Regular City Commission Meeting
Agenda
May 8, 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 8, 2023

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Ter.

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. Music Presentation - W.W. Irby Elementary

B. Mayor John Land Years of Service Presentation – Mayor Gib Coerper

C. National Poetry Month

D. Okito America's New Alachua Location

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: 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, 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).

V. AGENDA ITEMS

A. Donation of Surplus Property: Tax Parcel 03506-000-000

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

April 10, 2023 City Commission Meeting Minutes

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/8/2023
SUBJECT: Music Presentation - W.W. Irby Elementary
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
The Commission to receive the Musical Presentation from the W.W. Irby Students and, upon completion, for Mayor Coerper & Ms. Lalaine Foreman to present the certificates to the students.

Summary

In recognition of the student musicians, we are presenting certificates to the students of W.W. Irby Elementary School, who are here this evening to present their talents in music to the Commission.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/8/2023
SUBJECT: Mayor John Land Years of Service Presentation – Mayor Gib Coerper
PREPARED BY: Diane Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation.

Summary

The Florida League of Cities would like to recognize Mayor Coerper for his 20 years of service to the City of Alachua. Named in honor of longtime Apopka Mayor John Land, this award honors municipal officials for their years of dedicated elected service and public service on a city council/commission.

The Florida League of Cities' mission is to serve the needs of Florida's cities and promote local self-government.

Eryn Russell, Membership Programs Specialist, Florida League of Cities is here to make the presentation.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/8/2023
SUBJECT: National Poetry Month
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to read the proclamation.

Summary

Launched by the Academy of American Poets in April 1996, National Poetry Month is a special occasion that celebrates poets' integral role in our culture. Over the years, it has become the largest literary celebration in the world. It is a special occasion that reminds us of the integral role of poets and poetry in our culture. Poetry helps us appreciate the world around us and empathize with one another.

ATTACHMENTS:

Description

- Proclamation

City of Alachua, Florida

Office of Mayor Gib Coerper

PROCLAMATION

WHEREAS, National Poetry Month seeks to highlight the extraordinary legacy and ongoing achievement of American poets; introduce Americans to the pleasures and benefits of reading poetry an important part of our children's education; and

WHEREAS, As National Poetry Month under the leadership and direction of the Academy of American Poets, is now the largest literary celebration in the world; and

WHEREAS, Poetry enhances and enriches the lives of all Americans; and poetry, as an essential part of the arts and humanities, affects every aspect of life in America today, including education, the economy, and community pride and development; and

WHEREAS, Poetry has produced some of the nation's leading creative artists and has inspired other artists in fields such as music, theater, film, dance, and the visual arts.

WHEREAS, It is proper for City Officials, educators, and citizens to observe this month and to celebrate the cultural riches our community has to offer and recognize the important role of poetry within our community.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **April** as

National Poetry Month

IN WITNESS WHEREOF, I have hereunto set my hand this 08th day of May, 2023

ATTEST:

_____

Gib Coerper, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 5/8/2023
SUBJECT: Okito America's New Alachua Location
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation

Summary

Freddie Wehbe, Orlando Milan, Thalia Milan and Mitch Glaser would like to celebrate the growth and expansion of Okito America, from one location to 3, due to the success and support of the community.

ATTACHMENTS:

Description

- Presentation - Okito America

Alachua City Commission

Okito America Beginnings

Okito America Archer Rd (2007

Okito America Newberry Rd (20

Okito America Newberry Rd.

SFTC
SAN FELASCO TECH CITY

SAN FELASCO TECH CITY

A place where minds are open, creativity unleashed

Okito America Alachua (2023)

COMING SOON!

Okito America Alachua

GETTING CLOSE!

H
G
F
E
D
C
B
A
I

La Crosse
High Springs
Publix Super Market at Alachua Market Place
Sunrise Wildlife Rehabilitation
ISKCON Alachua Hare Krishna Temple
Cellon Oak Park
Monteocha Conservation Area
Alachua
Tech City
The Convergence
Arno
Turkey Creek Golf Course
TURKEY CREEK FOREST
San Felasco Hammock Preserve State Park
San Felasco Park
Gainesville
The Center of Our Community

Community Partnership

OKITO AMERICA
OKITO AFTER SCHOOL
7420 A
OKITO AMERICA
AFTER SCHOOL KARATE • SUMMER CAMP • FREE TRANSPORTATION
352-338-7262 • okitoamerica.com
OKITO AMERICA

After School

After School

After School

After School

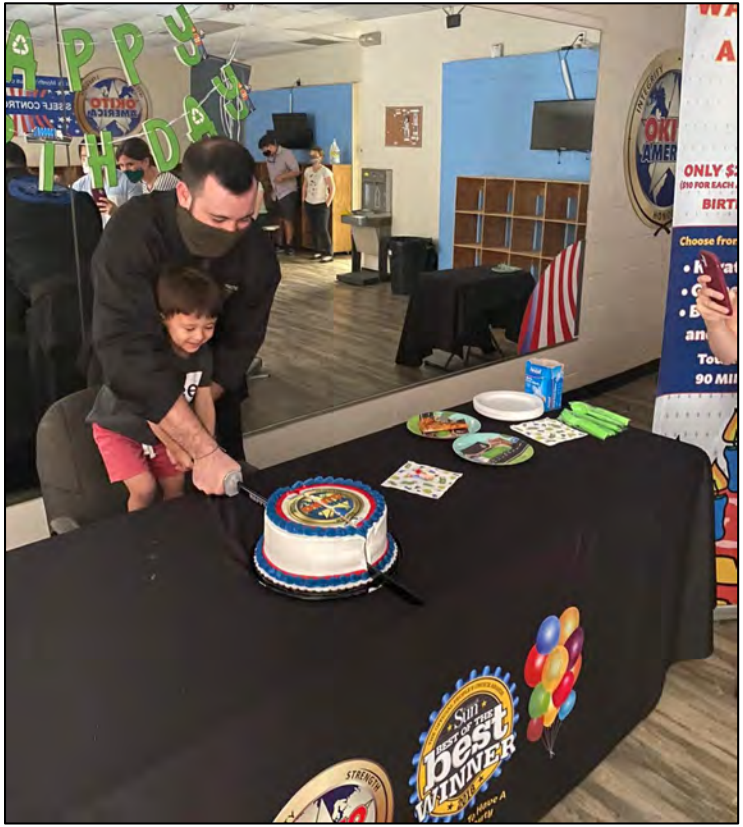
Homework help, Spanish class, science projects, arts & crafts

Learning shouldn't stop after school!

Summer Camp

Summer Camp

Birthday Parties



Cooking Classes

Okito America in Tech City will state of the art teaching kitchen with cooking classes offered everyday!

Transportation from all Okito campuses will be provided.

Dance Class

Martial Art

OKITO

ANERICA

TRAIN

YOUR

BODY

AND

MIND

Commission Agenda Item

MEETING DATE: 5/8/2023
SUBJECT: Ordinance 23-03: 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, 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).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 23-03 on first reading, upon making the following motion:

> *Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, Staff's recommendation, and the recommendation by the Planning and Zoning Board, this Commission 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 approves Ordinance 23-03 on first reading.*

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, Florida 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 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)

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 ThroughSite 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:

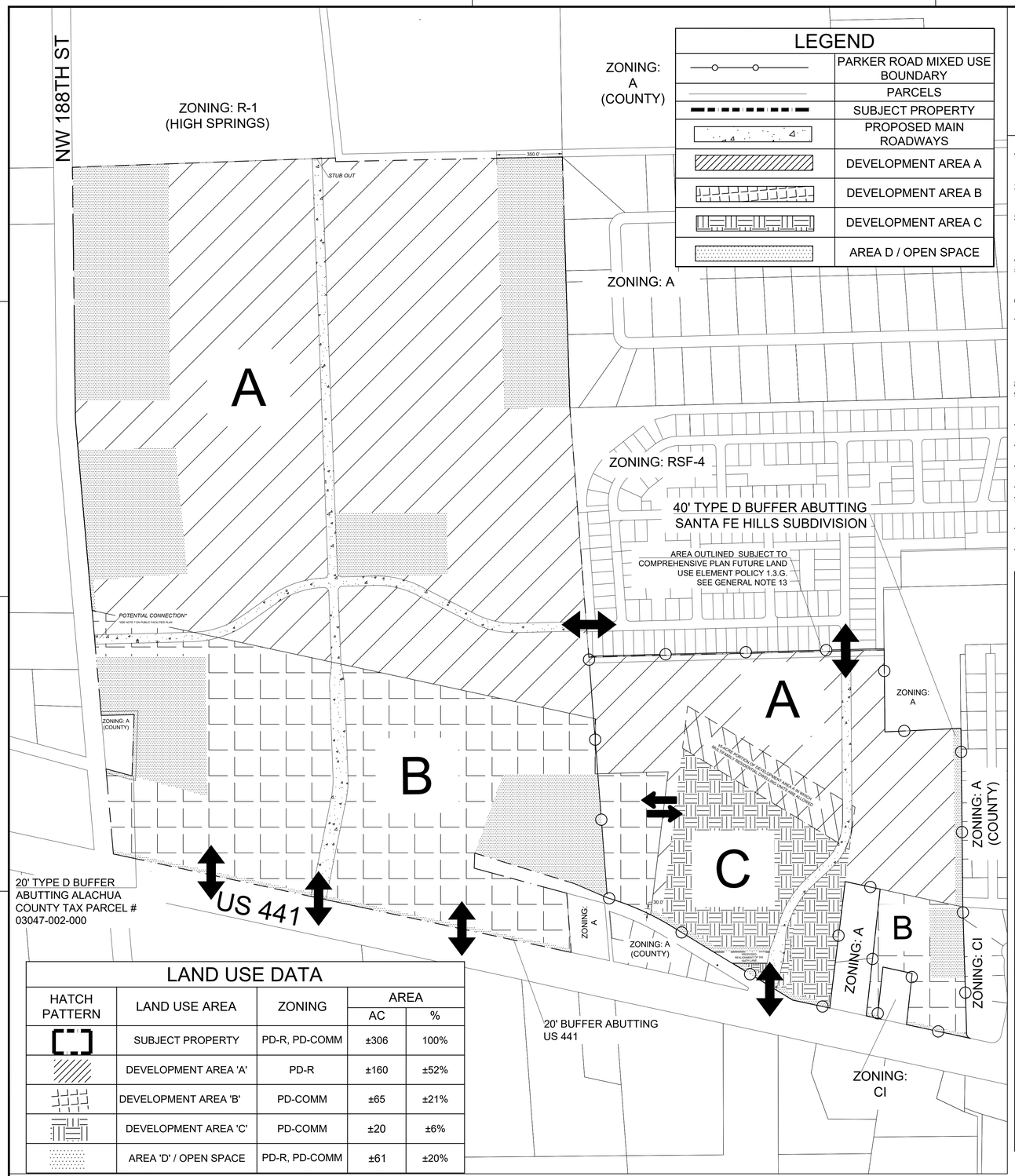
The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

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.

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
- Draft 04/18/23 PZB Minutes



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

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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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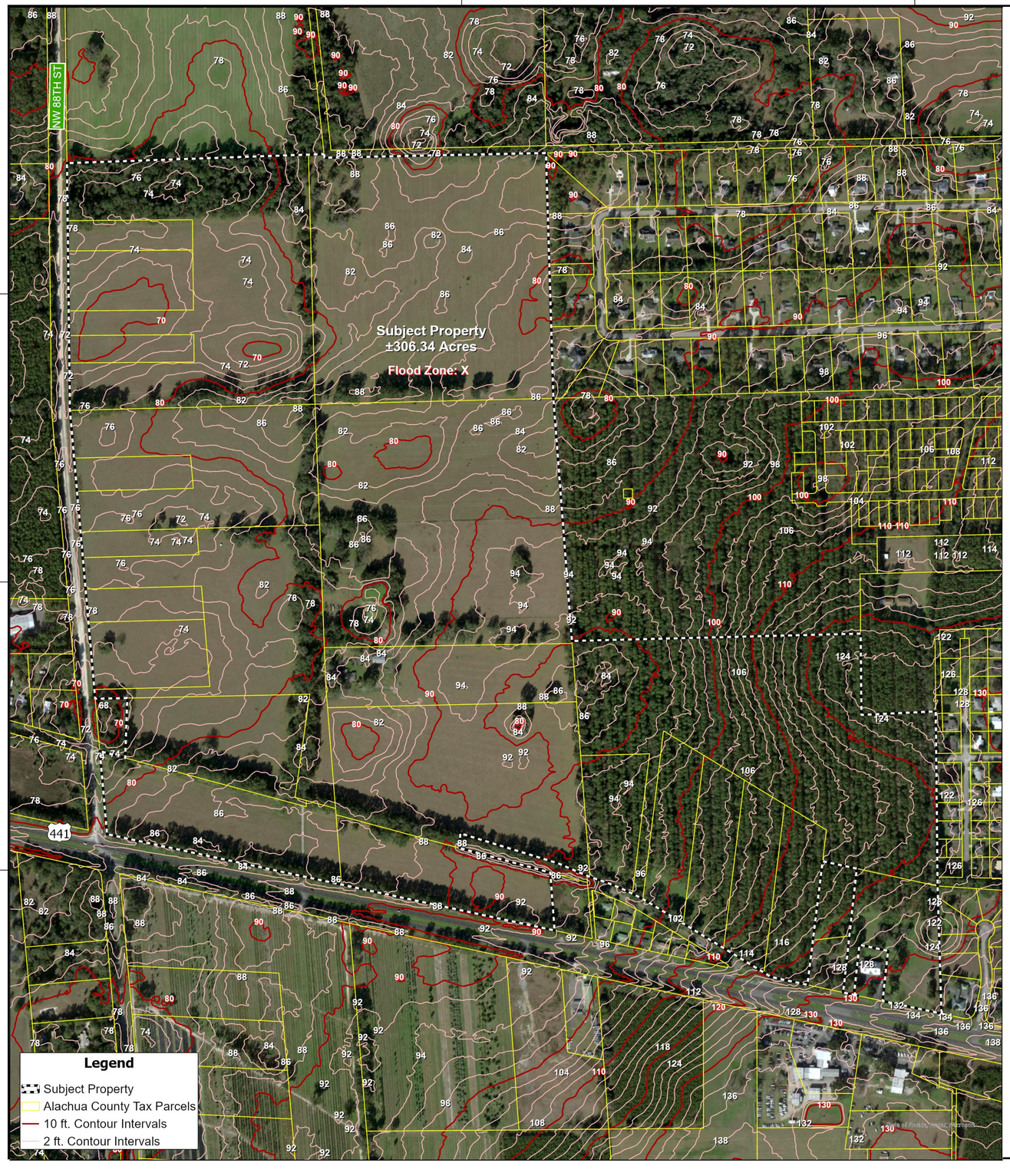

BRIARWOOD TOWN CENTER PLANNED DEVELOPMENT

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

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CONSTRUCTION/AS REVISIONS:

SUBMITTALS:
SUBMITTAL - PD REZONING, 03 OCTOBER 2022

CLIENT: BRIARWOOD TOWN CENTER

PROJECT: PLANNED DEVELOPMENT

SHEET TITLE: EXISTING CONDITIONS PLAN

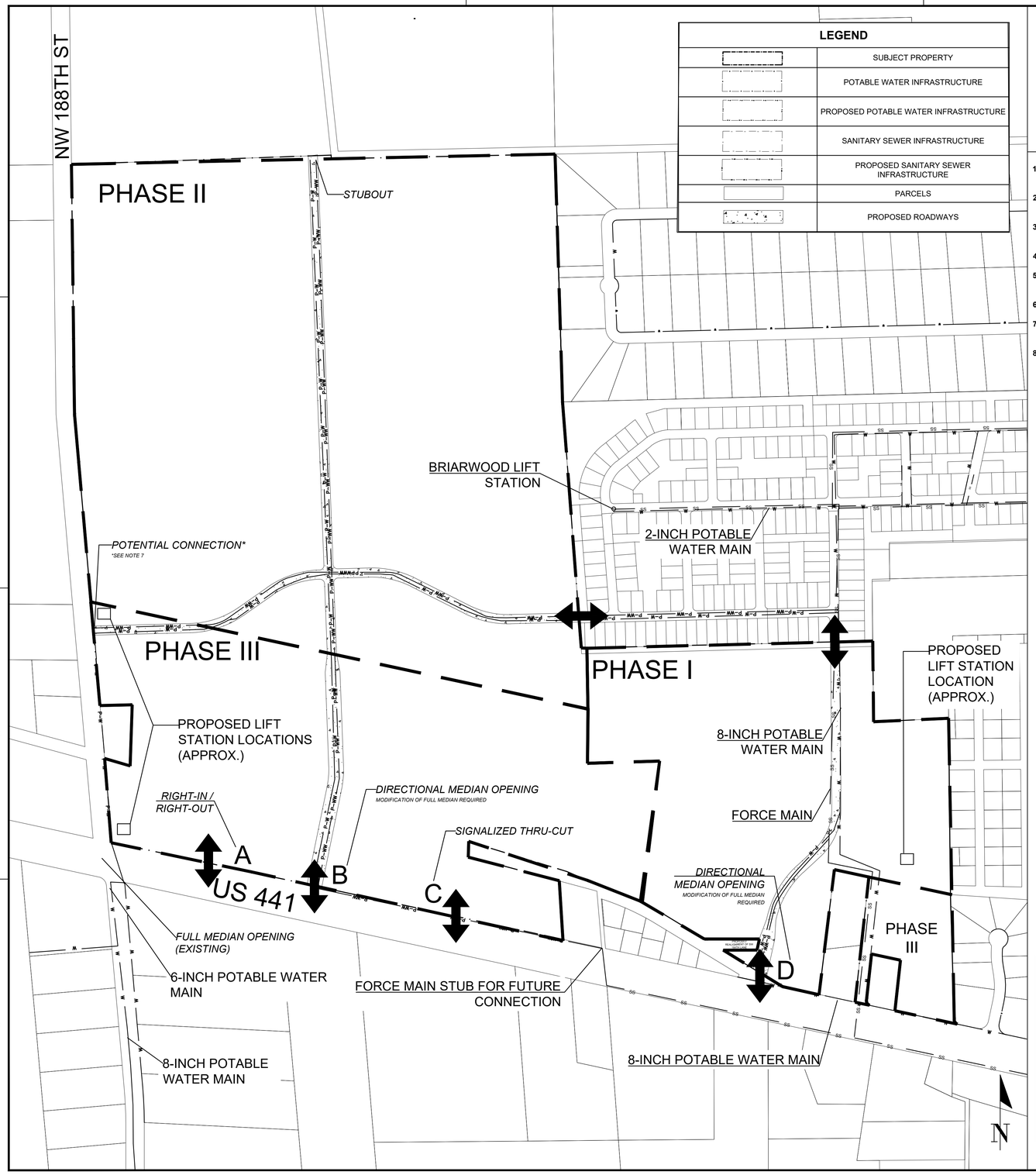
TECHNICIAN: S. WOOD
DESIGNER: S. WOOD
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 22-0246

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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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:

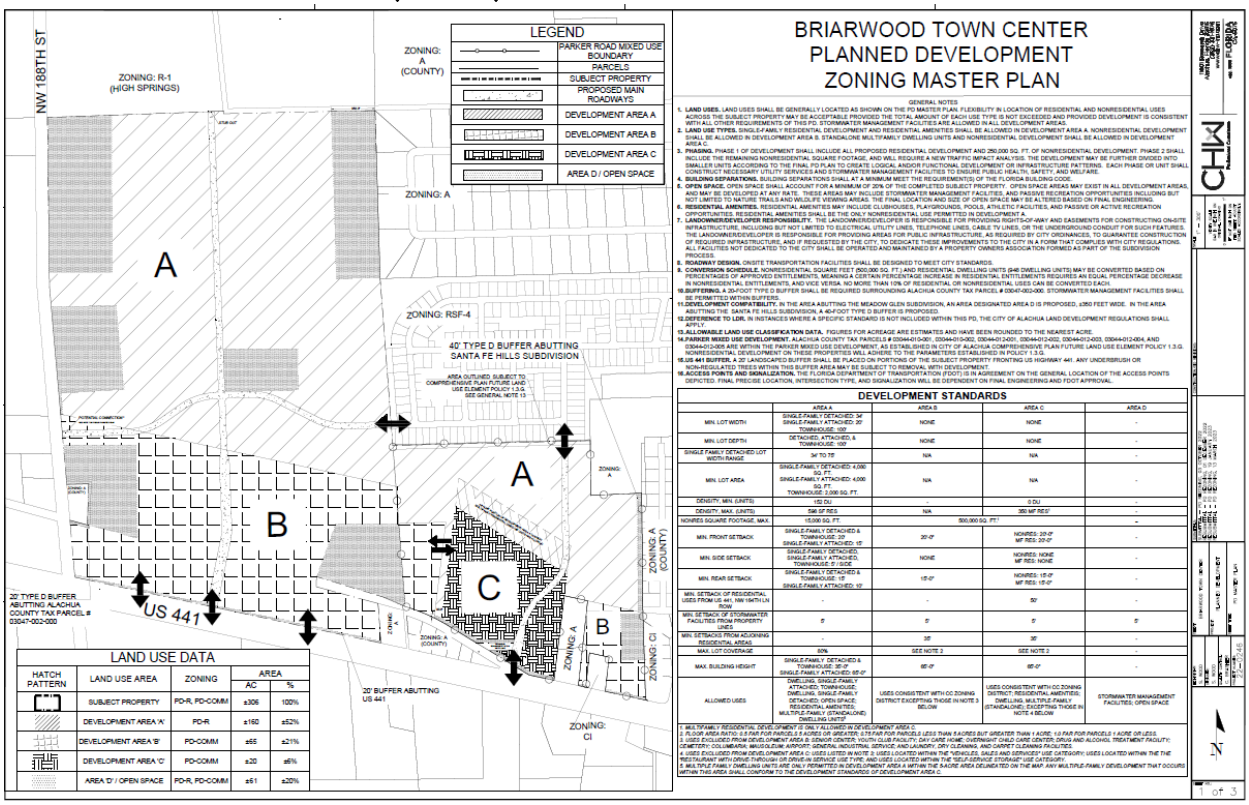
> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time

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

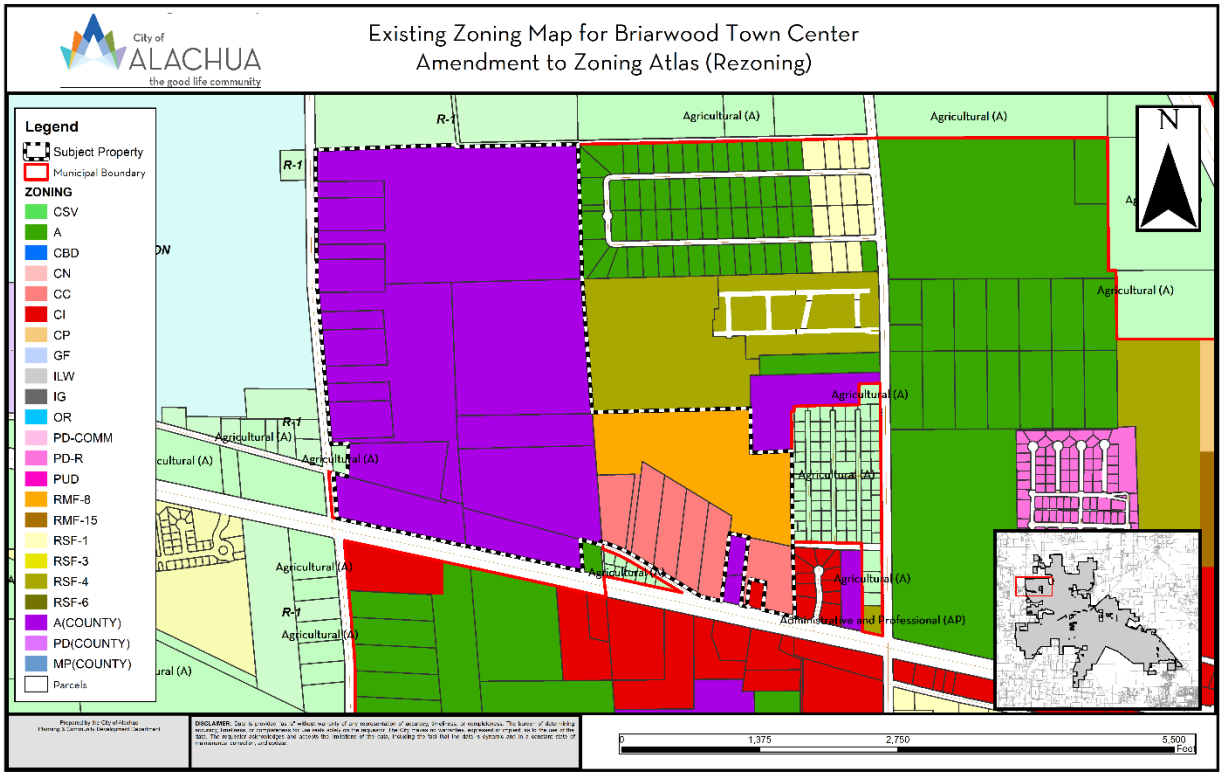
The subject property has one single-family residence with several associated accessory farm structures.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

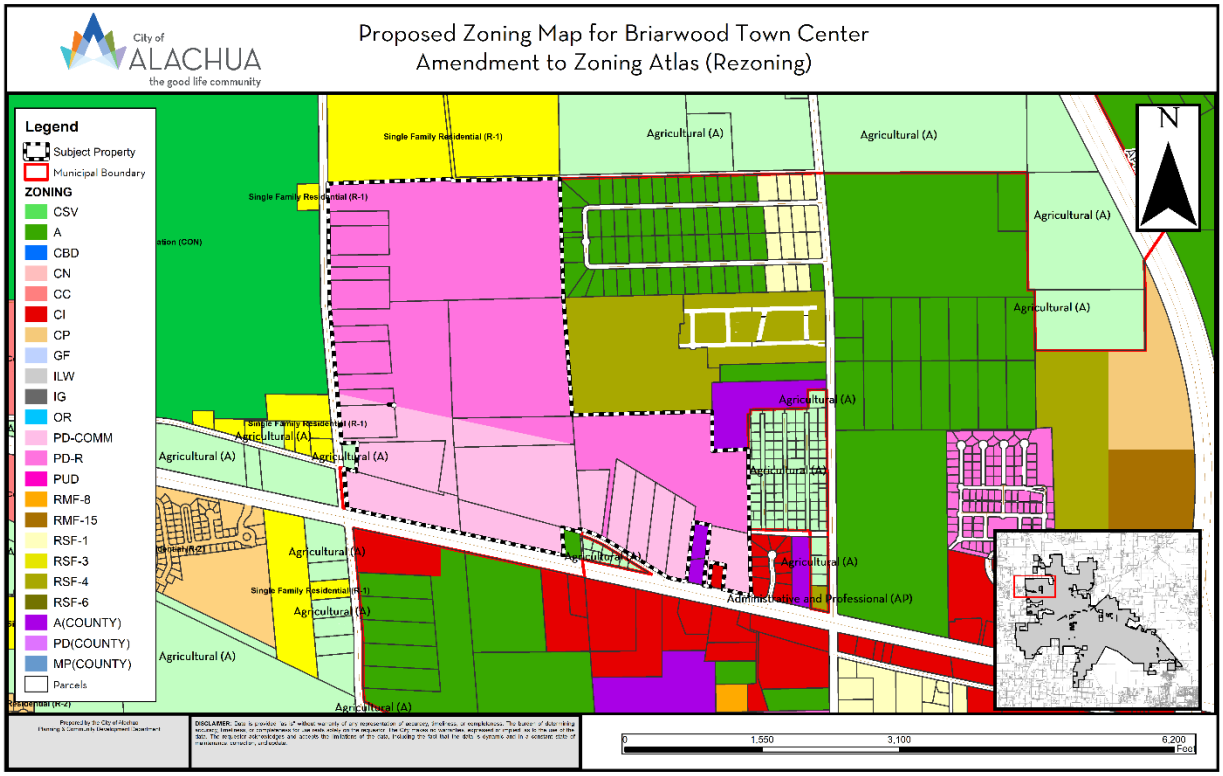
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	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.

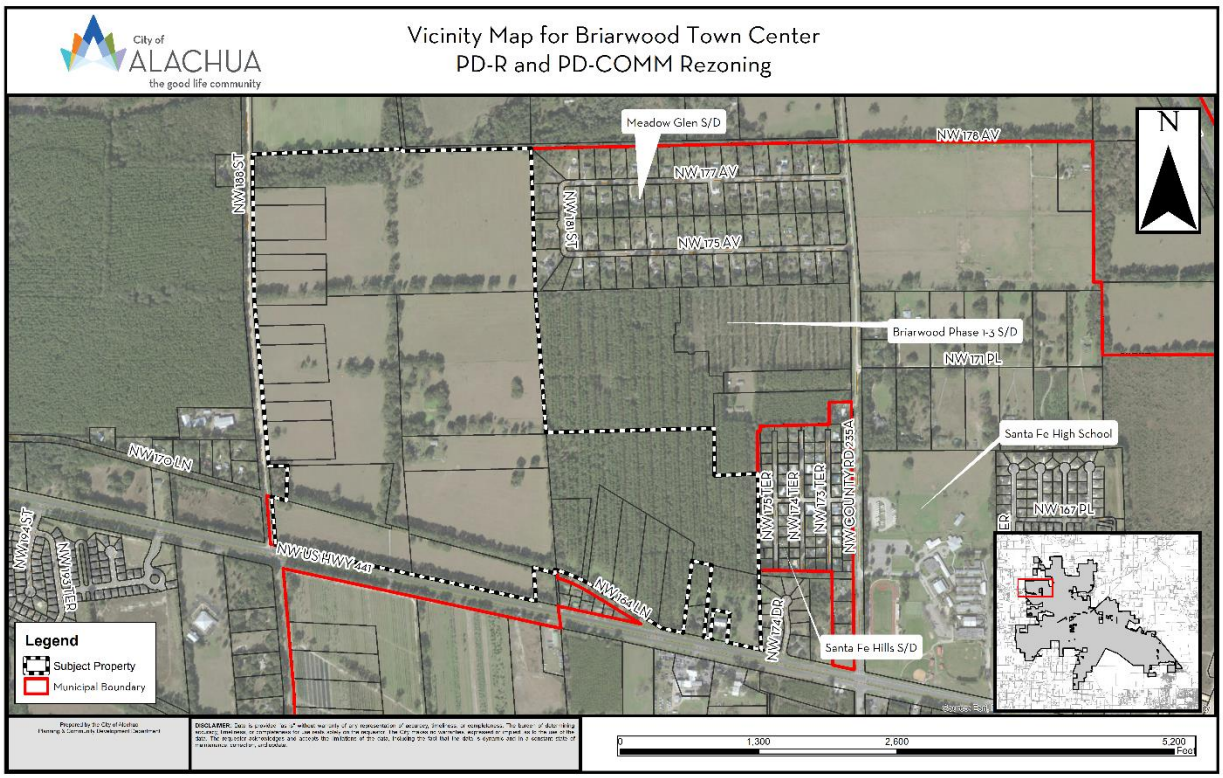
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

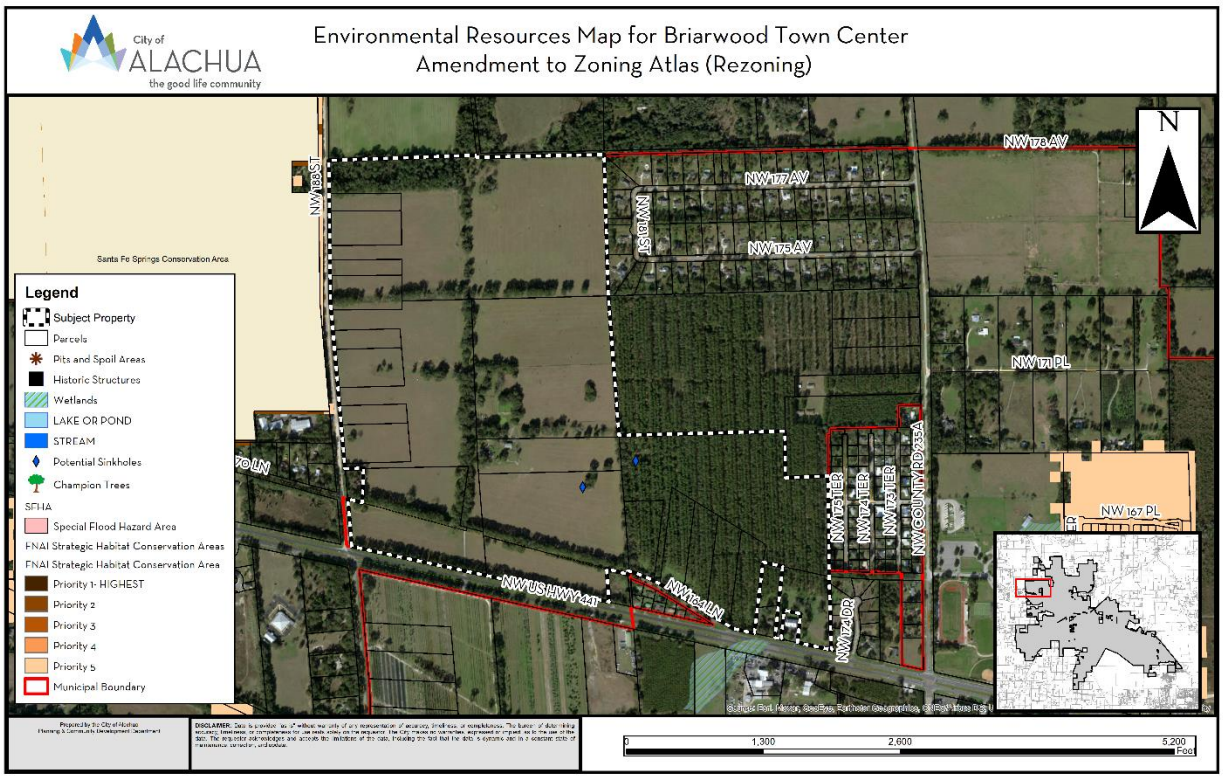
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the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

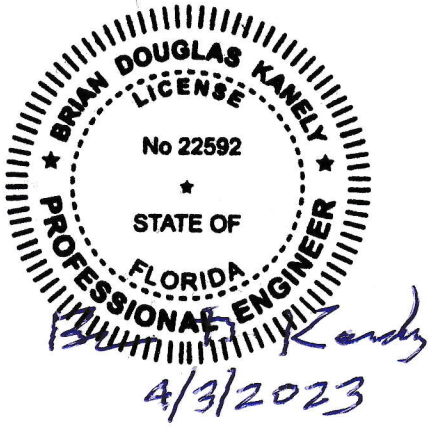
Additional Volkert Comments/Recommendations for the Briarwood Town Center TIA

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

#THURS0810-A-LOC#5 -Black 8/9/06 1:18 0:00

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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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.

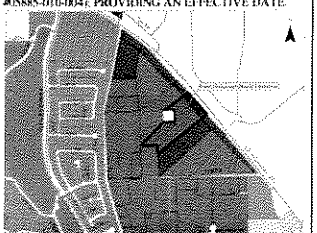
NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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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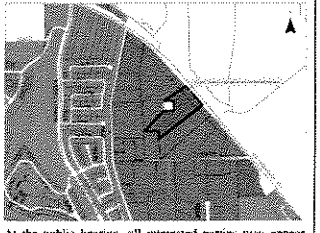
The ordinance title is as follows:

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, Eric J. Parker and Joy A. Parker Community Property Trust, and the Lillie Belle Jeffords Revocable Living 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 _____; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on May 8, 2023, and _____, 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 _____ day of _____, 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

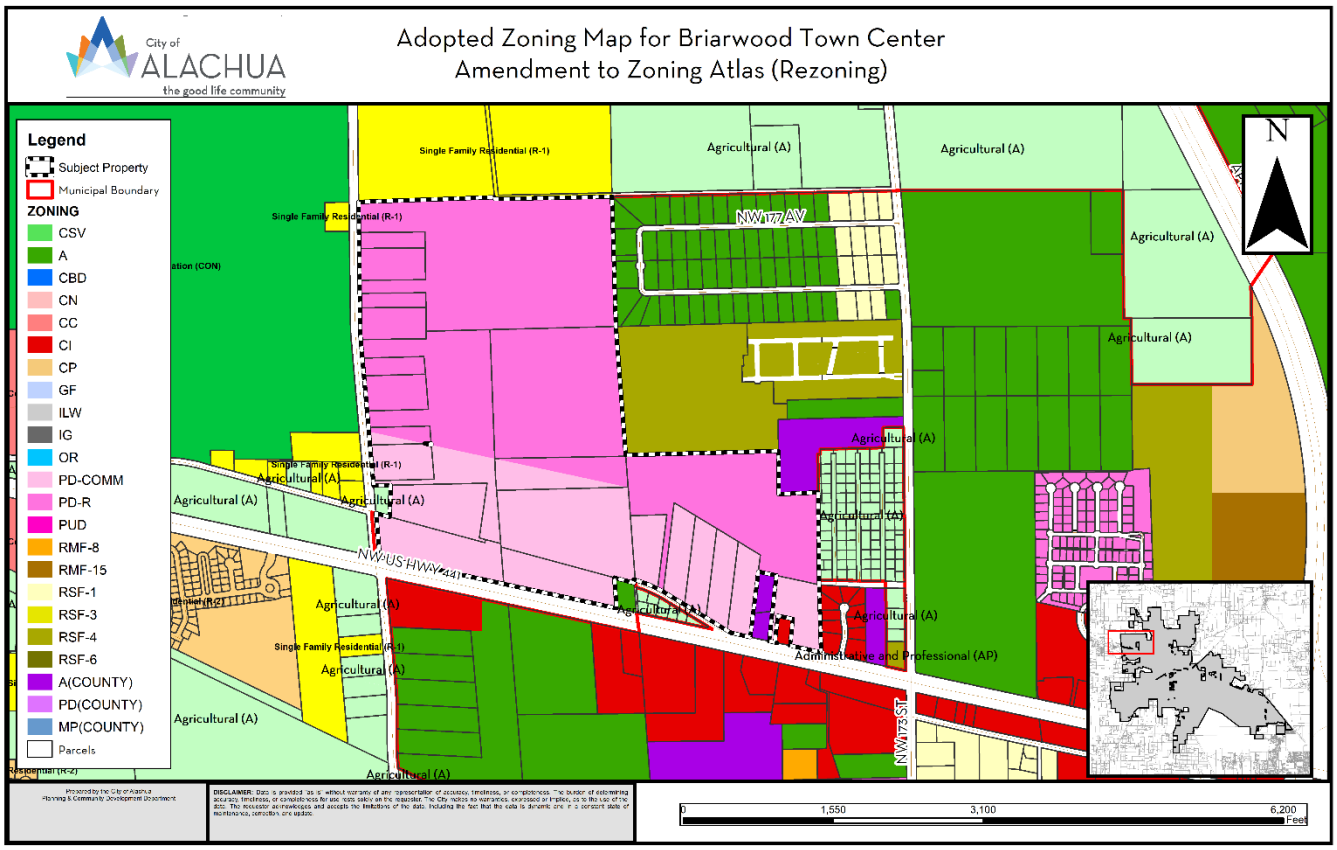
WAY LINE, A DISTANCE OF 53.22 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 2101, PAGE 1397 OF SAID PUBLIC RECORDS; THENCE NORTH 06°15'45" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 70.30 FEET TO THE SOUTHWEST 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 _____, 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, FLORIDA TIMBER CO, AND THE LILLIE BELLE JEFFORDS REVOCABLE LIVING TRUST, LLC.**, 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

Lillie Belle Jeffords Revocable Living Trust
600 Parham Road
Milledgeville, GA 31061

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

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

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:

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Florida Timber Co.

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

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:

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

OWNER/DEVELOPER:
Lillie Belle Jeffords Revocable Living Trust

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

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.:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

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:

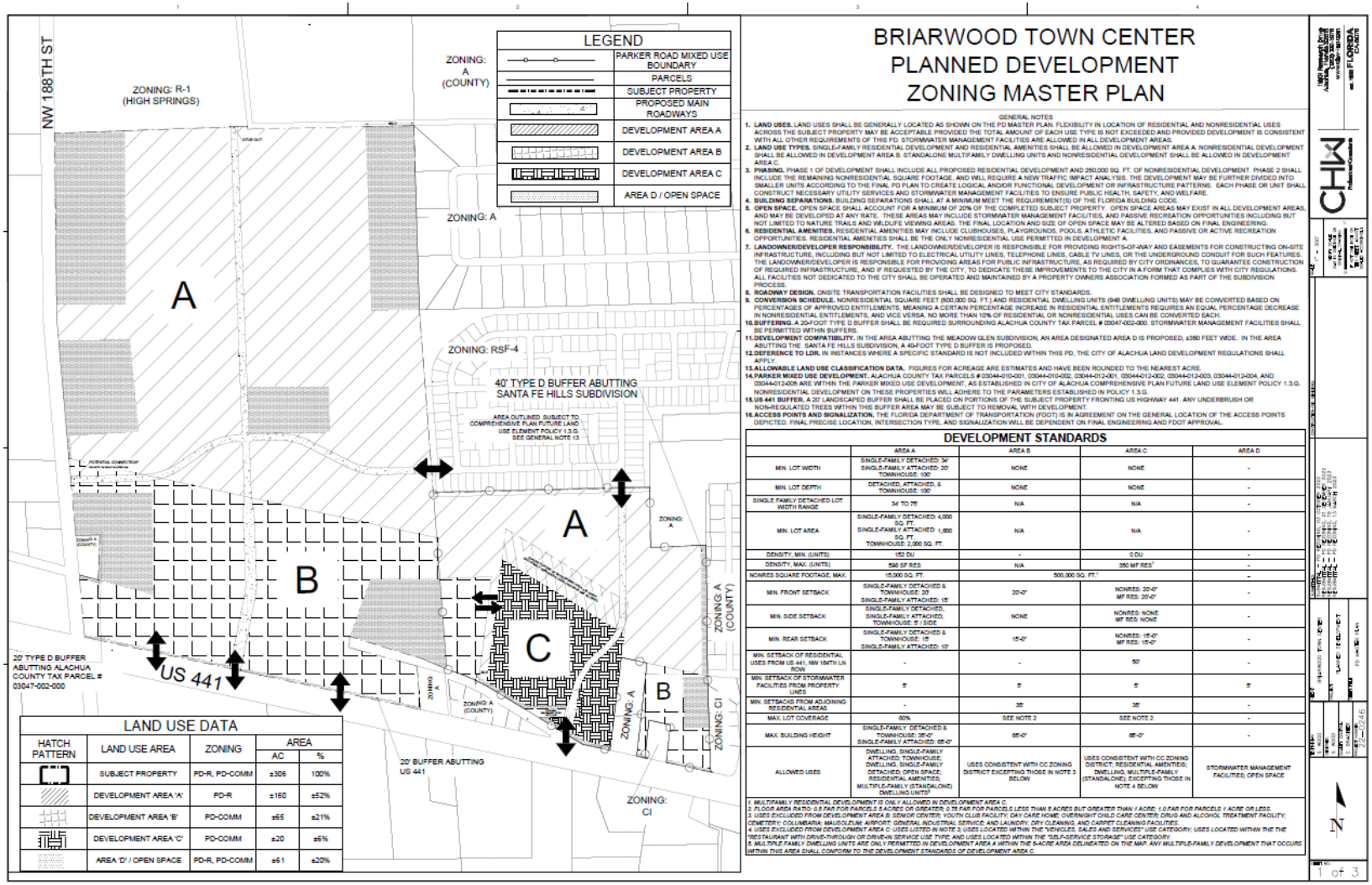
COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, THENCE RUN SOUTH 1 DEG. 47 MIN. 45 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 3640.22 FEET TO THE NORTH RIGHT-OF-WAY LINE (R/W) OF US HIGHWAY NO. 441; THENCE NORTH 79 DEG. 03 MIN. 19 SEC. WEST, ALONG SAID NORTH R/W LINE, A DISTANCE OF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

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.

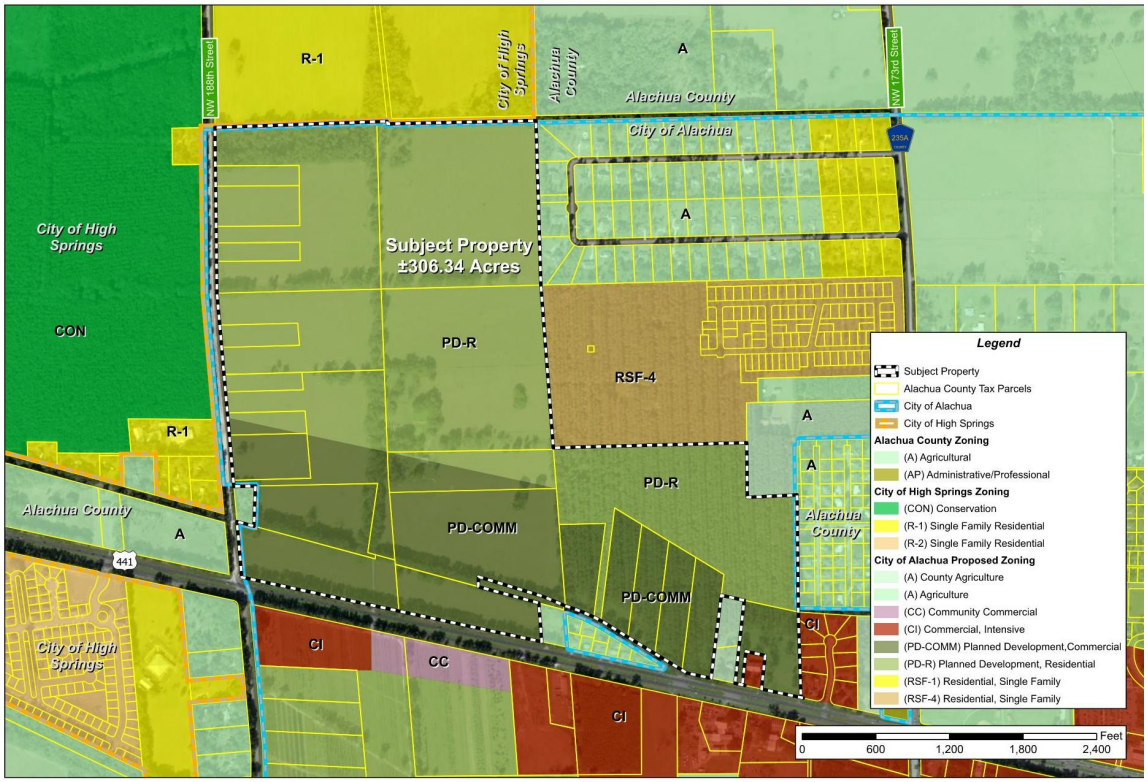
DEVELOPMENT STANDARDS

	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: 1,800 SQ. FT. TOWNHOUSE: 2,000 SQ. FT.	N/A	N/A	-
DENSITY, MIN. (UNITS)	152 DU	-	0 DU	-
DENSITY, MAX. (UNITS)	596 SF RES	N/A	350 MF RES[2]	-
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 194TH 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[3]	USES CONSISTENT WITH CC ZONING DISTRICT EXCEPTING THOSE IN NOTE 3 BELOW	USES CONSISTENT WITH CC ZONING DISTRICT; RESIDENTIAL AMENITIES; 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 54-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.

Briarwood Town Center

PD-R and PD-COMM Rezoning Application



www.chw-inc.com

CHW Professional Consultants

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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**

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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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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

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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
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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
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03/25/1999 -- ANNUAL REPORT	View image in PDF format
04/02/1998 -- ANNUAL REPORT	View image in PDF format
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04/04/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

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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

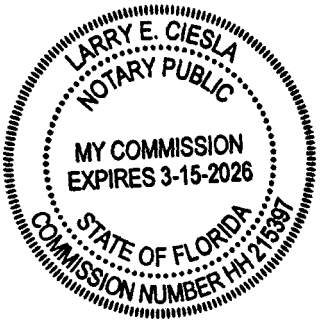
JOY A. PARKER (SEAL)
P. O. Box 357133
Gainesville, FL 32635

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)

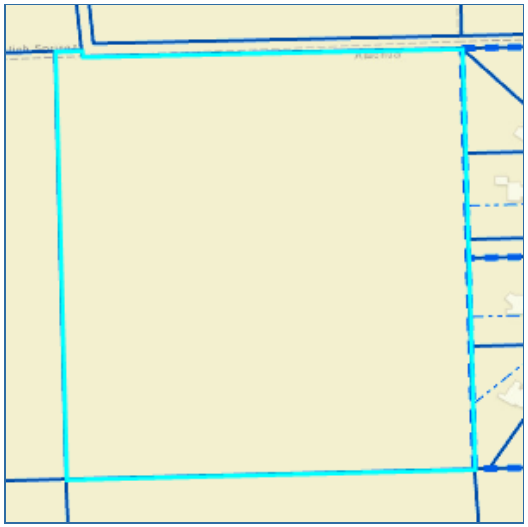
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	25.04	1090742.4	0	0	A

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.

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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	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)

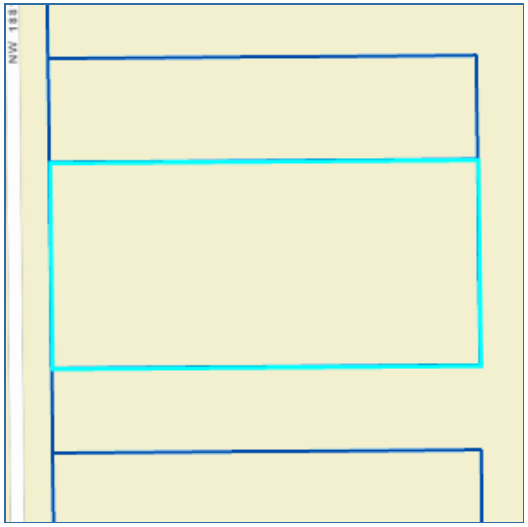
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5100	CROPLAND 1	5.16	224769.6	0	0	A

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.

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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)

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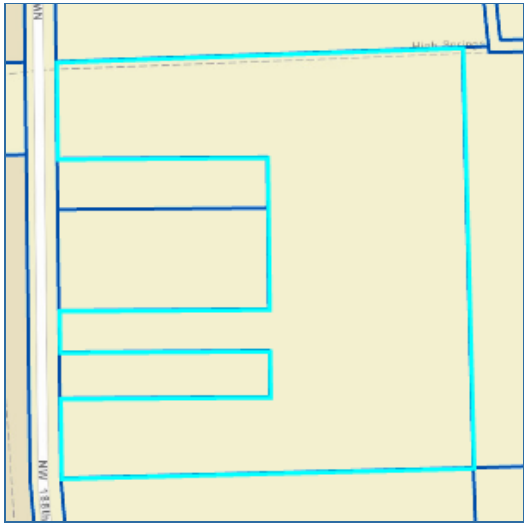
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	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)

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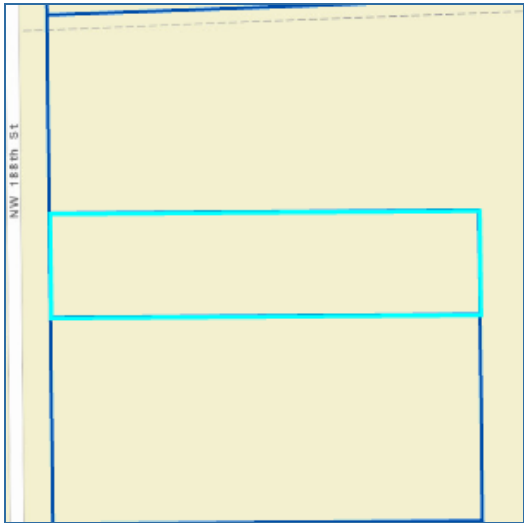
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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Sign Up for Property Watch

Parcel Summary

Parcel ID	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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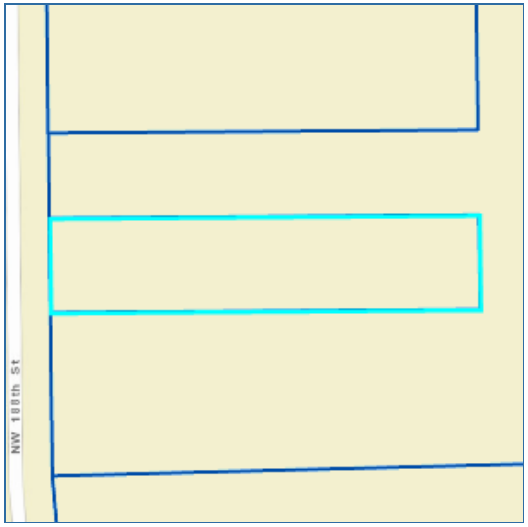
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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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)

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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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ALACHUA COUNTY
PROPERTY APPRAISER
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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)

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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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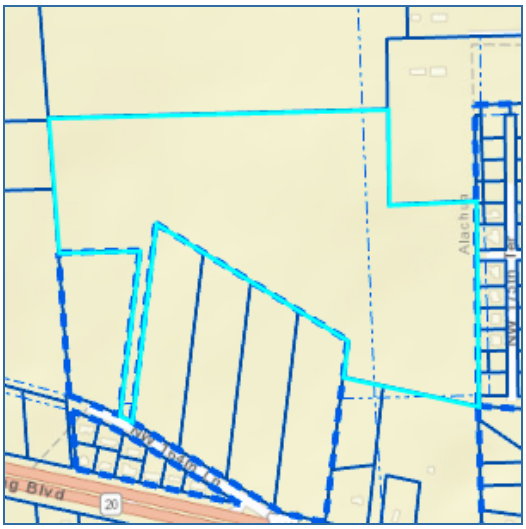
Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

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Version 2.3.221

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

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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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)

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Map

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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

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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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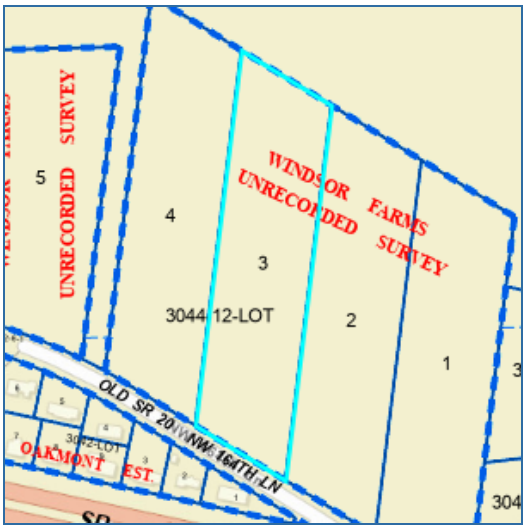
Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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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

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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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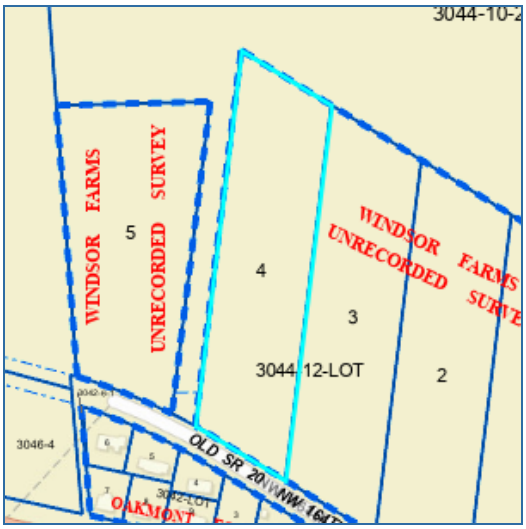
Map



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ALACHUA COUNTY
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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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ALACHUA COUNTY
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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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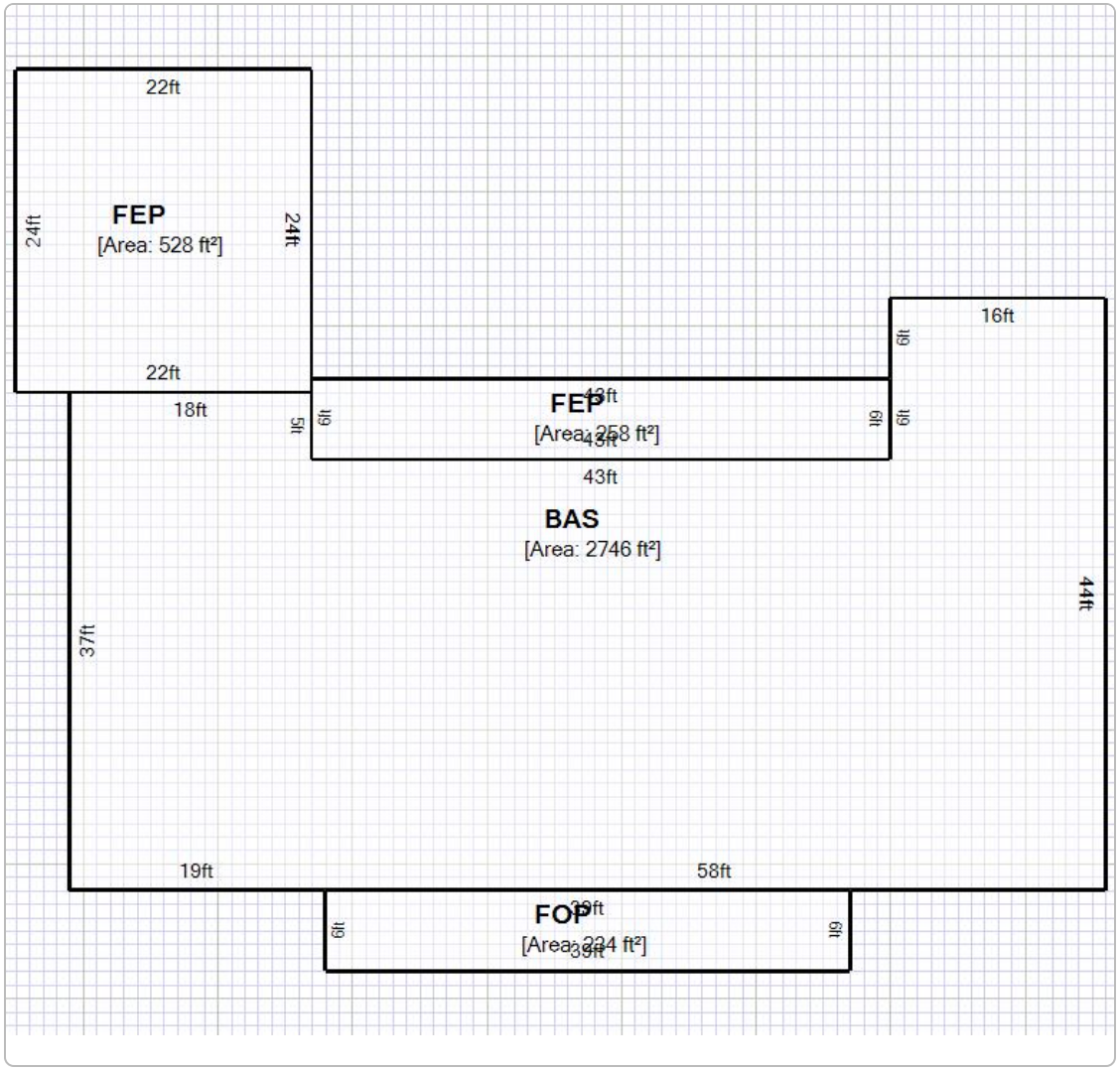
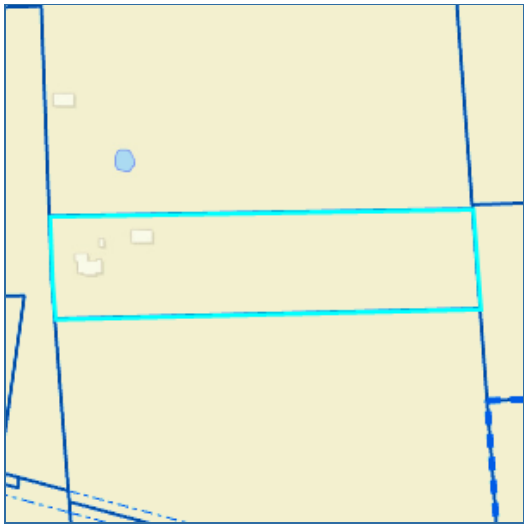


Map



No data available for the following modules: Extra Features, Permits, Photos.

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

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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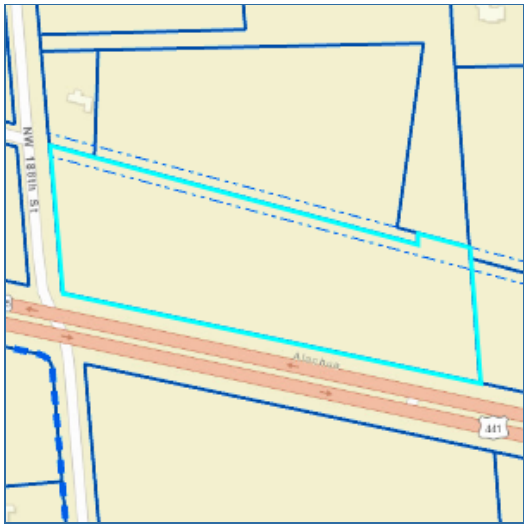
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

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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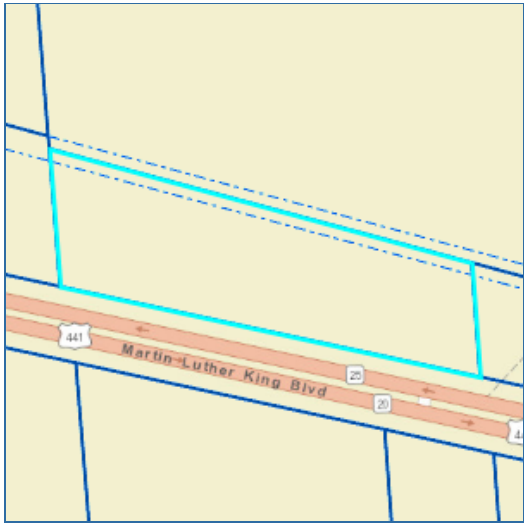
Map



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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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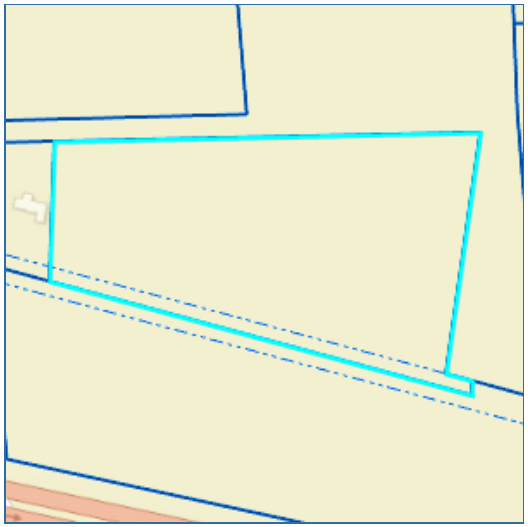
Map



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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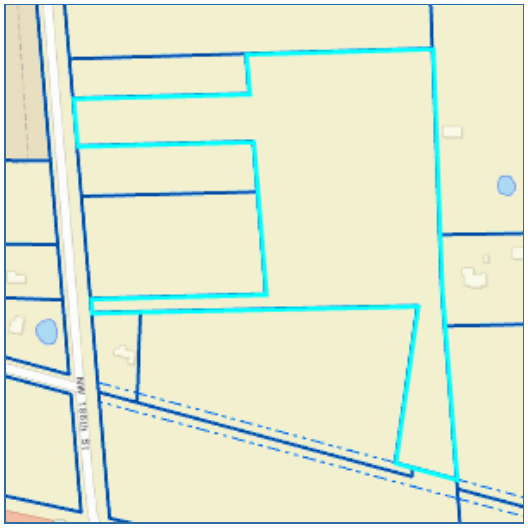
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
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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

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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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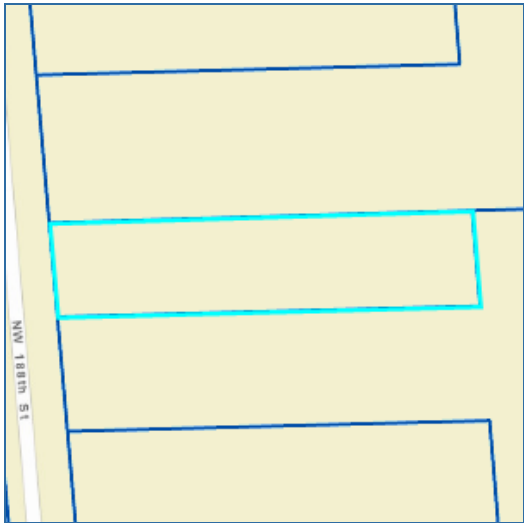
Map



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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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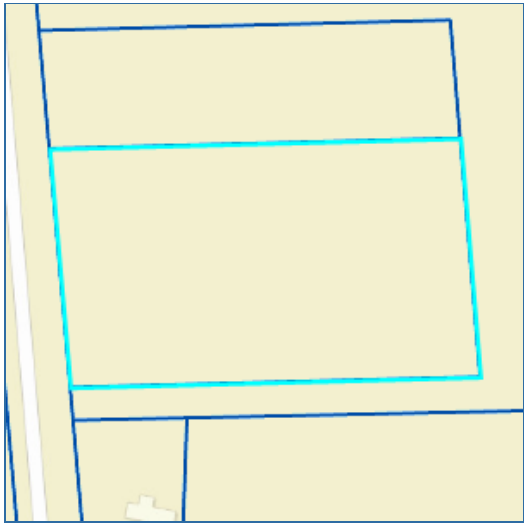
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

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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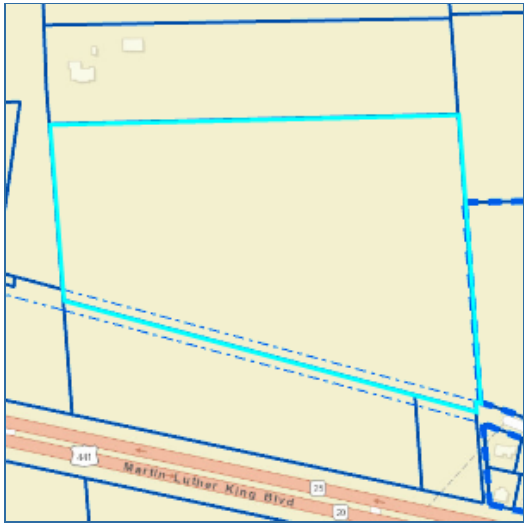
Map



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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

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)

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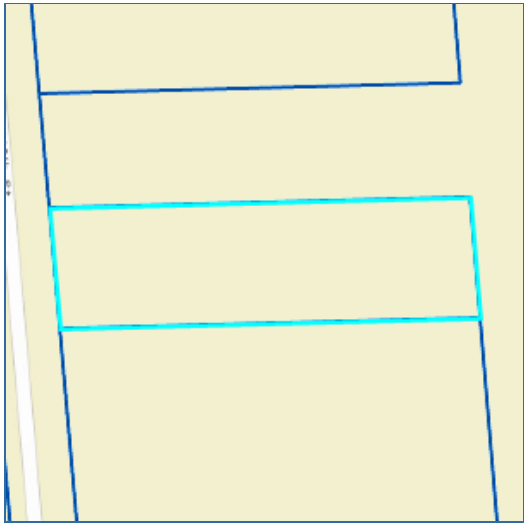
Map



Photos

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03047-001-005
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)

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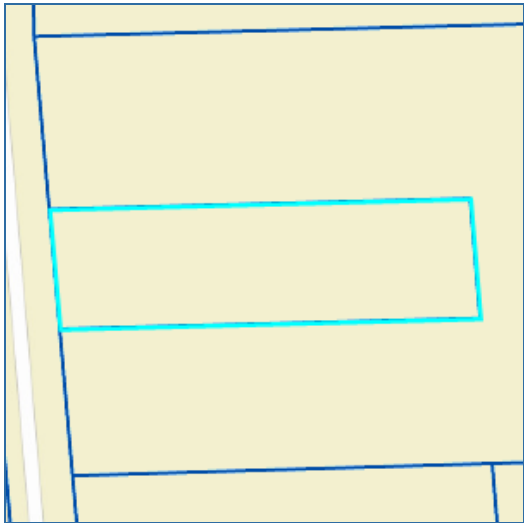
Map



Photos

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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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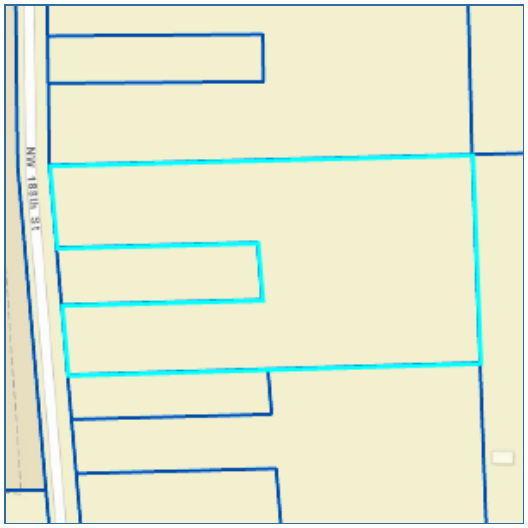
Map



Photos

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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)

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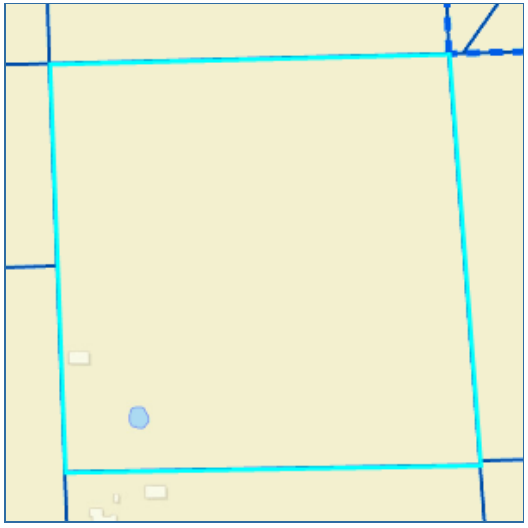
Map



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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

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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 **$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

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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
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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 **$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
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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** $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

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 012 004

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 012 005

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
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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

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

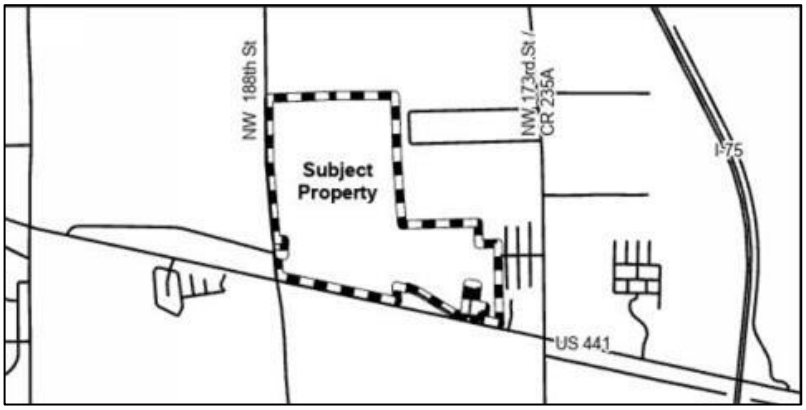
A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) 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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Alachua FL 32653

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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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Craig Parenteau, FL Deptarment of Environmental Protection
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KUNKEL HARRY R
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ALACHUA, FL 32616

MCGEHEE CAROLYN S
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608 PARHAM RD NW
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WOODLAND III LTD
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FLORIDA TIMBER CO
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ALACHUA, FL 32615

TAYLOR KENNETH T & BEVERLY A
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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

GOLDEN POND FARMS INC
PO BOX 357133
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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JEFFORDS LILLIE BELLE TRUSTEE
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ORIE DEANDREW L & ADRIENNE D
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ALACHUA, FL 32615

SCHLAF DEBRA
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GRANT VICKIE RENEE
16639 NW 175TH TER
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ELKINS DELRIE C
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HIGH SPRINGS, FL 32655

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NEWBERRY, FL 32669

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GLENVIEW, IL 60026

CAUCHON MARC V DMD PA
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ALACHUA, FL 32615

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ATENCIO & NOLES
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WAITCUS GREGORY MICHAEL SR
TRUSTEE
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GONZALEZ & MORENO H/W
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FLORIDA TIMBER CO
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WITTS PROPERTIES LLC
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JESSIE CARL D
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IMLER ALMA W HEIRS
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ALACHUA, FL 32615

PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

ECHEVERRY & GRAJALES W/H
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TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

HEATON & VAN CLEEF
16818 NW 175TH TER
ALACHUA, FL 32615

SAYERS JEAN-MARC
16904 NW 174TH TER
ALACHUA, FL 32615

LAWSON & LAWSON
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ALACHUA, FL 32615

ROCKS CHRISTOPHER & RACHEL
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PLUMLEY RYAN
16719 NW 175TH TER
ALACHUA, FL 32615

HARRIS DILLON J & LYNDSEY G
16711 NW 173RD TER
ALACHUA, FL 32615

ROGERS BILLY J & THERESA N
1579 MCAFEE CIR
CABOT, AR 72023

FLOREZ & LIMENEZ W/H
16633 NW 173RD TER
ALACHUA, FL 32615

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
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
16622 NW 173RD TER
ALACHUA, FL 32615

HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

REED & SUMMERS
4985 NW 39TH AVE
GAINESVILLE, FL 32606

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

GONZALES PHIL S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616

SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616

BURNS & GONZALES
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

GOODYEAR STEPHEN R & GINA M
16625 NW 174TH TER
ALACHUA, FL 32615

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

MODI PANKAJ
15203 NW 150TH RD APT 1079
ALACHUA, FL 32615

BALDUZZI & BERRYHILL
16508 NW CR 235A
ALACHUA, FL 32615

CORSBERG CHRISTINE S & JASON M
WOOD GREEN WAY
TALLAHASSEE, FL 32309

BROWNING & BROWNING TRUSTEES &
MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

FELLOWS BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

SALAZAR FLOSSI LIFE ESTATE
16431 US HIGHWAY 441
ALACHUA, FL 32615

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

DASA RASANATH A
16916 NW 174TH TER
ALACHUA, FL 32615

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

WHELPTON PETER & LINDA
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
ALACHUA, FL 32615

DAVIDSON BRAM & ABIGAIL
16630 NW 173RD TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

WALKER CALVIN LIFE ESTATE
PO BOX 873
ALACHUA, FL 32616

SMYDER TOYO A HEIRS
PO BOX 1067
HIGH SPRINGS, FL 32655

SMYDER CHARLES R SR SUCCESSOR TRUSTEE
PO BOX 842
ALACHUA, FL 32616

M & L 441 LLC
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
34836 BRIDGE ST
LIVONIA, MI 48152

BRAMLETT STEPHEN G
16825 NW 188TH ST
HIGH SPRINGS, FL 32643

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.

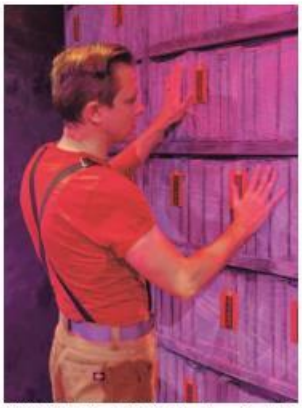
Not to be missed is Jacqueline St. Pierre's performance as the waiflish Alice, who with a few innocent questions in a courtyard encounter becomes Montag's muse. And pay attention to David Carey Foster's Faber, a timid professor who, in Wizard Of Oz fashion, becomes the man behind the curtain and literally 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.

PUBLIC NOTICE

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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

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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:

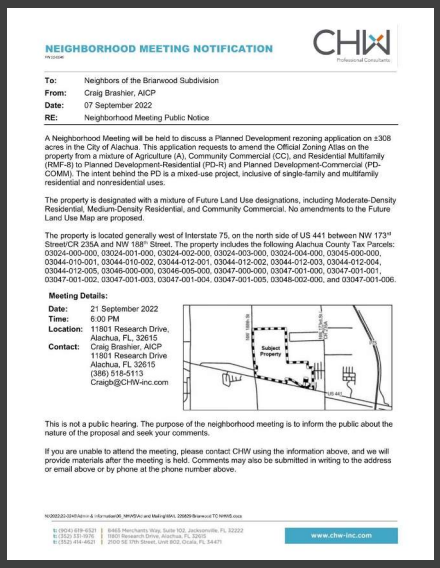
The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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

PUBLIC NOTICE

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Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
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

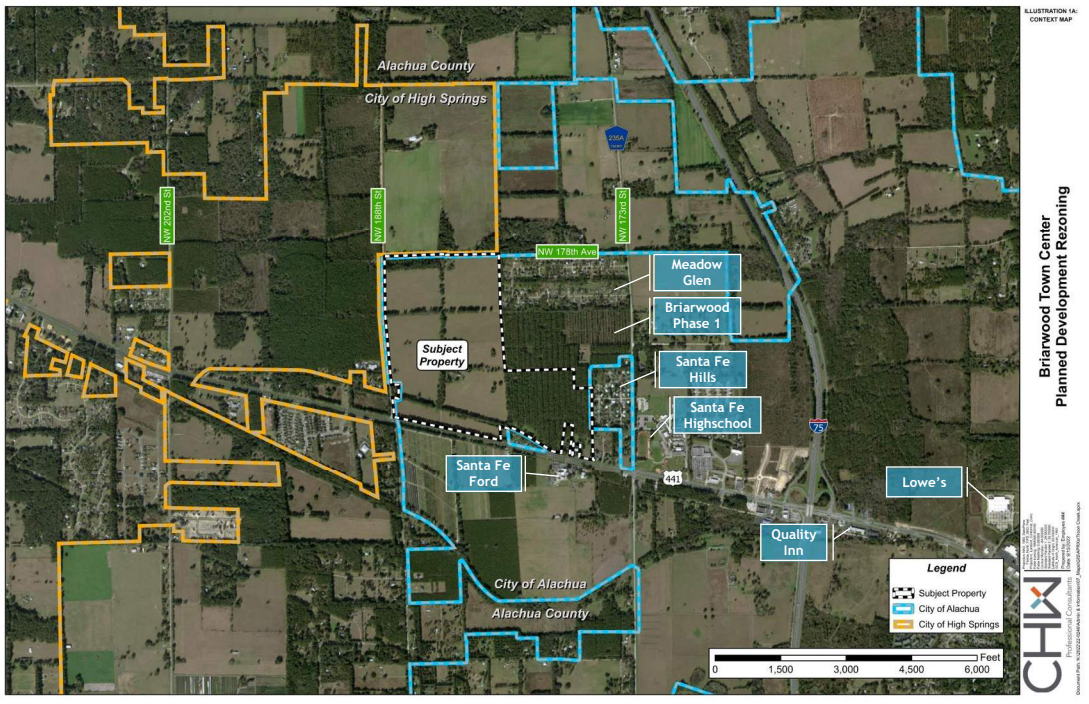
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	City Commission Public Hearing #1	City Commission Public Hearing #2
July 27, 2022	Sept. 21, 2022	Sept. 29, 2022	Oct. - Dec. 2022	December 2022 (Tentative)	January 2023 (Tentative)	Jan / Feb 2023 (Tentative)

22-0246: Briarwood Town Center

CHW

5

Context Map



CHW

6

Aerial Map

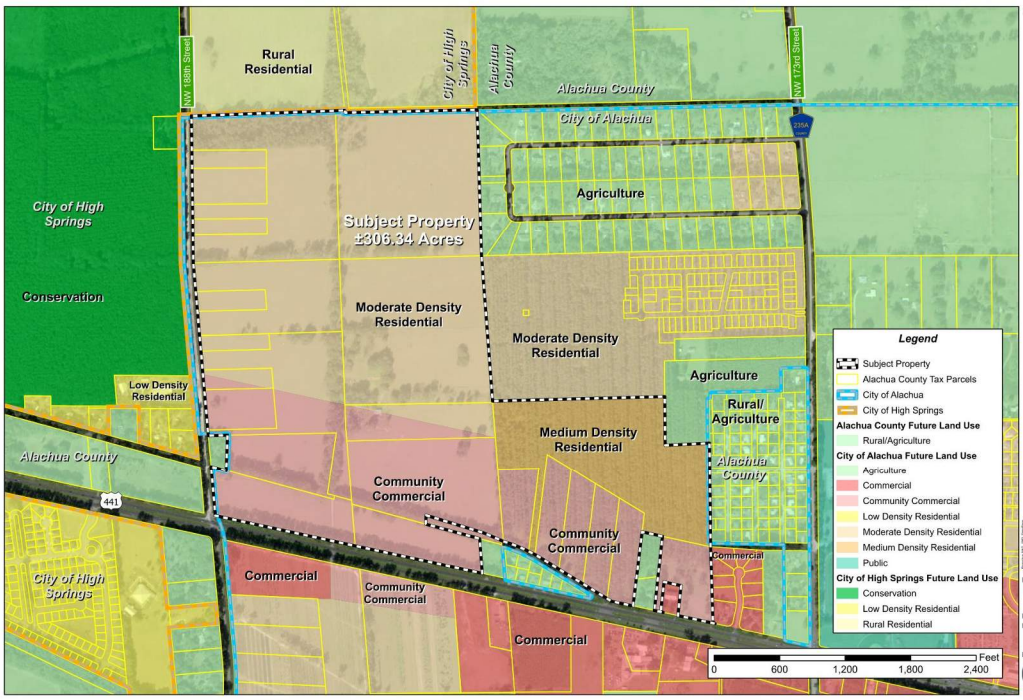
7

Future Land Use (FLU) Map

Moderate Density Residential (0-4 du/ac)

Medium Density Residential (4-8 du/ac)

Community Commercial



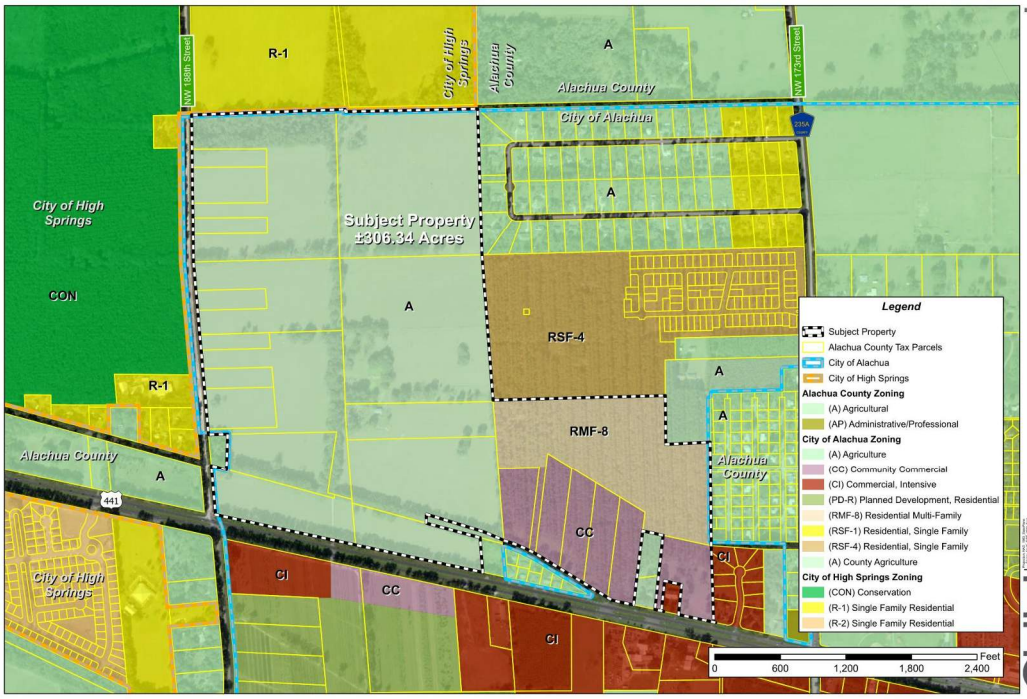
8

Zoning Map

Agriculture (A)

Residential Multifamily (RMF-8)

Community Commercial (CC)



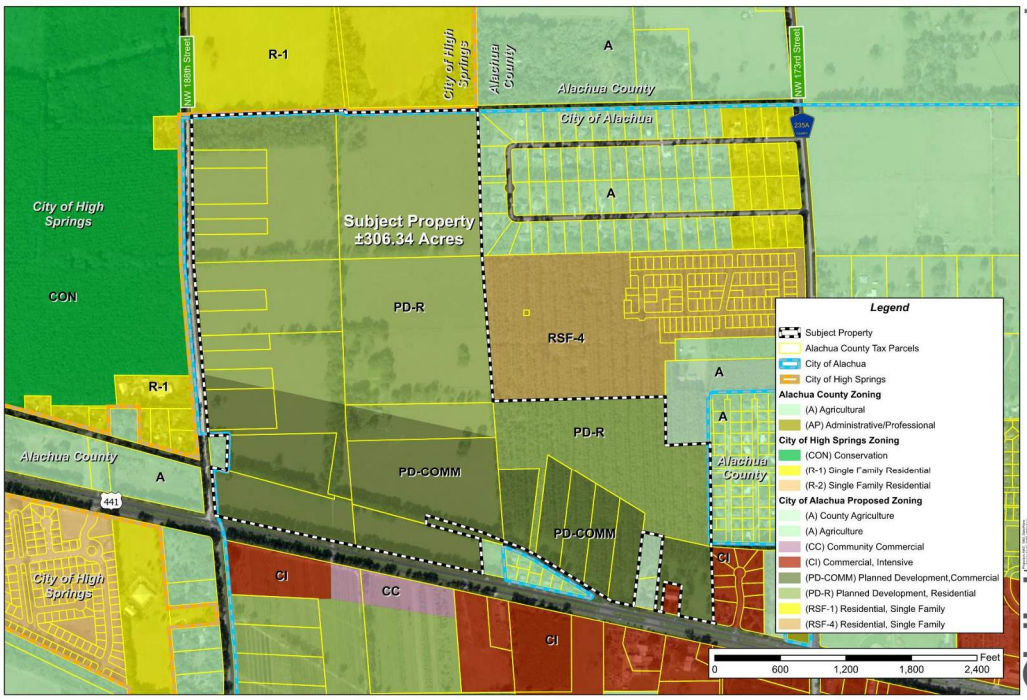
9

Proposed Zoning Map

Planned Development-Residential (PD-R) and

Planned Development-Commercial (PD-COMM)

Consistent with FLU categories



10

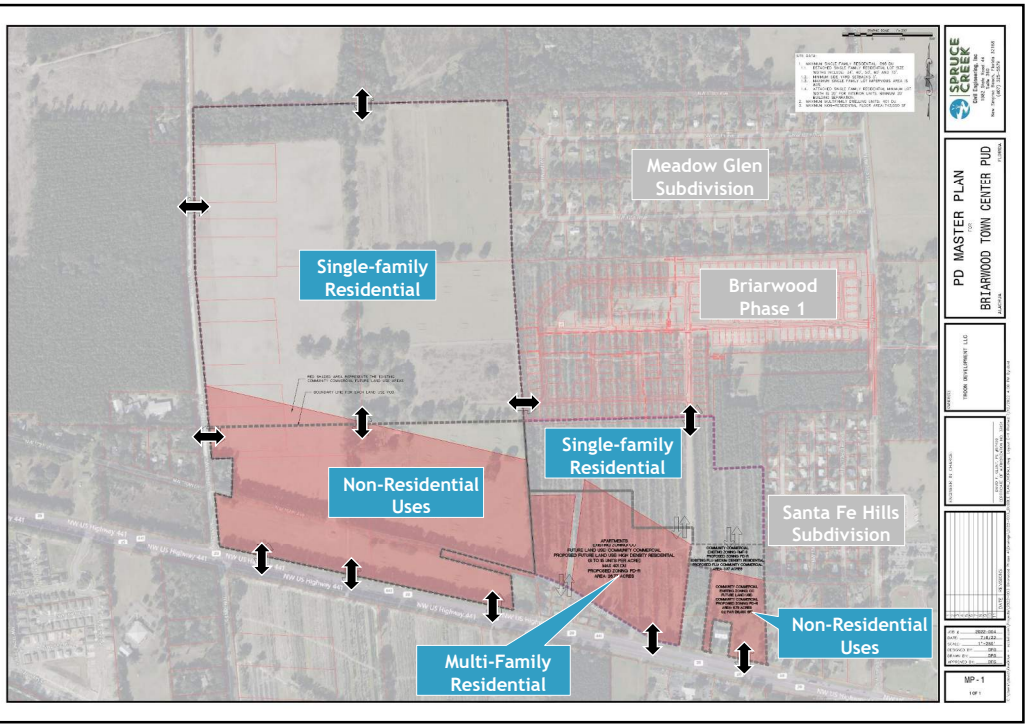
Preliminary Layout Plan

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
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
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.

Application Package
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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.

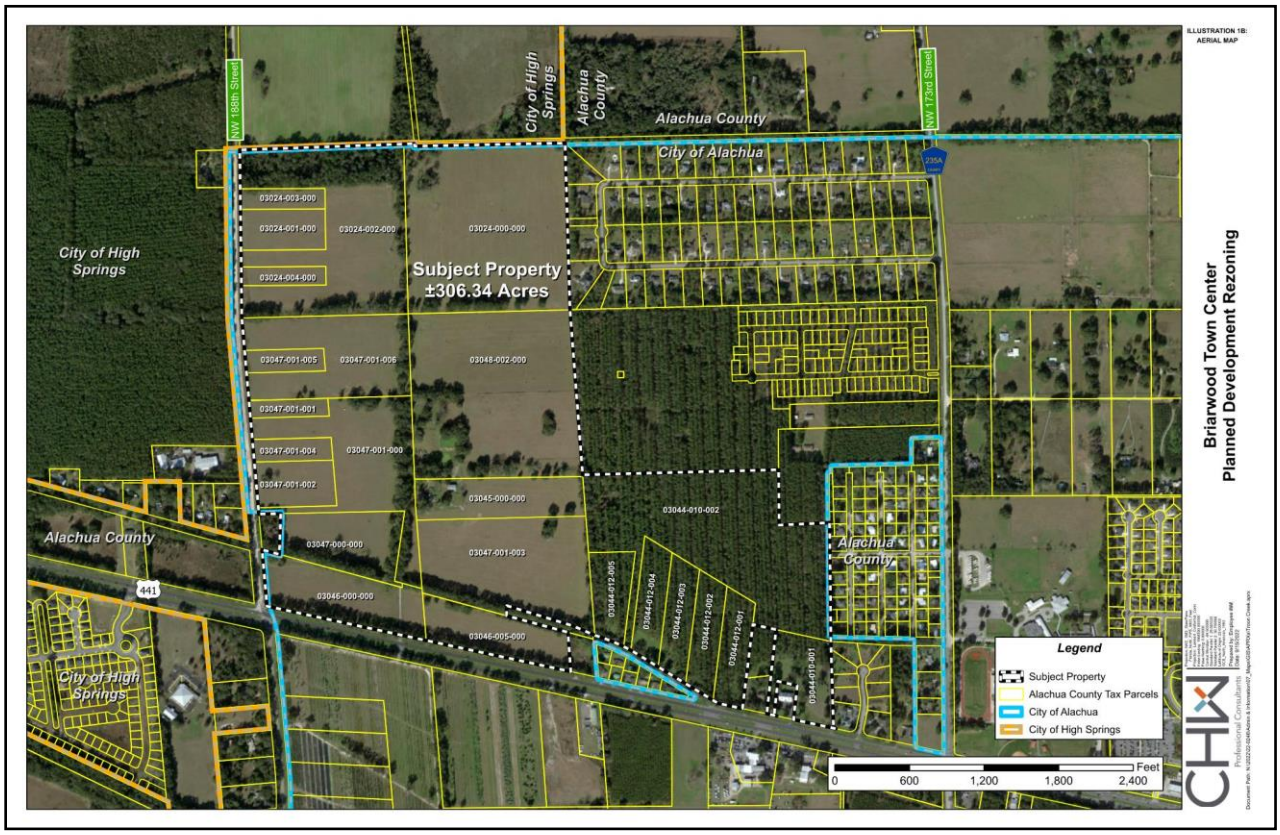

Figure 1: Aerial Map

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)

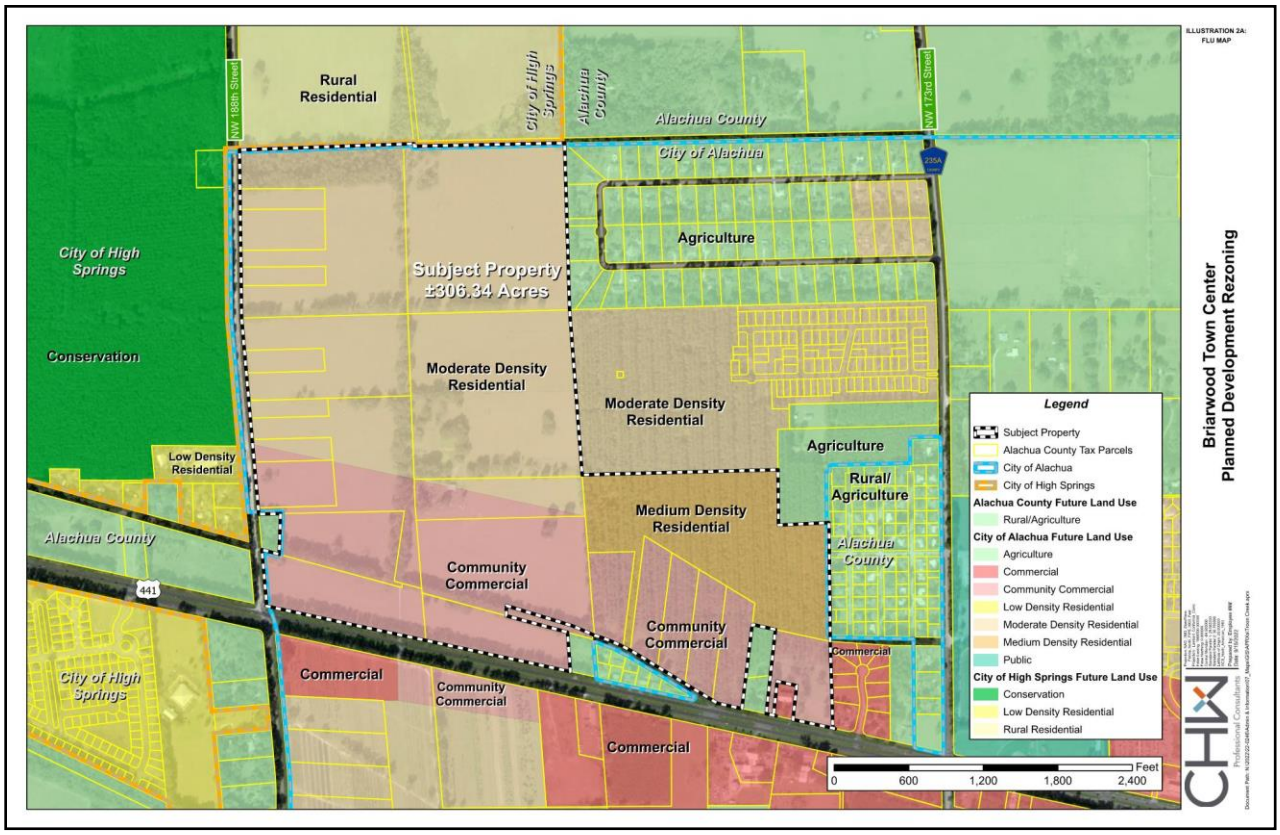

Figure 2: Existing Future Land Use Map

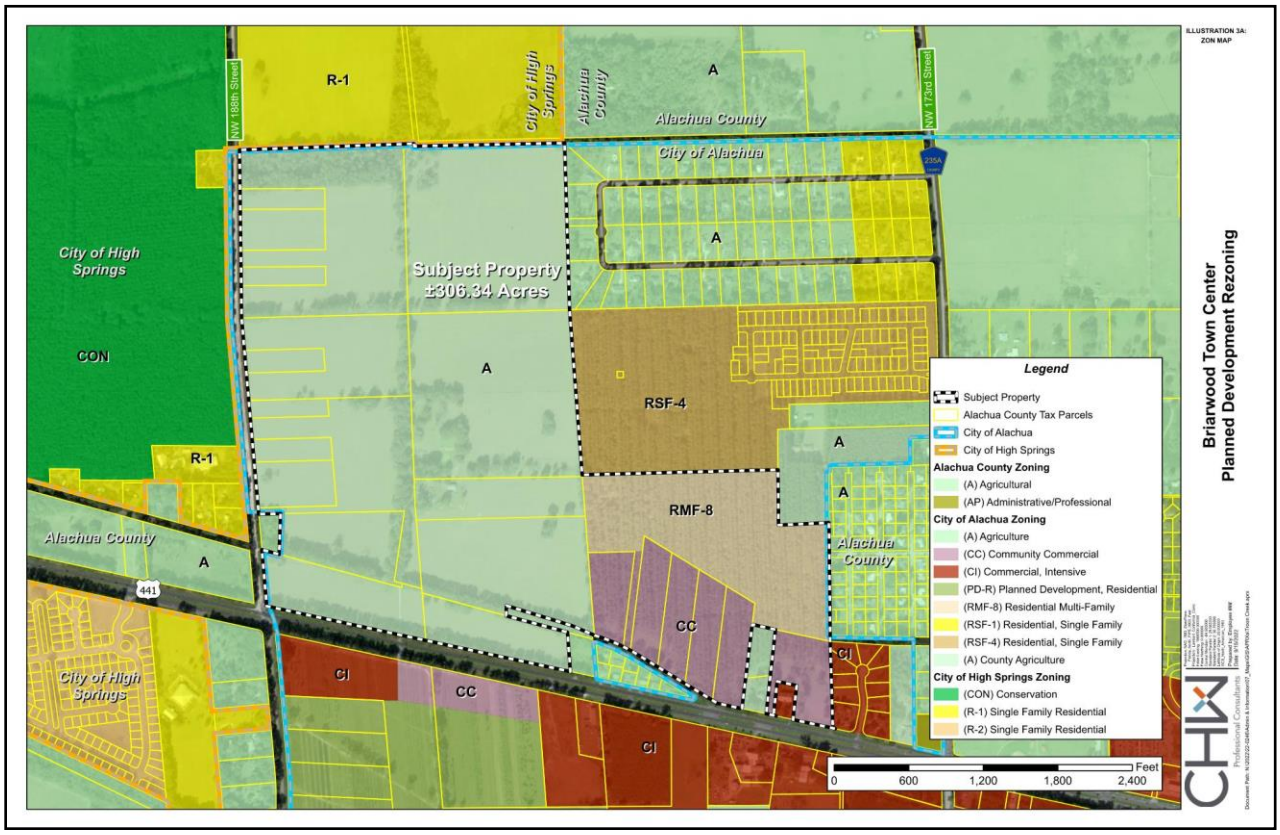

Figure 3: Existing Zoning Map

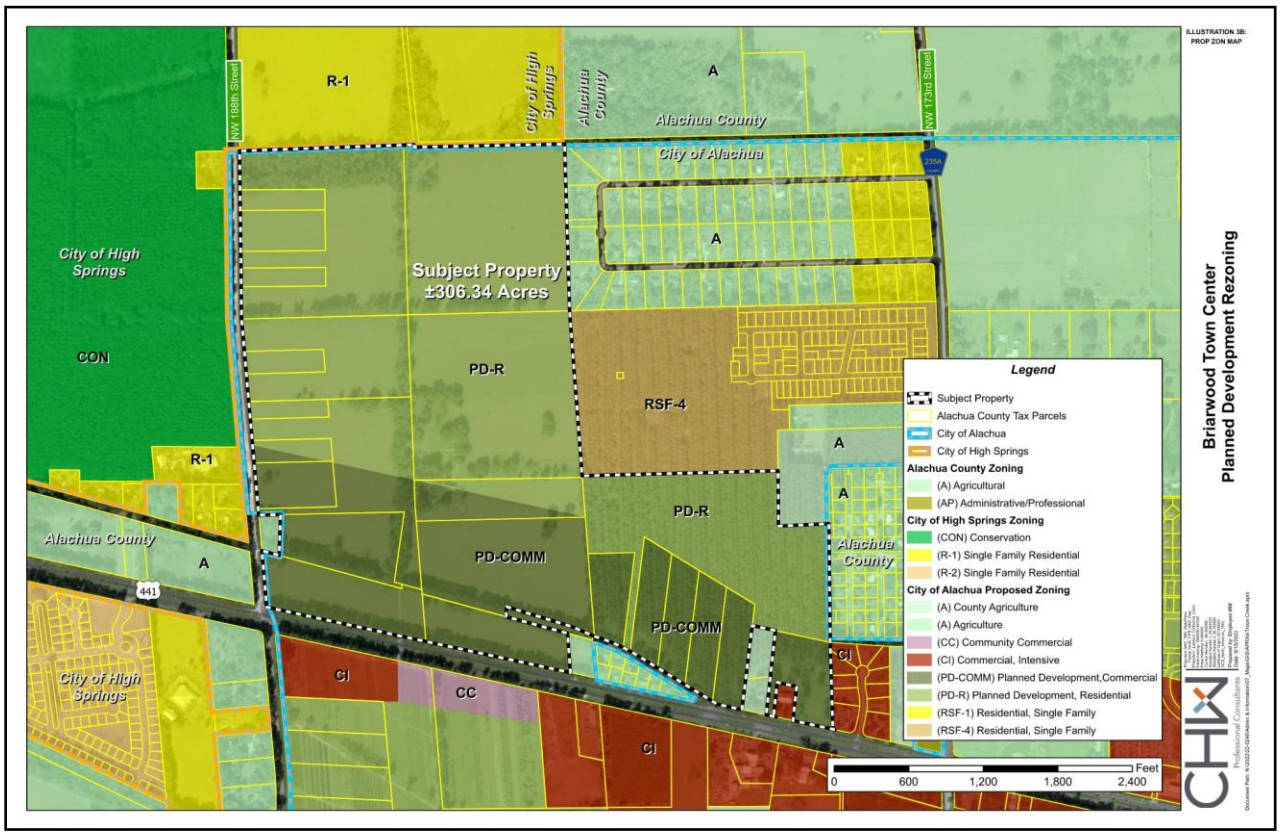

Figure 4: Proposed Zoning Map

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)

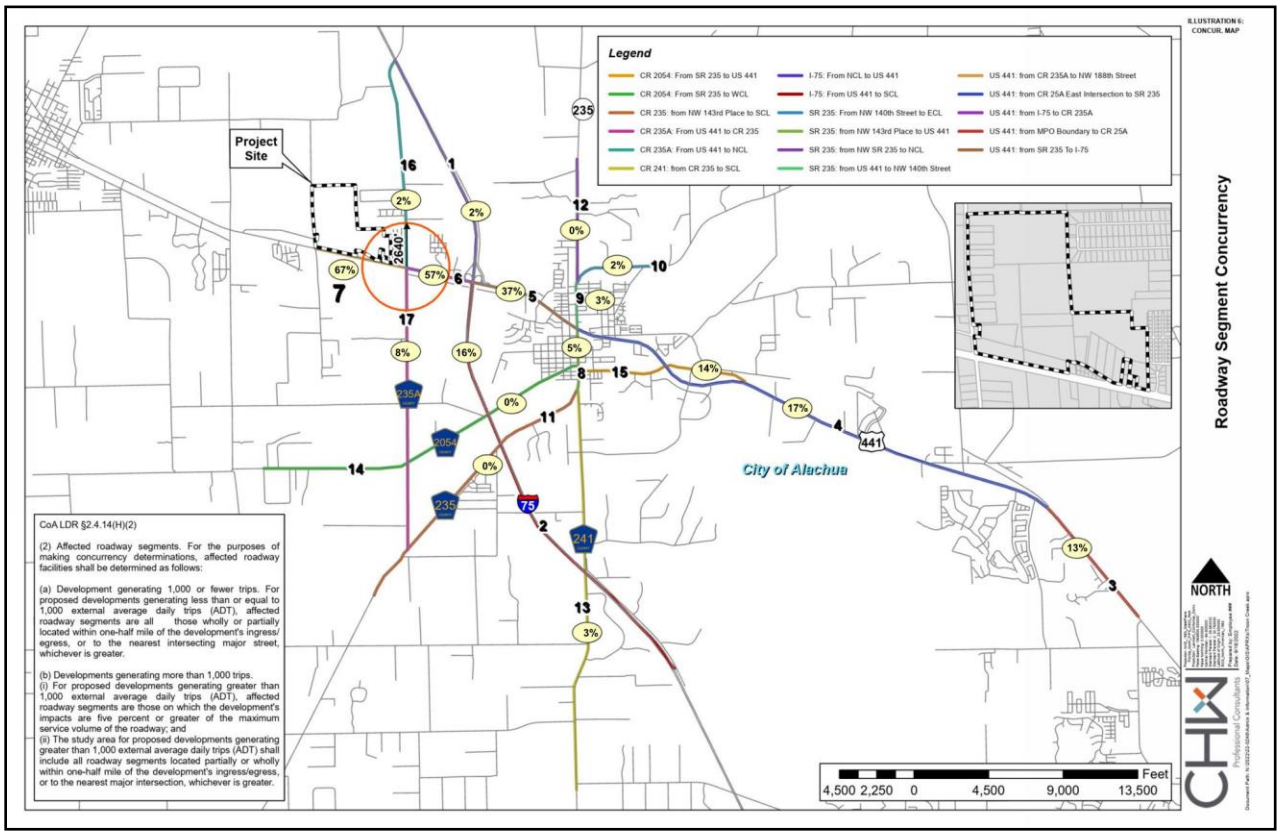

Figure 5: Projected Trip Distribution Map

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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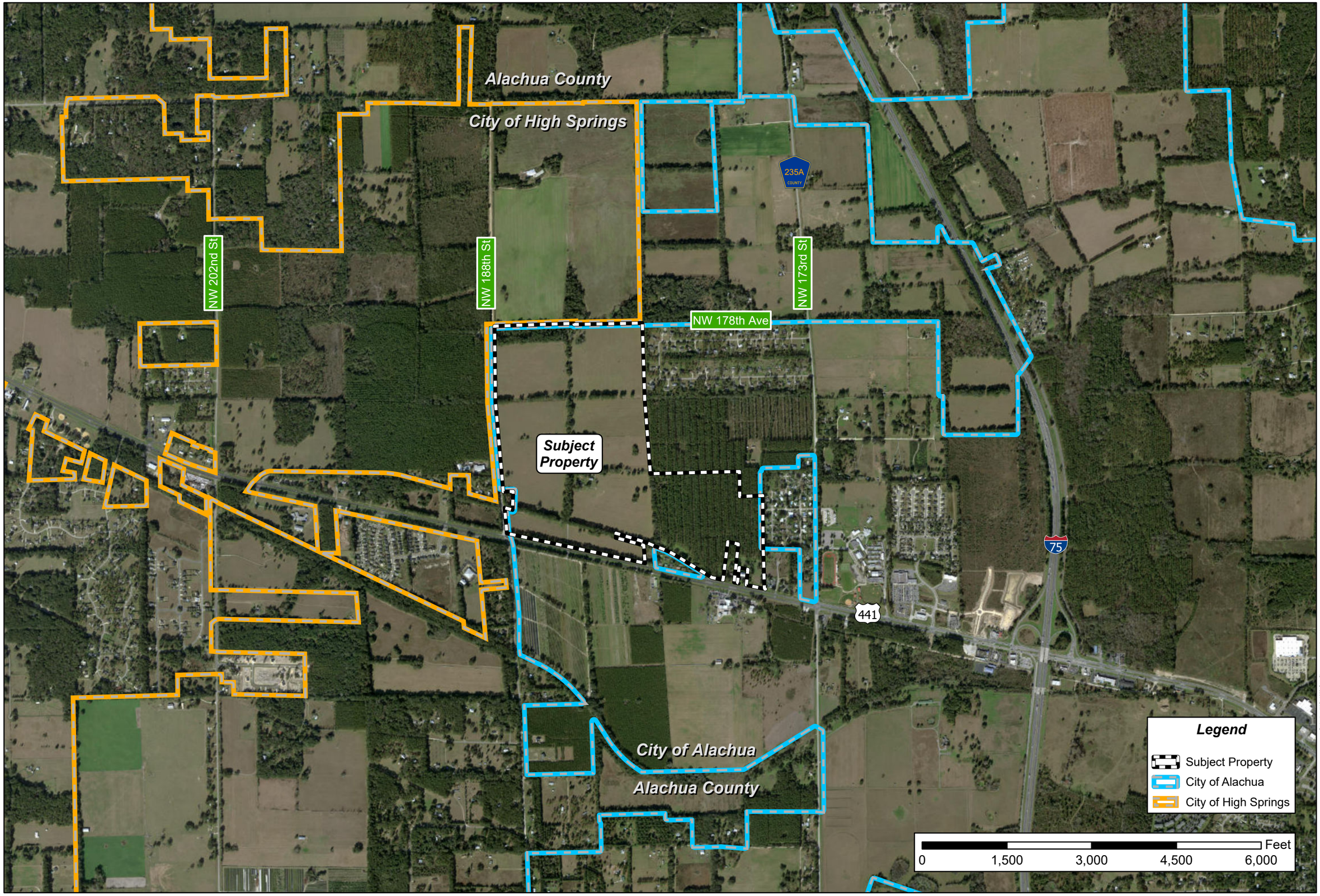
ILLUSTRATION 1A:
CONTEXT MAP

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
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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

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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

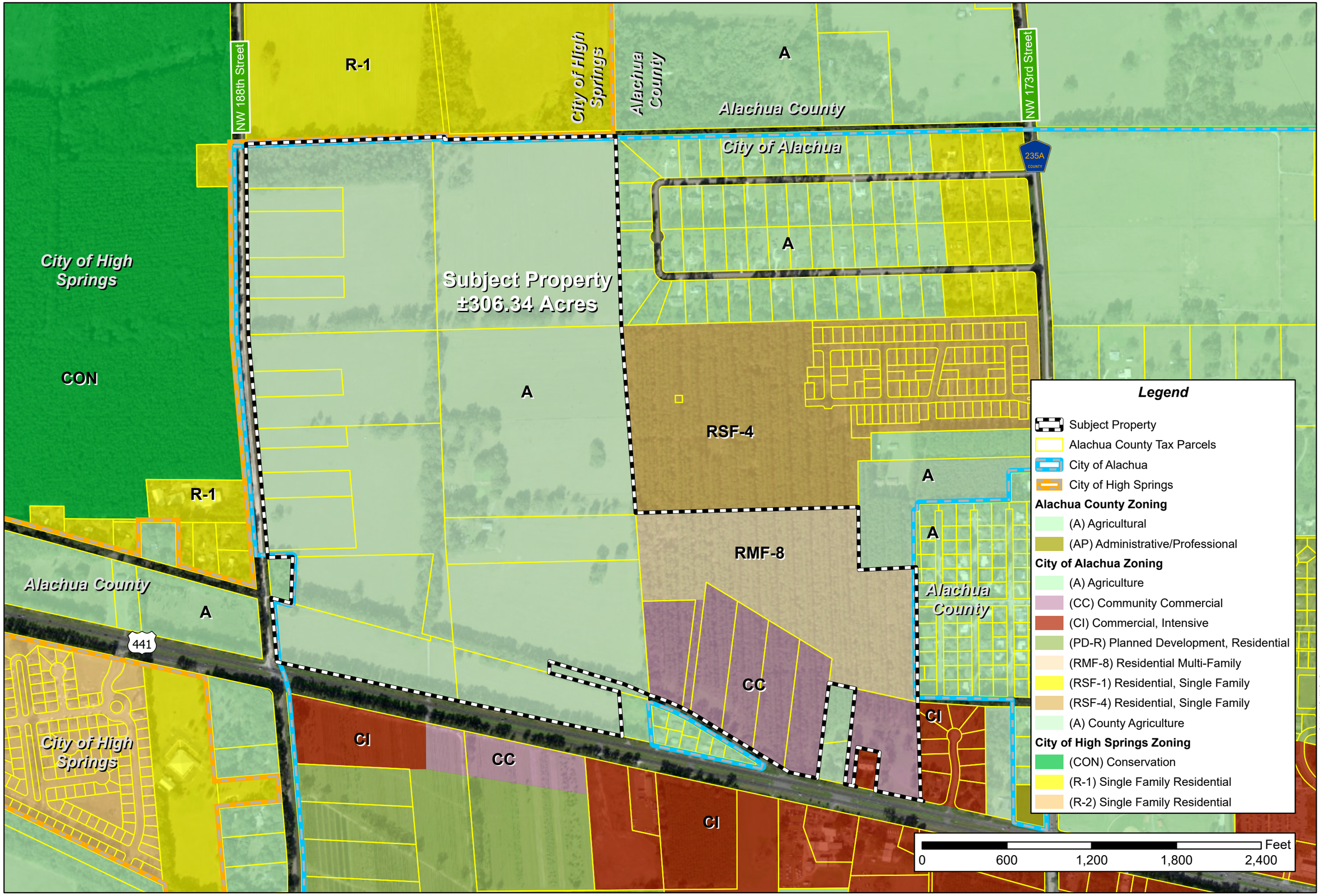
Prepared by: Employee ###
Date: 9/15/2022

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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Standard Parallel 2: 29.5833333
Linear Unit: Foot_US
GCS: North_American_1983

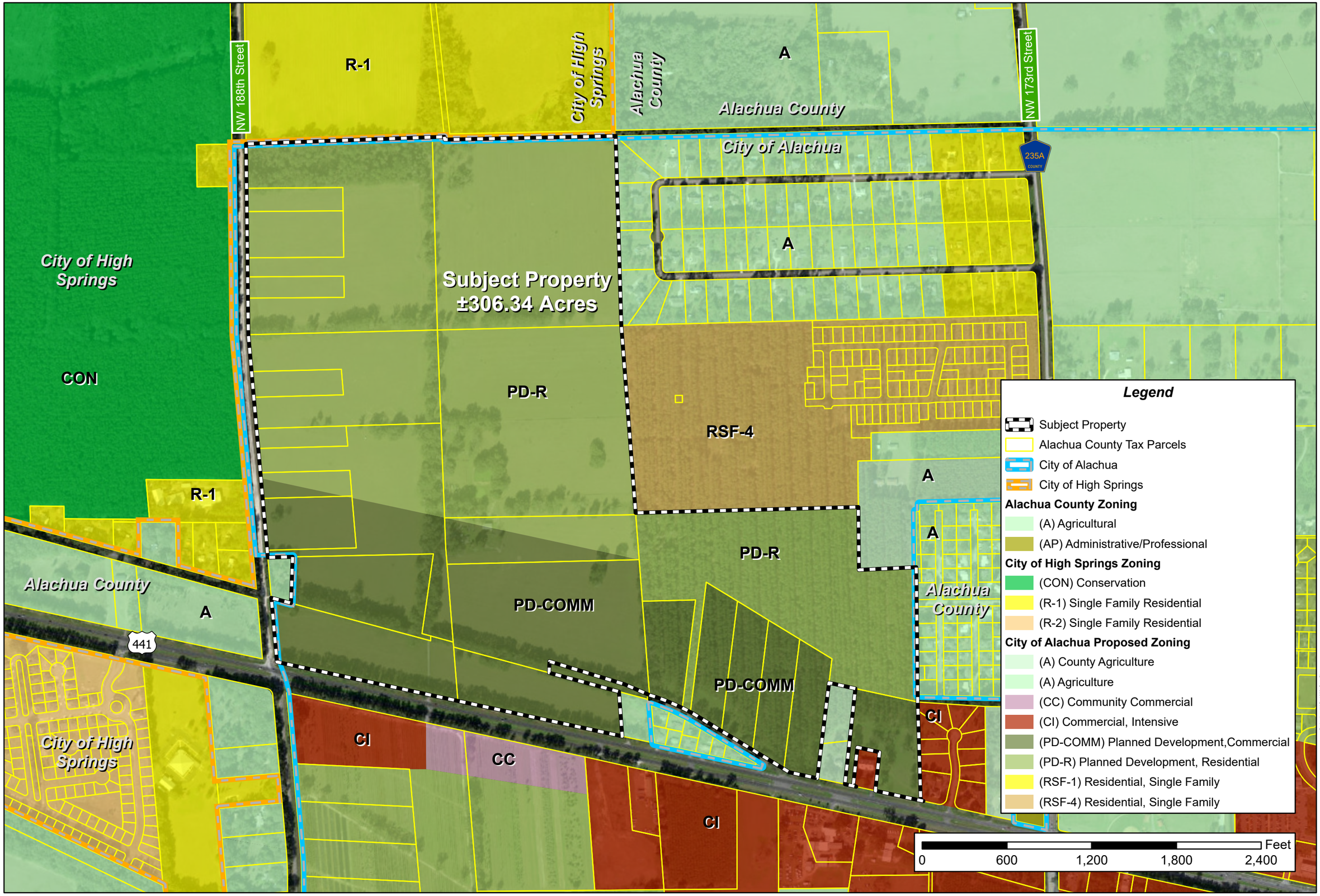
Prepared by: Employee ###
Date: 9/15/2022

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

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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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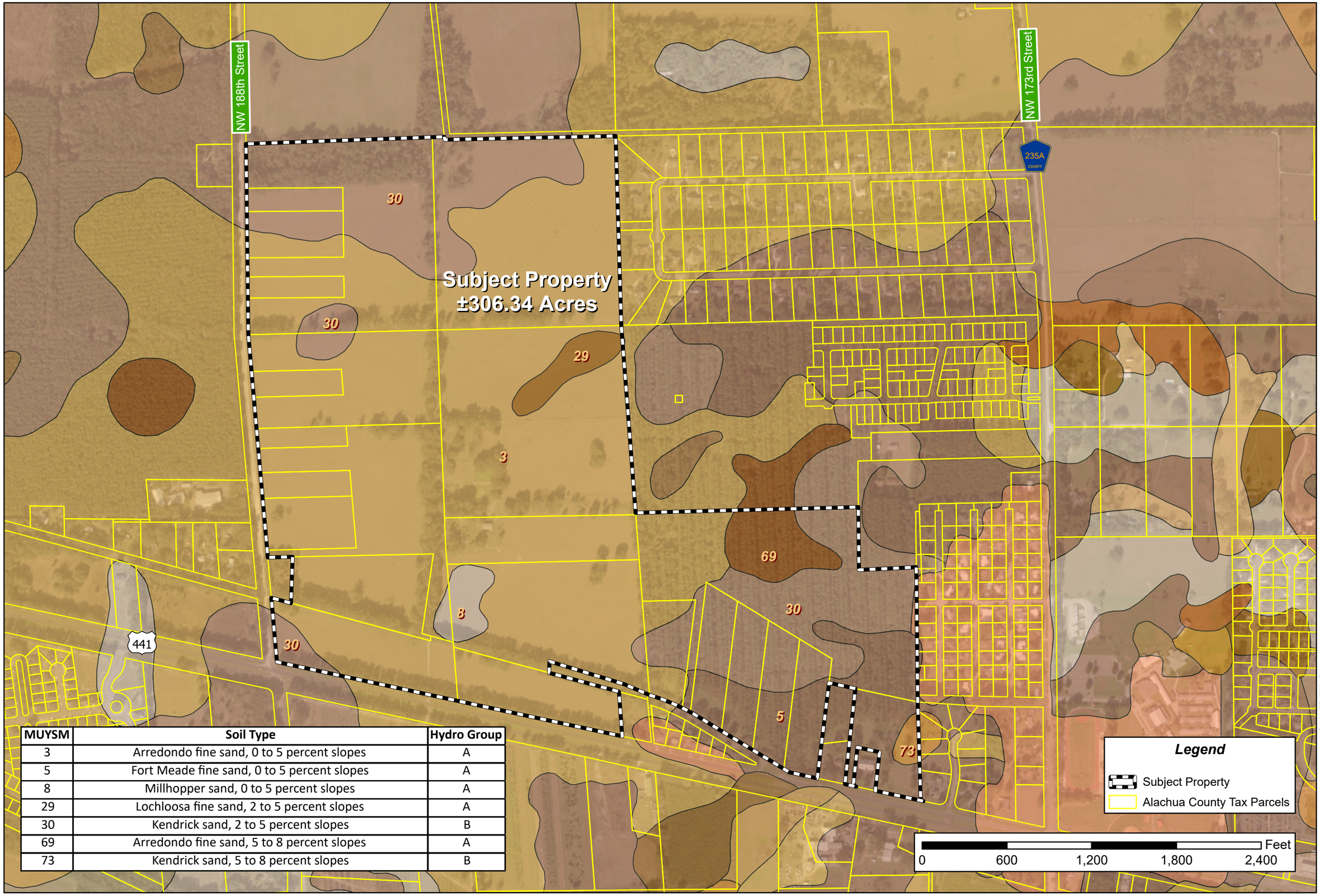
Central_Meridian: -84.3500033
Standard_Parallel_1: 30.7500000
Standard_Parallel_2: 29.5833333
GCS_North_American_1983

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

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Latitude Of Origin: 29.0000000
GCS_North_American_1983

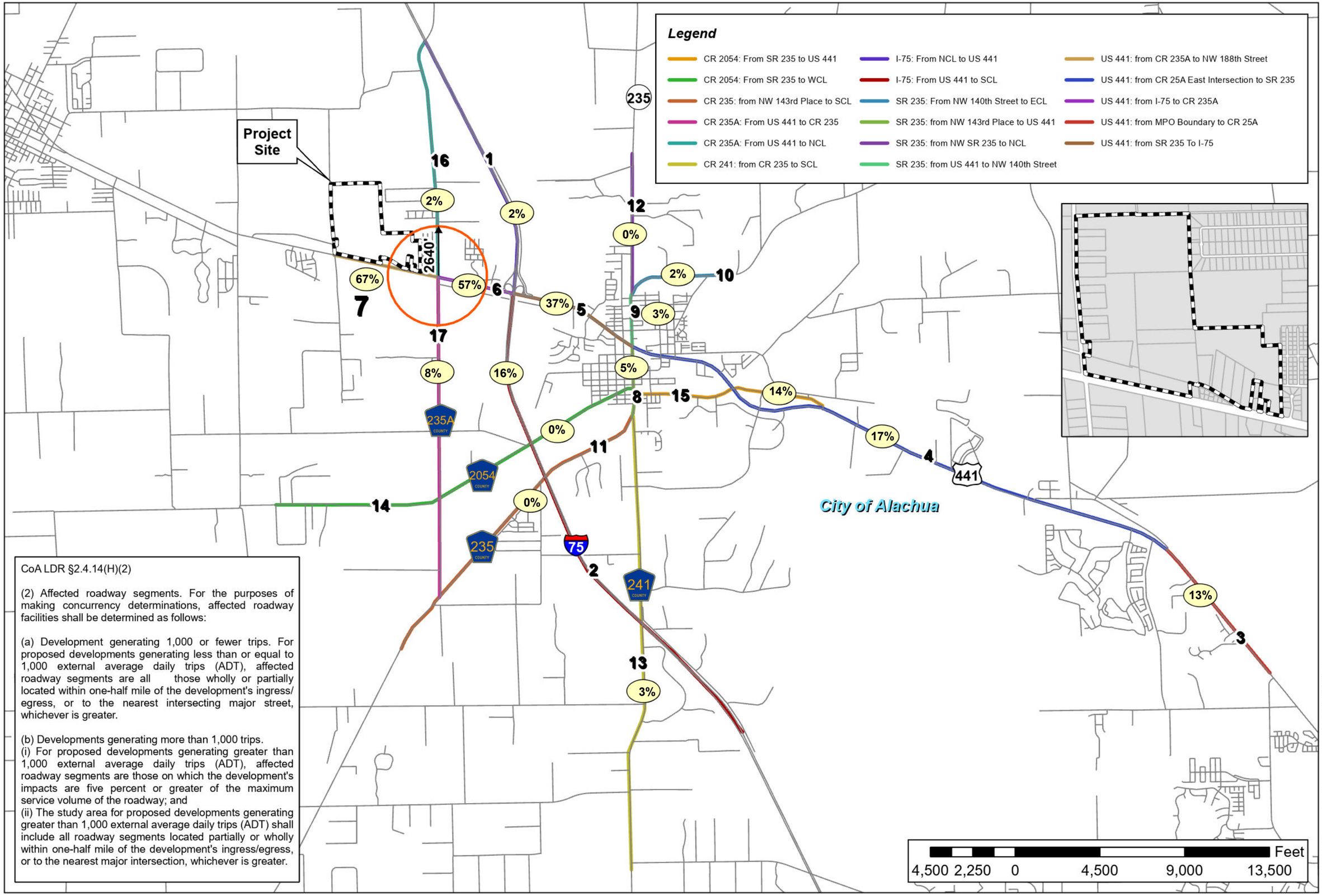
Prepared by: Employee ###
Date: 9/15/2022

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



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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.

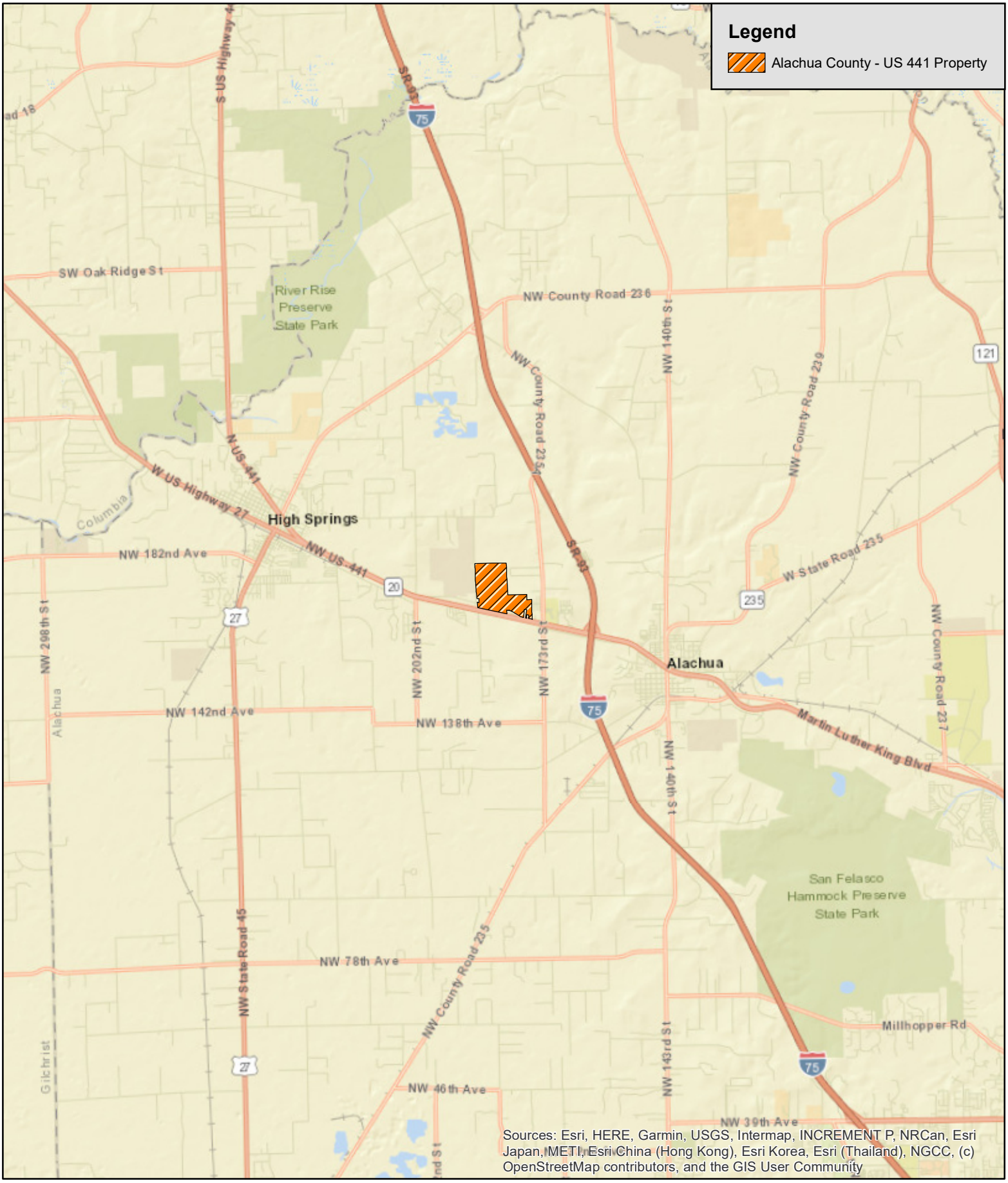
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through 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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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

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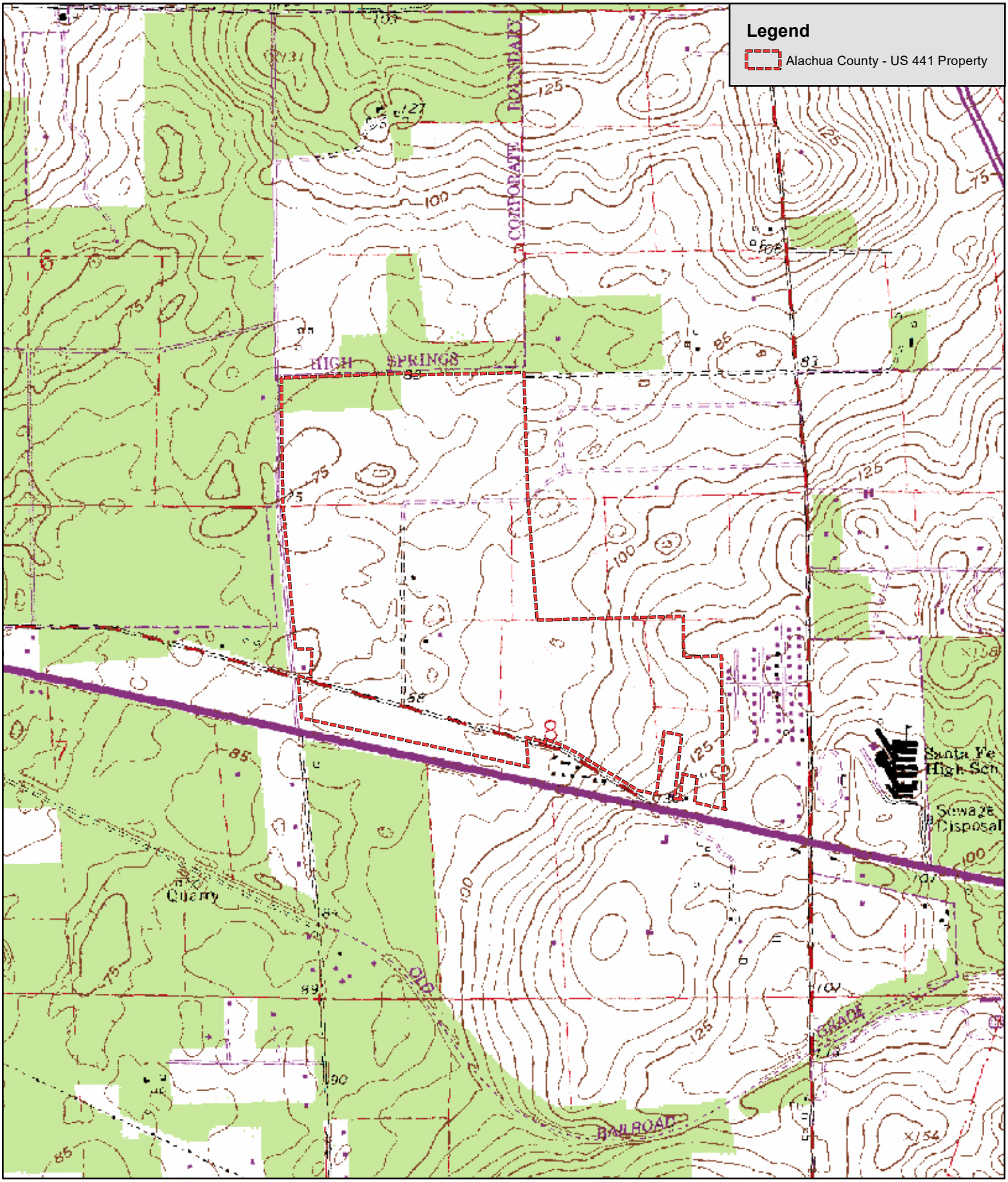
Feet

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

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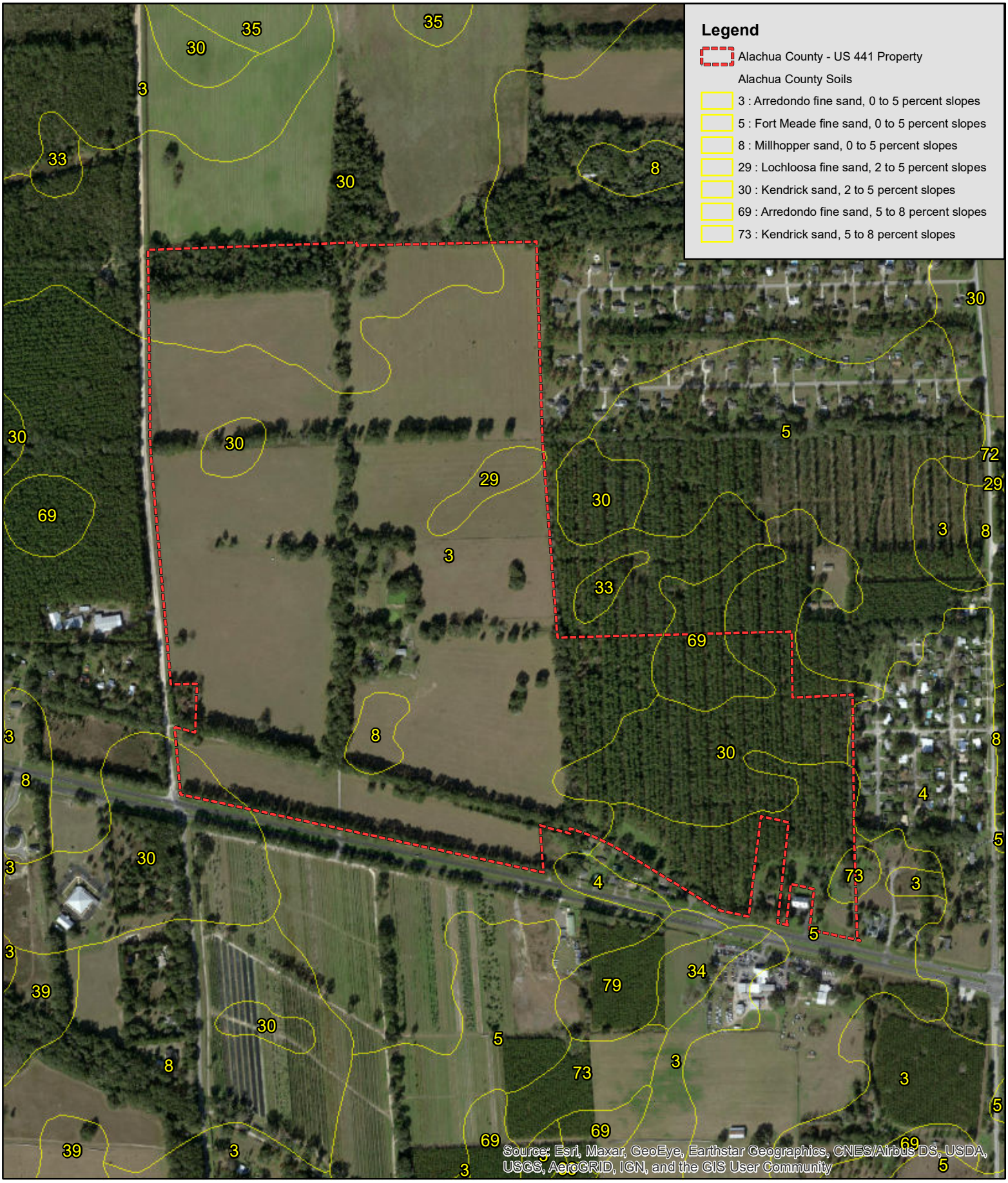
1,500 Feet

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
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1,000 Feet

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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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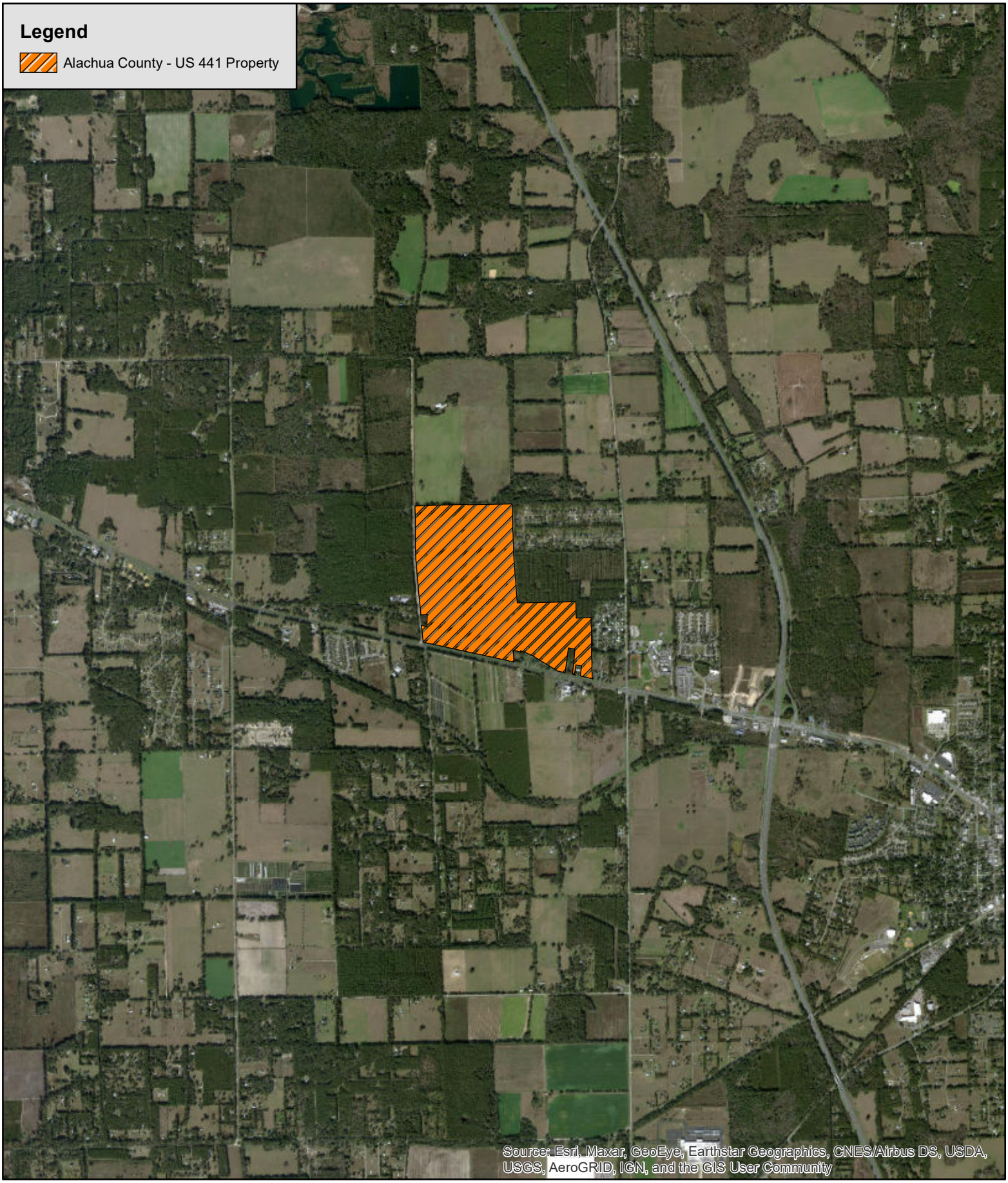
Feet

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

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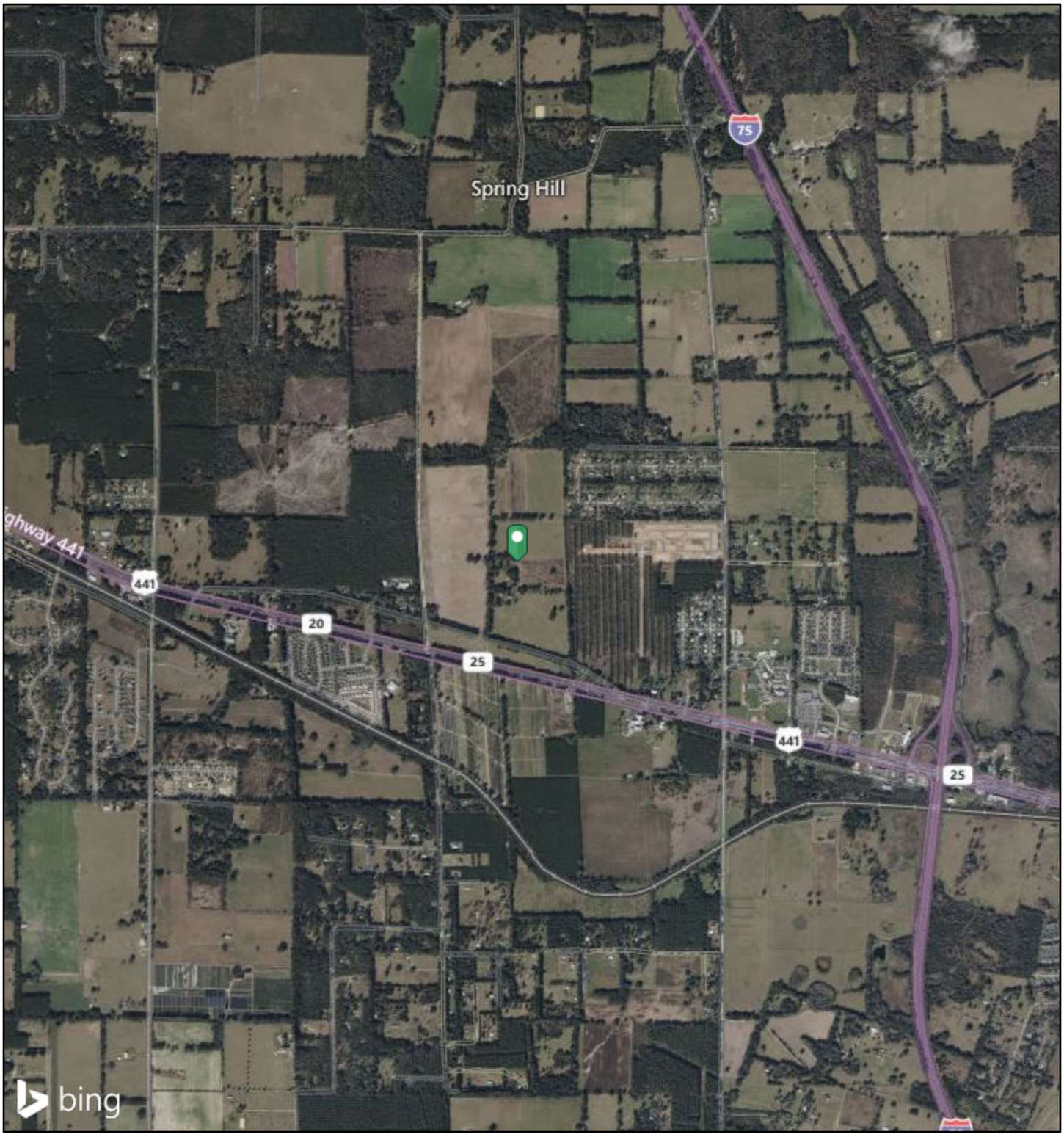
Project #: 1036-07
Produced By: NTJ
Date: 7/12/2022

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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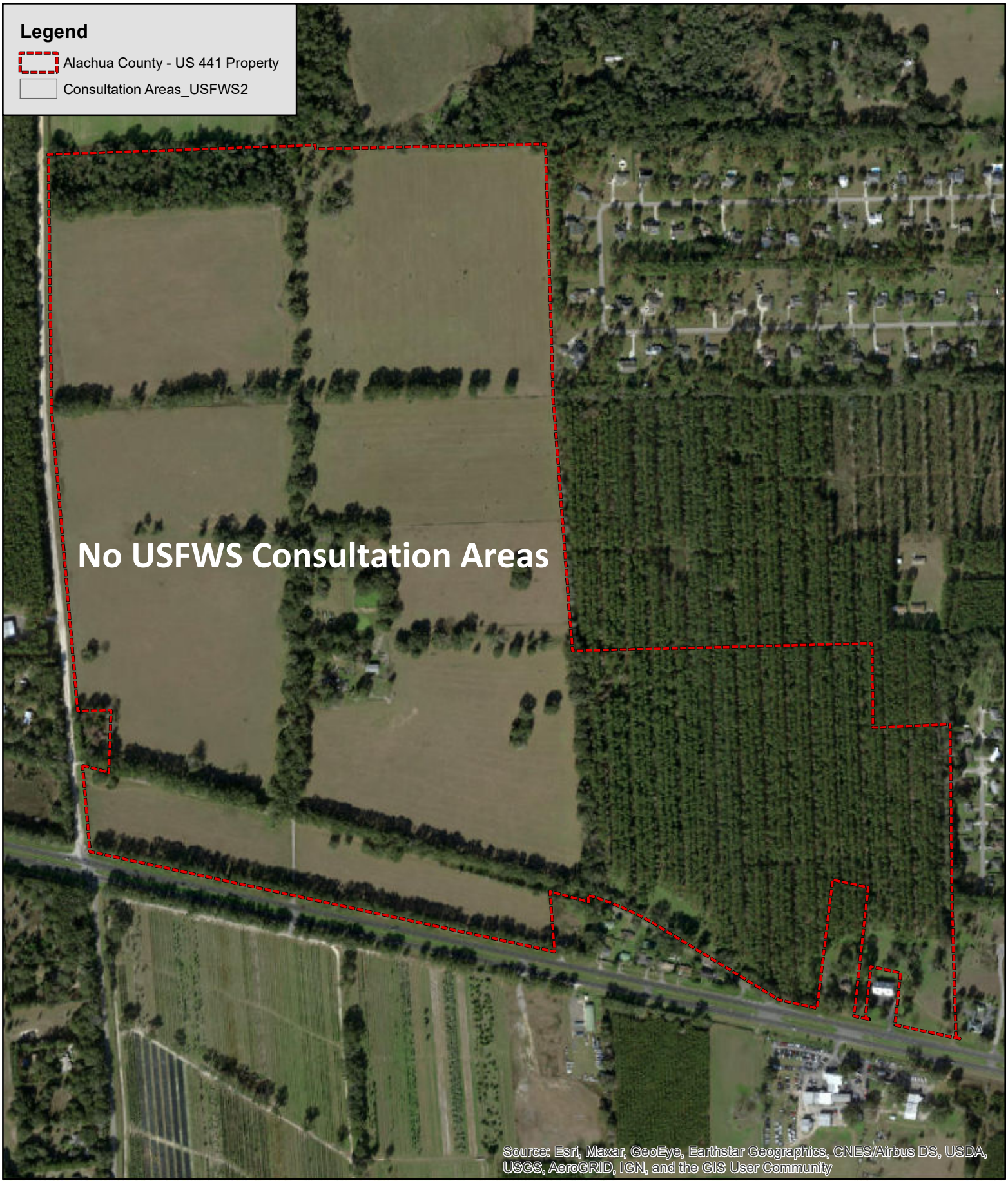

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Alachua County - US 441 Property
Alachua County, Florida
Figure 7
USFWS Consultation Areas

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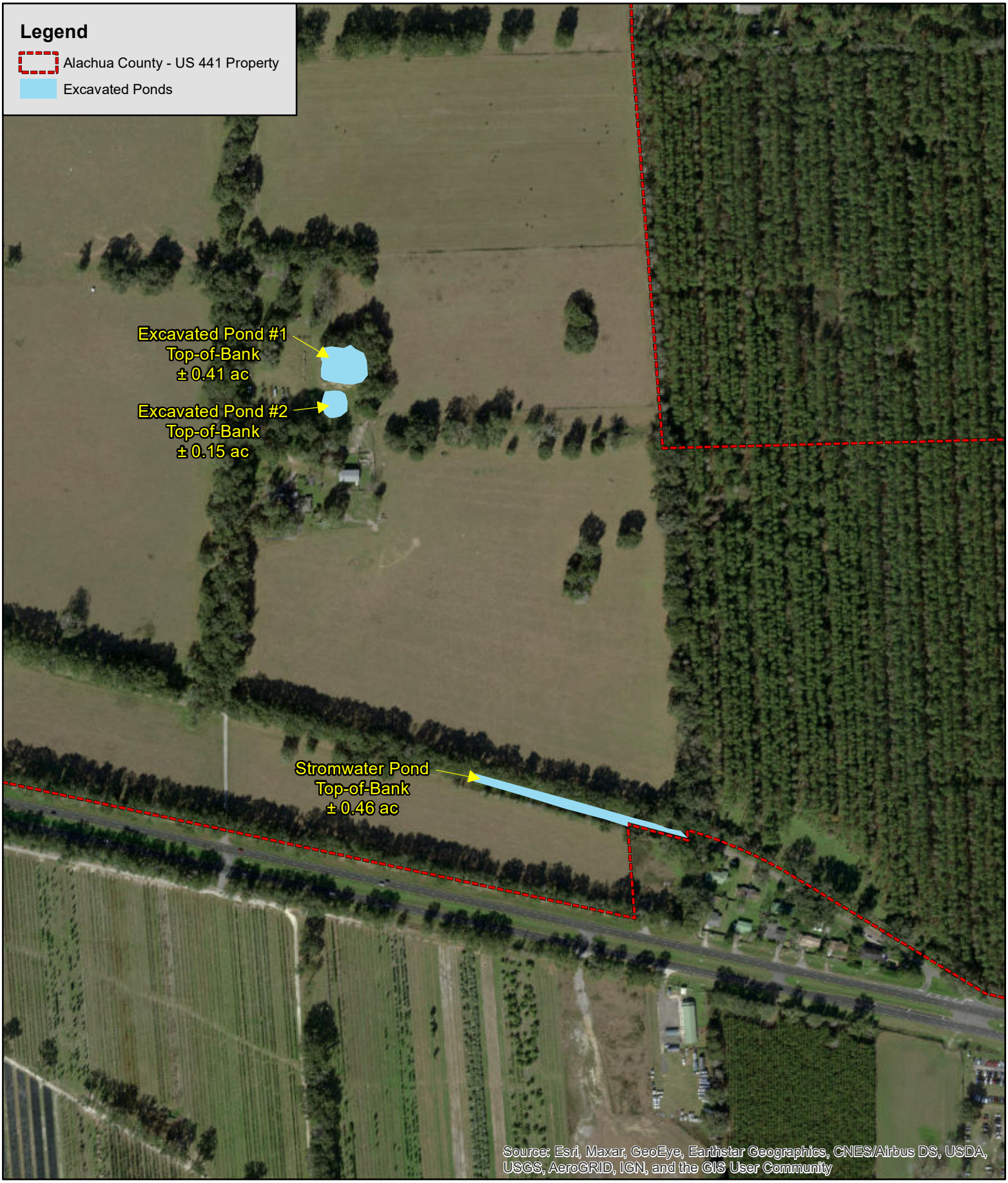
Feet

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
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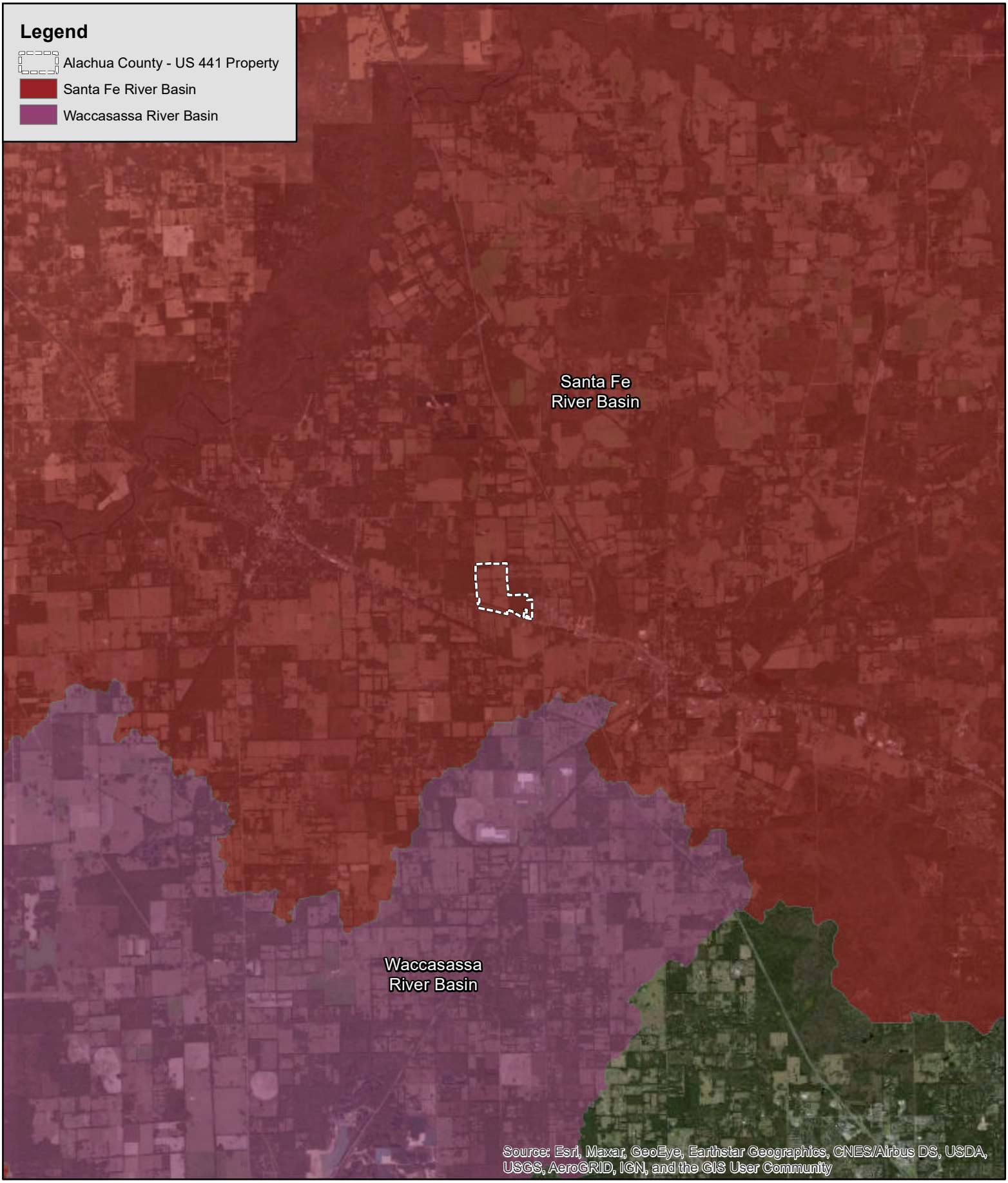
Feet

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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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

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CHW Professional Consultants

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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.

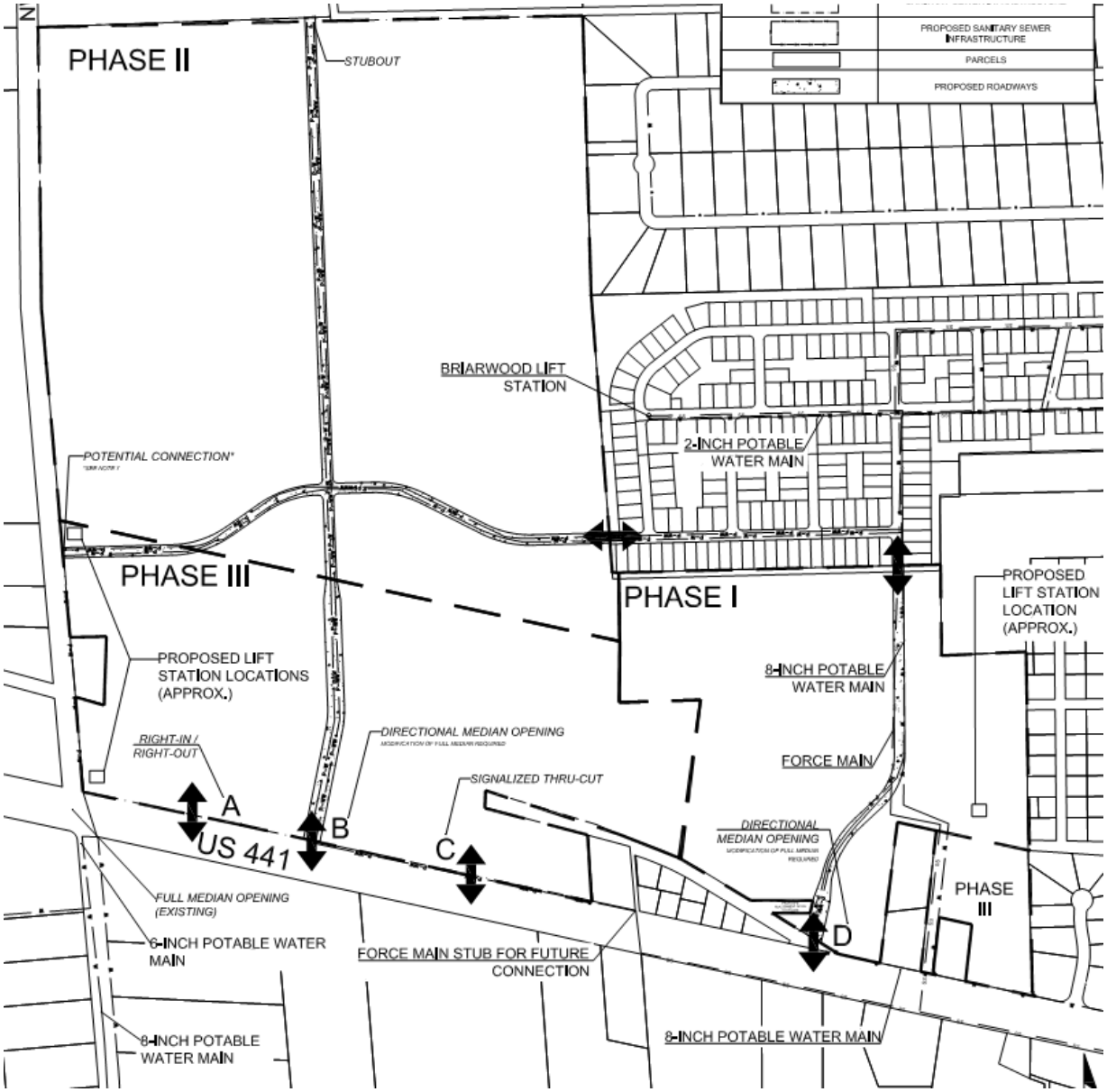
The purpose of this TIA is to:

- 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

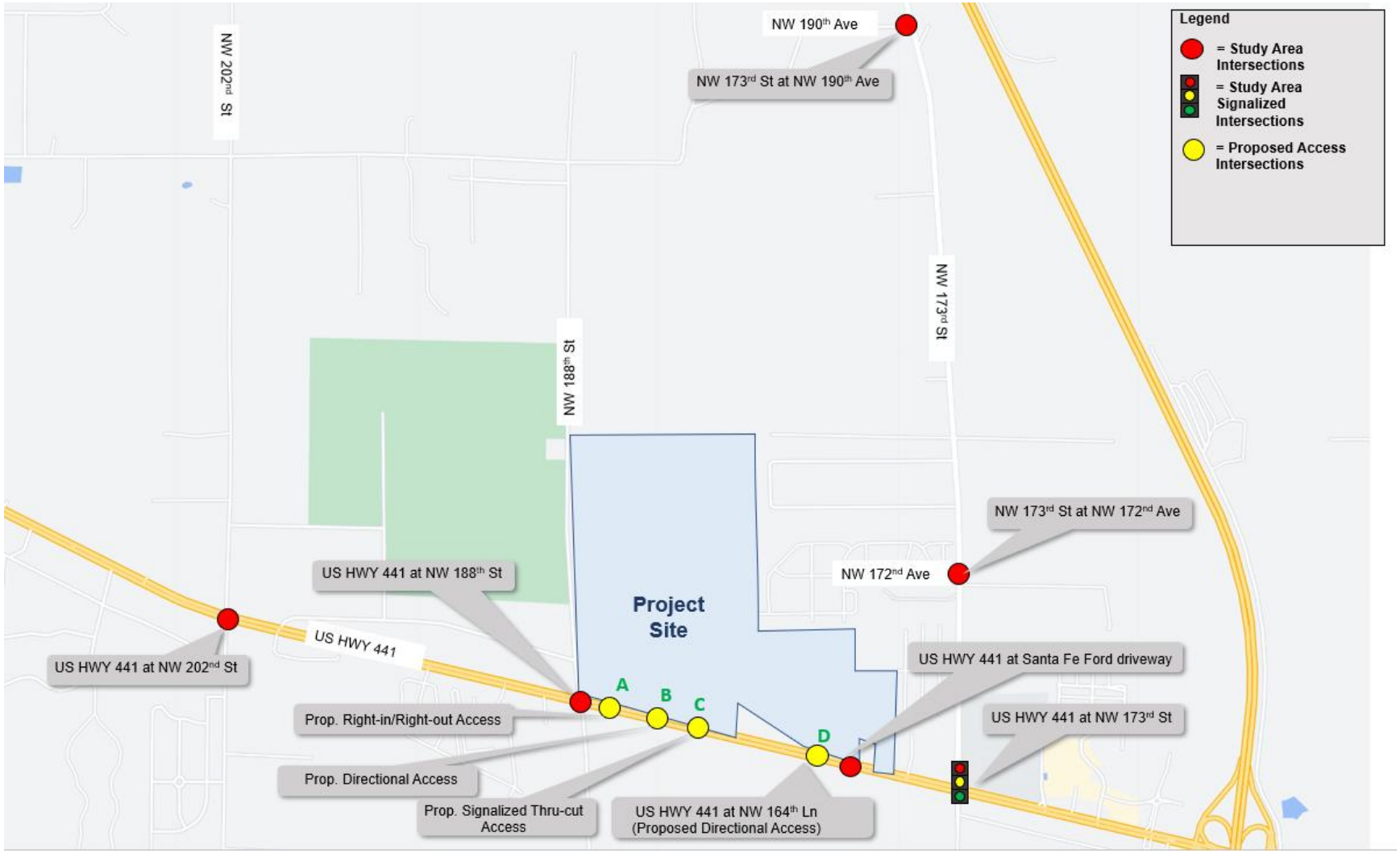
The study intersections consist of the following intersections as agreed upon in the approved methodology. The study intersection locations are provided in **Figure 2**:

- 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

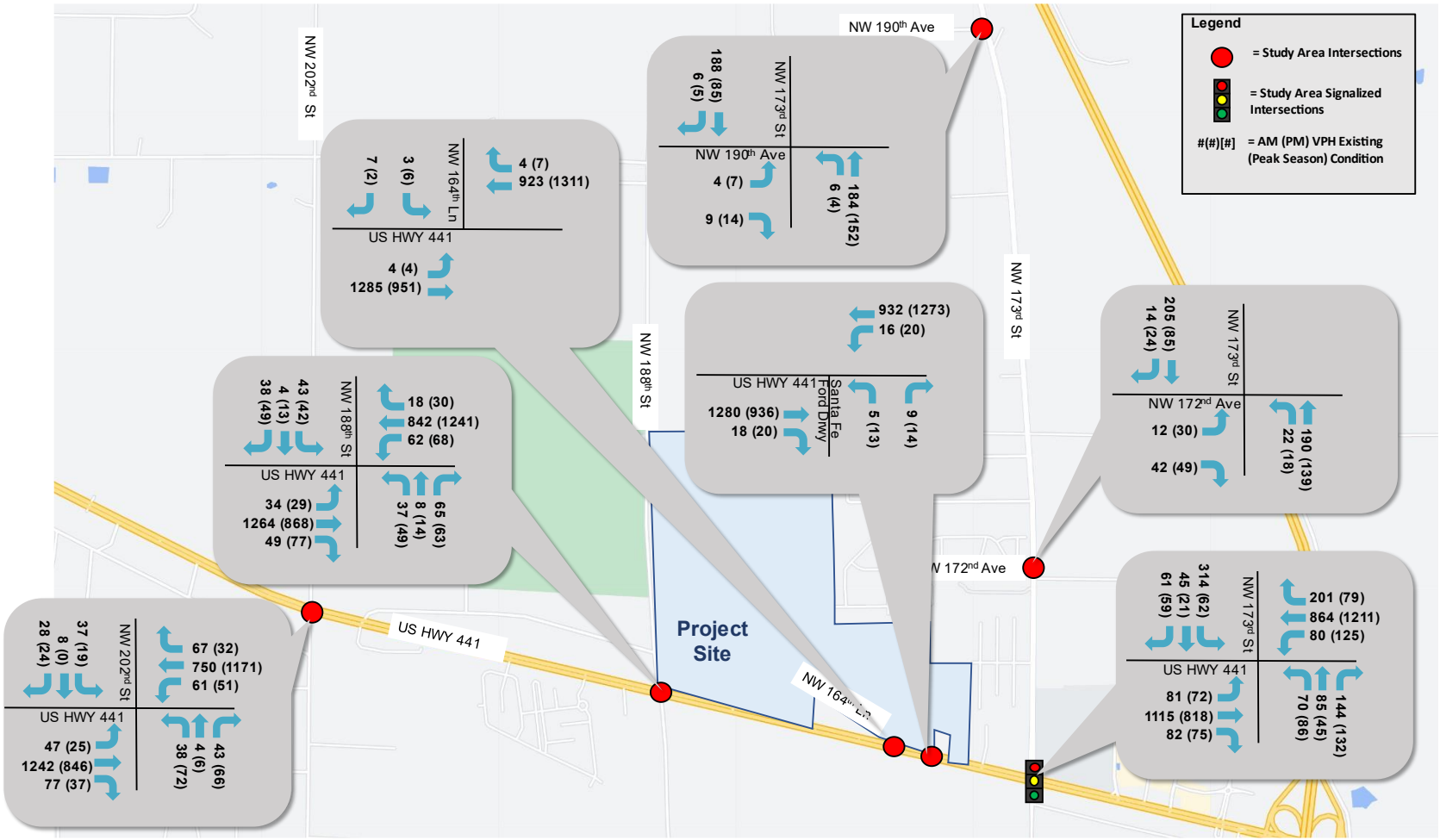


Figure 4 | Reserved Trips

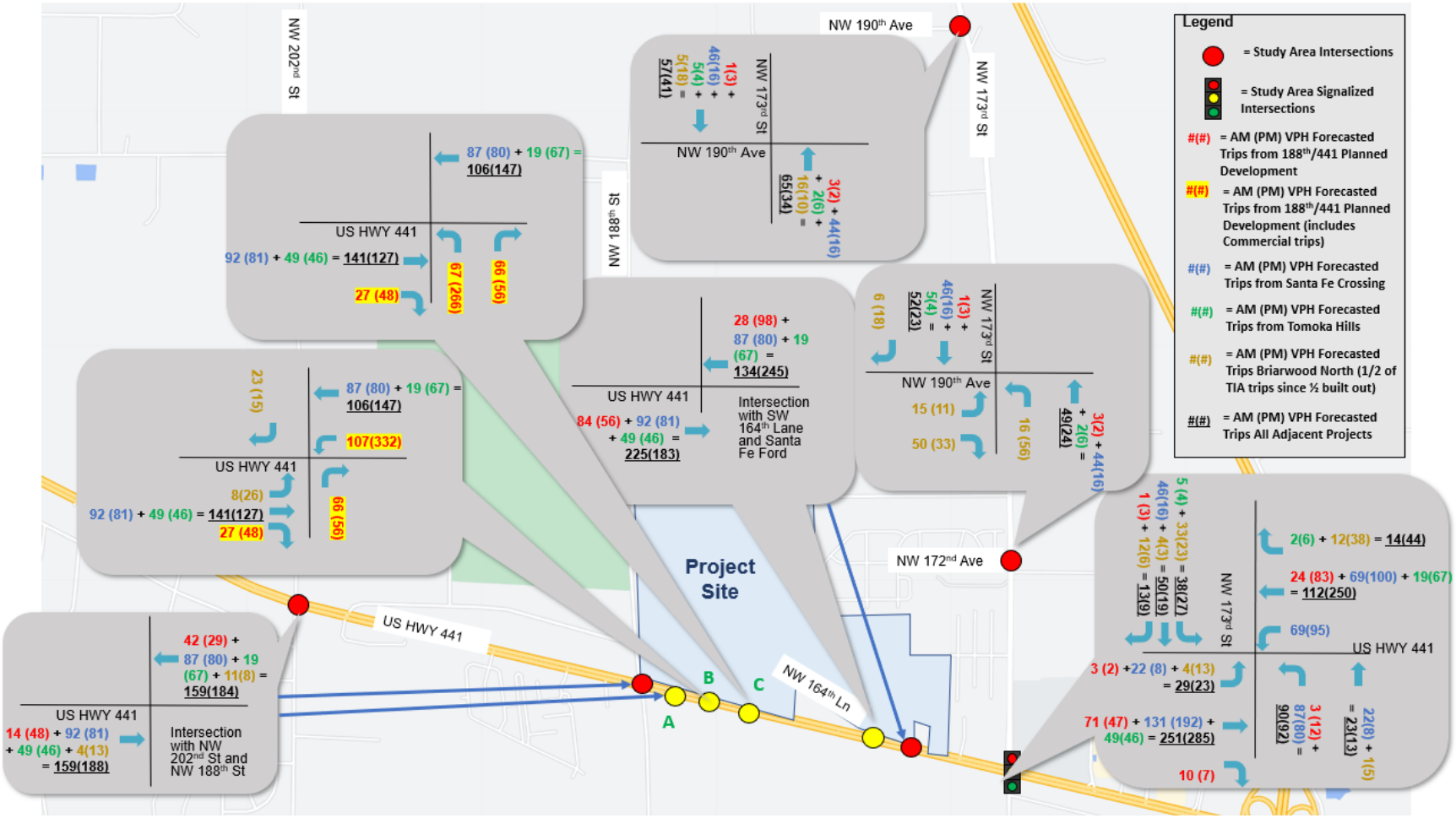


Figure 5 | 2028 Background plus Reserved Trips (Off-site Intersections)

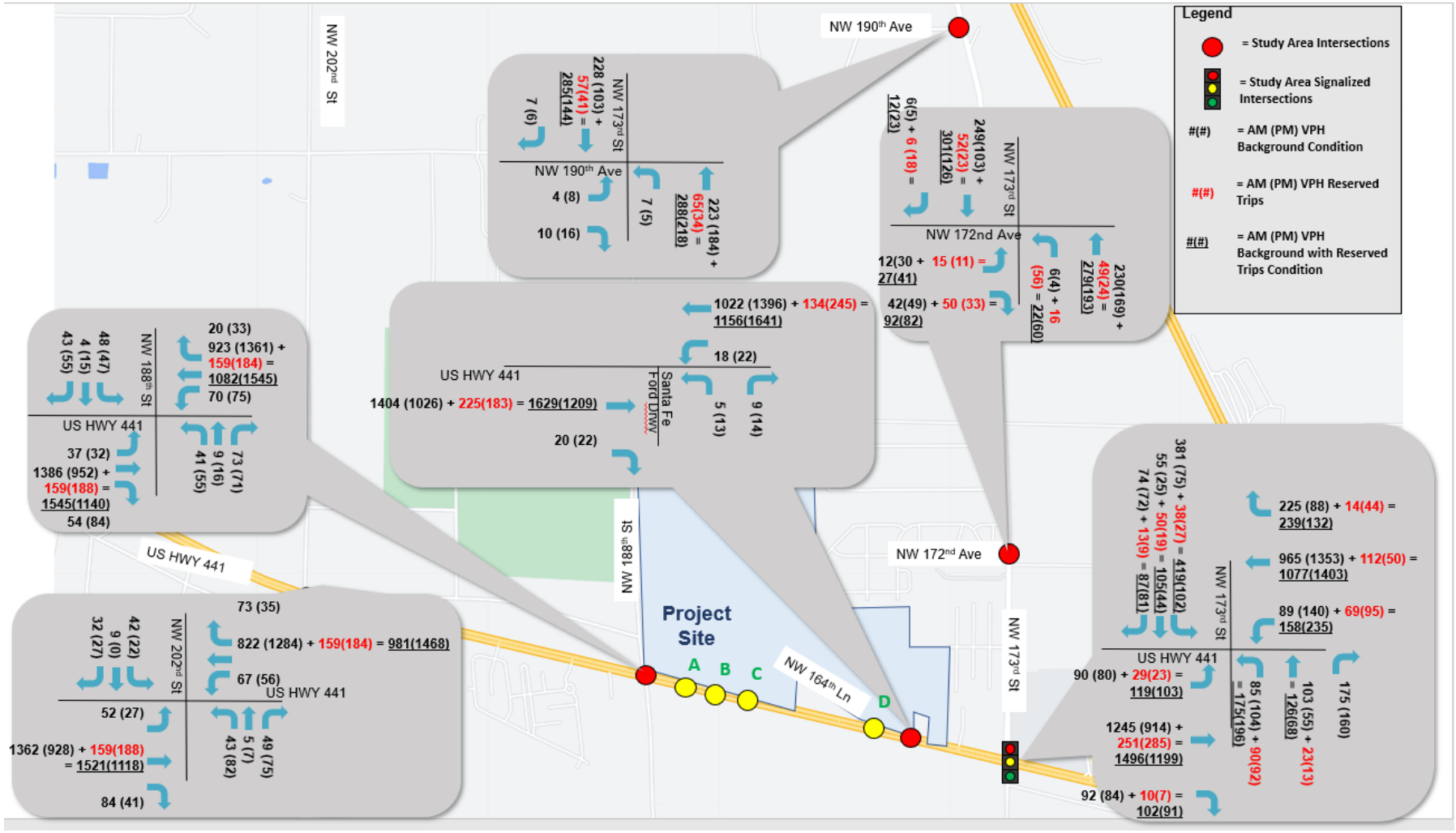
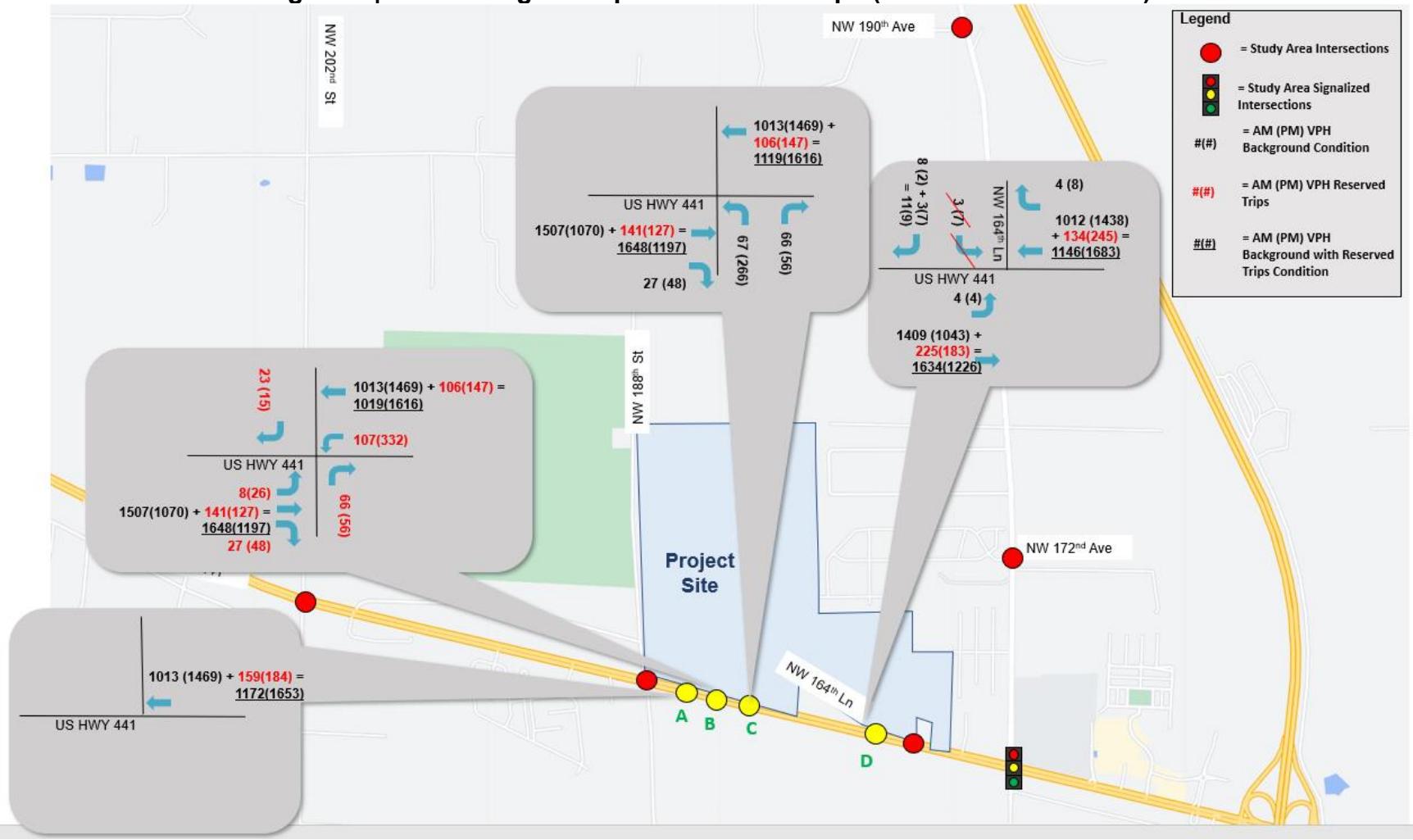


Figure 6 | 2028 Background plus Reserved Trips (Access Intersections)



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)

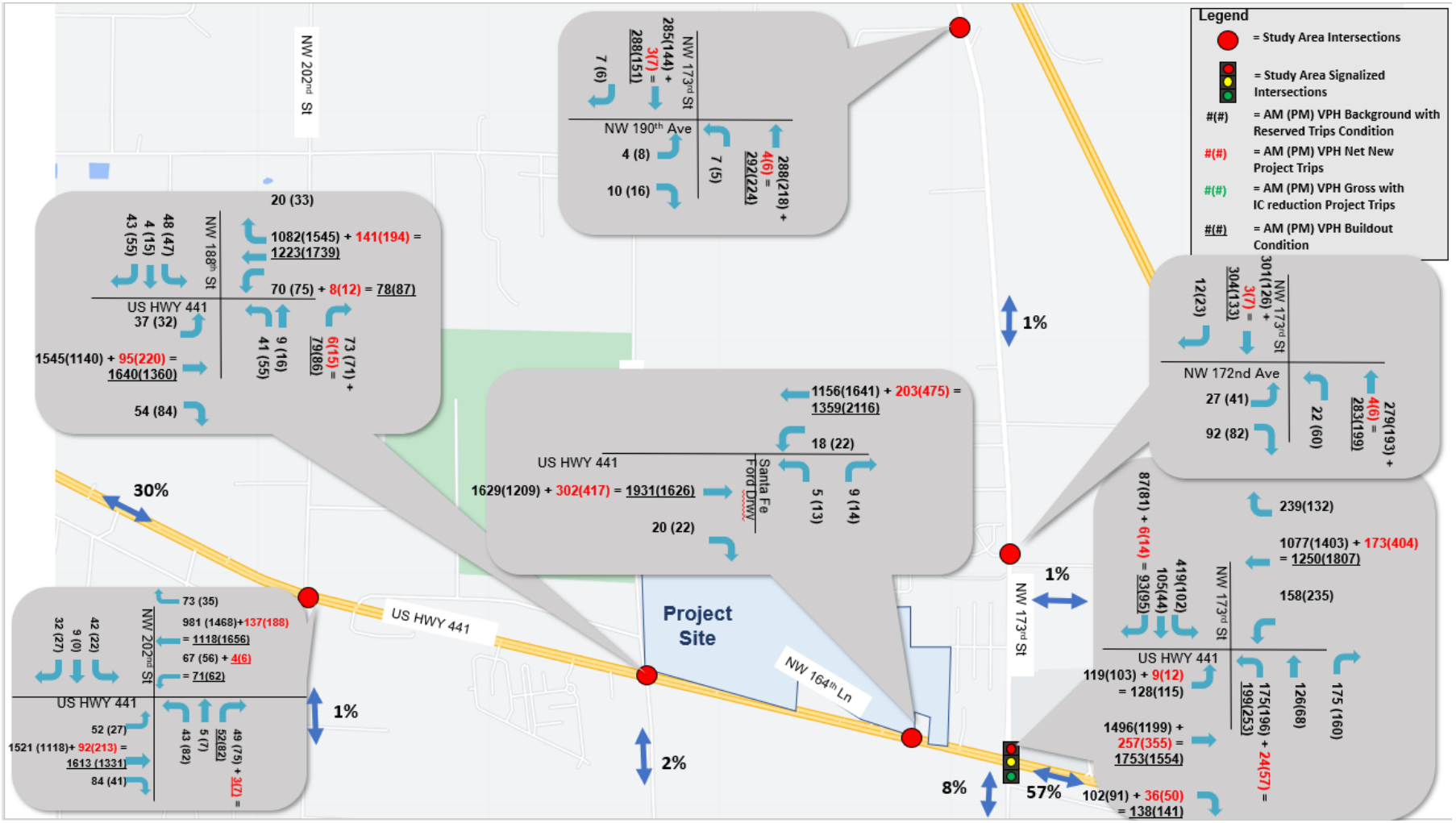
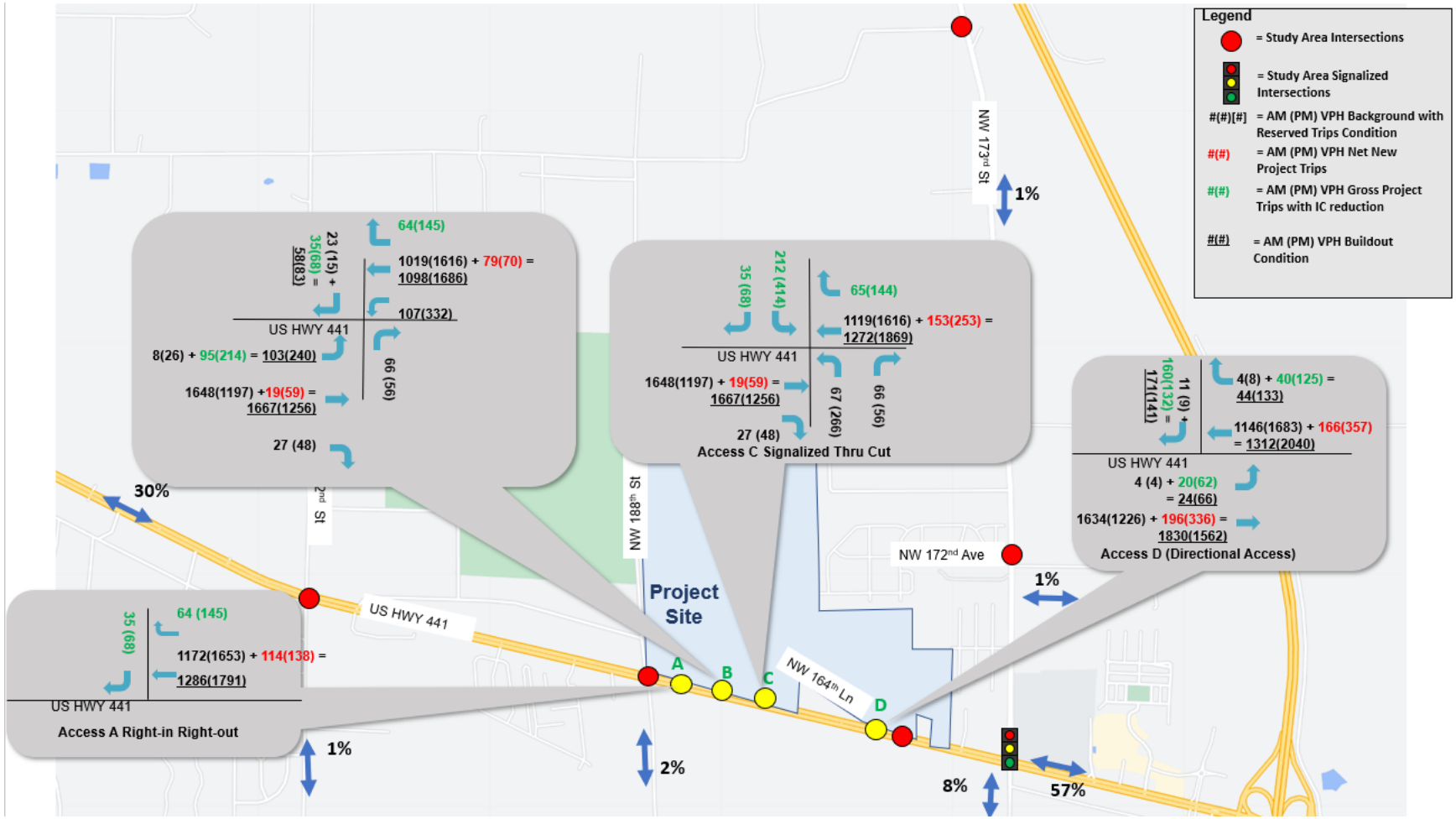


Figure 8 | Buildout Condition (Access Intersections)



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

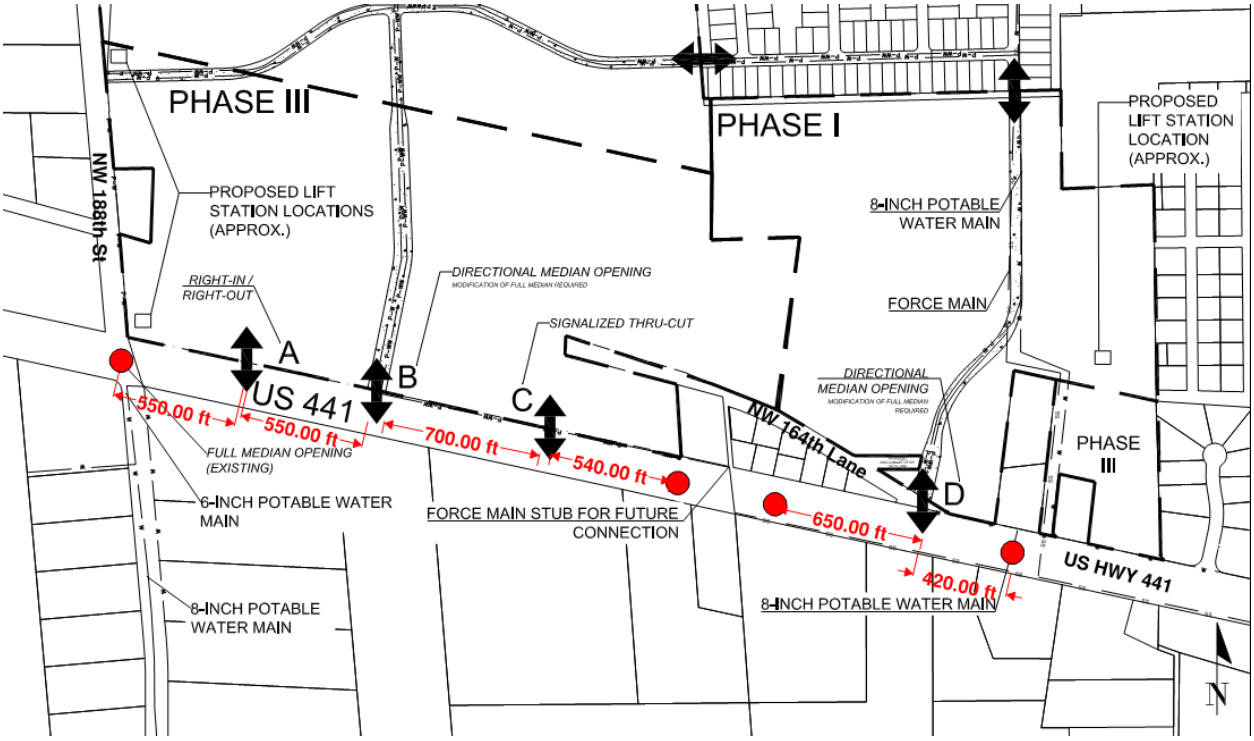
CHW staff met with FDOT staff to discuss access spacing and signalization at the site's main site access. From this meeting it was determined that FDOT would not permit a full median opening signalized intersection to serve the project, as a typical 8 phase signal would be expected to increase both the 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

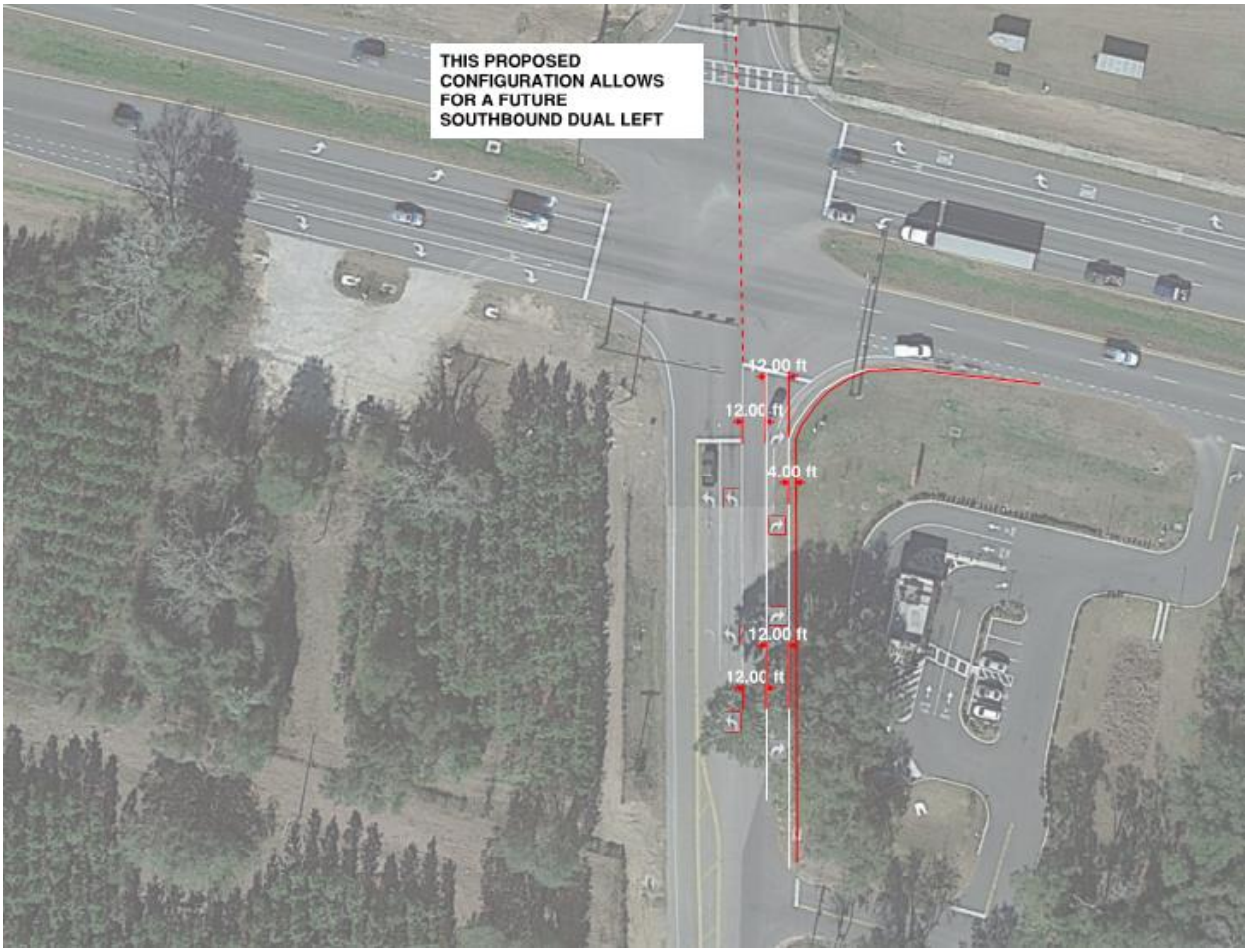
The northbound left/through/right operates with a volume to capacity of 1.30 during the PM peak hour of the build-out condition. Since the volumes are just over capacity and the project is forecasted to add only 7 vehicles to the northbound movement, no improvements are recommended to mitigate this condition.

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

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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
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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

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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
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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)

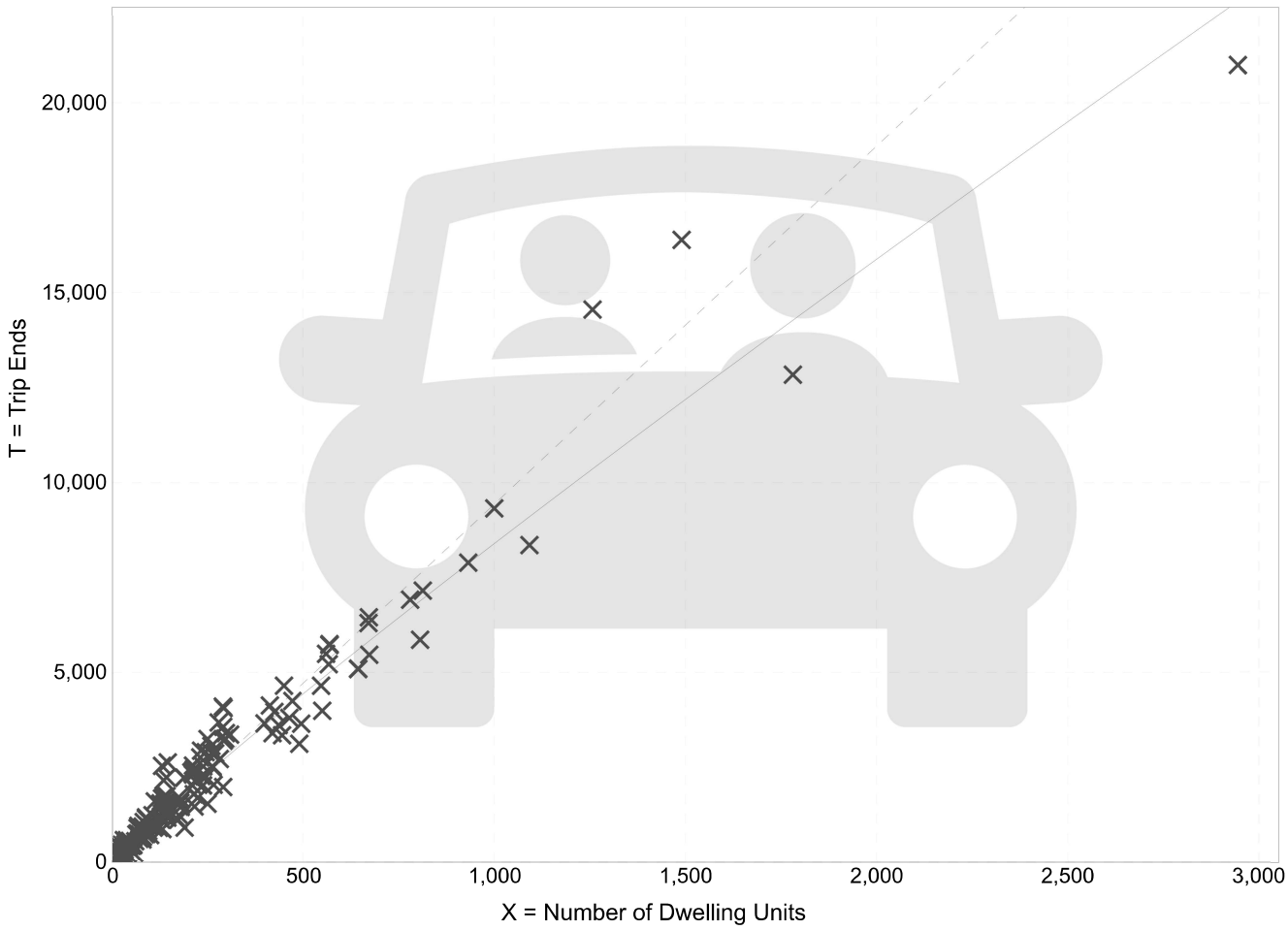
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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

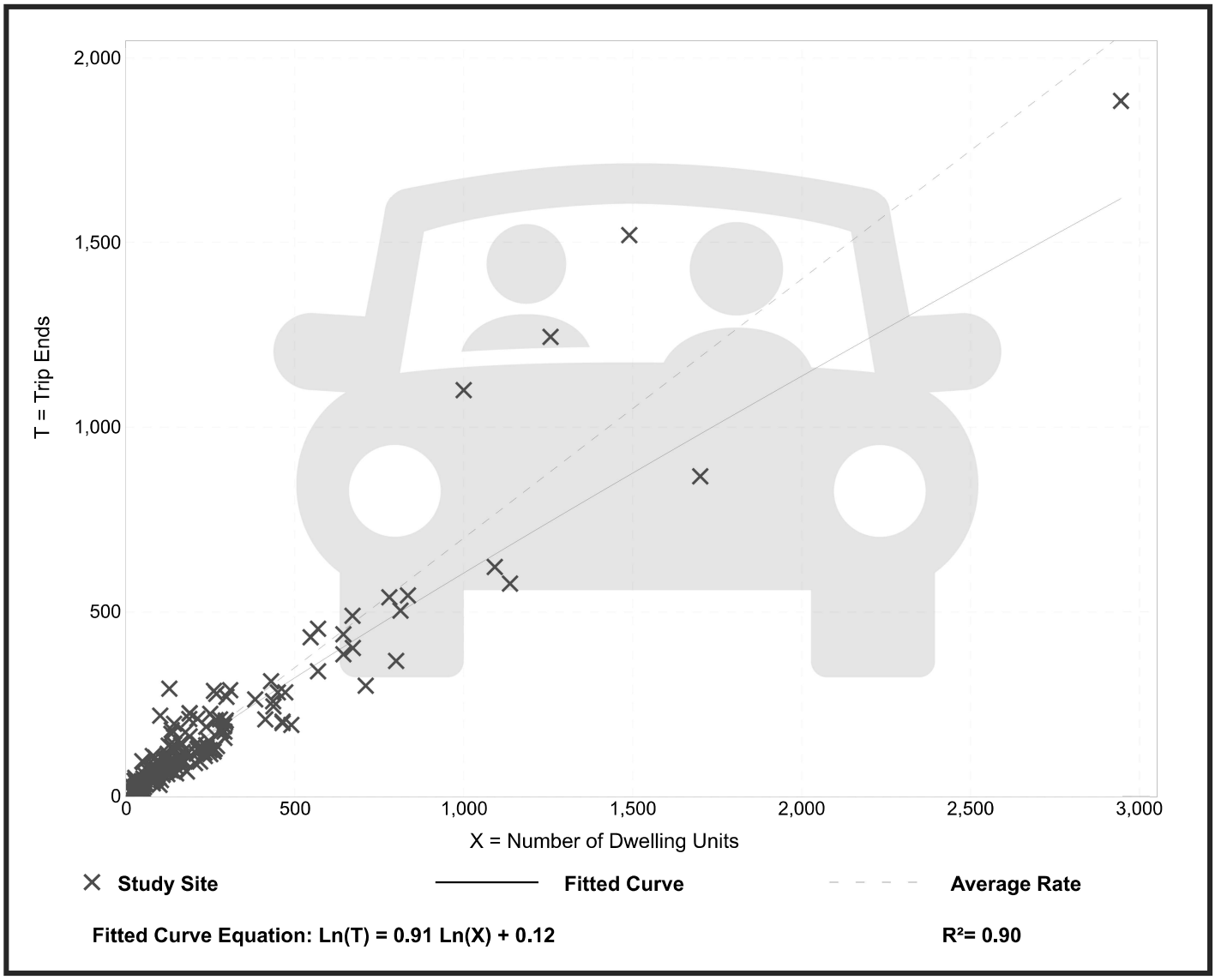
Single-Family Detached Housing
(210)

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



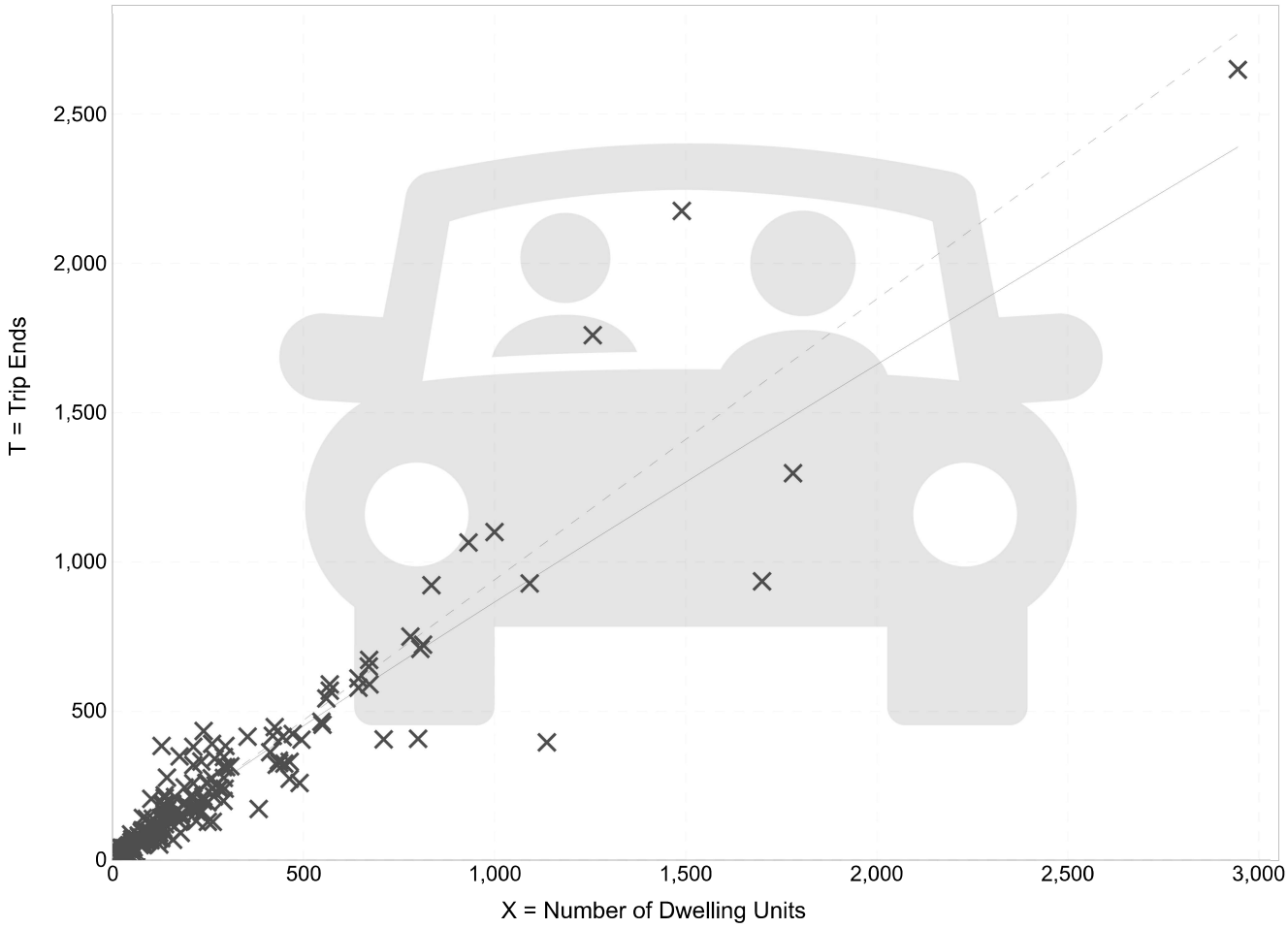
Single-Family Detached Housing
(210)

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)

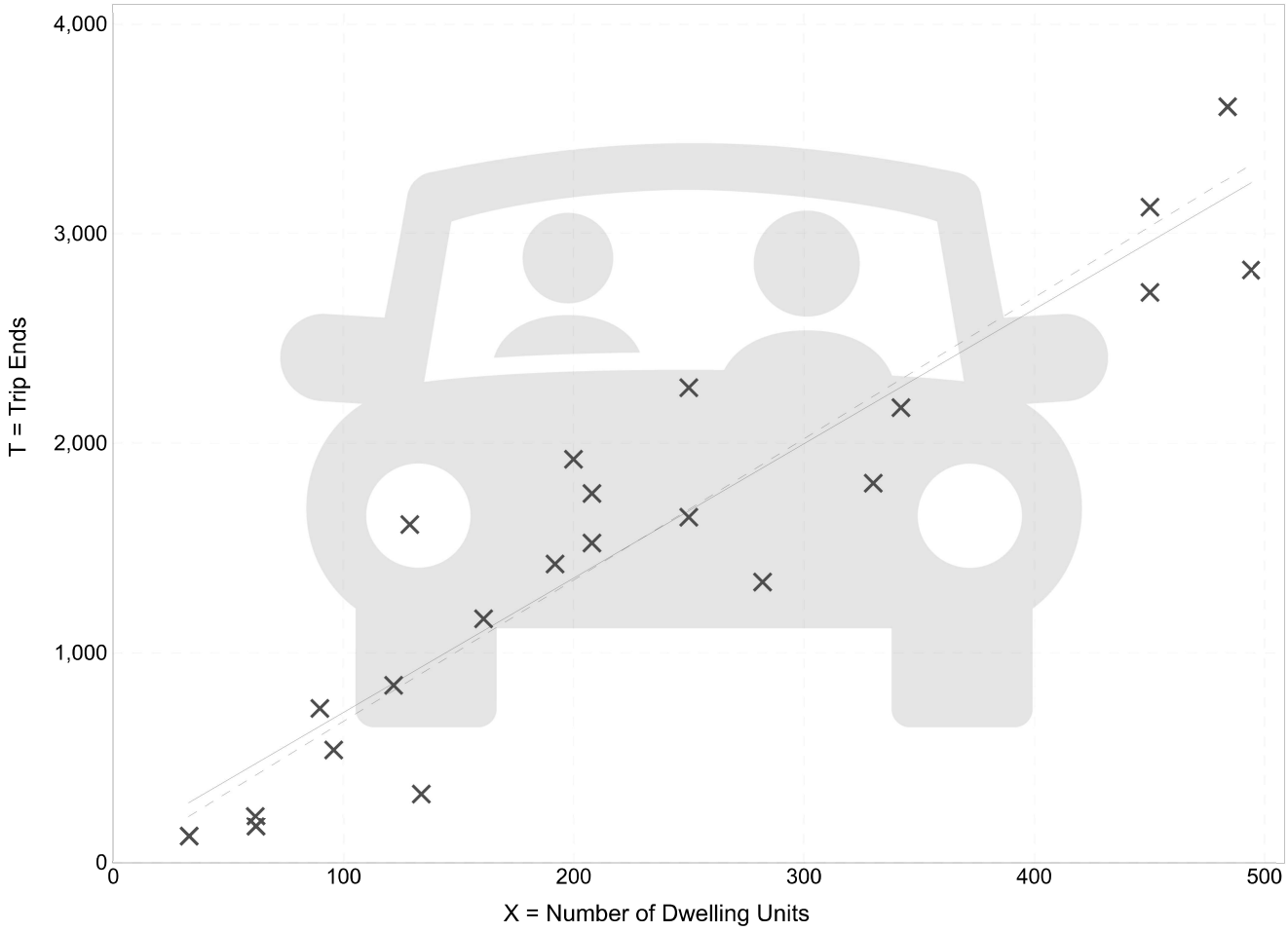
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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

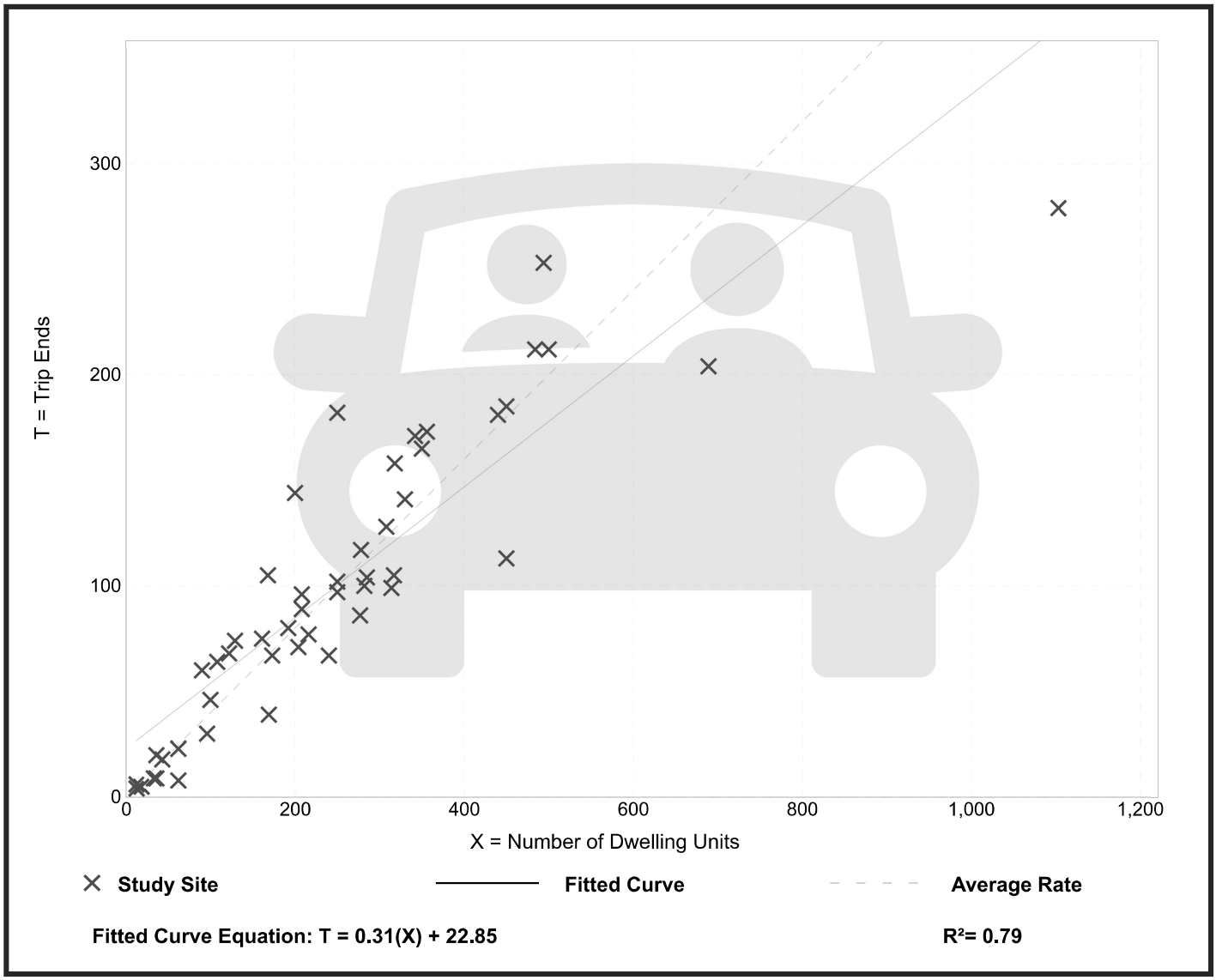
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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

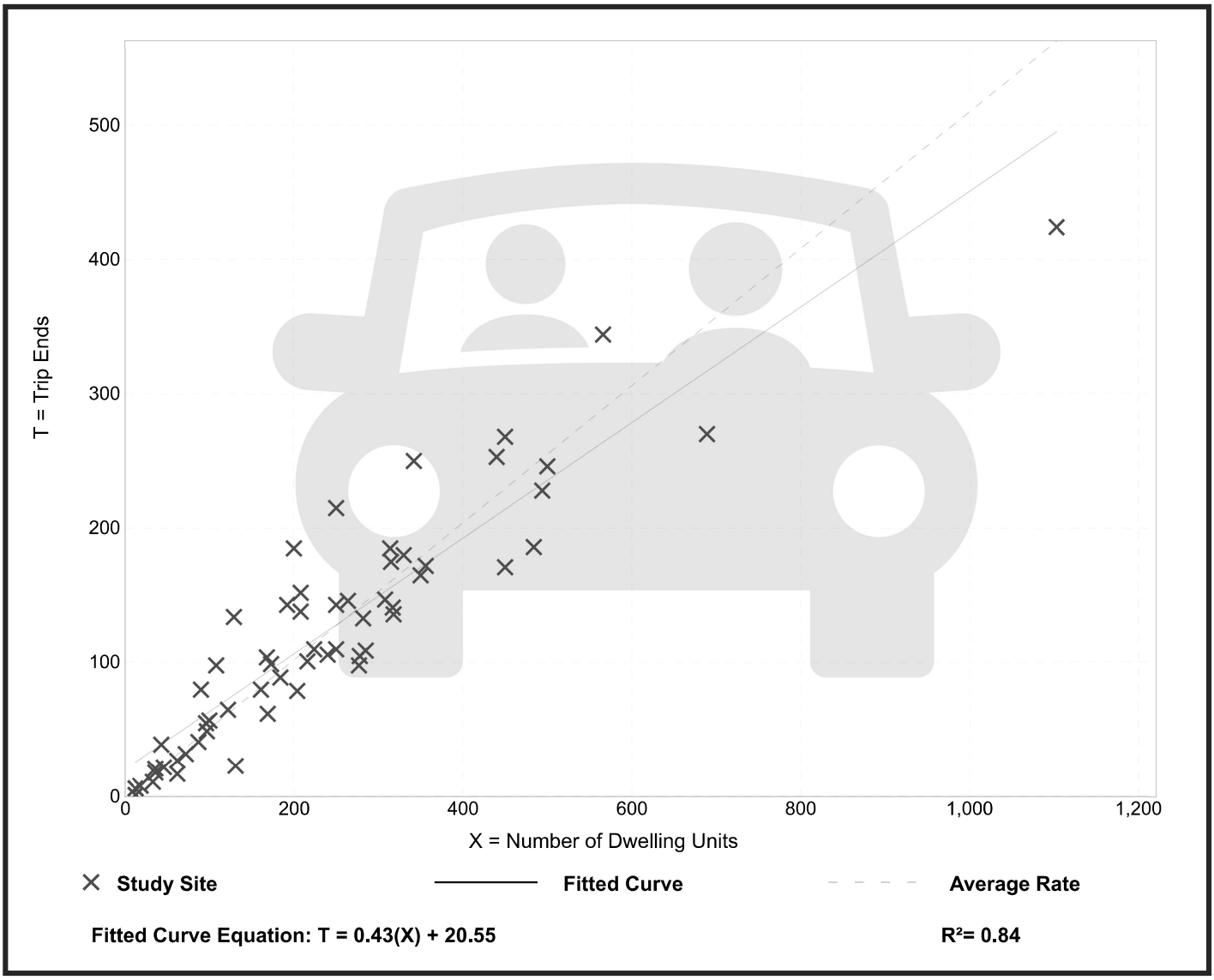
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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)

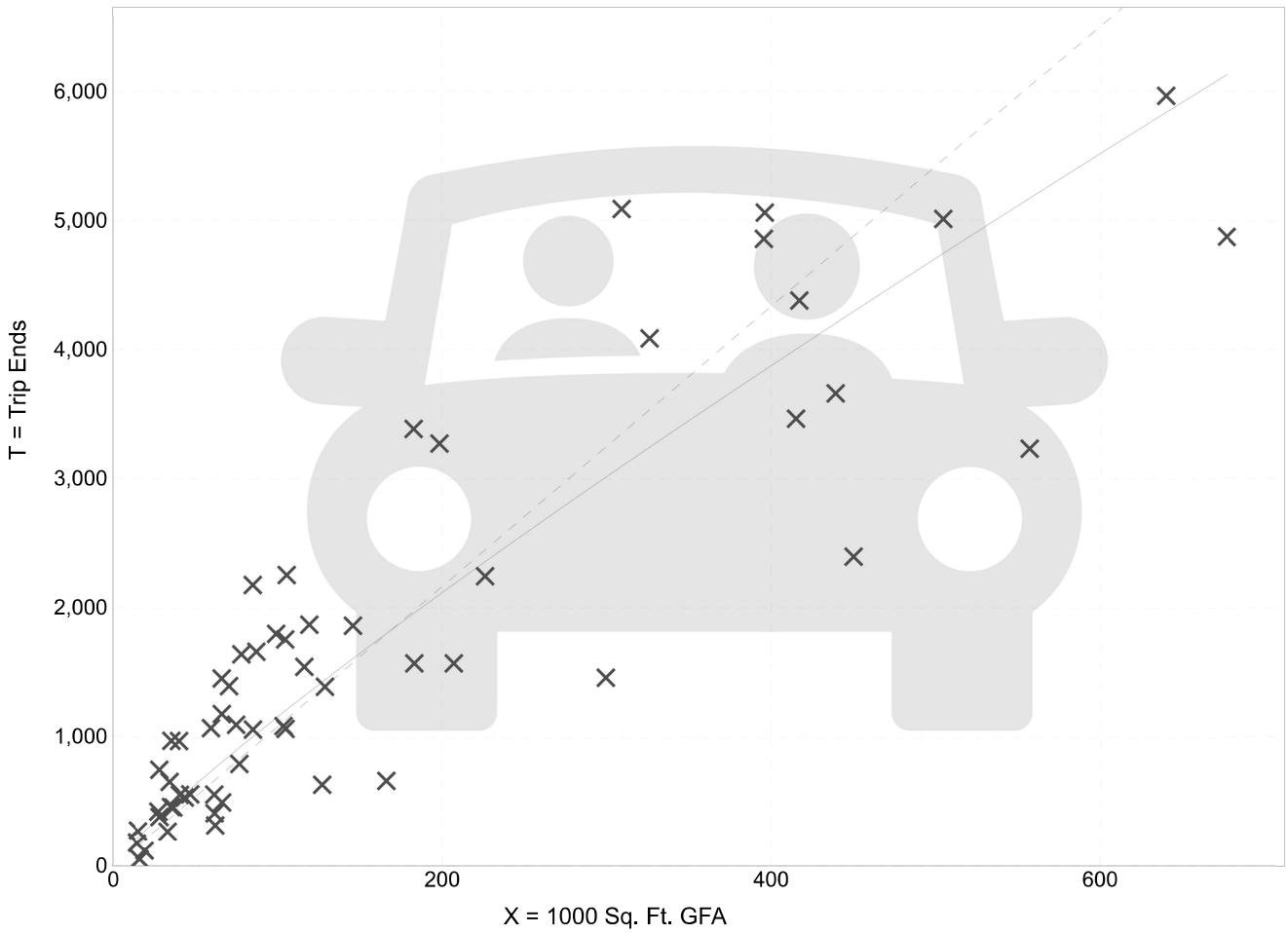
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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

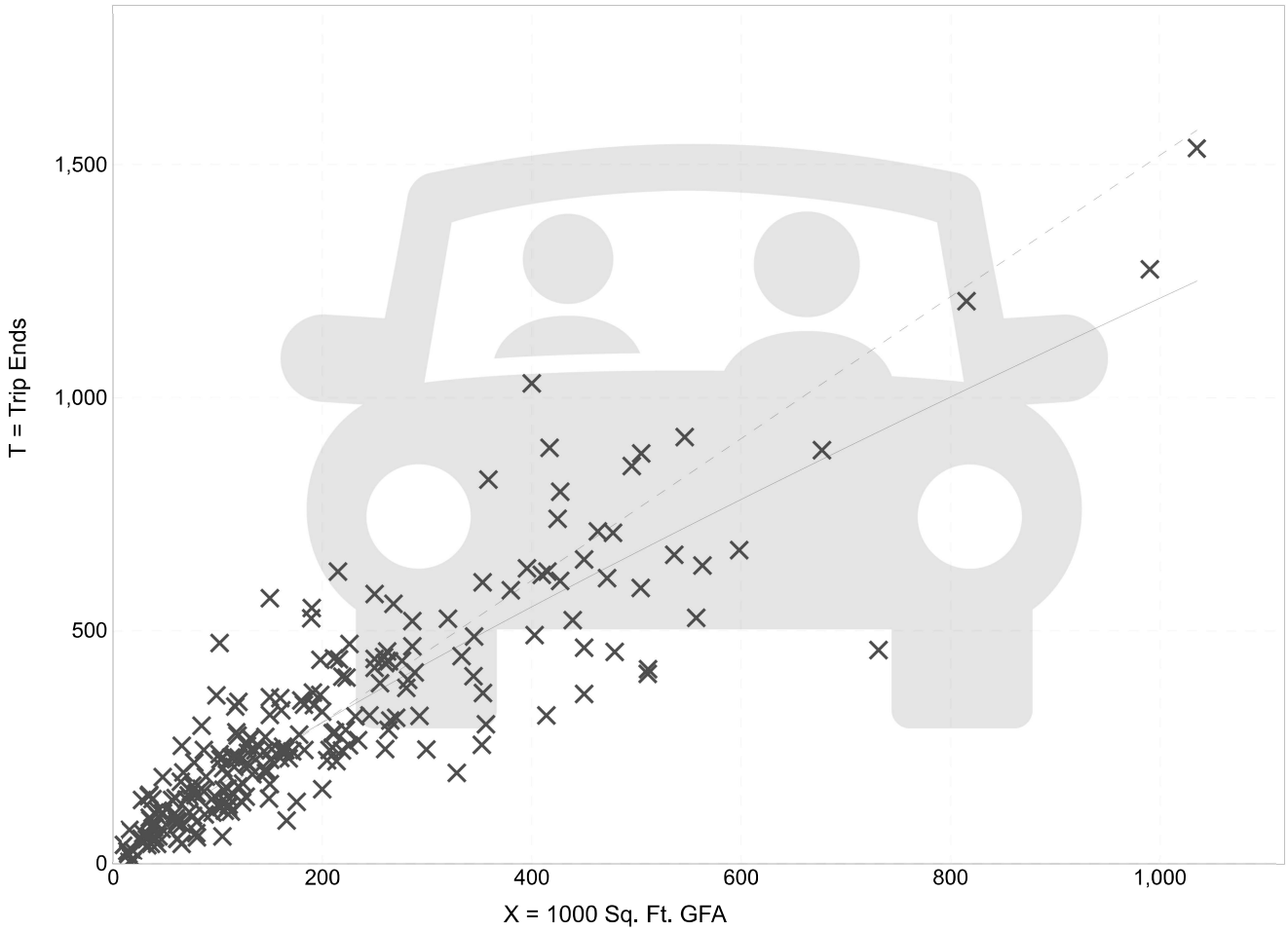
General Office Building
(710)

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

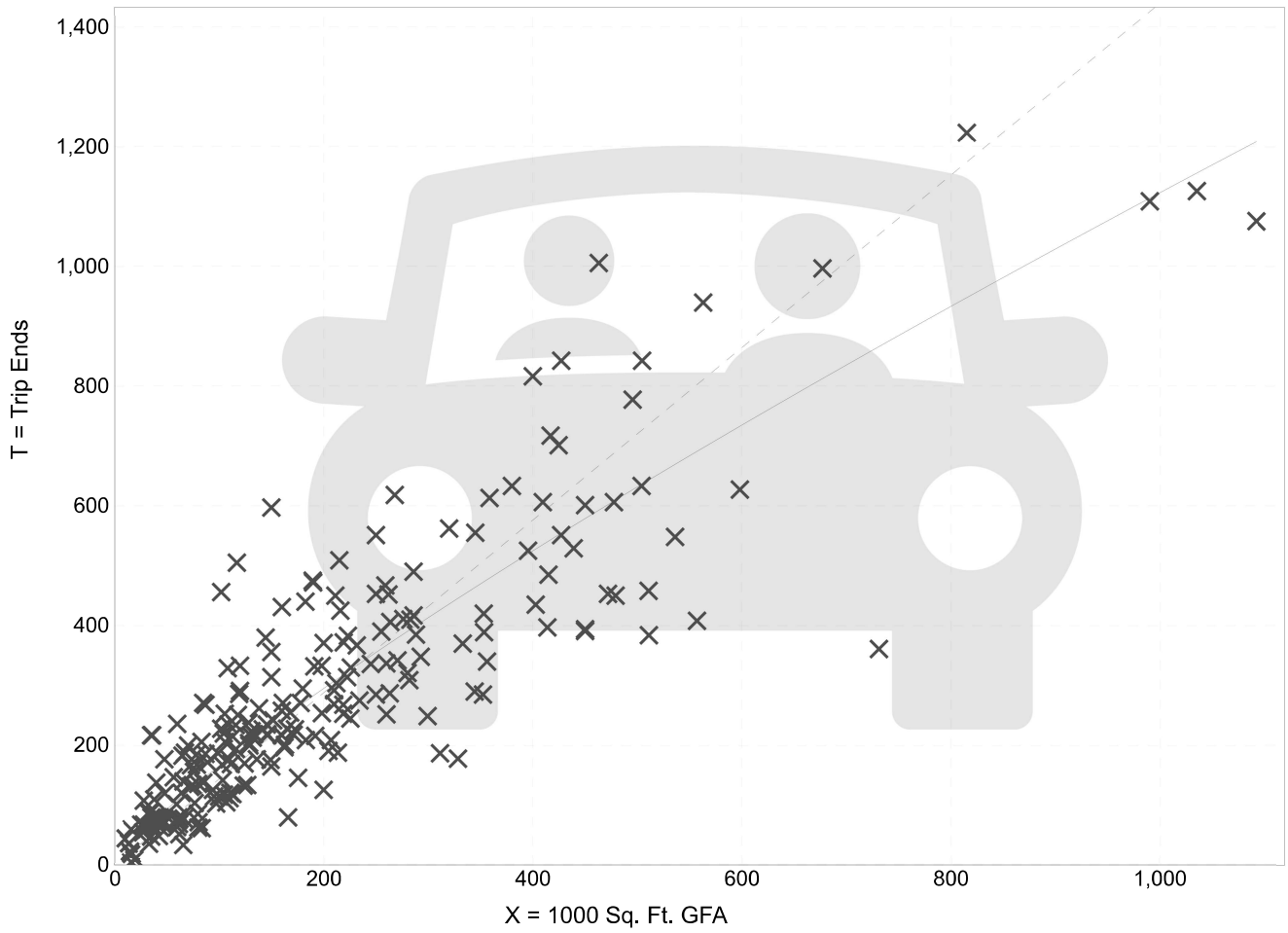
General Office Building
(710)

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)

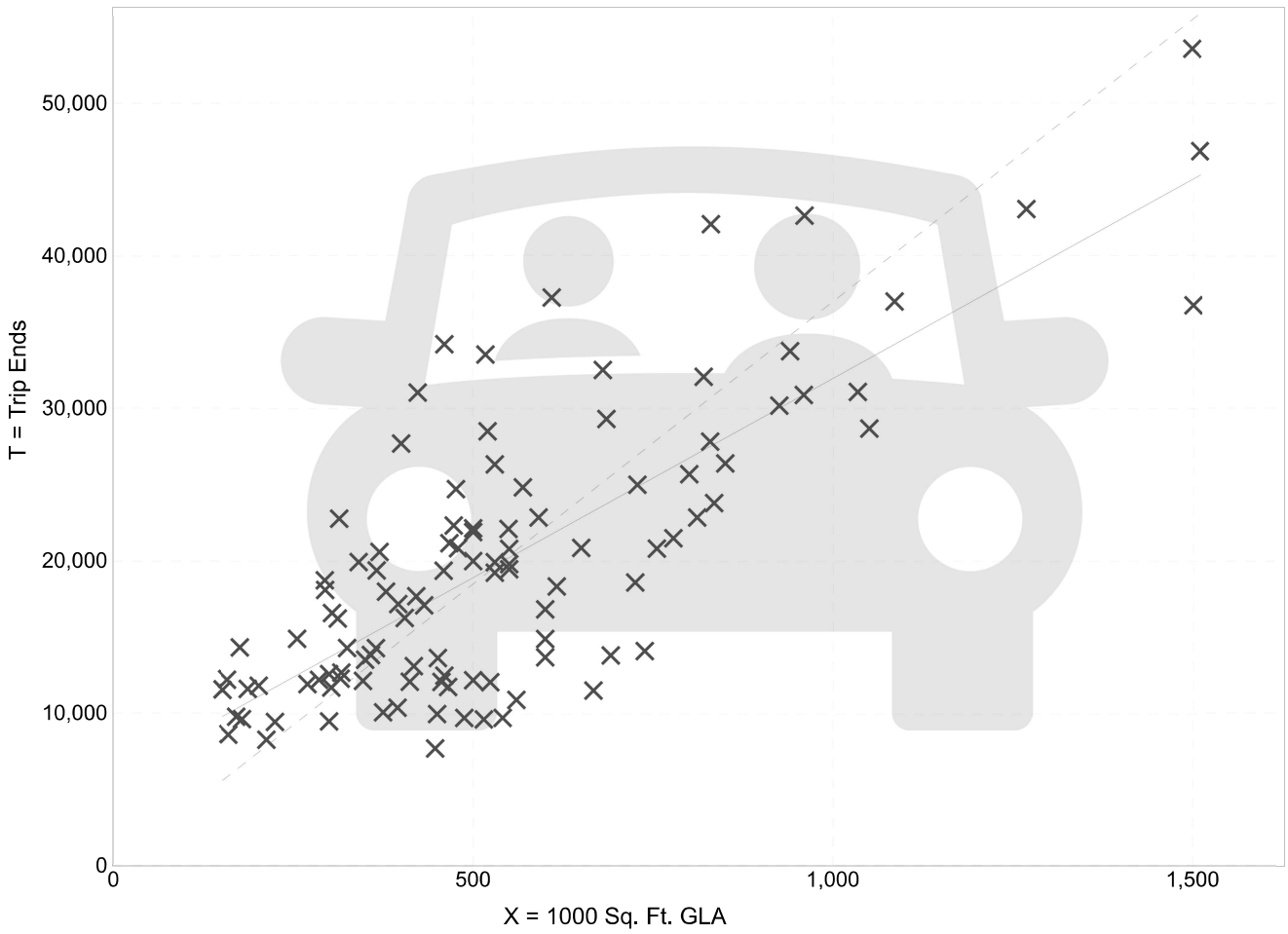
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

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

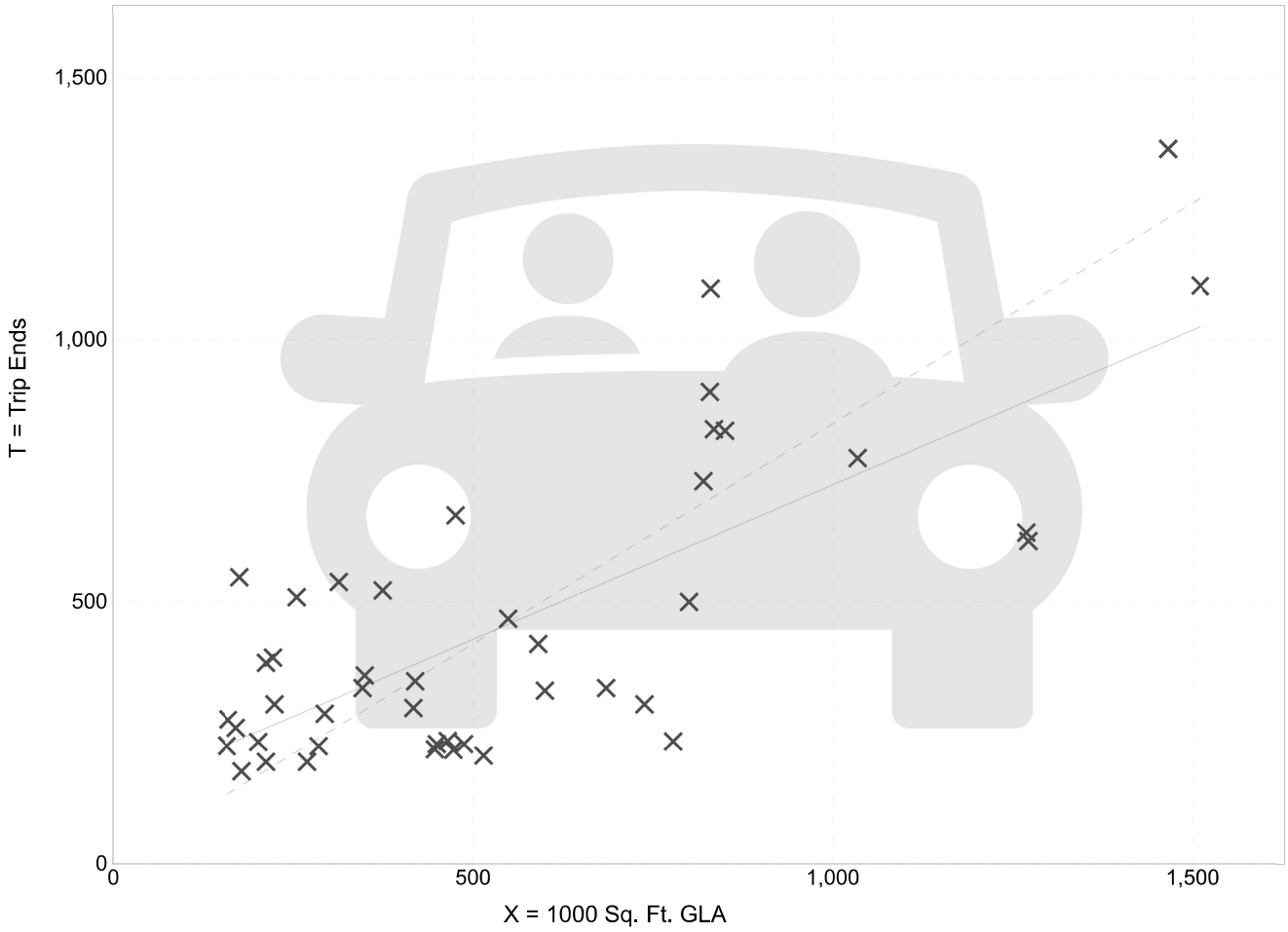
Shopping Center (>150k)
(820)

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

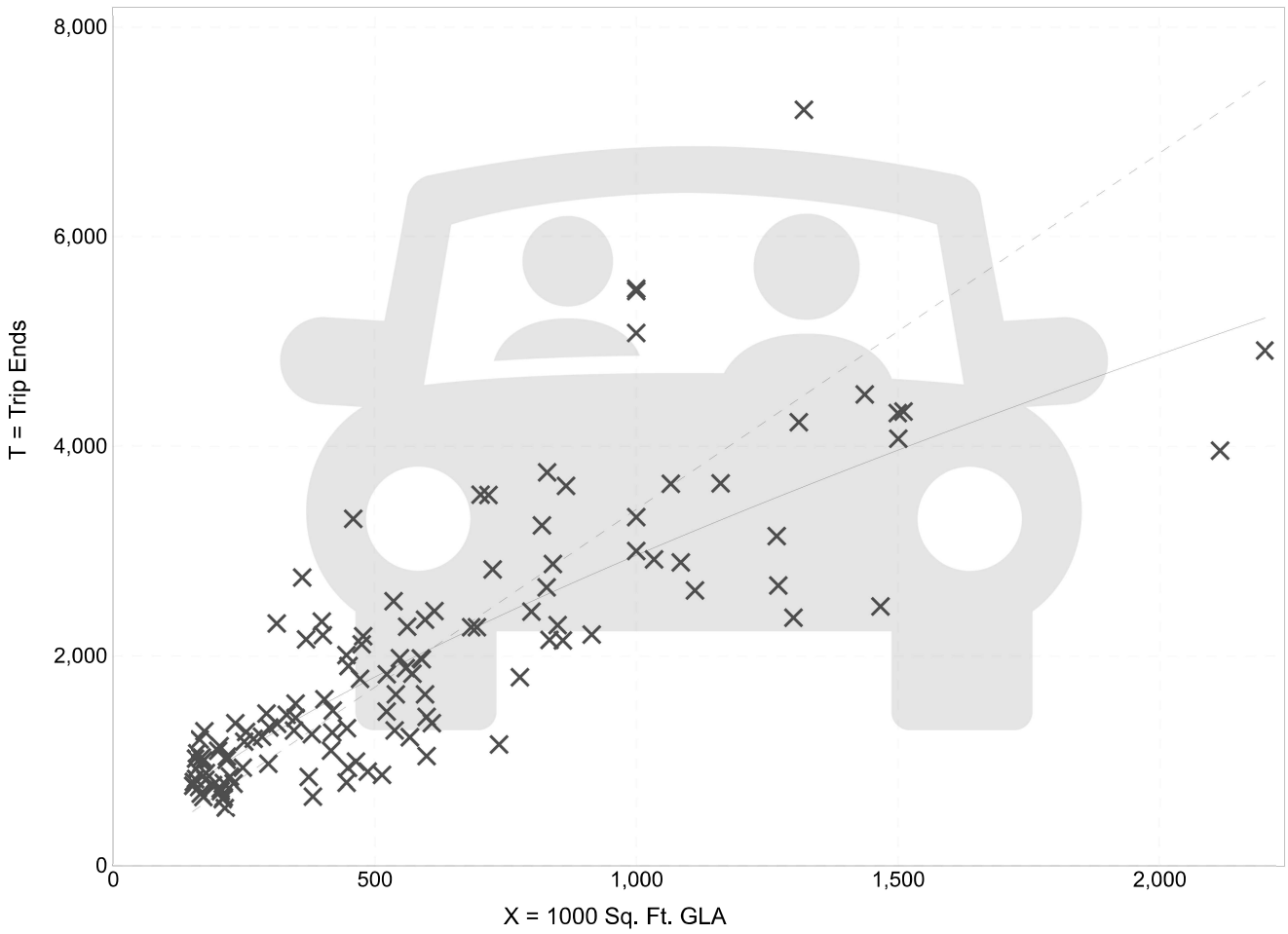
Shopping Center (>150k)
(820)

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

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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 : 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

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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 : 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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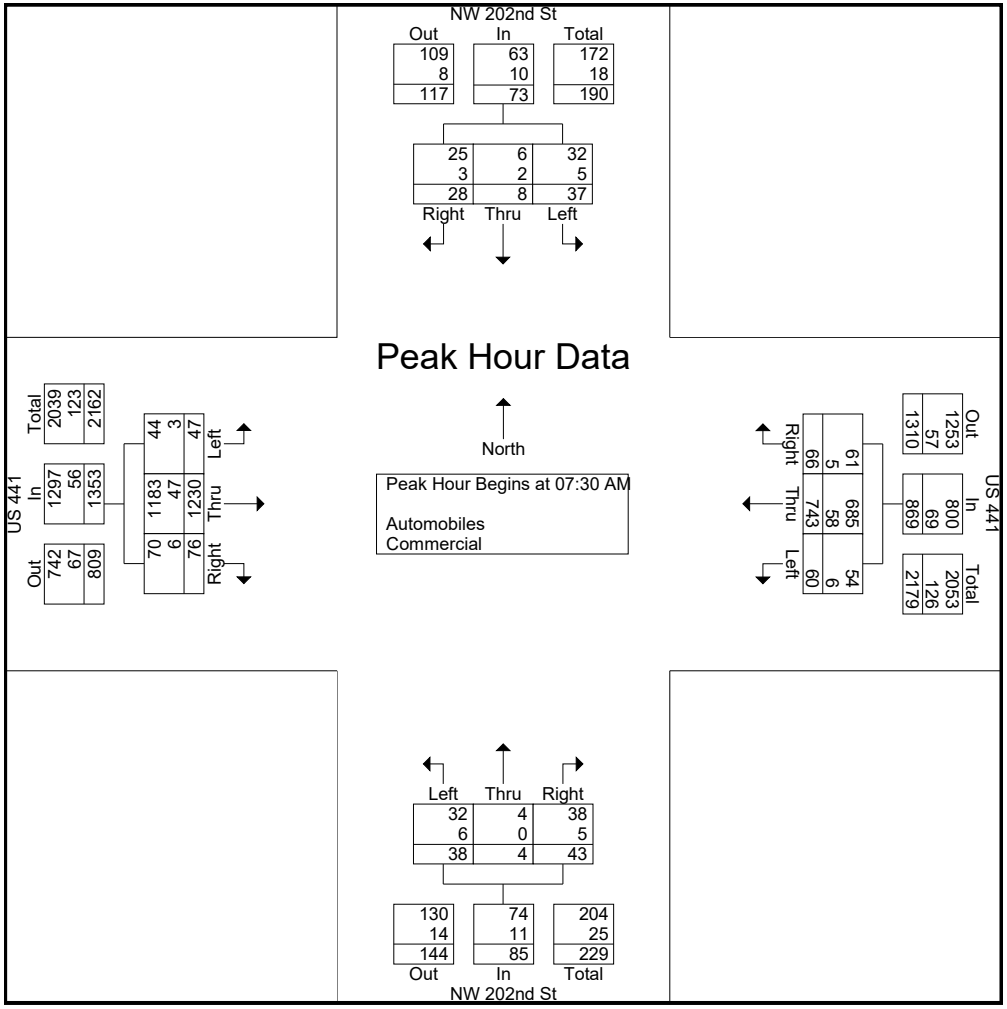
NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 3



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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NW 202nd St at US 441
Alachua County, Fl

File Name : NW 202 at US 441
Site Code : 00000002
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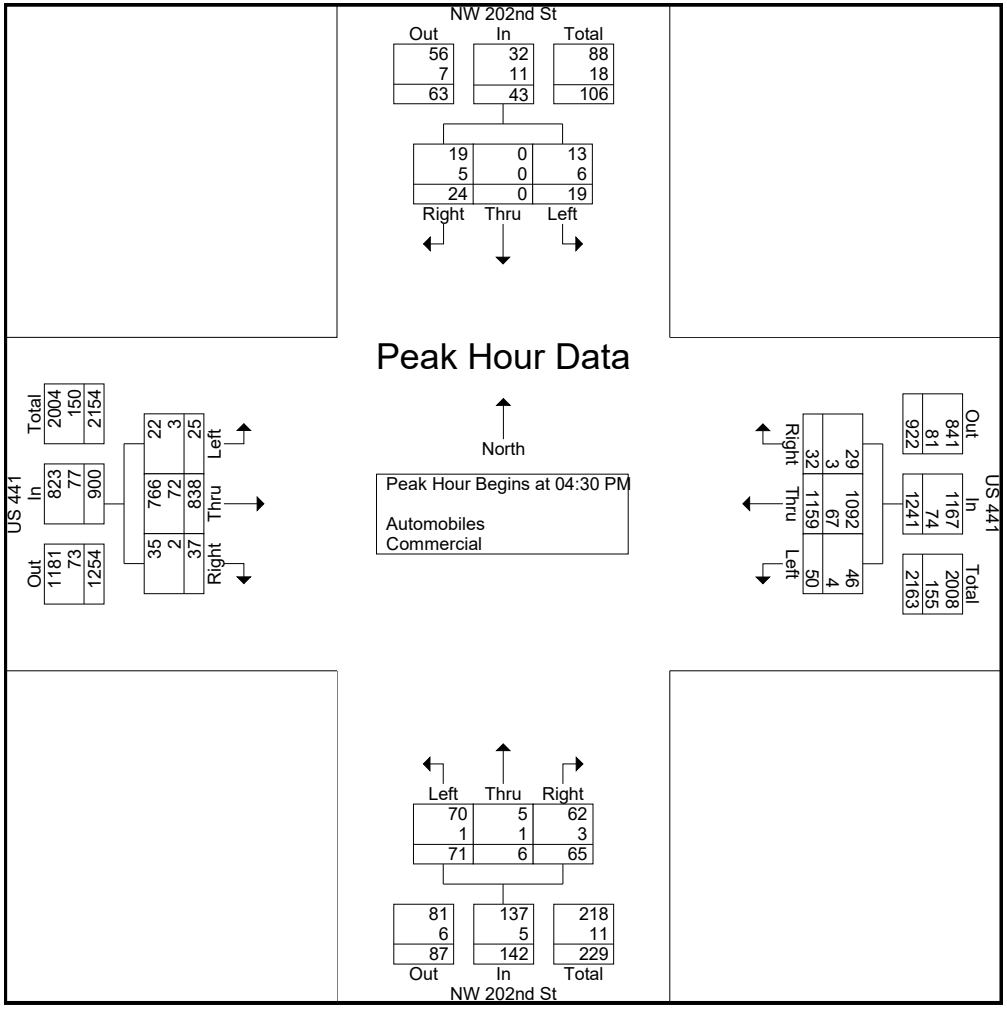

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NW 202nd St at US 441
Alachua County, Fl

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
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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

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 : 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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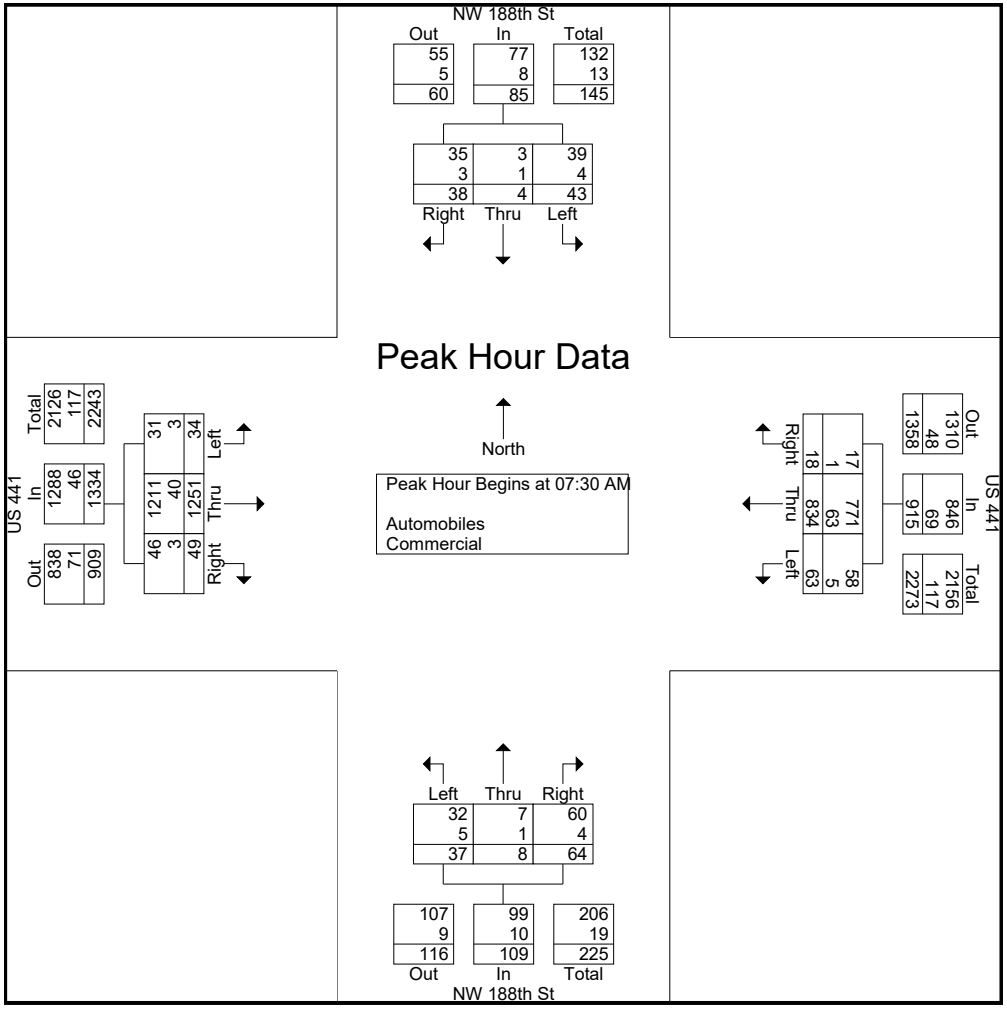
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

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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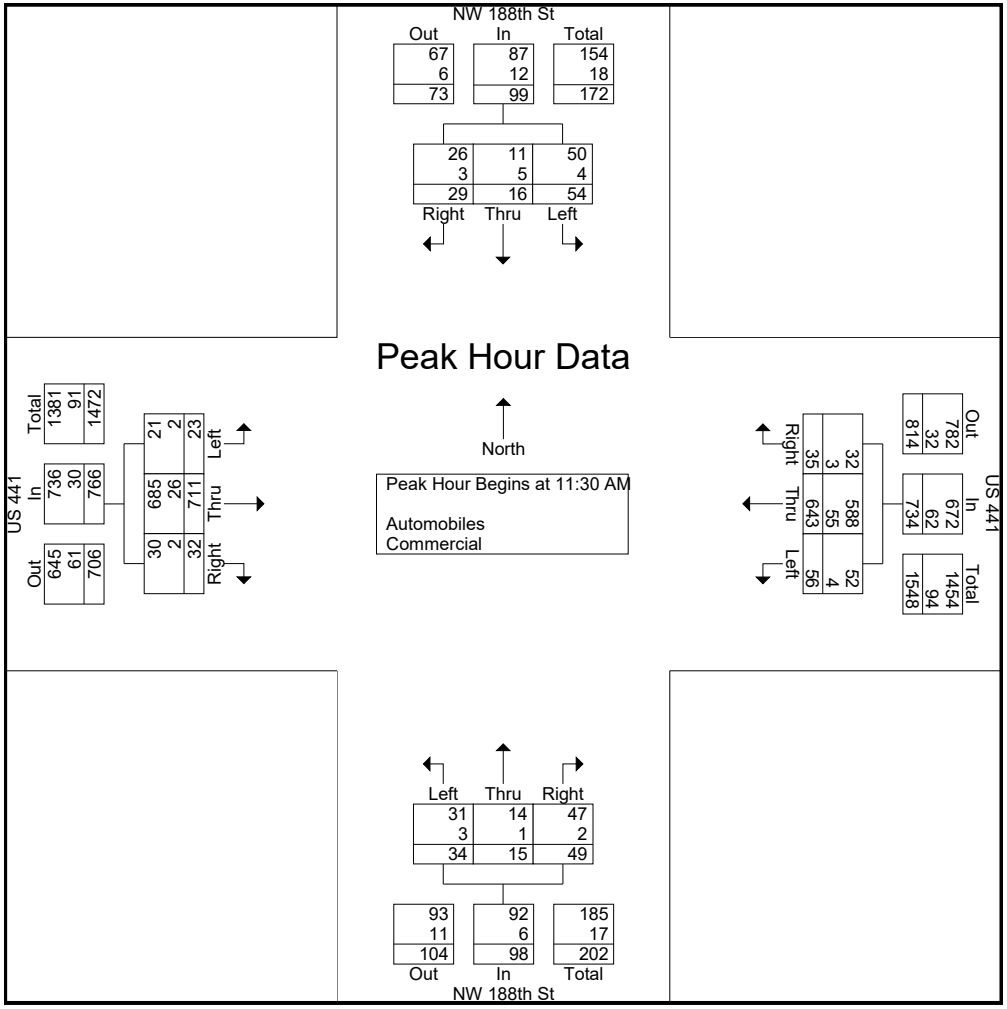
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 7



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 188th St at Us 441
Alachua County, Fl

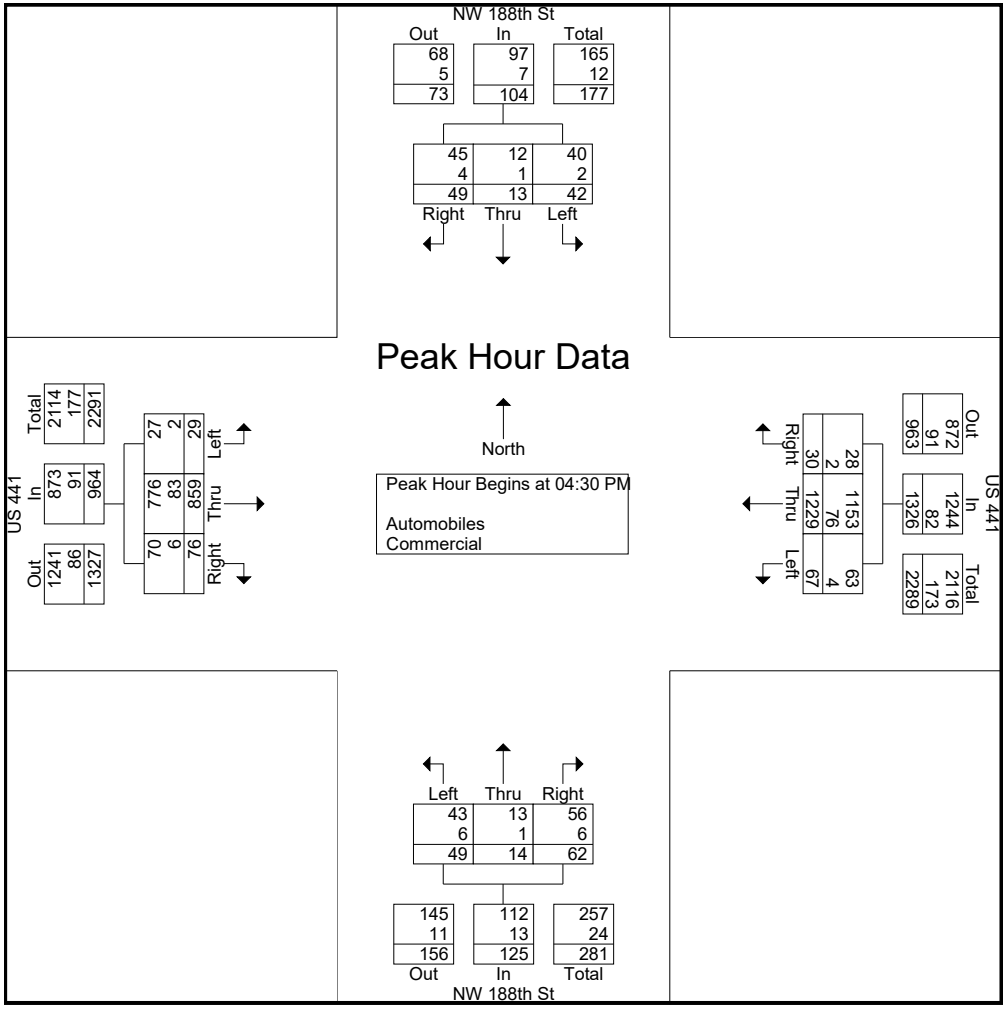
File Name : nw 188 at us 441
Site Code : 00000002
Start Date : 9/14/2022
Page No : 8

	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

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 : 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 : 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

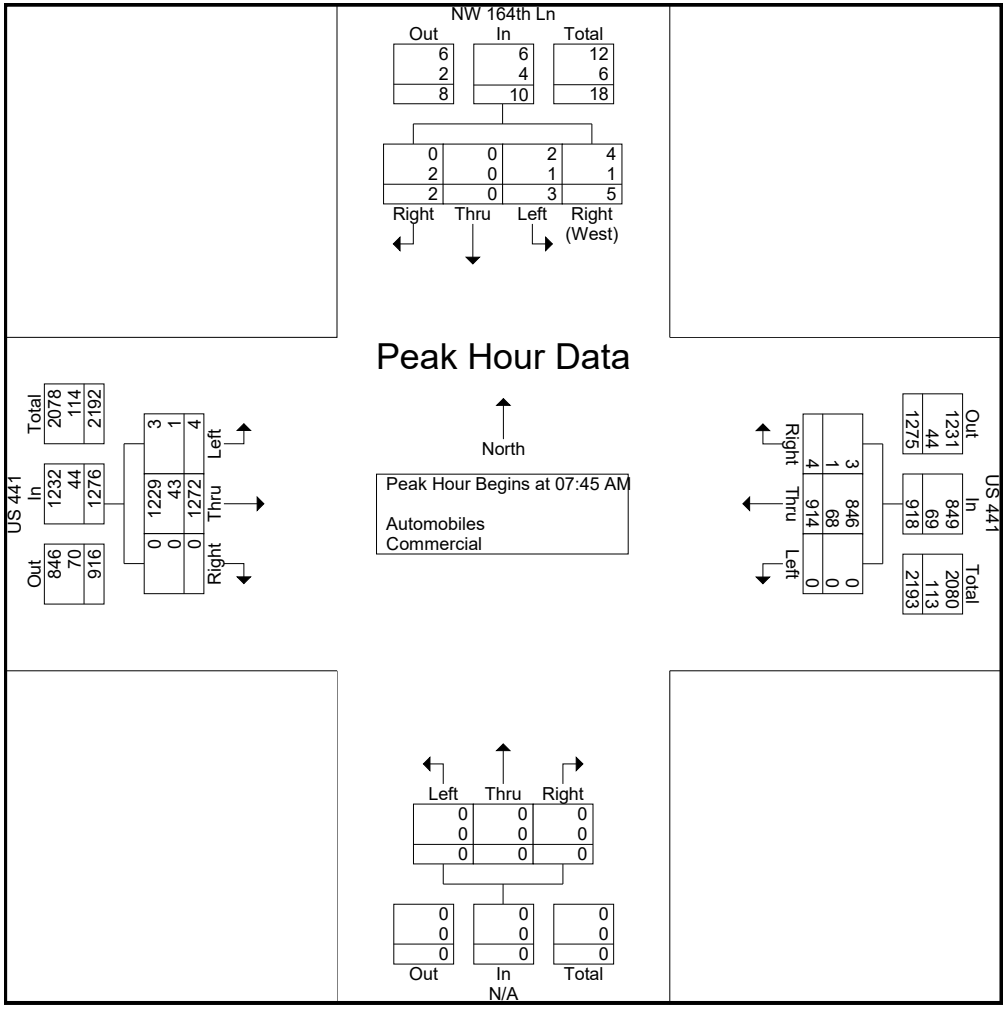
File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 2

	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
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
NW 164th Ln at US 441
Alachua County, Fl

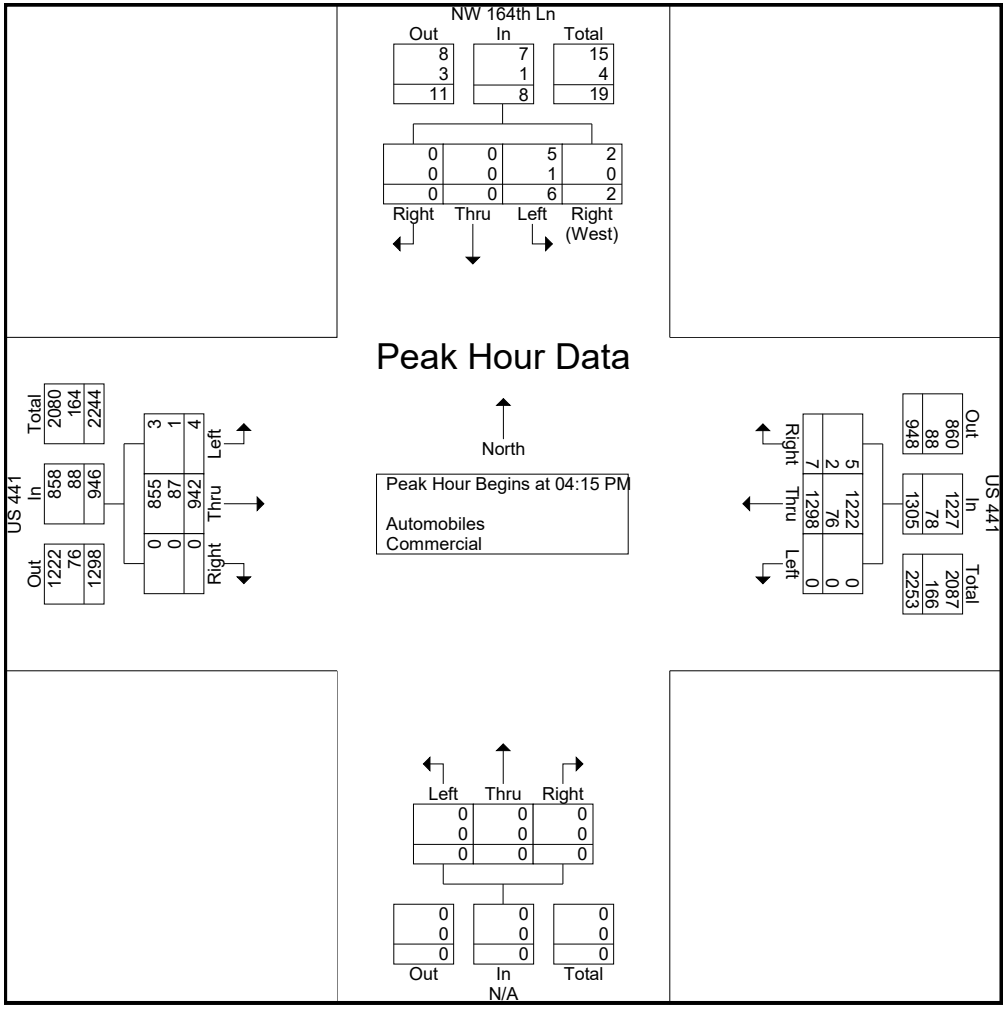
File Name : nw 164 at us 441
Site Code : 00000003
Start Date : 9/14/2022
Page No : 4

	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

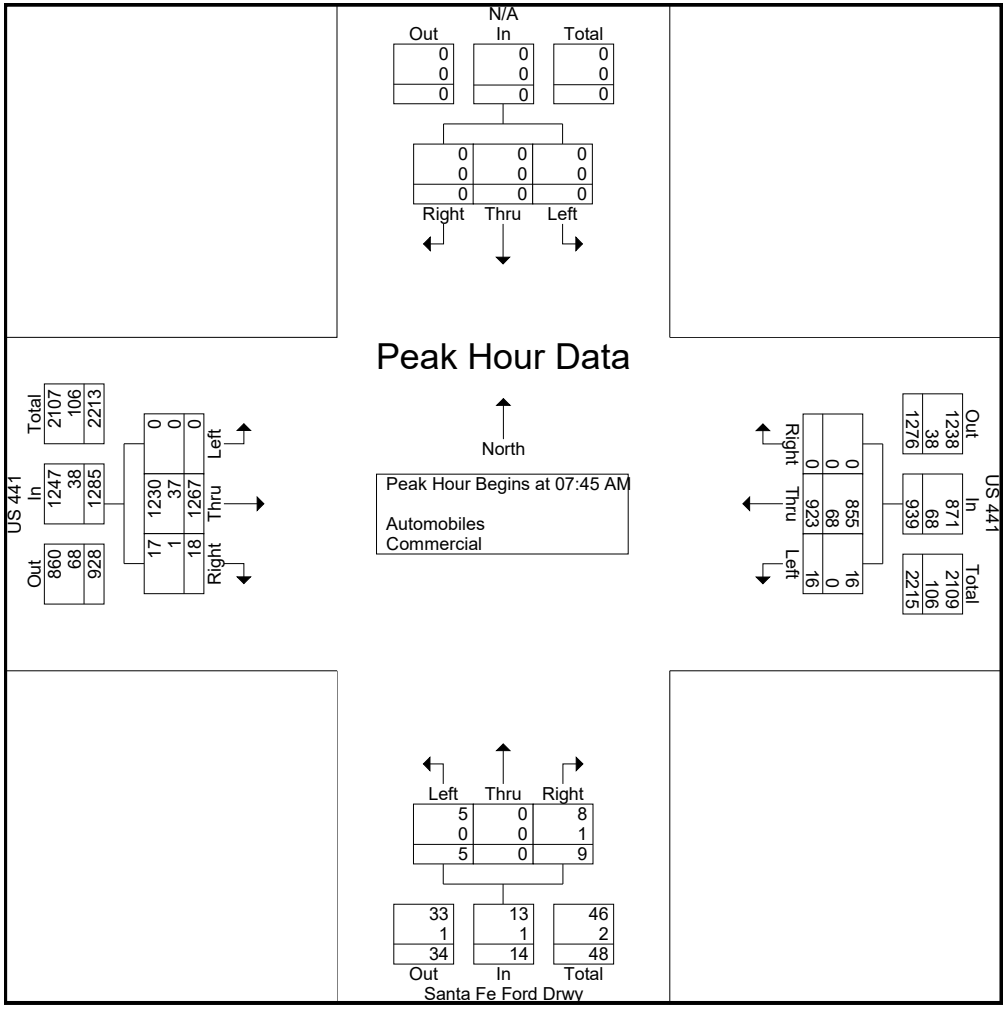
File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 2

	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

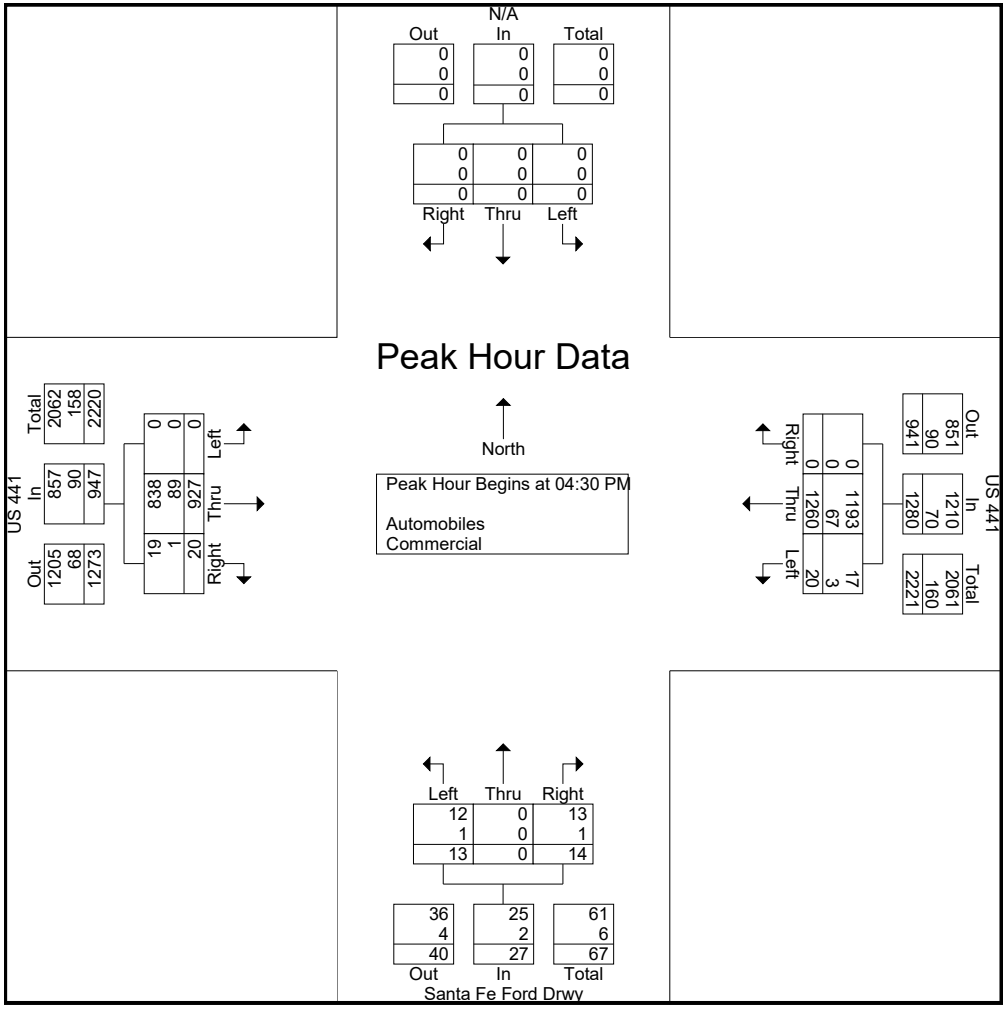
File Name : Ford at us 441
Site Code : 00000004
Start Date : 9/14/2022
Page No : 4

	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

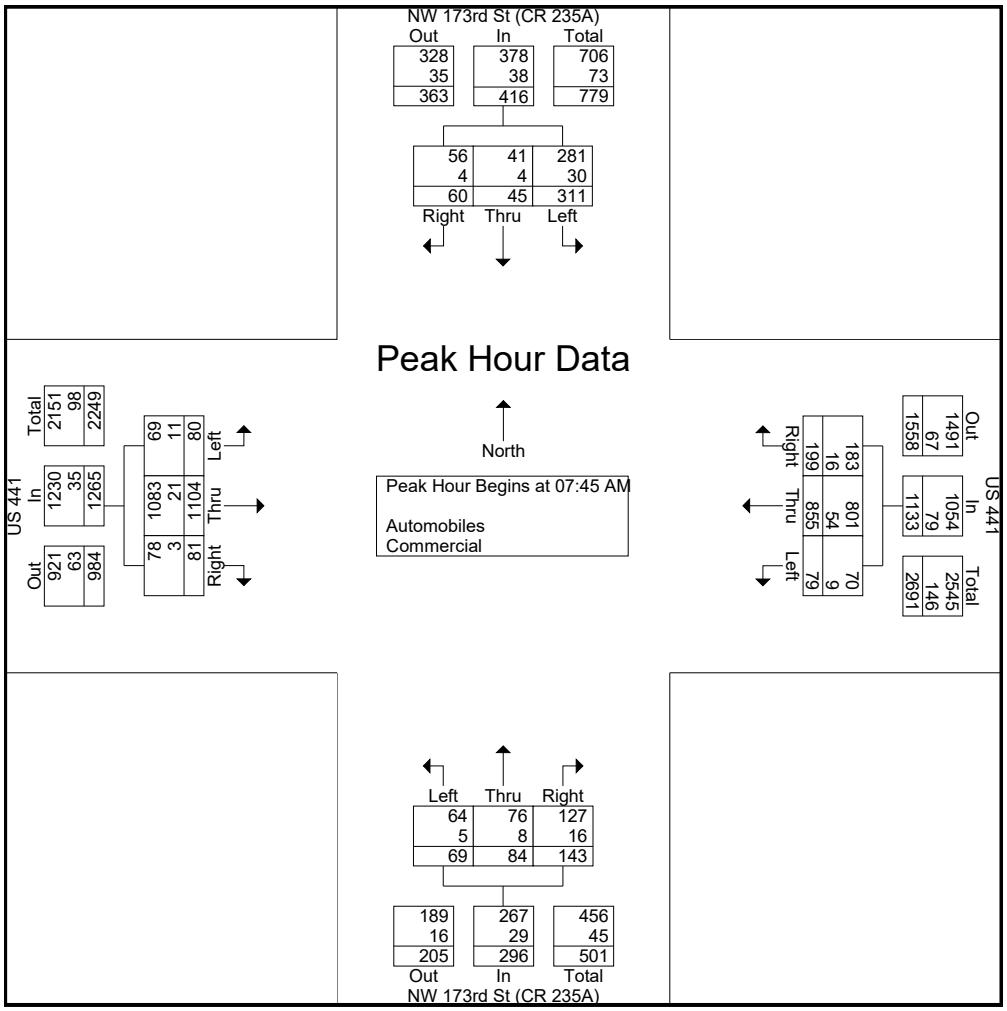
File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	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

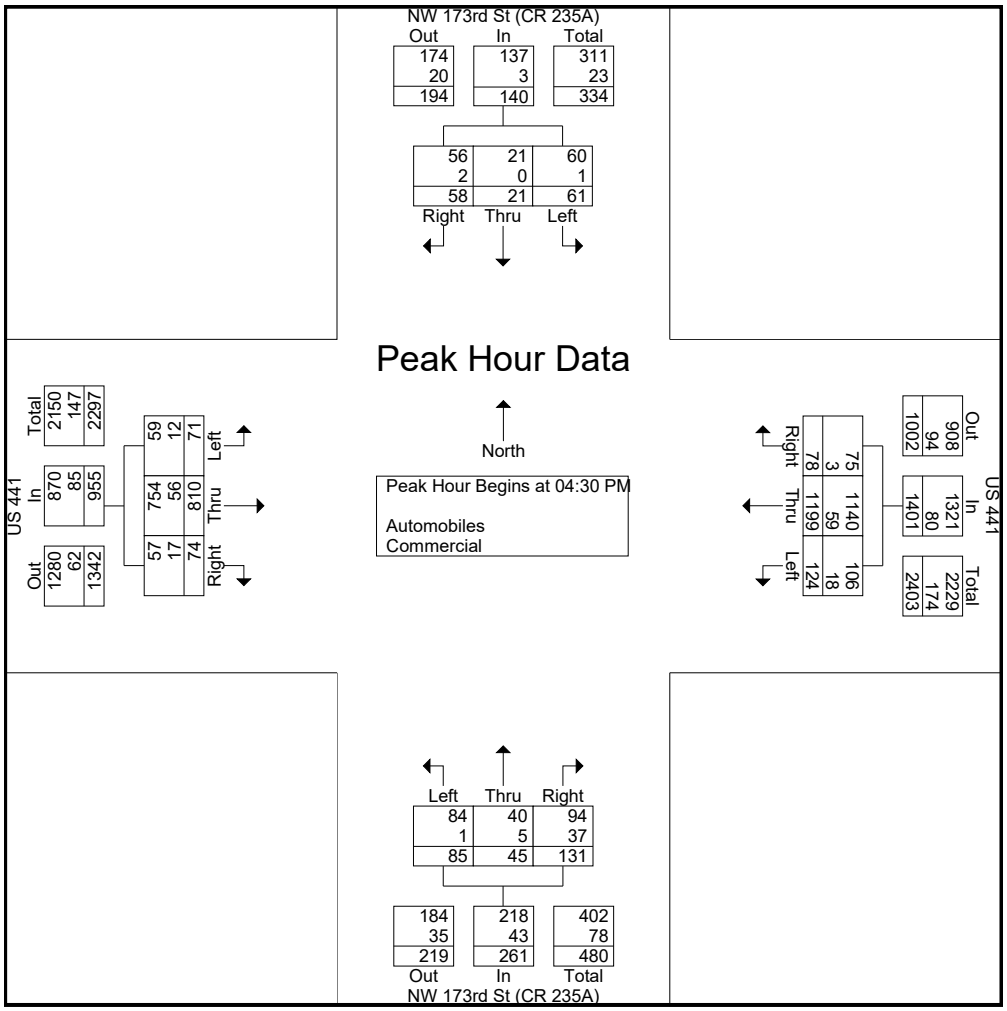
File Name : NW 173 at US 441
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	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

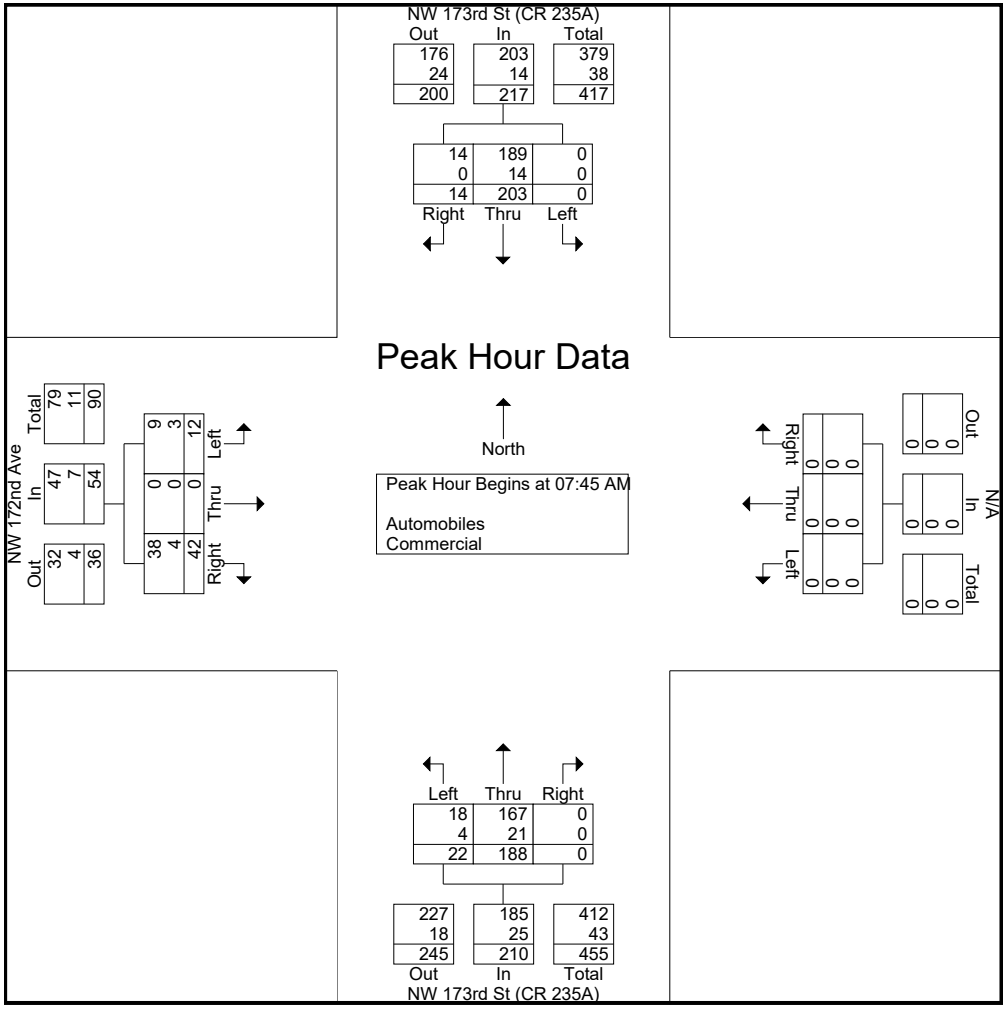
File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	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

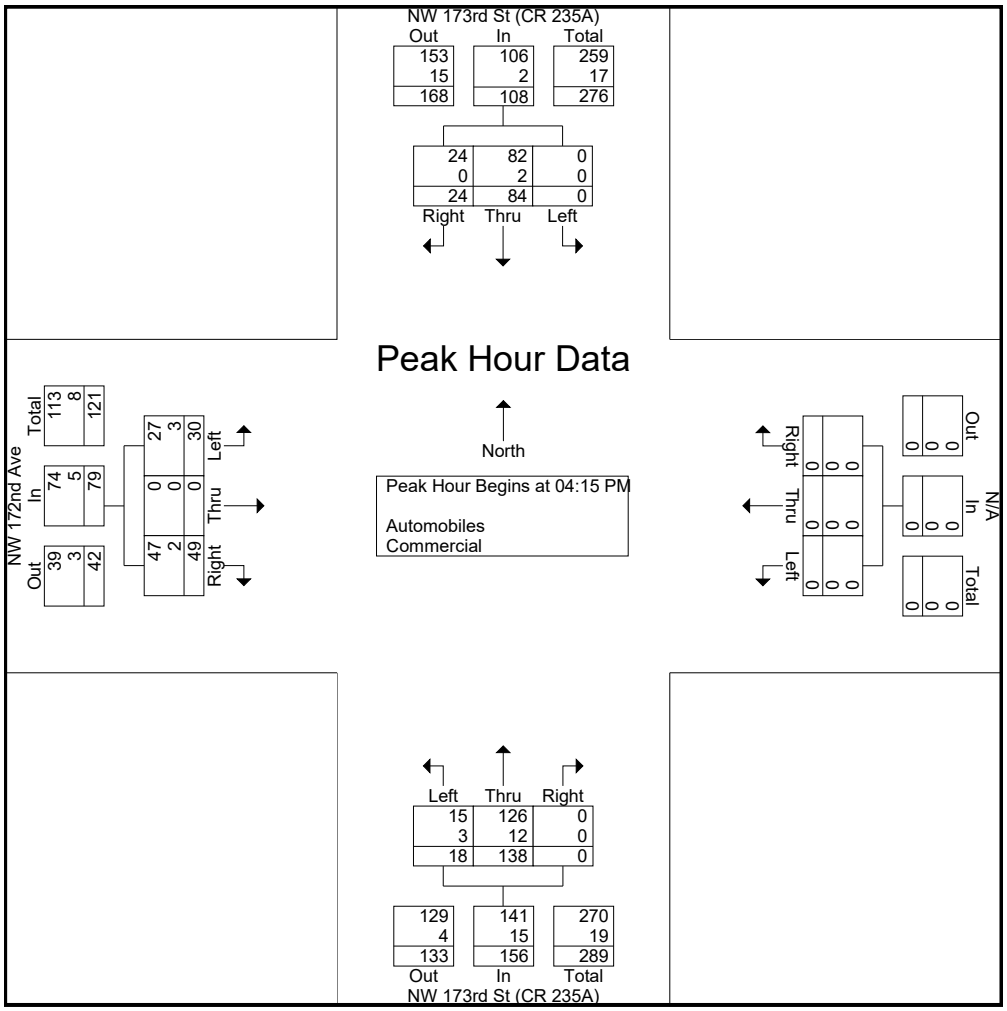
File Name : nw 173 at nw 172
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	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

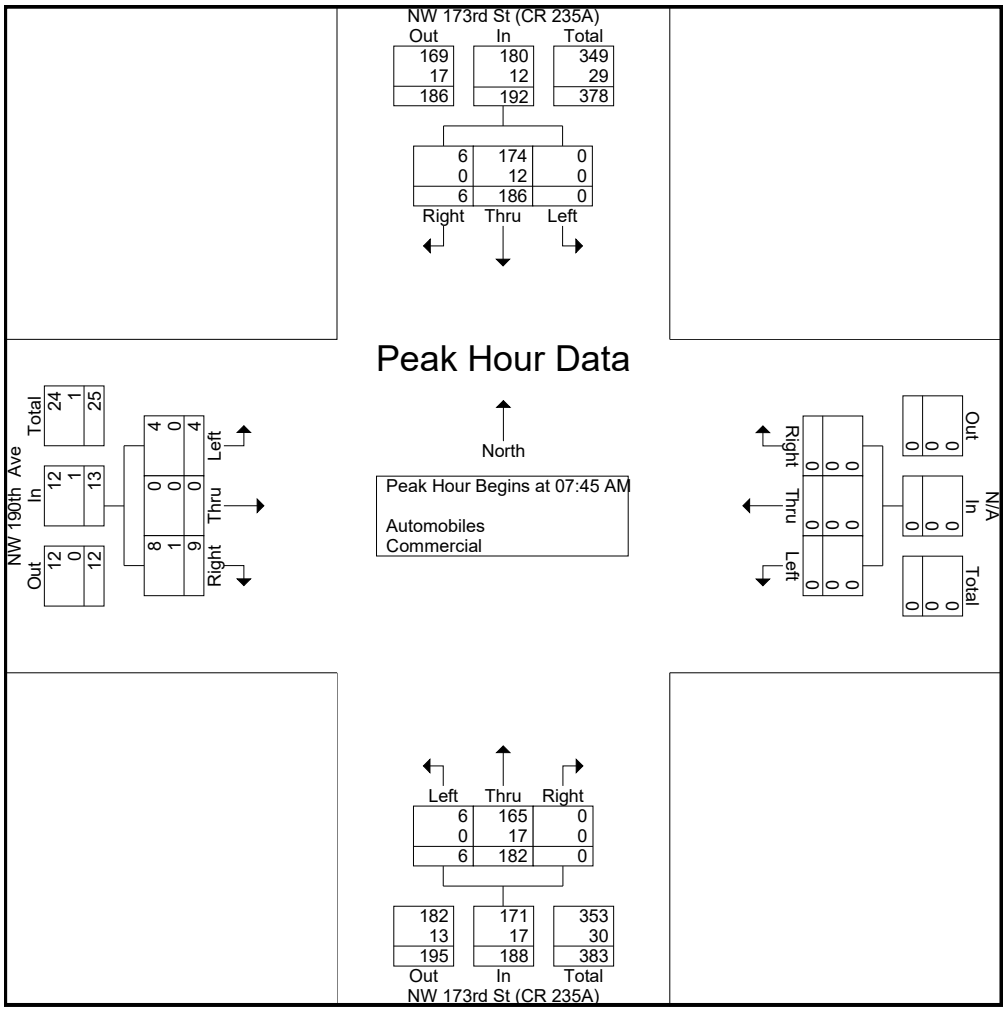
File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 2

	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

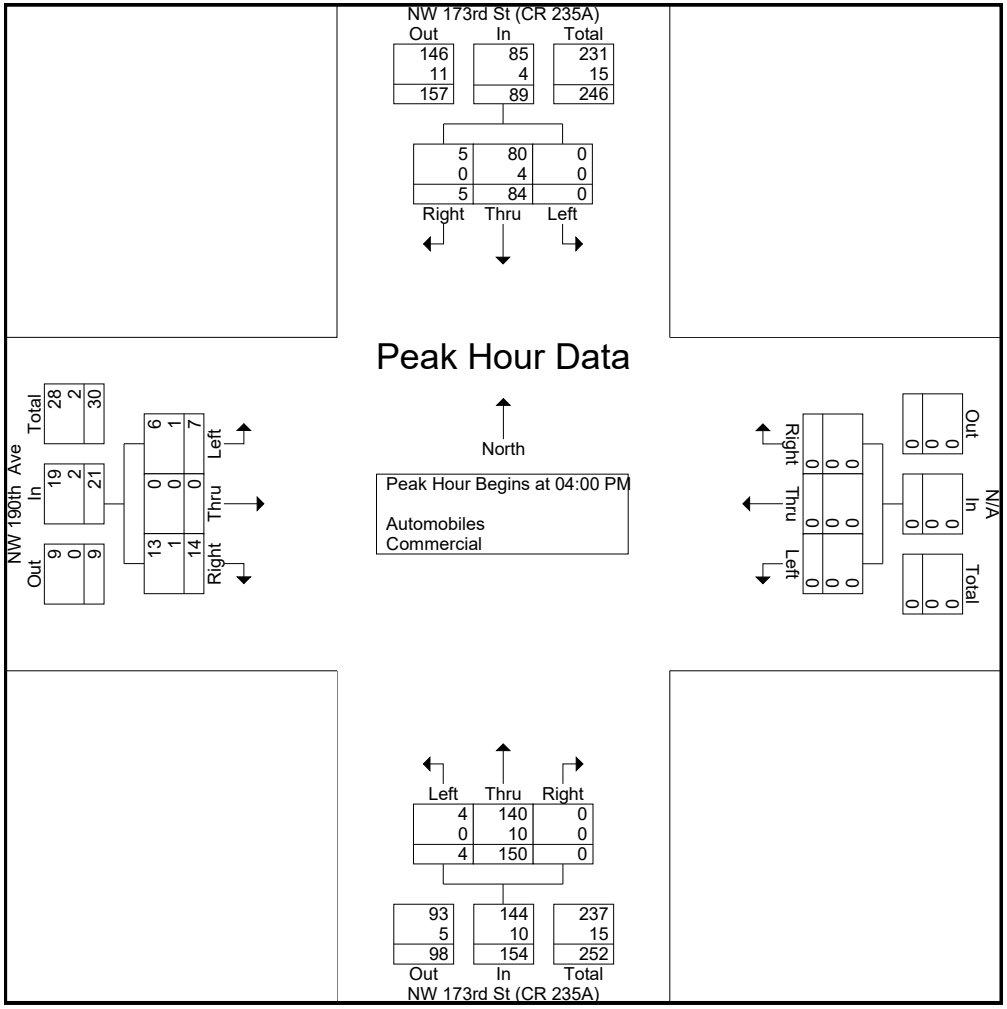
File Name : nw 173 at nw 190
Site Code : 00000001
Start Date : 9/14/2022
Page No : 4

	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

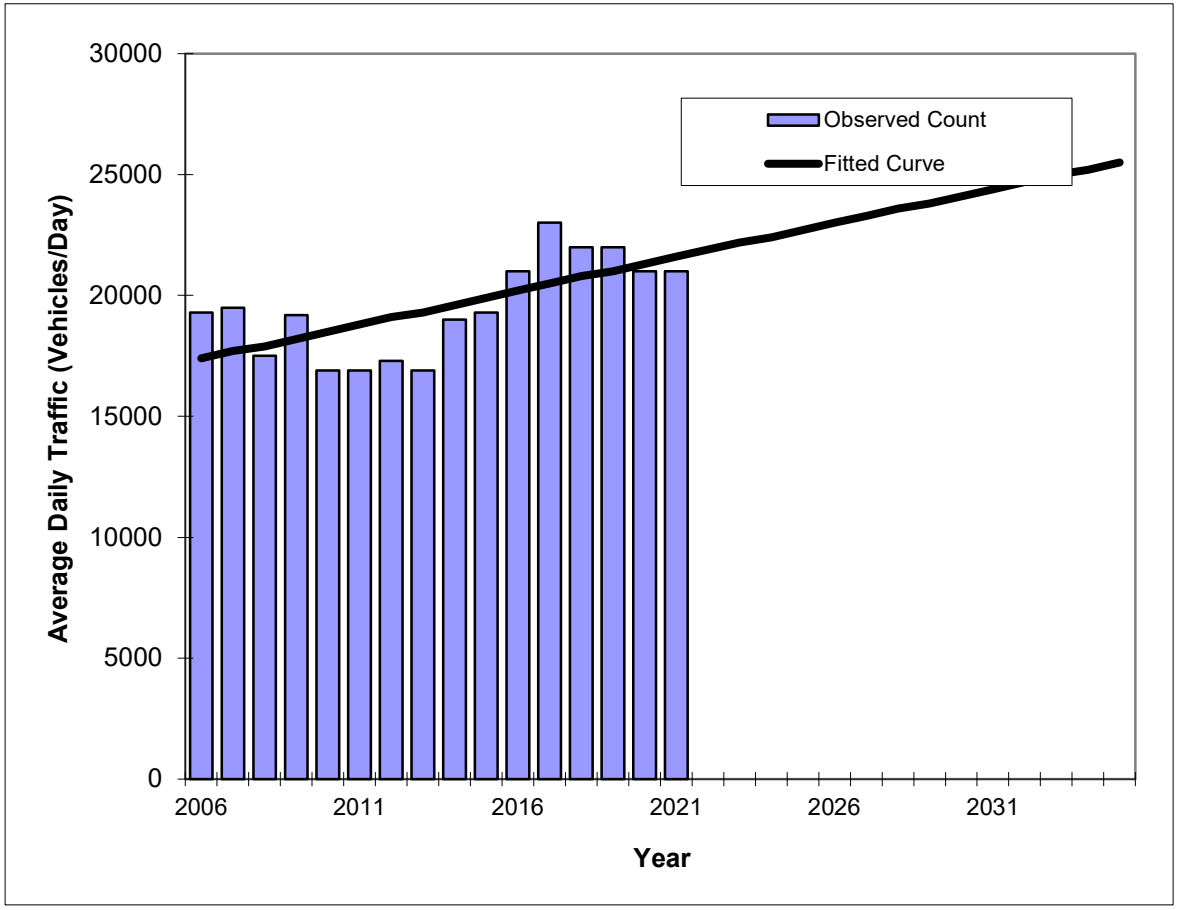
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

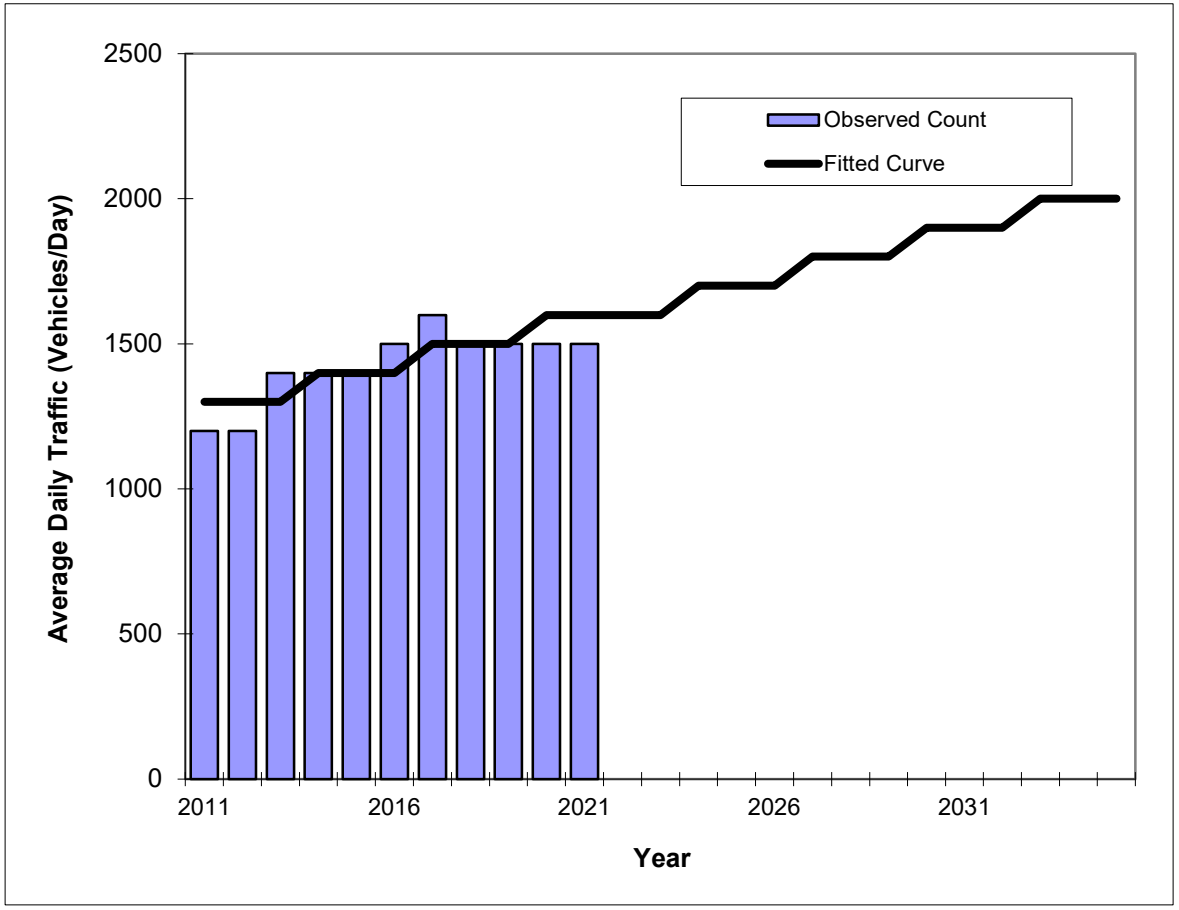
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

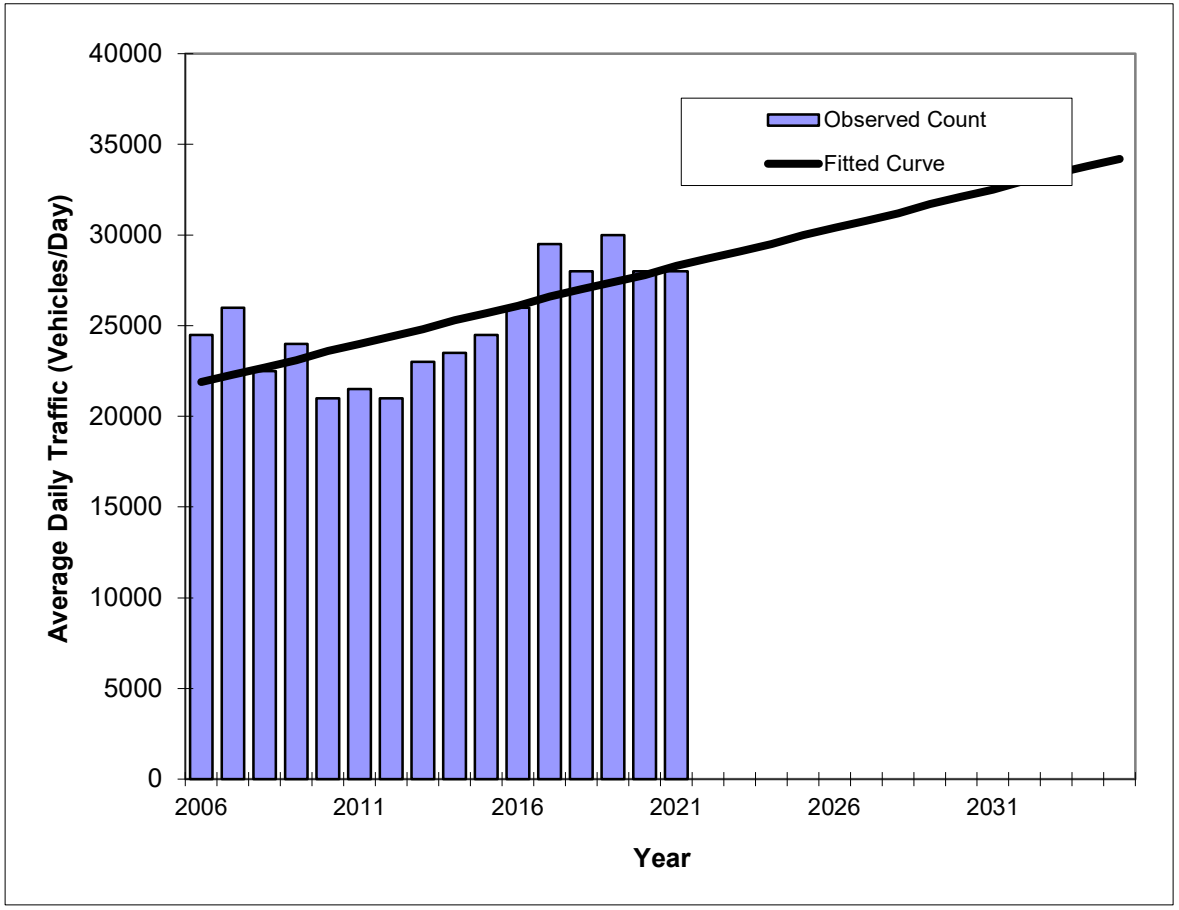
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

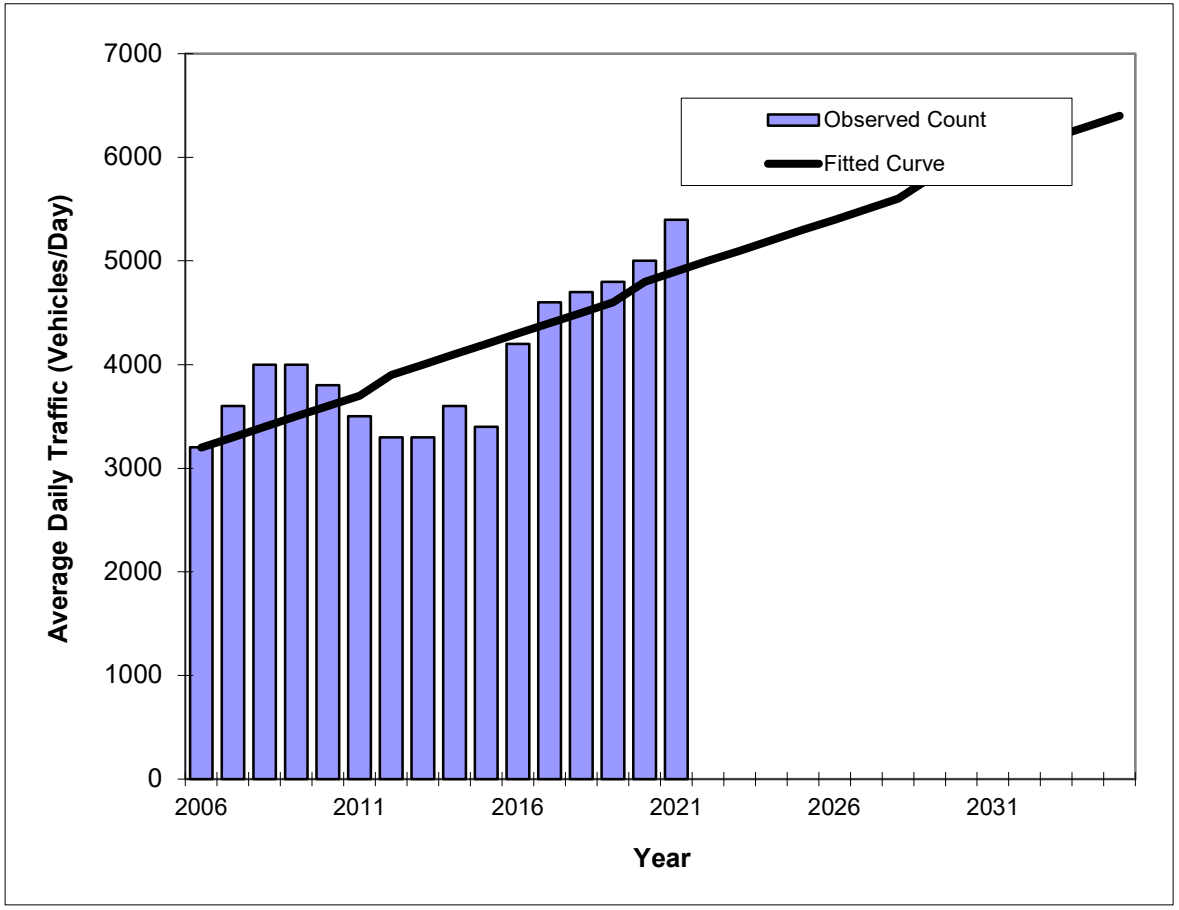
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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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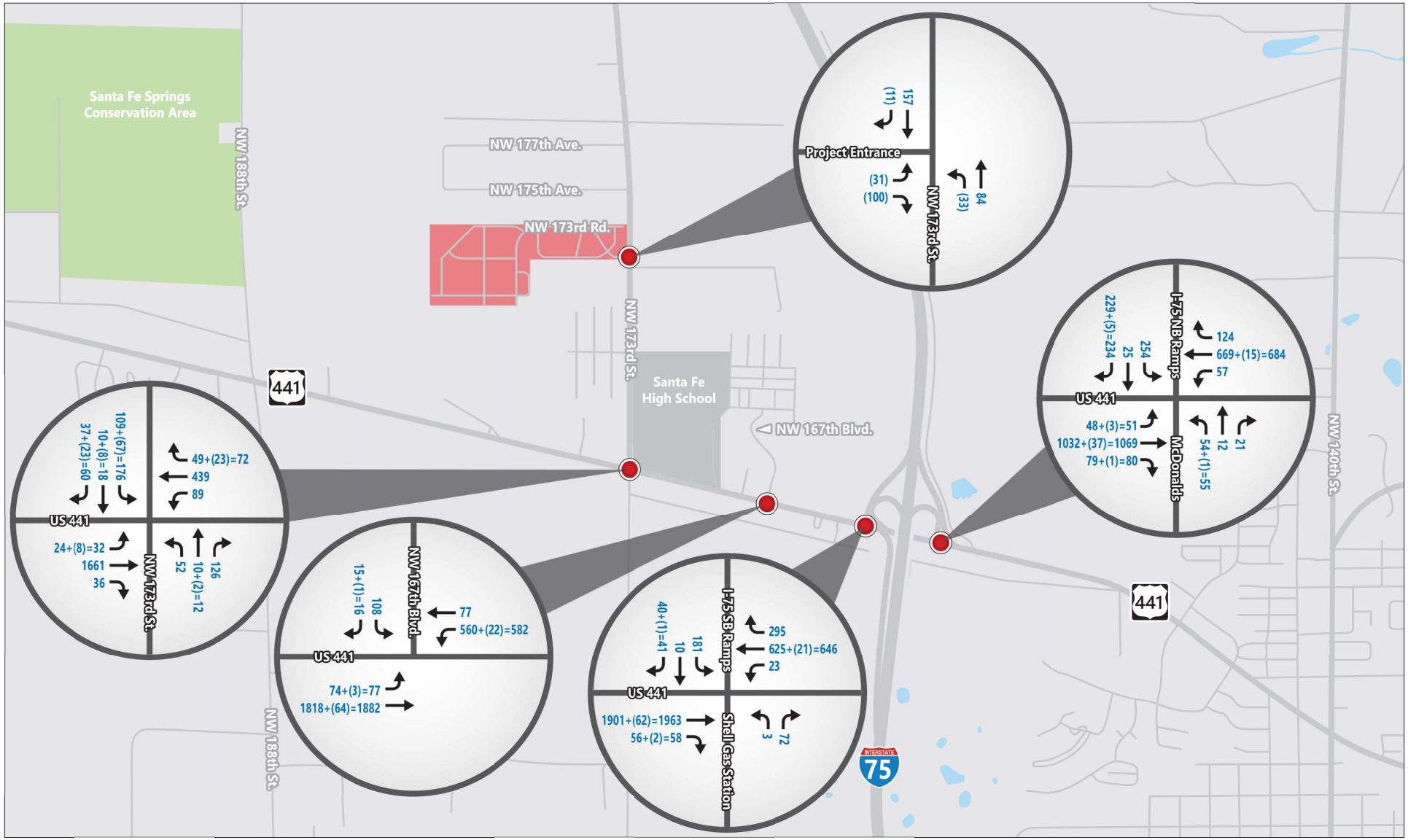
Source: Google Maps

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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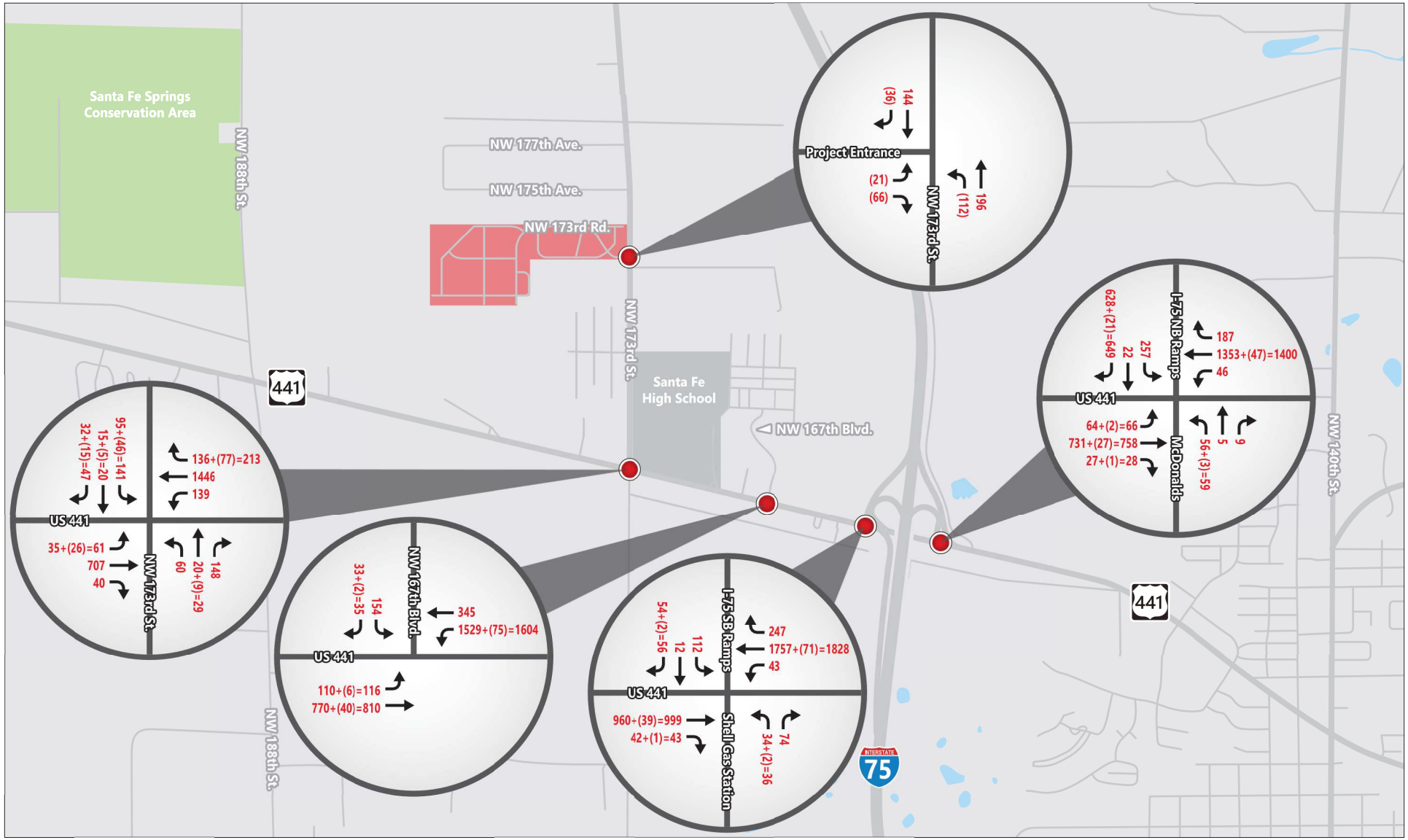
Source: Google Maps

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**

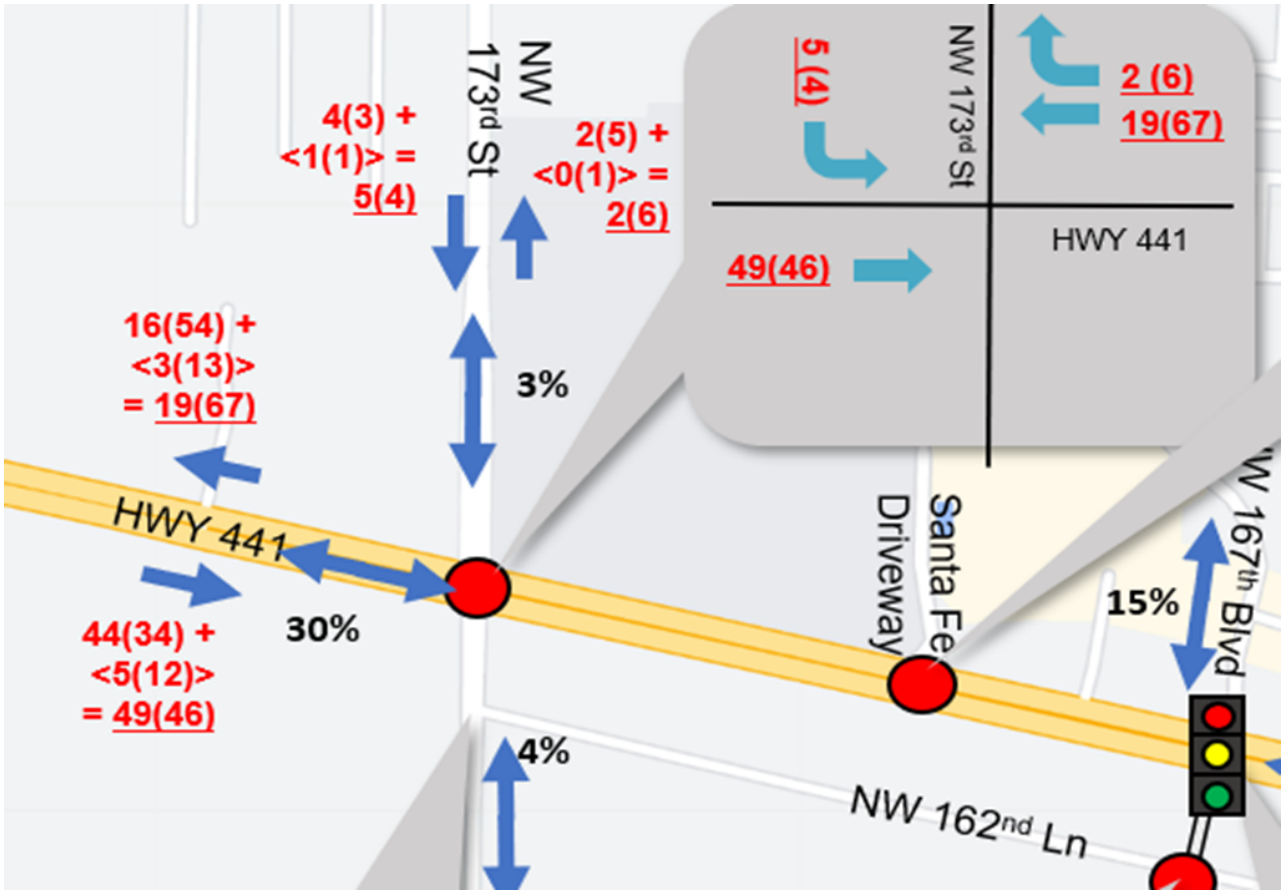
"AM PROJECT TRAFFIC"

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%	

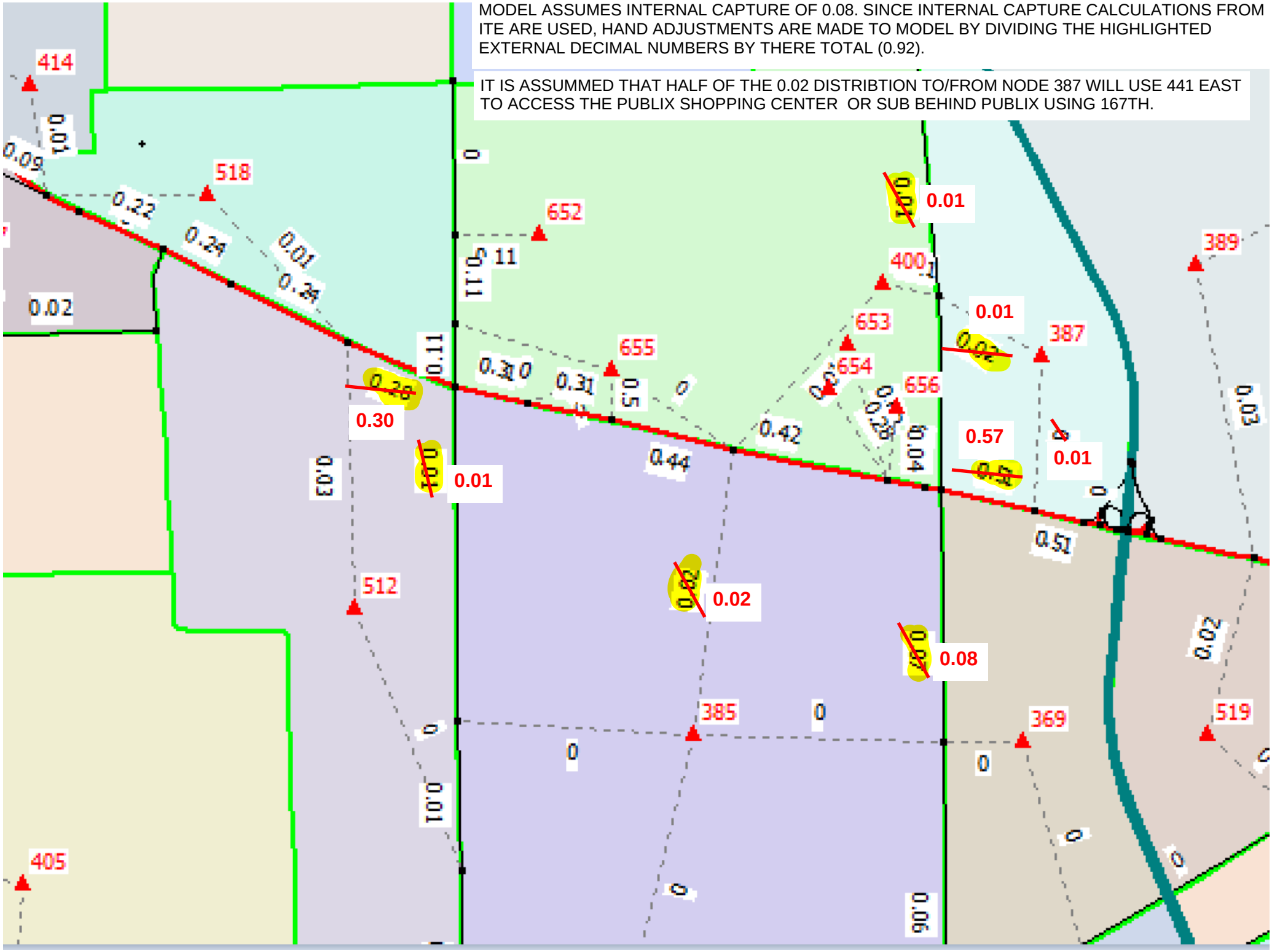
NW 173rd St at NW 190th Ave

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

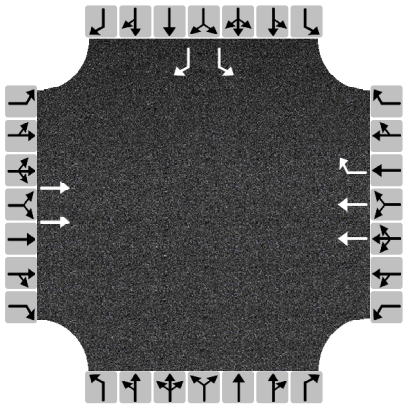
Project Information

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

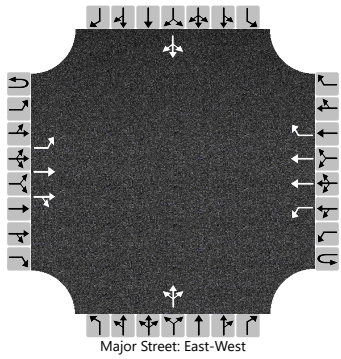
General Information

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

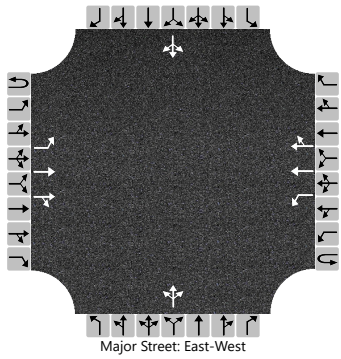
General Information

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

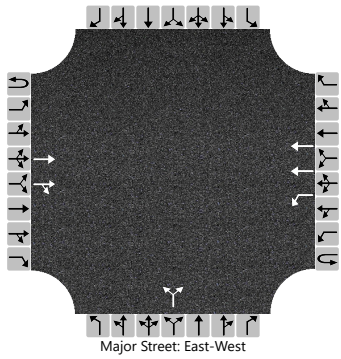
General Information

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

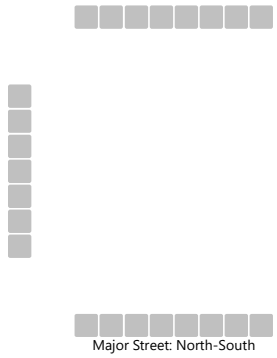
General Information

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

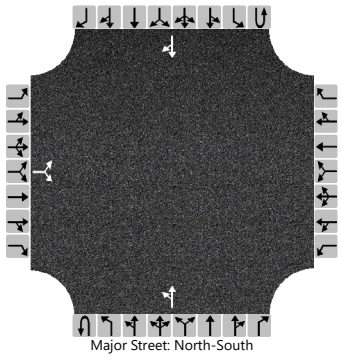
General Information

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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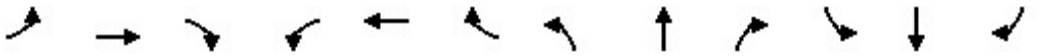
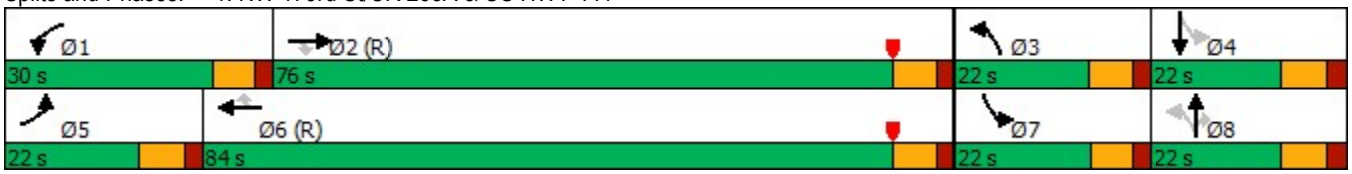


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	81	1115	82	80	864	201	70	85	144	314	45	61
Future Volume (vph)	81	1115	82	80	864	201	70	85	144	314	45	61
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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

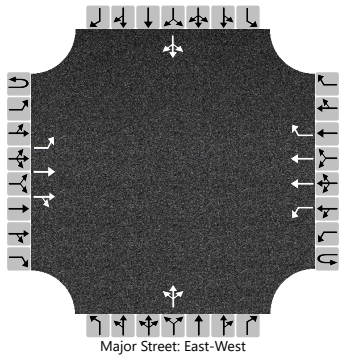
General Information

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

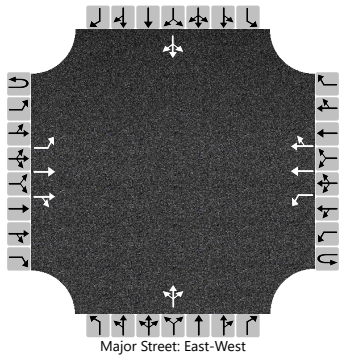
General Information

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

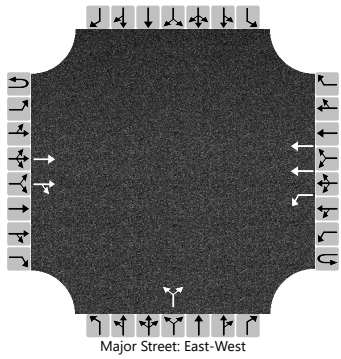
General Information

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

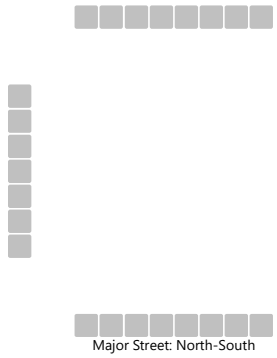
General Information

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

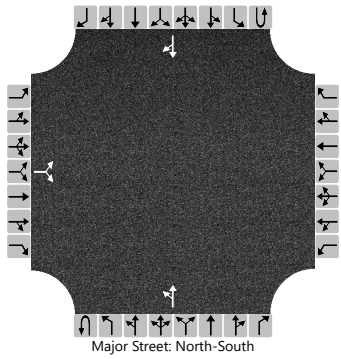
General Information

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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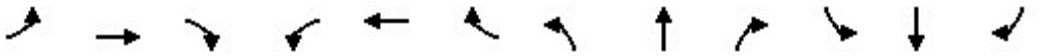


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	818	75	125	1211	79	86	45	132	62	21	59
Future Volume (vph)	72	818	75	125	1211	79	86	45	132	62	21	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage 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

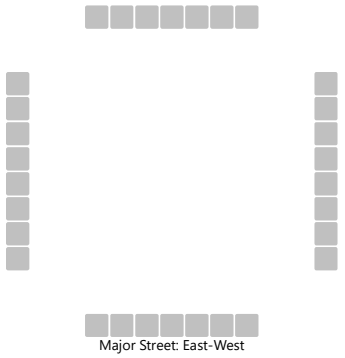
General Information

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

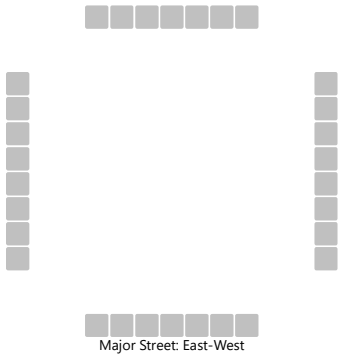
General Information

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

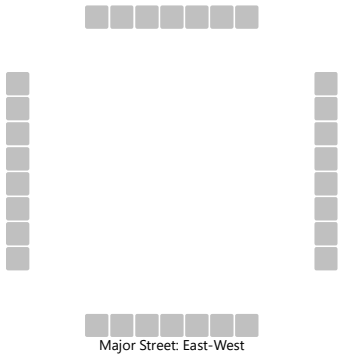
General Information

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

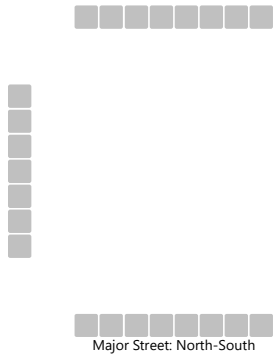
General Information

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

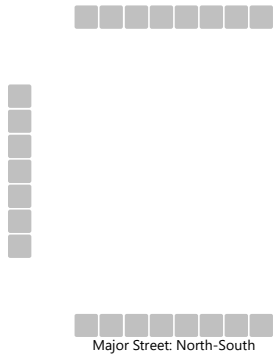
General Information

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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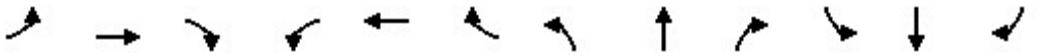
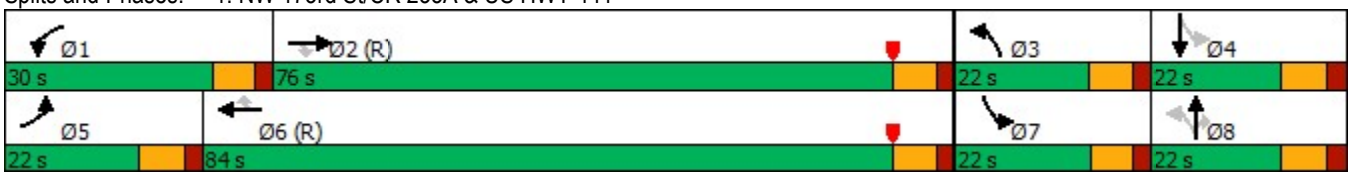


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	119	1496	102	158	1077	239	175	126	175	419	105	87
Future Volume (vph)	119	1496	102	158	1077	239	175	126	175	419	105	87
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	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

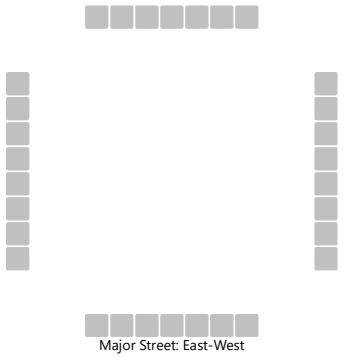
General Information

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

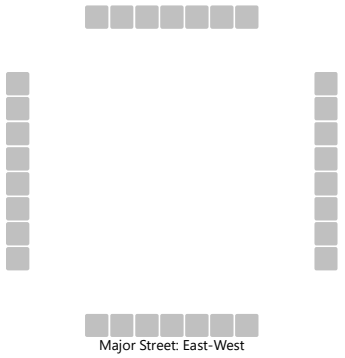
General Information

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

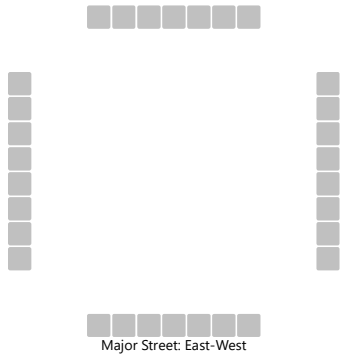
General Information

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

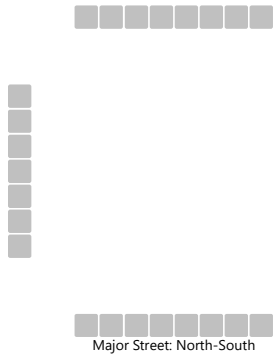
General Information

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

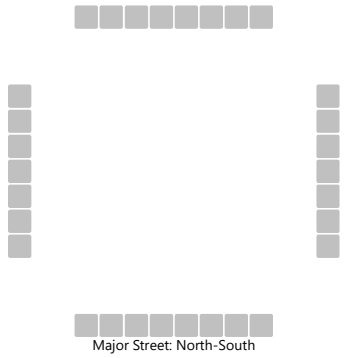
General Information

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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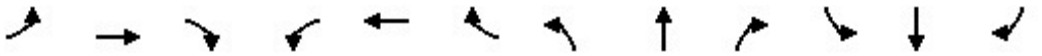
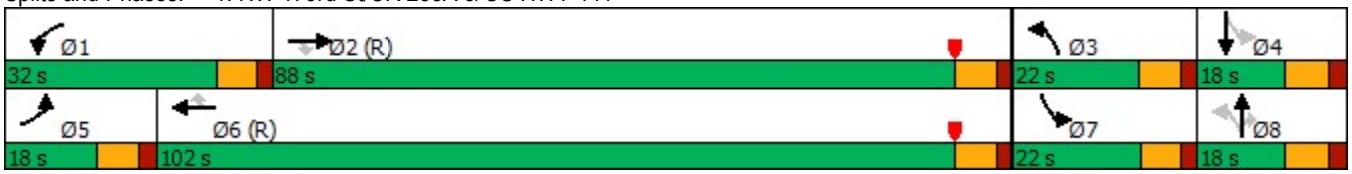


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	1199	91	235	1403	132	196	68	160	102	44	81
Future Volume (vph)	103	1199	91	235	1403	132	196	68	160	102	44	81
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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

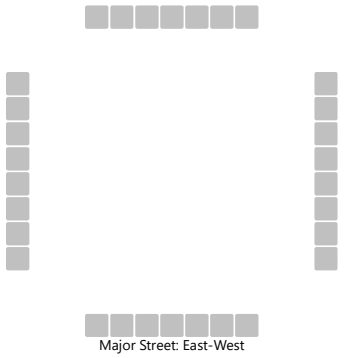
General Information

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

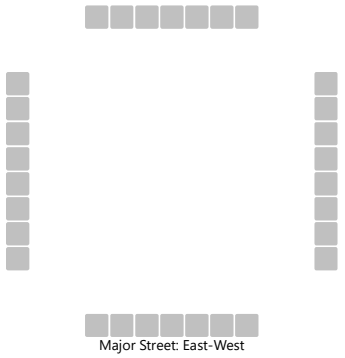
General Information

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

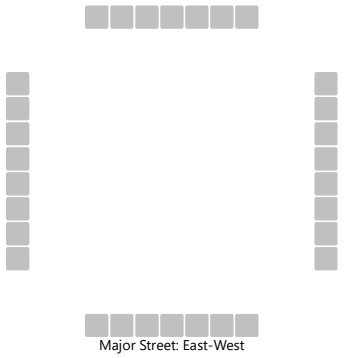
General Information

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

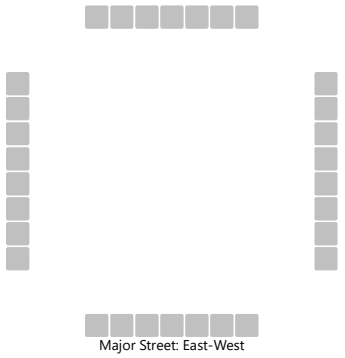
General Information

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

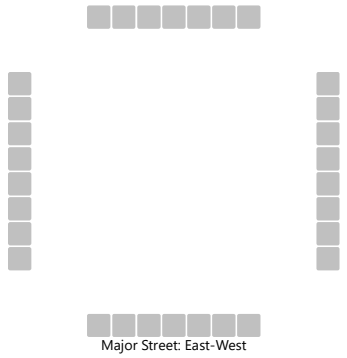
General Information

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

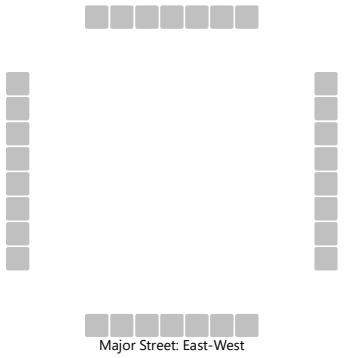
General Information

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

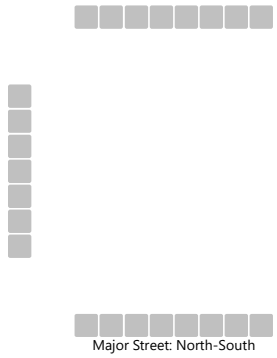
General Information

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

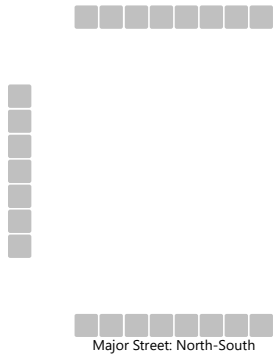
General Information

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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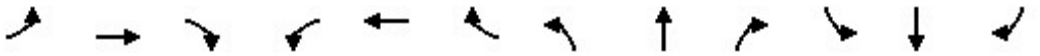
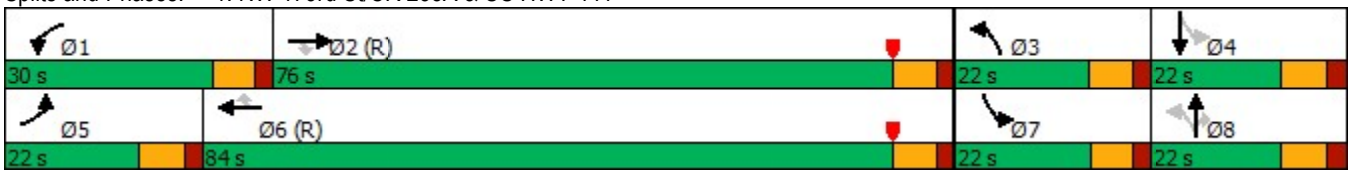


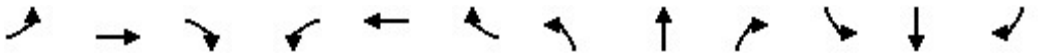
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Future Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	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



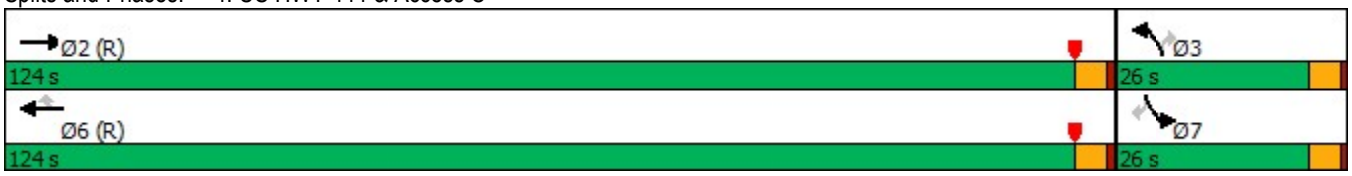


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1667	27	0	1272	65	67	0	66	212	0	35
Future Volume (vph)	0	1667	27	0	1272	65	67	0	66	212	0	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	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

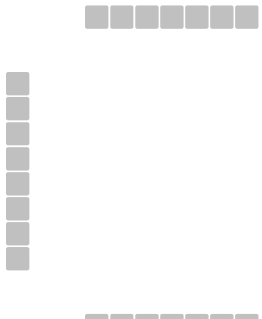
General Information

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

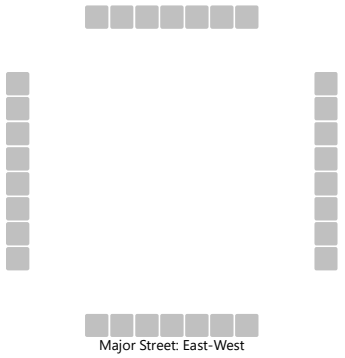
General Information

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

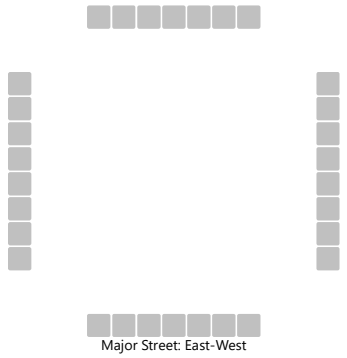
General Information

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

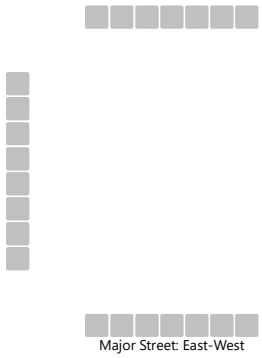
General Information

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

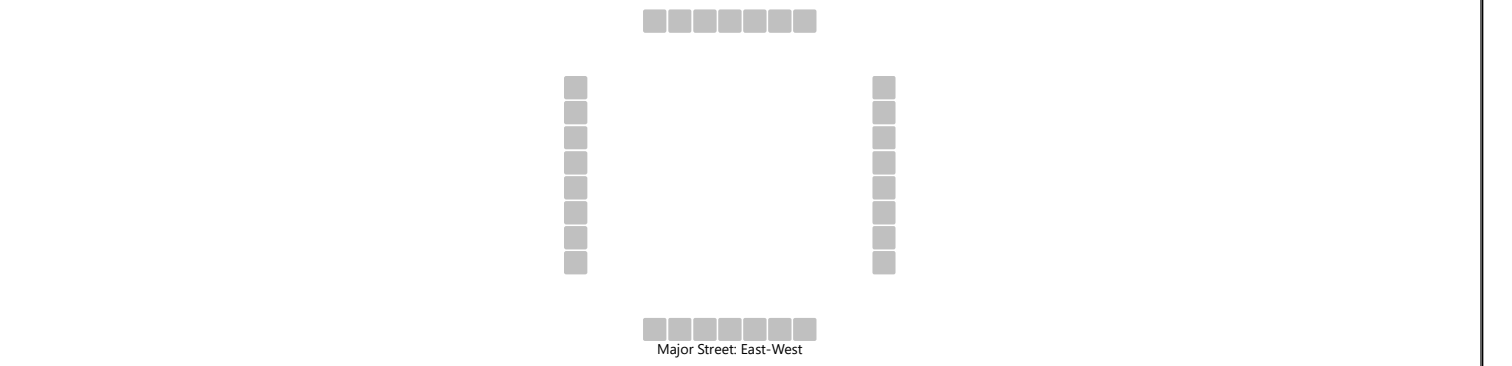
General Information

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

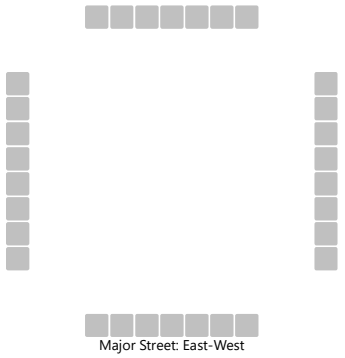
General Information

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

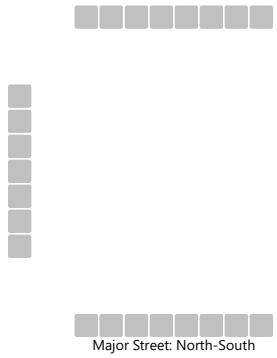
General Information

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

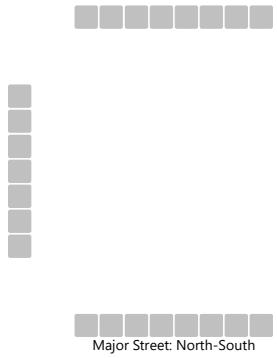
General Information

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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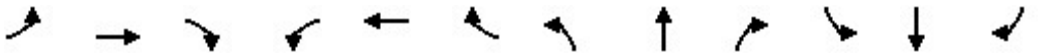
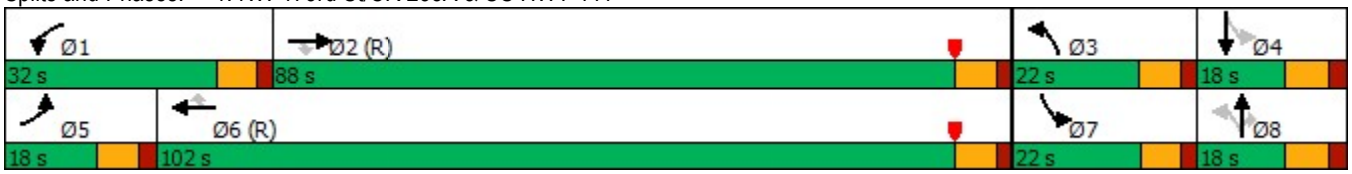


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Future Volume (vph)	115	1554	141	235	1807	132	253	68	160	102	44	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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

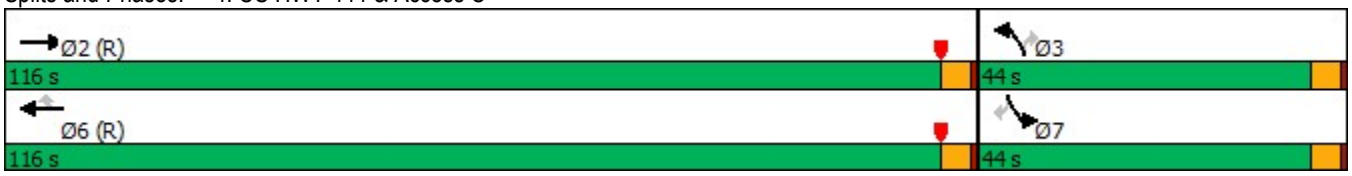


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1256	48	0	1869	144	266	0	56	414	0	68
Future Volume (vph)	0	1256	48	0	1869	144	266	0	56	414	0	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	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

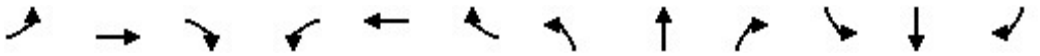
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)		3.0			3.0	3.0	3.0		3.0	3.0		3.0
Time Before Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Time To Reduce (s)		0.0			0.0	0.0	0.0		0.0	0.0		0.0
Recall Mode		C-Max			C-Max	C-Max	None		None	None		None
Walk Time (s)		7.0			7.0	7.0						
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



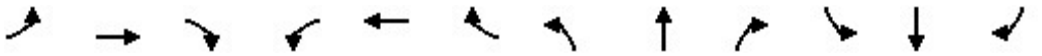
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Future Volume (vph)	128	1753	138	158	1250	239	199	126	175	419	105	93
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	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	

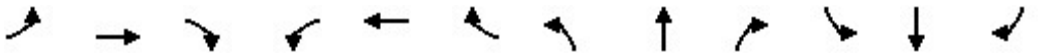
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	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

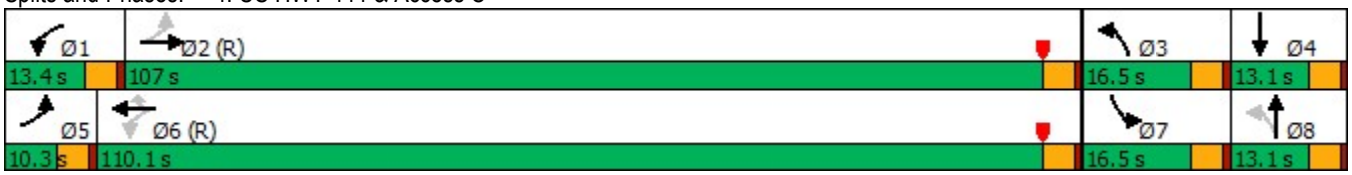


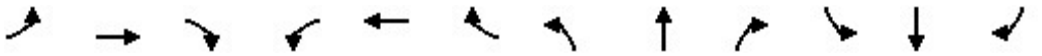
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	1667	27	54	1272	65	67	10	66	212	10	35
Future Volume (vph)	48	1667	27	54	1272	65	67	10	66	212	10	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (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

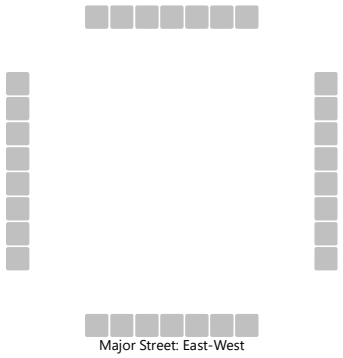
General Information

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

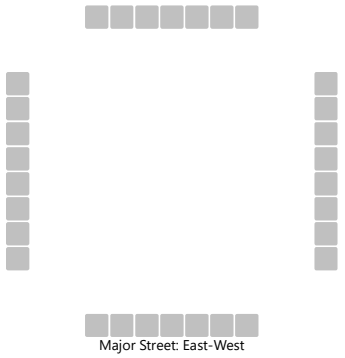
General Information

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.

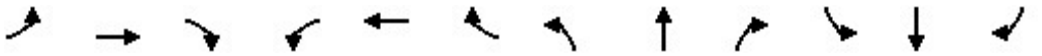
THRESHOLD 5 - DUAL NORTHBOUND LEFTS RECOMMENDED AT 441/173rd ST

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



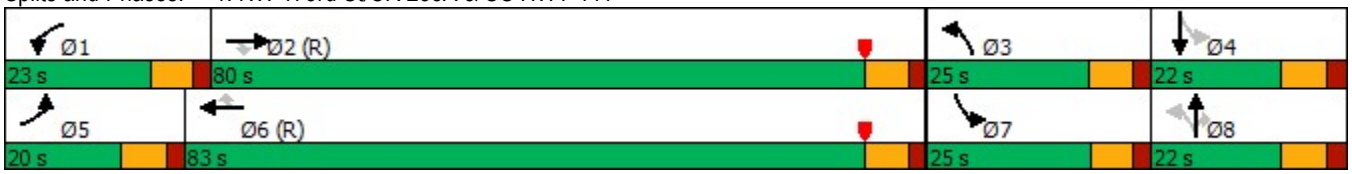
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	97	1245	92	89	965	237	85	105	175	423	61	95
Future Volume (vph)	97	1245	92	89	965	237	85	105	175	423	61	95
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane 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	

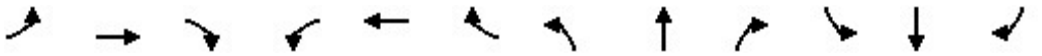
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	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

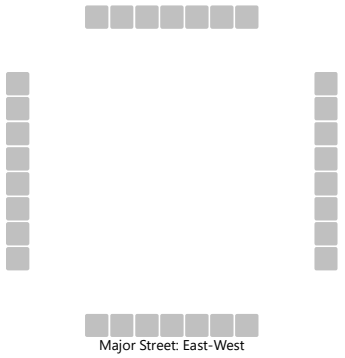
General Information

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

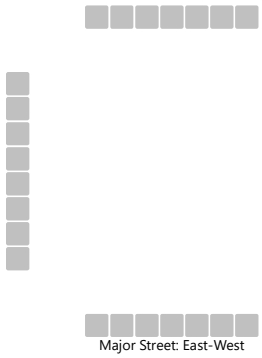
General Information

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

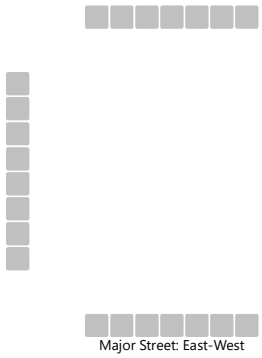
General Information

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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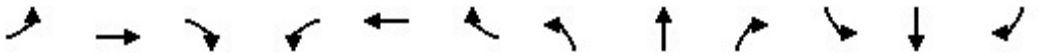
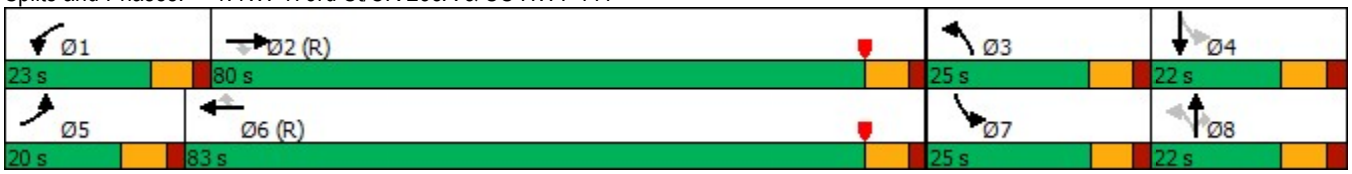


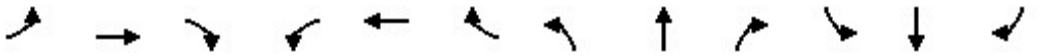
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	1407	115	89	1019	225	93	103	175	381	55	76
Future Volume (vph)	96	1407	115	89	1019	225	93	103	175	381	55	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
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





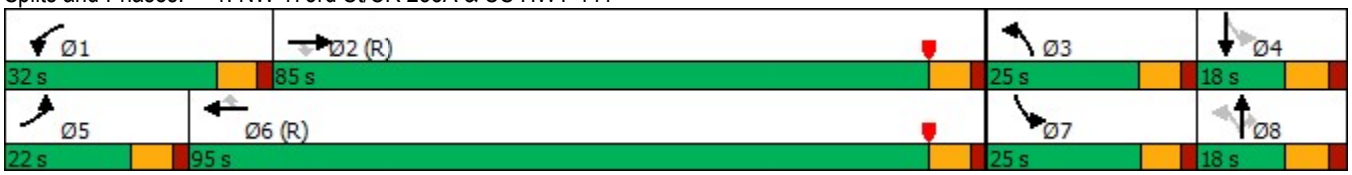
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	84	1027	100	140	1545	88	131	55	160	75	25	79
Future Volume (vph)	84	1027	100	140	1545	88	131	55	160	75	25	79
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane 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

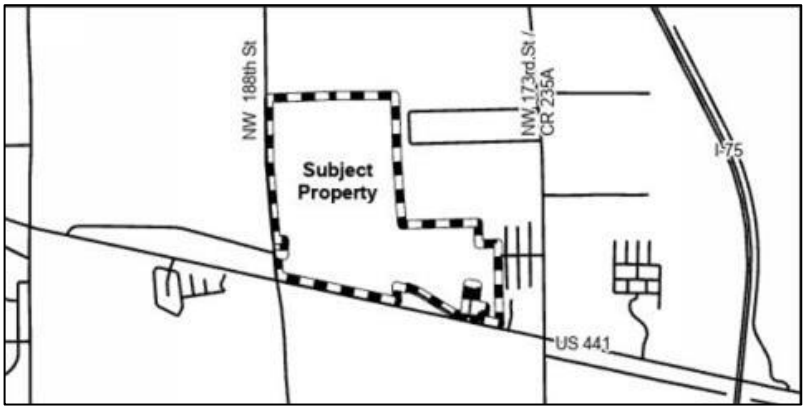
A Neighborhood Meeting will be held to discuss a Planned Development rezoning application on ±308 acres in the City of Alachua. This application requests to amend the Official Zoning Atlas on the property from a mixture of Agriculture (A), Community Commercial (CC), and Residential Multifamily (RMF-8) 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
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9210 NW 59th Street
Alachua FL 32653

Richard Gorman
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Peggy Arnold
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President, TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP, Assistant Director Planning
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Lynda Coon
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Gainesville FL 32601

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Alachua FL 32615

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Alachua FL 32615

Lisia Jenkins
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Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

MENADIER WILLIAM
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ALACHUA, FL 32615

BOYLE NEIL ANTHONY & SUSAN ANNE LIFE ESTATE
17994 NW 177TH AVE
ALACHUA, FL 32615

SPENCER ARTHUR PRESCOTT JR 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
608 PARHAM RD NW
MILLEDGEVILLE, GA 31061

WOODLAND III LTD
PO BOX 357845
GAINESVILLE, FL 32635

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

LOFTHOUSE PHILIP & CARLA RAE
17502 NW 181ST ST
ALACHUA, FL 32615

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
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

CROY MICHAEL W & GENENE RENE
17758 NW 188TH ST
HIGH SPRINGS, FL 32643

JEFFORDS LILLIE BELLE TRUSTEE
16615 NW BELLE RD
ALACHUA, FL 32615

PARKER ERIC J & JOY A
PO BOX 357133
GAINESVILLE, FL 32635

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

MOSER, JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

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
16704 NW 175TH TER
ALACHUA, FL 32615

SCHLAF DEBRA
16634 NW 174TH TER
ALACHUA, FL 32615

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615

ELKINS DELRIE C
PO BOX 2016
HIGH SPRINGS, FL 32655

EVANS BUILDING CONSTRUCTION INC
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
16608 NW 175TH TER
ALACHUA, FL 32615

ATENCIO & NOLES
16640 NW 175TH TER
ALACHUA, FL 32615

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TRUSTEE
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ALACHUA, FL 32615

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IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615

PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

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

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615

HEATON & VAN CLEEF
16818 NW 175TH TER
ALACHUA, FL 32615

SAYERS JEAN-MARC
16904 NW 174TH TER
ALACHUA, FL 32615

LAWSON & LAWSON
16825 NW 175TH TER
ALACHUA, FL 32615

ROCKS CHRISTOPHER & RACHEL
16803 NW 175TH TER
ALACHUA, FL 32615

GONZALES CHARLES MANUEL &
MEREDITH JOYCE
2891 SE 19TH AVE
GAINESVILLE, FL 32641

GARCIA & GARCIA
17523 NW 168TH AVE
ALACHUA, FL 32615

PLUMLEY RYAN
16719 NW 175TH TER
ALACHUA, FL 32615

HARRIS DILLON J & LYNDSEY G
16711 NW 173RD TER
ALACHUA, FL 32615

ROGERS BILLY J & THERESA N
1579 MCAFEE CIR
CABOT, AR 72023

FLOREZ & LIMENEZ W/H
16633 NW 173RD TER
ALACHUA, FL 32615

SWOROBUK PAUL LIFE ESTATE
16636 NW COUNTY RD 235A
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
16622 NW 173RD TER
ALACHUA, FL 32615

HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

REED & SUMMERS
4985 NW 39TH AVE
GAINESVILLE, FL 32606

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

GONZALES PHIL S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616

SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616

BURNS & GONZALES
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

GOODYEAR STEPHEN R & GINA M
16625 NW 174TH TER
ALACHUA, FL 32615

MORGAN ZACHARY
16618 NW 173RD TER
ALACHUA, FL 32615

BIRENBAUM MARC & LOIS
25414 NW COUNTY RD 241
ALACHUA, FL 32615

MODI PANKAJ
15203 NW 150TH RD APT 1079
ALACHUA, FL 32615

BALDUZZI & BERRYHILL
16508 NW CR 235A
ALACHUA, FL 32615

CORSBERG CHRISTINE S & JASON M
WOOD GREEN WAY
TALLAHASSEE, FL 32309

BROWNING & BROWNING TRUSTEES &
MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

FELLOWS BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

SALAZAR FLOSSI LIFE ESTATE
16431 US HIGHWAY 441
ALACHUA, FL 32615

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

AYLA LLC
4881 NW 8TH AVE STE 4
GAINESVILLE, FL 32605

DASA RASANATH A
16916 NW 174TH TER
ALACHUA, FL 32615

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

WHELPTON PETER & LINDA
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
ALACHUA, FL 32615

DAVIDSON BRAM & ABIGAIL
16630 NW 173RD TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

WALKER CALVIN LIFE ESTATE
PO BOX 873
ALACHUA, FL 32616

SMYDER TOYO A HEIRS
PO BOX 1067
HIGH SPRINGS, FL 32655

SMYDER CHARLES R SR SUCCESSOR TRUSTEE
PO BOX 842
ALACHUA, FL 32616

M & L 441 LLC
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
34836 BRIDGE ST
LIVONIA, MI 48152

BRAMLETT STEPHEN G
16825 NW 188TH ST
HIGH SPRINGS, FL 32643

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.

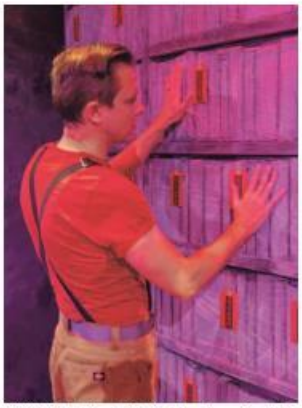
Not to be missed is Jacqueline St. Pierre's performance as the waiflish Alice, who with a few innocent questions in a courtyard encounter becomes Montag's muse. And pay attention to David Carey Foster's Faber, a timid professor who, in Wizard Of Oz fashion, becomes the man behind the curtain and literally 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.

PUBLIC NOTICE

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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

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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:

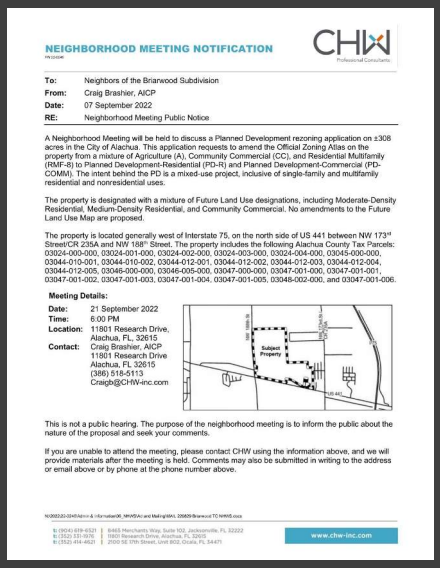
The City of Alachua requires Rezoning applicants to host a neighborhood meeting *prior* to application submittal.

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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Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP
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

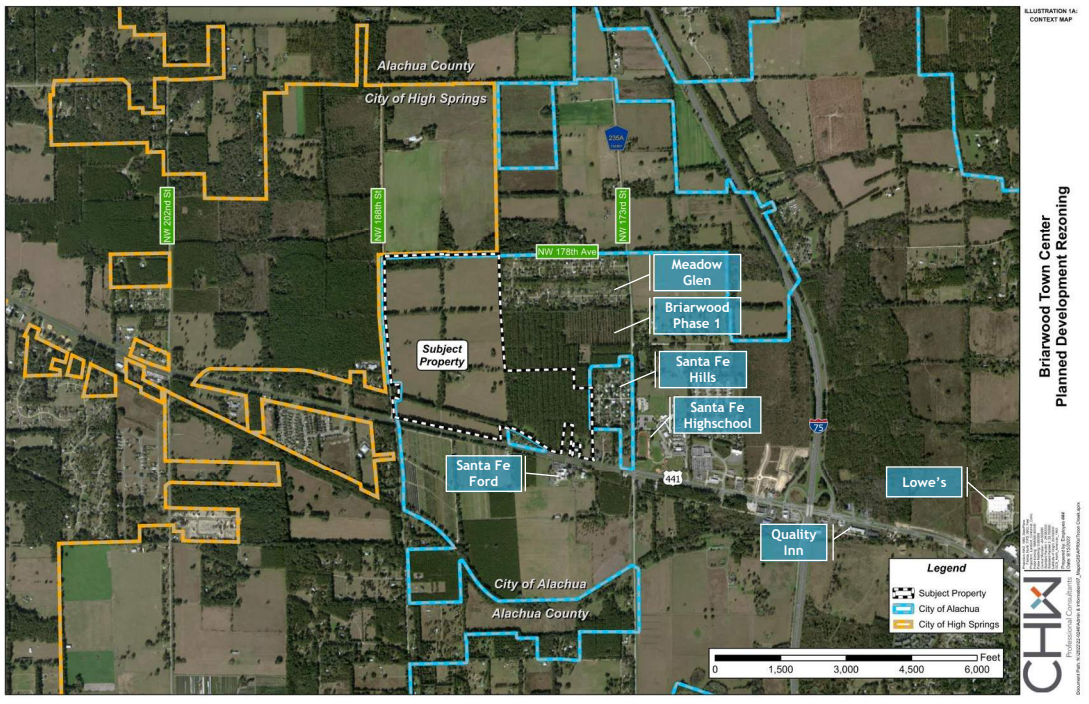
Pre-application Conference	Neighborhood Meeting	Submittal	Staff Review	Planning & Zoning Board Hearing	City Commission Public Hearing #1	City Commission Public Hearing #2
July 27, 2022	Sept. 21, 2022	Sept. 29, 2022	Oct. - Dec. 2022	December 2022 (Tentative)	January 2023 (Tentative)	Jan / Feb 2023 (Tentative)

22-0246: Briarwood Town Center

CHW

5

Context Map



CHW

6

Aerial Map

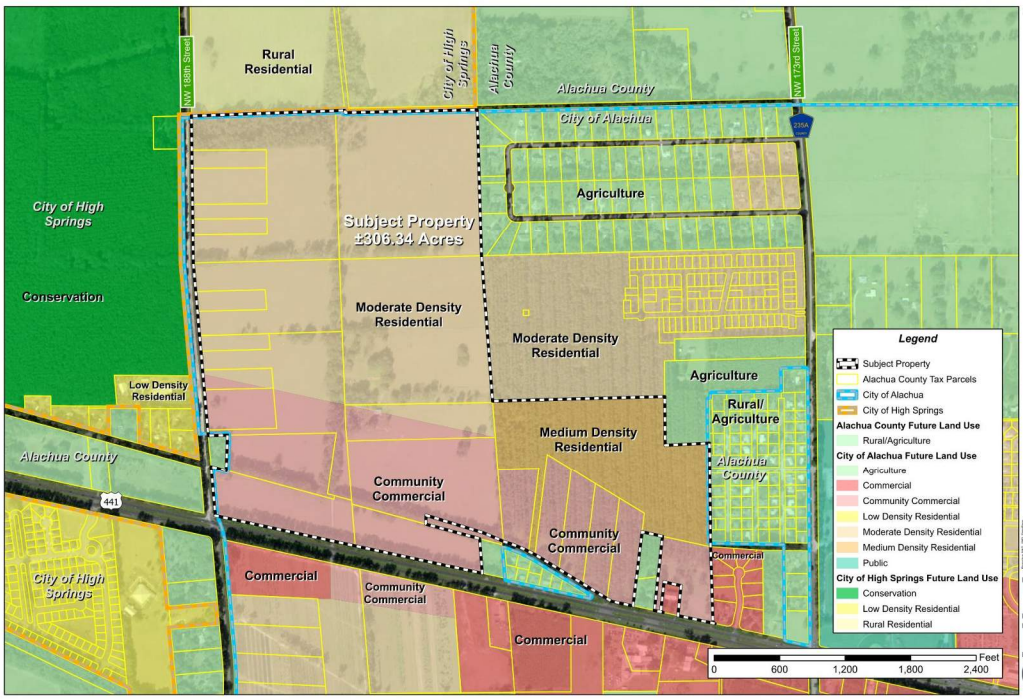
7

Future Land Use (FLU) Map

Moderate Density Residential (0-4 du/ac)

Medium Density Residential (4-8 du/ac)

Community Commercial



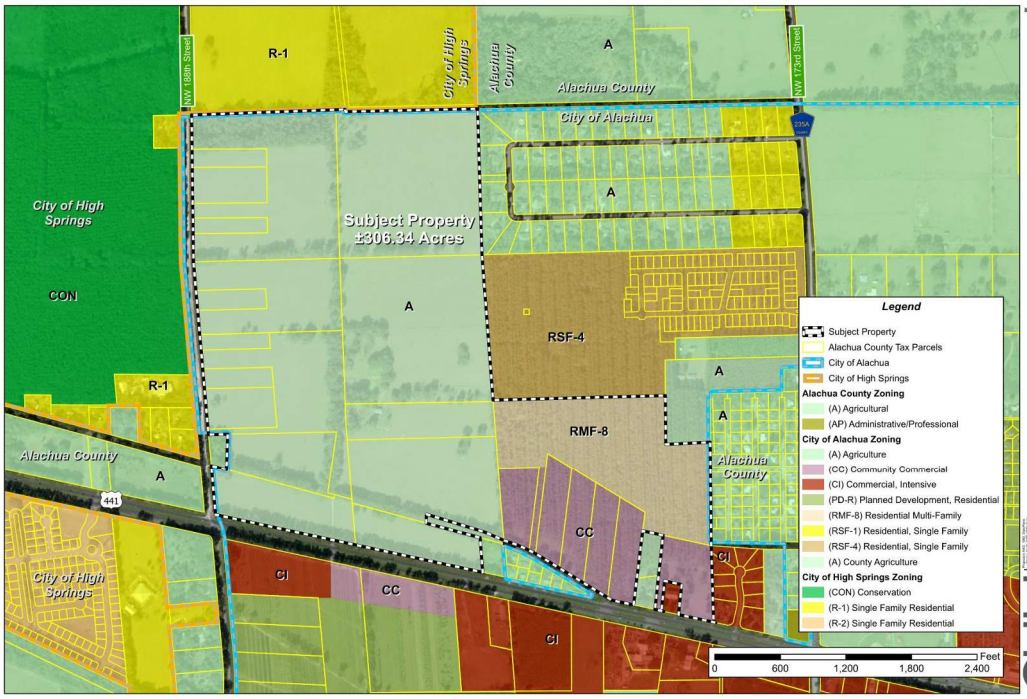
8

Zoning Map

Agriculture (A)

Residential Multifamily (RMF-8)

Community Commercial (CC)



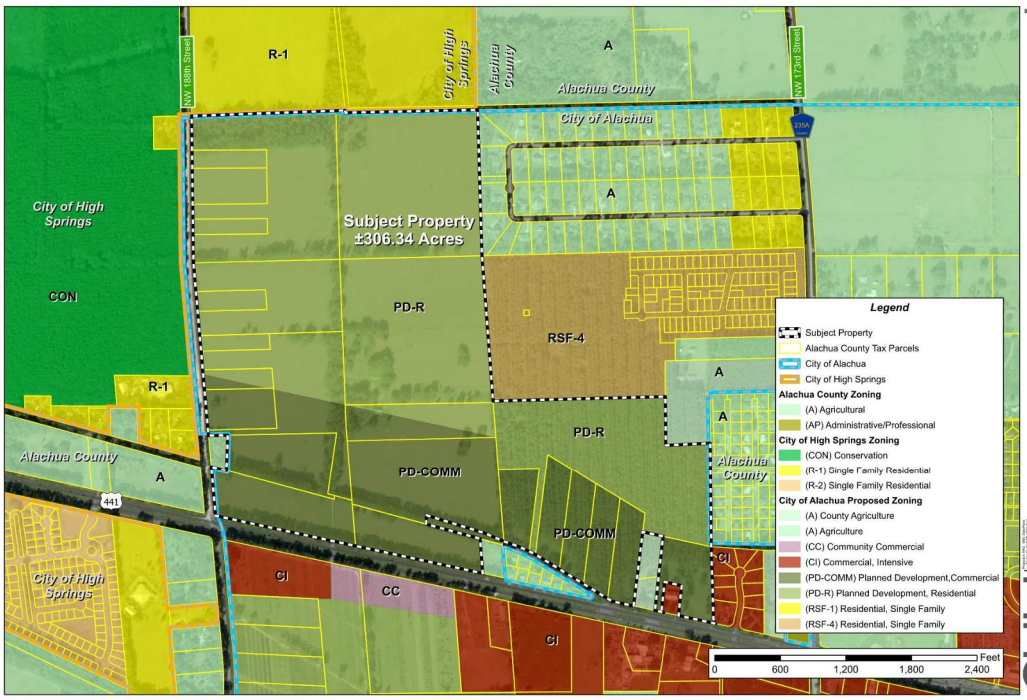
9

Proposed Zoning Map

Planned Development-Residential (PD-R) and

Planned Development-Commercial (PD-COMM)

Consistent with FLU categories



10

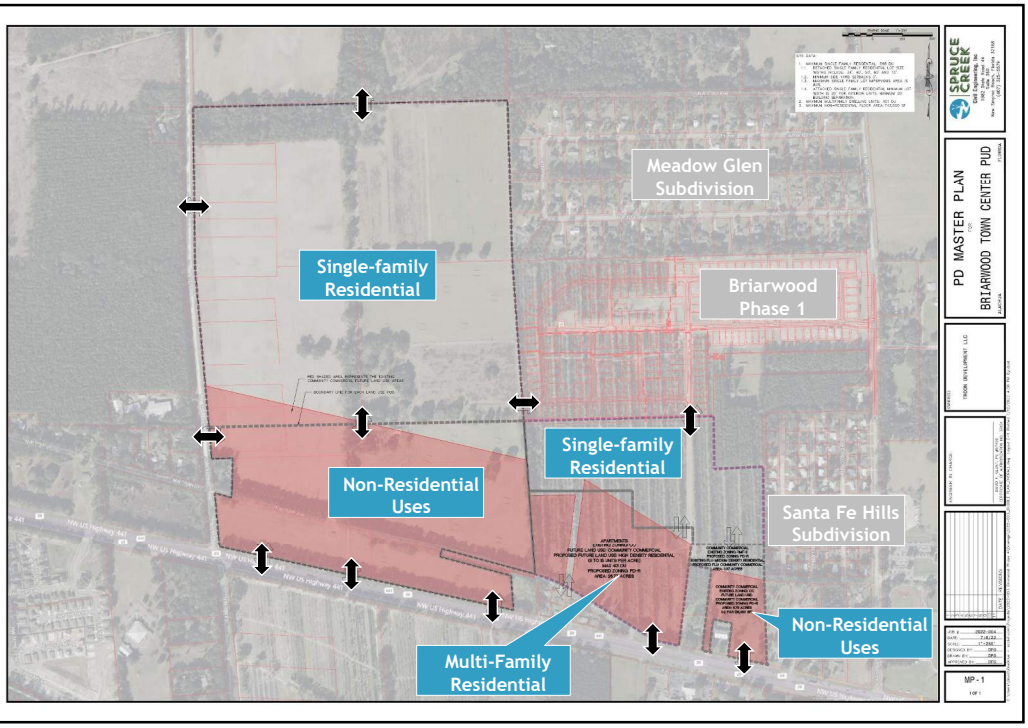
Preliminary Layout Plan

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
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 2100 SE 17th Street, Unit 802, Ocala, FL 34471
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

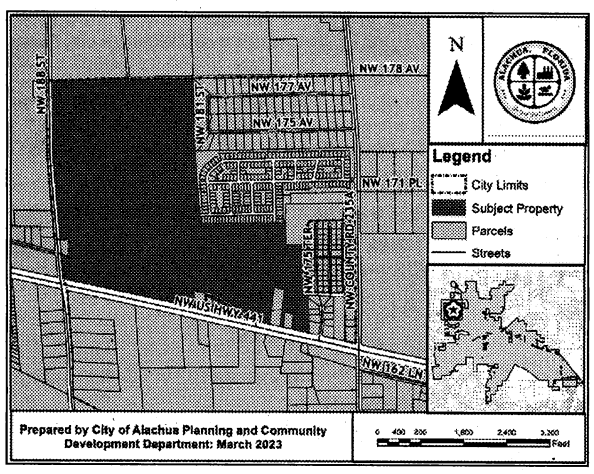
A Fundraiser for Kiwanis Club of Santa Fe

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 18, 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 Craig Brashier, AICP of CHW, Inc. 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 consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±306.34 acre subject property from Agricultural (A) (Alachua County), Community Commercial (CC), and Residential Multiple-Family – 8 (RMF-8) to Planned Development-Residential (PD-R)(±199.2acres) and Planned Development – Commercial (±107.2 acres); located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions; 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, 03044-012-005, 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. Existing FLUM: Moderate Density Residential, Medium Density Residential, and Community Commercial Existing Zoning: Agricultural (A)(Alachua County), Community Commercial (CC) and Residential Multiple Family – 8 (RMF-8).



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 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.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Glorify • Grow • Go

Forest Grove Baptist Church
Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)

Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)

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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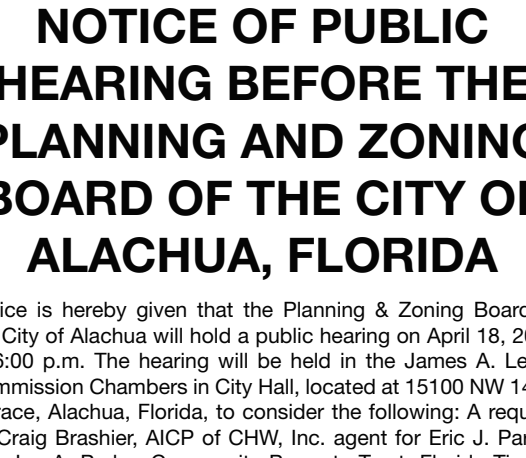

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GF-35173340

ALL-NEW mobility technology

Introducing the world's lightest mobility scooter with anti-tip technology

The So Lite™ Scooter is easy to transport and almost impossible to tip over.

Like millions of older Americans, I struggle with mobility. For years, I watched my quality of life slip away, as I was forced to stay home while friends and family took part in activities I'd once enjoyed. I thought I'd made some progress when I got a mobility scooter, but then I realized how hard it was to transport. Taking it apart and putting it back together was like doing a jigsaw puzzle. Once I had it disassembled, I had to try to put all of the pieces in the trunk of a car, go to wherever I was going, and repeat the process in reverse. Travel scooters were easier to transport, but they were uncomfortable and scary to drive, I always felt like I was ready to tip over. Then I found the So Lite™ Scooter. Now there's nothing that can hold me back. Years of work by innovative engineers have resulted in a scooter that's designed with seniors in mind. They created Electronic Stability Control (ESC) that makes it virtually impossible to tip over. If you try to turn too quickly, the scooter automatically slows down to prevent it from tipping over. The battery provides powerful energy at a fraction of the weight of most batteries. With its rugged yet lightweight aluminum frame, the So Lite™ Scooter is the most portable scooter ever—but it can hold up to 265 pounds—yet weighs only 40.8 pounds without the battery! What's more, it easily folds up for storage in a car seat, trunk or even on an airplane. It folds in seconds without tools and is safe and reliable. Best of all, it's designed with your safety in mind, from the newest technology and superior craftsmanship. Why spend another day letting your lack of mobility ruin your quality of life? Call now and find out how you can get a So Lite™ Scooter of your very own.

Why a So Lite™ Scooter is better:
- Latest "No-Tip" Technology
- Lightweight yet durable
- Folds and locks in seconds
- Easier to operate

Exclusive Electronic Stability Control helps prevent tipping

The So Lite™ Scooter
Call now Toll-Free
855-767-5302
Please mention code 601649 when ordering.
https://www.shopjourney.com/learnmore

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BBB ACCREDITED BUSINESS Rating of A+

City of ALACHUA
the good life community

mailed 4/3/23 KC

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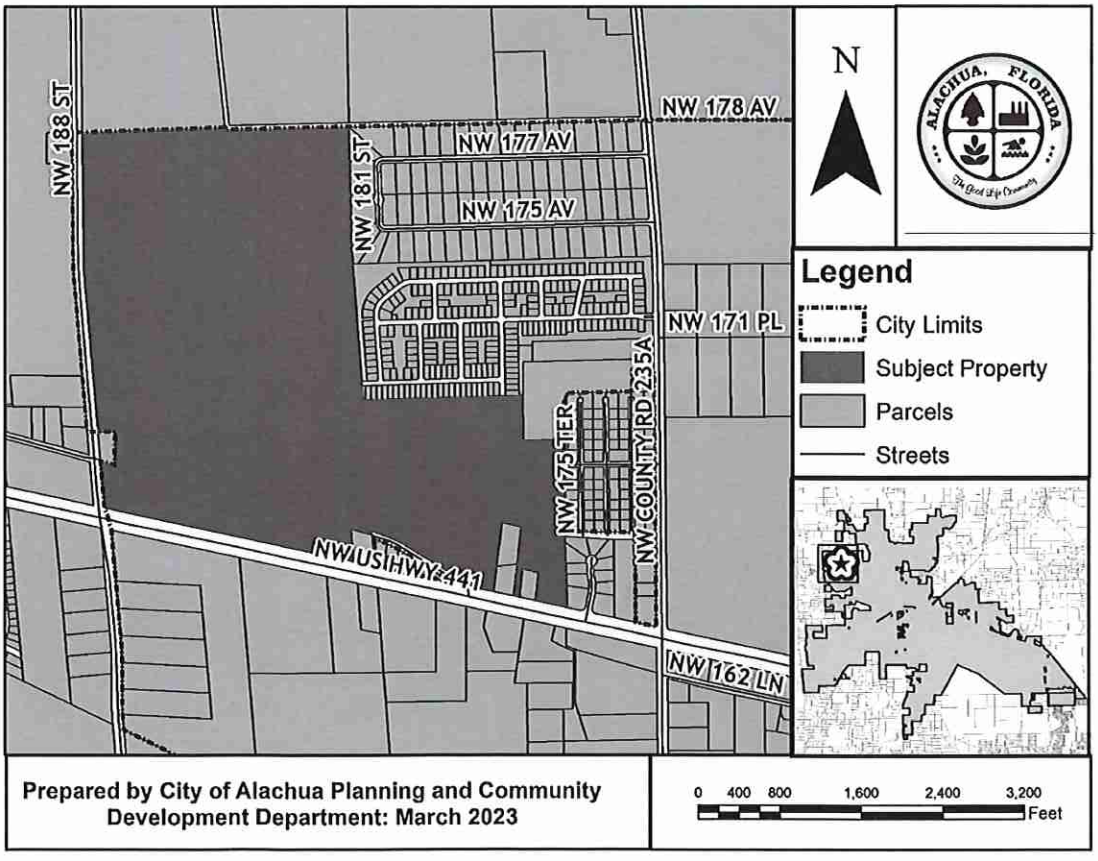
Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on April 18, 2023 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Craig Brashier, AICP of CHW, Inc. 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 consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±306.34 acre subject property from Agricultural (A) (Alachua County), Community Commercial (CC), and Residential Multiple-Family – 8 (RMF-8) to Planned Development- Residential (PD-R)(±199.2acres) and Planned Development – Commercial (±107.2 acres); located north of US 441, east of NW 188th Street, west of Briarwood Phase 1-3, Meadowglen and Santa Fe Hills subdivisions; 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. Existing FLUM: Moderate Density Residential, Medium Density Residential, and Community Commercial Existing Zoning: Agricultural (A)(Alachua County), Community Commercial (CC) and Residential Multiple Family – 8 (RMF-8).



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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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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.

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Richard Gorman
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Peggy Arnold
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David Forest
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Alachua FL 32615

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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)

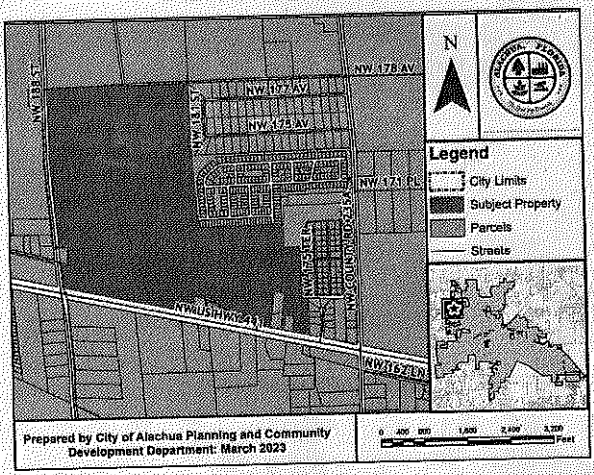
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 8, 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.



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)

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.

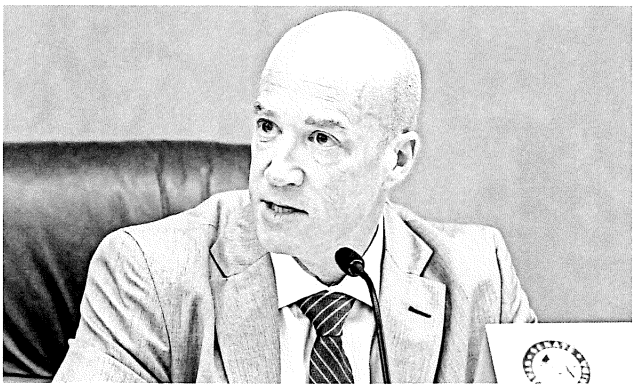
Several people addressed the panel and blasted the governor's picks, including a former New College professor and parents of current and prospective students. One critic cited Okker's removal as a reason for his distrust of the board.

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.

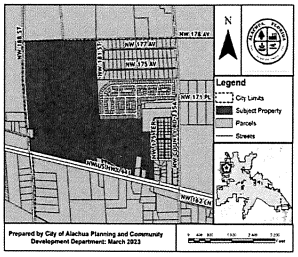
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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 8, 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.



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.

GF-3545-4736

City of
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Mailed 04/24/23 AH

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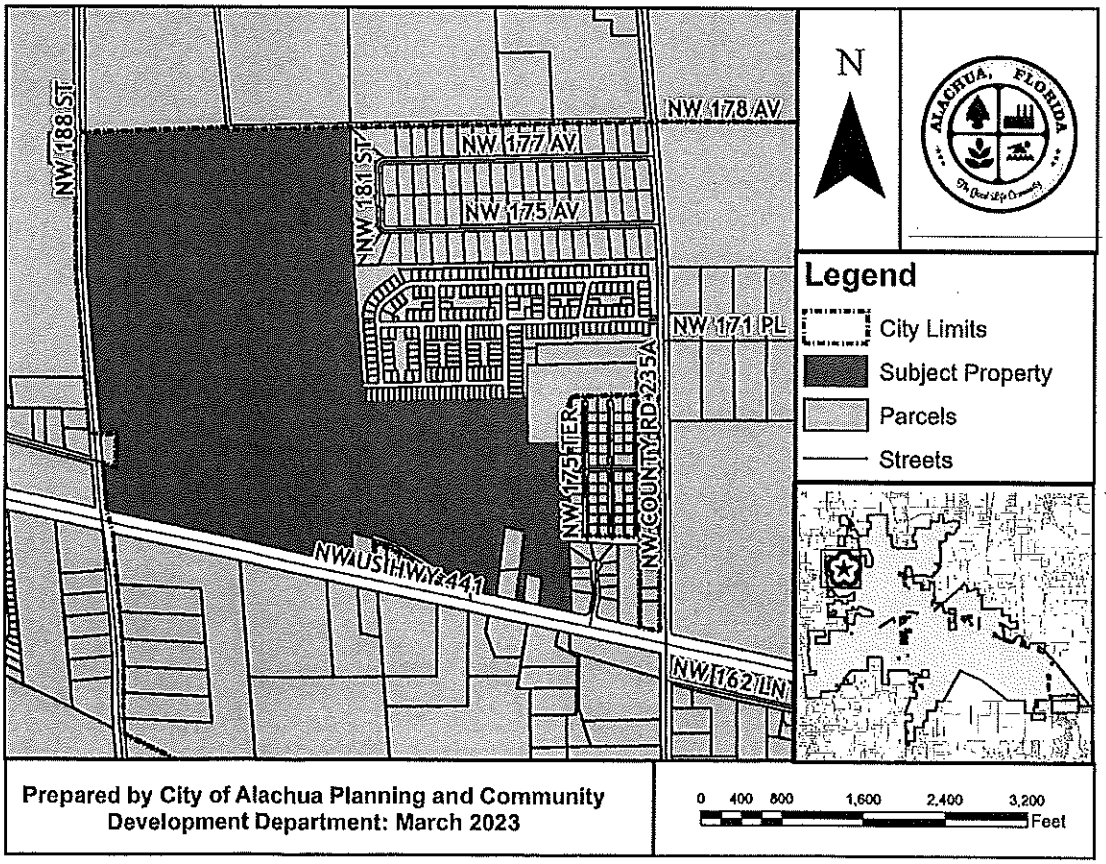

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ E-Mail: planning@cityofalachua.com

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Peggy Arnold
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Lynn Coullias
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Lynda Coon
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Tamara Robbins
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Michele L. Lieberman, County Manager
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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)

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:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

Commission Agenda Item

MEETING DATE: 5/8/2023
SUBJECT: Donation of Surplus Property: Tax Parcel 03506-000-000
PREPARED BY: G.B. Wilson, Director of Compliance and Risk Management

RECOMMENDED ACTION:

Approve the Alachua Habit for Humanity, Inc., a Florida not for profit corporation, request that the City donate surplus vacant Tax Parcel 03506-000-000 to Habitat to support its mission to provide affordable housing to the economically challenged and authorize and direct the Mayor to execute and deliver the attached Quit Claim Deed to effect the transfer of title.

Summary

Donation to Alachua Habitat for Humanity Inc. (Habitat), a not for profit corporation.

Tax Parcel 03506-000-000 (0.11 acre) is a vacant unimproved lot and the first parcel on the east side of and fronting NW 136 Terr. just south of NW 143rd Pl. The lot is depicted and identified on the attached aerial photograph. The lot was declared surplus by the City Commission at a public meeting on Feb. 24, 2014 after being found to be of negative value due to liability, maintenance costs and no projected use for a City purpose.

Habitat now formally requests and City Staff recommends the Commission vote to donate the property to support the City, not for profit, affordable housing program. A family has been qualified and selected by Habitat to work along side volunteers building the family a new home supported by donations of material and dollars from businesses and others. The equity generated by the new home owners, labor and donations of others also yield an affordable mortgage.

The second attachment is a photograph of the last Habitat family home (3BR-2 Bath) built on a City donated surplus parcel.

FINANCIAL IMPACT: No

BUDGETED: No

COMMISSION GOALS:
Economic Development, Quality of Life, Community Enhancement, Strengthen Community Services

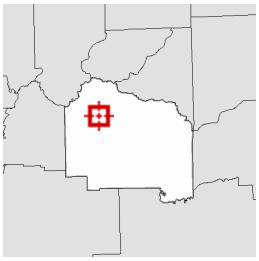
ATTACHMENTS:

	Description
🗋	Aerial Map 03056-000-000

- Recent COA Habitat House

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Overview



Legend

Parcels
Lakes

Parcel ID	03506-000-000	**Prop ID**	14331	**Owner Address**	CITY OF ALACHUA
Sec/Twp/Rng	14-08-18	**Class**	MUNICIPAL VACANT/XFEATURE		15001 NW 141ST ST
Property Address		**Acreage**	0.11		ALACHUA, FL 32615
District	1700 - ALACHUA				
Brief Tax Description	LUNDY ADDN PB C-79C LOT 6 BK 4 OR 2331/ 2449				
	(Note: Not to be used on legal documents)				

Date created: 5/1/2023
Last Data Uploaded: 5/1/2023 7:29:52 AM

Developed by Schneider GEOSPATIAL

Commission Agenda Item

MEETING DATE: 5/8/2023
SUBJECT: April 10, 2023 City Commission Meeting Minutes
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:
Approve the minutes.

Summary

April 10, 2023 City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
April 10, 2023

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Jennifer Blalock	City Attorney Marian Rush
Commissioner Shirley Green Brown	
Commissioner Dayna Miller	
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: April 10, 2023

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Mairim Rodriguez, Jamie Smith, Travis Wood, Andrea Wood, Gabriel Wood, Reagan Wood, Elijah Wood, Erica Harrington, Guy Harrington, Jamir Dillard, Harry Dillard Jr., Kristine Juliar, Noe Caballero Jr., Mayleen Caballero, Isabel Carter, Mel Campos, Sophia Campos, Segan Campos, Vince Dixon Jr., Malcom Dixon, Jennifer Allen, Tom Hubbard, Ron Whitesides, Andrew Miller, Christopher Mallinson Robert Sharpe, James Bramblet, Dan Rittenhouse. STAFF PRESENT: Diane Amendola, Robert Bonetti, Heather Carter, Daniel Chalker, Tara Malone, Vanessa McDaniel, Carl Newsome, Brooke Price, Jesse Sandusky, Rodolfo Valladares, Cesar Vargas, David Wisener, Brandon Young.

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

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor James Bramblet of Calvary Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Dayna Miller moved to approve the amended agenda; seconded by Vice Mayor Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Shirley Green Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Blalock.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Alachua Elementary School- Student Artist Appreciation

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Ms. Jamie Smith presented the students with certificates.

B. 2023 Great American Cleanup Proclamation

Public Services Director Rodolfo Valladares introduced the presentation.

Mayor Coerper read the proclamation.

Mayor Coerper thanked Public Services Director Valladares.

Commissioner Miller asked if citizens of the community had a project idea or area of the city which could be improved on for the Great American Cleanup, should they contact Public Services directly?

Public Services Director Valladares stated they could.

Commissioner Brown thanked Public Services Director Valladares.

C. National Public Safety Telecommunications Week Proclamation

Alachua Police Department Chief Jesse Sandusky introduced the presentation.

Mayor Coerper read the proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mr. Malcom Dixon expressed concerns about reckless driving within the city and the safety of the youth.

Mr. Dan Rittenhouse, Chair for Turkey Creek's Safety Committee expressed safety concerns for the intersection of US Highway 441 and Turkey Creek Blvd. He also stated there were several street lights in Turkey Creek in need of repair.

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

V. AGENDA ITEMS

A. Resolution 23-06: Accepting the Annual Comprehensive Financial Report and Management Letter for the Fiscal Year Ended September 30, 2022

City Attorney Marian Rush read Resolution 23-06 by title only.

Finance and Administrative Services Director Robert Bonetti introduced the item and Ronald Whitesides with Purvis Gray.

Mr. Whitesides introduced the presentation.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller thanked Mr. Whitesides for his presentation and the City's Finance Department for it's hard work.

Finance and Administrative Services Director Bonetti thanked his staff for their dedication and hard work on the success of the audit.

Commissioner Edward Potts moved to adopt Resolution 23-06; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mr. Robert Sharpe expressed concerns about street light repair within Merrillwood.

(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

City Manager Mike DaRoza thanked Pastor Bramblet for his invocation. He congratulated Alachua Elementary School student artists. He reminded citizens about the Great American Cleanup Saturday, May 6, 2023. He stated the City would increase police patrol, prioritize ensuring street signage was properly visible and in place and engineers would make sure roadway stripes would be visible.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts attended the Spring Concert Series and enjoyed Toppermost Beatles tribute band. He toured the UF Innovate/Sid Martin biotech Incubator and the Momentum Labs site with Commissioner Rick Minor from Leon County. He enjoyed the Cattlemen's Banquet and the Alachua Chamber Luncheon.

Commissioner Brown thanked Pastor Bramblet for his prayer. She attended the Cattlemen's Banquet, the Spring Concert Series and the basketball tournament held at Legacy Park and enjoyed all the events. She stated she visited Calvary Baptist Church's field day for their Co-op group. She thanked Mr. Dixon, Mr. Rittenhouse and Mr. Sharpe for expressing their concerns during the meeting.

Vice Mayor Blalock thanked everyone for attending the meeting. She reminded citizens to pay attention to their surroundings, not drive distracted and for parents/citizens to role model the behavior needed for the youth in the community.

Mayor Coerper was in attendance for the City's Easter event at Hal Brady Recreation Center.

ADJOURN

Vice Mayor Blalock moved to adjourn; seconded by Commissioner Potts.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City Commission Meeting
Sign In May 8, 2023

Name *(Please Print)*	Name *(Please Print)*
(Please Print) Freddie Wehle	*(Please Print)*
(Please Print) Tanya Floyd	*(Please Print)*
(Please Print) Cap Wilson COA	*(Please Print)*
(Please Print) GERARD MURPHY	*(Please Print)*
(Please Print) CARLOS A GONZALEZ	*(Please Print)*
(Please Print) Jeff Rachor	*(Please Print)*
(Please Print) Wes Barrett	*(Please Print)*
(Please Print)	*(Please Print)*
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(Please Print)	*(Please Print)*