16.0	17.0	0.8	0.2	0.0	0.4	0.0	2.3	6.5	0.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	17.3	17.7	23.9	0.3	0.0	61.1	0.0	63.1	75.8	0.0	67.9
LnGrp LOS	A	B	B	C	A		E	A	E	E	A	E
Approach Vol, veh/h		1987			786			42			206	
Approach Delay, s/veh		17.5			1.2			62.8			74.7	
Approach LOS		B			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		109.9		22.0	9.8	100.2		18.1				
Change Period (Y+Rc), s		7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s		76.0		15.0	14.0	73.0		20.0				
Max Q Clear Time (g_c+I1), s		2.0		5.2	2.9	62.2		10.4				
Green Ext Time (p_c), s		7.0		0.1	0.0	9.3		0.7				

Intersection Summary		
HCM 6th Ctrl Delay		17.8
HCM 6th LOS		B

Notes

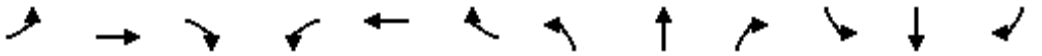
User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	54	1130	47	732	135	14	32	251
Future Volume (vph)	54	1130	47	732	135	14	32	251
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	21.0	73.0	21.0	73.0	73.0	22.0	34.0	
Total Split (%)	14.0%	48.7%	14.0%	48.7%	48.7%	14.7%	22.7%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 114 (76%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	54	1130	50	47	732	135	37	14	16	216	32	251
Future Volume (veh/h)	54	1130	50	47	732	135	37	14	16	216	32	251
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1781	1781	1781	1870	1870	1870	1737	1737	1737
Adj Flow Rate, veh/h	59	1242	48	52	804	0	41	15	7	237	35	132
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	7	7	7	8	8	8	2	2	2	11	11	11
Cap, veh/h	380	1913	74	326	1930		53	19	9	257	38	532
Arrive On Green	0.06	1.00	1.00	0.03	0.57	0.00	0.05	0.05	0.05	0.18	0.18	0.18
Sat Flow, veh/h	1711	3350	129	1697	3385	1510	1156	423	197	1450	214	2591
Grp Volume(v), veh/h	59	632	658	52	804	0	63	0	0	272	0	132
Grp Sat Flow(s),veh/h/ln	1711	1706	1773	1697	1692	1510	1777	0	0	1664	0	1295
Q Serve(g_s), s	2.2	0.0	0.0	1.9	20.1	0.0	5.3	0.0	0.0	24.1	0.0	6.4
Cycle Q Clear(g_c), s	2.2	0.0	0.0	1.9	20.1	0.0	5.3	0.0	0.0	24.1	0.0	6.4
Prop In Lane	1.00		0.07	1.00		1.00	0.65		0.11	0.87		1.00
Lane Grp Cap(c), veh/h	380	975	1013	326	1930		81	0	0	295	0	532
V/C Ratio(X)	0.16	0.65	0.65	0.16	0.42		0.78	0.00	0.00	0.92	0.00	0.25
Avail Cap(c_a), veh/h	494	975	1013	440	1930		181	0	0	306	0	550
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.27	0.27	0.27	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.6	0.0	0.0	12.6	18.2	0.0	70.8	0.0	0.0	60.7	0.0	49.9
Incr Delay (d2), s/veh	0.1	0.9	0.9	0.2	0.7	0.0	11.3	0.0	0.0	32.2	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.4	0.4	0.4	1.3	12.3	0.0	4.8	0.0	0.0	18.7	0.0	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.6	0.9	0.9	12.8	18.8	0.0	82.1	0.0	0.0	92.9	0.0	50.3
LnGrp LOS	B	A	A	B	B		F	A	A	F	A	D
Approach Vol, veh/h		1349			856			63			404	
Approach Delay, s/veh		1.5			18.5			82.1			79.0	
Approach LOS		A			B			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	92.6		13.5	11.0	92.4		33.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	14.1	66.1		* 15	14.2	66.1		27.6				
Max Q Clear Time (g_c+I1), s	3.9	2.0		7.3	4.2	22.1		26.1				
Green Ext Time (p_c), s	0.1	14.2		0.1	0.1	7.4		0.5				

Intersection Summary		
HCM 6th Ctrl Delay		20.5
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	33	677	95	227	1382	204	101	78	187	127	42
Future Volume (vph)	33	677	95	227	1382	204	101	78	187	127	42
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	50.0	50.0	24.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	45.5%	45.5%	21.8%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	677	95	227	1382	204	101	78	187	127	42	52
Future Volume (veh/h)	33	677	95	227	1382	204	101	78	187	127	42	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	35	720	82	241	1470	181	107	83	66	135	45	22
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	44	1539	687	270	1994	889	247	117	99	245	96	47
Arrive On Green	0.03	0.44	0.44	0.15	0.56	0.56	0.07	0.07	0.07	0.09	0.08	0.08
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	1186	580
Grp Volume(v), veh/h	35	720	82	241	1470	181	107	83	66	135	0	67
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1766
Q Serve(g_s), s	2.2	15.9	3.4	14.6	34.1	6.2	6.4	5.1	4.7	7.6	0.0	4.0
Cycle Q Clear(g_c), s	2.2	15.9	3.4	14.6	34.1	6.2	6.4	5.1	4.7	7.6	0.0	4.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.33
Lane Grp Cap(c), veh/h	44	1539	687	270	1994	889	247	117	99	245	0	143
V/C Ratio(X)	0.79	0.47	0.12	0.89	0.74	0.20	0.43	0.71	0.67	0.55	0.00	0.47
Avail Cap(c_a), veh/h	177	1539	687	279	1994	889	293	167	142	267	0	167
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.34	0.34	0.34	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.3	21.9	18.4	45.8	18.1	12.0	43.4	50.3	50.2	42.8	0.0	48.3
Incr Delay (d2), s/veh	34.5	1.0	0.4	12.3	0.9	0.2	1.7	10.7	10.5	2.8	0.0	3.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	10.5	2.2	9.7	16.0	3.4	4.9	4.5	3.6	6.2	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	87.8	23.0	18.8	58.1	18.9	12.1	45.1	61.1	60.6	45.7	0.0	51.6
LnGrp LOS	F	C	B	E	B	B	D	E	E	D	A	D
Approach Vol, veh/h		837			1892			256			202	
Approach Delay, s/veh		25.3			23.3			54.3			47.6	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	23.5	55.0	16.6	14.9	9.8	68.7	15.0	16.5
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	17.2	43.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	16.6	17.9	9.6	7.1	4.2	36.1	8.4	6.0
Green Ext Time (p_c), s	0.1	9.4	0.1	0.2	0.0	11.0	0.1	0.1

Intersection Summary	
HCM 6th Ctrl Delay	27.8
HCM 6th LOS	C

Notes

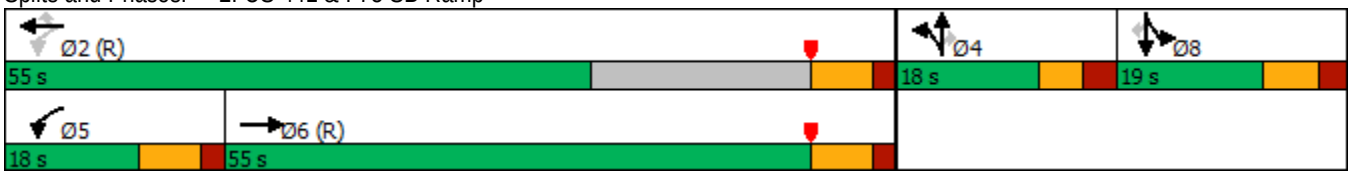
User approved pedestrian interval to be less than phase max green.

Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1119	47	1962	173	16	94	124	19	79
Future Volume (vph)	1119	47	1962	173	16	94	124	19	79
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	42.4	42.4	13.0	13.0	13.0
Total Split (s)	55.0	18.0	55.0	55.0	18.0	18.0	19.0	19.0	19.0
Total Split (%)	50.0%	16.4%	50.0%	50.0%	16.4%	16.4%	17.3%	17.3%	17.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 74 (67%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1119	43	47	1962	173	16	0	94	124	19	79
Future Volume (veh/h)	0	1119	43	47	1962	173	16	0	94	124	19	79
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1841	1841	1841	1841	1841	1870	1870	1870	1707	1707	1707
Adj Flow Rate, veh/h	0	1190	46	50	2087	0	17	0	17	146	0	57
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	4	4	4	4	4	2	2	2	13	13	13
Cap, veh/h	0	2169	84	350	2532		44	46	39	214	0	95
Arrive On Green	0.00	0.84	0.84	0.06	1.00	0.00	0.02	0.00	0.02	0.07	0.00	0.07
Sat Flow, veh/h	0	3525	133	1753	3497	1560	1781	1870	1572	3252	0	1440
Grp Volume(v), veh/h	0	606	630	50	2087	0	17	0	17	146	0	57
Grp Sat Flow(s),veh/h/ln	0	1749	1817	1753	1749	1560	1781	1870	1572	1626	0	1440
Q Serve(g_s), s	0.0	11.3	11.3	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.2
Cycle Q Clear(g_c), s	0.0	11.3	11.3	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.2
Prop In Lane	0.00		0.07	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1105	1148	350	2532		44	46	39	214	0	95
V/C Ratio(X)	0.00	0.55	0.55	0.14	0.82		0.39	0.00	0.44	0.68	0.00	0.60
Avail Cap(c_a), veh/h	0	1105	1148	475	2532		188	197	166	355	0	157
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.83	0.83	0.31	0.31	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	4.1	4.1	6.6	0.0	0.0	52.8	0.0	52.9	50.3	0.0	50.0
Incr Delay (d2), s/veh	0.0	1.6	1.6	0.0	1.0	0.0	2.0	0.0	2.8	5.4	0.0	8.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	5.2	5.3	0.6	0.6	0.0	0.9	0.0	0.9	3.8	0.0	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.8	5.7	6.6	1.0	0.0	54.9	0.0	55.7	55.6	0.0	58.4
LnGrp LOS	A	A	A	A	A		D	A	E	E	A	E
Approach Vol, veh/h		1236			2137			34			203	
Approach Delay, s/veh		5.7			1.2			55.3			56.4	
Approach LOS		A			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		86.6		9.1	10.1	76.5		14.2				
Change Period (Y+Rc), s		7.0		6.4	7.0	7.0		7.0				
Max Green Setting (Gmax), s		48.0		11.6	11.0	48.0		12.0				
Max Q Clear Time (g_c+I1), s		2.0		3.2	3.0	13.3		6.8				
Green Ext Time (p_c), s		31.3		0.0	0.0	11.6		0.4				

Intersection Summary		
HCM 6th Ctrl Delay	6.3	
HCM 6th LOS	A	

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	63	889	52	1497	185	13	19	623
Future Volume (vph)	63	889	52	1497	185	13	19	623
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	51.0	18.0	51.0	51.0	18.0	23.0	
Total Split (%)	16.4%	46.4%	16.4%	46.4%	46.4%	16.4%	20.9%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Future Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	65	916	44	54	1543	0	63	13	4	248	20	501
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	173	1734	83	426	1803		81	17	5	244	20	510
Arrive On Green	0.07	1.00	1.00	0.04	0.51	0.00	0.06	0.06	0.06	0.15	0.15	0.15
Sat Flow, veh/h	1753	3397	163	1767	3526	1572	1405	290	89	1615	130	2723
Grp Volume(v), veh/h	65	472	488	54	1543	0	80	0	0	268	0	501
Grp Sat Flow(s),veh/h/ln	1753	1749	1811	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	1.9	0.0	0.0	1.6	41.8	0.0	4.9	0.0	0.0	16.6	0.0	16.6
Cycle Q Clear(g_c), s	1.9	0.0	0.0	1.6	41.8	0.0	4.9	0.0	0.0	16.6	0.0	16.6
Prop In Lane	1.00		0.09	1.00		1.00	0.79		0.05	0.93		1.00
Lane Grp Cap(c), veh/h	173	893	925	426	1803		103	0	0	263	0	510
V/C Ratio(X)	0.38	0.53	0.53	0.13	0.86		0.78	0.00	0.00	1.02	0.00	0.98
Avail Cap(c_a), veh/h	287	893	925	540	1803		183	0	0	263	0	510
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.76	0.76	0.76	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.7	0.0	0.0	11.7	23.4	0.0	51.1	0.0	0.0	46.7	0.0	44.5
Incr Delay (d2), s/veh	1.0	1.7	1.6	0.1	5.5	0.0	9.0	0.0	0.0	60.0	0.0	35.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.3	0.8	0.8	1.1	23.8	0.0	4.4	0.0	0.0	17.3	0.0	14.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.7	1.7	1.6	11.8	28.8	0.0	60.1	0.0	0.0	106.7	0.0	79.8
LnGrp LOS	C	A	A	B	C		E	A	A	F	A	E
Approach Vol, veh/h		1025			1597			80			769	
Approach Delay, s/veh		2.9			28.2			60.1			89.2	
Approach LOS		A			C			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	63.1		13.0	10.8	63.2		23.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	44.1		* 11	11.2	44.1		16.6				
Max Q Clear Time (g_c+I1), s	3.6	2.0		6.9	3.9	43.8		18.6				
Green Ext Time (p_c), s	0.0	8.3		0.1	0.1	0.2		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		35.0	
HCM 6th LOS		D	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

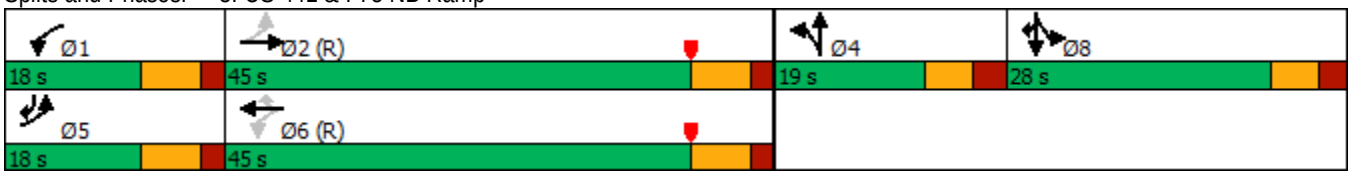
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	63	889	52	1497	185	13	19	623
Future Volume (vph)	63	889	52	1497	185	13	19	623
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	45.0	18.0	45.0	45.0	19.0	28.0	
Total Split (%)	16.4%	40.9%	16.4%	40.9%	40.9%	17.3%	25.5%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Future Volume (veh/h)	63	889	46	52	1497	185	61	13	15	241	19	623
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	65	916	44	54	1543	0	63	13	4	248	20	501
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	149	1586	76	378	1645		81	17	5	314	25	632
Arrive On Green	0.08	0.93	0.93	0.04	0.47	0.00	0.06	0.06	0.06	0.19	0.19	0.19
Sat Flow, veh/h	1753	3397	163	1767	3526	1572	1405	290	89	1615	130	2723
Grp Volume(v), veh/h	65	472	488	54	1543	0	80	0	0	268	0	501
Grp Sat Flow(s),veh/h/ln	1753	1749	1811	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	2.1	4.3	4.3	1.7	45.7	0.0	4.9	0.0	0.0	16.1	0.0	19.0
Cycle Q Clear(g_c), s	2.1	4.3	4.3	1.7	45.7	0.0	4.9	0.0	0.0	16.1	0.0	19.0
Prop In Lane	1.00		0.09	1.00		1.00	0.79		0.05	0.93		1.00
Lane Grp Cap(c), veh/h	149	817	846	378	1645		103	0	0	339	0	632
V/C Ratio(X)	0.44	0.58	0.58	0.14	0.94		0.78	0.00	0.00	0.79	0.00	0.79
Avail Cap(c_a), veh/h	261	817	846	492	1645		199	0	0	343	0	638
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.76	0.76	0.76	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	24.3	2.1	2.1	14.1	27.8	0.0	51.1	0.0	0.0	42.2	0.0	39.7
Incr Delay (d2), s/veh	1.5	2.3	2.2	0.2	11.7	0.0	8.9	0.0	0.0	12.8	0.0	7.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	2.3	2.4	1.2	27.5	0.0	4.4	0.0	0.0	12.8	0.0	11.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.8	4.3	4.3	14.3	39.5	0.0	60.0	0.0	0.0	55.0	0.0	47.1
LnGrp LOS	C	A	A	B	D		E	A	A	D	A	D
Approach Vol, veh/h		1025			1597			80			769	
Approach Delay, s/veh		5.7			38.7			60.0			49.9	
Approach LOS		A			D			E			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	58.3		13.1	11.0	58.2		27.8				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	38.1		* 12	11.2	38.1		21.6				
Max Q Clear Time (g_c+I1), s	3.7	6.3		6.9	4.1	47.7		21.0				
Green Ext Time (p_c), s	0.0	7.9		0.1	0.1	0.0		0.3				

Intersection Summary		
HCM 6th Ctrl Delay		31.9
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	160	1108	25	166	509	298	149	127	137	288	130
Future Volume (vph)	160	1108	25	166	509	298	149	127	137	288	130
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	25.0	25.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	31.0	55.0	55.0	35.0	59.0	59.0	26.0	28.0	28.0	32.0	34.0
Total Split (%)	20.7%	36.7%	36.7%	23.3%	39.3%	39.3%	17.3%	18.7%	18.7%	21.3%	22.7%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 69 (46%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	1108	25	166	509	298	149	127	137	288	130	77
Future Volume (veh/h)	160	1108	25	166	509	298	149	127	137	288	130	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1767	1767	1767	1648	1648	1648	1870	1870	1870
Adj Flow Rate, veh/h	195	1351	28	202	621	295	182	155	121	351	159	48
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	2	9	9	9	17	17	17	2	2	2
Cap, veh/h	220	1419	633	227	1373	613	285	181	154	363	224	68
Arrive On Green	0.12	0.40	0.40	0.13	0.41	0.41	0.12	0.11	0.11	0.17	0.16	0.16
Sat Flow, veh/h	1781	3554	1585	1682	3357	1497	1570	1648	1397	1781	1379	416
Grp Volume(v), veh/h	195	1351	28	202	621	295	182	155	121	351	0	207
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1682	1678	1497	1570	1648	1397	1781	0	1795
Q Serve(g_s), s	16.2	55.3	1.6	17.7	20.1	21.7	15.2	13.9	12.7	24.9	0.0	16.4
Cycle Q Clear(g_c), s	16.2	55.3	1.6	17.7	20.1	21.7	15.2	13.9	12.7	24.9	0.0	16.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.23
Lane Grp Cap(c), veh/h	220	1419	633	227	1373	613	285	181	154	363	0	291
V/C Ratio(X)	0.89	0.95	0.04	0.89	0.45	0.48	0.64	0.86	0.79	0.97	0.00	0.71
Avail Cap(c_a), veh/h	285	1419	633	316	1373	613	304	224	190	363	0	316
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.94	0.94	0.94	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	64.7	43.7	27.6	63.8	32.1	32.6	51.2	65.6	65.1	48.9	0.0	59.5
Incr Delay (d2), s/veh	24.3	15.0	0.1	21.1	1.0	2.5	4.9	24.5	18.2	38.5	0.0	7.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.5	34.8	1.1	13.5	12.8	12.7	10.3	11.2	9.0	21.7	0.0	12.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	88.9	58.6	27.7	84.9	33.1	35.1	56.0	90.1	83.3	87.4	0.0	67.0
LnGrp LOS	F	E	C	F	C	D	E	F	F	F	A	E
Approach Vol, veh/h		1574			1118			458			558	
Approach Delay, s/veh		61.8			43.0			74.7			79.8	
Approach LOS		E			D			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	27.0	66.9	32.0	24.1	25.5	68.4	24.2	31.9
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	28.2	48.0	24.9	20.4	24.0	52.0	19.2	26.4
Max Q Clear Time (g_c+I1), s	19.7	57.3	26.9	15.9	18.2	23.7	17.2	18.4
Green Ext Time (p_c), s	0.5	0.0	0.0	0.6	0.4	10.6	0.1	0.8

Intersection Summary	
HCM 6th Ctrl Delay	60.5
HCM 6th LOS	E

Notes

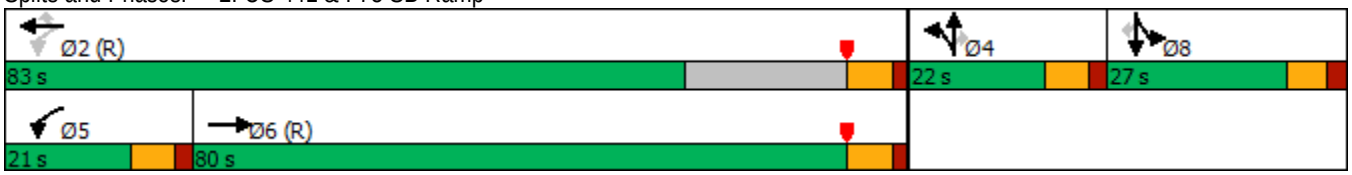
User approved pedestrian interval to be less than phase max green.

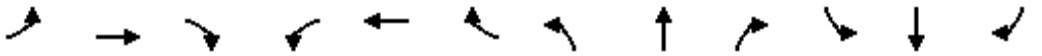
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1903	27	778	226	7	80	157	16	63
Future Volume (vph)	1903	27	778	226	7	80	157	16	63
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	15.0	15.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	34.0	34.0	25.0	25.0	25.0
Total Split (s)	80.0	21.0	83.0	83.0	22.0	22.0	27.0	27.0	27.0
Total Split (%)	53.3%	14.0%	55.3%	55.3%	14.7%	14.7%	18.0%	18.0%	18.0%
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	Min	Min	None	None	None

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 117 (78%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1903	44	27	778	226	7	0	80	157	16	63
Future Volume (veh/h)	0	1903	44	27	778	226	7	0	80	157	16	63
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1811	1811	1781	1781	1781	1796	1870	1796	1633	1633	1633
Adj Flow Rate, veh/h	0	2003	46	28	819	0	7	0	35	177	0	29
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	0	6	6	8	8	8	7	2	7	18	18	18
Cap, veh/h	0	2136	49	111	2323		171	187	152	230	0	102
Arrive On Green	0.00	0.83	0.83	0.04	1.00	0.00	0.10	0.00	0.10	0.07	0.00	0.07
Sat Flow, veh/h	0	3529	79	1697	3385	1510	1711	1870	1518	3111	0	1378
Grp Volume(v), veh/h	0	998	1051	28	819	0	7	0	35	177	0	29
Grp Sat Flow(s),veh/h/ln	0	1721	1797	1697	1692	1510	1711	1870	1518	1555	0	1378
Q Serve(g_s), s	0.0	66.2	68.6	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Cycle Q Clear(g_c), s	0.0	66.2	68.6	0.9	0.0	0.0	0.6	0.0	3.2	8.4	0.0	3.0
Prop In Lane	0.00		0.04	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1069	1116	111	2323		171	187	152	230	0	102
V/C Ratio(X)	0.00	0.93	0.94	0.25	0.35		0.04	0.00	0.23	0.77	0.00	0.29
Avail Cap(c_a), veh/h	0	1069	1116	238	2323		171	187	152	415	0	184
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.17	0.17	0.89	0.89	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	10.7	10.9	28.0	0.0	0.0	61.0	0.0	62.2	68.2	0.0	65.7
Incr Delay (d2), s/veh	0.0	3.6	3.8	0.4	0.4	0.0	0.1	0.0	0.9	7.6	0.0	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	14.4	15.6	0.9	0.2	0.0	0.4	0.0	2.3	6.5	0.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	14.3	14.7	28.4	0.4	0.0	61.1	0.0	63.1	75.8	0.0	67.9
LnGrp LOS	A	B	B	C	A		E	A	E	E	A	E
Approach Vol, veh/h		2049			847			42			206	
Approach Delay, s/veh		14.5			1.3			62.8			74.7	
Approach LOS		B			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		109.9		22.0	9.8	100.2		18.1				
Change Period (Y+Rc), s		7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s		76.0		15.0	14.0	73.0		20.0				
Max Q Clear Time (g_c+I1), s		2.0		5.2	2.9	70.6		10.4				
Green Ext Time (p_c), s		7.8		0.1	0.0	2.2		0.7				

Intersection Summary		
HCM 6th Ctrl Delay		15.6
HCM 6th LOS		B

Notes

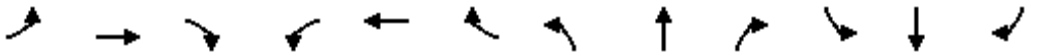
User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	61	1156	47	761	135	14	32	280
Future Volume (vph)	61	1156	47	761	135	14	32	280
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	21.0	73.0	21.0	73.0	73.0	22.0	34.0	
Total Split (%)	14.0%	48.7%	14.0%	48.7%	48.7%	14.7%	22.7%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 114 (76%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	1156	50	47	761	135	37	14	16	216	32	280
Future Volume (veh/h)	61	1156	50	47	761	135	37	14	16	216	32	280
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1781	1781	1781	1870	1870	1870	1737	1737	1737
Adj Flow Rate, veh/h	67	1270	48	52	836	0	41	15	7	237	35	164
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	7	7	7	8	8	8	2	2	2	11	11	11
Cap, veh/h	369	1915	72	319	1922		53	19	9	257	38	539
Arrive On Green	0.06	1.00	1.00	0.03	0.57	0.00	0.05	0.05	0.05	0.18	0.18	0.18
Sat Flow, veh/h	1711	3353	127	1697	3385	1510	1156	423	197	1450	214	2591
Grp Volume(v), veh/h	67	646	672	52	836	0	63	0	0	272	0	164
Grp Sat Flow(s),veh/h/ln	1711	1706	1773	1697	1692	1510	1777	0	0	1664	0	1295
Q Serve(g_s), s	2.5	0.0	0.0	1.9	21.3	0.0	5.3	0.0	0.0	24.1	0.0	8.0
Cycle Q Clear(g_c), s	2.5	0.0	0.0	1.9	21.3	0.0	5.3	0.0	0.0	24.1	0.0	8.0
Prop In Lane	1.00		0.07	1.00		1.00	0.65		0.11	0.87		1.00
Lane Grp Cap(c), veh/h	369	974	1013	319	1922		81	0	0	295	0	539
V/C Ratio(X)	0.18	0.66	0.66	0.16	0.43		0.78	0.00	0.00	0.92	0.00	0.30
Avail Cap(c_a), veh/h	479	974	1013	433	1922		181	0	0	306	0	555
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.20	0.20	0.20	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.8	0.0	0.0	12.7	18.6	0.0	70.8	0.0	0.0	60.6	0.0	50.2
Incr Delay (d2), s/veh	0.0	0.7	0.7	0.2	0.7	0.0	11.3	0.0	0.0	32.0	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.6	0.4	0.4	1.3	12.9	0.0	4.8	0.0	0.0	18.7	0.0	4.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.9	0.7	0.7	13.0	19.3	0.0	82.1	0.0	0.0	92.7	0.0	50.8
LnGrp LOS	B	A	A	B	B		F	A	A	F	A	D
Approach Vol, veh/h		1385			888			63			436	
Approach Delay, s/veh		1.3			18.9			82.1			76.9	
Approach LOS		A			B			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	92.5		13.5	11.4	92.1		33.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	14.1	66.1		* 15	14.2	66.1		27.6				
Max Q Clear Time (g_c+I1), s	3.9	2.0		7.3	4.5	23.3		26.1				
Green Ext Time (p_c), s	0.1	14.8		0.1	0.1	7.7		0.5				

Intersection Summary		
HCM 6th Ctrl Delay		20.7
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1140	92	69	666	0	153
Future Vol, veh/h	1140	92	69	666	0	153
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	350	400	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1390	112	84	812	0	187

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1502	0	-	695
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.22	-	-	3.32
Pot Cap-1 Maneuver	-	-	442	-	0	385
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	442	-	-	385
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	22.8
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	385	-	-	442	-
HCM Lane V/C Ratio	0.485	-	-	0.19	-
HCM Control Delay (s)	22.8	-	-	15.1	-
HCM Lane LOS	C	-	-	C	-
HCM 95th %tile Q(veh)	2.6	-	-	0.7	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	109	29	31	303	206	58
Future Vol, veh/h	109	29	31	303	206	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	315	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	133	35	38	370	251	71

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	697	251	322	0	-	0
Stage 1	251	-	-	-	-	-
Stage 2	446	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	419	891	1255	-	-	-
Stage 1	845	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Platoon blocked, %	1	1	1	-	-	-
Mov Cap-1 Maneuver	407	891	1255	-	-	-
Mov Cap-2 Maneuver	407	-	-	-	-	-
Stage 1	820	-	-	-	-	-
Stage 2	645	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	0.7	0
HCM LOS	C		

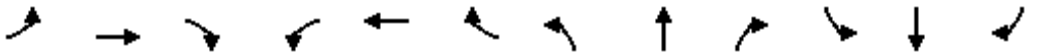
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1255	-	459	-	-
HCM Lane V/C Ratio	0.03	-	0.367	-	-
HCM Control Delay (s)	8	-	17.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.7	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Future Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	50.0	50.0	24.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	45.5%	45.5%	21.8%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Future Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	44	924	82	343	1577	181	193	91	66	135	62	22
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	57	1481	661	279	1929	860	261	137	116	254	86	31
Arrive On Green	0.03	0.42	0.42	0.16	0.54	0.54	0.10	0.08	0.08	0.09	0.07	0.07
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	1318	468
Grp Volume(v), veh/h	44	924	82	343	1577	181	193	91	66	135	0	84
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1786
Q Serve(g_s), s	2.7	22.7	3.5	17.2	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Cycle Q Clear(g_c), s	2.7	22.7	3.5	17.2	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	57	1481	661	279	1929	860	261	137	116	254	0	117
V/C Ratio(X)	0.78	0.62	0.12	1.23	0.82	0.21	0.74	0.66	0.57	0.53	0.00	0.72
Avail Cap(c_a), veh/h	177	1481	661	279	1929	860	261	167	142	276	0	169
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.27	0.27	0.27	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.9	25.1	19.5	46.4	20.7	13.0	43.5	49.3	49.0	42.9	0.0	50.4
Incr Delay (d2), s/veh	27.0	2.0	0.4	112.7	1.1	0.2	11.5	9.1	6.1	2.5	0.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.9	14.3	2.3	21.7	18.4	3.4	9.4	4.8	3.4	6.2	0.0	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.9	27.0	19.9	159.1	21.8	13.1	55.1	58.4	55.1	45.3	0.0	61.7
LnGrp LOS	E	C	B	F	C	B	E	E	E	D	A	E
Approach Vol, veh/h		1050			2101			350			219	
Approach Delay, s/veh		28.7			43.5			55.9			51.6	
Approach LOS		C			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.0	53.2	16.6	16.1	10.5	66.7	18.0	14.8
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	17.2	43.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	19.2	24.7	9.6	7.5	4.7	42.1	13.2	7.1
Green Ext Time (p_c), s	0.0	10.1	0.1	0.2	0.0	6.3	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	41.0
HCM 6th LOS	D

Notes

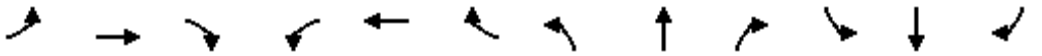
User approved pedestrian interval to be less than phase max green.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Future Volume (vph)	41	869	95	322	1482	204	181	86	187	127	58
Turn Type	Prot	NA	Perm	Prot	NA	Perm	pm+pt	NA	Perm	pm+pt	NA
Protected Phases	5	2		1	6		7	4		3	8
Permitted Phases			2			6	4		4	8	
Detector Phase	5	2	2	1	6	6	7	4	4	3	8
Switch Phase											
Minimum Initial (s)	4.0	18.0	18.0	10.0	18.0	18.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	16.8	44.0	44.0	16.8	44.0	44.0	16.8	44.6	44.6	11.1	44.6
Total Split (s)	18.0	43.0	43.0	31.0	56.0	56.0	18.0	18.0	18.0	18.0	18.0
Total Split (%)	16.4%	39.1%	39.1%	28.2%	50.9%	50.9%	16.4%	16.4%	16.4%	16.4%	16.4%
Yellow Time (s)	5.0	5.0	5.0	4.8	5.0	5.0	4.8	5.1	5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	6.8	7.0	7.0	6.8	7.6	7.6	7.1	7.6
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:EBT and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated

Splits and Phases: 1: CR 235A & US 441



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Future Volume (veh/h)	41	869	95	322	1482	204	181	86	187	127	58	52
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1870	1767	1767	1767	1870	1870	1870
Adj Flow Rate, veh/h	44	924	82	343	1577	181	193	91	66	135	62	22
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	3	2	2	2	9	9	9	2	2	2
Cap, veh/h	57	1295	578	372	1929	860	261	137	116	254	86	31
Arrive On Green	0.03	0.37	0.37	0.21	0.54	0.54	0.10	0.08	0.08	0.09	0.07	0.07
Sat Flow, veh/h	1767	3526	1572	1781	3554	1585	1682	1767	1497	1781	1318	468
Grp Volume(v), veh/h	44	924	82	343	1577	181	193	91	66	135	0	84
Grp Sat Flow(s),veh/h/ln	1767	1763	1572	1781	1777	1585	1682	1767	1497	1781	0	1786
Q Serve(g_s), s	2.7	24.7	3.8	20.7	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Cycle Q Clear(g_c), s	2.7	24.7	3.8	20.7	40.1	6.5	11.2	5.5	4.7	7.6	0.0	5.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.26
Lane Grp Cap(c), veh/h	57	1295	578	372	1929	860	261	137	116	254	0	117
V/C Ratio(X)	0.78	0.71	0.14	0.92	0.82	0.21	0.74	0.66	0.57	0.53	0.00	0.72
Avail Cap(c_a), veh/h	177	1295	578	392	1929	860	261	167	142	276	0	169
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.27	0.27	0.27	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.9	29.8	23.2	42.6	20.7	13.0	43.5	49.3	49.0	42.9	0.0	50.4
Incr Delay (d2), s/veh	27.0	3.4	0.5	9.8	1.1	0.2	11.5	9.1	6.1	2.5	0.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.9	15.8	2.6	12.5	18.4	3.4	9.4	4.8	3.4	6.2	0.0	4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	79.9	33.2	23.7	52.5	21.8	13.1	55.1	58.4	55.1	45.3	0.0	61.7
LnGrp LOS	E	C	C	D	C	B	E	E	E	D	A	E
Approach Vol, veh/h		1050			2101			350			219	
Approach Delay, s/veh		34.4			26.1			55.9			51.6	
Approach LOS		C			C			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	29.8	47.4	16.6	16.1	10.5	66.7	18.0	14.8
Change Period (Y+Rc), s	6.8	7.0	7.1	7.6	7.0	7.0	6.8	7.6
Max Green Setting (Gmax), s	24.2	36.0	10.9	10.4	11.0	49.0	11.2	10.4
Max Q Clear Time (g_c+I1), s	22.7	26.7	9.6	7.5	4.7	42.1	13.2	7.1
Green Ext Time (p_c), s	0.3	6.1	0.1	0.2	0.0	6.3	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	32.7
HCM 6th LOS	C

Notes

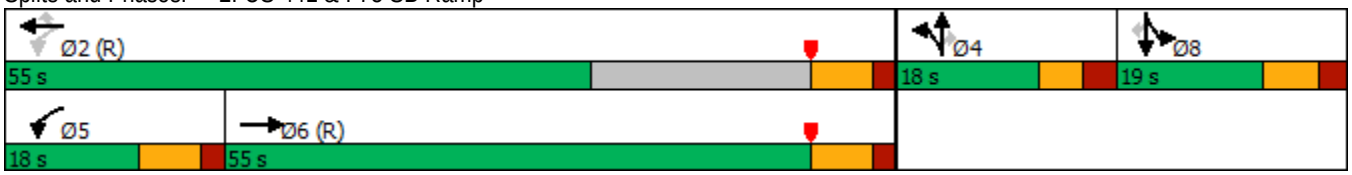
User approved pedestrian interval to be less than phase max green.

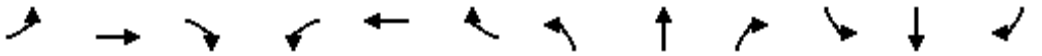
Lane Group	EBT	WBL	WBT	WBR	NBL	NBR	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	1206	47	2042	173	16	94	124	19	86
Future Volume (vph)	1206	47	2042	173	16	94	124	19	86
Turn Type	NA	pm+pt	NA	Perm	Split	Perm	Split	NA	Perm
Protected Phases	6	5	2		4		8	8	
Permitted Phases		2		2		4			8
Detector Phase	6	5	2	2	4	4	8	8	8
Switch Phase									
Minimum Initial (s)	15.0	4.0	15.0	15.0	4.0	4.0	6.0	6.0	6.0
Minimum Split (s)	29.0	11.0	34.0	34.0	42.4	42.4	13.0	13.0	13.0
Total Split (s)	55.0	18.0	55.0	55.0	18.0	18.0	19.0	19.0	19.0
Total Split (%)	50.0%	16.4%	50.0%	50.0%	16.4%	16.4%	17.3%	17.3%	17.3%
Yellow Time (s)	5.0	5.0	5.0	5.0	3.7	3.7	4.5	4.5	4.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.7	2.7	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	6.4	6.4	7.0	7.0	7.0
Lead/Lag	Lag	Lead							
Lead-Lag Optimize?	Yes	Yes							
Recall Mode	C-Min	None	C-Min	C-Min	None	None	None	None	None

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 74 (67%), Referenced to phase 2:WBTL and 6:EBT, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 2: US 441 & I-75 SB Ramp





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1206	43	47	2042	173	16	0	94	124	19	86
Future Volume (veh/h)	0	1206	43	47	2042	173	16	0	94	124	19	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	0	1841	1841	1841	1841	1841	1870	1870	1870	1707	1707	1707
Adj Flow Rate, veh/h	0	1283	46	50	2172	0	17	0	17	146	0	64
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	0	4	4	4	4	4	2	2	2	13	13	13
Cap, veh/h	0	2175	78	324	2531		44	46	39	215	0	95
Arrive On Green	0.00	0.84	0.84	0.06	1.00	0.00	0.02	0.00	0.02	0.07	0.00	0.07
Sat Flow, veh/h	0	3536	123	1753	3497	1560	1781	1870	1572	3252	0	1440
Grp Volume(v), veh/h	0	651	678	50	2172	0	17	0	17	146	0	64
Grp Sat Flow(s),veh/h/ln	0	1749	1819	1753	1749	1560	1781	1870	1572	1626	0	1440
Q Serve(g_s), s	0.0	13.0	13.0	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.8
Cycle Q Clear(g_c), s	0.0	13.0	13.0	1.0	0.0	0.0	1.0	0.0	1.2	4.8	0.0	4.8
Prop In Lane	0.00		0.07	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	0	1105	1149	324	2531		44	46	39	215	0	95
V/C Ratio(X)	0.00	0.59	0.59	0.15	0.86		0.39	0.00	0.44	0.68	0.00	0.67
Avail Cap(c_a), veh/h	0	1105	1149	449	2531		188	197	166	355	0	157
HCM Platoon Ratio	1.00	1.33	1.33	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.00	0.72	0.72	0.17	0.17	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	4.3	4.3	6.8	0.0	0.0	52.8	0.0	52.9	50.2	0.0	50.2
Incr Delay (d2), s/veh	0.0	1.7	1.6	0.0	0.7	0.0	2.0	0.0	2.8	5.3	0.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.0	5.6	5.7	0.6	0.5	0.0	0.9	0.0	0.9	3.8	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	5.9	5.9	6.8	0.7	0.0	54.9	0.0	55.7	55.5	0.0	61.4
LnGrp LOS	A	A	A	A	A		D	A	E	E	A	E
Approach Vol, veh/h		1329			2222			34			210	
Approach Delay, s/veh		5.9			0.9			55.3			57.3	
Approach LOS		A			A			E			E	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		86.6		9.1	10.1	76.5		14.3				
Change Period (Y+Rc), s		7.0		6.4	7.0	7.0		7.0				
Max Green Setting (Gmax), s		48.0		11.6	11.0	48.0		12.0				
Max Q Clear Time (g_c+I1), s		2.0		3.2	3.0	15.0		6.8				
Green Ext Time (p_c), s		33.0		0.0	0.0	12.7		0.4				

Intersection Summary		
HCM 6th Ctrl Delay		6.2
HCM 6th LOS		A

Notes

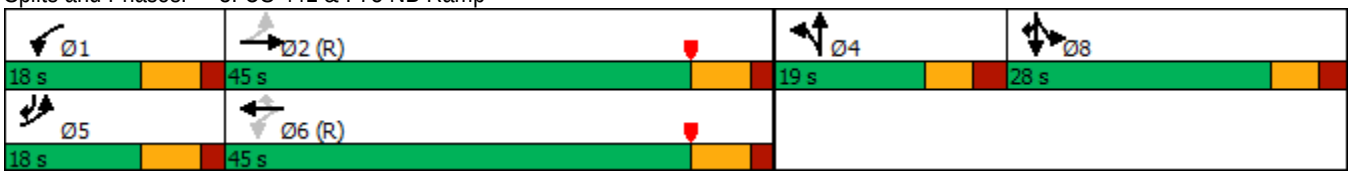
User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	WBR	NBT	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	70	940	52	1548	185	13	19	652
Future Volume (vph)	70	940	52	1548	185	13	19	652
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	NA	pt+ov
Protected Phases	5	2	1	6		4	8	8 5
Permitted Phases	2		6		6			
Detector Phase	5	2	1	6	6	4	8	8 5
Switch Phase								
Minimum Initial (s)	4.0	15.0	4.0	15.0	15.0	4.0	6.0	
Minimum Split (s)	10.9	28.9	10.9	28.9	28.9	42.7	24.4	
Total Split (s)	18.0	45.0	18.0	45.0	45.0	19.0	28.0	
Total Split (%)	16.4%	40.9%	16.4%	40.9%	40.9%	17.3%	25.5%	
Yellow Time (s)	4.8	4.9	4.9	4.9	4.9	4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.7	2.4	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.9	6.9	6.9	6.9	6.7	6.4	
Lead/Lag	Lead	Lag	Lead	Lag	Lag			
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes			
Recall Mode	None	C-Min	None	C-Min	C-Min	None	None	

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 67 (61%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated

Splits and Phases: 3: US 441 & I-75 NB Ramp



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	70	940	46	52	1548	185	61	13	15	241	19	652
Future Volume (veh/h)	70	940	46	52	1548	185	61	13	15	241	19	652
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1826	1826	1826
Adj Flow Rate, veh/h	72	969	44	54	1596	0	63	13	4	248	20	531
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	5	5	5
Cap, veh/h	141	1584	72	361	1629		81	17	5	317	26	644
Arrive On Green	0.08	0.93	0.93	0.04	0.46	0.00	0.06	0.06	0.06	0.20	0.20	0.20
Sat Flow, veh/h	1753	3407	155	1767	3526	1572	1405	290	89	1615	130	2723
Grp Volume(v), veh/h	72	497	516	54	1596	0	80	0	0	268	0	531
Grp Sat Flow(s),veh/h/ln	1753	1749	1813	1767	1763	1572	1784	0	0	1745	0	1362
Q Serve(g_s), s	2.3	5.1	5.1	1.7	48.9	0.0	4.9	0.0	0.0	16.0	0.0	20.3
Cycle Q Clear(g_c), s	2.3	5.1	5.1	1.7	48.9	0.0	4.9	0.0	0.0	16.0	0.0	20.3
Prop In Lane	1.00		0.09	1.00		1.00	0.79		0.05	0.93		1.00
Lane Grp Cap(c), veh/h	141	813	843	361	1629		103	0	0	343	0	644
V/C Ratio(X)	0.51	0.61	0.61	0.15	0.98		0.78	0.00	0.00	0.78	0.00	0.82
Avail Cap(c_a), veh/h	249	813	843	475	1629		199	0	0	343	0	644
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.71	0.71	0.71	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	24.8	2.2	2.2	14.4	29.1	0.0	51.1	0.0	0.0	42.0	0.0	39.8
Incr Delay (d2), s/veh	2.0	2.4	2.4	0.2	18.0	0.0	8.9	0.0	0.0	12.2	0.0	9.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.6	2.6	2.6	1.2	30.7	0.0	4.4	0.0	0.0	12.7	0.0	12.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.8	4.7	4.6	14.6	47.1	0.0	60.0	0.0	0.0	54.1	0.0	49.0
LnGrp LOS	C	A	A	B	D		E	A	A	D	A	D
Approach Vol, veh/h		1085			1650			80			799	
Approach Delay, s/veh		6.1			46.0			60.0			50.7	
Approach LOS		A			D			E			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	58.0		13.1	11.2	57.7		28.0				
Change Period (Y+Rc), s	6.9	6.9		* 6.7	6.8	6.9		6.4				
Max Green Setting (Gmax), s	11.1	38.1		* 12	11.2	38.1		21.6				
Max Q Clear Time (g_c+I1), s	3.7	7.1		6.9	4.3	50.9		22.3				
Green Ext Time (p_c), s	0.0	8.4		0.1	0.1	0.0		0.0				

Intersection Summary			
HCM 6th Ctrl Delay		35.4	
HCM 6th LOS		D	

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	806	81	100	1615	0	200
Future Vol, veh/h	806	81	100	1615	0	200
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	350	400	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	857	86	106	1718	0	213

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	943	0	-	429
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.14	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.22	-	-	3.32
Pot Cap-1 Maneuver	-	-	723	-	0	574
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	723	-	-	574
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	14.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	574	-	-	723	-
HCM Lane V/C Ratio	0.371	-	-	0.147	-
HCM Control Delay (s)	14.9	-	-	10.8	-
HCM Lane LOS	B	-	-	B	-
HCM 95th %tile Q(veh)	1.7	-	-	0.5	-

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	88	32	33	365	364	58
Future Vol, veh/h	88	32	33	365	364	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	315	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	94	34	35	388	387	62

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	845	387	449	0	-	0
Stage 1	387	-	-	-	-	-
Stage 2	458	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	*337	*791	1126	-	-	-
Stage 1	*746	-	-	-	-	-
Stage 2	*637	-	-	-	-	-
Platoon blocked, %	1	1	1	-	-	-
Mov Cap-1 Maneuver	*327	*791	1126	-	-	-
Mov Cap-2 Maneuver	*327	-	-	-	-	-
Stage 1	*723	-	-	-	-	-
Stage 2	*637	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.8	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1126	-	388	-	-
HCM Lane V/C Ratio	0.031	-	0.329	-	-
HCM Control Delay (s)	8.3	-	18.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

APPENDIX G
Reserved Trip Data

Table 8.Traffic Impacts Segment by Segment

Segment Name/Number Roadway Roadway Description	Segment 5 US 441 From SR 235 to I-75		Segment 6 US 441 From I-75 to CR 235A		Segment 7 US 441 From CR 235A to NW 188th Street		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**16,077**	**1,389**	**35,466**	**3,508**	**8,942**	**912**	**2,570**	**258**	**5,140**	**514**
Total Impact (Final Development Orders)	**3,251**	**269**	**2,593**	**207**	**1,565**	**129**	**816**	**85**	**112**	**12**
Total Impact (All Development Orders)	**19,328**	**1,658**	**38,059**	**3,715**	**10,507**	**1,041**	**3,386**	**343**	**5,252**	**526**
Preliminary Development Orders - Certificates of LOS Standard										
13663 US 441 LSCPA & Rezoning	1,863	196	932	98	0	0	0	0	0	0
Convergence Research Park Preliminary Plat	0	0	0	0	0	0	0	0	0	0
Cellon Creek LSCPA & Rezoning	7,327	515	3,663	356	0	0	0	0	0	0
Schmidt Farms LSCPA & Rezoning	0	0	0	0	0	0	0	0	0	0
Tomoka Hills Residential SSCPA & Rezoning	0	0	1,315	127	66	6	658	64	1,315	127
NW 188th St/US 441 LSCPA & Rezoning	0	0	2,462	253	6,394	657	671	69	1,343	138
HighPoint Crossing SSCPA & Rezoning	682	55	2,274	184	0	0	0	0	0	0
Tomoka Hills Non-Residential SSCPA & Rezoning	6,205	623	24,820	2,490	2,482	249	1,241	125	2,482	249
Final Development Orders - Certificates of Concurrency Compliance										
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	26	13	26	13	26	13	0	0	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	0	0	0	0
Burger King SP	947	65	947	65	947	65	0	0	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	501	45	501	45	501	45	793	83	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	0	0	0	0
Savannah Station Phase 2A Unit 2 Final Plat	0	0	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	459	31	0	0	0	0	0	0	0	0
KFC Alachua SP	227	16	453	31	91	6	23	2	23	2
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0
Polaris Building Addition SP	0	0	0	0	0	0	0	0	0	0
Foundation Park Phase 2 SP	0	0	0	0	0	0	0	0	0	0
Harvest Site Improvements SP	0	0	0	0	0	0	0	0	0	0
Momentum Labs SP	0	0	0	0	0	0	0	0	0	0
Savannah Station Phase 2B Final Plat	0	0	0	0	0	0	0	0	0	0
Waco 250 Building SP	0	0	0	0	0	0	0	0	89	10
Alachua Dreyers Building SP	0	0	0	0	0	0	0	0	0	0
Savannah Station Phase 2C Final Plat	0	0	0	0	0	0	0	0	0	0
Convergence Research Park Bike Depot SP	0	0	0	0	0	0	0	0	0	0
Tobias Veterinary Services SP	0	0	0	0	0	0	0	0	0	0
Pickert Flex Space SP	0	0	0	0	0	0	0	0	0	0
Convergence Research Park Final Plat	0	0	0	0	0	0	0	0	0	0
Alachua Tire SP	208	29	125	17	0	0	0	0	0	0
San Felasco Tech City Phase 4 SP	0	0	0	0	0	0	0	0	0	0
Tara Baywood Phase 1 Final Plat	446	29	0	0	0	0	0	0	0	0
Tara Forest East Phase 1 Final Plat	302	32	0	0	0	0	0	0	0	0
Tucker Davis Addition SP	0	0	0	0	0	0	0	0	0	0
Camel Car Wash SP	0	0	0	0	0	0	0	0	0	0
Dairy Queen SP	135	9	541	36	0	0	0	0	0	0
Mi Apa SP	0	0	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

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: July 7, 2022
RE: Briarwood Phases 2A, 2B and 3

This application is for the 145 lots in Phases 2 and 3 of the 229-lot single-family detached subdivision on ±74.17 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 the US Highway 441 on CR 235-A. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Residential Single Family 4(RSF-4), which allows up to four (4) dwelling units per acre. The Benton Hills preliminary plat was previously approved for 210 lots in 2016 for the subject parcel. The site is proposed to be developed in 4 phases.

The following analysis estimates the potential impacts on City of Alachua's public facilities from the proposed Phase 2 and 3 development of 145 single family homes. The 84 single family lots in Phase 1 are platted and constructed.

ROADWAYS / TRANSPORTATION

Land Use1 (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	145	9.44	1369	0.74	107	0.99	144

DATA SOURCE IS FROM THE ITE TRIP GENERATION 10TH EDITION

Approval of this application may generate **1369 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	2052	171
Available Capacity	9034	687
Project Trip Generation	868	91
Remaining Capacity	8166	596

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 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	22250	2114
Reserved Trips with Final Dev Order	1565	129
Available Capacity	19185	1627
Project Trip Generation	87	9
Remaining Capacity	19098	1618

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 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	816	85
Available Capacity	12904	1141
Project Trip Generation	1369	144
Remaining Capacity	11535	997

DATA SOURCE IS FROM THE CITY OF ALACHUA JUNE 2022 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.

SECTION 1: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project is currently Zoned PD-R and allows for the development of up to 143 single-family, detached dwelling units, resulting in a maximum density of four (4) du/acre. The property was recently rezoned from RMF-8 and resulted in a net decrease of four (4) du/acre or 143 dwelling units, from the previous zoning designation of RMF-8, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis is for 122 single family lots as shown on the Final Plat Application.

ANALYSIS OF PUBLIC FACILITY IMPACTS

1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441 and is located within one half mile of segment 5 of US 441. According to the Transportation Element of Alachua's Comprehensive Plan, Objective 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D, while segment 5 of US 441 is to maintain an LOS of E. Tables 1 and 2 below show the potential impacts to the above segments for the proposed development program

Table 1: Trip Generation Calculations

	Alachua Land Use	ITE Land Use	Units	AM Peak Trips	PM Peak Trips	Total Daily Trips
Current Zoning	PD-R (4 DU/AC)	Single-Family Detached (210)	122	90	121	1,152

Notes: 1. Trip Generation calculations are based on ITE Trip Generation Manual, 10th Edition

Table 2: Trip Generation Calculations

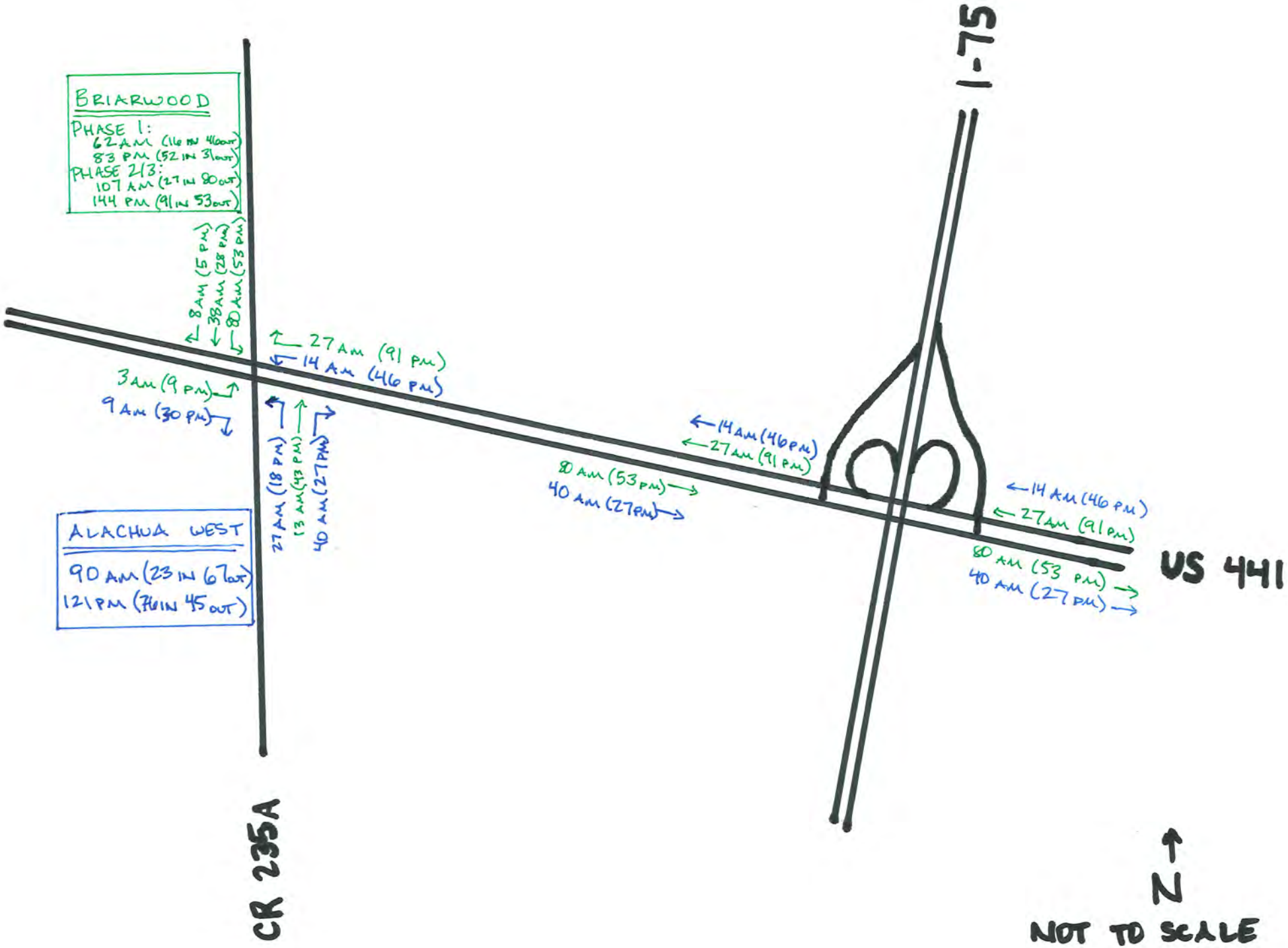
Roadway Segment	Average Daily Trips (LOS)*	Available Capacity (ADT)*	Peak Hour Trips (LOS)*	Available Capacity (Peak Hr)*	Capacity Remaining (ADT)	Capacity Remaining (Peak Hr)
US 441 (Segment 5)	39,000	11,366	3,510	902	10,675	829
US 441 (Segment 6)	39,000	5,692	3,510	356	5,001	283
US 441 (Segment 7)	43,000	17,915	3,870	1,488	17,454	1,439
CR 235 A (Segment 17)	15,120	9,888	1,359	862	8,736	741

* City of Alachua Development Monitoring Report, December 2021. Provided by City on December 15, 2021.
*** Segments 5 & 6 have each been assumed at a 60% distribution; Segment 7 has been assumed at a 40% distribution

Summary of Analysis: Based on the Current Development Monitoring Report, the segments impacted by this request, as reflected in the matrix above, have available capacity at their current Level of Service.

2. Impacts to Water and Wastewater Utility Systems

Potable Water


BRIARWOOD
PHASE 1:
62 AM (16 IN 46 OUT)
83 PM (52 IN 31 OUT)
PHASE 2/3:
107 AM (27 IN 80 OUT)
144 PM (91 IN 53 OUT)
8 AM (5 PM)
38 AM (28 PM)
80 AM (53 PM)
27 AM (91 PM)
14 AM (46 PM)
3 AM (9 PM)
9 AM (30 PM)
27 AM (18 PM)
13 AM (43 PM)
40 AM (27 PM)
14 AM (46 PM)
27 AM (91 PM)
80 AM (53 PM)
40 AM (27 PM)
14 AM (46 PM)
27 AM (91 PM)
80 AM (53 PM)
40 AM (27 PM)
ALACHUA WEST
90 AM (23 IN 67 OUT)
121 PM (76 IN 45 OUT)
I-75
US 441
CR 235A
N
NOT TO SCALE

INFRASTRUCTURE PLAN AGREEMENT FOR SANTA FE CROSSING

This INFRASTRUCTURE PLAN AGREEMENT for Santa Fe Crossing (the "Agreement") is made this 22nd day of May, 2023.

BETWEEN

DEVELOPER: ALACHUA 441/235, LLC
a Florida Limited Liability Company ("Developer")
Whose address is:
496 S Hunt Club Boulevard
Apopka, FL 32703

AND

CITY: CITY OF ALACHUA, a municipality in Alachua County, FL ("City")

R E C I T A L S:

WHEREAS, the DEVELOPER is developing an infrastructure plan in the City known as Santa Fe Crossing (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land"):

WHEREAS, the Property or Land which is described in the Plat for the Project is owned by ALACHUA 441/235, LLC a Florida Limited Liability Company, whose mailing address is: 496 S Hunt Club Boulevard, Apopka, FL 32703 ("Developer" or "Owner");

WHEREAS, the Developer wishes to enter into an Infrastructure Plan Agreement with City as part of the City's site specific regulations for applications for development orders for infrastructure plans further set forth and required in Section 2.4.9 (E)(2) of the City's Land Development Regulations (the "LDRs");

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 166.201 Fla. Stat.;

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 hereby agree to and specify the following:

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

2. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easements, stormwater conveyance systems, and drainage facilities as reflected on the approved Infrastructure Plan for the Project (the "Improvements")], for the Project according to the specifications for Infrastructure Plans as set forth in the City's LDRs and in accordance with the design documents. Developer agrees to proceed with the construction of the Improvements for the Project, in a diligent manner, and Developer shall complete these Improvements on or before March 31, 2024. Developer shall be responsible for any damages caused in or to public infrastructure, including but not limited to roadways, streetlights, water facilities, wastewater facilities, electric system facilities, stormwater conveyance systems, and drainage facilities, by any of the construction vehicles or equipment utilized on or in conjunction with the construction in the Project. In the event the City's Public Services Director, in his sole discretion, determines such damages have been sustained, he shall provide the Developer written notice of the damages with a time frame in which the Developer shall cure the damages. The failure of the Developer to timely cure the damages shall be a default under this Agreement and the City shall be able to make a claim for payment for the correction of damages under the Common Law Performance Bond referenced in paragraph 6 below.

3. **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.

4. **Conveyance:** The Developer shall convey all of the required public Improvements to the City, however, the Developer and City agree that the public Improvements shall not be accepted by the City until the public Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements.

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

6. **Surety Devices:** In order to comply with Sections 2.4.9(E)(2) and 6.10 of the LDRs, the Developer further warrants and agrees, as follows:

    a. Upon the approval of this Agreement, the Developer shall provide the City with a Common Law Performance Bond ("Bond") in a form acceptable to the City in the amount of $3,003,320.71 (120% of the $2,502,767.26 estimated construction costs as set forth in the Certification in attached Exhibit "B") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect unit the terms of this Agreement have been fulfilled.
    b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvements, and the Developer providing a maintenance surety instrument in a form acceptable to the City in the amount of 10 percent of the certified value of the complete Improvements (approximately $250,275.73 as set forth in the Certification in attached Exhibit "B"), less any reductions requested by the City for the completion of any Improvements, the City will release the Common Law Performance Bond referenced in Paragraph 6.a. above.

7. **Inspections:** Upon the City's approval of the Plans, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before March 31, 2024. 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 Inspection Services (CIS) 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 CIS 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. 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 Bond 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 CIS conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CIS 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 CIS that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the CIS shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a surety instrument [Bond or ILOC] in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraph 6.b. above.

8. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The warranty period shall be automatically extended until the completion of all

requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement.

9. **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 installation of the public Improvements shall in no case bind the City to accept the public Improvements for public maintenance or operation until the Public Services Director has approved that the Improvements to be 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 requirements and regulations and the Commission has accepted the public Improvements. Within 60 days of the Public Services Director's approval, the Commission will formally accept maintenance of the public Improvements and release the Maintenance Irrevocable Letter of Credit. The maintenance of the stormwater management system shall be the responsibility of the Developer and its successors.

10. **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.

11. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested rights to the specific use of the Land described in Exhibit "A".

12. **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.

13. **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.

14. **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.

15. **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.

16. **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 in Paragraph 19 below.

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

18. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on any Common Law Performance Bond provided by Developer hereunder, and also be entitled to any other remedies allowed by law. 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.

19. **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/Owners:	Alachua 441/235, LLC
Via USPS or	ATTN: John C. Vick, III, Manager
Hand Delivery:	496 S Hunt Club Boulevard
	Apopka, FL 32703

20. **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.

21. **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.

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

23. **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.

24. **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.

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

26. **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.

27. **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.

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

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

30. **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.

31. **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.

32. **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.

33. **No Future Representations**: The City's approval of this Infrastructure Plan Agreement for Santa Fe Crossing does not in any way imply, represent, require or guarantee that the City will approve the application for any other development that would be served by the Project.

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

Attest: CITY OF ALACHUA

_____ By:_____
William M. DaRoza, City Manager/Clerk Gib Coerper, Mayor

Approved as to form:

_____
Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING INFRASTRUCTURE PLAN AGREEMENT FOR Santa Fe Crossing was acknowledged before me this _____ day of _____ 2023, by GIB COERPER, who is personally known to me or who produced _____ as identification.

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

[Signatures Continue on next page]

DEVELOPERS/OWNERS

ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 ALACHUA 441/235, LLC
a Florida Limited Liability Company

By its Manager:
V 3 CAPITAL FUND V MANAGER, LLC
A Florida Limited Liability Company

By its Manager:
V 3 DEVLOPMENT, LLC
A Florida Limited Liability Company

Witnesses:

(sign) _____

(print) Carolyn B. Stanley

By its manager: _____
JOHN C. VICK, III

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INFRASTRUCTURE PLAN AGREEMENT FOR Santa Fe Crossing was acknowledged before me this 10 day of May 2023, by John C. Vick, III, who is personally known to me or who produced _____ as identification.

_____
Notary Public, State of Florida at large
Commission No.: HH160903
Expiration: 9/4/25 [SEAL]

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 160903
My Comm. Expires Sep 4, 2025
Bonded through National Notary Assn.

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

Santa Fe Crossings

Legal Description

Exhibit "A" to Infrastructure Plan Agreement for Santa Fe Crossing

(BY SURVEYOR)

LEGAL DESCRIPTION
PARCEL 1 PER O.R.B. 4392 PG. 1137
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH
01 DEG. 48 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING
THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH
74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE
RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF US. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;
LESS AND EXCEPT
THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OR. BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
AND
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235—A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S—235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVES NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE
A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR
LESS TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35
FEET MORE OR LESS TO THE POINT OF BEGINNING.

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

Santa Fe Crossings

Legal Description

Exhibit "A" to Infrastructure Plan Agreement for Santa Fe Crossing

(BY SURVEYOR)

PARCEL 2 PER O.R.B. 2241 PG. 1384
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 78 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S87°26'54”W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N01'47'55"W 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S87°27'06"W, 764.76 FEET; THENCE RUN N19°05'30"W, 131.62 FEET; THENCE RUN N00'43'17"W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY,(HAVING A CENTRAL ANGLE OF 00°42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S74°21'50"E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S74°47'51"E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01°37'13", A RADIUS OF 13196.97 FEET, A CHORD BEARING AND DISTANCE OF S75°36'53"E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S—235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S01°47'55"E, 401.75 FEET TO THE POINT OF BEGINNING.

Santa Fe Crossings
Engineers Opinion of Probable Cost
Date: 3/29/2023

FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
	GEOTECHNICAL TESTING	LS	$5,000.00	1	$5,000.00
			SUBTOTAL		**$5,000.00**
Demolition, Erosion Control, Tree Protection					
0327-70-6	MILL AND RESURFACE ASPHALT PAVEMENT	SY	$2.89	2360	$6,820.40
	REMOVAL OF EXISTING FENCE	LF	$2.40	2695.00	$6,468.00
0110-23	REMOVAL OF EXISTING TREES	EA	$579.48	23	$13,328.04
0110-21	TREE BARRICADE FENCE	LF	$8.07	141.00	$1,137.87
0104-10-3	SILT FENCE SEDIMENT BARRIER	LF	$1.78	2221.00	$3,953.38
0104-18	INLET PROTECTION SYSTEMS	EA	$163.73	19	$3,110.87
			SUBTOTAL		**$34,818.56**
Earthwork					
0120-1	Cut	CY	$5.00	13540.00	$67,700.00
0120-6	Fill	CY	$13.00	14270.00	$185,510.00
			SUBTOTAL		**$253,210.00**
Roadway and Sidewalk					
0334-1-12	ASPHALTIC CONC, 2" SP-12.5 PAVEMENT	TN	$114.81	777.00	$89,207.37
0285-706	8" LIMEROCK BASE GROUP 06	SY	$22.40	7058.00	$158,099.20
0160-4	12" STABILIZED SUBGRADE	SY	$5.65	7058.00	$39,877.70
0522-1	CONCRETE SIDEWALK, 4"	SY	$57.77	1557.00	$89,947.89
0520-1-10	TYPE F CURB AND GUTTER	LF	$32.97	3378.00	$111,372.66
0710-11-201	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	GM	$1,100.03	0.25	$275.01
0710-11-101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	GM	$1,089.21	0.63	$686.20
0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	$1.03	919.00	$946.57
0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	$1.55	44.00	$68.20
0527-2	DETECTABLE WARNING	SF	$34.87	310.00	$10,809.70
0700-1-11	ROAD SIGNS	EA	$206.05	26	$5,357.30
			SUBTOTAL		**$506,647.80**
Stormwater					
0425-2-91	MANHOLE, J8	EA	$12,118.22	5	$60,591.10
0425-1521	INLET STRUCTURE, TYPE E DBI	EA	$6,862.79	2	$13,725.58
0425-1521	INLET STRUCTURE, TYPE C DBI	EA	$5,389.59	4	$21,558.36
0425-1351	INLET STRUCTURE, P5	EA	$7,277.85	12	$87,334.20
0425-1361	INLET STRUCTURE, P6	EA	$8,125.53	2	$16,251.06
0430-9821-25	MITERED END SECTION, 15"	EA	$1,846.00	7	$12,922.00
0430-9821-25	MITERED END SECTION, 18"	EA	$2,865.19	2	$5,730.38
0430-1741-15	PIPE CULVERT, PP, 15"	LF	$143.90	1639.00	$235,852.10
0430-1741-18	PIPE CULVERT, PP, 18"	LF	$175.00	416.00	$72,800.00
	CONCRETE DISSIPATOR PAD	EA	$550.00	7	$3,850.00
			SUBTOTAL		**$530,614.78**
Wastewater					
1050-31104	6" PVC	LF	$96.04	261.00	$25,066.44
	6" CLEANOUT	EA	$34.61	7	$242.27
1050-31208	8" PVC	LF	$88.62	1294.00	$114,674.28
	SANITARY MANHOLE	EA	$4,165.00	7	$29,155.00
	LIFT STATION	EA	$250,000.00	1	$250,000.00
			SUBTOTAL		**$419,137.99**
Water System					
	12" PVC	LF	$211.31	1149.00	$242,795.19
1050-31208	8" PVC	LF	$88.62	163.00	$14,445.06
1050-31206	6" PVC / DIP	LF	$96.04	58.00	$5,570.32
1050-31202	2" PVC	LF	$62.17	192.00	$11,936.64
1080-26103	2" BLOWOFF ASSEMBLY	EA	$4,842.89	1	$4,842.89
1080-32103	2" SAMPLE POINT	EA	$346.75	5	$1,733.75
1080-21106	6" GATE VALVE AND BOX	EA	$546.35	1	$546.35
1080-21108	8" GATE VALVE AND BOX	EA	$430.00	1	$430.00
1644-113-08	FIRE HYDRANT ASSEMBLY	EA	$5,464.37	2	$10,928.74
1055-311-08	12" 11.25 CLDIP RESTRAINED BEND	EA	$1,093.00	3	$3,279.00
1055-311-08	12" 45 CLDIP RESTRAINED BEND	EA	$1,473.25	2	$2,946.50
	3/4" METER	EA	$465.00	1	$465.00
	3"4" RPZBFP	EA	$2,100.00	1	$2,100.00
			SUBTOTAL		**$302,019.44**
Entire Project					
	MOT (5%)				$102,572.43
	Mobilization (7%)				$143,601.40
	CONSTRUCTION CONTIGENCY (10%)				$205,144.86
			SUBTOTAL		**$451,318.69**
	Total Construction Estimate				**$2,502,767.26**

Exhibit "B" to Infrastructure Plan Agreement for Santa Fe Crossing

Diyonne McGraw, and Leanetta McNealy rated him "Effective." The highest rating on the form is "Highly Effective."

Certain decided to take public comment before the board discussed the evaluations. Twelve people spoke in favor of retaining Andrew as Interim Superintendent, one person spoke against Andrew, and three people spoke about more general issues. Stability was a consistent theme in the comments of those who spoke in favor of keeping Andrew as Superintendent.

Rockwell said her evaluation was "thorough and lengthy" and said the board needs to make "really good decisions for our children." She said many people are frustrated by the lack of progress in the school district and that Andrew has an opportunity to improve. "I think the way to improve this is through project management documentation… I would like to see [project management documents] for all our major projects" with timelines and updates presented to the board. She said she would be open to creating a position or contracting a position to help with project management and that she wanted Andrew to be successful and wanted the board to "move forward with unity and a plan."

McGraw said she had hoped to never be at a meeting like this again and that she had thought the board was unified.

superintendent two months ago. She added that Andrew had "brought a sense of calm to the district."

McNealy said Mr. Andrew has strong ties to the local community and that stability and consistency are important. She concluded, "We need to leave as-is right now and move forward."

Certain said she was "perplexed" at the uproar around the evaluation because it's board policy to evaluate the superintendent once a year. She asked Andrew about an incident that was reported in the Gainesville Sun in which unnamed district employees said Andrew brought a Bible into a staff meeting and read Bible quotes about people betraying Jesus.

Andrew said, "The Gainesville Sun article is not accurate. Never happened." He said the Sun did not name the staff members because they don't exist; he said he had never opened a Bible and read to employees out of that Bible: "I let my light so shine, but I'll leave it at that."

to complete it. He added, "But let's evaluate me on comprehensive rezoning, that wasn't even approved until April 4th? That's not even a month ago… I'll just say the timeline was unrealistic for that self-evaluation… I'm humbled by the kind comments, the support, and the constructive feedback. I hear that. I know we have fallen short as a system. I know we have failed… And I've been part of that system… Blame me, but give me some time to change the system."

Andrew continued, "Our staff has not had time to do the work. And we have these monumental things that we have to do–we've been preparing the next slide deck." He mentioned the large number of meetings and workshops that have been held over the past few months and requested that staff be given time to do the work. He said he had previously run schools, and when he got to the district office he said, "Oh my gosh, yes, that *is* the problem… It might be that we all need to be cleared out of here, and we start over."

way it's been… systemic assignments." He said that the least effective teachers are often sent to the lower-performing schools: "We plan to address that."

The board voted 5-0 to

and said Abbitt's motion would give Andrew a full school year to implement his plan. McNealy said she would prefer holding to the compromise that had been reached the previous

end of Andrew's contract in June 2024. The motion passed 3-2, with Certain and Rockwell in dissent.

# # #

Email editor@alachuatoday.com

CRASH:
Continued from page A1

Report unavailable

which turned out not to be the case when emergency crews arrived.

The head-on crash occurred between a Chevrolet and Toyota Pickup truck and resulted in blocking the southbound lanes of U.S. Highway 441 for approximately one hour. Drivers were advised to seek alternate routes as crews worked to clear the site.

A formal crash report will not be available until later this week. Currently, it is unknown where the drivers were from. According to Public Information Officer Kevin Mangan, no one was transported to the hospital following the crash.

# # #

Email cwalker@alachuatoday.com

Alachua County Today
is your best source for local news - 386.462.3355

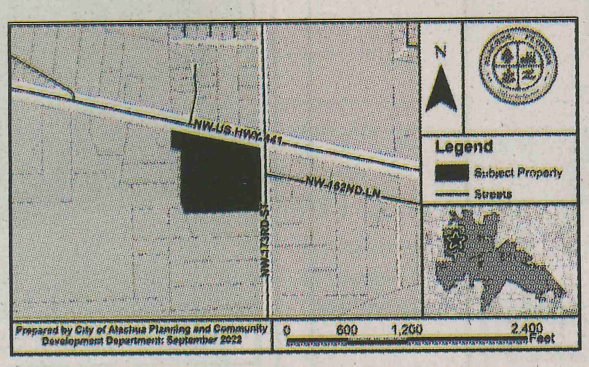
Grand Opening Celebration
to honor new owners
Max & Helene Mpoyi

Music - Light Refreshments - Jewelry Sale
Rocks & Minerals - Gifts - Labyrinth
1-5 p.m., Saturday, May 13, 2023
High Springs Emporium
Rock Shop
19765 NW U.S. Highway 441
High Springs, Florida 32643

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 May 22, 2023 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 Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for V 3 Alachua 441/235, LLC, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a ±13.93 acre subject property located southwest of the intersection of US 441 and CR 235-A; Tax Parcel Numbers 03042-050-008 and 03044-0003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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 - May 11, 2023)

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AFFIDAVIT FOR POSTED LAND USE SIGN

I KYLE WILLEMS, POSTED THE LAND USE
(name)

SIGN ON 5/8/23 FOR THE Santa Fe Crossing Infrastructure Plan
(date) (state type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

3 (three)

(number of signs)

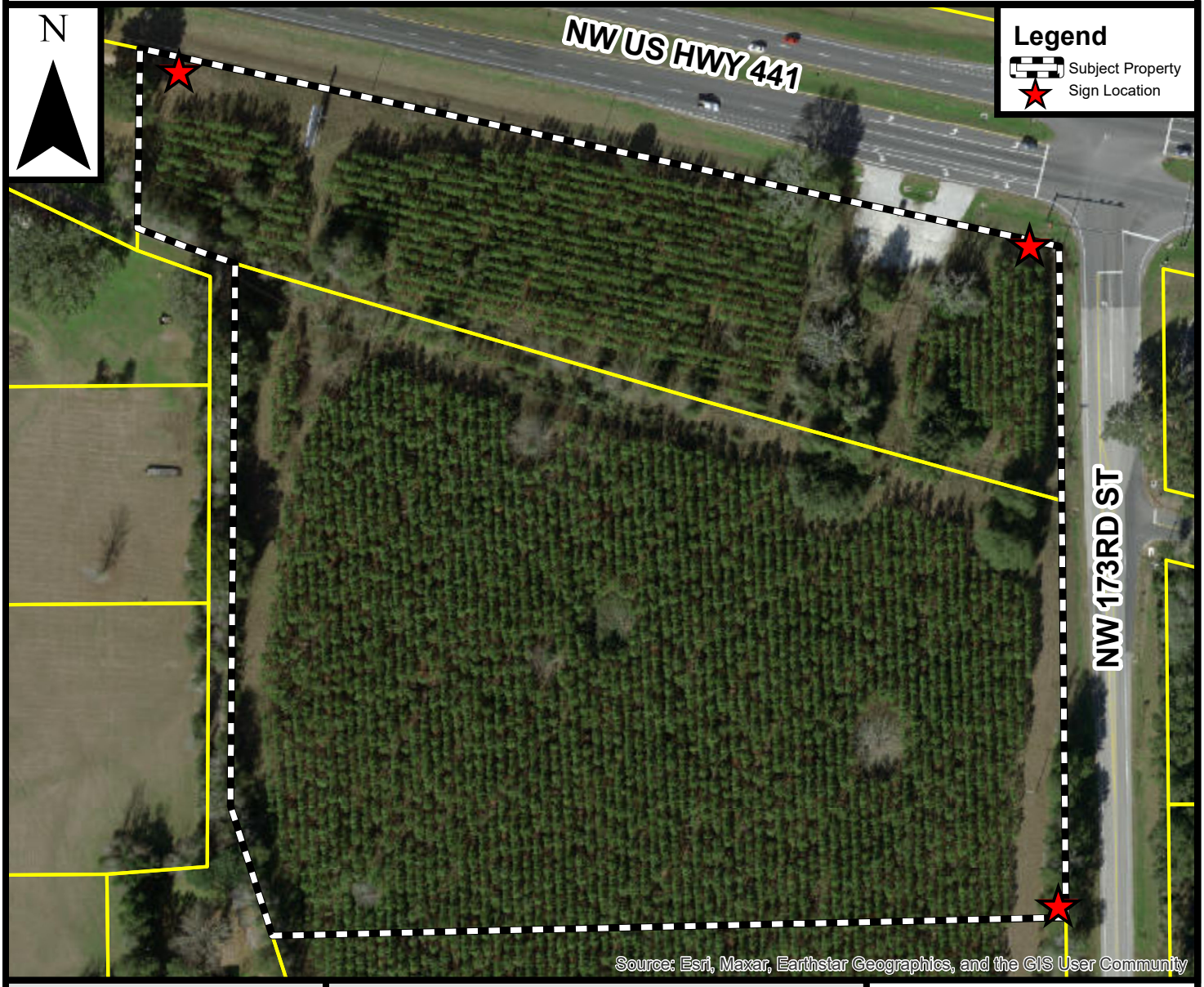
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Santa Fe Crossing Infrastructure Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared September 2022

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.

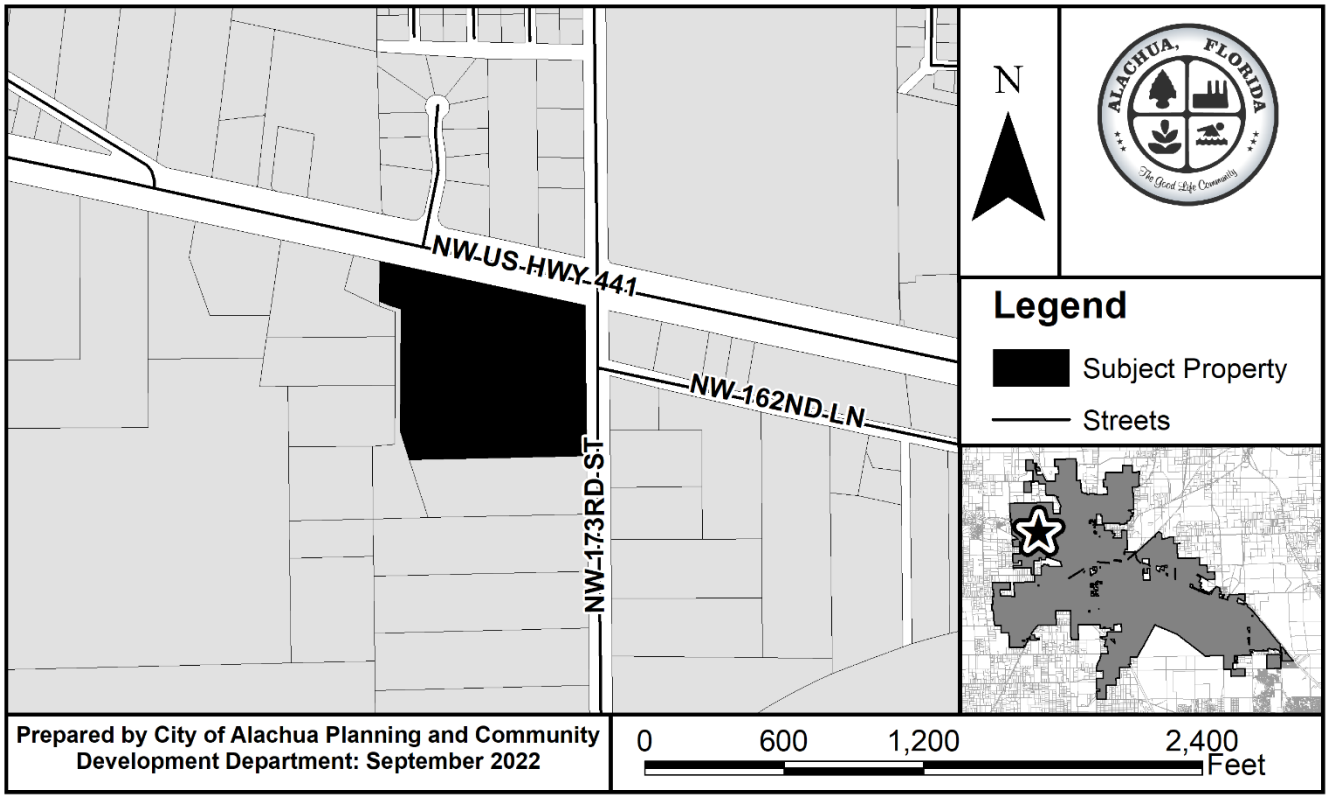
0 50 100 200 Feet

Mailed 5/8/20223

City of ALACHUA
the good life community

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 May 22, 2023 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 Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for V 3 Alachua 441/235, LLC, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development on a on a ±13.93 acre subject property located southwest of the intersection of US 441 and CR 235-A; Tax Parcel Numbers 03042-050-008 and 03044-0003-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA, FL 32615

DENA COURTNEY
P.O. BOX 1215
HIGH SPRINGS, FL 32655

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA,FL 32615

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

JBPRO
3530 NW 43RD STREET
GAINESVILLE, FL 32606

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

COUNTY MANAGER
ATTN: MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

TOMOKA HILLS FARMS INC
15909 NW 173RD ST
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA. FL 32615

BONNIE FLYNN
16801 NW 166TH DRIVE
ALACHUA, FL 32615

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TCMOA
ATTN: PRESIDENT
1000 TURKEY CREEK
ALACHUA, FL 32615

HUGH & JEAN CALDERWOOD
14095 NW 174TH AVE
ALACHUA, FL 32615

MOSER, JEFFREY A & PATRICIA A
16407 NW 174TH DR
ALACHUA, FL 32615

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

LISIA JENKINS
P.O. BOX 1071
ALACHUA, FL 32616

PATEL ASHOK & SHEILA
6036 NW 112TH PL
ALACHUA, FL 32615

FL DEPTARMENT OF
ENVIRONMENTAL PROTECTION
ATTN: CRAIG PARENTEAU
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

SHASTA SCHOELLHORN
15907 NW 188TH ST.
ALACHUA, FL 32615

WAITCUS GREGORY MICHAEL SR
TRUSTEE
16114 NW 173RD ST
ALACHUA, FL 32615

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

CARRIE LUKE
16611 NW 138TH AVE
ALACHUA, FL 32615

WAITCUS JOHN J TRUSTEE
16324 NW US HWY 441
ALACHUA, FL 32615

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WAITCUS HENRIETTA TRUSTEE
16318 NW US HWY 441
ALACHUA, FL 32615

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS FL, 32259

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

MOSER, JEFFREY A & PATRICIA A
16407 NW 174TH DR
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
16286 NW US HWY 441
ALACHUA, FL 32615

MIKE DAROZA
P.O. BOX 9
ALACHUA, FL 32616

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

BROWNING & BROWNING TRUSTEES
& MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
16313 NW US HWY 441
ALACHUA, FL 32615

HERITAGEBANK OF THE SOUTH
16404 NW 174TH DR
ALACHUA, FL 32615

HERITAGE BANK OF THE SOUTH
16404 NW 174TH DR
ALACHUA, FL 32615

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

SCHOOL BOARD OF ALACHUA
COUNTY

16213 NW US HWY 441
ALACHUA, FL 32615

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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/22/2023
SUBJECT: Maria's Place Minor Subdivision Final Plat: A request by Austin Blazs, PSM of CHW,Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for a Final Plat, which proposes to replat Lot 2 of the Alachua Realty Co Addition Subdivision into two (2) lots, consisting of a ±0.98 acre subject property located at 16183 NW 141st Street (Parcel 03100-001-000) (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that, based upon the competent substantial evidence presented at this hearing, the presentation before the Commission, and Staff's recommendation, the City Commission:

1. Approve the Minor Subdivision / Final Plat
2. Authorize the Mayor to sign the Final Plat; and,
3. Authorize the City Attorney to sign the Final Plat, approving their legal form and sufficiency.

Summary

This application is a request by Austin Blazs, PSM, of CHW, Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for consideration of the replat of Lot 2 of the Alachua Realty Co Addition subdivision into two (2) lots. The subject property is located at 16183 NW 141st Street and is ±0.98 acres in size. The subject property consists of Tax Parcel Number 03100-001-000. There is an existing single-family residence on the subject property, which would be located on Lot 1 of the subdivision.

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 with the included Staff Report.
At the May 9, 2023 meeting, the Planning and Zoning Board voted 5-0 in favor of forwarding the proposed final plat to the City Commission with a recommendation to approve.
There were two minor changes made after Planning and Zoning Board public hearing to the proposed plat. First was removal of the "Not For Recording" note on the plat, and the second was removal of the mortgagee signature block. There is not a

mortgage on the property and therefore no need for a mortgagee signature block.

ATTACHMENTS:

Description

- Proposed Plat
- Staff Report
- Exhibit B to Staff Report
- Application and Supporting Materials
- Property Information Report
- Public Notice Materials for the 05/09/2023 PZB Hearing
- Public Notice Materials for the 05/22/23 CCOM Hearing

MARIA'S PLACE

A REPLAT OF LOT 2, BLOCK 18,
ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA,
AS PER PLAT BOOK "A", PAGE 100 OF ALACHUA COUNTY, FLORIDA
SITUATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

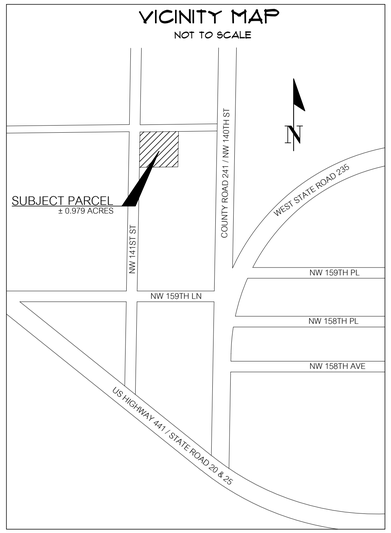
CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

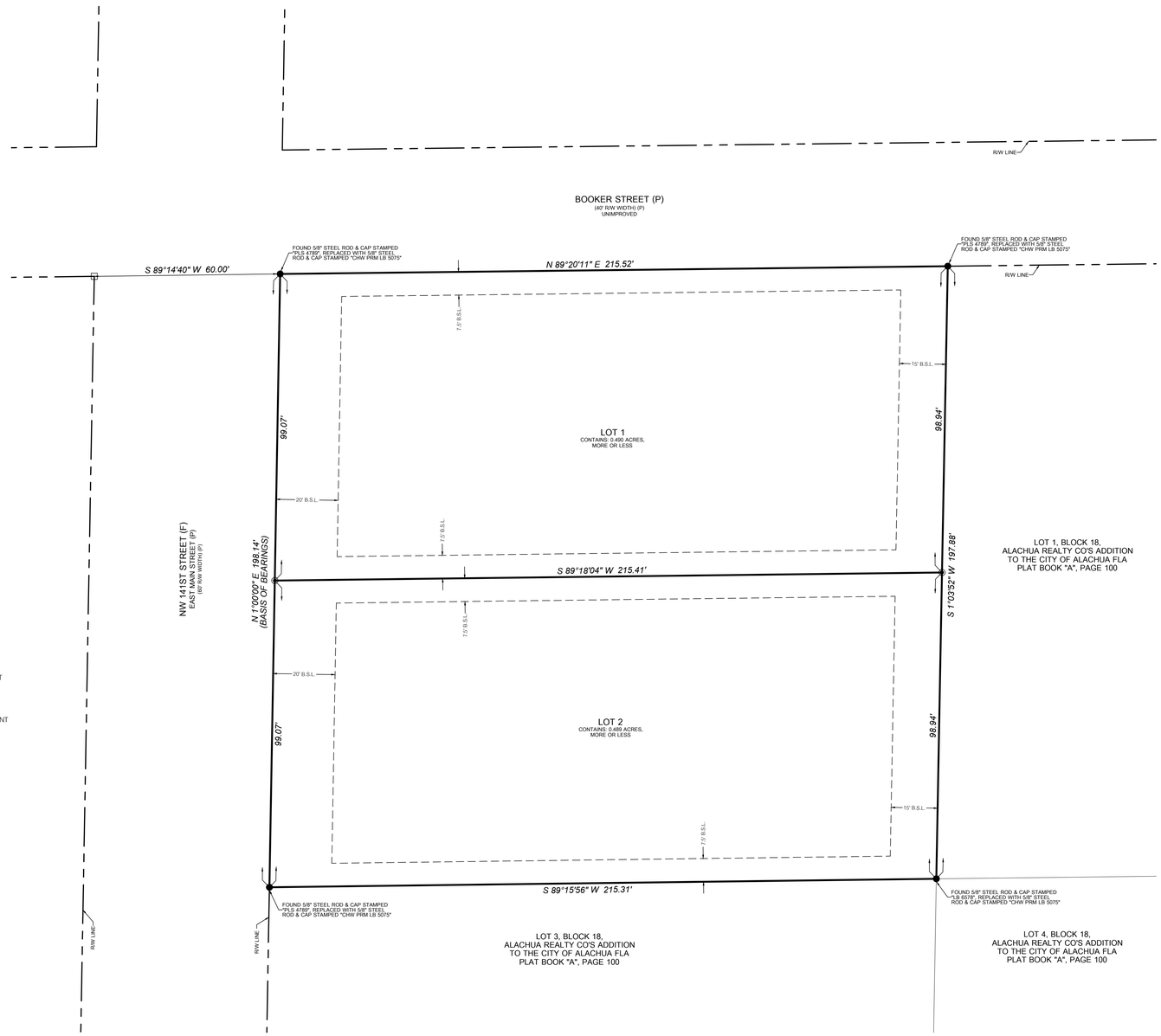
PLAT BOOK __, PAGE __
SHEET ONE OF ONE

N

GRAPHIC SCALE
0 10 20 40
1" = 20'

VICINITY MAP
NOT TO SCALE





DESCRIPTION: (PER O.R.B. 4664, PAGE 561)

LOT 2, BLOCK 18, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 1°00'00" EAST FOR THE EAST RIGHT OF WAY LINE OF NW 141ST STREET.

2. SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.

3. 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.

4. THE ERROR OF CLOSURE FOR THE BOUNDARY DOES NOT EXCEED 1:10,000.

5. BUILDING SETBACK REQUIREMENTS (PER RSF-3 ZONING):

PRIMARY BUILDING:

FRONT	20'	MINIMUM
SIDE	7.5'	MINIMUM
REAR	15'	MINIMUM

LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT STAMPED "LS 3784"
- ◉ = SET 5/8" STEEL ROD & CAP STAMPED "CHW INC LB 5075"
- ● = SET 5/8" STEEL ROD & CAP STAMPED "CHW PRM LB 5075"

O.R.B. = OFFICIAL RECORDS BOOK
B.S.L. = BUILDING SETBACK LINES
R/W = RIGHT OF WAY
(P) = DATA BASED ON PLAT BOOK A, PAGE 100
(F) = DATA BASED ON FIELD OBSERVATIONS

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 F.I.R.M. PANEL NO. 12001C0140D, 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.

OWNER'S CERTIFICATION AND DEDICATION

MARIA DZIEBAKOWSKI-GHETMAN, DOES HEREBY CERTIFY THAT SHE IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "MARIA'S PLACE".

WITNESS

MARIA DZIEBAKOWSKI-GHETMAN
16183 NW 141ST ST
ALACHUA, FL 32615

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MARIA DZIEBAKOWSKI-GHETMAN, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT SHE EXECUTED THIS INSTRUMENT AS HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2023

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

KELLY JONES BISHOP
NOTARY PUBLIC
REG # HH328686
MY COMMISSION EXPIRES
02/04/2027
STATE OF FLORIDA

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. 2023

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.

BY: _____ DATE:_____

_____, PSM

FLORIDA REGISTRATION NUMBER: _____

AUSTIN BLAZS
License Number
7401
STATE OF FLORIDA
Professional Surveyor and Mapper

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "MARIA'S PLACE" 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

AUSTIN BLAZS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7401
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Tech: austinb Plot Date: May 12,2023 11:48am Filename: N:\2023\23-0038\01_Survey\DWG\23-0038 MINOR SUB.dwg

City of Alachua

Planning & Community Development Department

Staff Report

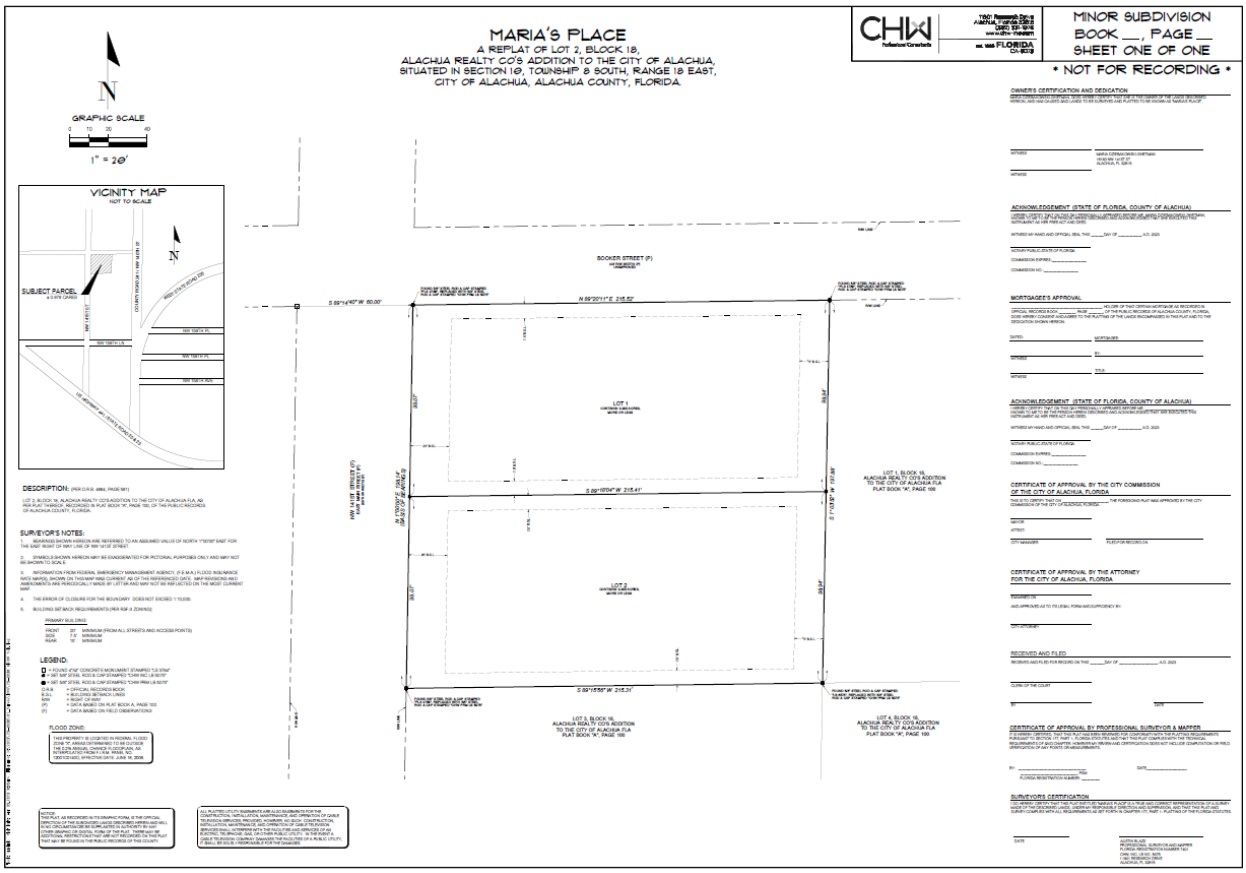
Planning & Zoning Board Hearing Date: May 9, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for a Final Plat for Maria's Place Minor Subdivision, which proposes the replat of Lot 2 of the Alachua Realty Co Addition subdivision into two lots
APPLICANT/AGENT:	Austin Blazs, PSM CHW, Inc.
PROPERTY OWNER:	Maria Dziebakowski-Ghetman
LOCATION:	16183 NW 141st Street
PARCEL ID NUMBERS:	03100-001-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	RSF-3
OVERLAY:	NA
ACREAGE:	±0.98 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board forward the application to the City Commission with a recommendation to approve the Final Plat for Maria Dziebakowski-Ghetman, subject to the three (3) conditions provided in Exhibit "A" and located on page 16 of the May 9, 2023 Staff Report to the Planning & Zoning Board.
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 recommends that the Planning and Zoning Board forward the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Maria Dziebakowski-Ghetman, subject to the three (3) conditions provided in Exhibit "A" and located on page 16 of the May 9, 2023 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Austin Blazs, PSM, of CHW, Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for consideration of the replat of Lot 2 of the Alachua Realty Co Addition subdivision into two (2) lots. The subject property is located at 16183 NW 141st Street and is ±0.98 acres in size. The subject property consists of Tax Parcel Number 03100-001-000. There is an existing single-family residence on the subject property, which would be located on Lot 1 of the subdivision.

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.



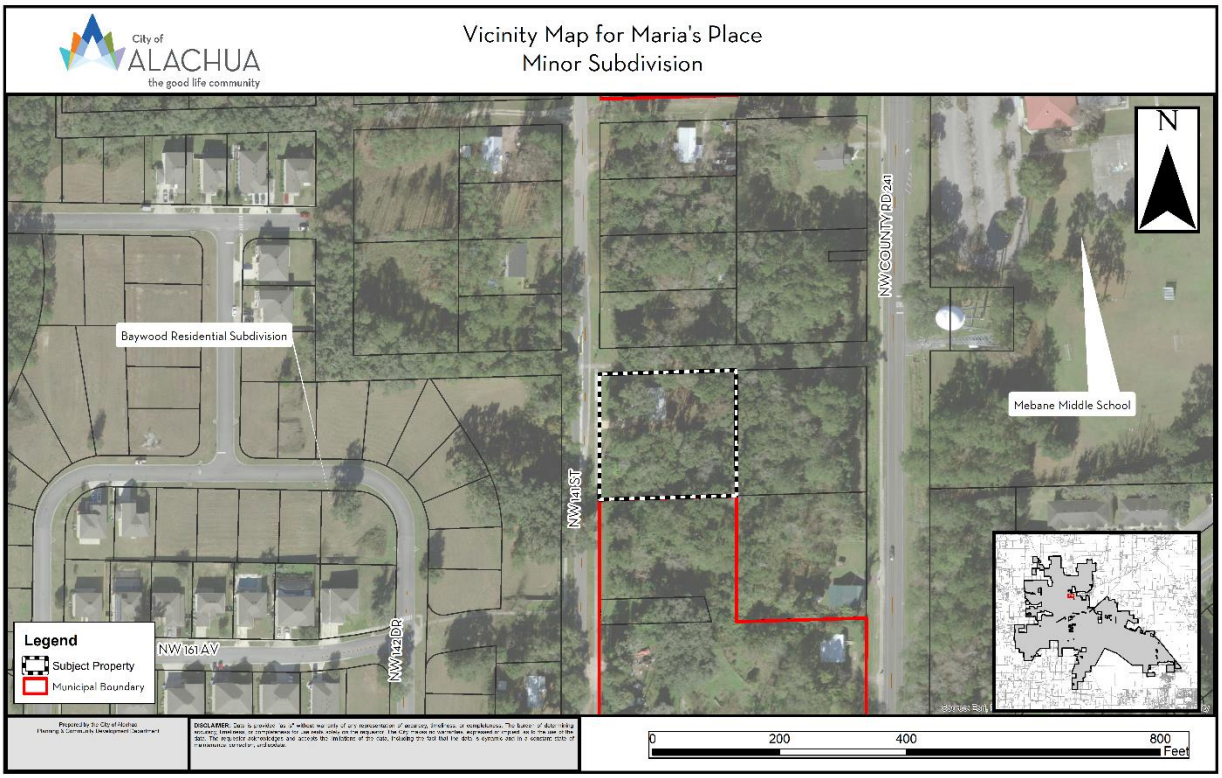
SURROUNDING USES

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.)

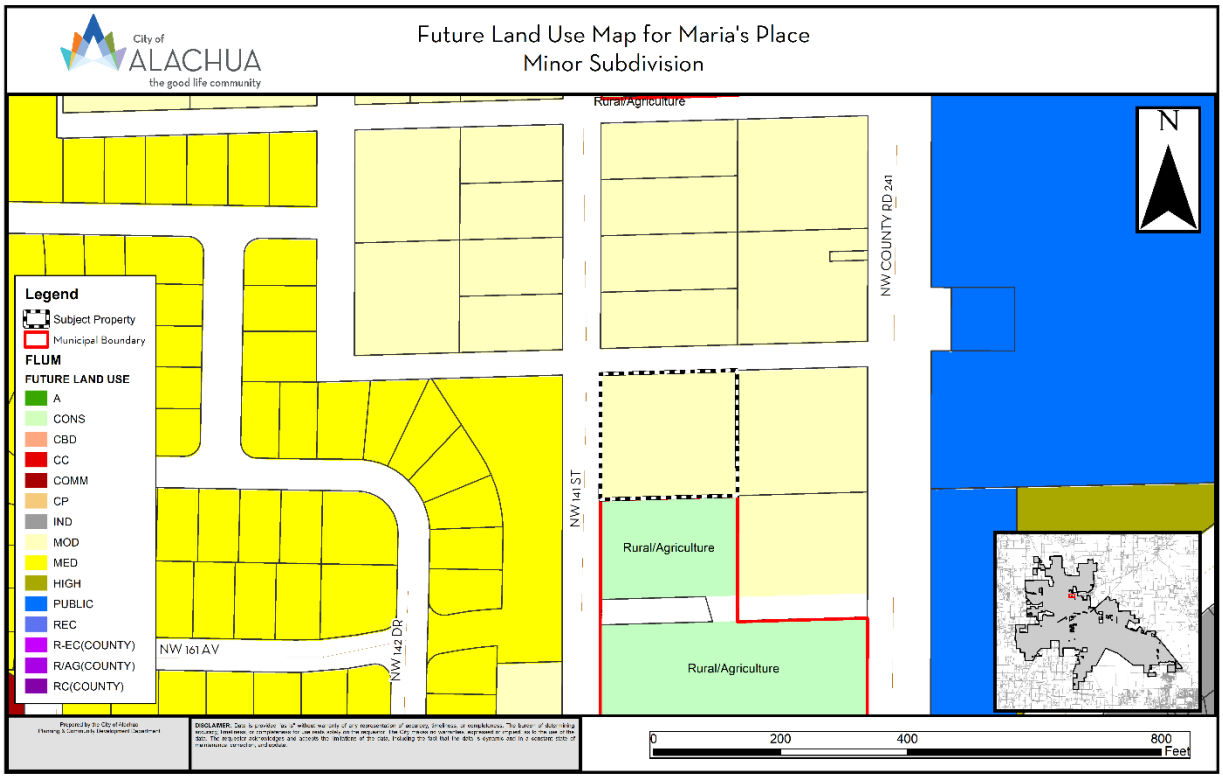
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential	Moderate Density Residential	RSF-3
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)
West	Residential	Medium Density Residential	RSF-6
East	Residential	Moderate Density Residential	RSF-3

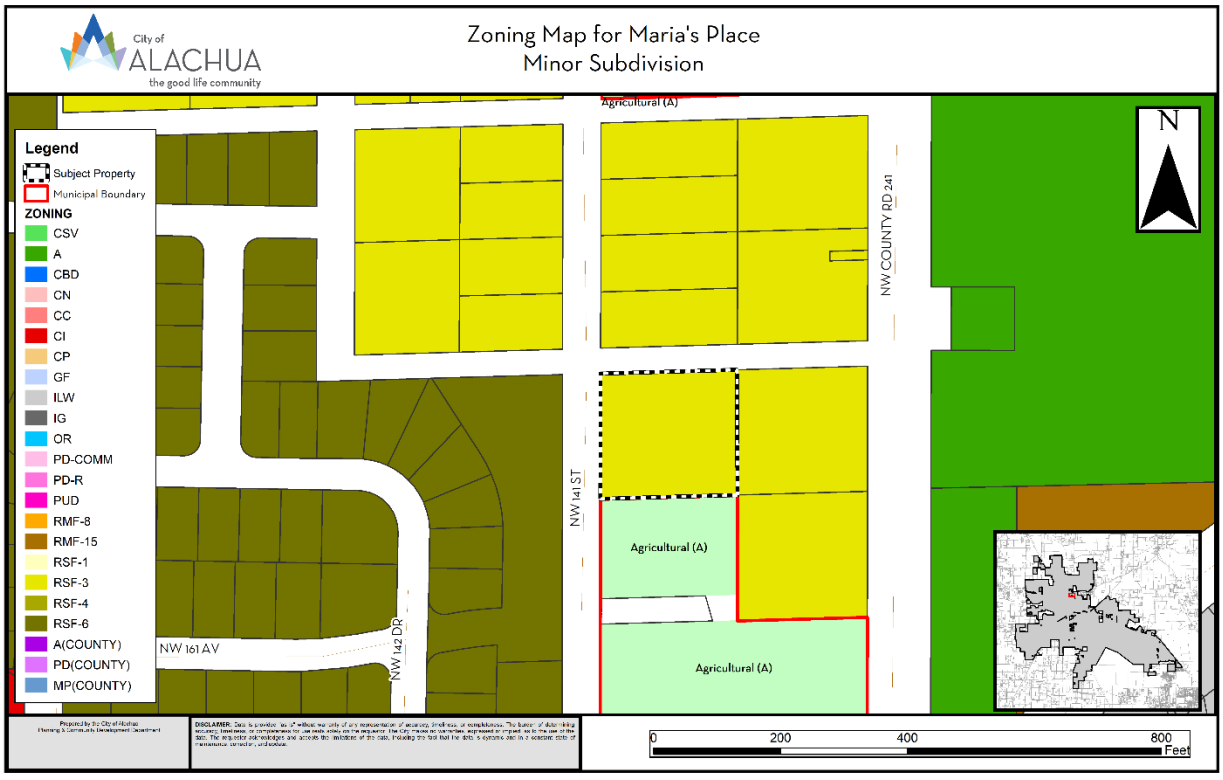
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. No neighborhood meeting was held regarding this application.

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.

Goal 1: *Future Land Use Map 2035*

The City 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, businesses, and visitors.

Objective 1.2: *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for 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 Objective 1.2 and policy 1.2.b: The proposed development will permit 1 (one) additional residential use in accordance with this policy.

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 best available data, there are no significant environmental resources that would limit or impact development.

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.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.1: 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.

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 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 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.

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 amendment would not result in a decrease in the level of service for solid waste disposal facilities.

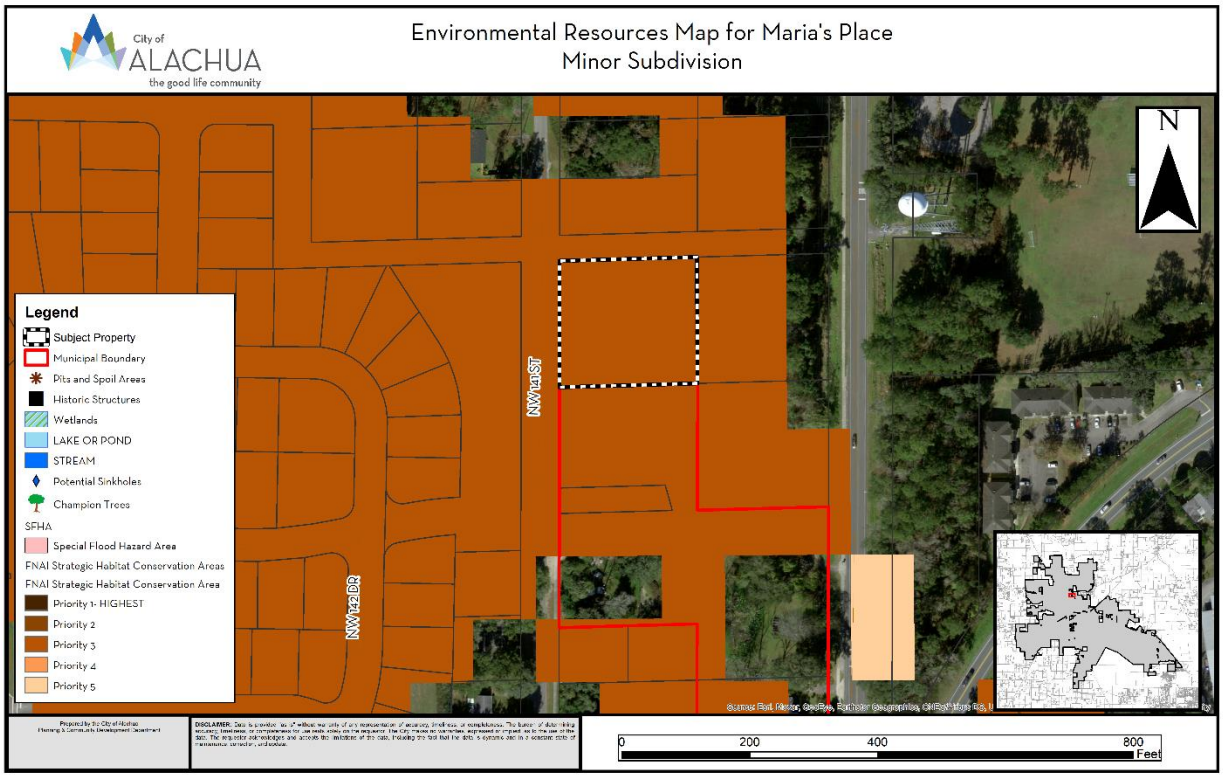
Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

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.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, there are no potential wetlands located on the subject property.

Evaluation: There are no potential wetlands identified 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 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 best available data, there are no regulated plant or animal species that would limit or impact development.

Evaluation: Based on the best available data, there are no regulated plant or animal species that would limit or impact development. If, however, a regulated plant or animal species is encountered during development, the applicant would be responsible for meeting all applicable state, federal, and local laws regarding the regulated species.

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)
Arredondo-Urban land complex, 0 to 5 percent slopes	A	Well drained	Not limited	100

Evaluation: The soil type located within the subject property do not pose any limitations for dwellings without basements, therefore, no issues related to soils.

Flood Potential

Panel 140D 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(F)(3) is provided below.

2.4.10(F)(3) *Minor Subdivision standards.* The final plat for subdivision shall:

> Be approved on a finding that 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.

Analysis of Consistency with 2.4.10(F)(3): The application has been reviewed for compliance with the standards in Article 7, and all other relevant provisions of the City of Alachua Land Development Regulations (LDRs) and is found to be in compliance with those standards and provisions.

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. There are no specific developments or related applications to this application, but the likely future use of the subject property is two 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.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
12	CR 241 (From NW SR 235 to North City Limit)	2U	Major Collector	N/A	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].

Table 4. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single Family Residential	Single Family Detached Housing [2] (ITE Code 210)	19 (10/9)	2 (1/1)	3 (2/1)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per du x 2 du (50% entering/50% exiting); AM Peak Hour – 0.76 trips per du x 2 du (26% entering/74% exiting); PM Peak Hour – 1.74 trips per du x 2 (64% entering/ 36% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 241 (From NW SR 235 to North City Limit) [1]
Maximum Service Volume[2]	15,120
Existing Traffic[3]	1,578
Reserved Trips[4]	0
Available Capacity[4]	13,542
Potential Impact Generated by Proposed Final Plat[5]	19
Residual Capacity after Proposed Final Plat[6]	**13,523**
PM Peak Hour Traffic Analysis	**CR 241 (From NW SR 235 to North City Limit) [1]**
Maximum Service Volume[2]	1,359
Existing Traffic[3]	150
Reserved Trips[4]	0
Available Capacity[4]	1,209
Potential Impact Generated by Proposed Final Plat [5]	3
Residual Capacity after Proposed Final Plat[6]	**1,206**

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
4 Source: City of Alachua April 2023 Development Monitoring Report.
5 See Table 4 for trip calculations.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 2 single family residential units is acceptable.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	341,309
Potential Potable Water Demand from Proposed Application **	550
Residual Capacity	**648,724**
Percentage of Permitted Design Capacity Utilized	**71.80%**

Sources:
** City of Alachua April 2023 Development Monitoring Report*
***Comprehensive Plan Community Facilities Element Policy 4.1.c*

Evaluation: The proposed amendment would increase the maximum potential potable water demand from the development of the subject property to 550 gallons per day. The potential impact of 2 single family residential units is 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*	758,000
Reserved Capacity*	348,719
Projected Potential Wastewater Demand from Proposed Application **	500
Residual Capacity	**392,781**
Percentage of Permitted Design Capacity Utilized	**73.81%**

Sources:
** City of Alachua April 2023 Development Monitoring Report*
*** Comprehensive Plan Community Facilities Element Policy 1.1.d*

Evaluation: The proposed amendment would increase the maximum potential wastewater demand from the development of the subject property to 500 gallons per day. the potential impact of 2 single family residential units is 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]	53.78
Reserved Capacity[1]	7.04
Potential Demand Generated by Development[3]	0.03
Residual Recreational Capacity After Impacts	**74.63**

Sources:
1 City of Alachua April 2023 Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2021); Policy 1.2.b, Recreation Element Formula: 10,756 persons / (5 acres / 1,000 persons)US Census Bureau; Policy 1.2.b, Recreation Element
3 (Formula: 2.6 persons per dwelling x 2 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]	12.16 acres
Acreage Required to Serve Demand Generated by Development[2]	0.01 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.17 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]	**34.95%**

1 Source: City of Alachua April 2023 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (0.03 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 amendment would increase the maximum potential demand from the development of the subject property by 0.03 recreational acres, and for passive park space by 0.01 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review

stage. It is anticipated that the proposed amendment 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	Pounds Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	41,727.39	7,615.25
Potential Demand Generated by Development[3]	20.82	3.80
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, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year.)*

2 *City of Alachua April 2023 Development Monitoring Report.*

3 *Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 2 dwellings x 2.6 persons per dwelling x 0.73 tons per person per year.*

4 *New River Solid Waste Facility, April 2022.*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 3.80 tons per year. 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

An analysis of the impacts to public schools facilities resulting from the proposed development has been provided by the applicant. The analysis provided is based upon the adopted Interlocal Agreement between the City of Alachua and the School Board of Alachua County (SBAC) and the Public School Facilities Element (PSFE). The analysis is based upon the anticipated density and type of development. The City has requested documentation from SBAC indicating whether or not adequate school capacity exists for each level of school, based upon the standards established within the Interlocal Agreement. Should SBAC indicate that the proposed development would adversely impact public school facilities, the Interlocal Agreement requires SBAC to identify methods by which such deficiencies may be remedied.

EXHIBIT "A"
TO
MARIA DZIEBAKOWSKI-GHETMAN
FINAL PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of any development.
2. The subdivider shall file an approved plat with the Alachua County Clerk of Court for recording within 30 (thirty) days after the date of approval by the City Commission and prior to the recording of any individual deeds for any subdivided lots, or this minor subdivision approval shall be null and void. The subdivider is responsible for all costs associated with recording this subdivision.
3. The applicant agrees that Conditions 1 and 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 and 2 as stated herein.

EXHIBIT "B"

TO

MARIA DZIEBAKOWSKI-GHETMAN
FINAL PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 19, 2023

Austin Blazs
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Sent via email to austinb@chw-inc.com

RE: Notice of Hearing to be Scheduled for: Maria's Place Minor Subdivision Application

Dear Mr Blazs:

On April 5, 2023 the City of Alachua received your updated application for the above referenced project. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of proposed plat, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **May 9, 2023** Planning and Zoning Board meeting; therefore, the materials referenced above must be submitted not later than 12 PM on **Tuesday, April 25, 2023.**

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, April 24, 2023.*** These signs will be ready for pick up from City Hall after 10 AM on Thursday, April 20,2023.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, May 8, 2023**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 23, 2023

Austin Blazs
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Sent via email to austinb@chw-inc.com

RE: Planning Assistance Team (PAT) Summary: Maria's Place Minor Subdivision Application

Dear Austin:

On March 2, 2023 the City of Alachua received your revised application for a minor subdivision, which proposes to subdivide an ± 0.98 acre tract (Parcel 03100-001-000) into two lots. The tract is comprised of one previously platted lot: Lot 2 of Block 18 of Alachua Realty Co's Addition subdivision.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments is scheduled for Monday, March 27, 2023 at 2:30 PM.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, April 10, 2023**. 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. *Article 5, Density, Intensity, & Dimensional Standards*
   a. Note: The minimum side setback for the north property line of Lot 1 is 7.5' per Section 5.2.2 (7)(c). Proposed setback appears to exceed required minimum side setback.

2. *Title Certification*
   a. Ownership and Encumbrance Report as provided in example to Staff will be acceptable, subject to final review by City Attorney.

3. *Miscellaneous*
   a. Please contact Building Official regarding potential open permit that must be resolved prior to Approval of Final Plat by City Commission.

4. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by Jared Rogers, PSM, of EDA Consultants, Inc. in a letter dated March 13, 2023 (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

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

March 22, 2023

Adam Hall
City of Alachua Principal Planner
Office of Planning and Community Development
15100 NW 142nd Terrace
Alachua, Florida 32615

Re: Maria's Place
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Mr. Hall,

Thank you for the opportunity to review the subdivision plat Maria's Place. 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:

177.041 (2) : A title opinion or property information report was not provided. The Ownership and Encumbrance Report provided to this office (First American File Number 1068-3831331) is not for this project.

177.081 (1) : Within the Certificate of Approval by Professional Surveyor & Mapper please remove "*also that this plat conforms to the requirements of the City of Alachua Ordinances and Regulations*" as I am not reviewing for conformance to these codes.

177.091 (7) : Permanent Reference Monuments (PRMs) must be placed at each corner of the plat boundary. The monuments set at the plat boundary corners do not meet the requirements of 177.031 (15)(b) as they do not say "PRM".

177.091 (17) : The fact of its being a replat shall be stated as a subtitle under the name of the plat. This subtitle must state the name of the subdivision being replatted and the appropriate recording reference.

177.091 (27) : The statement required by this part "NOTICE: This plat, as recorded in its graphic form…" is not shown in a prominent place.

177.091 (28) : The statement required by this part "All platted utility easements shall…" is not shown.

177.091 (29) : "O.R.B." and "(F)" should be added to the legend.

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

Sincerely,

Jared Rogers, PSM
Director of Surveying
State of Florida License No. LS6687

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

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 8, 2023

Austin Blazs
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Sent via email to austinb@chw-inc.com

RE: Completeness Review of Maria's Place Minor Subdivision Application

Dear Austin:

On March 2, 2023 the City of Alachua received your revised application for a minor subdivision, which proposes to subdivide an ± 0.98 acre tract (Parcel 03100-001-000) into two lots. The tract is comprised of one previously platted lot: Lot 2 of Block 18 of Alachua Realty Co's Addition subdivision.

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 now **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 to be scheduled.

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: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 21, 2023

Austin Blazs
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Sent via email to austinb@chw-inc.com

RE: Completeness Review of Maria's Place Minor Subdivision Application

Dear Austin:

On February 14, 2023 the City of Alachua received your application for a minor subdivision, which proposes to subdivide an ± 0.98 acre tract (Parcel 03100-001-000) into two lots. The tract is comprised of one previously platted lot: Lot 2 of Block 18 of Alachua Realty Co's Addition subdivision.

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.** Additional information is needed to begin the review of the application, as outlined below. Please address the following deficiencies no later than 5:00 PM on Thursday, March 2, 2023 in order to be placed on track for the May 9, 2023 Planning and Zoning Board meeting.

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 of this letter, 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 Project Assistance Team (PAT) Meeting to be scheduled after the application is deemed to be complete.

Please address the following:

1. **Section A, Project Information, 2: Preapplication Conference Date:** Date of pre-application meeting was October 18, 2022.
2. **Section B, Applicant Information, 3, Authorized Agent Affidavit**: An authorized agent affidavit must be provided giving CHW, Inc authorization from the property owner to submit this application.
3. **Section D, Attachments, #2- Title Certification:** For informational purposes, a revised title certification will be required within 30 days of the scheduled public hearing for this application. Provided example property information report is currently under review by City Attorney.
4. **Section D, Attachments, # 7 – Public School Student Generation Form:** Provide completed public school student generation form.
5. **Section D, Attachments, # 8 – Two Sets of Mailing Labels:** Submitted mailing labels did not include those individuals and organizations on file with the City to receive public notice. This list is available upon request and also available on the City's website.
6. **Section D, Attachments, # 11 – Suwannee River Water Management District ERP or Letter of Exemption:** Provide evidence of ERP application to the Suwannee River Water Management District or letter of exemption from the District.
7. **Section D, Attachments, # 14 – Fee:** Application fee for a minor subdivision (other than single lot replat) is $1,500 per the City's Fee Resolution (Resolution 20-13). The submitted check was in the amount of $800. There is a $700 balance needed in order to have a complete fee made.
8. **Miscellaneous :** Provide electronic copy of all application materials by CD/flash drive or by emailing a link to download the materials to the review planner.

Failure to respond to the identified deficiencies by Monday, April 10, 2023 will result in withdrawal of the 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.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Minor Subdivision Application

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

A. PROJECT

1. Project Name: Alachua Realty Co Add Lot 2 - Minor Subdivision
2. Pre-Application Conference Date: Pre-application Conference was held on 10/18/2022
3. Phase/Unit Number (if applicable): _____
4. Address of Subject Property: 16183 NW 141st St. Alachua, FL
5. Parcel ID Number(s): 03100-001-000
6. Existing Use of Property: Residential
7. Future Land Use Map Designation: Moderate Density Residential
8. Zoning Designation: RSF-3
9. Acreage: 0.98

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Austin Blazs Title: Project Manger
   Company (if applicable): CHW, Inc.
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: austinb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Maria Dziebakowski-Ghetman
   Mailing Address: 16183 NW 141 St.
   City: Alachua State: Florida ZIP: 326151

** 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: _____

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.
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. 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. 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.

4. 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.

5. 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).

6. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

8. 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).

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

10. Proof of payment of taxes.

11. 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.

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

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

14. **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 14 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

Austin Blazs, Project Manager

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 14th day of February, 2023, by Austin Blazs who executed the same and has ____ produced _____ as identification or [X] is personally known to me.

Kelly Jones Bishop

Signature of Notary

Print Name: Kelly Jones Bishop

Notary Public, State of Florida

My Commission Expires: 2/4/27

KELLY JONES BISHOP
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-4-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 328686

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16183 NW 141st St, Alachua, FL

Parcel ID Number(s): 03100-001-000

Acreage: 0.98

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Maria Dziebakowski-Ghetman Title: Owner

Company (if applicable): _____

Mailing Address: 16183 NW 141st St

City: Alachua State: Florida ZIP: 32615

Telephone: 352-284-8977 FAX: _____ e-mail: dziebakowskighetmanm@gmail.com

C. AUTHORIZED AGENT

Name: Austin Blazs Title: Survey Project Manager

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 386-518-5138 FAX: _____ e-mail: austinb@chw-inc.com

D. REQUESTED ACTION:

Minor 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.

Maria D Ghetman

Signature of Applicant

_____

Signature of Co-applicant

Maria Dziebakowski-Ghetman

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 1st day of March, 2023 by Maria Dziebakowski-Ghetman who is personally known to me, or who has/have produced _____ as identification.

KELLY JONES BISHOP NOTARY PUBLIC MY COMMISSION EXPIRES 2-4-2027 STATE OF FLORIDA COMMISSION NUMBER HH 32

Kelly Jones Bishop

Signature of Notary Public, State of Florida

CONCURRENCY ANALYSIS

Ghetman Minor Subdivision

23-0038

Professional Consultants

To: Kathy Winburn, AICP, Planning and Zoning Director

From: Braxton Linton III, Project Planner

Date: February 18th, 2023

Re: Ghetman Minor Subdivision – Concurrency Impact Analysis

This application is for a lot split on Alachua County Tax Parcel 03100-001-000. The site is located at 16183 NW 141st Street. The onsite Future Land Use (FLU) category is Moderate Density Residential, and the Zoning district classification is Residential, Single Family (RSF-3), which allows up to three (3) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

Table 1: Projected Trip Generation

Land Use[1] (ITE)	Dwelling Units	Daily	AM Peak			PM Peak		
		Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing (ITE 210)	2	28	2	1	1	3	2	1

1. *Source: ITE Trip Generation 11th Edition*

Conclusion: Approval of this application may generate **28** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2)(a), affected roadway segments for developments generating fewer than 1,000 external average daily trips (ADT) are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Affected roadway segments for this lot split are roadway segment 9, SR 235 from US 441 to NW 140th Street; Roadway segment 10, from SR 235 NW 140th Street to East City Limit; Roadway segment 12 CR241, from NW SR 235 to North City Limit.

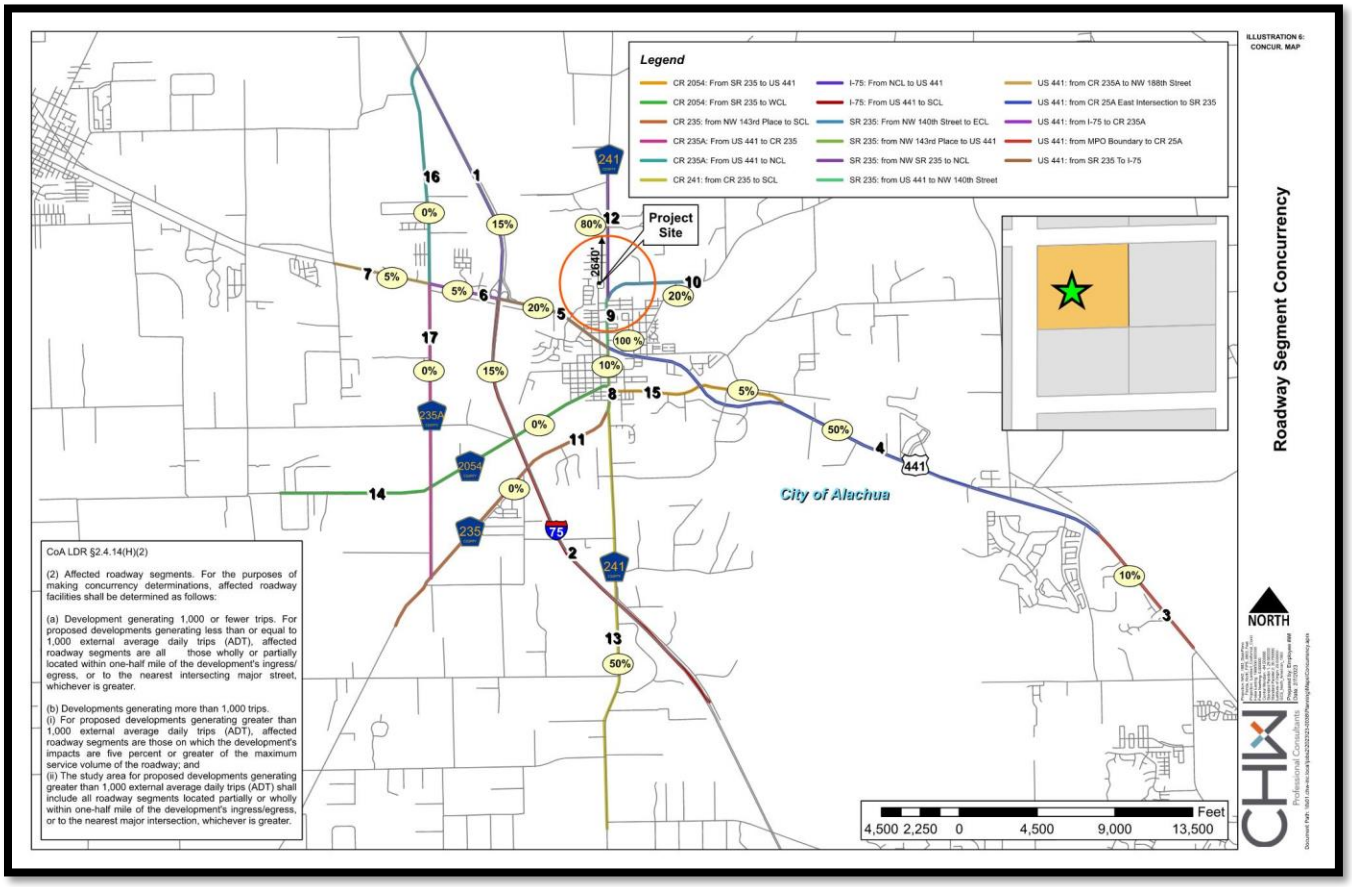


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located West of CR 241.Trips to and from the development area are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM	AADT	PM
Traffic System Category	**Segment 9**		**Segment 10**		**Segment 12**	
	SR 235; From US 441 to NW 140th Street		**SR 235;** NW 140th Street to East City Limit		**CR 241;** From NW SR 235 to North City Limit	
Maximum Service Volume[1]	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic[1]	7,255	689	4,500	428	1,578	150
Reserved Trips[1]	90	10	44	7	0	0
Available Capacity	7,055	591	9,856	855	13,542	1,209
Projected Trip Generation[2]	28	3	6	1	22	2
Available Capacity w/ Application approval	**7,027**	**588**	**9,850**	**854**	**13,520**	**1,207**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be*
    a. *100% for segment 9*
    b. *20% for segment 10*
    c. *80% for segment 12.*

Conclusion: There is available capacity with this application's approval. Therefore, this lot split will not cause the roadway segments to fall below the LOS standards

Potable Water / Sanitary Sewer / Solid Waste

Table 3: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,309,417
Reserved Capacity[1]	291,079
Residual Capacity[1]	699,504
Percentage of Permitted Design Capacity Utilized[1]	69.59%
Projected Potable Water Demand from Proposed Project[2]	550
Residual Capacity after Proposed Project	**698,954**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (2 du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential lot split *will not* negatively impact the City's adopted LOS for potable water.

Table 4: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	758,000
Reserved Capacity[1]	265,540
Residual Capacity[1]	476,460
Percentage of Permitted Design Capacity Utilized[1]	68.24%
Projected Sanitary Sewer Demand from Proposed Project[2]	500
Residual Capacity after Proposed Project	**475,960**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (2 du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential lot split *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 5: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[1]	39,428.48	7,195.70
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**3.796**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan. Formula used: (2 du x 2.6 persons per du x .73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential lot split for the subject property. Thus, approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	2	.12	**0**	.06	**0**	.09	**0**

1. *Source: City of Alachua School Concurrency Form*

Conclusion: The proposed lot split will increase student attendance at each level of grade school.

Table 7a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	53.78
Reserved Capacity[1]	6.68
Available Recreation Acerage[1]	75.02
Proposed Recreational Impact[2]	0.026
Residual Recreational Capacity After Proposed Development	**74.99**

1. *Source: City of Alachua September 2022 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 2 units x 2.6 person per du x (5 acres/1,000 persons)*

Conclusion: The City of Alachua currently possesses available recreational capacity

To: Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director
From: Braxton Linton III, Project Planner
Date: February 18th, 2023
RE: Ghetman Minor Subdivison – Comprehensive Plan Consistency Analysis

This application is for a lot split for on Alachua County Tax Parcel 03100-001-000. The site is located at 16183 NW 141st Street. The onsite Future Land Use (FLU) category Moderate Density Residential, and the Zoning district classification is Residential, Single Family (RSF-3), which allows up to three (3) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold font**.

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

The project site has Moderate Density Residential FLU classification. This application seeks to permit a lot split for two (2) buildable lots. Future onsite uses will adhere to those allowed by the FLU.

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 wetlands or flood areas are onsite.

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

The site is made up of Arredondo – Urban Land Complex, 0-5% Slopes (Hydro Group: A)

This soil type mentioned above is conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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.

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

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

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 following onsite development, to follow the platting process.

<u>Conservation and Open Space Element</u>

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

The site is made up of Arredondo – Urban Land Complex, 0-5% Slopes (Hydro Group: A)
This soil type mentioned above is conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family Multi Family Exempt (See exemptions on page 2)

Number of Units Number of Units

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 **Middle** **High**

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	**units X 0.06**	**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:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

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 2021-2022 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 Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2022 PAID REAL ESTATE 500970

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03100 001 000	16183 NW 141ST ST	1700

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	68,751	43,751	25,000	194.16
LIBRARY GENERAL	1.0565	68,751	43,751	25,000	26.41
SCHOOL CAP PROJECT	1.5000	68,751	25,000	43,751	65.63
SCHOOL DISCRNRY & CN	0.7480	68,751	25,000	43,751	32.73
SCHOOL GENERAL	3.2500	68,751	25,000	43,751	142.19
SCHOOL VOTED	1.0000	68,751	25,000	43,751	43.75
CHILDREN'S TRUST	0.4612	68,751	43,751	25,000	11.53
SUWANNEE RIVER WATER MGT DIST	0.3368	68,751	43,751	25,000	8.42
CITY OF ALACHUA	5.3900	68,751	43,751	25,000	134.75

TOTAL MILLAGE 21.5087 AD VALOREM TAXES $659.57

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
LOT 2 OR 4664/0561

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	173.79

NON-AD VALOREM ASSESSMENTS $173.79

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $833.36

IF PAID BY	Nov 30, 2022				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE 500970
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
03100 001 000	16183 NW 141ST ST

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2022	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 22-0020787 $800.03 Paid 11/16/2022

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3174841 2 PG(S)
February 20, 2019 10:25:58 AM
Book 4664 Page 561
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $210.00

Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #19-026

Sale Price: 30000.00
Recording: 18.50
Doc. Stamp: 210.00

Tax Parcel #: 03100 000 000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of February, 2019 between **SRI Jagannath Chaitanya Sangha, Inc., a Florida Not For Profit corporation**, whose post office address is P. O. Box 246, Alachua, FL 32616, grantor, and Maria Dziebakowski-Ghetman, whose address is 13400 N. W. 140th Street, Apartment 2201, Alachua, FL 32615, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor's in hand paid by said grantee, the receipt whereof is hereby acknowledged, have 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 County, Florida to-wit:

Lot 2, Block 18, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, as per plat thereof, recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2019 and all subsequent years.

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 said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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 Name: JANE P. GRIFFIN

Witness Name: Callie B. Worthington

SRI Jagannath Chaitanya Sangha, Inc., a Florida Not For Profit corporation

By: 2-8-19

Govind Gosh, President

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 8th day of February, 2019 by Govind Gosh, as President of SRI Jagannath Chaitanya Sangha, Inc., a Florida Not For Profit corporation, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JANE P. GRIFFIN
Commission # GG 251207
Expires August 21, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: JANE P. GRIFFIN

My Commission Expires:

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

March 29, 2023

Maria Dziebakowski-Ghetman
16183 NW 141st Street
Alachua, FL, 32615-8643

Subject: Environmental Resource Permit (ERP) Exemption, Maria's Place Minor Subdivision, ERP-001-245375-1, Alachua County

Dear Maria Dziebakowski-Ghetman,

The subject proposed project has been determined by the Suwannee River Water Management District (District) to be an exempt activity. This decision was based on the documentation submitted on or before March 2, 2023 by Austin Blazs, CHW. The activity consists of the replat of Alachua County Parcel No. 03100-001-000. No construction is authorized with this letter. The proposed activity is considered exempt in accordance with subsection 373.406(6) of the Florida Statutes (F.S.) and section 62-330.051(2), of the Florida Administrative Code (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any anti-degradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02530), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02531).

In addition, the project shall not exceed any of the criteria in 62.330.050(9) and 62.330.051, F.A.C.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,

Luke Hatton, E.I.
Engineer I
Division of Resource Management

BOUNDARY SURVEY

LOT 2, BLOCK 18, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA, SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

LEGAL DESCRIPTION: (PER O.R.B. 4664, PAGE 561)

LOT 2, BLOCK 18, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 1°00'00"E FOR THE EAST RIGHT OF WAY LINE OF NW 141ST STREET.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
6. 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.
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.

LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT STAMPED "LS 3784"
- ◉ = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
- ⊙ = WOODEN POWER POLE
- ⟵ = GUY ANCHOR
- (EH) = ELECTRIC HANDHOLE
- (E) = ELECTRIC METER
- A/C = AIR CONDITIONER
- ◪ = WATER METER
- OHW = OVERHEAD WIRE
- X = FENCE (SIZE AND TYPE AS NOTED)

= ASPHALT SURFACE

= CONCRETE SURFACE

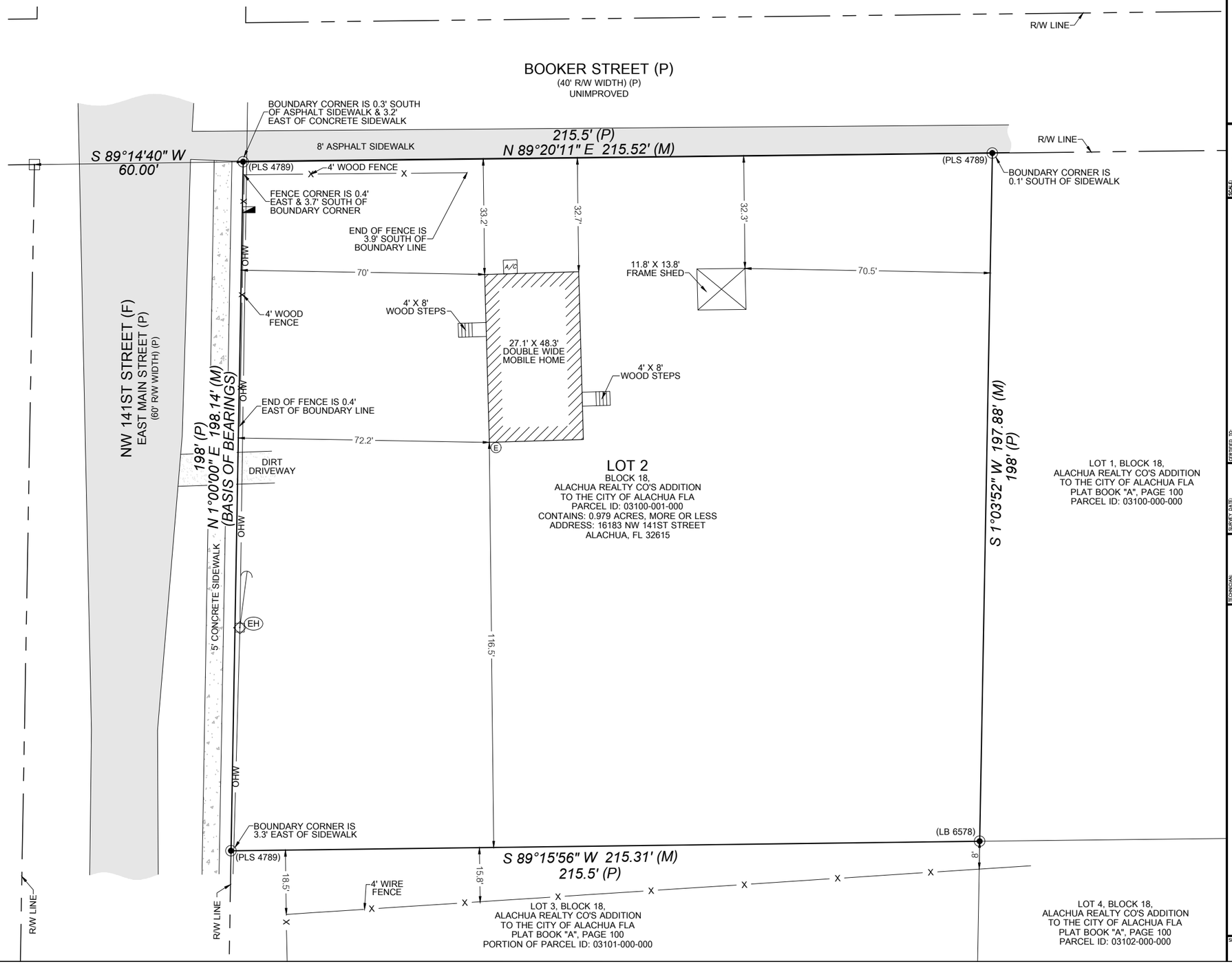
= DIRT SURFACE

(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
(F) = FIELD OBSERVATIONS
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP

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 F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE DATE: JUNE 16, 2006.

GRAPHIC SCALE
0 7.5 15 30



CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
FLORIDA CA #8776

SCALE: 1" = 30'

VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
MARIA DZIEBAKOWSKI-GHETMAN

SURVEY DATE: 01/18/2023
REVISION DATE: N/A
PROJECT NUMBER: 23-0038
FIELD BOOK & PAGE: 660 / 72
CHECKED BY: AB
WORK CHIEF: WM
DRAWN BY: KVM

This map prepared by:
AUSTIN BLAZS
Professional Surveyor & Mapper Fla. License No. 7401

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

SHEET NO.:
1 OF 1

Tech: austinb Plot Date: Jan 25,2023 8:29am Filename: N:\2023\23-0038\01_Survey\DWG\23-0038 BOUNDARY.dwg

MARIA'S PLACE

A REPLAT OF LOT 2, BLOCK 18,
ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA,
AS PER PLAT BOOK "A", PAGE 100 OF ALACHUA COUNTY, FLORIDA
SITUATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA.

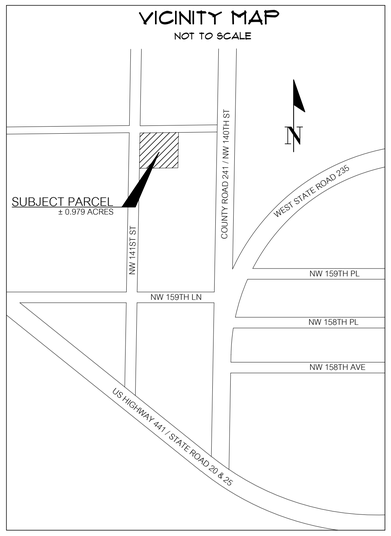
CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

MINOR SUBDIVISION
BOOK __, PAGE __
SHEET ONE OF ONE

* NOT FOR RECORDING *

GRAPHIC SCALE
0 10 20 40
1" = 20'

VICINITY MAP
NOT TO SCALE



DESCRIPTION: (PER O.R.B. 4664, PAGE 561)

LOT 2, BLOCK 18, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 100, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 1°00'00" EAST FOR THE EAST RIGHT OF WAY LINE OF NW 141ST STREET.

2. SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.

3. 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.

4. THE ERROR OF CLOSURE FOR THE BOUNDARY DOES NOT EXCEED 1:10,000.

5. BUILDING SETBACK REQUIREMENTS (PER RSF-3 ZONING):

PRIMARY BUILDING:

FRONT	20'	MINIMUM
SIDE	7.5'	MINIMUM
REAR	15'	MINIMUM

LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT STAMPED "LS 3784"
- ◉ = SET 5/8" STEEL ROD & CAP STAMPED "CHW INC LB 5075"
- ● = SET 5/8" STEEL ROD & CAP STAMPED "CHW PRM LB 5075"

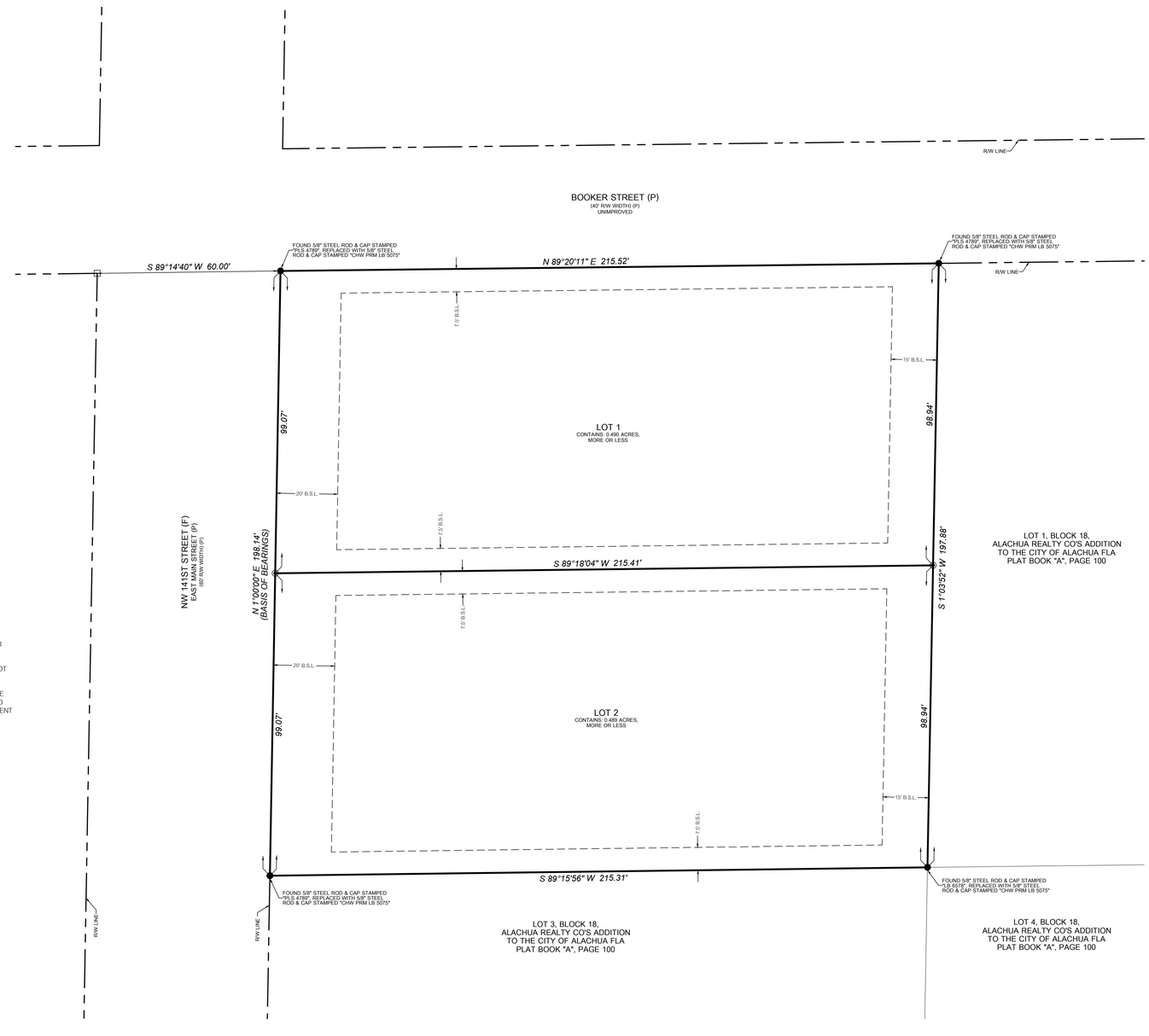
O.R.B.	= OFFICIAL RECORDS BOOK
B.S.L.	= BUILDING SETBACK LINES
R/W	= RIGHT OF WAY
(P)	= DATA BASED ON PLAT BOOK A, PAGE 100
(F)	= DATA BASED ON FIELD OBSERVATIONS

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 F.I.R.M. PANEL NO. 12001C0140D, 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.



OWNER'S CERTIFICATION AND DEDICATION

MARIA DZIEBAKOWSKI-GHETMAN, DOES HEREBY CERTIFY THAT SHE IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "MARIA'S PLACE" .

WITNESS

MARIA DZIEBAKOWSKI-GHETMAN
16183 NW 141ST ST
ALACHUA, FL 32615

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MARIA DZIEBAKOWSKI-GHETMAN, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT SHE EXECUTED THIS INSTRUMENT AS HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2023

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

_____, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____, 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 SHE EXECUTED THIS INSTRUMENT AS HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2023

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. 2023

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.

BY: _____ PSM

FLORIDA REGISTRATION NUMBER: _____

DATE_____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "MARIA'S PLACE" 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

AUSTIN BLAZS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7401
CHW, INC.- LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Tech: austinb Plot Date: Apr 19,2023 10:07am Filename: M:\2023\23-0038\01_Survey\DWG\23-0038 MINOR SUB.dwg

AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

ANDES DE LOPEZ & JIMENEZ M/C
16351 NW 141ST ST
ALACHUA, FL 32615

ANDRES DIEGO FRANCISCO & JUANA FI
16026 NW 141ST ST
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATIC
7475 SW 70TH LN
GAINESVILLE, FL 32608

BLACKWOOD & CLARKE & GORDON
16102 NW COUNTY ROAD 241
ALACHUA, FL 32615

BLAKE BETTY
16034 NW 141ST ST
ALACHUA, FL 32615

CAROL GOVINDA
16280 NW 141ST ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

FRAZIER FRANCES
16008 NW 140TH ST
ALACHUA, FL 32615

FREEMAN STERLING
% MABLE G PHILLIPS
4040 N COLUMBIA AVE
TULSA, OK 74110

FREEMAN STERLING
% MABLE PHILLIPS
4040 N COLUMBIA AVE
TULSA, OK 74110

JEAN NAPOLEON & ELEANOR
PO BOX 1933
ALACHUA, FL 32616

POKHREL & POKHREL
PO BOX 266
LACROSSE, FL 32658

ROSS FRANK
1460 16TH ST
SARASOTA, FL 34236

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE MEBANE MIDDLE SCHO
GAINESVILLE, FL 32601

SHAUR ARIEL O
14114 NW 154TH PL
ALACHUA, FL 32615

SHAUR ARIEL O
15100 MAIN ST
ALACHUA, FL 32616

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

WARSO CHRIS & KIMBERLY A
14276 NW 161ST AVE
ALACHUA, FL 32615

WATSON & WEST
PO BOX 684
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WYATT ANDREA E
16309 NW 141ST ST
ALACHUA, FL 32615

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Use Avery Template 5160

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

Hugh & 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

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

March 2, 2023

City of Alachua
Adam Hall, AICP, Principal Planner

RE: Maria's Place Minor SD
Alachua, FL

Dear Adam:

In response to you Completeness Review Letter dated February 21, 2023, see our responses below in red:

1. Section A, Project Information, 2: Preapplication Conference Date: Date of pre- application meeting was October 18, 2022. Application has been updated with the date, see attached.
2. Section B, Applicant Information, 3, Authorized Agent Affidavit: An authorized agent affidavit must be provided giving CHW, Inc authorization from the property owner to submit this application. Please see attached.
3. Section D, Attachments, #2- Title Certification: For informational purposes, a revised title certification will be required within 30 days of the scheduled public hearing for this application. Provided example property information report is currently under review by City Attorney. It is under review by the City Attorney.
4. Section D, Attachments, # 7 – Public School Student Generation Form: Provide completed public school student generation form. Please see attached.
5. Section D, Attachments, # 8 – Two Sets of Mailing Labels: Submitted mailing labels did not include those individuals and organizations on file with the City to receive public notice. This list is available upon request and also available on the City's website. Please see attached.
6. Section D, Attachments, # 11 – Suwannee River Water Management District ERP or Letter of Exemption: Provide evidence of ERP application to the Suwannee River Water Management District or letter of exemption from the District. We have applied for a Letter of Exemption, please see our receipt with application number attached.
7. Section D, Attachments, # 14 – Fee: Application fee for a minor subdivision (other than single lot replat) is $1,500 per the City's Fee Resolution (Resolution 20-13). The submitted check was in the amount of $800. There is a $700 balance needed in order to have a complete fee made. Property Owner has dropped off check.
8. Miscellaneous : Provide electronic copy of all application materials by CD/flash drive or by emailing a link to download the materials to the review planner. Please see attached.

If you have any questions, or should you need anything additional to process the application, please let me know.

Sincerely,
CHW

Austin Blazs, PSM
Survey Project Manager

N:\2023\23-0038\01_Survey\Submittals\LTR CoA Response to Comments 230302.docx

Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 11099322
Customer Reference Number 23-192PIR

Addressee:
Alachua Title Services, LLC
16407 NW 174th Dr., Suite C
Alachua, FL 32615
386-418-8183
386-418-8186

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Alachua County, Florida, ("Public Records"), from 02/20/2019, through 04/13/2023 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 2, Block 18, Alachua Realty Co's Addition To The City of Alachua FLA, according to the map or plat thereof, as recorded in Plat Book "A", Page(s) 100, of the Public Records of Alachua County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Maria Dziebakowski-Ghetman
and, as disclosed in the Public Records, has been since February 20, 2019.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. No results returned.

Additional Information:

a. Affidavit recorded in Official Records Book 4664, Page 563

NOTE: 2022 Real Property Taxes in the gross amount of $833.36 are Paid, under Tax I.D. No. 03100 001 000.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fidelity National Title Insurance Company

Don Shine

Don Shine

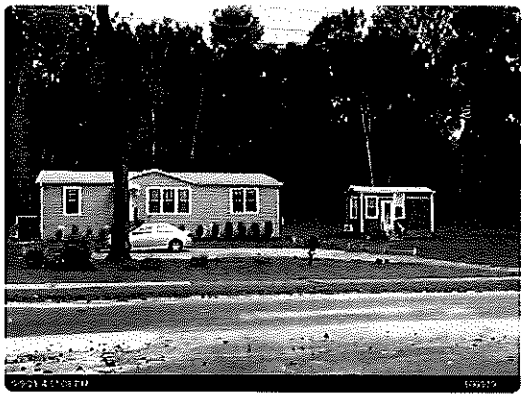
AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03100-001-000
Prop ID	500970
Location Address	16183 NW 141ST ST ALACHUA, FL 32615
Neighborhood/Area	(233210.01)
Subdivision	ALACHUA REALTY CO ADDN TO ALACHUA
Brief Legal Description*	ALACHUA REALTY CO ADDN PB A-100 LOT 2 OR 4664/0561 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MOBILE HOME (00200)
Sec/Twp/Rng	10-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	21.5087
Acreage	0.970
Homestead	Y

View Map



Owner Information

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$52,121	$49,717	$50,826
Land Value	$40,000	$40,000	$15,000
Land Agricultural Value	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0
Just (Market) Value	**$92,121**	**$89,717**	**$65,826**
Assessed Value	$68,751	$66,748	$65,826
Exempt Value	$43,751	$41,748	$40,826
Taxable Value	$25,000	$25,000	$25,000
Maximum Save Our Homes Portability	$23,370	$22,969	$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

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0110	SFR RURAL	0.97	1	0	0	RSF-3

Building Information

Type	MH POST 1977	Heat	ELECTRIC
Total Area		HC&V	FORCED AIR
Heated Area	1,296	HVAC	CENTRAL
Exterior Walls	ALUMINUM SIDNG	Bathrooms	2.0-Baths
Interior Walls	DRYWALL	Bedrooms	3 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	2019
Floor Cover	CARPET; SHEET VINYL	Effective Year Built	2019

Type	SOH MISC	Heat	
Total Area	201	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	2019
Floor Cover		Effective Year Built	2019

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,296	3	0800	MH POST 1977

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
2223	STG 3	200		0800	MH POST 1977
2420	WELL/SEPT	1		R1	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/8/2019	$30,000	WD	4664	0561	01 - EXAMINATION OF DEED	Vacant	SRI JAGANNATH CHAITANYA SANGHA	DZIEBAKOWSKI-GHETMAN MARIA	Link (Clerk)

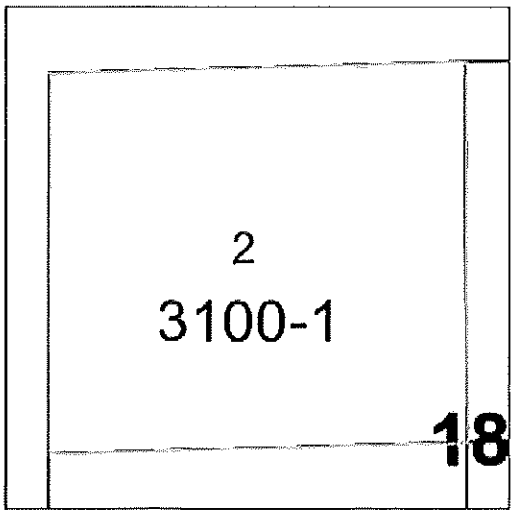
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
PAB06-21-7296	STORAGE BUILDING	Yes	No	6/17/2021	$7,033
P09-19-7094	MANUFACTURED HOUSING	Yes	No	9/16/2019	$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



Photos

No data available for the following modules: Extra Features, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/25/2023, 4:13:45 PM

Version 3.1.4

Real Estate Account #03100 001 000

Owner:
DZIEBAKOWSKI-GHETMAN MARIA

Situs:
16183 NW 141ST ST
ALACHUA 32615

Parcel details
Property Appraiser
Homestead Exemption

Get bills by email

Amount Due

Your account is **paid in full.** There is nothing due at this time.
Your last payment was made on **11/16/2022** for **$800.03**.

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2022 Annual Bill	$0.00	**Paid** $800.03	11/16/2022	**Receipt** #22-0020787	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $798.00	11/02/2021	**Receipt** #21-0003354	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $791.05	11/12/2020	**Receipt** #20-0011529	Print (PDF)
Total Amount Due	**$0.00**				

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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Real Estate Account #03100 001 000

Owner:
DZIEBAKOWSKI-GHETMAN MARIA

Situs:
16183 NW 141ST ST
ALACHUA 32615

Parcel details
Property Appraiser
Homestead Exemption

Get bills by email

2022 Annual Bill

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2022 Annual Bill	500970	—	1700	$0.00	PAID

Print (PDF)

If paid by: Nov 30, 2022
Please pay: $0.00

Combined taxes and assessments: $833.36

SAVE TIME PAY ONLINE @ WWW.ALACHUACOLLECTOR.COM

Apply for the 2023 installment payment plan

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
COUNTY GENERAL	7.7662	$68,751.00	$43,751.00	$25,000.00	$194.16
LIBRARY GENERAL	1.0565	$68,751.00	$43,751.00	$25,000.00	$26.41
SCHOOL CAP PROJECT	1.5000	$68,751.00	$25,000.00	$43,751.00	$65.63
SCHOOL DISCRNRY & CN	0.7480	$68,751.00	$25,000.00	$43,751.00	$32.73
SCHOOL GENERAL	3.2500	$68,751.00	$25,000.00	$43,751.00	$142.19
SCHOOL VOTED	1.0000	$68,751.00	$25,000.00	$43,751.00	$43.75
CHILDREN'S TRUST	0.4612	$68,751.00	$43,751.00	$25,000.00	$11.53
SUWANNEE RIVER WATER MGT DIST	0.3368	$68,751.00	$43,751.00	$25,000.00	$8.42
CITY OF ALACHUA	5.3900	$68,751.00	$43,751.00	$25,000.00	$134.75
Total Ad Valorem Taxes	**21.5087**				**$659.57**

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
550 COUNTY FIRE SERVICES	Varies	$173.79
Total Non-Ad Valorem Assessments		**$173.79**

Parcel Details

Owner:	DZIEBAKOWSKI-GHETMAN MARIA	**Account**	03100 001 000	**Assessed value:**	$68,751
		Alternate Key	500970	**School assessed value:**	$68,751
Situs:	16183 NW 141ST ST ALACHUA 32615	**Millage code**	1700		
		Millage rate	21.5087		

2022 TAX AMOUNTS

Ad valorem:	$659.57
Non-ad valorem:	$173.79
Total Discountable:	$833.36
Total tax:	$833.36

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100 LOT 2 OR 4664/0561

LOCATION

Book, page, item:	4664-0561-
Geo number:	10-08-18-03100001000
Range:	18
Township:	08
Section:	10
Neighborhood:	233210.01
Use code:	002
Total acres:	0.97

EXEMPTIONS

HOMESTEAD	$25,000
HOMESTEAD ADD'L 25K	$18,751

Alachua County Tax Collector
PO BOX 44310, JACKSONVILLE, FL 32231-4310

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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John Power | TAX COLLECTOR
Serving Alachua County

2022 PAID REAL ESTATE 500970
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03100 001 000	16183 NW 141ST ST	1700

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	68,751	43,751	25,000	194.16
LIBRARY GENERAL	1.0565	68,751	43,751	25,000	26.41
SCHOOL CAP PROJECT	1.5000	68,751	25,000	43,751	65.63
SCHOOL DISCRNRY & CN	0.7480	68,751	25,000	43,751	32.73
SCHOOL GENERAL	3.2500	68,751	25,000	43,751	142.19
SCHOOL VOTED	1.0000	68,751	25,000	43,751	43.75
CHILDREN'S TRUST	0.4612	68,751	43,751	25,000	11.53
SUWANNEE RIVER WATER MGT DIST	0.3368	68,751	43,751	25,000	8.42
CITY OF ALACHUA	5.3900	68,751	43,751	25,000	134.75
TOTAL MILLAGE	21.5087			AD VALOREM TAXES	$659.57

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
LOT 2 OR 4664/0561

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	173.79
NON-AD VALOREM ASSESSMENTS			$173.79

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$833.36

IF PAID BY	Nov 30, 2022				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE 500970
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
03100 001 000	16183 NW 141ST ST

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

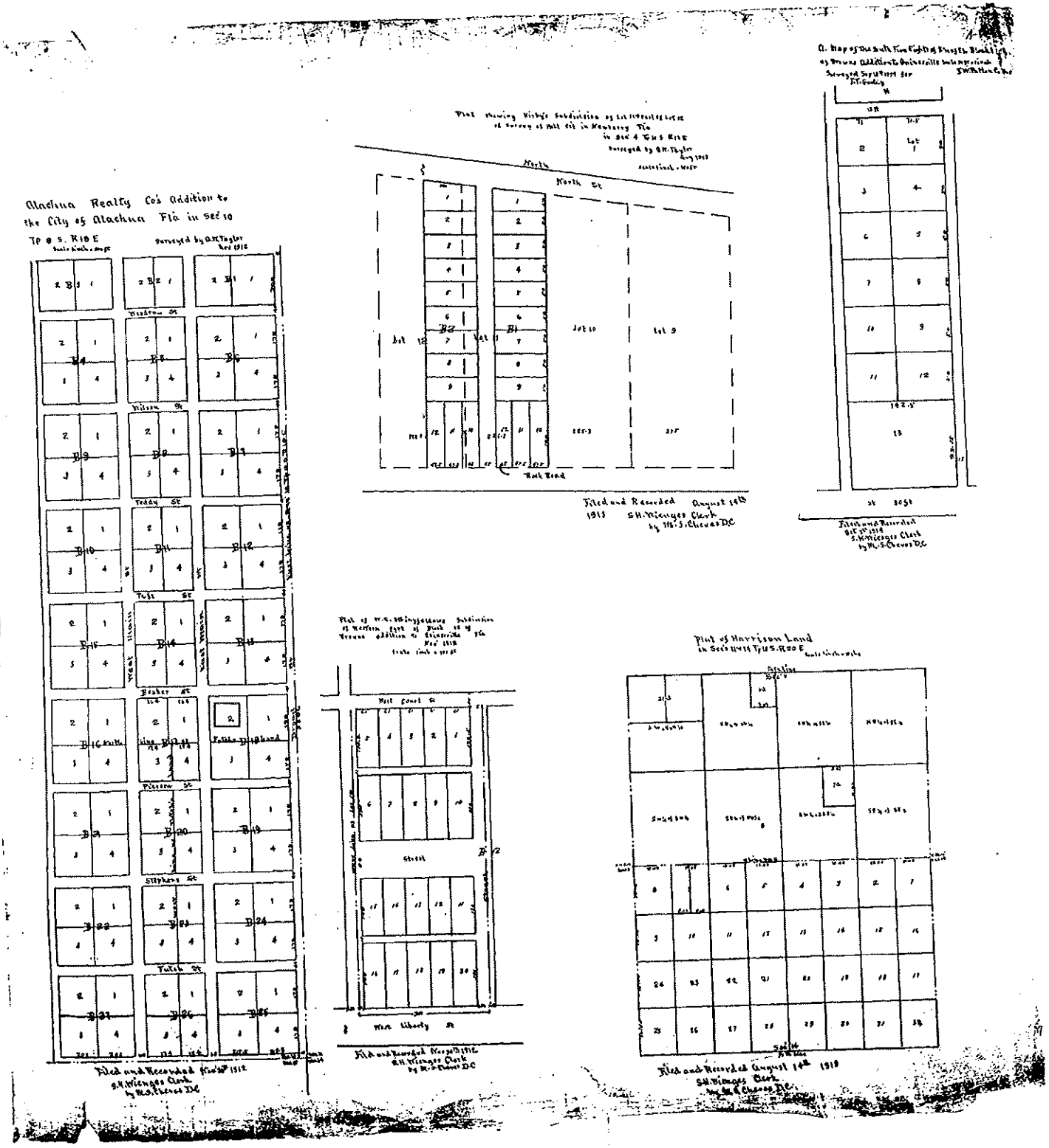
PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2022	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 22-0020787 $800.03 Paid 11/16/2022

A-100
A-100



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3174841 2 PG(S)
February 20, 2019 10:25:58 AM
Book 4664 Page 561
J.K. JESS IRBY, ESQ CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $210.00

Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #19-026

Sale Price: 30000.00
Recording: 18.50
Doc. Stamp: 210.00

Tax Parcel #: 03100 000 000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of February, 2019 between **SRI Jagannath Chaitanya Sangha, Inc., a Florida Not For Profit corporation**, whose post office address is P. O. Box 246, Alachua, FL 32616, grantor, and Maria Dziebakowski-Ghetman, whose address is 13400 N. W. 140th Street, Apartment 2201, Alachua, FL 32615, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor's in hand paid by said grantee, the receipt whereof is hereby acknowledged, have 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 County, Florida to-wit:

Lot 2, Block 18, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, as per plat thereof, recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2019 and all subsequent years.

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 said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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 Name: JANE P. GRIFFIN

Witness Name: Callie B. Worthington

SRI Jagannath Chaitanya Sangha, Inc., a Florida Not For Profit corporation

By: 2-8-19

Govind Gosh, President

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 8th day of February, 2019 by Govind Gosh, as President of SRI Jagannath Chaitanya Sangha, Inc., a Florida Not For Profit corporation, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

JANE P. GRIFFIN
Commission # GG 251207
Expires August 21, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: JANE P. GRIFFIN

My Commission Expires:

R 10.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3174842 1 PG(S)
February 20, 2019 10:25:58 AM
Book 4664 Page 563
J.K JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ALACHUA

THE UNDERSIGNED confirms on behalf of the corporate seller that the property conveyed by warranty deed from **SRI Jagannath Chaitanya Sangha, Inc.**, as Grantor, to **Maria Dziebakowski-Ghetman**, as Grantee, said property being more particularly described as:

Lot 2, Block 18, ALACHUA REALTY CO'S ADDITION TO THE CITY OF ALACHUA FLA, as per plat thereof, recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

1. Is not all or substantially all of the assets of the corporate seller;

2. The corporation was formed in the State of Florida on June 6, 2003 and maintains its legal existence in the State of Florida;

3. SRI Jagannath Chaitanya Sangha, Inc. is one and the same legal entity named as grantee in that certain deed dated January 1, 2014 and recorded in O.R. Book 2933, Page 459, of the public records of Alachua County, Florida;

4., SRI Jagannath Chaitanya Sangha, Inc. was a validly created legal entity under the laws of the State of Florida as of the date of acquisition of title to the property described above.

Signed on this 8th day of February, 2019.

By: _____
Govind Ghosh, President

Sworn to, subscribed and acknowledged before me this 8th day of February, 2019 by Govind Ghosh as President of SRI Jagannath Chaitnya Sangha, Inc., a Not For Profit corporation, who is ☐ personally known to me or ☐ who has produced a Florida Driver's License as identification.

Notary Public - State of Florida

Sign: _____
Print: JANE P. GRIFFIN

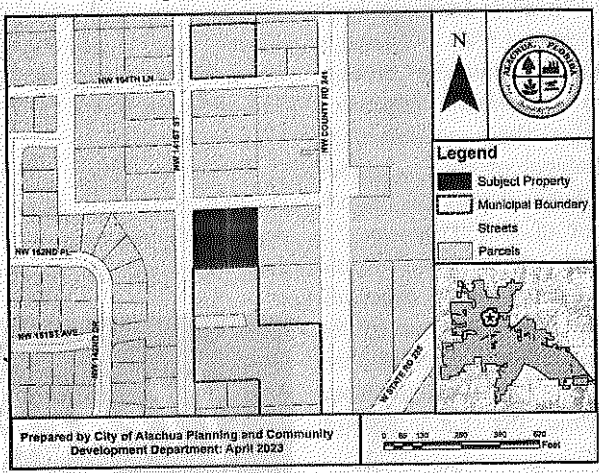
My commission expires:

JANE P. GRIFFIN
Commission # GG 251207
Expires August 21, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on May 9, 2023 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 Austin Blazs, PSM, of CHW, Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for consideration of a Final Plat. The final plat proposes a minor subdivision to replat Lot 2, Block 18, of Alachua Realty Co's Addition into two (2) lots. The subject property is located at 13183 NW 141st Street (North Main Street). Tax Parcel Number 03100-001-000; 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 - April 27, 2023)

Mailed 04/24/23 AM

City of
ALACHUA
the good life community

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

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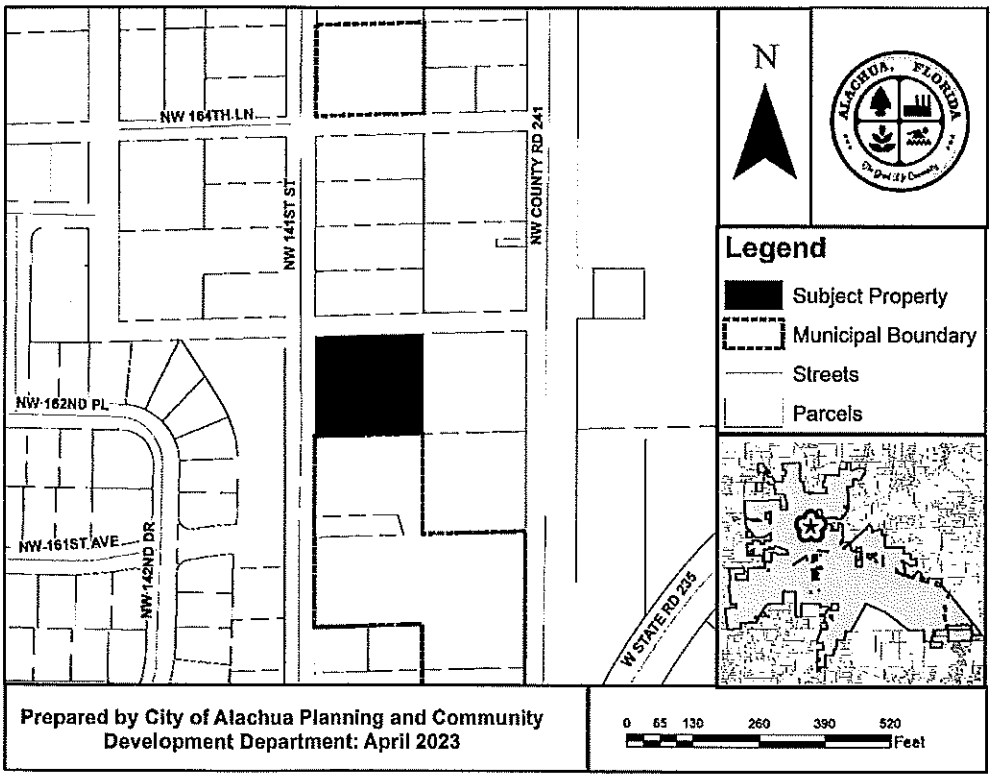

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Use Avery Template 5160

AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

ANDES DE LOPEZ & JIMENEZ M/C
16351 NW 141ST ST
ALACHUA, FL 32615

ANDRES DIEGO FRANCISCO & JUANA
16026 NW 141ST ST
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATIC
7475 SW 70TH LN
GAINESVILLE, FL 32608

BLACKWOOD & CLARKE & GORDON
16102 NW COUNTY ROAD 241
ALACHUA, FL 32615

BLAKE BETTY
16034 NW 141ST ST
ALACHUA, FL 32615

CAROL GOVINDA
16280 NW 141ST ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

FRAZIER FRANCES
16008 NW 140TH ST
ALACHUA, FL 32615

FREEMAN STERLING
% MABLE G PHILLIPS
4040 N COLUMBIA AVE
TULSA, OK 74110

FREEMAN STERLING
% MABLE PHILLIPS
4040 N COLUMBIA AVE
TULSA, OK 74110

JEAN NAPOLEON & ELEANOR
PO BOX 1933
ALACHUA, FL 32616

POKHREL & POKHREL
PO BOX 266
LACROSSE, FL 32658

ROSS FRANK
1460 16TH ST
SARASOTA, FL 34236

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE MEBANE MIDDLE SCHO
GAINESVILLE, FL 32601

SHAUR ARIEL O
14114 NW 154TH PL
ALACHUA, FL 32615

SHAUR ARIEL O
15100 MAIN ST
ALACHUA, FL 32616

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

WARSO CHRIS & KIMBERLY A
14276 NW 161ST AVE
ALACHUA, FL 32615

WATSON & WEST
PO BOX 684
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WYATT ANDREA E
16309 NW 141ST ST
ALACHUA, FL 32615

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

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
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Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

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Dena Courtney
P.O. Box 1215
High Springs FL 32655

George & Joan Walker
12910 NW 151 Rd
Alachua FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Austin Blazs, POSTED THE LAND USE
(Name)
SIGN ON 4/24/23 FOR THE Maria's Place Minor S/D
(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.

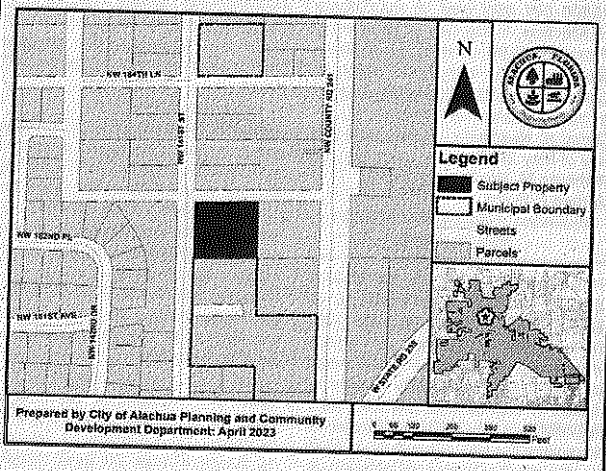
(Signature)

One (1)
(Number of signs)

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 May 22, 2023 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 Austin Blazs, PSM, of CHW, Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for consideration of a Final Plat. The final plat proposes a minor subdivision to replat Lot 2, Block 18, of Alachua Realty Co's Addition into two (2) lots. The subject property is located at 16183 NW 141st Street (North Main Street). Tax Parcel Number 03100-001-000; 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 - May 11, 2023)

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05/05
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City of
ALACHUA
the good life community

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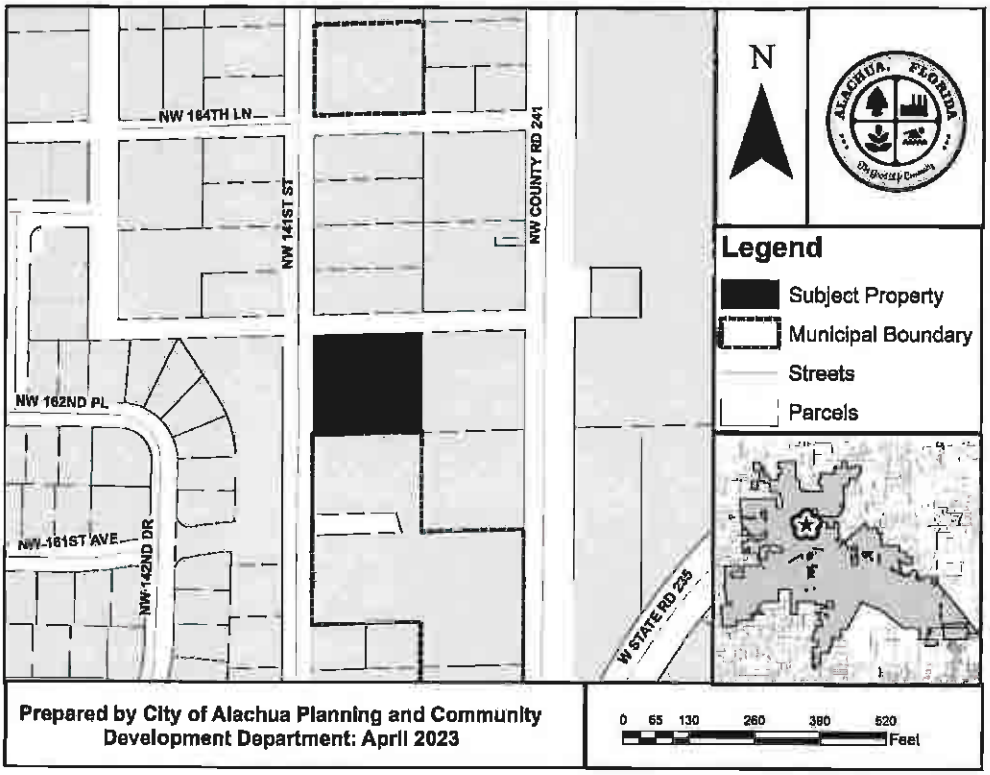
A request by Austin Blazs, PSM, of CHW, Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for consideration of a Final Plat. The final plat proposes a minor subdivision to replat Lot 2, Block 18, of Alachua Realty Co's Addition into two (2) lots. The subject property is located at 16183 NW 141st Street (North Main Street). Tax Parcel Number 03100-001-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family -3 (RSF-3).



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AVERY 5960 Easy Peel Address Labels Go to avery.com/templates

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

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Craig Parenteau
FDEP
4801 Camp Ranch Rd
Gainesville, FL 32641

AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

ANDES DE LOPEZ & JIMENEZ M/C
16351 NW 141ST ST
ALACHUA, FL 32615

ANDRES DIEGO FRANCISCO & JUANA F
16026 NW 141ST ST
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATIC
7475 SW 70TH LN
GAINESVILLE, FL 32608

BLACKWOOD & CLARKE & GORDON
16102 NW COUNTY ROAD 241
ALACHUA, FL 32615

BLAKE BETTY
16034 NW 141ST ST
ALACHUA, FL 32615

CAROL GOVINDA
16280 NW 141ST ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DZIEBAKOWSKI-GHETMAN MARIA
16183 NW 141ST ST
ALACHUA, FL 32615

FRAZIER FRANCES
16008 NW 140TH ST
ALACHUA, FL 32615

FREEMAN STERLING
% MABLE G PHILLIPS
4040 N COLUMBIA AVE
TULSA, OK 74110

FREEMAN STERLING
% MABLE PHILLIPS
4040 N COLUMBIA AVE
TULSA, OK 74110

JEAN NAPOLEON & ELEANOR
PO BOX 1933
ALACHUA, FL 32616

POKHREL & POKHREL
PO BOX 266
LACROSSE, FL 32658

ROSS FRANK
1460 16TH ST
SARASOTA, FL 34236

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE MEBANE MIDDLE SCHO
GAINESVILLE, FL 32601

SHAUR ARIEL O
14114 NW 154TH PL
ALACHUA, FL 32615

SHAUR ARIEL O
15100 MAIN ST
ALACHUA, FL 32616

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

WARSO CHRIS & KIMBERLY A
14276 NW 161ST AVE
ALACHUA, FL 32615

WATSON & WEST
PO BOX 684
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WYATT ANDREA E
16309 NW 141ST ST
ALACHUA, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

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(Name)
SIGN ON 4/24/23 FOR THE Maria's Place Minor S/D
(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)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/22/2023
SUBJECT: Resolution 23-09 Wild Spaces Public Places and Infrastructure Distribution
PREPARED BY: Mike DaRoza - City Manager

RECOMMENDED ACTION:
Adopt Resolution 23-09

Summary

On November 8, 2016, Alachua County, Florida voters approved "Wild Spaces Public Places," an eight-year, one-half percent sales tax to be collected in the County to acquire and improve conservation lands and create, improve, and maintain parks and recreational facilities within the County; and Alachua County, Florida placed a referendum on the ballot for November 8, 2022, whereby a one-percent sales tax was to be imposed, if passed, for the purpose of funding Wild Spaces Public Places and infrastructure beginning on January 1, 2023.

The ballot initiative was passed by a majority of voters in the November 8, 2022 election; and The Alachua County Commission has proposed $6 million total in grant funds from Wild Spaces Public Places and Infrastructure Sales Tax to the City of Gainesville, Florida, and an additional $6 million collectively to all nine (9) Alachua County Cities.

The majority of cities in Alachua County, Florida have agreed upon a proposed distribution of the grants to cities in Alachua County by an even split of either of the two following as follows.

1. Even split among all municipalities in the County, excluding Gainesville, for a total of $750,000; or,
2. Even split among all municipalities in the County, including Gainesville, for a total of $666,666.67

FINANCIAL IMPACT: Yes

FUNDING SOURCE: Other

ATTACHMENTS:

Description

- Resolution 23-09

RESOLUTION 23-09

A RESOLUTION OF THE CITY OF ALACHUA, FL; RELATING TO THE PROPOSED DISTRIBUTION OF THE FUNDS RECEIVED FROM THE ONE-PERCENT SALES TAX FOR WILD SPACES PUBLIC PLACES AND INFRASTRUCTURE; ESTABLISHING AND SUPPORTING PROPOSED ALLOCATION AND DISTRIBUTION AMONGST ALACHUA COUNTY, FLORIDA CITIES; AND PROVIDING EFFECTIVE DATE.

WHEREAS, On November 8, 2016, Alachua County, Florida voters approved "Wild Spaces Public Places," an eight-year, one-half percent sales tax to be collected in the County to acquire and improve conservation lands and create, improve, and maintain parks and recreational facilities within the County; and

WHEREAS, Alachua County, Florida placed a referendum on the ballot for November 8, 2022, whereby a one-percent sales tax was to be imposed, if passed, for the purpose of funding Wild Spaces Public Places and Infrastructure starting on January 1, 2023; and

WHEREAS, The ballot initiative was passed by a majority of voters in the November 8, 2022 election; and

WHEREAS, The Alachua County Commission has proposed $6 million total in grant funds from Wild Spaces Public Places and Infrastructure Sales Tax to the City of Gainesville, Florida, and an additional $6 million collectively to all nine (9) Alachua County Cities; and

WHEREAS, The majority of cities in Alachua County, Florida have agreed upon a proposed distribution of the grants to cities in Alachua County; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA AS FOLLOWS:

1. The City hereby expresses its support of a unified plan for the allocation and distribution of Wild Spaces Public Places and Infrastructure Sales Tax grant funds as generally described below in support of either option:

Even Split (excluding Gainesville):

Municipality	Grant Amount
City of Alachua	$750,000
City of Archer	$750,000
City of Gainesville	$0.00
City of Hawthorne	$750,000
City of High Springs	$750,000
Town of La Crosse	$750,000
Town of Micanopy	$750,000
City of Newberry	$750,000
City of Waldo	$750,000

Even Split (including Gainesville):

Municipality	Grant Amount
City of Alachua	$666,666.67
City of Archer	$666,666.67
City of Gainesville	$666,666.67
City of Hawthorne	$666,666.67
City of High Springs	$666,666.67
Town of La Crosse	$666,666.67
Town of Micanopy	$666,666.67
City of Newberry	$666,666.67
City of Waldo	$666,666.67

2. The Mayor and the City Manager, as attesting witnesses, are hereby authorized to execute any formal agreement implementing or supporting a unified plan for the allocation and distribution of any Wild Spaces Public Places and Infrastructure Sales Tax grant monies and all other necessary and customary documents in furtherance thereof on behalf of the City.

3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 22th day of May, 2023.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

Mike DaRoza, City Manager/Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/22/2023
SUBJECT: Resolution 23-10: Amending the Fiscal Year 2022-2023 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.
PREPARED BY: Robert A. Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
Adopt Resolution 23-10.

Summary

The Children's Trust of Alachua County (CTAC) issued Request for Proposals (RFP) 2022-03 for summer camp and enrichment services on January 14, 2022. The Children's Trust of Alachua County (CTAC) Board subsequently approved the RFP application submitted by the City of Alachua.

On February 13, 2023, the City Commission authorized the execution of the first renewal contract between CTAC and the City. This agreement provides funding for summer programs to be held at Legacy Park in an amount not to exceed sixty-six thousand six hundred and sixty-five dollars ($66,665). Additional funding of twenty thousand-dollars ($20,000) is projected to be received from non-CTAC funded enrollment fees.

Subsequently, the CTAC Board approved budget increases for cost-of-living. As a result, on May 3, 2023, an amendment was executed awarding an additional four thousand two hundred sixty-six dollars and fifty-six cents ($4,266.56).

In order to account for revenues and expenses of the summer programs, it is necessary to adopt Resolution 23-03 increasing the Fiscal Year 2022-2023 Children's Trust Grant Special Revenue Fund budget.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:4267.00

FUNDING SOURCE: Grants, Other

COMMISSION GOALS:
Quality of Life, Community Enhancement, Strengthen Community Services

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ATTACHMENTS:

Description

- Resolution 23-10
- Resolution 23-10 Exhibit A
- CTAC Agreement
- CTAC Amendment

RESOLUTION 23-10

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2022-2023 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.

WHEREAS, the Children's Trust of Alachua County had issued Request for Proposals (RFP) 2022-03; and,

WHEREAS, the City, submitted an application in response to said RFP that met the needs and purposes of the RFP; and,

WHEREAS, the City Commission authorized execution of a contract between the Children's Trust of Alachua County and the City on March 28, 2022;

WHEREAS, the City Commission authorized the renewal of a contract between the Children's Trust of Alachua County and the City on February 13, 2023; and,

WHEREAS, the Children's Trust of Alachua County Board executed an amendment to the agreement to provide budget increases related to cost-of-living adjustments on May 3, 2023;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:

1. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2022-2023 Budget by increasing the Children's Trust Grant Special Revenue Fund and appropriating the amount of four thousand two hundred sixty-seven dollars ($4,267) as reflected in the budget amendment attached hereto as Exhibit A.

2. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 22nd day of May, 2023.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	Children's Trust Fund	Non-Departmental	Children's Trust Grants	061-000.0000-337.6001	4,267.00	
2	Children's Trust Fund	Rec. Legacy Summer Camp	Other Current Charges	061-569.4110-503.4900		4,267.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
				AMENDMENT/TRANSFER TOTALS	4,267.00	4,267.00
				COMBINED TOTAL		8,534.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget for the Children's Trust Fund pursuant to Resolution 23-10.

APPROVED BY: _____

FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR — DATE

APPROVED BY: _____

CITY MANAGER — DATE

FIRST RENEWAL TO AGREEMENT NO. 13386 FOR CTAC BETWEEN THE CHILDREN'S TRUST OF ALACHUA COUNTY AND CITY OF ALACHUA

THIS **FIRST** RENEWAL TO AGREEMENT, made and entered into this 14 day of February A.D. 2023, by and between the Children's Trust of Alachua County, a government agency taxing district in Alachua County, hereinafter referred to as the "CTAC," and "CITY OF ALACHUA", a municipality in Alachua organized under the laws of the State of Florida, hereinafter called "Agency." Collectively hereinafter CTAC and the Agency are referred to as the "Parties".

WITNESSETH:

WHEREAS, pursuant to Request for Funding Proposals 2022-03 the Parties hereto previously entered into the *Agreement No. 13386 for CTAC between the Children's Trust of Alachua County and City of Alachua.*, dated April 1, 2022 (the "Agreement") for the provision of the CTAC providing funds to the Agency for their program, Legacy Park Multipurpose Center Summer Camp; and,

WHEREAS, pursuant to the Agreement, the Agency has requested to extend the term of the Agreement through August 31, 2023; and

WHEREAS, the CTAC deems it in the best interest of the Parties to extend the term of the Agreement as requested by the Agency,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree to amend the Agreement as follows:

SECTION 1. of the Agreement, **Term,** is amended in its entirety to read:

A. This agreement shall commence on April 1st, 2023, and continue through and including August 31st, 2023, unless earlier terminated, as provided herein. CTAC performance and obligation to pay under this agreement is contingent upon a specific annual appropriation by the Children's Trust of Alachua County. The parties hereto understand that this Agreement is not a commitment of future appropriations.

SECTION 2. Scope of services is amended to include updated scope of services referenced as attachment A.

SAVE and EXCEPT as expressly amended herein, all other terms and provisions of the original Agreement between the parties shall be and remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this **First** Renewal to Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: Marsha Kiner
Marsha Kiner (Feb 14, 2023 13:19 EST)

Marsha Kiner
Executive Director
Date: February 14, 2023

APPROVED AS TO FORM

Bob Swain (Feb 14, 2023 12:42 EST)

Alachua County Attorney's Office

AGENCY

ATTEST (By Corporate Officer)
By:
Print: ROBERT A. BONETTI
Title: FAS DIRECTOR

By:
Print: MIKE DAROZA
Title: CITY MANAGER
Date: 2/13/23

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS. IF A NATURAL PERSON, THEN YOUR SIGNATURE SHOULD BE NOTARIZED. SAMPLE FORMATS FOR NOTARY ARE AVAILABLE ON THE INTRANET UNDER THE PURCHASING/PROCUREMENT SECTION.

FUNDING SOURCE

	FISCAL YEAR	AMOUNT	ACCOUNT NO.
KG	2023	$66,665	001.15.1500.569.82.22

Section 1: Site Profile: Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site Summary section. At least one site is required for application to be considered complete

1.Site Information

Organization Name	City of Alachua
Site Name	Legacy Park Multipurpose Center
Site Address	15400 Peggy Road
Site Contact Name/Phone/E-mail:	Robert Bonetti / 386-418-6165 / rbonetti@cityofalachua.com
Site Enrollment Phone # and Website	386-462-1610
Social Media Links (Facebook/Instagram/Twitter)	cityofalachua/facebook.com
Site Grades Served Note: Grades served should reflect year child would enter In the 2023-24 school year	The Legacy Park Summer Adventure Camp will serve grades K-8.
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: 6/5/23 # Of Weeks of Programming: 7 Additional Details: End Date: 7/28/23 Hours of operations: 10

Summer 2023
Days of Youth Programming to Be Offered

Please add a "x" for each day summer camp programming will be offered:

June 2023

S	M	T	W	T	F	S
28	29	30	31*	1 ☐	2 ☐	3 ☐
4 ☐	5 ☒	6 ☒	7 ☒	8 ☒	9 ☒	10 ☐
11 ☐	12 ☒	13 ☒	14 ☒	15 ☒	16 ☒	17 ☐
18 ☐	19 ☒	20 ☒	21 ☒	22 ☒	23 ☒	24 ☐
25 ☐	26 ☒	27 ☒	28 ☒	29 ☒	30 ☒	1 X

July 2023

S	M	T	W	T	F	S
2 ☐	3 ☐	4 ☐	5 ☐	6 ☐	7 ☐	8 ☐
9 ☐	10 ☒	11 ☒	12 ☒	13 ☒	14 ☒	15 ☐
16 ☐	17 ☒	18 ☒	19 ☒	20 ☒	21 ☒	22 ☐
23 ☐	24 ☒	25 ☒	26 ☒	27 ☒	28 ☒	29 ☐
30 ☐	31 ☐					

August 2023

S	M	T	W	T	F	S
		1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
6 ☐	7 ☐	8 ☐	9 ☐	10*	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

*School ends on May 31, 2023
June 19th is Juneteenth
July 4th is Independence Day
*School starts on August 10, 2023

Expected Attendance of Children Describe expected attendance of children at your program. How many days per week will they attend? How many hours in a day will they attend? How many weeks will they attend?	**Hours per Day:** 10 **Days per Week:** 5 **# of weeks expected to attend:** 7
Site Description: Provide a brief description of the facility, including amenities, number of rooms, maximum occupancy, and any other information to show that the facility can safely meet the needs of children during the summer	Legacy Park Multipurpose Center is a 40,000 sq ft. multipurpose recreational/cultural facility that includes 4 full length basketball/volleyball courts. It also has 4 multipurpose classrooms. On the property is an inclusive playground that serves children ages 8-12, two high school dimension soccer fields, and an amphitheater. Maximum capacity for camp would be 150 students Conjoined to Legacy Park is the Hal Brady Recreation Complex. This complex has 3 softball fields, a large playground, 2 baseball fields, skate park, splash park, and an indoor basketball/volleyball court.
Executive Summary: Provide an executive summary of the program and services offered at this site (100 words or less). This summary will be used in reports and promotional materials developed by CTAC	Through the Legacy Park Summer Adventure Camp children will have the opportunity to challenge their brains and learn new things during the summer break. Each day campers will discover new skills, build self-confidence, make new friends, and feel a sense of achievement. Camp activities include art, music, swimming, character development, games, sports, and outdoor activities.
Site Staffing: Describe how your site will provide appropriate staffing to ensure safe and enriching programming. Refer to the RFP guidelines as staffing requirements including positions and ratios when completing site staffing.	The Camp Counselors and Camp Administrator (Director) will be highly qualified. We will advertise at our local schools to recruit teachers and paraprofessionals for these positions. These individuals will have general working knowledge of sports activities (softball, basketball, volleyball, soccer, tennis, games), arts and crafts, environmental sciences, cultural arts, etc. Skills in organizing, supervising, and disciplining children, and creating a positive camp environment. They must have the ability to work effectively with children 5-14 years of age. The ratio for the Legacy Park Summer Adventure Camp will be 1:15 counselor to child to ensure a safe and enriching environment.

Attachment B

1. Site Budget Summary

Site Name Legacy Park Multipurpose Center

Budget Item	Description	Request Amount	Additional details to support request including justification of requested amount. This section must be completed.
Enrollment/Registration Fees	CTAC will cover a one-time enrollment and/or registration fee per child receiving a CTAC scholarship. Complete the following fields to calculate request amount: A) Cost per enrollment fee requested from CTAC: $78 B) # Of children to receive enrollment fees: 100 C) Enrollment Fee request amount (A X B=C) $7,800	$7,800	Cost of T-Shirts, Food/Snacks, and Camp Safety Kit
Scholarships (Full)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals, etc.) Complete the following fields to calculate request amount: A) Cost per Scholarships (Full) requested from CTAC: $58 B) # Of children to receive Scholarships (Full): 80 C) # Of weeks children are expected to attend camp: 7 D) Scholarships (Full) Total (A X B X C): $32,480	$32,480	Counselors(10)- $15/Hr+3 admin cost + 16 hours training Camp Director - $25/hr + 16 Hours of training
Scholarships (Partial)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals etc.). Complete the following fields to calculate request amount: A) Cost per Scholarships (Partial) requested from CTAC: $29 B) # Of children to receive Scholarships (Partial): 20 C) # Of weeks children are expected to attend camp: 7 D) Scholarships (Partial) Total (A X B X C): $4,060	$4,060	Counselors(10)- $15/Hr+3 admin cost + 16 hours training Camp Director - $25/hr + 16 Hours of training
Materials	CTAC will cover the costs of materials of full/partial scholarship children to participate in summer camp activities. The reimbursement of material is based on the ratio of CTAC sponsored children. The CTAC logo should be added to material where applicable on all SWAG items i.e., water bottles, T-shirts, and bags. The proof/mockup from the vendor must be included with your reimbursement request.	$3,000	Equipment, arts/crafts supplies
Fieldtrip	CTAC will cover the costs of full/partial scholarship children to participate in field trips including admission costs. All field trip expenses will include copies of field trip attendance for verification. Proof of attendance must be submitted with the request for reimbursement. Please refer to the checklist and information in the provider handbook before submitting reimbursement request for field trips.	$11,000	AMC Movies, Cade Museum, Gainesville Pool, Flip Factory, SeaWorld, Santa Fe Zoo, Skate Station

Transportation	CTAC will only cover the cost of scholarship recipients that attended the day of the field trip. These expenses for buses, vehicle rentals, gas etc. Vehicle rentals are limited to charters and vans Transportation costs excluding gratuity and insurance coverage will be reimbursed. A detailed travel/mileage log documenting vehicle use for necessary summer camp travel must be maintained by the provider. Include this log with transportation reimbursement requests.	$7,500	Charter Bus at end of Camp
Background Checks	CTAC will cover the costs for all staff to receive Level 2 background checks.	$825	11 Staff X $75 per Background Check
	Site 1 Total Request:	$66,665	

Section 2: Site Profile: Skip this section if no more site profiles are needed. Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site and Budget Summary section. At least one site is required for application to be considered complete

2 Site Information

Organization Name			
Site Name			
Site Address			
Site Contact Name/Phone/E-mail:			
Site Enrollment Phone # and Website			
Social Media Links (Facebook/Instagram/Twitter)			
Site Grades Served Note: Grades served should reflect year child would enter in the 2023-24 school year			
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: End Date:	# of Weeks of Programming: Hours of operations:	Additional Details:

Section 5: Site and Budget Summary

Site Name	Enrollment/Registration Fees		Scholarships (Full)		Scholarships (Partial)		Materials	Fieldtrips	Transportation	Background Checks	Site Total Request
Legacy Park Multipurpose Center	# Of children: 100	Amount: $7,800	# Of children: 80	Amount: $32,480	# Of children: 20	Amount: $4,060	3,000	11,000	7,500	$825	$66,665
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
Total	100	$7,800	80	$32,480	20	$4,060	$3,000	$11,000	$7,500	$825	$66,665

CONTRACT FOR SERVICES
N0.13386
BETWEEN THE CHILDREN'S TRUST OF ALACHUA COUNTY AND CITY OF ALACHUA

THIS CONTRACT made and entered into this 3rd day of May _, A.D., 20_22 by and between the Children's Trust of Alachua County, a government agency taxing district in Alachua County, hereinafter referred to as the "CTAC", and "CITY OF ALACHUA", a municipality in Alachua County, organized under the laws of the State of Florida hereinafter called the "Contractor". Collectively hereinafter CTAC and the Contractor are referred to as the "Parties".

WITNESSETH:

WHEREAS, the CTAC is authorized under§ 125.901, Fla. Stat., and§ 26.01, Fla. Stat., *et. seq.* Alachua County Code of Ordinances, for the purpose of providing children's services throughout Alachua County; and,

WHEREAS, the CTAC Is charged with providing for a number of developmental and supportive services for children as set forth in § 125.901, Fla. Stat.; and,

WHEREAS, CTAC is desirous of entering into an Agreement with "CITY OF ALACHUA" to support programs and its services provided by the Contractor;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree as follows:

Section 1. Term:

A. This agreement shall commence on April 1st, 2022 and continue through and including September 30th, 2022, unless earlier terminated, as provided herein. CTAC performance and obligation to pay under this agreement is contingent upon a specific annual appropriation by the Children's Trust of Alachua County. The parties hereto understand that this Agreement is not a commitment of future appropriations.

Section 2. Scope of Services:

A. The Services will be performed by Contractor as specified in **Attachment A**: Scope of Services. Contractor's performance will be measured in accordance with **Attachment E** and as otherwise provided herein.

Section 3, Maximum Indebtedness:

A. The maximum indebtedness under this agreement is (SIXTY-SIX THOUSAND AND SIX HUNDRED-SIXTY-FIVE DOLLARS) ($66,665) for (2022) contract year.

Section 4. Billing and Compensation:

A. For the performance of the services detailed in Section 2 of this Agreement of the CTAC shall pay the Agency an amount not to exceed ($66,665) as specified in the Program Budget in **Attachment B**

B. Compensation. CONTRACTOR will be paid by the CTAC for the Services as follows:

1. Advance Payment - Upon completion of Deliverable 1 in Attachment D the Contractor may invoice the CTAC for an advance payment of 25% of the scholarship amount as listed on Form 2- Site Profile. The Contractor will not receive any additional payments until the advance has been trued up with actual services delivered.
2. Subsequent payments will be made on a monthly basis based on each site's weekly enrollment. To be considered enrolled, proper demographic information and at least on day of attendance in the week the child is enrolled is required (see Data and Reporting, **Attachment F)**
3. Enrollment Fees will be reimbursed in the same manner as in #2 above.
4. Materials and Field Trips will be reimbursed on a cost-reimbursement basis.

C. Submission of the Contractor's invoice for final payment shall further constitute the Contractor's representation to the CTAC that, upon receipt by the Contractor of the amount invoiced, all obligations of the Contractor to others, including its consultants, incurred in connection with the Program, will be paid in full, that the services or expenses have not been reimbursed by another contractor, and that the services provided served a public purpose. The Contractor shall submit invoices via e-mail to invoice@childrenstrustofalachuacounty.us, or to the CTAC at the following address.

Children's Trust of Alachua County
PO Box 5669
Gainesville, FL 32627

D. In the event that the CTAC becomes credibly informed that any representations of relating to payment are wholly or partially inaccurate, the CTAC may withhold payment of sums then or in the future otherwise due to the Contractor until the inaccuracy, and the cause thereof, is corrected to the CTAC's reasonable satisfaction.

E. Payments for all sums are contingent upon meeting the deliverables described in **Attachment D:** Deliverables and the approval of all supporting documentation required by the CTAC. All invoices shall contain the following statement "This request for payment is subject to Section 837.06 Florida Statutes." Invoices for payment shall be made in accordance with the provisions of Chapter 218, Part VII Florida Statutes (Local Government Prompt Payment Act).

F. The Contractor shall submit invoices by the 15th of every month and its final invoice for the grant period by October 15th of each year. The CTAC has no obligation to provide reimbursement to the Contractor for invoices which include expenses incurred in any previous grant period if submitted after October 15, 2022.

G. Invoice payments shall be sent to:
Finance Department
City of Alachua
PO Box 9
Alachua, Fl 32616
finance@cityofalachua.org

Section 5. **Audit, Records, and Reporting:**

A. The Contractor agrees to:

1) Maintain financial records and reports relating to the utilization of funds.

2) Maintain books, records, documents, invoices, and other evidence and accounting procedures and practices such as will permit the Contractor to sufficiently and properly reflect all direct costs of any nature associated with the program.

3) Permit all such records described in 1) and 2) above to be subject to inspection, review, and audit by the CTAC.

B. Reports specified in **Attachment F** shall be submitted as described in **Attachment D.** The CTAC reserves the right to change the forms or formats of the reports without prior written notice to the Contractor. The Contractor shall submit these reports via email (dcarruthers@childrenstrustofalachuacounty.us) or to CTAC following address:

Children's Trust of Alachua County
PO Box 5669
Gainesville, FL 32627

C. The CTAC may defer payment to the Contractor for non-compliance with contract deliverables or program requirements.

Section 6. Default and Termination:

A. The failure of the Contractor to comply with any provision of this Agreement will place the Contractor in default. Prior to terminating the Agreement, the CTAC will notify the Contractor in writing. This notification will make specific reference to the provision which gave rise to the default. The CTAC will give the Contractor seven (7) days to submit a plan for curing the default. In the event the default situation is not corrected within the allotted time or to the satisfaction of the CTAC, prior to formal termination the Parties agree to mediation of the dispute or disputes and shall participate in good faith. The mediation shall be conducted by a professional mediator mutually agreed to by the parties under the Florida mediation rules. Mediation shall be held no longer than twenty-one (21) days after the notice of default.

B. The CTAC may also terminate the Agreement without cause by providing ten (10) days written notice to the Contractor (hereinafter, "Termination for Convenience"). The CTAC Contract Manager is authorized to provide written notice of Termination for Convenience on behalf of the CTAC. Upon such notice, the Contractor will immediately discontinue all Services affected (unless the notice directs otherwise) and deliver to the CTAC all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Contractor in performing this Agreement, whether completed or in process. In the event of such Termination for Convenience, the Contractor's recovery against the CTAC shall be limited to that portion of the Annual Contract Price earned through the date of termination, but the Contractor shall not be entitled to any other or further recovery against the CTAC, including, but not limited to, damages, consequential or special damages, or any anticipated fees or profit on portions of the Services not performed.

C. If funds to finance this Agreement become unavailable, the CTAC may terminate the Agreement with no less than twenty-four (24) hours' notice in writing to the Contractor. The CTAC will be the final authority as to the availability of funds. The CTAC will pay the Contractor for all Services completed prior to delivery of notice of termination. In the event of such Termination, the Contractor's recovery against the CTAC shall be limited to that portion of the Annual Contract Price earned through the date of termination, but the Contractor shall not be entitled to any other or further recovery against the CTAC, including, but not limited to, damages, consequential or special damages, or any anticipated fees or profit on portions of the Services not performed.

Section 7. Monitoring:

A. To the extent law, statute or ordinance does not limit a grant of access solely by the authority of the Contractor, the Contractor, by accepting public funds, agrees to permit persons duly authorized by the CTAC to inspect all records, papers, documents, facilities, goods, and services of the Contractor and interview any employees and clients of the Contractor to be assured of

satisfactory performance of the terms and conditions of this Agreement. When applicable, the CTAC will identify any deficiencies to the Contractor in writing and the Contractor will prepare a corrective action plan to rectify all deficiencies noted. The Contractor's failure to correct the deficiencies within the agreed upon time period may result in the CTAC withholding payments or the Contractor being deemed in breach or default resulting in termination of this Agreement.

Section 8. Modifications:

A. This Agreement may be modified and amended by mutual agreement of the parties; however, any modification shall only become effective upon incorporation of a written amendment to this Agreement, duly executed by both parties. The Parties further agree to renegotiate this Agreement if federal and/or state revision of any applicable laws or regulations makes changes in this Agreement necessary.

Section 9. Notices:

A. Except as otherwise provided in this Agreement any notice of default or termination 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. All notices shall be deemed delivered two (2) business days after mailing, unless by personal delivery in which case delivery shall be deemed to occur upon actual receipt by the other party. For purposes of all notices, the Contractor and the CTAC representatives are:

CTAC:
Executive Director, Children's Trust of Alachua County
c/o Children's Trust Custodian of Public Records
PO Box 5669
Gainesville, **FL** 32627

Contractor:
City of Alachua
City Manager
PO Box 9
Alachua, FL 32616

A copy of any notice shall also be sent to:

Alachua County:
J.K. "Jess" Irby, Esq.
Clerk of the Circuit Court
12 S.E. 1st Street
Gainesville, Florida 32602 ·
Attn: Finance and Accounting

Section 10. Assignment of Interest:

A. Neither party will assign or transfer any interest in this Agreement without prior written consent of the other party.

Section 11. Independent Contractor:

A. In the performance of this Agreement, the Contractor will be acting in the capacity of an independent contractor and not as an agent, employee, partner, joint venture, or associate of the CTAC. The Contractor is solely responsible for the means, method, techniques, sequence, and procedure utilized by the Contractor in the full performance of this Agreement. Neither the Contractor nor any of its employees, officers, agents, or any other individual directed to act on behalf of the Contractor for any act related to this Agreement shall represent, act, or purport to act or be deemed to be the agent, representative, employee, or servant of the CTAC.

B. For Independent Contractors outside the construction industry with fewer than four employees choosing not to secure workers' compensation coverage under the Florida Workers' Compensation Act, the Independent Contractor outside the construction industry verifies that it has posted clear written notice in a conspicuous location accessible to all employees, telling employees and others of their lack of entitlement to workers' compensation benefits.

C. Policies and decisions of the Contractor, which may be represented by the Contractor in performance of this Agreement, shall not be construed to be the policies or decisions of the CTAC.

Section 12. Indemnification:

A. To the maximum extent permitted by Florida law, the Contractor shall indemnify and hold harmless the CTAC and its officers and employees from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor or anyone employed or utilized by the Contractor in the performance of this Agreement. The Contractor agrees that indemnification of the CTAC shall extend to any and all Services performed by the Contractor, its subcontractors, employees, agents, servants or assigns.

B. The Contractor's obligation to indemnify under this Article will survive the expiration or earlier termination of this Agreement until it is determined by final judgment that an action against the CTAC or an indemnified party for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations.

C. This obligation shall in no way be limited in any nature whatsoever by any limitation on the amount or type of Contractor insurance coverage. This indemnification provision shall survive the termination of the Agreement between the CTAC and the Contractor.

D. Nothing contained herein shall constitute a waiver by the CTAC of sovereign immunity or the provisions or limits of liability of§ 768.28, Fla. Stat.

E. Paragraphs A-D do not apply to any Contractor which is a government entity protected by Sovereign Immunity under § 768.28, Fla. Stat. For those Agencies, the Parties agree that each party shall be responsible for their own negligence and that of their employees as provided under§ 768.28, Fla. Stat. without any additional waiver of sovereign immunity.

Section 13. Insurance:

A. The Contractor will procure and maintain insurance throughout the entire term of this Agreement of the types and in the minimum amounts detailed in Attachment C. A current Certificate of Insurance showing coverage of the types and in the amounts required is attached . hereto as [Attachment C].

B. Additionally, proof of automobile insurance will be required in the event the Contractor transports children as part of their program.

Section 14. Laws & Regulations:

A. The Contractor will comply with all laws, ordinances, regulations, and building code requirements applicable to the Services required by this Agreement. The Contractor is presumed to be familiar with all state and local laws, ordinances, code rules and regulations that may in any way affect the Services outlined in this Agreement. If the Contractor is not familiar with state and local laws, ordinances, code rules and regulations, the Contractor remains liable for any violation and all subsequent damages or fines. This section includes, but is not limited to background checks as required under Florida law for direct services involving children.

B. As described in Attachment F, if at any time contractor is aware of or suspects that abuse, neglect, or exploitation of children, disabled persons, or aged persons has occurred, as defined in Chapters 39 and 415, Florida Statutes, he/she is required to report immediately such known or suspected abuse or neglect to the Florida Abuse Registry by calling 1-800-962-2873.

Section 15. E-Verify:

A. Pursuant to Section 448.095, Florida Statutes, the Contractor must register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees prior to entering into this Agreement. The Contractor shall include in all contracts with subcontractors performing Work pursuant to this Agreement, an express requirement that subcontractors utilize the federal E-Verify system in accordance with the terms governing use of the system to confirm employment eligibility of all new employees hired by subcontractors during the term of this Agreement. Subcontractor shall provide the Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with unauthorized aliens and the Contractor will provide a copy of such affidavit to the CTAC. If the CTAC has good faith belief that the Contractor has violated this section the CTAC will terminate this Agreement. If the CTAC has good faith belief that a subcontractor violated this section, but the Contractor has otherwise complied with this section, the CTAC will notify the Contractor and the Contractor will terminate its agreement with such subcontractor.

Section 16. **Non-Waiver:**

A. The failure of either party to exercise any righ,t shall not be considered a waiver of such right in the event of any further default or non-compliance.

Section 17. **Severability:**

A. If any provisions of this Agreement shall be declared illegal, void, or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.

Section 18. **Entire Agreement:**

A. This Agreement contains all the terms and conditions agreed upon by the Parties.

Section 19. **Collusion:**

A. By signing this Agreement, the Contractor declares that this Agreement is made without any previous understanding, agreement, or connections with any persons, contractors, or corporations and that this Agreement is fair, and made in good faith without any outside control, collusion, or fraud.

Section 20. **Conflict of Interest:**

A. The Contractor warrants that neither it nor any of its employees have any financial or personal interest that conflicts with the execution of this Agreement. The Contractor shall notify the CTAC of any conflict of interest due to any other clients, contracts, or property interests.

Section 21. **Third Party Beneficiaries:**

A. This Agreement does not create any relationship with, or any rights in favor of, any third party.

Section 22. **Governing Law and Venue:**

A. This Agreement is governed in accordance with the laws of the State of Florida. Venue is in Alachua County, Florida in a Court of Competent Jurisdiction.

Section 23. **Construction:**

A. 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.

Section 24. **Project Records:**

A. General Provisions:

I) Any document submitted to the CTAC may be a public record and is open for inspection or copying by any person or entity. "Public records" are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any Contractor per § 119.011(11), Fla. Stat. Any document is subject to inspection and copying unless exempted under§ 119, Fla. Stat., or as otherwise provided by law.

2) In accordance with § 119.0701, Fla. Stat., the Contractor, *when acting on behalf of the CTAC,* as provided under § 119.012(2), Fla. Stat., shall keep and maintain public records as required by law and retain them as provided by the General Records Schedule established by the Department of State. Upon request from the CTAC's Custodian of Public Records, provide the CTAC with a copy of the requested records or allow the records to be inspected or copied within a reasonable time unless exempted under § 119, Fla. Stat., or as otherwise provided by law. Additionally, they shall provide the public records at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3) The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the Professional does not transfer the records to the CTAC.

B. Confidential Information:

I) During the term of this Agreement or license, the Contractor may claim that some or all of information, including, but not limited to, software documentation, manuals, written methodologies and processes, pricing, discounts, or other considerations (hereafter collectively referred to as "Confidential Information"), is, or has been treated as confidential and proprietary in accordance with§ 812,081, Fla. Stat., or other law, and is exempt from disclosure under§ 119, Fla. Stat., the Public Records Law. The Contractor shall clearly identify and mark Confidential Information as "Confidential Information" or "CI" and the CTAC shall use reasonable efforts to maintain the confidentiality of the information properly identified as "Confidential Information" or "CI",

2) The CTAC shall promptly notify the Contractor in writing of any request received by the CTAC for disclosure of the Contractor's Confidential Information and the Contractor may assert any exemption from disclosure available under applicable law or seek a protective order against disclosure from a court of competent jurisdiction. The Contractor shall protect, defend, indemnify, and hold the CTAC, its officers, employees, and agents free and harmless from and against any

claims or judgments arising out of a request for disclosure of Confidential Information. The Contractor shall investigate, handle, respond to, and defend, using counsel chosen by the CTAC, at the Contractor's sole cost and expense, any such claim, even if any such claim is groundless, false, or fraudulent. The Contractor shall pay for all costs and expenses related to such claim, including, but not limited to, payment of attorney fees, court costs, and expert witness fees and expenses. Upon completion of this Agreement or license, the provisions of this paragraph shall continue to survive. The Contractor releases the CTAC from claims or damages.related to disclosure by the CTAC. If the Contractor is a Public Contractor under the laws of the State of Florida, there shall be no claim for indemnification, but the Contractor shall identify all confidential information they provide to the CTAC.

C. Project Completion:

1) Upon completion of, or in the event this Agreement is terminated, the Contractor, *when acting on behalf of the CTAC* as provided under § 119.011(2), Fla. Stat., shall transfer, at no cost, to the CTAC all public records in possession of the Contractor or keep and maintain public records required by the CTAC to perform the service. If the Contractor transfers all public records to the CTAC upon completion or termination of the Agreement, it must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion or termination of the Agreement all applicable requirements for retaining public records shall be met. All records stored electronically shall be provided to the CTAC, upon request from the CTAC's Custodian of Public Records, in a format that is compatible with the information technology systems of the CTAC.

D. Compliance:

1) An Applicant who fails to provide the public records to the CTAC within a reasonable time may be subject to penalties under§ 119.10, Fla. Stat.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF§ 119, Fla. Stat., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CTAC REPRESENTATIVE AT:

E-MAIL: publierecordrequests@childrenstrustofalachuacounty.us
PHONE: (352) 374-1830
ADDRESS: P.O. Box 5669, Gainesville, FL 32627

Section 25. Communications:

A. The Contractor shall maintain a working e-mail address and shall respond to e-mail communications from the CTAC Contract Manager within twenty-four (24) business hours from the time the e-mail was received electronically. The Contractor agrees to notify the CTAC Contract Manager of any changes in e-mail, staff, Board of Directors, postal mailing address, etc. within twenty-four (24) hours of the change. The Contractor agrees to add the e-mail and postal mailing

addresses of the CTAC Contract Manager to any mailing lists utilized for the purpose of announcements, status reports, and the like. The contractor is responsible for ensuring that emails from CTAC are not diverted to its SPAM filter.

Section 26. No Religious or Sectarian Requirement:

A. In accordance with Article 1, Section 3, Florida Constitution, and other applicable law, the funding provided under this Agreement may not be used in aid of any church, sect, or religious denomination or in aid of any sectarian institution. The program shall not promote the religion of the provider, be significantly sectarian in nature, involve religious indoctrination, require participation in religious ritual, or encourage the preference of one religion over another.

Section 27. Non-Discrimination:

A The parties agree not to discriminate against any person on grounds of race, ethnicity, national origin, color, religion, age, disability, sex, pregnancy status, gender identity, sexual orientation, marital status, genetic information, political opinions or affiliations, veteran status, or other legally protected classes under the laws of the State of Florida or the federal government.

Section 28. Force Majeure:

A Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under the Agreement due directly or indirectly from acts of God, accidents, fire, explosions, earthquakes, floods, water, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, terrorism, pandemics or health crises, strikes, or labor disputes.

Section 29. Award Acknowledgement of Support:

A. The Contractor agrees to acknowledge the CTAC's support in all materials as specified on the CTAC website at:

https://www.childrenstrustofalachuacounty.us/funding/page/provider-resources

Section 30. Electronic Signatures.

A. 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. The County shall determine the means and methods by which electronic signatures may be used to execute this Agreement and shall provide the Contractor with instructions on how to use said method. Delivery of this Agreement or any other document contemplated hereby bearing an manually written or electronic signature by facsimile transmission (whether directly from one

facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), 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.

Section 31. Counterparts:

A. 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 fax or e-mail with pdf attachment by a party or its designated legal counsel of an executed counterpart of this Contract shall constitute valid and sufficient delivery in order to complete execution and delivery of this Contract and bind the parties to the terms hereof.

Section 32. Contract Documents:

This Contract consists of the following documents which are hereby incorporated as if fully set forth herein and which, in case of conflict, shall have priority in the order listed:

A. This document, as modified by any subsequent signed amendments
B. Any amendments to the RFP
C. The RFP as originally issued
D. Any Purchase Order under the Contract
E. The Response, provided that any terms in the Response that are prohibited under the RFP shall not be included in this Contract.

WITNESS WHEREOF, the parties have caused this Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: Kristy Goldwire

Kristy Goldwire
Acting Executive Director
Date:
May 3, 2022

APPROVED AS TO FORM

Attorney for the Trust

CONTRACTOR

ATTEST (By Corporate Officer)

By:&
Print: r.;:,-/J Caer pe/
Title: a 4oc

By:
Print: MIKE DARO-ZA
Title: CITY MANAGER
Date: 9/2/22

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS. IF SIGNATURE AUTHORITY IS PROVIDED, ATTESTATION WILL NOT BE NECESSARY.

FUNDING SOURCE

FISCAL YEAR	AMOUNT	ACCOUNT NO.
2022	$66,665	001.15.1500.569.82.00

Attachment A

Section 3: Site Profile: Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site Summary section. At least one site is required for application to be considered complete

1. Site Information

Organization Name	City of Alachua
Site Name	Legacy Park Multipurpose Center
Site Address	15400 Peggy Road
Site Contact Name/Phone/E-mail:	Elliot Harris 352-213-4125/eharris@_cityofalachua.eom
Site Enrollment Phone# and Website	386-462-1610
Social Media Links(Facebook/Instagram/Twitter	**)CitvofAlachua/facebook.com**
Site Grades Served Note: Grades served should reflect year child would enter in the 2022-23 school year	The Legacy Park Summer Adventure Camp will serve grades K-8.
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: 6/6/20 # of Weeks of Programming? Additional Details: End Date: 7/29/22 Hours of operations: 7:00am-5:00pm
Expected Attendance of Children Describe expected attendance of children at your program. How many days per week will they attend? How many hours in a day will they attend? How many weeks will they attend?	Hours per Day: 110 Days per Week: 5 # of weeks expected to attend: 7
Site Description: Provide a brief description of the facility, including amenities, number of rooms, maximum occupancy, and any other information to show that the facility can safely meet the needs of children durin thesummer	Legacy Park Multipurpose Center is a 40,000 sq ft. multipurpose recraational/cultural facilty that includes 4 full lengtli basketball/volleyball courts. It also has 4 multipurpose classrooms. On the property is an inclusive playground that serves children ages S..12, two high school dimension soccer fields, and an amphitheater. Maximum capacity for camp would be 150 students Conjoined to Legacy Park is tile Hal Brady Recreation Complex. This complex has 3 softball fields, a large playground, 2 baseball fields, skate park, splash park, and an indoor basketball/volleyball court.
Executive Summary: Provide an executive summary of the program and services offered at this site (100 words of less). This summary will be used in reports and promotional materials developed by CTAC	Through the Legacy Park Summer Adventure Camp children will have the opportunity to challenge their brains and learn new things during the summer break. Each day campers will discover new skills, build self-confidence, make new friends, and feel a sense of achievement. Camp activities include art, music, swimming, character development, games, sports, and outdoor activities.
Site Staffing: Describehowyoursite_will provideappropriatestaffingto ensure safe and enriching programming. Refer to_ t_he RFP . gu1delmes as staffing requirements 1nclud1ng positions and ratios when completing site staffing.	The Camp Counselors and Camp Administrator (Director) will be highly qualified. We will advertise at our local schools to recruit teachers and paraprofessionals for these positions. These individuals will have general working knowledge of sports activities (softball, basketball, volleyball, soccer, tennis, games), arts and crafts, environmental sciences, cultural arts, etc. Skills in organizing, supervising, and disciplining children, and creating a positive camp environment. They must have the ability to work effectively with children 5-14 years of age. The ratio for the Legacy Park Summer Adventure Camp will be 1:10 counselor to child to ensure a safe and enriching environment.

1. Site Budget — Attachment B

Site Name Legacy Park Multipurpose Center

Budget Item	Description	Request Amount	Additional details to support request including justification of requested amount
Enrollment/Registration Fees	CTAC will cover a one-time enrollment and/or registration fee per child receiving a CTAC scholarship. Complete the following fields to calculate request amount: A) Cost per enrollment fee requested from CTAC: $ 78 B) # of children to receive enrollment fees: 100 C) Enrollment Fee request amount (AX B- *Read Only:)* $ 7.800	**$7,800**	Cost of T-shirt, Food/Snacks, and Camp Safety Kit
Scholarships (Full)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals, etc.) Complete the following fields to calculate request amount: A) Cost per Scholarships (Full) requested from CTAC: $ 58 B) # of children to receive Scholarships (Full): 80 C) # of weeks children are expected to attend camp: 7 D) Scholarships (Full) Total (AX BX C- *Read on!;'):$* 32,480	$ 32 480	Counselors(10)- $15/hr+3 admin cost+ 16 hours training Camp Director - $25/hr + 16 Hours of training
Scholarships (Partial)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals etc.). Complete the following fields to calculate request amount: A) Cost per Scholarships (Partial) requested from CTAC:$ 29 B) # of children to receive Scholarships (Partial): 20 C) # of weeks children are expected to attend camp:7 D) Scholarships (Partial) Total (AX BX C - *Read only}:$* 4,060	$ 4 060	Counselors(10)- $15/hr+3 admin cost+ 16 hours training Ca_mp Director - $25/hr + 16 Hours of training
Materials	CTAC will cover the costs of materials full/partial scholarship children to participate in summer camp activities.	$3,000	Equipment, arts/crafts supplies
Fieldtrip	CTAC will cover the costs of full/partial scholarship children to participate in fieldtrips including admission costs. All fieldtrip expenses will include copies of fieldtrip attendance for verification.	$13,000	AMC Movies, Cade Museum, Gainesville Pool, Flip Factory, SeaWorld, Santa Fe Zoo, Skate Station
Transportation	CTAC will cover the cost of transportation for full/partial scholarship children to participate in camp activities including fieldtrips. These expenses for buses, vehicle rentals, gas etc.	$ 5,500	Gas $1000 Charter Bus for end of camp $4500
Background Checks	CTAC will cover the costs for all staff to receive Level 2 background checks	$ 8251	11 Staff X $75 per Background Check
	Site 1 Total Request:	$ 66,665	

Attachment B-1

Section 4: Site and Budget Summary

Information from each site profile will populate the Site Summary section below. To make corrections to the summary table, return to previously enter site profile(s).

Site Name	Enrollment/Registration Fees		Scholarships (Full)		Scholarships (Partial)		Materials	Fieldtrips	Transportation	Background Checks	Site Total Request
Legacy Park Multipurpose Center	#of children: 100	Amount: $7,800	#of children; 80	Amount: $32,480	#of children: 20	Amount: **$4,060**	$3,000	$ 13,000	$5,500	$ 825	$66,665
	# of children:	Amount: $0	#of children:	Amount: $0	#of children:	Amount: $0					$0
	#of children:	Amount: $0	# of children:	Amount: $0	#of children:	Amount: **$ 0**					$0
	# of children:	Amount: $0	# of children:	Amount: $0	#of children:	Amount: **$ 0**					$0
Total	**100**	$7,800	**80**	$32,480	**20**	$4,060	**$3,000**	**$13,000**	**$5,500**	**$3,000**	$66,665

Attachment C: Insurance Requirement
TYPE "B" INSURANCE REQUIREMENTS
"Professional or Consulting Services"

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the contractor, their agents, representatives, employees, or subcontractors.

I. **COMMERCIAL GENERAL LIABILITY.**

Coverage must be afforded under a per occurrence form policy for limits not less than $200,000 General Aggregate, $300,000 Products/Completed Operations Aggregate, $300,000 Personal and Advertising Injury Liability, $200,000 each Occurrence, $50,000 Fire Damage Liability, and $5,000 Medical Expense.

II. **WORKERS COMPENSATION AND EMPLOYER'S LIABILITY.**

A. Coverage to apply for all employees at STATUTORY limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the USA Longshoremen & Harbor Workers Act.

B. Employer's Liability limits for not less than $100,000 each accident; $500,000 disease policy limit and $100,000 disease each employee must be included.

III, PROFESSIONAL LIABILITY or ERRORS AND OMISSIONS LIABILITY (E&O).

Professional (E&O) Liability must be afforded for not less than $200,000 each claim, $300,000 policy aggregate, required for Capital but not for Services.

IV. OTHER INSURANCE PROVISIONS.

A. All Coverages

1. The Contractor shall provide a Certificate of Insurance to the Children's Trust of Alachua County with a thirty (30) day notice of cancellation. The certificate shall indicate if cover is provided under a "claims made" or "per occurrence" form. If any cover is provided under "claims made" form the certificate will show a retroactive date, which should be the same date of the contract (original if contact is renewed) or prior.

2. Contractors shall include all subcontractors as insured under its policies. All subcontractors shall be subject to the requirements stated herein.

CERTIFICATE HOLDER: Children's Trust of Alachua County

Attachment CI: Insurance Requirement
Certificate of Insurance

Attachment D
Deliverables

DATE RANGE	DELIVERABLE	EVIDENCE	DUE DATE(S)
Date of Award-April 1st,2022	**1.** Program Preparation	☐ Certificate of Insurance ☐ Affidavit Letter outlining screening of all staff and volunteers. ☐ Verified in Philanthropy Hub (Nonprofits only)	May 15th, 2022
April 2022	2. Attend CTACSummer Provider training	☐ Training attendance	April 20, 2022
May -August 30th, 2022	3. Implement the program in a safe and supportive environment # of days # of students	☐ Sign In/Sign Out Sheets ☐ Monthly Invoice	Due 15th of every month
May -August 30th, 2022	4. Submit child demographics and weekly program attendance including participation in fieldtrips and family engagement activities as applicable.	☐ Submission on CTAC provided data collection spreadsheets or tools	Due 15th of every month
August 15th, 2022	5. Submit End of Program Narrative	☐ End-of-Program Narrative ☐ Satisfaction Surveys	August 15th, 2022

NOTE: An Affidavit Letter is a letter on Contractor letterhead and clearly states that all staff and volunteers have completed the screening and completed Affidavits of Good Moral Character prior to the commencement of the program.

Attachment E
Performance Measures

Quantity: How much?	FY22 Target
Number of children enrolled-full and partial scholarships	100
Number of program days	35
Quality/Effort: How well are services provided?	FY22 Target
Weekly Attendance 100% of enrolled children who attend at least 1 day per week for the expected program length	90%
Site Monitoring (developed by CTAC staff)	Fully Compliant
Client Benefits: Is anyone better off?	
Children who enjoyed camp activities Parents satisfied with registration process Parents satisfied with camp activities Parents felt their kids were safe at camp Parents satisfied with camp communication Families enjoyed the overall camp experience	80% 75% 85% 90% 80% 85%

Attachment F
Data and Reporting

PARTICIPANT DATA	
DATA REQUIREMENT	**Data Collection Tool**
Participant Demographics: Providers are expected to collect and report the following on each child served individually: • Unique Identifier • Scholarship Type (i.e., Full or Partial) • Scholarship Amount (i.e., weekly rate) • Enrollment Criteria for Scholarship (i.e., at or below 200% FPL, IEP and/or 504 plans, in foster care, in kinship care, under in-home case management, family receiving SNAP benefits, between 200% - 400% FPL) • Residence City (note, must be Alachua County) • Residence ZIP (note, must be Alachua County) • Age at Enrollment • Grade (i.e., K-12) • School Name • Race (i.e., American Indian or Alaskan, Asian, Black or African American, Pacific Islander, White, Multiracial, Other) • Ethnicity (i.e., Hispanic or Non-Hispanic) • Gender • Parent Language	Provider will develop, collect, and maintain child enrollment forms to support the collection of deidentified data to be submitted to CTAC. Provider will submit data listed for each individual child through a data collection tool provided by CTAC.
Program Participation: Providers are expected to collect and report the following on each child served individually: • Number of days the child attended the program for each week the program operated • Participation in fieldtrips (if applicable) • Participation in family engagement events/activities (if applicable)	Provider will develop, collect, and maintain attendance forms to support the collection of data to be submitted to CTAC. Provider will submit participation data listed for each individual child through a data collection tool provided by CTAC.

PROGRAM QUALITY MEASURES	
DATA REQUIREMENT	**Data Collection Tool**
Verification of scholarship eligibility: Providers are expected to verify scholarship eligibility.	Site records
Satisfaction Survey: Providers are expected to administer child/youth and parent satisfaction surveys summer.	CTAC provided data collection tool.
Participant Records: Providers shall maintain a file for each child enrolled including enrollment, program consent, and image release forms.	Site records

PROGRAM QUALITY MEASURES	
DATA REQUIREMENT	**Data Collection Tool**
Personnel Records: Providers shall maintain a personnel file for each staff involved in the program, including in-kind staff and volunteers. Each file should contain, at a minimum, background screening results, proof of required trainings, and any required certifications or licensures, including the Affidavit of Good Moral Character.	Staff Qualifications: Providers are expected to hire and retain staff and subcontractors with the necessary qualifications/credentials. Providers are expected to produce proof of required experience, education, and certifications/licensures as specified in Scope of Services

	Due Date•	**What to Report**
Summer Camp	15th of Each Month	- Invoice based on actual attendance and enrollment - Prior month's new participant demographics, attendance data
	September 15th	- Final report - Finalized participant data (demographics, attendance, surveys) - Provider End of Summer Reflection survey - Final invoice

Attachment G

MANDATORY REPORTING OF ABUSE CHECKLIST (JUNE 2020)

A. WHO NEEDS TO REPORT?

In Florida, everyone is a mandatory reporter. However, there are two types ofreporters:

- Mandated Reporter (General):
  - Any person who knows, or has reasonable cause to suspect, that a child is abused, abandoned, or neglected by a parent, legal custodian, caregiver, orother person responsible for the child's welfare is a mandatory reporter. § 39.201(1)(a).
  - Any person, including but not limited to state, county, or municipal criminaljustice employees or law enforcement officers, who knows or has reasonablecause to suspect that a vulnerable adult has been or is being abused, neglected, or exploited must make a report.§ 415.1034(1)(a)5.
- Mandated Reporter (Professional)
  - Anyone who is legally obligated to report known abuse and must also identifythemselves when reporting. These include:
    - Physician, osteopathic physician, medical examiner, chiropractic physician,nurse, paramedic, emergency medical technician, or hospital personnel engaged in the admission, examination, care, or treatment of persons. §§ 39.201{1)(d)1 and 415.1034(1)(a)1;
    - Health or mental health professional other than listed in paragraph above;
    - Practitioner who relies solely on spiritual means for healing,§§ 39.201(1)(d)3 and 415.1034(1)(a)3;
    - School teacher or other school official or personnel (child),§ 39.201(1)(d)4;
    - Social worker, day care center worker, or other professional childcare,foster care, residential or institutional worker (child),§ 39.201{1)(d)5;
    - Nursing home staff; assisted living facilities staff; adult day care centerstaff etc. (vulnerable adults),§ 415.1034(1)(a)4;
    - Employees of Department of Business and Professional Regulation conducting inspections of public lodging establishments,§ 415.1034(1)(a)6;
    - Law enforcement officer,§§ 39.201(1)(d)6 and 415.1034(1)(a)5; Judge,§ 39.201(1)(d)(7) and 415.1034(1)(a)5; and

- Mediators.§ 44.405(4)(a)3.

- Note: An officer or employee of the judicial branch is not required to again provide notice of reasonable cause to suspect child abuse, abandonment, or neglect when that child is currently being investigated by the department, there isan existing dependency case, or the matter has previously been reported to the department, provided that there is reasonable cause to believe that the information is already known to the department. This paragraph applies only whenthe information has been provided to the officer or employee in the course of carrying out his or her official duties.§ 39.201(1)(f)

B. WHAT NEEDS TO BE REPORTED?

- **Child Abuse**
    - o A child in need of supervision who has no parent, legal custodian, or responsible adult. § 39.201(1)(a).
    - o A child abused by his or her parent, caregiver, guardian, or other person responsible for the child's welfare.§ 39.201(1)(a).
    - o Child abuse by an adult other than a parent, legal custodian, caregiver, orother person responsible for the child's welfare. § 39.201(1)(b).
    - o Childhood sexual abuse or victim of a known or suspected juvenile sex offender.§ 39.201(1)(c).
    - o If the report contains information of an instance of known or suspected child abuse involving impregnation of a child under 16 years of age by a person 21 years of age or older, the report shall be made immediately to the appropriate county sheriff's office or other appropriate law enforcementagency. § 39.201(2)(e).
    - o Reports involving surrendered newborn infants shall be made and receivedby the department.§ 39.201(1)(g).
- **Sexual Battery**
    - o Section 794.027 requires a person who observes a sexual battery and who has the ability to seek assistance for the victim without being exposed to a threat of physical violence must make a report. Someone other than the victim or a spouse or close family relative of the victim or offender who is not endangered and who fails to seek assistance by reporting the offense toa law enforcement officer is guilty of a misdemeanor of the first degree.

- **Vulnerable Adult Abuse**

  - Section 415.1034(1)(a)5 states that any person, including, but not limited to any state, county, or municipal criminal justice employee or law enforcement officer, who knows, or has reasonable cause to suspect, that a vulnerable adulthas been or is being abused, neglected, or exploited shall immediately report such knowledge or suspicion to the central abuse hotline.

C. WHO DO YOU REPORT IT TO?

- Child and adult abuse should be reported to the Florida Department of Children and Families (DCF) through either the DCF statewide hotline (call 1-800-96-ABUSE)(1-800-962-2873) or through the DCF website at http://reportabuse.dcf.state.fl.usThe hotline also accepts faxes at 1-800-914-0004 and web-based chats on their website. § 39.201(2)(a).

- If the abuse is by an adult other than a parent, legal custodian, caregiver, or otherperson responsible for the child's welfare, the report will be transferred by hotlinestaff to the appropriate county sheriff's office.§ 39.201(2)(b).

- If the alleged abuse is by a juvenile or involves a child who is in the custody or protective supervision of the department, the report shall be transferred by the hotline to the county sheriff's office. § 39.201(2)(c)1.

D. WHAT HAPPENS IF YOU DON'T REPORT?

- Failure to report child abuse to DCF is a third-degree felony.§ 39.205(1).

- Failure to report a sexual battery under§ 749.027 is a misdemeanor of the first degree.

- Failure to report a case of known or suspected abuse, neglect, or exploitation of a vulnerable adult or preventing someone else from doing so is a misdemeanor of the second degree.§ 415.111(1).

E. WHAT HAPPENS IF YOU MAKE A FALSE REPORT?

A person who knowingly and willfully makes a false report of child abuse, abandonment, neglect, or abuse of a vulnerable adult or who advises another to makea false report is guilty of a felony of the third degree. §§ 39.205(9), 415.111(5).
However, anyone making a report who is acting in good faith is immune from any liability.§§ 39.205(9), 415.lll(S)(b).

CHILDREN'S TRUST OF ALACHUA COUNTY
RESOLUTION 2022-04
Sununel' Camp & Enrichment Sel'vices RFP 2022-03

WHEREAS, the Children's Trust of Alachua County (CTAC) developed and approved Resolution 2020-12, Procurement Policies; and

WHEREAS, the Trnst seeks to expand s1m1mer programming for low-income families; and

WHEREAS, the Trnst seeks to partner with enrichment prnviders to offer elll'iching activities that offer youth the opportunity to learn and explore specialty activities that would otherwise not be available through their out of school time programming; and

WHEREAS, the Trust b11dgeted $2,000,000 for summer prngrnmming in the FY 21-22 Budget,

NOW THEREFORE, be it ordained by the Board of Children's Trnst of Alachua County, in the State of Florida, as follows:

SECTION 1: ADOPTION The scope of service, minimum qualifications, evaluation criteria, and review team attached hereto as Exhibit "A" is het·eby adopted in its entirety as provided in Exhibit "A" and incorporated herein by this reference.

SECTION 2: EFFECTIVE DATE This Resolution shall be in full force and effect from 03.14.2022 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CHILDREN'S TRUST OF ALACHUA COUNTY BOARD; this 14th day of March 2022,

	AYE	NAY	ABSENT	NOT VOTING
Dr. Margarita Labatta				
Tinn Cet·tain				
Lee Pinkoson				
Ken Cornell				
Dt•, Nancy Hardt				
Dl·. Patricia Snyder				
Cheryl Twornbly				

Presiding Officer

Dr. Margarita Labarta, Chair
Child1·en's Trust of Alachua County

Attest

Kristy Goldwire, Acting Secretary
Children's Trust of Alachua County

APPENDIX A- PROGRAM FUNDING

GOAL 1: ALL CHILDREN ARE BORN HEALTHY AND REMAIN HEALTHY		$538,750
STRATEGY 1,1 SUPPORT MATERNAL AND CHILD HEALTH		
PROGRAM	AGENCY	PROPOSED FUNDING
MATERNAL FAMILY PARTNER	Healthy Start of North Central Florida, Inc.	$75,000
NEWBORN HOME VISITING PROGRAM	Healthy Start of North Central Florida, Inc.	$400,000
STRATEGY 1.2 SUPPORT MENTAL HEALTH AND SUBSTANCE ABUSE PREVENTION		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 1.3 SUPPORT PHYSICAL HEALTH		
PROGRAM	AGENCY	PROPOSED FUNDING
WELLNESS COORINATOR@ HOWARD BISHOP MS	Children's Home Society of Florida	$63,750
STRATEGY 1.4 IMPROVE FOOD SECURITY		
PROGRAM	AGENCY	PROPOSED FUNDING
GOAL 2: ALL CHILDREN CAN LEARN WHATTHEY NEED TO BE SUCCESSFUL		$3,500,639
STRATEGY 2.1 SUPPORT PROFESSIONAL DEVELOPMENT AND CAPACITY-BUILDING		
PROGRAM	AGENCY	PROPOSED FUNDING
TRANSFORMATIVE PROFESSIONAL DEVELOPMENT	Early learning Coalition of Alachua County	$250,000
VIOCITY MASTER CLASS SERIES	Business Leadership Institute for Early Learning	$90,000
ACCREDITATION ACADEMY	Multiple	$300,000
PROFESSIONAL DEVELOPMENT REGISTRY	The Children's Forum	$34,650
AFTERSCHOOL CAPACITY-BUILDING	Mulple (via an application process)	$300,000
STRATEGY 2,2 EXPAND ACCESS TO HIGH QUAUTY CHILDCARE, AFTERSCHOOL, AND SUMMER PROGRAMS		
PROGRAM	AGENCY	PROPOSED FUNDING
SUMMER PROGRAMMING (2021-2024)	RFP	$1,100,000
AFTERSCHOOL PROGRAMMING (RfP 2021"06)	Gainesville Area Tennis Association (Aces In Motion)	$188,443
AFHRSCHOOL PROGRAMMING (RfP 2021-06)	Kids Count In Alachua County, Inc.	$143,025
AFTERSCHOOL PROGRAMMING (HFP 202J..OG)	Soys and Girls Club of Alachua County	$142,569
AFTERSCHOOL PROGIIAMMING (RFP 2021-06)	Girls Place, Inc	$120,238
AFTERSCHOOL PROGRAMMING (RFP 2021-06)	Gainesville C{reus Center	$95,539
AFHRSCHOOL PROGRAMMING (HFP 2021-06)	Deeper Purpose Community Church, Inc.	$72,175
AFTERSCHOOL PROGRAMMING (2022 - 2025)	RFP	$150,000
STRATEGY 2,3 SUPPORT LITERACY AND OTHER ACADEMIC SUPPORTS		
PROGRAM	AGENCY	PROPOSED FUNDING
DOLLY PARTON IMAGINATION LIBRARY	Gainesville Thrive	$14,000
STRATEGY 2.4 IMPROVE CAPACITY TO SUPPORT SPECIAL NEEDS		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 2,5 SUPPORT CAREER EXPLORATION AND PREPARATION		
PROGRAM	AGENCY	PROPOSED FUNDING
YOUTH SUMMER 1085 PROGRAM	RFP	$500,000
GOAL 3: ALL CHILDREN HAVE NURTURING AND SUPPORTIVE CAREGIVERS ANO RELATIONSHIPS		$220,000
STRATEGY 3.1 SUPPPORT INITIATIVES THAT CONNECT FAMILIES TO RESOURCES		
PROGRAM	AGENCY	PROPOSED FUNDING
HELP ME GROW ALACHUA	RFP 2021-07	$220,000
STRATEGY 3.2 IMPROVE FAMILY STRENGTHENING AND SUPPORTS		
PROGRAM	AGENCY	PROPOSED FUNDING
GOAL4: ALL CHILDREN LIVE IN A SAFE COMMUNITY		$
STRATEGY 4.1 SUPPPORT INJURY PREVENTION		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 4,2 SUPPPORT INITIATIVES THAT PREVENT DELINQUENCY /TRUANCY		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 4,3 SUPPPORTVIOLENCE PREVENTION INITITATIVES		
PROGRAM	AGENCY	PROPOSED FUNDING

RECOMMENDED PROGRAM FUNDING	$4,259,389
REIMAGINE GAINESVILLE	$50,000
PHILANTHROPY HUB -CFNCFL	$8,500
SPONSORSHIP	$25,000
MATCH	$200,000
UNALLOCATED	$471,426
TOTAL PROGRAM FUNDING	$5,014,315

Supports the objectives of the Pritzker Children's Initiative

Contract-13386

Final Audit Report 2022-05-03

Created:	2022-05-03
By:	Deon Carruthers (dcarruthers@childrenstrustofalachuacounty.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcQBiwshPlKxnlsB33Yyl2jLJp4m2Wf5J

"Contract-13386" History

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2022-05-03 - 1:49:19 PM GMT

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Signature Date: 2022-05-03 - 2:08:31 PM GMT - Time Source: server- IP address: 163.120.80.69

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13386 City of Alachua Legacy Renewalpdf

Final Audit Report 2023-02-14

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Transaction ID:	CBJCHBCAABAApziV2WoWKxrlwsqqsez7F2oepoPcqxC9

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Signature Date: 2023-02-14 - 5:42:06 PM GMT - Time Source: server- IP address: 149.19.43.13

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Signer mkiner@childrenstrustofalachuacounty.us entered name at signing as Marsha Kiner
2023-02-14 - 6:19:31 PM GMT- IP address: 163.120.80.69

Document e-signed by Marsha Kiner (mkiner@childrenstrustofalachuacounty.us)
Signature Date: 2023-02-14 - 6:19:33 PM GMT - Time Source: server- IP address: 163.120.80.69

Agreement completed.
2023-02-14 - 6:19:33 PM GMT

SECOND AMENDMENT TO AGREEMENT NO. 13386 FOR CTAC BETWEEN THE CHILDREN'S TRUST OF ALACHUA COUNTY AND CITY OF ALACHUA

THIS **SECOND** AMENDMENT TO AGREEMENT, made and entered into this 03 day of May A.D. 2023, between the Children's Trust of Alachua County established pursuant to Section 125.901 Florida Statutes and Alachua County Ordinance 18-08, hereinafter referred to as the "CTAC," and "CITY OF ALACHUA", a municipality in Alachua organized under the laws of the State of Florida, hereinafter called "Agency." Collectively hereinafter CTAC and the Agency are referred to as the "Parties".

WITNESSETH:

WHEREAS, pursuant to Request for Proposal 22-03 the Parties hereto previously entered into the *Agreement No. 13386 for CTAC between the Children's Trust of Alachua County and City of Alachua*, dated February 14, 2023 (the "Agreement") for the provision of the CTAC providing funds to the Agency for their program, Summer Day Camp; and,

WHEREAS, Pursuant to the Agreement, the CTAC wishes to amend the contract; and

WHEREAS, the CTAC Board has approved budget increases for cost-of-living adjustments; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree to amend the Agreement as follows:

A. SECTION 3 of the Agreement, **Maximum Indebtedness,** is amended in its entirety to read:

The maximum indebtedness under this agreement is (SEVENTY THOUSAND, NINE HUNDRED THIRTY-ONE DOLLARS AND FIFTY-SIX CENTS ($70,931.56) for (2023) contract year.

B. SECTION 4.A of the Agreement. **Billing and Compensation**, is amended in its entirety to read:

For the performance of the services detailed in Section 2 of this Agreement of the CTAC shall pay the Agency an amount not to exceed ($70,931.56) as specified in the Program Budget in **Attachment B**

C. Attachments: The following attachments are updated and shall replace attachments of the same name.

- Attachment B – Program Budget
- Attachment D – Deliverables
- Attachment E – Performance Measures

- Attachment F- Data & Reporting
- Attachment H – Overnight Travel Policy Checklist

SAVE and EXCEPT as expressly amended herein, all other terms and provisions of the agreement renewal between the parties shall be and remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this **Second** Amendment to Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: Marsha Kiner
Marsha Kiner
Executive Director
Date: May 3, 2023

APPROVED AS TO FORM

Bob Swain (May 3, 2023 15:39 EDT)
Alachua County Attorney's Office

ATTEST (By Corporate Officer)
By:
Print: ROBERT A. BONETTI
Title: FAS DIRECTOR

AGENCY

By:
Print: MIKE DAROZA
Title: CITY MANAGER
Date: 5/2/23

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS. IF A NATURAL PERSON, THEN YOUR SIGNATURE SHOULD BE NOTARIZED. SAMPLE FORMATS FOR NOTARY ARE AVAILABLE ON THE INTRANET UNDER THE PURCHASING/PROCUREMENT SECTION.

FUNDING SOURCE:

	FISCAL YEAR	AMOUNT	ACCOUNT NO.
KG	2023	$70,931.56	001.15.1500.569.82.22

Attachment A

Section 1: Site Profile: Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site Summary section. At least one site is required for application to be considered complete

1.Site Information

Organization Name	City of Alachua
Site Name	Legacy Park Multipurpose Center
Site Address	15400 Peggy Road
Site Contact Name/Phone/E-mail:	Damon Messina / 352-359-6032 / dmessina@cityofalachua.org
Site Enrollment Phone # and Website	386-462-1610
Social Media Links (Facebook/Instagram/Twitter)	cityofalachua/facebook.com
Site Grades Served Note: Grades served should reflect year child would enter in the 2023-24 school year	The Legacy Park Summer Adventure Camp will serve grades K - 8.
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: 6/12/23 # Of Weeks of Programming: 7 Additional Details: End Date: 8/4/23 Hours of operations: 10

Summer 2023
Days of Youth Programming to Be Offered

Please add a "x" for each day summer camp programming will be offered:

June 2023

S	M	T	W	T	F	S
28	29	30	31*	1 ☐	2 ☐	3 ☐
4 ☐	5 ☒	6 ☒	7 ☒	8 ☒	9 ☒	10 ☐
11 ☐	12 ☒	13 ☒	14 ☒	15 ☒	16 ☒	17 ☐
18 ☐	19 ☒	20 ☒	21 ☒	22 ☒	23 ☒	24 ☐
25 ☐	26 ☒	27 ☒	28 ☒	29 ☒	30 ☒	1 ☒

July 2023

S	M	T	W	T	F	S
2 ☐	3 ☐	4 ☐	5 ☐	6 ☐	7 ☐	8 ☐
9 ☐	10 ☒	11 ☒	12 ☒	13 ☒	14 ☒	15 ☐
16 ☐	17 ☒	18 ☒	19 ☒	20 ☒	21 ☒	22 ☐
23 ☐	24 ☒	25 ☒	26 ☒	27 ☒	28 ☒	29 ☐
30 ☐	31 ☐					

August 2023

S	M	T	W	T	F	S
		1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
6 ☐	7 ☐	8 ☐	9 ☐	10*	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

*School ends on May 31, 2023
June 19th is Juneteenth
July 4th is Independence Day
*School starts on August 10, 2023

Expected Attendance of Children Describe expected attendance of children at your program. How many days per week will they attend? How many hours in a day will they attend? How many weeks will they attend?	**Hours per Day:** 10 **Days per Week:** 5 **# of weeks expected to attend:** 7
Site Description: Provide a brief description of the facility, including amenities, number of rooms, maximum occupancy, and any other information to show that the facility can safely meet the needs of children during the summer	Legacy Park Multipurpose Center is a 40,000 sq ft. facility that includes 4 full length basketball/volleyball courts/ It also has 4 multipurpose classrooms. On the property is an inclusive playground that serves children ages 8-12, two high school soccer fields, and an amphitheater. Maximum capacity for camp would be 150 students. Conjoined to Legacy Park is the Hal Brady Recreation Complex. This complex has 3 softball fields, a large playground, 2 baseball fields, skate park, splash park, and an indoor basketball/volleyball court.
Executive Summary: Provide an executive summary of the program and services offered at this site (100 words or less). This summary will be used in reports and promotional materials developed by CTAC	Through the Legacy Park Summer Adventure Camp children will have the opportunity to challenge their brains and learn new things during the summer break. Each day campers will discover new skills, build self-confidence, make new friends, and feel a sense of achievement. Camp activities include art, music, swimming, character development, games, sports, and outdoor activities.
Site Staffing: Describe how your site will provide appropriate staffing to ensure safe and enriching programming. Refer to the RFP guidelines as staffing requirements including positions and ratios when completing site staffing.	The Camp Counselors and Camp Administrator (Director) will be highly qualified. We will advertise at our local schools to recruit teachers and paraprofessionals for these positions. These individuals will have general working knowledge of sports activities (softball, basketball, volleyball, soccer, tennis, games), arts and crafts, environmental sciences, cultural arts, etc. Skills in organizing, supervising, disciplining children, and creating a positive camp environment. They must have the ability to work effectively with children 5 - 14 years of age. The ratio for the Legacy Park Summer Adventure Camp will be 1:15 counselor to child to ensure a safe and enriching environment.

Attachment B

1. Site Budget Summary

Site Name

Budget Item	Description	Request Amount	Additional details to support request including justification of requested amount. This section must be completed.
Enrollment/Registration Fees	CTAC will cover a one-time enrollment and/or registration fee per child receiving a CTAC scholarship. Complete the following fields to calculate request amount: A) Cost per enrollment fee requested from CTAC: $78 B) # Of children to receive enrollment fees: 100 C) Enrollment Fee request amount (A X B=C) $7,800	$7,800	Cost of T-Shirts, Food/Snacks, and Camp Safety Kit
Scholarships (Full)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals, etc.) Complete the following fields to calculate request amount: A) Cost per Scholarships (Full) requested from CTAC: $58 B) # Of children to receive Scholarships (Full): 80 C) # Of weeks children are expected to attend camp: 7 D) Scholarships (Full) Total (A X B X C): $32,480	$32,480	Counselors(10)- $15/Hr+3admin cost + 16 hours training Camp Director - $25/HR + 16 hours of training
Scholarships (Partial)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals etc.). Complete the following fields to calculate request amount: A) Cost per Scholarships (Partial) requested from CTAC: $29 B) # Of children to receive Scholarships (Partial): 20 C) # Of weeks children are expected to attend camp: 7 D) Scholarships (Partial) Total (A X B X C): $4,060	$4,060	Counselors(10)- $15/Hr+3admin cost + 16 hours training Camp Director - $25/HR + 16 hours of training
Materials	CTAC will cover the costs of materials of full/partial scholarship children to participate in summer camp activities. The reimbursement of material is based on the ratio of CTAC sponsored children. The CTAC logo should be added to material where applicable on all SWAG items i.e., water bottles, T-shirts, and bags. The proof/mockup from the vendor must be included with your reimbursement request.	$3,000	Equipment, arts/crafts supplies
Fieldtrip	CTAC will cover the costs of full/partial scholarship children to participate in field trips including admission costs. All field trip expenses will include copies of field trip attendance for verification. Proof of attendance must be submitted with the request for reimbursement. Please refer to the checklist and information in the provider handbook before submitting reimbursement request for field trips.	$11,000	AMC Movies, Cade Museum, Gainesville Pool, Flip Factory, SeaWorld, Santa Fe Zoo, Skate Station

Transportation	CTAC will only cover the cost of scholarship recipients that attended the day of the field trip. These expenses for buses, vehicle rentals, gas etc. Vehicle rentals are limited to charters and vans Transportation costs excluding gratuity and insurance coverage will be reimbursed. A detailed travel/mileage log documenting vehicle use for necessary summer camp travel must be maintained by the provider. Include this log with transportation reimbursement requests.	$11,766.56	Charter Bus for field trips
Background Checks	CTAC will cover the costs for all staff to receive Level 2 background checks.	$825	11 Staff X $75 per Background Check
	Site 1 Total Request:	$70,931.5	

Section 2: Site Profile: Skip this section if no more site profiles are needed. Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site and Budget Summary section. At least one site is required for application to be considered complete

2.Site Information

Organization Name			
Site Name			
Site Address			
Site Contact Name/Phone/E-mail:			
Site Enrollment Phone # and Website			
Social Media Links (Facebook/Instagram/Twitter			
Site Grades Served Note: Grades served should reflect year child would enter in the 2023-24 school year			
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: End Date:	# of Weeks of Programming: Hours of operations:	Additional Details:

Section 5: Site and Budget Summary

Site Name	Enrollment/Registration Fees		Scholarships (Full)		Scholarships (Partial)		Materials	Fieldtrips	Transportation	Background Checks	Site Total Request
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
Legacy Park Multipurpose Center	100	7,800.00	80	32,480.0	20	4,060.00	3,000.00	11,000.00	11,766.56	825.00	70,931.56
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
Total	100	7,800.00	80	32,480.0	20	4,060.00	3,000.00	11,000.00	11,766.56	825.00	70,931.56

Attachment D
Deliverables

DATE RANGE	DELIVERABLE	EVIDENCE	DUE DATE(S)
Date of Award – April 2023	1. Program Preparation	☐ Certificate of Insurance ☐ Affidavit Letter outlining screening of all staff and volunteers. ☐ All staff background screening results ☐ Verified in Philanthropy Hub (Nonprofits only)	May 15, 2023
April 2023	2. Attend CTAC Summer Provider training	☐ Training attendance	April 20, 2023
May – August 30th, 2023	3. Implement the program in a safe and supportive environment # of days # of students	☐ Sign In/Sign Out Sheets ☐ Monthly Invoice	Due 15th of every month
May – August 30th, 2023	4. Submit child demographics and weekly program attendance including participation in fieldtrips and family engagement activities as applicable.	☐ Submission on CTAC provided data collection spreadsheets or tools	Due 15th of every month
August 15th, 2023	5. Submit End of Program Narrative	☐ End-of-Program Narrative ☐ Satisfaction Surveys	August 15th, 2023

NOTE: An Affidavit Letter is a letter on Contractor letterhead and clearly states that all staff and volunteers have completed the screening with verification of staff background screening results and completed Affidavits of Good Moral Character prior to the commencement of the program.

Summer Camp – FY2023

Attachment E

Performance Measures

Performance measures are agreed upon goals to measure whether we are meeting the expectations and anticipated results for children and families through the work of this contract. The Children's Trust uses the Results Based Accountability, which is a framework for defining success measures focusing on: Quantity (how much?), Quality (how well?), and Short-term or Direct Impact (is anyone better off?)

How Much?	FY2023 Target
Children enrolled who attend at least one day (as measured by provider report in CTAC data collection tool).	90% of number of anticipated children on site profile.
Number of Program Days (as measured by provider report in CTAC data collection tool).	Days provided on Site Profile.
How Well?	**FY2023 Target**
Children attend for the number of days anticipated (as measured parent report on enrollment form and provider attendance tracking).	75% of children
Full Compliance at Site Monitoring (as measured by CTAC staff observing appropriate execution of contract requirements).	Compliance in all Areas
Parents were satisfied with camp communication (as measured by families reporting "good" or "great" on the Summer Camp satisfaction survey).	85%
Families enjoyed the overall camp experience (as measured by families reporting "good" or "great" on the Summer Camp satisfaction survey).	90%
Better Off?	**FY2023 Target**
Families felt their children were safe while at camp (as measured by families reporting "good" or "great" on the Summer Camp satisfaction survey).	90%
Families were satisfied with the learning activities offered (as measured by families reporting "good" or "great" on the Summer Camp satisfaction survey).	90%
Families report their children enjoyed their camp experience (as measured by families reporting "good" or "great" on the Summer Camp satisfaction survey).	90%
Families were satisfied with the camp activities (as measured by families reporting "good" or "great" on the Summer Camp satisfaction survey).	90%

Attachment F

Data and Reporting

Characteristics of Children	
Data Requirement	Data Collection Tool
Participant Demographics: Providers are expected to collect and report the following on each child served individually: • Child ID (unique child identifier) • Family ID (unique family identifier) • Scholarship Type (i.e., Full or Partial) • Enrollment Criteria for Scholarship (i.e., below 200% FPL, IEP and/or 504 plans, in foster care, kinship care, under in-home case management, family receiving SNAP benefits, between 200% - 400% FPL) • Number of days of expected attendance as reported by the parent/caregiver. • Residence City (note, must be Alachua County) • Residence ZIP (note, must be Alachua County) • Age at Enrollment • Grade (i.e., K-12) • School Name • Race (i.e., American Indian or Alaskan, Asian, Black or African American, Pacific Islander, White, Multiracial, Other) • Ethnicity (i.e., Hispanic or Non-Hispanic) • Gender • Parent/Caregiver Language Spoken	Provider will ensure completion of the CTAC Child Enrollment Form for each child receiving a scholarship to support submission of data to CTAC. Provider will submit data listed for each individual child through a data collection tool provided by CTAC.
Why does the Trust collect child demographics? Collecting demographics information helps us to learn more about who we are serving to determine whether we are equitability distributing resources and see if services are being received by the intended population.	
Participation	
Data Requirement	Data Collection Tool
Program Participation: Providers are expected to collect and report the following on each child served individually:	Provider will develop, collect, and maintain attendance forms to support the collection of data to be submitted to CTAC. Provider will submit participation data listed for

• Number of days the child attends for each week the program operated • Participation in fieldtrips (if applicable) • Participation in family engagement events/activities (if applicable)	each individual child through a data collection tool provided by CTAC.
Why does the Trust collect program participation? Collecting participation data allows us to see how much services are received for payment purposes and to determine the level of child and family engagement in programming.	
Quality Assurance	
Data Requirement	Data Collection Tool
Participant Records: Providers will maintain a file for each child enrolled including enrollment, scholarship eligibility verification, consent, and image release forms.	Site records
Verification of scholarship eligibility: Providers are expected to verify scholarship eligibility and maintain documentation as outlined in the Child Enrollment Form.	Site records
Personnel Records: Providers will maintain a personnel file for each staff involved in the program, including in-kind staff and volunteers. Each file should contain, at minimum, background screening results, proof of required trainings, and any required certifications or licensures, including the Affidavit of Good Moral Character.	Staff Qualifications: Providers are expected to hire and retain staff and subcontractors with the necessary qualifications/credentials. Providers are expected to produce proof of required experience, education, and certifications/licensures as specified in Scope of Services.
Satisfaction Survey: Providers are expected to conduct a satisfaction survey with all families who receive services and encourage full participation. Providers should strive for completion rates of at least 70%, to allow for more meaningful and representative results.	Providers may administer the survey to families electronically, on paper, or using both methods. Providers will enter in surveys administered on paper through an individualized link provided by CTAC.
Why does the Trust require program quality information? The Trust wants to ensure all providers it funds are operating a safe and high-quality program. The Trust seeks parent and child input to assess and make improvements in future programming.	

Due Date	What to Report
15th of Each Month	- Invoice based on actual attendance and enrollment
August 31st	- Finalized participant data (demographics, attendance, surveys) - Provider End of Summer Narrative survey
September 15th	- Final Invoice

Overnight Travel Policy Checklist

CHILDREN'S TRUST
OF ALACHUA COUNTY

1. Provide affidavit letter(s) for the following:
    a. Background check requirements for the state in which travel will take place have been reviewed prior to scheduled trip.
    b. Vehicles being used to transport youth be in good repair and each passenger shall have a working seatbelt, shoulder harness, and be properly restrained.
    c. Appropriate driver licenses for class of vehicles being driven. Vehicles are not over capacity between passengers and luggage being carried.

2. Provide a list with names and ages of chaperones as well as youth and their ages (Minimum age for overnight – 12 years old)

3. Provide trip ratio of adults to youth, at a minimum at least one same gendered adult shall be present for each gender of participants.

4. Provide sleeping arrangement plan.

5. Provide documentation of the following:
    a. Insurance – minimum as set forth in contract including non-owned vehicle up to $1,000,000.
    b. Minimum amount of coverage to also include general and professional liability coverage for overnight supervision.
    c. Ensure provider informs carrier that the general liability coverage is for overnight trips.

6. Submit documentation of completion of safety training provided by the Trust or other entity.

7. Provide copy of medical screening, permission slip and emergency plan.

Please note this checklist is not meant to substitute your organization's travel policy. It is to be used as an aid in planning your Trust funded trip.

FIRST RENEWAL TO AGREEMENT NO. 13386 FOR CTAC BETWEEN THE CHILDREN'S TRUST OF ALACHUA COUNTY AND CITY OF ALACHUA

THIS **FIRST** RENEWAL TO AGREEMENT, made and entered into this 14 day of February A.D. 20 23, by and between the Children's Trust of Alachua County, a government agency taxing district in Alachua County, hereinafter referred to as the "CTAC," and "CITY OF ALACHUA", a municipality in Alachua organized under the laws of the State of Florida, hereinafter called "Agency." Collectively hereinafter CTAC and the Agency are referred to as the "Parties".

WITNESSETH:

WHEREAS, pursuant to Request for Funding Proposals 2022-03 the Parties hereto previously entered into the *Agreement No. 13386 for CTAC between the Children's Trust of Alachua County and City of Alachua.*, dated April 1, 2022 (the "Agreement") for the provision of the CTAC providing funds to the Agency for their program, Legacy Park Multipurpose Center Summer Camp; and,

WHEREAS, pursuant to the Agreement, the Agency has requested to extend the term of the Agreement through August 31, 2023; and

WHEREAS, the CTAC deems it in the best interest of the Parties to extend the term of the Agreement as requested by the Agency,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree to amend the Agreement as follows:

SECTION 1. of the Agreement, **Term,** is amended in its entirety to read:

A. This agreement shall commence on April 1st, 2023, and continue through and including August 31st, 2023, unless earlier terminated, as provided herein. CTAC performance and obligation to pay under this agreement is contingent upon a specific annual appropriation by the Children's Trust of Alachua County. The parties hereto understand that this Agreement is not a commitment of future appropriations.

SECTION 2. Scope of services is amended to include updated scope of services referenced as attachment A.

SAVE and EXCEPT as expressly amended herein, all other terms and provisions of the original Agreement between the parties shall be and remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this **First** Renewal to Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: Marsha Kiner
Marsha Kiner (Feb 14, 2023 13:19 EST)
Marsha Kiner
Executive Director
Date: February 14, 2023

APPROVED AS TO FORM

Bob Swain (Feb 14, 2023 12:42 EST)
Alachua County Attorney's Office

ATTEST (By Corporate Officer)
By:
Print:
Title:

AGENCY
By:
Print:
Title:
Date:

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS. IF A NATURAL PERSON, THEN YOUR SIGNATURE SHOULD BE NOTARIZED. SAMPLE FORMATS FOR NOTARY ARE AVAILABLE ON THE INTRANET UNDER THE PURCHASING/PROCUREMENT SECTION.

FUNDING SOURCE

	FISCAL YEAR	AMOUNT	ACCOUNT NO.
C,7 uf	2023	$66,665	001.15.1500.569.82.22

Section 1: Site Profile: Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site Summary section. At least one site is required for application to be considered complete

1.Site Information

Organization Name	City of Alachua
Site Name	Legacy Park Multipurpose Center
Site Address	15400 Peggy Road
Site Contact Name/Phone/E-mail:	Robert Bonetti / 386-418-6165 / rbonetti@cityofalachua.com
Site Enrollment Phone # and Website	386-462-1610
Social Media Links (Facebook/Instagram/Twitter)	cityofalachua/facebook.com
Site Grades Served Note: Grades served should reflect year child would enter in the 2023-24 school year	The Legacy Park Summer Adventure Camp will serve grades K-8.
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: 6/5/23 # Of Weeks of Programming: 7 Additional Details: End Date: 7/28/23 Hours of operations: 10

Summer 2023

Days of Youth Programming to Be Offered

Please add a "x" for each day summer camp programming will be offered:

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11 ☐	12 ☒	13 ☒	14 ☒	15 ☒	16 ☒	17 ☐
18 ☐	19 ☒	20 ☒	21 ☒	22 ☒	23 ☒	24 ☐
25 ☐	26 ☒	27 ☒	28 ☒	29 ☒	30 ☒	1 X

July 2023

S	M	T	W	T	F	S
2 ☐	3 ☐	4 ☐	5 ☐	6 ☐	7 ☐	8 ☐
9 ☐	10 ☒	11 ☒	12 ☒	13 ☒	14 ☒	15 ☐
16 ☐	17 ☒	18 ☒	19 ☒	20 ☒	21 ☒	22 ☐
23 ☐	24 ☒	25 ☒	26 ☒	27 ☒	28 ☒	29 ☐
30 ☐	31 ☐					

August 2023

S	M	T	W	T	F	S
		1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
6 ☐	7 ☐	8 ☐	9 ☐	10*	11	12
13	14	15	16	17	18	19
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*School ends on May 31, 2023
June 19th is Juneteenth
July 4th is Independence Day
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Site Description: Provide a brief description of the facility, including amenities, number of rooms, maximum occupancy, and any other information to show that the facility can safely meet the needs of children during the summer	Legacy Park Multipurpose Center is a 40,000 sq ft. multipurpose recreational/cultural facility that includes 4 full length basketball/volleyball courts. It also has 4 multipurpose classrooms. On the property is an inclusive playground that serves children ages 8-12, two high school dimension soccer fields, and an amphitheater. Maximum capacity for camp would be 150 students Conjoined to Legacy Park is the Hal Brady Recreation Complex. This complex has 3 softball fields, a large playground, 2 baseball fields, skate park, splash park, and an indoor basketball/volleyball court.
Executive Summary: Provide an executive summary of the program and services offered at this site (100 words or less). This summary will be used in reports and promotional materials developed by CTAC	Through the Legacy Park Summer Adventure Camp children will have the opportunity to challenge their brains and learn new things during the summer break. Each day campers will discover new skills, build self-confidence, make new friends, and feel a sense of achievement. Camp activities include art, music, swimming, character development, games, sports, and outdoor activities.
Site Staffing: Describe how your site will provide appropriate staffing to ensure safe and enriching programming. Refer to the RFP guidelines as staffing requirements including positions and ratios when completing site staffing.	The Camp Counselors and Camp Administrator (Director) will be highly qualified. We will advertise at our local schools to recruit teachers and paraprofessionals for these positions. These individuals will have general working knowledge of sports activities (softball, basketball, volleyball, soccer, tennis, games), arts and crafts, environmental sciences, cultural arts, etc. Skills in organizing, supervising, and disciplining children, and creating a positive camp environment. They must have the ability to work effectively with children 5-14 years of age. The ratio for the Legacy Park Summer Adventure Camp will be 1:15 counselor to child to ensure a safe and enriching environment.

1. Site Budget Summary

Site Name Legacy Park Multipurpose Center

Budget Item	Description	Request Amount	Additional details to support request including justification of requested amount. This section must be completed.
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Materials	CTAC will cover the costs of materials of full/partial scholarship children to participate in summer camp activities. The reimbursement of material is based on the ratio of CTAC sponsored children. The CTAC logo should be added to material where applicable on all SWAG items i.e., water bottles, T-shirts, and bags. The proof/mockup from the vendor must be included with your reimbursement request.	$3,000	Equipment, arts/crafts supplies
Fieldtrip	CTAC will cover the costs of full/partial scholarship children to participate in field trips including admission costs. All field trip expenses will include copies of field trip attendance for verification. Proof of attendance must be submitted with the request for reimbursement. Please refer to the checklist and information in the provider handbook before submitting reimbursement request for field trips.	$11,000	AMC Movies, Cade Museum, Gainesville Pool, Flip Factory, SeaWorld, Santa Fe Zoo, Skate Station

Transportation	CTAC will only cover the cost of scholarship recipients that attended the day of the field trip. These expenses for buses, vehicle rentals, gas etc. Vehicle rentals are limited to charters and vans Transportation costs excluding gratuity and insurance coverage will be reimbursed. A detailed travel/mileage log documenting vehicle use for necessary summer camp travel must be maintained by the provider. Include this log with transportation reimbursement requests.	$7,500	Charter Bus at end of Camp
Background Checks	CTAC will cover the costs for all staff to receive Level 2 background checks.	$825	11 Staff X $75 per Background Check
	Site 1 Total Request:	$66,665	

Section 2: Site Profile. Skip this section if no more site profiles are needed. Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site and Budget Summary section. At least one site is required for application to be considered complete

2.Site Information

Organization Name			
Site Name			
Site Address			
Site Contact Name/Phone/E-mail:			
Site Enrollment Phone # and Website			
Social Media Links (Facebook/Instagram/Twitter			
Site Grades Served Note: Grades served should reflect year child would enter in the 2023-24 school year			
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: End Date:	# of Weeks of Programming: Hours of operations:	Additional Details:

Section 5: Site and Budget Summary

Site Name	Enrollment/Registration Fees		Scholarships (Full)		Scholarships (Partial)		Materials	Fieldtrips	Transportation	Background Checks	Site Total Request
Legacy Park Multipurpose Center	# Of children: 100	Amount: $7,800	# Of children: 80	Amount: $32,480	# Of children: 20	Amount: $4,060	3,000	11,000	7,500	$825	$66,665
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
Total	100	$7,800	80	$32,480	20	$4,060	$3,000	$11,000	$7,500	$825	$66,665

CONTRACT FOR SERVICES
N0.13386
BETWEEN THE CHILDREN'S TRUST OF ALACHUA COUNTY AND CITY OF ALACHUA

THIS CONTRACT made and entered into this 3rd day of May _, A.D., 20_22 by and between the Children's Trust of Alachua County, a government agency taxing district in Alachua County, hereinafter referred to as the "CTAC", and "CITY OF ALACHUA", a municipality in Alachua County, organized under the laws of the State of Florida hereinafter called the "Contractor". Collectively hereinafter CTAC and the Contractor are referred to as the "Parties".

WITNESSETH:

WHEREAS, the CTAC is authorized under§ 125.901, Fla. Stat., and§ 26.01, Fla. Stat., *et. seq.* Alachua County Code of Ordinances, for the purpose of providing children's services throughout Alachua County; and,

WHEREAS, the CTAC Is charged with providing for a number of developmental and supportive services for children as set forth in § 125.901, Fla. Stat.; and,

WHEREAS, CTAC is desirous of entering into an Agreement with "CITY OF ALACHUA" to support programs and its services provided by the Contractor;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree as follows:

Section 1. Term:

A. This agreement shall commence on April 1st, 2022 and continue through and including September 30th, 2022, unless earlier terminated, as provided herein. CTAC performance and obligation to pay under this agreement is contingent upon a specific annual appropriation by the Children's Trust of Alachua County. The parties hereto understand that this Agreement is not a commitment of future appropriations.

Section 2. Scope of Services:

A. The Services will be performed by Contractor as specified in **Attachment A:** Scope of Services. Contractor's performance will be measured in accordance with **Attachment E** and as otherwise provided herein.

Section 3, Maximum Indebtedness:

A. The maximum indebtedness under this agreement is (SIXTY-SIX THOUSAND AND SIX HUNDRED-SIXTY-FIVE DOLLARS) ($66,665) for (2022) contract year.

Section 4. Billing and Compensation:

A. For the performance of the services detailed in Section 2 of this Agreement of the CTAC shall pay the Agency an amount not to exceed ($66,665) as specified in the Program Budget in **Attachment B**

B. Compensation. CONTRACTOR will be paid by the CTAC for the Services as follows:

1. Advance Payment - Upon completion of Deliverable 1 in Attachment D the Contractor may invoice the CTAC for an advance payment of 25% of the scholarship amount as listed on Form 2- Site Profile. The Contractor will not receive any additional payments until the advance has been trued up with actual services delivered.
2. Subsequent payments will be made on a monthly basis based on each site's weekly enrollment. To be considered enrolled, proper demographic information and at least on day of attendance in the week the child is enrolled is required (see Data and Reporting, **Attachment F)**
3. Enrollment Fees will be reimbursed in the same manner as in #2 above.
4. Materials and Field Trips will be reimbursed on a cost-reimbursement basis.

C. Submission of the Contractor's invoice for final payment shall further constitute the Contractor's representation to the CTAC that, upon receipt by the Contractor of the amount invoiced, all obligations of the Contractor to others, including its consultants, incurred in connection with the Program, will be paid in full, that the services or expenses have not been reimbursed by another contractor, and that the services provided served a public purpose. The Contractor shall submit invoices via e-mail to invoice@childrenstrustofalachuacounty.us, or to the CTAC at the following address.

Children's Trust of Alachua County
PO Box 5669
Gainesville, FL 32627

D. In the event that the CTAC becomes credibly informed that any representations of relating to payment are wholly or partially inaccurate, the CTAC may withhold payment of sums then or in the future otherwise due to the Contractor until the inaccuracy, and the cause thereof, is corrected to the CTAC's reasonable satisfaction.

E. Payments for all sums are contingent upon meeting the deliverables described in **Attachment D:** Deliverables and the approval of all supporting documentation required by the CTAC. All invoices shall contain the following statement "This request for payment is subject to Section 837.06 Florida Statutes." Invoices for payment shall be made in accordance with the provisions of Chapter 218, Part VII Florida Statutes (Local Government Prompt Payment Act).

F. The Contractor shall submit invoices by the 15th of every month and its final invoice for the grant period by October 15th of each year. The CTAC has no obligation to provide reimbursement to the Contractor for invoices which include expenses incurred in any previous grant period if submitted after October 15, 2022.

G. Invoice payments shall be sent to:
Finance Department
City of Alachua
PO Box 9
Alachua, Fl 32616
finance@cityofalachua.org

Section 5. **Audit, Records, and Reporting:**

A. The Contractor agrees to:

1) Maintain financial records and reports relating to the utilization of funds.

2) Maintain books, records, documents, invoices, and other evidence and accounting procedures and practices such as will permit the Contractor to sufficiently and properly reflect all direct costs of any nature associated with the program.

3) Permit all such records described in 1) and 2) above to be subject to inspection, review, and audit by the CTAC.

B. Reports specified in **Attachment F** shall be submitted as described in **Attachment D.** The CTAC reserves the right to change the forms or formats of the reports without prior written notice to the Contractor. The Contractor shall submit these reports via email (dcarruthers@childrenstrustofalachuacounty.us) or to CTAC following address:

Children's Trust of Alachua County
PO Box 5669
Gainesville, FL 32627

C. The CTAC may defer payment to the Contractor for non-compliance with contract deliverables or program requirements.

Section 6. Default and Termination:

A. The failure of the Contractor to comply with any provision of this Agreement will place the Contractor in default. Prior to terminating the Agreement, the CTAC will notify the Contractor in writing. This notification will make specific reference to the provision which gave rise to the default. The CTAC will give the Contractor seven (7) days to submit a plan for curing the default. In the event the default situation is not corrected within the allotted time or to the satisfaction of the CTAC, prior to formal termination the Parties agree to mediation of the dispute or disputes and shall participate in good faith. The mediation shall be conducted by a professional mediator mutually agreed to by the parties under the Florida mediation rules. Mediation shall be held no longer than twenty-one (21) days after the notice of default.

B. The CTAC may also terminate the Agreement without cause by providing ten (10) days written notice to the Contractor (hereinafter, "Termination for Convenience"). The CTAC Contract Manager is authorized to provide written notice of Termination for Convenience on behalf of the CTAC. Upon such notice, the Contractor will immediately discontinue all Services affected (unless the notice directs otherwise) and deliver to the CTAC all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Contractor in performing this Agreement, whether completed or in process. In the event of such Termination for Convenience, the Contractor's recovery against the CTAC shall be limited to that portion of the Annual Contract Price earned through the date of termination, but the Contractor shall not be entitled to any other or further recovery against the CTAC, including, but not limited to, damages, consequential or special damages, or any anticipated fees or profit on portions of the Services not performed.

C. If funds to finance this Agreement become unavailable, the CTAC may terminate the Agreement with no less than twenty-four (24) hours' notice in writing to the Contractor. The CTAC will be the final authority as to the availability of funds. The CTAC will pay the Contractor for all Services completed prior to delivery of notice of termination. In the event of such Termination, the Contractor's recovery against the CTAC shall be limited to that portion of the Annual Contract Price earned through the date of termination, but the Contractor shall not be entitled to any other or further recovery against the CTAC, including, but not limited to, damages, consequential or special damages, or any anticipated fees or profit on portions of the Services not performed.

Section 7. Monitoring:

A. To the extent law, statute or ordinance does not limit a grant of access solely by the authority of the Contractor, the Contractor, by accepting public funds, agrees to permit persons duly authorized by the CTAC to inspect all records, papers, documents, facilities, goods, and services of the Contractor and interview any employees and clients of the Contractor to be assured of

satisfactory performance of the terms and conditions of this Agreement. When applicable, the CTAC will identify any deficiencies to the Contractor in writing and the Contractor will prepare a corrective action plan to rectify all deficiencies noted. The Contractor's failure to correct the deficiencies within the agreed upon time period may result in the CTAC withholding payments or the Contractor being deemed in breach or default resulting in termination of this Agreement.

Section 8. Modifications:

A. This Agreement may be modified and amended by mutual agreement of the parties; however, any modification shall only become effective upon incorporation of a written amendment to this Agreement, duly executed by both parties. The Parties further agree to renegotiate this Agreement if federal and/or state revision of any applicable laws or regulations makes changes in this Agreement necessary.

Section 9. Notices:

A. Except as otherwise provided in this Agreement any notice of default or termination 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. All notices shall be deemed delivered two (2) business days after mailing, unless by personal delivery in which case delivery shall be deemed to occur upon actual receipt by the other party. For purposes of all notices, the Contractor and the CTAC representatives are:

CTAC:
Executive Director, Children's Trust of Alachua County
c/o Children's Trust Custodian of Public Records
PO Box 5669
Gainesville, **FL** 32627

Contractor:
City of Alachua
City Manager
PO Box 9
Alachua, FL 32616

A copy of any notice shall also be sent to:

Alachua County:
J.K. "Jess" Irby, Esq.
Clerk of the Circuit Court
12 S.E. 1st Street
Gainesville, Florida 32602
Attn: Finance and Accounting

Section 10. **Assignment of Interest:**

A. Neither party will assign or transfer any interest in this Agreement without prior written consent of the other party.

Section 11. **Independent Contractor:**

A. In the performance of this Agreement, the Contractor will be acting in the capacity of an independent contractor and not as an agent, employee, partner, joint venture, or associate of the CTAC. The Contractor is solely responsible for the means, method, techniques, sequence, and procedure utilized by the Contractor in the full performance of this Agreement. Neither the Contractor nor any of its employees, officers, agents, or any other individual directed to act on behalf of the Contractor for any act related to this Agreement shall represent, act, or purport to act or be deemed to be the agent, representative, employee, or servant of the CTAC.

B. For Independent Contractors outside the construction industry with fewer than four employees choosing not to secure workers' compensation coverage under the Florida Workers' Compensation Act, the Independent Contractor outside the construction industry verifies that it has posted clear written notice in a conspicuous location accessible to all employees, telling employees and others of their lack of entitlement to workers' compensation benefits.

C. Policies and decisions of the Contractor, which may be represented by the Contractor in performance of this Agreement, shall not be construed to be the policies or decisions of the CTAC.

Section 12. **Indemnification:**

A. To the maximum extent permitted by Florida law, the Contractor shall indemnify and hold harmless the CTAC and its officers and employees from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor or anyone employed or utilized by the Contractor in the performance of this Agreement. The Contractor agrees that indemnification of the CTAC shall extend to any and all Services performed by the Contractor, its subcontractors, employees, agents, servants or assigns.

B. The Contractor's obligation to indemnify under this Article will survive the expiration or earlier termination of this Agreement until it is determined by final judgment that an action against the CTAC or an indemnified party for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations.

C. This obligation shall in no way be limited in any nature whatsoever by any limitation on the amount or type of Contractor insurance coverage. This indemnification provision shall survive the termination of the Agreement between the CTAC and the Contractor.

D. Nothing contained herein shall constitute a waiver by the CTAC of sovereign immunity or the provisions or limits of liability of§ 768.28, Fla. Stat.

E. Paragraphs A-D do not apply to any Contractor which is a government entity protected by Sovereign Immunity under § 768.28, Fla. Stat. For those Agencies, the Parties agree that each party shall be responsible for their own negligence and that of their employees as provided under§ 768.28, Fla. Stat. without any additional waiver of sovereign immunity.

Section 13. Insurance:

A. The Contractor will procure and maintain insurance throughout the entire term of this Agreement of the types and in the minimum amounts detailed in Attachment C. A current Certificate of Insurance showing coverage of the types and in the amounts required is attached . hereto as [Attachment C]].

B. Additionally, proof of automobile insurance will be required in the event the Contractor transports children as part of their program.

Section 14. Laws & Regulations:

A. The Contractor will comply with all laws, ordinances, regulations, and building code requirements applicable to the Services required by this Agreement. The Contractor is presumed to be familiar with all state and local laws, ordinances, code rules and regulations that may in any way affect the Services outlined in this Agreement. If the Contractor is not familiar with state and local laws, ordinances, code rules and regulations, the Contractor remains liable for any violation and all subsequent damages or fines. This section includes, but is not limited to background checks as required under Florida law for direct services involving children.

B. As described in Attachment F, if at any time contractor is aware of or suspects that abuse, neglect, or exploitation of children, disabled persons, or aged persons has occurred, as defined in Chapters 39 and 415, Florida Statutes, he/she is required to report immediately such known or suspected abuse or neglect to the Florida Abuse Registry by calling 1-800-962-2873.

Section 15. E-Verify:

A. Pursuant to Section 448.095, Florida Statutes, the Contractor must register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees prior to entering into this Agreement. The Contractor shall include in all contracts with subcontractors performing Work pursuant to this Agreement, an express requirement that subcontractors utilize the federal E-Verify system in accordance with the terms governing use of the system to confirm employment eligibility of all new employees hired by subcontractors during the term of this Agreement. Subcontractor shall provide the Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with unauthorized aliens and the Contractor will provide a copy of such affidavit to the CTAC. If the CTAC has good faith belief that the Contractor has violated this section the CTAC will terminate this Agreement. If the CTAC has good faith belief that a subcontractor violated this section, but the Contractor has otherwise complied with this section, the CTAC will notify the Contractor and the Contractor will terminate its agreement with such subcontractor.

Section 16. **Non-Waiver:**

A. The failure of either party to exercise any righ,t shall not be considered a waiver of such right in the event of any further default or non-compliance.

Section 17. **Severability:**

A. If any provisions of this Agreement shall be declared illegal, void, or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.

Section 18. **Entire Agreement:**

A. This Agreement contains all the terms and conditions agreed upon by the Parties.

Section 19. **Collusion:**

A. By signing this Agreement, the Contractor declares that this Agreement is made without any previous understanding, agreement, or connections with any persons, contractors, or corporations and that this Agreement is fair, and made in good faith without any outside control, collusion, or fraud.

Section 20. **Conflict of Interest:**

A. The Contractor warrants that neither it nor any of its employees have any financial or personal interest that conflicts with the execution of this Agreement. The Contractor shall notify the CTAC of any conflict of interest due to any other clients, contracts, or property interests.

Section 21. **Third Party Beneficiaries:**

A. This Agreement does not create any relationship with, or any rights in favor of, any third party.

Section 22. **Governing Law and Venue:**

A. This Agreement is governed in accordance with the laws of the State of Florida. Venue is in Alachua County, Florida in a Court of Competent Jurisdiction.

Section 23. **Construction:**

A. 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.

Section 24. Project Records:

A. General Provisions:

1) Any document submitted to the CTAC may be a public record and is open for inspection or copying by any person or entity. "Public records" are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any Contractor per § 119.011(11), Fla. Stat. Any document is subject to inspection and copying unless exempted under§ 119, Fla. Stat., or as otherwise provided by law.

2) In accordance with § 119.0701, Fla. Stat., the Contractor, *when acting on behalf of the CTAC,* as provided under § 119.012(2), Fla. Stat., shall keep and maintain public records as required by law and retain them as provided by the General Records Schedule established by the Department of State. Upon request from the CTAC's Custodian of Public Records, provide the CTAC with a copy of the requested records or allow the records to be inspected or copied within a reasonable time unless exempted under § 119, Fla. Stat., or as otherwise provided by law. Additionally, they shall provide the public records at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3) The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the Professional does not transfer the records to the CTAC.

B. Confidential Information:

1) During the term of this Agreement or license, the Contractor may claim that some or all of information, including, but not limited to, software documentation, manuals, written methodologies and processes, pricing, discounts, or other considerations (hereafter collectively referred to as "Confidential Information"), is, or has been treated as confidential and proprietary in accordance with§ 812,081, Fla. Stat., or other law, and is exempt from disclosure under§ 119, Fla. Stat., the Public Records Law. The Contractor shall clearly identify and mark Confidential Information as "Confidential Information" or "CI" and the CTAC shall use reasonable efforts to maintain the confidentiality of the information properly identified as "Confidential Information" or "CI",

2) The CTAC shall promptly notify the Contractor in writing of any request received by the CTAC for disclosure of the Contractor's Confidential Information and the Contractor may assert any exemption from disclosure available under applicable law or seek a protective order against disclosure from a court of competent jurisdiction. The Contractor shall protect, defend, indemnify, and hold the CTAC, its officers, employees, and agents free and harmless from and against any

claims or judgments arising out of a request for disclosure of Confidential Information. The Contractor shall investigate, handle, respond to, and defend, using counsel chosen by the CTAC, at the Contractor's sole cost and expense, any such claim, even if any such claim is groundless, false, or fraudulent. The Contractor shall pay for all costs and expenses related to such claim, including, but not limited to, payment of attorney fees, court costs, and expert witness fees and expenses. Upon completion of this Agreement or license, the provisions of this paragraph shall continue to survive. The Contractor releases the CTAC from claims or damages.related to disclosure by the CTAC. If the Contractor is a Public Contractor under the laws of the State of Florida, there shall be no claim for indemnification, but the Contractor shall identify all confidential information they provide to the CTAC.

C. Project Completion:

1) Upon completion of, or in the event this Agreement is terminated, the Contractor, *when acting on behalf of the CTAC* as provided under § 119.011(2), Fla. Stat., shall transfer, at no cost, to the CTAC all public records in possession of the Contractor or keep and maintain public records required by the CTAC to perform the service. If the Contractor transfers all public records to the CTAC upon completion or termination of the Agreement, it must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion or termination of the Agreement all applicable requirements for retaining public records shall be met. All records stored electronically shall be provided to the CTAC, upon request from the CTAC's Custodian of Public Records, in a format that is compatible with the information technology systems of the CTAC.

D. Compliance:

1) An Applicant who fails to provide the public records to the CTAC within a reasonable time may be subject to penalties under§ 119.10, Fla. Stat.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF§ 119, Fla. Stat., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CTAC REPRESENTATIVE AT:

E-MAIL: publierecordrequests@childrenstrustofalachuacounty.us
PHONE: (352) 374-1830
ADDRESS: P.O. Box 5669, Gainesville, FL 32627

Section 25. Communications:

A. The Contractor shall maintain a working e-mail address and shall respond to e-mail communications from the CTAC Contract Manager within twenty-four (24) business hours from the time the e-mail was received electronically. The Contractor agrees to notify the CTAC Contract Manager of any changes in e-mail, staff, Board of Directors, postal mailing address, etc. within twenty-four (24) hours of the change. The Contractor agrees to add the e-mail and postal mailing

addresses of the CTAC Contract Manager to any mailing lists utilized for the purpose of announcements, status reports, and the like. The contractor is responsible for ensuring that emails from CTAC are not diverted to its SPAM filter.

Section 26. No Religious or Sectarian Requirement:

A. In accordance with Article 1, Section 3, Florida Constitution, and other applicable law, the funding provided under this Agreement may not be used in aid of any church, sect, or religious denomination or in aid of any sectarian institution. The program shall not promote the religion of the provider, be significantly sectarian in nature, involve religious indoctrination, require participation in religious ritual, or encourage the preference of one religion over another.

Section 27. Non-Discrimination:

A The parties agree not to discriminate against any person on grounds of race, ethnicity, national origin, color, religion, age, disability, sex, pregnancy status, gender identity, sexual orientation, marital status, genetic information, political opinions or affiliations, veteran status, or other legally protected classes under the laws of the State of Florida or the federal government.

Section 28. Force Majeure:

A Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under the Agreement due directly or indirectly from acts of God, accidents, fire, explosions, earthquakes, floods, water, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, terrorism, pandemics or health crises, strikes, or labor disputes.

Section 29. Award Acknowledgement of Support:

A. The Contractor agrees to acknowledge the CTAC's support in all materials as specified on the CTAC website at:

https://www.childrenstrustofalachuacounty.us/funding/page/provider-resources

Section 30. Electronic Signatures.

A. 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. The County shall determine the means and methods by which electronic signatures may be used to execute this Agreement and shall provide the Contractor with instructions on how to use said method. Delivery of this Agreement or any other document contemplated hereby bearing an manually written or electronic signature by facsimile transmission (whether directly from one

facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), 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.

Section 31. Counterparts:

A. 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 fax or e-mail with pdf attachment by a party or its designated legal counsel of an executed counterpart of this Contract shall constitute valid and sufficient delivery in order to complete execution and delivery of this Contract and bind the parties to the terms hereof.

Section 32. Contract Documents:

This Contract consists of the following documents which are hereby incorporated as if fully set forth herein and which, in case of conflict, shall have priority in the order listed:

A. This document, as modified by any subsequent signed amendments

B. Any amendments to the RFP

C. The RFP as originally issued

D. Any Purchase Order under the Contract

E. The Response, provided that any terms in the Response that are prohibited under the RFP shall not be included in this Contract.

WITNESS WHEREOF, the parties have caused this Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: Kristy Goldwire

Kristy Goldwire
Acting Executive Director
Date:
May 3, 2022

APPROVED AS TO FORM

Bob Swain (May 3, 2022 10:08 EDT)

Attorney for the Trust

CONTRACTOR

ATTEST (By Corporate Officer)

By:&
Print: r.;:.-/:J Caer pe/
Title: a 4oc

By:
Print: MIKE DAROZA
Title: CITY MANAGER
Date: 9/2/22

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS. IF SIGNATURE AUTHORITY IS PROVIDED, ATTESTATION WILL NOT BE NECESSARY.

FUNDING SOURCE

FISCAL YEAR	AMOUNT	ACCOUNT NO.
2022	$66,665	001.15.1500.569.82.00

Attachment A

Section 3: Site Profile: Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site Summary section. At least one site is required for application to be considered complete

1. Site Information

Organization Name	City of Alachua
Site Name	Legacy Park Multipurpose Center
Site Address	15400 Peggy Road
Site Contact Name/Phone/E-mail:	Elliot Harris 352-213-4125/eharris@_cityofalachua.eom
Site Enrollment Phone# and Website	386-462-1610
Social Media Links(Facebook/Instagram/Twitter	)CitvofAlachua/facebook.com
Site Grades Served Note: Grades served should reflect year child would enter in the 2022-23 school year	The Legacy Park Summer Adventure Camp will serve grades K-8.
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: 6/6/20 # of Weeks of Programming? Additional Details: End Date: 7/29/22 Hours of operations: 7:00am-5:00pm
Expected Attendance of Children Describe expected attendance of children at your program. How many days per week will they attend? How many hours in a day will they attend? How many weeks will they attend?	Hours per Day: 110 Days per Week: 5 # of weeks expected to attend: 7
Site Description: Provide a brief description of the facility, including amenities, number of rooms, maximum occupancy, and any other information to show that the facility can safely meet the needs of children durin thesummer	Legacy Park Multipurpose Center is a 40,000 sq ft. multipurpose racraational/cultural facility that includes 4 full lengtll basketball/volleyball courts. It also has 4 multipurpose classrooms. On the property is an inclusive playground that serves children ages S..12, two high school dimension soccer fields, and an amphitheater. Maximum capacity for camp would be 150 students Conjoined to Legacy Park is tlie Hal Brady Recreation Complex. This complex has 3 softball fields, a large playground, 2 baseball fields, skate park, splash park, and an indoor basketball/volleyball court.
Executive Summary: Provide an executive summary of the program and services offered at this site (100 words of less). This summary will be used in reports and promotional materials developed by CTAC	Through the Legacy Park Summer Adventure Camp children will have the opportunity to challenge their brains and learn new things during the summer break. Each day campers will discover new skills, build self-confidence, make new friends, and feel a sense of achievement. Camp activities include art, music, swimming, character development, games, sports, and outdoor activities.
Site Staffing: Describehowyoursite_will provideappropriatestaffingto ensure safe and enriching programming. Refer to_ t_he RFP . gu1delmes as staffing requirements 1nclud1ng positions and ratios when completing site staffing.	The Camp Counselors and Camp Administrator (Director) will be highly qualified. We will advertise at our local schools to recruit teachers and paraprofessionals for these positions. These individuals will have general working knowledge of sports activities (softball, basketball, volleyball, soccer, tennis, games), arts and crafts, environmental sciences, cultural arts, etc. Skills in organizing, supervising, and disciplining children, and creating a positive camp environment. They must have the ability to work effectively with children 5-14 years of age. The ratio for the Legacy Park Summer Adventure Camp will be 1:10 counselor to child to ensure a safe and enriching environment.

1. Site Budget — Attachment B

Site Name Legacy Park Multipurpose Center

Budget Item	Description	Request Amount	Additional details to support request including justification of requested amount
Enrollment/Registration Fees	CTAC will cover a one-time enrollment and/or registration fee per child receiving a CTAC scholarship. Complete the following fields to calculate request amount: A) Cost per enrollment fee requested from CTAC: $ 78 B) # of children to receive enrollment fees: 100 C) Enrollment Fee request amount (AX B- *Read Only:)* $ 7.800	**$7,800'**	Cost of T-shirt, Food/Snacks, and Camp Safety Kit
Scholarships (Full)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals, etc.) Complete the following fields to calculate request amount: A) Cost per Scholarships (Full) requested from CTAC: $ 58 B) # of children to receive Scholarships (Full): 80 C) # of weeks children are expected to attend camp: 7 D) Scholarships (Full) Total (AX BX C- *Read on!;'):$* 32,480	$ 32 480	Counselors(10)- $15/hr+3 admin cost+ 16 hours training Camp Director - $25/hr + 16 Hours of training
Scholarships (Partial)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals etc.). Complete the following fields to calculate request amount: A) Cost per Scholarships (Partial) requested from CTAC:$ 29 B) # of children to receive Scholarships (Partial): 20 C) # of weeks children are expected to attend camp:7 D) Scholarships (Partial) Total (AX BX C - *Read only}:$* 4,060	**$ 4 060**	Counselors(10)- $15/hr+3 admin cost+ 16 hours training Ca_mp Director - $25/hr + 16 Hours of training
Materials	CTAC will cover the costs of materials full/partial scholarship children to participate in summer camp activities.	$3,000	Equipment, arts/crafts supplies
Fieldtrip	CTAC will cover the costs of full/partial scholarship children to participate in fieldtrips including admission costs. All fieldtrip expenses will include copies of fieldtrip attendance for verification.	$13,000	AMC Movies, Cade Museum, Gainesville Pool, Flip Factory, SeaWorld, Santa Fe Zoo, Skate Station
Transportation	CTAC will cover the cost of transportation for full/partial scholarship children to participate in camp activities including fieldtrips. These expenses for buses, vehicle rentals, gas etc.	$ 5,500	Gas $1000 Charter Bus for end of camp $4500
Background Checks	CTAC will cover the costs for all staff to receive Level 2 background checks	**$ 8251**	11 Staff X $75 per Background Check
	Site 1 Total Request:	$ 66,665	

Attachment B-1

Section 4: Site and Budget Summary

Information from each site profile will populate the Site Summary section below. To make corrections to the summary table, return to previously enter site profile(s).

Site Name	Enrollment/Registration Fees		Scholarships (Full)		Scholarships (Partial)		Materials	Fieldtrips	Transport-ation	Background Checks	Site Total Request
Legacy Park Multipurpose Center	#of children: 100	Amount: $7,800	#of children: 80	Amount: $32,480	#of children: 20	Amount: **$4,060**	$3,000	$ 13,000	$5,500	$ 825	$66,665
	# of children:	Amount: $0	#of children:	Amount: $0	#of children:	Amount: $0					$0
	#of children:	Amount: $0	# of children:	Amount: $0	#of children:	Amount: **$ 0**					$0
	# of children:	Amount: $0	# of children:	Amount: $0	#of children:	Amount: **$ 0**					$0
Total	**100**	$7,800	**80**	$32,480	**20**	$4,060	**$3,000**	**$13,000**	**$5,500**	**$3,000**	$66,665

Attachment C: Insurance Requirement
TYPE "B" INSURANCE REQUIREMENTS
"Professional or Consulting Services"

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the contractor, their agents, representatives, employees, or subcontractors.

I. COMMERCIAL GENERAL LIABILITY.

Coverage must be afforded under a per occurrence form policy for limits not less than $200,000 General Aggregate, $300,000 Products/Completed Operations Aggregate, $300,000 Personal and Advertising Injury Liability, $200,000 each Occurrence, $50,000 Fire Damage Liability, and $5,000 Medical Expense.

II. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY.

A. Coverage to apply for all employees at STATUTORY limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the USA Longshoremen & Harbor Workers Act.

B. Employer's Liability limits for not less than $100,000 each accident; $500,000 disease policy limit and $100,000 disease each employee must be included.

III, PROFESSIONAL LIABILITY or ERRORS AND OMISSIONS LIABILITY (E&O).

Professional (E&O) Liability must be afforded for not less than $200,000 each claim, $300,000 policy aggregate, required for Capital but not for Services.

IV. OTHER INSURANCE PROVISIONS.

A. All Coverages

1. The Contractor shall provide a Certificate of Insurance to the Children's Trust of Alachua County with a thirty (30) day notice of cancellation. The certificate shall indicate if cover is provided under a "claims made" or "per occurrence" form. If any cover is provided under "claims made" form the certificate will show a retroactive date, which should be the same date of the contract (original if contact is renewed) or prior.

2. Contractors shall include all subcontractors as insured under its policies. All subcontractors shall be subject to the requirements stated herein.

CERTIFICATE HOLDER: Children's Trust of Alachua County

Attachment CI: Insurance Requirement
Certificate of Insurance

Attachment D
Deliverables

DATE RANGE	DELIVERABLE	EVIDENCE	DUE DATE(S)
Date of Award-April 1st,2022	1. Program Preparation	☐ Certificate of Insurance ☐ Affidavit Letter outlining screening of all staff and volunteers. ☐ Verified in Philanthropy Hub (Nonprofits only)	May 15th, 2022
April 2022	2. Attend CTACSummer Provider training	☐ Training attendance	April 20, 2022
May -August 30th, 2022	3. Implement the program in a safe and supportive environment # of days # of students	☐ Sign In/Sign Out Sheets ☐ Monthly Invoice	Due 15th of every month
May -August 30th, 2022	4. Submit child demographics and weekly program attendance including participation in fieldtrips and family engagement activities as applicable.	☐ Submission on CTAC provided data collection spreadsheets or tools	Due 15th of every month
August 15th, 2022	5. Submit End of Program Narrative	☐ End-of-Program Narrative ☐ Satisfaction Surveys	August 15th, 2022

NOTE: An Affidavit Letter is a letter on Contractor letterhead and clearly states that all staff and volunteers have completed the screening and completed Affidavits of Good Moral Character prior to the commencement of the program.

Attachment E
Performance Measures

Quantity: How much?	FY22 Target
Number of children enrolled-full and partial scholarships	100
Number of program days	35
Quality/Effort: How well are services provided?	FY22 Target
Weekly Attendance 100% of enrolled children who attend at least 1 day per week for the expected program length	90%
Site Monitoring (developed by CTAC staff)	Fully Compliant
Client Benefits: Is anyone better off?	
Children who enjoyed camp activities Parents satisfied with registration process Parents satisfied with camp activities Parents felt their kids were safe at camp Parents satisfied with camp communication Families enjoyed the overall camp experience	80% 75% 85% 90% 80% 85%

Attachment F
Data and Reporting

PARTICIPANT DATA	
DATA REQUIREMENT	**Data Collection Tool**
Participant Demographics: Providers are expected to collect and report the following on each child served individually: • Unique Identifier • Scholarship Type (i.e., Full or Partial) • Scholarship Amount (i.e., weekly rate) • Enrollment Criteria for Scholarship (i.e., at or below 200% FPL, IEP and/or 504 plans, in foster care, in kinship care, under in-home case management, family receiving SNAP benefits, between 200% - 400% FPL) • Residence City (note, must be Alachua County) • Residence ZIP (note, must be Alachua County) • Age at Enrollment • Grade (i.e., K-12) • School Name • Race (i.e., American Indian or Alaskan, Asian, Black or African American, Pacific Islander, White, Multiracial, Other) • Ethnicity (i.e., Hispanic or Non-Hispanic) • Gender • Parent Language	Provider will develop, collect, and maintain child enrollment forms to support the collection of deidentified data to be submitted to CTAC. Provider will submit data listed for each individual child through a data collection tool provided by CTAC.
Program Participation: Providers are expected to collect and report the following on each child served individually: • Number of days the child attended the program for each week the program operated • Participation in fieldtrips (if applicable) • Participation in family engagement events/activities (if applicable)	Provider will develop, collect, and maintain attendance forms to support the collection of data to be submitted to CTAC. Provider will submit participation data listed for each individual child through a data collection tool provided by CTAC.

PROGRAM QUALITY MEASURES	
DATA REQUIREMENT	**Data Collection Tool**
Verification of scholarship eligibility: Providers are expected to verify scholarship eligibility.	Site records
Satisfaction Survey: Providers are expected to administer child/youth and parent satisfaction surveys summer.	CTAC provided data collection tool.
Participant Records: Providers shall maintain a file for each child enrolled including enrollment, program consent, and image release forms.	Site records

PROGRAM QUALITY MEASURES	
DATA REQUIREMENT	**Data Collection Tool**
Personnel Records: Providers shall maintain a personnel file for each staff involved in the program, including in-kind staff and volunteers. Each file should contain, at a minimum, background screening results, proof of required trainings, and any required certifications or licensures, including the Affidavit of Good Moral Character.	Staff Qualifications: Providers are expected to hire and retain staff and subcontractors with the necessary qualifications/credentials. Providers are expected to produce proof of required experience, education, and certifications/licensures as specified in Scope of Services

	Due Date•	**What to Report**
Summer Camp	15th of Each Month	- Invoice based on actual attendance and enrollment - Prior month's new participant demographics, attendance data
	September 15th	- Final report - Finalized participant data (demographics, attendance, surveys) - Provider End of Summer Reflection survey - Final invoice

Attachment G

MANDATORY REPORTING OF ABUSE CHECKLIST (JUNE 2020)

A. WHO NEEDS TO REPORT?

In Florida, everyone is a mandatory reporter. However, there are two types ofreporters:

- Mandated Reporter (General):
  - Any person who knows, or has reasonable cause to suspect, that a child is abused, abandoned, or neglected by a parent, legal custodian, caregiver, orother person responsible for the child's welfare is a mandatory reporter. § 39.201(1)(a).
  - Any person, including but not limited to state, county, or municipal criminaljustice employees or law enforcement officers, who knows or has reasonablecause to suspect that a vulnerable adult has been or is being abused, neglected, or exploited must make a report.§ 415.1034(1)(a)5.
- Mandated Reporter (Professional)
  - Anyone who is legally obligated to report known abuse and must also identifythemselves when reporting. These include:
    - Physician, osteopathic physician, medical examiner, chiropractic physician,nurse, paramedic, emergency medical technician, or hospital personnel engaged in the admission, examination, care, or treatment of persons. §§ 39.201{1)(d)1 and 415.1034(1)(a)1;
    - Health or mental health professional other than listed in paragraph above;
    - Practitioner who relies solely on spiritual means for healing,§§ 39.201(1)(d)3 and 415.1034(1)(a)3;
    - School teacher or other school official or personnel (child),§ 39.201(1)(d)4;
    - Social worker, day care center worker, or other professional childcare,foster care, residential or institutional worker (child),§ 39.201{1)(d)5;
    - Nursing home staff; assisted living facilities staff; adult day care centerstaff etc. (vulnerable adults),§ 415.1034(1)(a)4;
    - Employees of Department of Business and Professional Regulation conducting inspections of public lodging establishments,§ 415.1034(1)(a)6;
    - Law enforcement officer,§§ 39.201(1)(d)6 and 415.1034(1)(a)5; Judge,§ 39.201(1)(d)(7) and 415.1034(1)(a)5; and

- Mediators.§ 44.405(4)(a)3.

- Note: An officer or employee of the judicial branch is not required to again provide notice of reasonable cause to suspect child abuse, abandonment, or neglect when that child is currently being investigated by the department, there isan existing dependency case, or the matter has previously been reported to the department, provided that there is reasonable cause to believe that the information is already known to the department. This paragraph applies only whenthe information has been provided to the officer or employee in the course of carrying out his or her official duties.§ 39.201(1)(f)

B. WHAT NEEDS TO BE REPORTED?

- **Child Abuse**

  - A child in need of supervision who has no parent, legal custodian, or responsible adult. § 39.201(1)(a).

  - A child abused by his or her parent, caregiver, guardian, or other person responsible for the child's welfare.§ 39.201(1)(a).

  - Child abuse by an adult other than a parent, legal custodian, caregiver, orother person responsible for the child's welfare. § 39.201(1)(b).

  - Childhood sexual abuse or victim of a known or suspected juvenile sex offender.§ 39.201(1)(c).

  - If the report contains information of an instance of known or suspected child abuse involving impregnation of a child under 16 years of age by a person 21 years of age or older, the report shall be made immediately to the appropriate county sheriff's office or other appropriate law enforcementagency. § 39.201(2)(e).

  - Reports involving surrendered newborn infants shall be made and receivedby the department.§ 39.201(1)(g).

- **Sexual Battery**

  - Section 794.027 requires a person who observes a sexual battery and who has the ability to seek assistance for the victim without being exposed to a threat of physical violence must make a report. Someone other than the victim or a spouse or close family relative of the victim or offender who is not endangered and who fails to seek assistance by reporting the offense toa law enforcement officer is guilty of a misdemeanor of the first degree.

- **Vulnerable Adult Abuse**

  - Section 415.1034(1)(a)5 states that any person, including, but not limited to any state, county, or municipal criminal justice employee or law enforcement officer, who knows, or has reasonable cause to suspect, that a vulnerable adulthas been or is being abused, neglected, or exploited shall immediately report such knowledge or suspicion to the central abuse hotline.

C. WHO DO YOU REPORT IT TO?

- Child and adult abuse should be reported to the Florida Department of Children and Families (DCF) through either the DCF statewide hotline (call 1-800-96-ABUSE)(1-800-962-2873) or through the DCF website at http://reportabuse.dcf.state.fl.usThe hotline also accepts faxes at 1-800-914-0004 and web-based chats on their website. § 39.201(2)(a).

- If the abuse is by an adult other than a parent, legal custodian, caregiver, or otherperson responsible for the child's welfare, the report will be transferred by hotlinestaff to the appropriate county sheriff's office.§ 39.201(2)(b).

- If the alleged abuse is by a juvenile or involves a child who is in the custody or protective supervision of the department, the report shall be transferred by the hotline to the county sheriff's office. § 39.201(2)(c)1.

D. WHAT HAPPENS IF YOU DON'T REPORT?

- Failure to report child abuse to DCF is a third-degree felony.§ 39.205(1).

- Failure to report a sexual battery under§ 749.027 is a misdemeanor of the first degree.

- Failure to report a case of known or suspected abuse, neglect, or exploitation of a vulnerable adult or preventing someone else from doing so is a misdemeanor of the second degree.§ 415.111(1).

E. WHAT HAPPENS IF YOU MAKE A FALSE REPORT?

A person who knowingly and willfully makes a false report of child abuse, abandonment, neglect, or abuse of a vulnerable adult or who advises another to makea false report is guilty of a felony of the third degree. §§ 39.205(9), 415.111(5).

However, anyone making a report who is acting in good faith is immune from any liability.§§ 39.205(9), 415.lll(S)(b).

CHILDREN'S TRUST OF ALACHUA COUNTY
RESOLUTION 2022-04
Sununel' Camp & Enrichment Sel'vices RFP 2022-03

WHEREAS, the Children's Trust of Alachua County (CTAC) developed and approved Resolution 2020-12, Procurement Policies; and

WHEREAS, the Trnst seeks to expand s1m1mer programming for low-income families; and

WHEREAS, the Trnst seeks to partner with enrichment prnviders to offer elll'iching activities that offer youth the opportunity to learn and explore specialty activities that would otherwise not be available through their out of school time programming; and

WHEREAS, the Trust b11dgeted $2,000,000 for summer prngrnmming in the FY 21-22 Budget,

NOW THEREFORE, be it ordained by the Board of Children's Trnst of Alachua County, in the State of Florida, as follows:

SECTION 1: ADOPTION The scope of service, minimum qualifications, evaluation criteria, and review team attached hereto as Exhibit "A" is het·eby adopted in its entirety as provided in Exhibit "A" and incorporated herein by this reference.

SECTION 2: EFFECTIVE DATE This Resolution shall be in full force and effect from 03.14.2022 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CHILDREN'S TRUST OF ALACHUA COUNTY BOARD; this 14th day of March 2022,

	AYE	NAY	ABSENT	NOT VOTING
Dr. Margarita Labatta				
Tinn Cet·tain				
Lee Pinkoson				
Ken Cornell				
Dt•, Nancy Hardt				
D1·. Patricia Snyder				
Cheryl Twornbly				

Presiding Officer

Dr. Margarita Labarta, Chair
Child1·en's Trust of Alachua County

Attest

Kristy Goldwire, Acting Secretary
Children's Trust of Alachua County

APPENDIX A- PROGRAM FUNDING

GOAL 1: ALL CHILDREN ARE BORN HEALTHY AND REMAIN HEALTHY		$538,750
STRATEGY 1,1 SUPPORT MATERNAL AND CHILD HEALTH		
PROGRAM	AGENCY	PROPOSED FUNDING
MATERNAL FAMILY PARTNER	Healthy Start of North Central Florida, Inc.	$75,000
NEWBORN HOME VISITING PROGRAM	Healthy Start of North Central Florida, Inc.	$400,000
STRATEGY 1.2 SUPPORT MENTAL HEALTH AND SUBSTANCE ABUSE PREVENTION		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 1.3 SUPPORT PHYSICAL HEALTH		
PROGRAM	AGENCY	PROPOSED FUNDING
WELLNESS COORINATOR@ HOWARD BISHOP MS	Children's Home Society of Florida	$63,750
STRATEGY 1.4 IMPROVE FOOD SECURITY		
PROGRAM	AGENCY	PROPOSED FUNDING
GOAL 2: ALL CHILDREN CAN LEARN WHATTHEY NEED TO BE SUCCESSFUL		$3,500,639
STRATEGY 2.1 SUPPORT PROFESSIONAL DEVELOPMENT AND CAPACITY-BUILDING		
PROGRAM	AGENCY	PROPOSED FUNDING
TRANSFORMATIVE PROFESSIONAL DEVELOPMENT	Early learning Coalition of Alachua County	$250,000
VIOCITY MASTER CLASS SERIES	Business Leadership Institute for Early Learning	$90,000
ACCREDITATION ACADEMY	Multiple	$300,000
PROFESSIONAL DEVELOPMENT REGISTRY	The Children's Forum	$34,650
AFTERSCHOOL CAPACITY-BUILDING	Mulple (via an application process)	$300,000
STRATEGY 2,2 EXPAND ACCESS TO HIGH QUAUTY CHILDCARE, AFTERSCHOOL, AND SUMMER PROGRAMS		
PROGRAM	AGENCY	PROPOSED FUNDING
SUMMER PROGRAMMING (2021-2024)	RFP	$1,100,000
AFTERSCI-IOOL PROGRAMMING (RfP 2021'06)	Gainesville Area Tennis Association (Aces In Motion)	$188,443
AFHRSCHOOL PROGRAMMING (RrP 2021·06)	Kids Count In Alachua County, Inc.	$143,025
AFTERSCHOOL PROGRAMMING (HFP 202J..OG)	Soys and Girls Club of Alachua County	$142,569
AFTERSCHOOL PROGIIAMMING (RFP 2021·06)	Girls Place, Inc	$120,238
AFTERSCI-IOOL PROGRAMMING (RFP 2021·06)	Gainesville Circus Center	$95,539
AFHRSCHOOL PROGRAMMING (HFP 2021·06)	Deeper Purpose Community Church, Inc.	$72,175
AFTERSCHOOL PROGRAMMING (2022 - 2025)	RFP	$150,000
STRATEGY 2,3 SUPPORT LITERACY AND OTHER ACADEMIC SUPPORTS		
PROGRAM	AGENCY	PROPOSED FUNDING
DOLLY PARTON IMAGINATION LIBRARY	Gainesville Thrive	$14,000
STRATEGY 2.4 IMPROVE CAPACITY TO SUPPORT SPECIAL NEEDS		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 2,5 SUPPORT CAREER EXPLORATION AND PREPARATION		
PROGRAM	AGENCY	PROPOSED FUNDING
YOUTH SUMMER 108SPROGRAM	RFP	$500,000
GOAL 3: ALL CHILDREN HAVE NURTURING AND SUPPORTIVE CAREGIVERS ANO RELATIONSHIPS		$220,000
STRATEGY 3.1 SUPPPORT INITIATIVES THAT CONNECT FAMILIES TO RESOURCES		
PROGRAM	AGENCY	PROPOSED FUNDING
HELP ME GROW ALACHUA	RFP 2021-07	$220,000
STRATEGY 3.2 IMPROVE FAMILY STRENGTHENING AND SUPPORTS		
PROGRAM	AGENCY	PROPOSED FUNDING
GOAL4: ALL CHILDREN LIVE IN A SAFE COMMUNITY		$
STRATEGY 4.1 SUPPPORT INJURY PREVENTION		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 4,2 SUPPPORT INITIATIVES THAT PREVENT DELINQUENCY /TRUANCY		
PROGRAM	AGENCY	PROPOSED FUNDING
STRATEGY 4,3 SUPPPORTVIOLENCE PREVENTION INITITATIVES		
PROGRAM	AGENCY	PROPOSED FUNDING

RECOMMENDED PROGRAM FUNDING	$4,259,389
REIMAGINE GAINESVILLE	$50,000
PHILANTHROPY HUB -CFNCFL	$8,500
SPONSORSHIP	$25,000
MATCH	$200,000
UNALLOCATED	$471,426
TOTAL PROGRAM FUNDING	$5,014,315

Supports the objectives of the Pritzker Children's Initiative

Contract-13386

Final Audit Report 2022-05-03

Created:	2022-05-03
By:	Deon Carruthers (dcarruthers@childrenstrustofalachuacounty.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcQBlwshPlKxnlsB33Yyl2jLJp4m2Wf5J

"Contract-13386" History

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2022-05-03 - 1:49:19 PM GMT

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2022-05-03 - 2:06:10 PM GMT- IP address: 163.120.80.69

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Signature Date: 2022-05-03 - 2:08:31 PM GMT - Time Source: server- IP address: 163.120.80.69

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2022-05-03 - 2:08:33 PM GMT

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13386 City of Alachua Legacy Renewalpdf

Final Audit Report 2023-02-14

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Signer mkiner@childrenstrustofalachuacounty.us entered name at signing as Marsha Kiner
2023-02-14 - 6:19:31 PM GMT- IP address: 163.120.80.69

Document e-signed by Marsha Kiner (mkiner@childrenstrustofalachuacounty.us)
Signature Date: 2023-02-14 - 6:19:33 PM GMT - Time Source: server- IP address: 163.120.80.69

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2023-02-14 - 6:19:33 PM GMT

13386-City of Alachua Contract Amendment COLA etc_

Final Audit Report 2023-05-03

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"13386-City of Alachua Contract Amendment COLA etc_" History

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Document e-signed by Marsha Kiner (mkiner@childrenstrustofalachuacounty.us)
Signature Date: 2023-05-03 - 5:53:57 PM GMT - Time Source: server- IP address: 163.120.80.69

Agreement completed.
2023-05-03 - 5:53:57 PM GMT

City of Alachua Events/2023

(DONE) 1-May 19-21, 2023 – Legacy Park and Hal Brady Recreation Complex – Basketball Tournament Jax Magic – Lenzy Hancocok

2-May 26, 2023 – Alachua Elementary Graduation

3-May 27, 2023 – O2B Kids Graduation

4-June 2-4, 2023 – Legacy Park and Hal Brady Recreation Complex Basketball Tournament Insider Edition – John McGraw

5June 9-11, 2023 – Amateur Fencing----Legacy Park

6June 12-August 4 – Legacy Park – Summer Camp (No Camp the Week of July 4th and the last week of camp will be held at Hal Brady.

7-July 4, 2023 –Legacy Park--Annual July 4th Celebration – Entertainment will be provided by Uncle Morty's Rhythm Cream – Food trucks on site.

8-July 14-16, 2023 – Legacy Park and Hal Brady Recreation Complex – Basketball Tournament Jax Magic – Lenzy Hancock

9-July 29-August 6, 2023 – Just Between Friends –Back to School - Consignment Sale---Legacy Park

10-Oct. The entire Month.....Scarecrow Row

11-Oct. 28th Trick or Treat on Main St.

12-November 4-12, 2023 –Legacy Park- Just Between Friends – Consignment Sale

13-Nov. 12th ABL Fall Festival 10am

14-December 1st ----Christmas Tree Lighting 6pm—Main St

15-December 9th---Christmas Parade 2pm—Main St

City Commission Meeting
Sign In May 22, 2023

Name (Please Print)	Name (Please Print)
(Please Print) JERRI WARRINGTON	(Please Print) CERRITA MURPHY
(Please Print) Ronald Lang	(Please Print) Harold Theus
(Please Print) Phyllis W Stricklin	(Please Print)
(Please Print) Cary Wilson Cox	(Please Print)
(Please Print) Mike Cooksey	(Please Print)
(Please Print) DAVE Lowney	(Please Print) DAVE Lowney
(Please Print) Christopher Potts	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)

City Commission Meeting
Sign In May 22, 2023

Name *(Please Print)*	Name *(Please Print)*
(Please Print)	*(Please Print)* GERARD MURPHY 17874 NW 175 AVE - NEXT
(Please Print)	*(Please Print)* I W'D ON BRIARWOOD
(Please Print) DAVE LOWNEY	*(Please Print)* 17918 NW 175 AVE ALACHUA FL
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
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