Regular City Commission Meeting
Agenda
February 27, 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: February 27, 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. Alachua Learning Academy Student Artist Appreciation

B. Fiscal Analysis Report for FY 2022-2023 through January 31, 2023

C. Retirement of Alachua Police K9 Thor

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. Preliminary Plat – Peggy Road Planned Development: A request by Claudia Vega, P.E., ofeda consultants, inc., applicant and agent for William and Margaret Kirkland, property owner, for consideration of the Preliminary Plat of the Peggy Road Planned Development Subdivision, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots, with associated common areas and right-of-way, generally located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75; Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002 (Quasi-Judicial Hearing).

V. AGENDA ITEMS

A. Savannah Station Phase 2A, Unit 2 Infrastructure Acceptance and Return of Surety

B. Resolution 23-03: Amending the Fiscal Year 2022-2023 Budget for the Receipt of Unanticipated Revenue; Increasing the Children's Trust Grant Special Revenue Fund to Appropriate Revenues and Expenses Related to the Children's Trust of Alachua County Agreement; Providing an Effective Date.

C. Resolution 23-04: Amending the Fiscal Year 2022-2023 Budget for the Receipt of Unanticipated Revenue; Increasing the General Fund to Appropriate Revenues and Expenses Related to the Grant Received From the Duke Energy Foundation and the Greater Gainesville Chamber Foundation; Providviding an Effective Date.

D. Resolution 23-05: Amending the Fiscal Year 2022-2023 Budget for the Receipt of Unanticipated Revenue; Increasing the Enterprise Fund to Appropriate Revenues and Expenses Related to the Grant Received From the Florida Department of Environmental Protection; Providviding an Effective Date.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

RFB 2023-02 Horizontal Directional Drilling and Open Cut Method Annual Contract Award

Surplus Property - K9 Thor

Consulting Services with Causseaux, Hewett & Walpole (CHW) for Alachua West Wastewater Improvement Project

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Alachua Learning Academy Student Artist Appreciation
PREPARED BY: Diane L. Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper and Ms. Kovie to present the certificates to the students.

Summary

In recognition of the student artists, we are presenting art certificates to the students of the Alachua Learning Academy who had their artwork featured on display in the foyer of City Hall.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Fiscal Analysis Report for FY 2022-2023 through January 31, 2023
PREPARED BY: Tyler Williams, FAS - Accounting Manager

RECOMMENDED ACTION:
Receive the presentation.

Summary

The Finance and Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT: No

BUDGETED: No

ATTACHMENTS:

Description

- Fiscal Analysis Report 20230131
- Presentation 20230131



FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2022-2023
THROUGH JANUARY 31, 2023

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INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at all City Funds, and then looks at the major fund types (General Fund, Enterprise Funds, etc.). This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

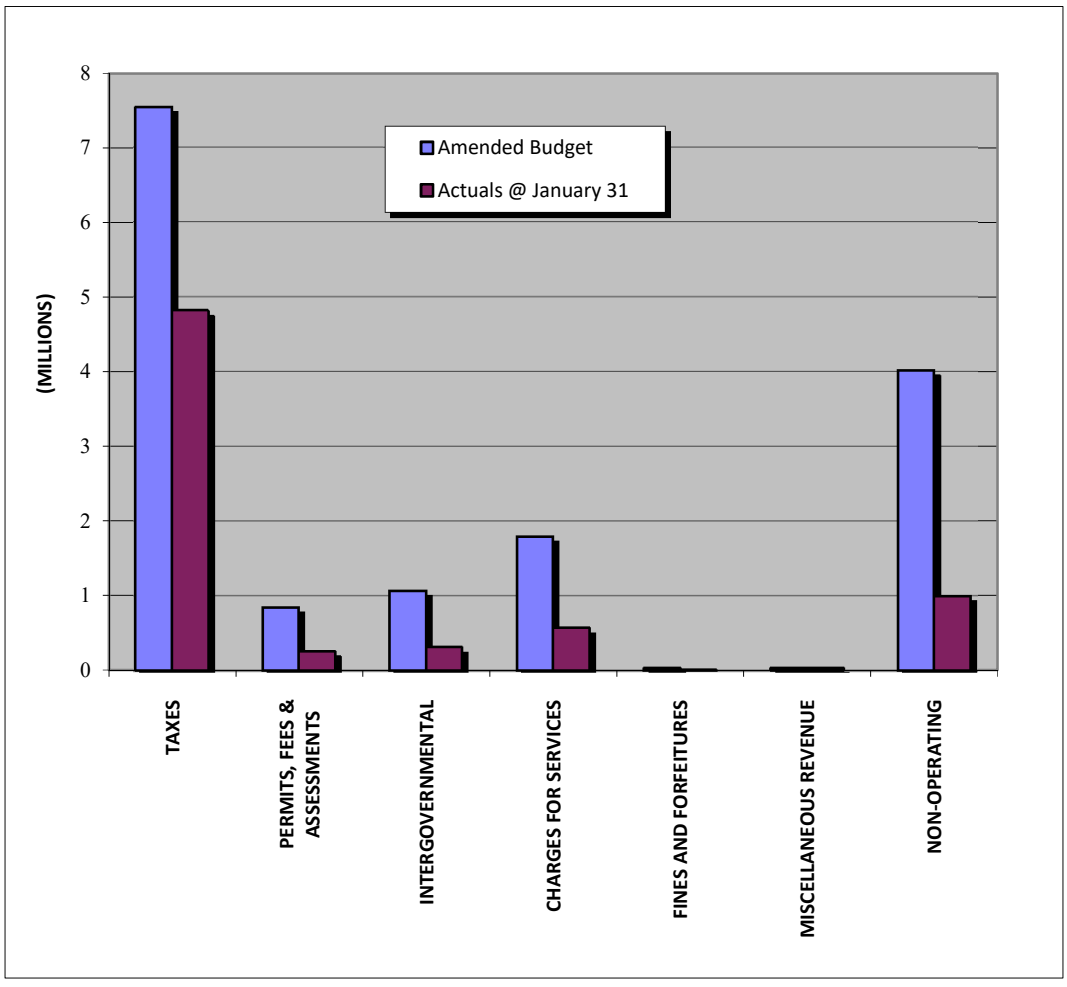
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	7,546,146	7,546,146	4,823,275	64%
PERMITS, FEES & ASSESSMENTS	853,000	853,000	262,937	31%
INTERGOVERNMENTAL	1,076,265	1,076,265	313,615	29%
CHARGES FOR SERVICES	1,801,940	1,801,940	574,235	32%
FINES AND FORFEITURES	40,000	40,000	10,133	25%
MISCELLANEOUS REVENUE	40,600	40,600	41,155	101%
NON-OPERATING	4,017,212	4,017,212	1,000,000	25%
	15,375,163	15,375,163	7,025,350	46%
EXPENSES:				
GENERAL GOVERNMENT	6,210,366	6,210,366	2,834,269	46%
PUBLIC SAFETY	4,987,671	4,987,671	1,879,390	38%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,079,066	1,079,066	1,075,548	100%
TRANSPORTATION	1,634,998	1,634,998	867,279	53%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,463,062	1,463,062	612,832	42%
	15,375,163	15,375,163	7,269,318	47%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	8,457,892	8,457,892	2,764,858	33%
OPERATING EXPENDITURES	4,257,686	4,257,686	2,587,044	61%
CAPITAL OUTLAY	1,127,139	1,127,139	880,762	78%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	297,438	297,438	1,646	1%
NON-OPERATING	1,235,008	1,235,008	1,035,008	84%
POWER COSTS	0	0	0	0%
	15,375,163	15,375,163	7,269,318	47%

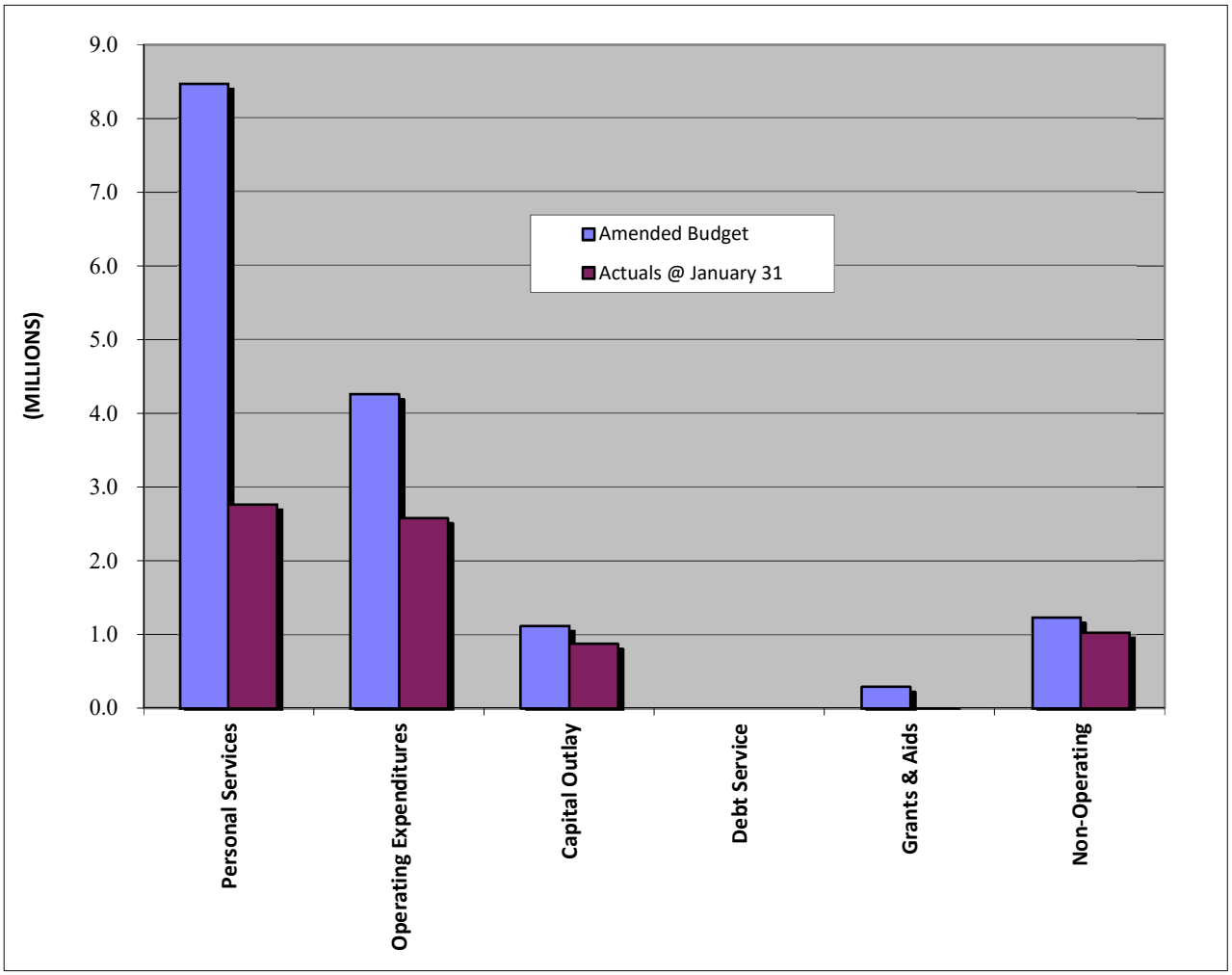
Revenues by Major Category
General Fund

As of January 31, 2023, the City of Alachua collected 46% of budgeted General Fund revenues. Tax collections are at 64%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for $7.5M, or just under half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 31%. The Intergovernmental Revenues are at 29%. Charges for Services are at 32%, Fines & Forfeitures are at 25%, Miscellaneous Revenues are at 101% and Non-Operating Revenues are at 25%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 47%. Personal Services are at 33% with Operating Expenditures at 61%. The Capital Outlay category is at 78%, Grants & Aids are 1% and Non-Operating expenditures are at 84%. Encumbrances for legal and residential waste collection account for 13% of the expense line total ($967K).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	5,559,133	5,559,133	4,297,927	77%
LOCAL OPTION FUEL TAXES	328,013	328,013	77,778	24%
UTILITY SERVICES TAXES	1,300,000	1,300,000	324,402	25%
COMMUNICATIONS SERVICES TAXES	310,000	310,000	81,475	26%
LOCAL BUSINESS TAXES	49,000	49,000	41,693	85%
SUBTOTAL	**7,546,146**	**7,546,146**	**4,823,275**	**64%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	413,000	413,000	127,022	31%
FRANCHISE FEES	440,000	440,000	135,915	31%
SUBTOTAL	**853,000**	**853,000**	**262,937**	**31%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,076,265	1,076,265	313,615	29%
GRANTS	0	0	0	0%
SUBTOTAL	**1,076,265**	**1,076,265**	**313,615**	**29%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	83,025	83,025	41,220	50%
PUBLIC SAFETY	347,400	347,400	103,910	30%
PHYSICAL ENVIRONMENT	1,185,792	1,185,792	391,260	33%
TRANSPORTATION	47,723	47,723	0	0%
CULTURE & RECREATION	138,000	138,000	37,845	27%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,801,940**	**1,801,940**	**574,235**	**32%**
FINES & FORFEITURES				
FINES & FORFEITURES	40,000	40,000	10,095	25%
OTHER FINES & FORFEITURES	0	0	38	NA+
SUBTOTAL	**40,000**	**40,000**	**10,133**	**25%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	9,000	9,000	10,509	117%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	31,600	31,600	30,646	97%
SUBTOTAL	**40,600**	**40,600**	**41,155**	**101%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	1,000,000	50%
FUND BALANCE & UNDER COLLECTION	2,017,212	2,017,212	0	0%
SUBTOTAL	**4,017,212**	**4,017,212**	**1,000,000**	**25%**
GENERAL FUND	**15,375,163**	**15,375,163**	**7,025,350**	**46%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	130,429	40,178	31%	0	0%	31%
OPERATING EXPENDITURES	25,878	9,032	35%	0	0%	35%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**156,307**	**49,210**	**31%**	**0**	**0%**	**31%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	641,826	159,610	25%	0	0%	25%
OPERATING EXPENDITURES	47,332	25,088	53%	42,725	90%	143%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**689,158**	**184,698**	**27%**	**42,725**	**6%**	**33%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	152,453	53,528	35%	0	0%	35%
OPERATING EXPENDITURES	71,626	21,907	31%	5,228	7%	38%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**224,079**	**75,435**	**34%**	**5,228**	**2%**	**36%**
CITY ATTORNEY						
OPERATING EXPENDITURES	174,060	45,523	26%	165,248	95%	121%
TOTAL EXPENDITURES	**174,060**	**45,523**	**26%**	**165,248**	**95%**	**121%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	210,921	56,541	27%	0	0%	27%
OPERATING EXPENDITURES	115,133	59,031	51%	27,375	24%	75%
CAPITAL OUTLAY	125,000	17,223	14%	1,440	1%	15%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**451,054**	**132,795**	**29%**	**28,815**	**6%**	**36%**
FINANCE						
PERSONAL SERVICES	588,308	205,275	35%	0	0%	35%
OPERATING EXPENDITURES	98,433	63,394	64%	9,898	10%	74%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**686,741**	**268,669**	**39%**	**9,898**	**1%**	**41%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	260,558	88,413	34%	0	0%	34%
OPERATING EXPENDITURES	68,975	23,470	34%	2,950	4%	38%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**329,533**	**111,883**	**34%**	**2,950**	**1%**	**35%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	386,335	141,411	37%	0	0%	37%
OPERATING EXPENDITURES	217,610	59,830	27%	12,838	6%	33%
CAPITAL OUTLAY	77,276	58,572	76%	18,704	24%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**681,221**	**259,813**	**38%**	**31,542**	**5%**	**43%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	55,500	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**55,500**	**0**	**0%**	**0**	**0%**	**0%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	599,724	181,929	30%	0	0%	30%
OPERATING EXPENDITURES	113,152	12,084	11%	15,410	14%	24%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**712,876**	**194,013**	**27%**	**15,410**	**2%**	**29%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	327,691	115,273	35%	0	0%	35%
OPERATING EXPENDITURES	44,576	14,124	32%	0	0%	32%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**372,267**	**129,397**	**35%**	**0**	**0%**	**35%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	23,000	3,377	15%	13,774	60%	75%
TOTAL EXPENDITURES	**23,000**	**3,377**	**15%**	**13,774**	**60%**	**75%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	0	0%	0	0%	0%
OPERATING EXPENDITURES	108,050	24,620	23%	2,592	2%	25%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	297,438	1,646	1%	0	0%	1%
NON-OPERATING	1,235,008	1,035,008	84%	0	0%	84%
TOTAL EXPENDITURES	**1,654,570**	**1,061,274**	**64%**	**2,592**	**0%**	**64%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,079,066	273,749	25%	801,799	74%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,079,066**	**273,749**	**25%**	**801,799**	**74%**	**100%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	656,463	154,373	24%	0	0%	24%
OPERATING EXPENDITURES	346,599	55,256	16%	110,000	32%	48%
CAPITAL OUTLAY	631,936	9,600	2%	538,050	85%	87%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,634,998**	**219,229**	**13%**	**648,050**	**40%**	**53%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	229,248	80,950	35%	0	0%	35%
OPERATING EXPENDITURES	44,155	9,548	22%	0	0%	22%
CAPITAL OUTLAY	35,000	38,788	111%	0	0%	111%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**308,403**	**129,286**	**42%**	**0**	**0%**	**42%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	3,105,810	1,132,122	36%	0	0%	36%
OPERATING EXPENDITURES	860,916	183,546	21%	99,516	12%	33%
CAPITAL OUTLAY	257,927	38,249	15%	160,136	62%	77%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,224,653**	**1,353,917**	**32%**	**259,652**	**6%**	**38%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	399,628	124,606	31%	0	0%	31%
OPERATING EXPENDITURES	20,987	5,720	27%	0	0%	27%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**420,615**	**130,326**	**31%**	**0**	**0%**	**31%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	29,000	6,209	21%	0	0%	21%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**29,000**	**6,209**	**21%**	**0**	**0%**	**21%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	754,424	230,649	31%	0	0%	31%
OPERATING EXPENDITURES	708,638	236,335	33%	145,848	21%	54%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,463,062**	**466,984**	**32%**	**145,848**	**10%**	**42%**
GENERAL FUND	**15,375,163**	**5,095,787**	**33%**	**2,173,531**	**14%**	**47%**

CITY OF ALACHUA **SPECIAL REVENUE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	610,635	610,635	153,729	25%
PERMITS, FEES & ASSESSMENTS	19,600	19,600	14,154	72%
INTERGOVERNMENTAL REVENUE	324,236	324,236	324,236	100%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	5,000	5,000	1,878	38%
MISCELLANEOUS REVENUE	18,320	18,320	11,408	62%
NON-OPERATING	1,480,073	1,480,073	225,030	15%
	2,457,864	2,457,864	730,435	30%
EXPENSES:				
GENERAL GOVERNMENT	201,400	201,400	5,250	3%
PUBLIC SAFETY	20,000	20,000	0	0%
ECONOMIC ENVIRONMENT	1,228,878	1,228,878	621,916	51%
PHYSICAL ENVIRONMENT	33,800	33,800	12,960	38%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	973,786	973,786	162,123	17%
	2,457,864	2,457,864	802,249	33%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	122,597	122,597	23,217	19%
OPERATING EXPENDITURES	1,180,517	1,180,517	245,836	21%
CAPITAL OUTLAY	1,000,470	1,000,470	483,556	48%
DEBT SERVICE	99,280	99,280	49,640	50%
GRANTS & AIDS	25,000	25,000	0	0%
NON-OPERATING	30,000	30,000	0	0%
	2,457,864	2,457,864	802,249	33%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	RECEIVED TO DATE FY 22/23	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	610,635	610,635	153,729	25%
SUBTOTAL	**610,635**	**610,635**	**153,729**	**25%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	0	0%
SPECIAL ASSESSMENTS	19,600	19,600	14,154	72%
SUBTOTAL	**19,600**	**19,600**	**14,154**	**72%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	324,236	324,236	324,236	100%
SUBTOTAL	**324,236**	**324,236**	**324,236**	**100%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	5,000	5,000	1,878	38%
SUBTOTAL	**5,000**	**5,000**	**1,878**	**38%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	320	320	878	274%
RENTALS AND LEASES	18,000	18,000	9,955	55%
CONTRIBUTIONS AND DONATIONS	0	0	575	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**18,320**	**18,320**	**11,408**	**62%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	225,031	225,031	225,030	100%
USE OF FUND BALANCE/UNDERCOLLECTION	1,255,042	1,255,042	0	0%
SUBTOTAL	**1,480,073**	**1,480,073**	**225,030**	**15%**
SPECIAL REVENUE FUNDS	**2,457,864**	**2,457,864**	**730,435**	**30%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	15,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**15,000**	**0**	**0%**	**0**	**0%**	**0%**
TREE BANK FUND						
OPERATING EXPENDITURES	201,400	0	0%	5,250	3%	3%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**201,400**	**0**	**0%**	**5,250**	**3%**	**3%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	5,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	23,800	4,320	18%	8,640	36%	54%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**33,800**	**4,320**	**13%**	**8,640**	**26%**	**38%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	592,739	0	0%	45,150	0%	0%
CAPITAL OUTLAY	361,886	116,513	32%	373	0%	32%
TOTAL EXPENDITURES	**954,625**	**116,513**	**12%**	**45,523**	**5%**	**17%**
DONATION FUND						
OPERATING EXPENDITURES	19,161	87	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**19,161**	**87**	**0%**	**0**	**0%**	**0%**
CRA FUND						
PERSONAL SERVICES	122,597	23,217	19%	0	0%	19%
OPERATING EXPENDITURES	323,417	91,874	28%	90,515	28%	56%
CAPITAL OUTLAY	638,584	205,674	32%	160,996	25%	57%
DEBT SERVICE	99,280	49,640	50%	0	0%	50%
AIDS TO PRIVATE ORGANIZATIONS	25,000	0	0%	0	0%	0%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,228,878**	**370,405**	**30%**	**251,511**	**20%**	**51%**
SPECIAL REVENUE FUNDS	**2,457,864**	**491,325**	**20%**	**310,924**	**13%**	**33%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	2	NA+
NON-OPERATING	802,217	802,217	809,977	101%
	802,217	802,217	809,979	101%
EXPENSES:				
GENERAL GOVERNMENT	802,217	802,217	606,278	76%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	802,217	802,217	606,278	76%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	802,217	802,217	606,278	76%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	802,217	802,217	606,278	76%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	2	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**2**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	809,977	809,977	809,977	100%
FUND BALANCE & UNDER COLLECTION	(7,760)	(7,760)	0	0%
SUBTOTAL	**802,217**	**802,217**	**809,977**	**101%**
DEBT SERVICE FUND	**802,217**	**802,217**	**809,979**	**101%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEBT OBLIGATION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	750	750	100%	0	0%	100%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	801,467	605,528	76%	0	0%	76%
TOTAL EXPENDITURES	**801,467**	**605,528**	**76%**	**0**	**0%**	**76%**
DEBT SERVICE FUND	**802,217**	**606,278**	**76%**	**0**	**0%**	**76%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	680,035	680,035	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	2	NA+
NON-OPERATING	227,597	227,597	0	0%
	907,632	907,632	2	0%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	901,649	901,649	36,086	4%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,657	1,657	0	0%
	907,632	907,632	36,086	4%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	42,070	42,070	36,086	86%
CAPITAL OUTLAY	865,562	865,562	0	0%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	907,632	907,632	36,086	4%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING JANUARY 31, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	RECEIVED TO DATE FY 22/23	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	680,035	680,035	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**680,035**	**680,035**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	2	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**2**	**NA+**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	227,597	227,597	0	0%
SUBTOTAL	**227,597**	**227,597**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**907,632**	**907,632**	**2**	**0%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

CAPITAL PROJECT	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SAN FELASCO CONSERVATION CORRIDOR						
OPERATING EXPENDITURES	1,657	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,657**	**0**	**0%**	**0**	**0%**	**0%**
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - NEIGHBORHOOD REVITALIZATION						
OPERATING EXPENDITURES	36,087	0	0%	36,086	100%	100%
CAPITAL OUTLAY	865,562	0	0%	0	0%	0%
TOTAL EXPENDITURES	**901,649**	**0**	**0%**	**36,086**	**4%**	**0%**
CAPITAL PROJECT FUNDS	**907,632**	**0**	**0%**	**36,086**	**4%**	**4%**

CITY OF ALACHUA **ENTERPRISE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	4,715,000	4,715,000	94,900	2%
CHARGES FOR SERVICES	21,207,364	21,207,364	7,279,739	34%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	412,800	412,800	172,474	42%
NON-OPERATING	10,928,152	10,928,152	0	0%
	37,263,316	37,263,316	7,547,113	20%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	37,263,316	37,263,316	8,108,047	22%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	37,263,316	37,263,316	8,108,047	22%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,120,005	2,120,005	637,461	30%
OPERATING EXPENDITURES	2,352,678	2,352,678	913,214	39%
CAPITAL OUTLAY	9,180,078	9,180,078	903,372	10%
DEBT SERVICE	785,784	785,784	499,619	64%
GRANTS AND AIDS	0	0	14,033	NA-
NON-OPERATING	5,942,271	5,942,271	2,781,645	47%
POWER COSTS	16,882,500	16,882,500	2,358,703	14%
	37,263,316	37,263,316	8,108,047	22%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	RECEIVED TO DATE FY 22/23	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	215,000	215,000	94,900	44%
FEDERAL GRANTS	4,500,000	4,500,000	0	0%
SUBTOTAL	**4,715,000**	**4,715,000**	**94,900**	**2%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	15,674,264	15,674,264	5,639,201	36%
PHYSICAL ENVIRONMENT-WATER	2,223,100	2,223,100	681,423	31%
PHYSICAL ENVIRONMENT-WASTEWATER	3,250,000	3,250,000	938,266	29%
PHYSICAL ENVIRONMENT-MOSQUITO	60,000	60,000	20,849	35%
SUBTOTAL	**21,207,364**	**21,207,364**	**7,279,739**	**34%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	8,000	8,000	11,478	143%
RENTS & ROYALTIES	32,000	32,000	0	0%
OTHER MISCELLANEOUS REVENUE	372,800	372,800	160,996	43%
SUBTOTAL	**412,800**	**412,800**	**172,474**	**42%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	10,928,152	10,928,152	0	0%
SUBTOTAL	**10,928,152**	**10,928,152**	**0**	**0%**
ENTERPRISE FUNDS	**37,263,316**	**37,263,316**	**7,547,113**	**20%**

CITY OF ALACHUA **ENTERPRISE FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	1,427,905	408,474	29%	0	0%	29%
OPERATING EXPENDITURES	874,174	193,903	22%	143,460	16%	39%
CAPITAL OUTLAY	2,738,070	276,039	10%	236,987	9%	19%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	14,033	NA-	0	0%	NA-
NON-OPERATING	3,391,913	2,391,913	71%	0	0%	71%
POWER COSTS	16,882,500	2,358,703	14%	0	0%	14%
TOTAL EXPENDITURES	**25,314,562**	**5,643,065**	**22%**	**380,447**	**2%**	**24%**
WATER UTILITY						
PERSONAL SERVICES	211,243	51,171	24%	0	0%	24%
OPERATING EXPENDITURES	594,004	90,437	15%	109,077	18%	34%
CAPITAL OUTLAY	4,823,925	129,006	3%	28,844	1%	3%
DEBT SERVICE	164,220	135,474	82%	0	0%	82%
NON-OPERATING	1,671,395	0	0%	0	0%	0%
TOTAL EXPENDITURES	**7,464,787**	**406,088**	**5%**	**137,921**	**2%**	**7%**
WASTEWATER UTILITY						
PERSONAL SERVICES	473,084	177,414	38%	0	0%	38%
OPERATING EXPENDITURES	843,292	216,149	26%	158,801	19%	44%
CAPITAL OUTLAY	1,618,083	67,357	4%	165,139	10%	14%
DEBT SERVICE	621,564	364,145	59%	0	0%	59%
NON-OPERATING	828,463	364,232	44%	0	0%	44%
TOTAL EXPENDITURES	**4,384,486**	**1,189,297**	**27%**	**323,940**	**7%**	**35%**
MOSQUITO CONTROL						
PERSONAL SERVICES	7,773	402	5%	0	0%	5%
OPERATING EXPENDITURES	41,208	1,387	3%	0	0%	3%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	50,500	25,500	50%	0	0%	50%
TOTAL EXPENDITURES	**99,481**	**27,289**	**27%**	**0**	**0%**	**27%**
ENTERPRISE FUNDS	**37,263,316**	**7,265,739**	**19%**	**842,308**	**2%**	**22%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	275	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	700	700	1,198	171%
NON-OPERATING	3,852,961	3,852,961	1,781,645	46%
	3,853,661	3,853,661	1,783,118	46%
EXPENSES:				
GENERAL GOVERNMENT	2,972,571	2,972,571	948,211	32%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	881,090	881,090	222,203	25%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	3,853,661	3,853,661	1,170,414	30%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,548,577	2,548,577	720,153	28%
OPERATING EXPENDITURES	867,487	867,487	237,508	27%
CAPITAL OUTLAY	16,000	16,000	0	0%
DEBT SERVICE	281,597	281,597	212,753	76%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	3,853,661	3,853,661	1,170,414	30%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

REVENUE SOURCE	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	275	NA+
SUBTOTAL	**0**	**0**	**275**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	700	700	587	84%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	611	NA+
SUBTOTAL	**700**	**700**	**1,198**	**171%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,717,271	3,717,271	1,781,645	48%
FUND BALANCE & UNDER COLLECTION	135,690	135,690	0	0%
SUBTOTAL	**3,852,961**	**3,852,961**	**1,781,645**	**46%**
INTERNAL SERVICE FUND	**3,853,661**	**3,853,661**	**1,783,118**	**46%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	357,571	129,509	36%	0	0%	36%
OPERATING EXPENDITURES	55,436	14,462	26%	107	0%	26%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**413,007**	**143,971**	**35%**	**107**	**0%**	**35%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	362,837	125,621	35%	0	0%	35%
OPERATING EXPENDITURES	154,120	50,258	33%	7,750	5%	38%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**516,957**	**175,879**	**34%**	**7,750**	**1%**	**36%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,092,545	284,551	26%	0	0%	26%
OPERATING EXPENDITURES	290,588	44,856	15%	29,896	10%	26%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,383,133**	**329,407**	**24%**	**29,896**	**2%**	**26%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	127,406	24,878	20%	0	0%	20%
OPERATING EXPENDITURES	28,728	6,046	21%	0	0%	21%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**156,134**	**30,924**	**20%**	**0**	**0%**	**20%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	41,582	13,989	34%	0	0%	34%
OPERATING EXPENDITURES	503	251	50%	0	0%	50%
TOTAL EXPENDITURES	**42,085**	**14,240**	**34%**	**0**	**0%**	**34%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	32,658	2,786	9%	0	0%	9%
OPERATING EXPENDITURES	7,000	498	7%	0	0%	7%
TOTAL EXPENDITURES	**39,658**	**3,284**	**8%**	**0**	**0%**	**8%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2023

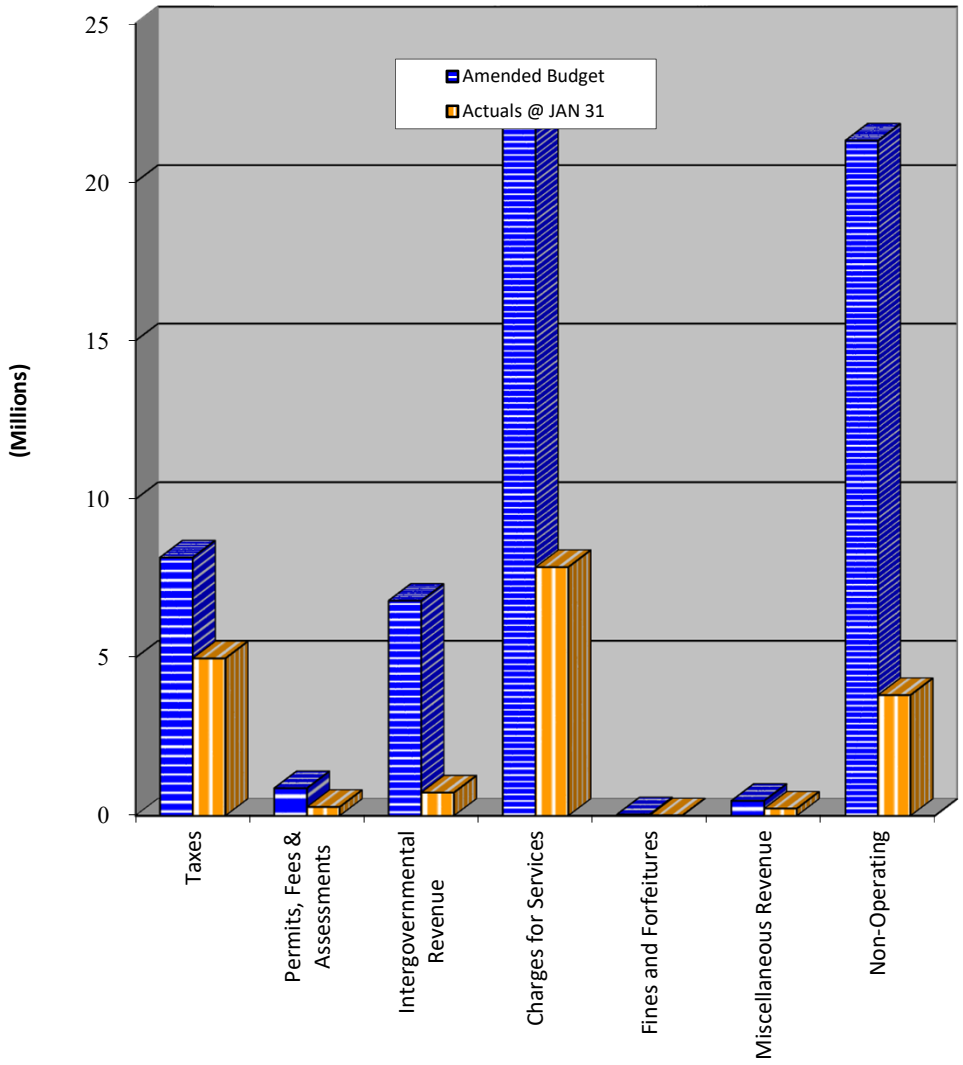
DEPARTMENT/DIVISION	FY 22/23 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	533,978	138,819	26%	0	0%	26%
OPERATING EXPENDITURES	331,112	58,389	18%	24,995	8%	25%
CAPITAL OUTLAY	16,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**881,090**	**197,208**	**22%**	**24,995**	**3%**	**25%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	281,597	212,753	76%	0	0%	76%
TOTAL EXPENDITURES	**281,597**	**212,753**	**76%**	**0**	**0%**	**76%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**3,853,661**	**1,107,666**	**29%**	**62,748**	**2%**	**30%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2023

	FY 22/23 APPROVED BUDGET	FY 22/23 AMENDED BUDGET	YEAR TO DATE FY 22/23	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	8,156,781	8,156,781	4,977,004	61%
PERMITS, FEES & ASSESSMENTS	872,600	872,600	277,366	32%
INTERGOVERNMENTAL	6,795,536	6,795,536	732,751	11%
CHARGES FOR SERVICES	23,009,304	23,009,304	7,853,974	34%
FINES AND FORFEITURES	45,000	45,000	12,011	27%
MISCELLANEOUS REVENUE	472,420	472,420	226,239	48%
NON-OPERATING	21,308,212	21,308,212	3,816,652	18%
	60,659,853	60,659,853	17,895,997	30%
EXPENSES:				
GENERAL GOVERNMENT	10,186,554	10,186,554	4,394,008	38%
PUBLIC SAFETY	5,007,671	5,007,671	1,879,390	38%
ECONOMIC ENVIRONMENT	1,228,878	1,228,878	621,916	51%
PHYSICAL ENVIRONMENT	39,261,598	39,261,598	9,418,758	24%
TRANSPORTATION	2,536,647	2,536,647	903,365	36%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	2,438,505	2,438,505	774,955	32%
	60,659,853	60,659,853	17,992,392	30%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	13,249,071	13,249,071	4,145,689	31%
OPERATING EXPENDITURES	8,700,438	8,700,438	4,019,688	46%
CAPITAL OUTLAY	12,189,249	12,189,249	2,267,690	19%
DEBT SERVICE	1,968,878	1,968,878	1,368,290	69%
GRANTS & AIDS	322,438	322,438	15,679	5%
NON-OPERATING	7,347,279	7,347,279	3,816,653	52%
POWER COSTS	16,882,500	16,882,500	2,358,703	14%
	60,659,853	60,659,853	17,992,392	30%

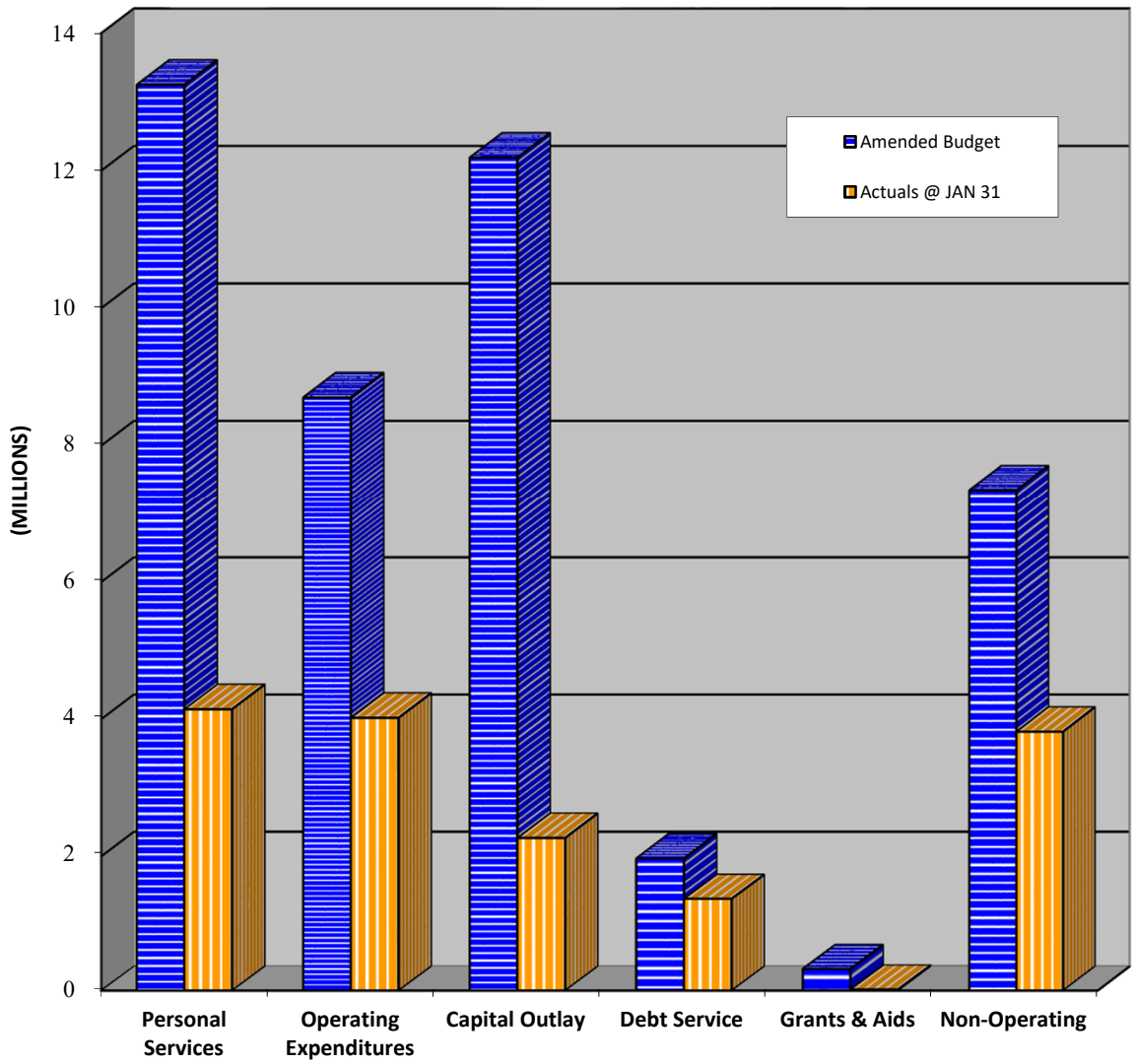
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 30% of budget for the fiscal year. Taxes are at 61% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (32%); Intergovernmental Revenue (11%); Charges for Services (34%); Fines and Forfeitures (27%); Miscellaneous Revenue (48%); and Non-Operating Revenue (18%).



Expenditures by Major Category
All City Funds

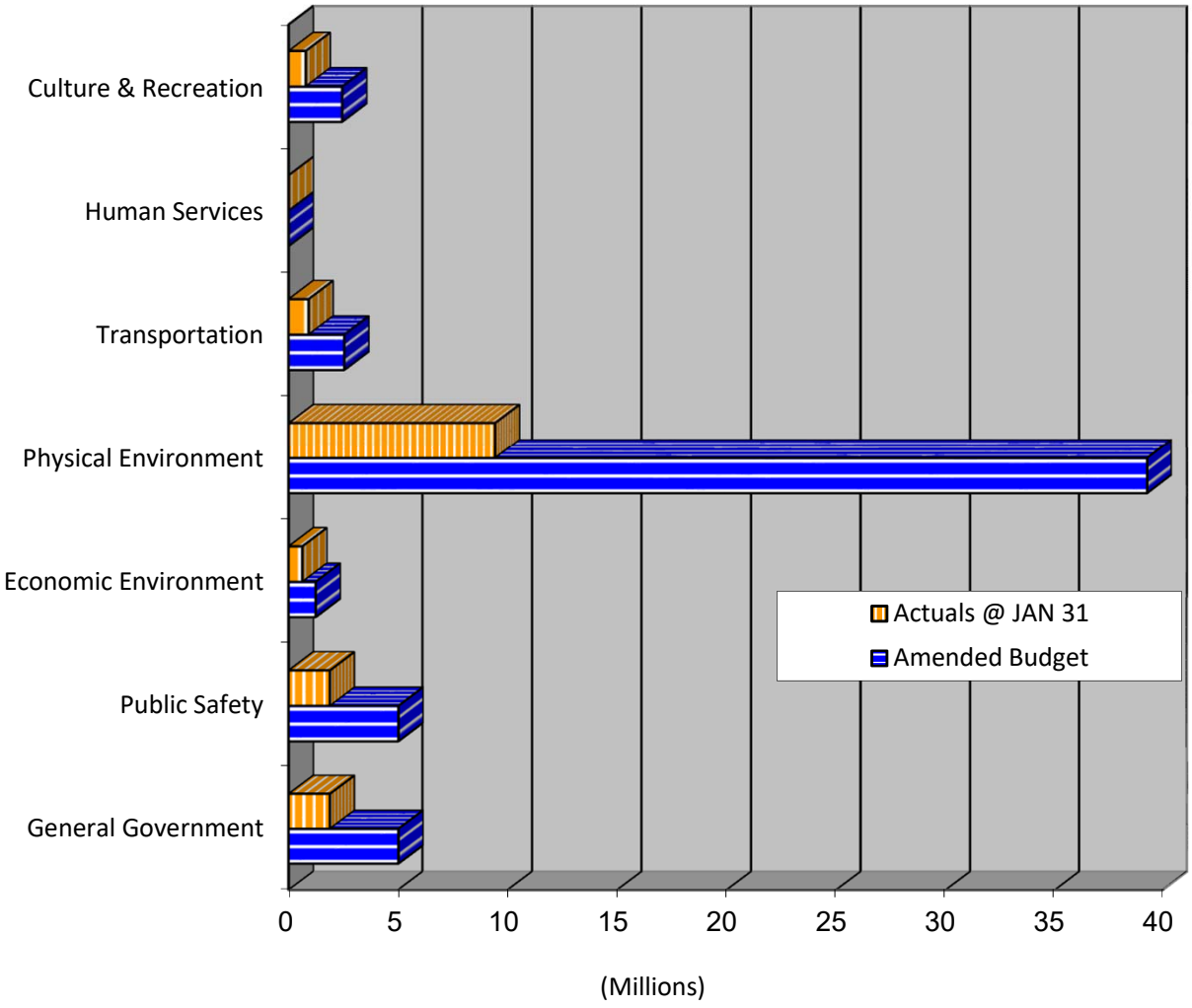
Overall, City expenditures and encumbrances are at 30% of budget for the period. The Personal Services category is at 31% of budget for the fiscal year. The Operating Expenditures category is at 46%, with encumbrances for legal and residential waste collection services of $967K. Capital Outlay is at 19%, Debt Service is 69%, Grants & Aids is 5% and Non-Operating Expenditures are at 52%. Encumbrances for future expenditures account for 4.3% (aprox. $2.6m) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function
All City Funds

Overall, expenditures are at 30% of budget with General Government expenses at 38%, Public Safety at 38%, Economic Environment at 51%, Physical Environment at 24% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 36%, Human Services at 0%, and Culture & Recreation at 32%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

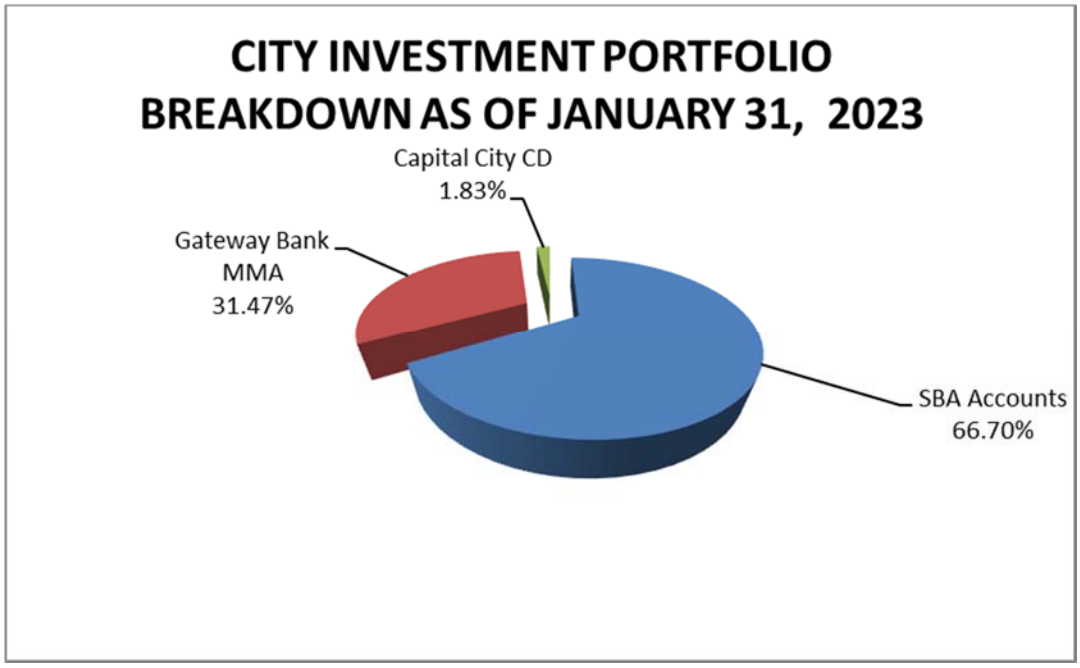
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

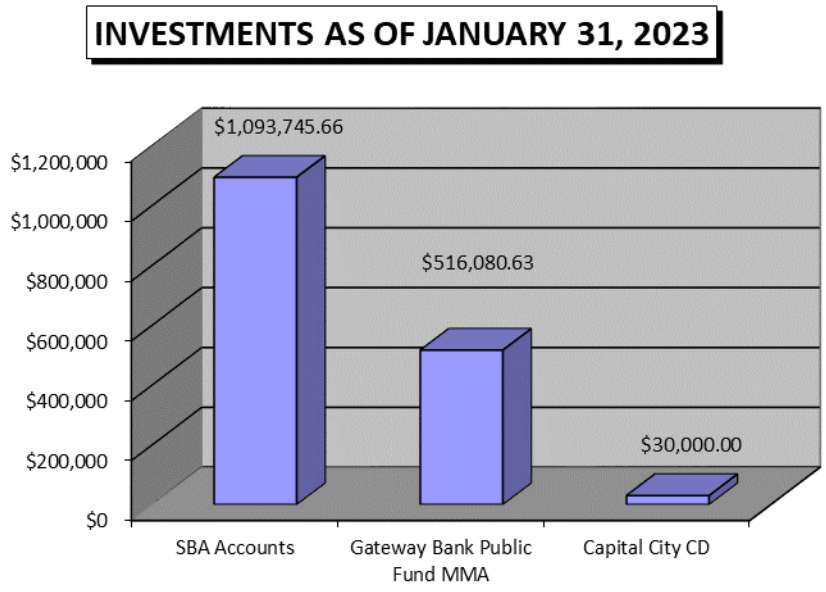
Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of January 31, 2023, the City's investment portfolio totaled **$1,639,826.29.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of January 31, 2023, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$26,754,588.51.** Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- Savannah Station Phase 2A Surety Account: This account is for funds related to the completion of improvements to the Savannah Station subdivision Phase 2A.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.

The bank account balances as of the end of the report period are as follows:

Bank Account	January Balance	Percentage of Total
Operating Account	$18,854,151.69	70.47%
Payroll Account	$7,861.99	0.03%
CRA Account	$825,261.21	3.08%
Police Forfeiture Account	$3,386.93	0.01%
Series 2016 Repayment Account	$34,204.80	0.13%
Deposit Account	$1,992,809.00	7.45%
Explorer Account	$5,139.29	0.02%
Heritage Oaks Account	$4,325.46	0.02%
Savannag Station Phase 2A Surety Account	$6,489.00	0.02%
SRF Repayment Account	$155,734.91	0.58%
ARPA Account	$4,865,224.23	18.18%
TOTAL	**$26,754,588.51**	100.00%

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2022-2023

THROUGH JANUARY 31, 2023

FEBRUARY 27, 2023

Key Terms

- **Fiscal year: period beginning October 1, 2022 and ending September 30, 2023.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 33.3%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 22/23 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	15,375,163	25.35%
SPECIAL REVENUE FUNDS	2,457,864	4.05%
DEBT SERVICE FUND	802,217	1.32%
CAPITAL PROJECTS FUNDS	907,632	1.50%
ENTERPRISE FUNDS	37,263,316	61.43%
INTERNAL SERVICE FUND	3,853,661	6.35%
	60,659,853	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

- **Programs Funded:**
  - City Commission
  - City Manager (City Manager, Deputy City Clerk, Special Expense)
  - City Attorney
  - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Information & Tech., Facilities)
  - Human Resources
  - Community Planning & Development (Planning, Codes, Building Inspections)
  - Compliance & Risk Management
  - Residential Waste Collection
  - Public Works
  - Police
  - Recreation & Culture

General Fund

- **Sources of Funding (59%) –**
  - Current Revenues: $ 7.0M (46%)
  - Budgeted Balances: $ 2.0M (13%)
- **Uses of Funding (47%) –**
  - Expenses: $ 5.1M (33%)
  - Encumbrances: $ 2.2M (14%)

Special Revenue Funds

- **Primary Revenue Source: Intergovernmental Revenue and Taxes**

- **Programs Funded:**
  - **Law Enforcement Training**
  - **Tree Bank**
  - **APD Explorers**
  - **T K Basin**
  - **Wild Spaces Public Places**
  - **Donation**
  - **Community Redevelopment Agency (CRA)**

Special Revenue Funds

- **Sources of Funding (81%) –**
  - Current Revenues: $ 730K (30%)
  - Budgeted Balances: $ 1.3M (51%)
- **Uses of Funding (33%) –**
  - Expenses: $ 491K (20%)
  - Encumbrances: $ 311K (13%)

Debt Service Fund

- **Primary Revenue Source: Inter-fund Transfers**

- **Programs Funded:**
  - **Series 2016 Debt Payments**

Debt Service Fund

- **Sources of Funding (100%) –**
  - Current Revenues: $ 810K (101%)
  - Budgeted Balances: $ -8K (-1%)
- **Uses of Funding (76%) –**
  - Expenses: $ 606K (76%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - San Felasco Conservation Corridor
  - Heritage Oaks
  - CDBG – Neighborhood Revitalization

Capital Projects Funds

- **Sources of Funding (25%) –**
  - Current Revenues: $ 0K (0%)
  - Budgeted Balances: $ 228K (25%)
- **Uses of Funding (4%) –**
  - Expenses: $ 0K (0%)
  - Encumbrances: $ 36K (4%)

Enterprise Funds

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - **Electric**
  - **Water**
  - **Waste Water**
  - **Mosquito**

Enterprise Funds

- **Sources of Funding (49%) –**
  - Current Revenues: $ 7.5M (20%)
  - Budgeted Balances: $ 1.4M (29%)
- **Uses of Funding (22%) –**
  - Expenses: $ 7.3M (20%)
  - Encumbrances: $ 842K (2%)

Internal Service Fund

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - **Utility Operations**
  - **Utility Billing**
  - **Utility Administration**
  - **Warehouse Operations**
  - **Human Resources**
  - **Information & Technology**
  - **Water Distribution/Collection**

Internal Service Fund

- **Sources of Funding (50%) –**
  - Current Revenues: $ 1.8M (46%)
  - Balances: $ 136K (4%)
- **Uses of Funding (30%) –**
  - Expenses: $ 631K (29%)
  - Encumbrances: $ 96K (1%)

ALL FUNDS SUMMARY

- **Amended FY 22/23 Budget = $ 60,659,853**

- **Sources of Funding (54%) –**
  - Current Revenues: $ 17.9M (30%)
  - Budgeted Balances: $ 14.6M (24%)

- **Uses of Funding (30%) –**
  - Expenses: $ 15.4M (26%)
  - Encumbrances: $ 2.6M (4%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,639,826.29**
  - State Board of Administration (SBA) = $ 1.1M
  - Money Market Account = $ 516K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 26,754,588.51**
  - Operating Account = $ 18.9M
  - CRA Account = $ 825K
  - Customer Deposit Accounts = $ 2.0M
  - Series 2016 Repayment Account = $ 34K
  - SRF Money Market account = $ 156K
  - ARPA Account = $ 4.9M
  - Other Accounts = $ 21K

Conclusion

- **Revenues and Expenses**
- **Audit Wrapping Up**

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Retirement of Alachua Police K9 Thor
PREPARED BY: Jesse J. Sandusky - Chief of Police

RECOMMENDED ACTION:
Present shadow box to Sgt. Justin Horn in recognition of K9 Thor's Retirement.

Summary

K9 Thor, a Belgian Malinois, has been in service with the Alachua Police Department since 2014. Thor, now 10 years old, will be retiring from service on February 27, 2023. In honor of Thor's service to the community, a shadow box will be presented to his handler, Sgt. Justin Horn.

FINANCIAL IMPACT: No

BUDGETED: No

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Preliminary Plat – Peggy Road Planned Development: A request by Claudia Vega, P.E., ofeda consultants, inc., applicant and agent for William and Margaret Kirkland, property owner, for consideration of the Preliminary Plat of the Peggy Road Planned Development Subdivision, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots, with associated common areas and right-of-way, generally located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75; Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002 (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission approve the preliminary plat/ Final PD plan of the Peggy Road PD-R Subdivision subject to the four(4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of the Peggy Road PD-R Subdivision, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.

Summary

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Margaret and William Kirkland, property owners, for consideration of the preliminary plat and Final PD Plan for the Peggy Road Planned Development project, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.
The subject property consists of Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002, and is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.
The proposed Peggy Road Planned Development subdivision will consist of lots

ranging size from ±6,000 square feet to ±9,335 square feet, with the majority of lots being ±6,000 square feet. The preliminary plat proposes 150 single family residential lots. The approved Planned Development Master Plan permits a maximum of 155 single family residential units. The preliminary plat proposes common areas along the eastern, southern and western boundaries of the property. Stormwater for the proposed development will be conveyed to and treated within three (3) stormwater management facilities located in the common areas along the southern and western portions of the property. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of Peggy Road and will include a connection to the Hal Brady Recreation Complex. A 50' buffer is shown between the proposed lots and the eastern property line.

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

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on September 26, 2022 through Ordinance 22-19. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

At the February 14, 2023 Planning and Zoning Board meeting, the Board voted 5-0 in favor of forwarding the preliminary plat/ Final PD application to the City Commission with a recommendation to approve.

ATTACHMENTS:

Description

- Staff Report and Staff Supporting Materials
- Preliminary Plat - Peggy Rd PD Subdivision
- Application and Supporting Materials
- Application and Supporting Materials - Traffic Analysis
- Public Notice Materials for the 02/14/23 PZB Hearing
- Public Notice Materials for the 02/27/23 City Commission Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 14, 2023
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat and Final PD Plan of the Peggy Road Planned Development Subdivision, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Claudia Vega, P.E., of eda consultants, inc.
PROPERTY OWNER:	William and Margaret Kirkland
PARCEL ID NUMBER:	03924-000-000, 03865-000-000, and 03917-200-002
FLUM DESIGNATION:	Moderate Density Residential (0-4 units per acre)
ZONING:	PD-R (Planned Development – Residential)
OVERLAY:	N/A
ACREAGE:	±51.26
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of Peggy Road Planned Development Subdivision to the City Commission with a recommendation to approve subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/ Final PD Plan of the Peggy Road Planned Development Subdivision to the City Commission, with a recommendation to approve, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent for Margaret and William Kirkland, property owners, for consideration of the preliminary plat and Final PD Plan for the Peggy Road Planned Development project, which proposes the subdivision of a ±51.26 acre subject property into a total of 150 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in one phase.

The subject property consists of Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002, and is located south of Peggy Road and Legacy Park, north of CSX rail right-of-way, east of Interstate – 75.

The proposed Peggy Road Planned Development subdivision will consist of lots ranging size from ±6,000 square feet to ±9,335 square feet, with the majority of lots being ±6,000 square feet. The preliminary plat proposes 150 single family residential lots. The approved Planned Development Master Plan permits a maximum of 155 single family residential units. The preliminary plat proposes common areas along the eastern, southern and western boundaries of the property. Stormwater for the proposed development will be conveyed to and treated within three (3) stormwater management facilities located in the common areas along the southern and western portions of the property. A pedestrian pathway will connect the internal sidewalk system to the public right-of-way of Peggy Road and will include a connection to the Hal Brady Recreation Complex. A 50' buffer is shown between the proposed lots and the eastern property line.

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

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential zoning designation for the subject property was approved by the City Commission on September 26, 2022 through Ordinance 22-19. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 9 of the approved PD Ordinance.

SURROUNDING USES

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

to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Rail Right-of-way Legacy Park	Recreation Rural/Agriculture	GF (Government Facilities) A (Agricultural) (Alachua County)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Moderate Density Residential	RSF-3 (Residential Single Family -3) A (Agricultural) (Alachua County)
South	Rail Right-of-Way Sandvik Mining	Industrial	IG (Industrial General) ILW (Light and Warehouse Industrial)

Map 1. Vicinity Map

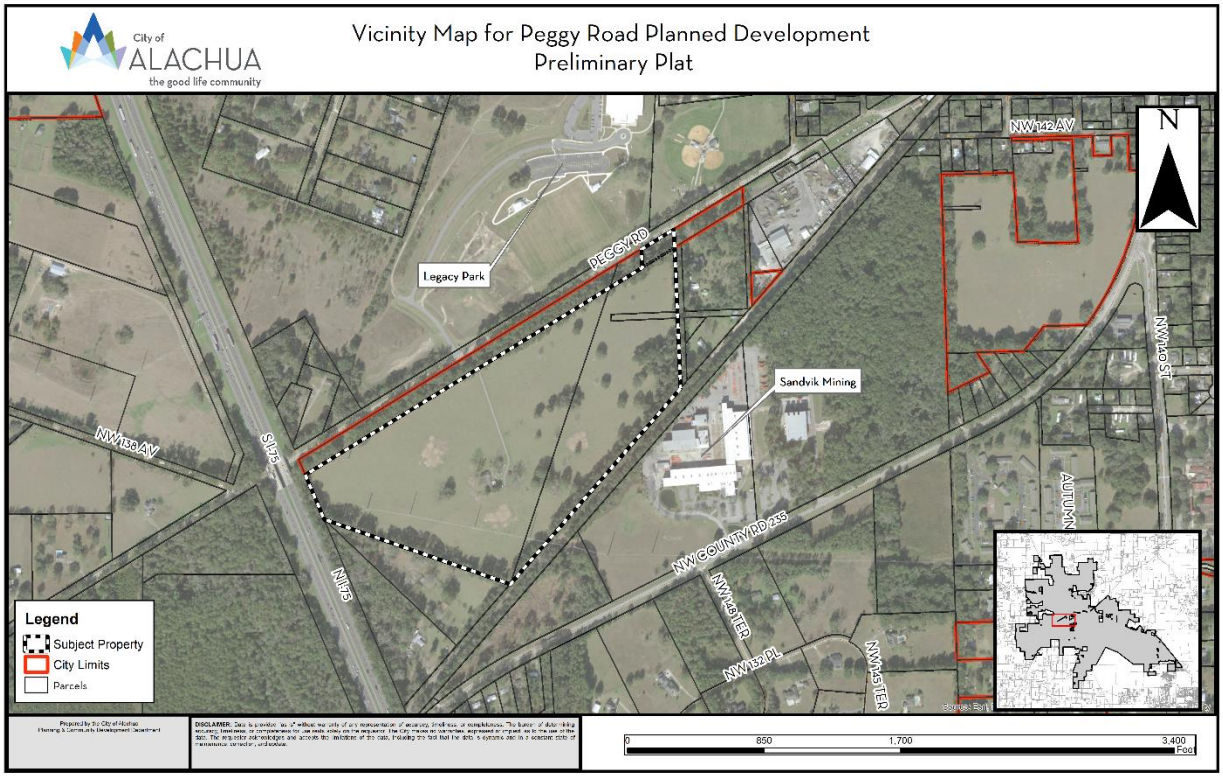
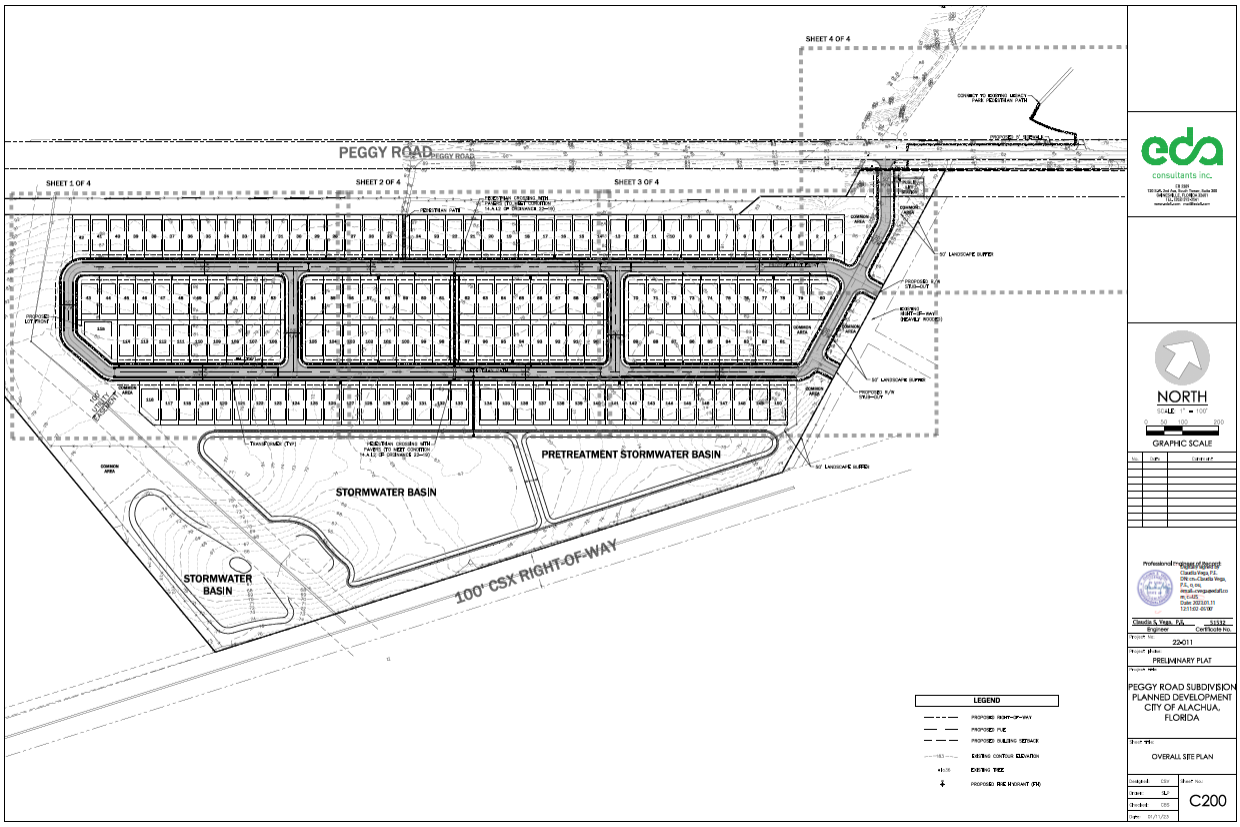


Illustration 1. Overall Site Plan for Peggy Road Planned Development Subdivision



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on October 20, 2022 at the Alachua Branch Library. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three (3) persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. 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 1.2.a 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.a: The proposed preliminary plat is a Final PD Plan for the Peggy Road PD, which is a permitted use within the Moderate Density Future Land Use Designation.

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

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to

encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

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

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

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

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where

necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for residential and minor agricultural operations. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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

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

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size,

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

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

<u>Housing Element</u>

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.

<u>Recreation Element</u>

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.

<u>Transportation Element</u>

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

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

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A

sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Analysis of Consistency with Policy 1.4.b: The proposed preliminary plat shows a proposed sidewalk connection to Peggy Road.

Community Facilities Element

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

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

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

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

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

<u>Conservation and Open Space Element</u>

OBJECTIVE 1.3: Listed Species

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

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

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

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

adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

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

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

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

Objective 1.10: Wetlands

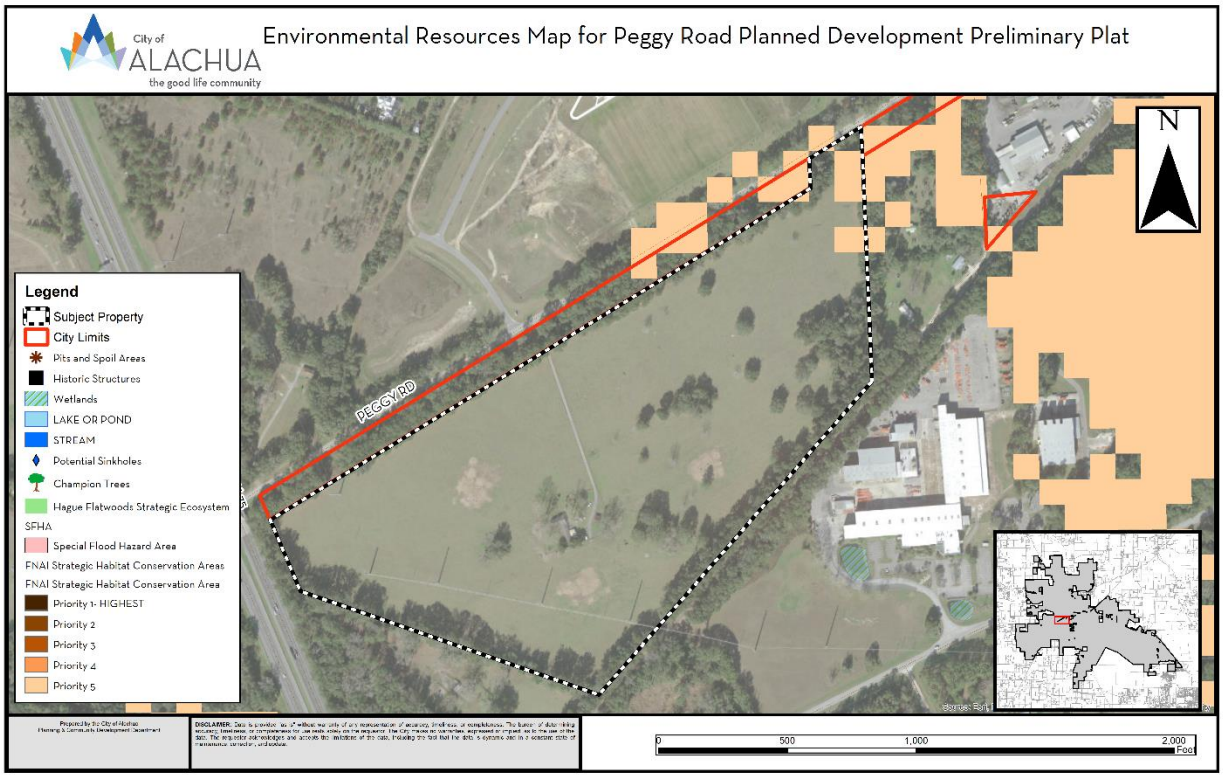
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

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

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

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

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

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Verde Environmental. No listed animal species were identified. The report indicates that the property does not include any significant plant or wildlife habitat, listed species, or potential listed species habitat that requires special protection.

Soil Survey

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

There are two (2) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	97.4
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	2.6

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

Flood Potential

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

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues related to flood potential.

Karst-Sensitive Features

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

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

> *2.4.10(G)(2)(e) Subdivision preliminary plat standards.* A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Peggy Road PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Peggy Road PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this

section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on September 26, 2022 by the adoption of Ordinance 22-19. The applicant has submitted the appropriate application type to implement the type of development proposed.

(2) *Standards*. In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed Preliminary Plat- 150 single family dwelling units.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
8 (108)	SR 235 (From NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
17	CR235A (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)
Peggy Road Planned Development S/D Preliminary Plat	Residential [1]	1,415 (708/708)	114 (30/84)	141 (90/51)
Potential Trips		**1,415 (708/708)**	**114 (30/84)**	**141 (90/51)**

1 ITE Code 210: AADDT= 9.43 trips/ unit = 150 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 150 x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 150 x .76 = 157 (26% enter/ 74 % exit)

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	14 CR 2054 (From SR 235 to West City Limit) [1]	8 (108) SR 235 (From NW 143rd Place to US 441))[1]	17 CR235A (From US 441 to CR 235)[1]
Maximum Service Volume[2]	15,120	14,400	15,120
Existing Traffic[3]	4,161	9,400	5,302
Reserved Trips[4]	35	5	112
Available Capacity[4]	10,924	4,995	9,706
Potential Impact Generated by Proposed Preliminary Plat[5]	1,415	991	425
Residual Capacity after Proposed Preliminary Plat[6]	**9,509**	**4,004**	**9,281**
PM Peak Hour Traffic Analysis	**14 CR 2054 (From SR 235 to West City Limit) [1]**	**8 (108) SR 235 (From NW 143rd Place to US 441))[1]**	**17 CR235A (From US 441 to CR 235)[1]**
Maximum Service Volume[2]	1,359	1,290	1,359
Existing Traffic[3]	395	893	504
Reserved Trips[4]	0	1	12
Available Capacity[4]	964	396	843
Potential Impact Generated by Proposed Preliminary Plat[5]	141	99	42
Residual Capacity after Proposed Preliminary Plat[6]	**823**	**297**	**801**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool , accessed April 14, 2022
4 Source: City of Alachua September 2022 Development Monitoring Report.
5 ITE Code 210: AADDT= 9.43 trips/ unit = 150 x 9.43 (50% enter/ 50% exit); PM Peak = .94 trips/ unit = 150x .94 (64% enter / 36% exit); AM Peak = .76 trips/ unit = 150 x .76 = 157 (26% enter/ 74 % exit); Trip Assignment: Segment 14 = 100%, Segment 8 = 70%, Segment 17 = 30%.
6 The application is for a Final Development Order. Concurrency will be reserved.

Evaluation: As shown in Table 5, affected segments 8, 14, and 17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,309,417
Reserved Capacity*	291,079
Potential Potable Water Demand from Proposed Amendment **	41,250
Residual Capacity	**658,254**
Percentage of Permitted Design Capacity Utilized	**71.38%**

Sources:
** City of Alachua September 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 150 units*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 41,250 gallons per day at build out. This analysis is based on the practicable development potential of 150 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat review stage. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for 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*	265,540
Projected Potential Wastewater Demand from Proposed Amendment **	37,500
Residual Capacity	**438,960**
Percentage of Permitted Design Capacity Utilized	**70.74%**

Sources:
** City of Alachua September 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 150 units*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 37,500 gallons per day. This analysis is based on the practicable development potential of 150 residential dwellings that would be permitted by the proposed preliminary plat. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat review stage. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Reserved Capacity[1]	6.68
Potential Demand Generated by Development[3]	1.91
Residual Recreational Capacity After Impacts	**73.11**

Sources:
1 *City of Alachua September 2022 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Element; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 150 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]	12.09 acres
Acreage Required to Serve Demand Generated by Development[2]	0.38 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.47 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]	**35.81 %**

1 *Source: City of Alachua September 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (1.91 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 1.91 recreational acres, and for improved passive park space by .38 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the final plat review stage. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	39,428.48	7,195.70
Projected Solid Waste Demand from Application[3]	1,528.78	279
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2022; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per year)*
2 *City of Alachua September 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 150 dwellings x.73 tons/yr per capita)*
4 *New River Solid Waste Facility, April 2022*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 279 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the final plat review stage. It is anticipated that the proposed amendment

will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment on May 23, 2022. Final determination is required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 42 total student stations (18 for elementary, 9 for middle, and 14 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, 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

WILLIAM AND MARGARET KIRKLAND
(PEGGY ROAD PLANNED DEVELOPMENT SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/ education plan developed by the U.S. Fish and Wildlife Service.

3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site work.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

WILLIAM AND MARGARET KIRKLAND
(PEGGY ROAD PLANNED DEVELOPMENT SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 23, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Notice of Hearing to be Scheduled for the Peggy Road Planned Development Preliminary Plat

Dear Ms Vega:

On January 12, 2023, the City of Alachua received your revised application submitted on behalf of William and Margaret Kirkland for the Preliminary Plat of Peggy Road Subdivision. The Preliminary Plat proposes to subdivide a ±51.26 acre subject property into a total of 150 single family detached units with associated common areas and road right-of-way.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete and collated** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD (or a download link emailed to the project planner) *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 **February 14, 2023** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, January 31, 2023.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, January 31, 2023*** . These signs will be ready for pick up from City Hall after 12 PM on Wednesday, January 25, 2023.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 13, 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: Mike DaRoza, City Manager
Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 4, 2023

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Planning Assistance Team (PAT) Summary: Peggy Rd Pd Preliminary Plat

Dear Ms Vega:

On December 1, 2022, the City of Alachua received your completed application submitted on behalf of William and Margaret Kirkland for the Preliminary Plat of Peggy Road Subdivision. The Preliminary Plat proposes to subdivide a ±51.26 acre subject property into a total of 150 single family detached units with associated common areas and road right-of-way.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, January 11, 2023.** A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 14, 2023 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

5. *Public Services / Fire Rescue / Engineering Review Comments*

a. The applicant must address all comments provided by the Public Services Department in a memorandum dated December 15, 2022.
b. The applicant must address the comments provided by Nicola Cowap, P.E., of CHW, Inc., as provided in a letter dated December 15, 2022.
c. NEW – Applicant must address the comments provided by Tim Hunt, C.B.O, in an email dated December 5, 2022.

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

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated December 15, 2022
Engineering Review Comments from Nicola Cowap, P.E., of CHW, Inc., provided in a letter dated December 15, 2022
Email from Tim Hunt, C.B.O., Building Official dated December 5, 2022

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Dec 15, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 12/12/2022

RE: **Peggy Road PD Preliminary Plat**

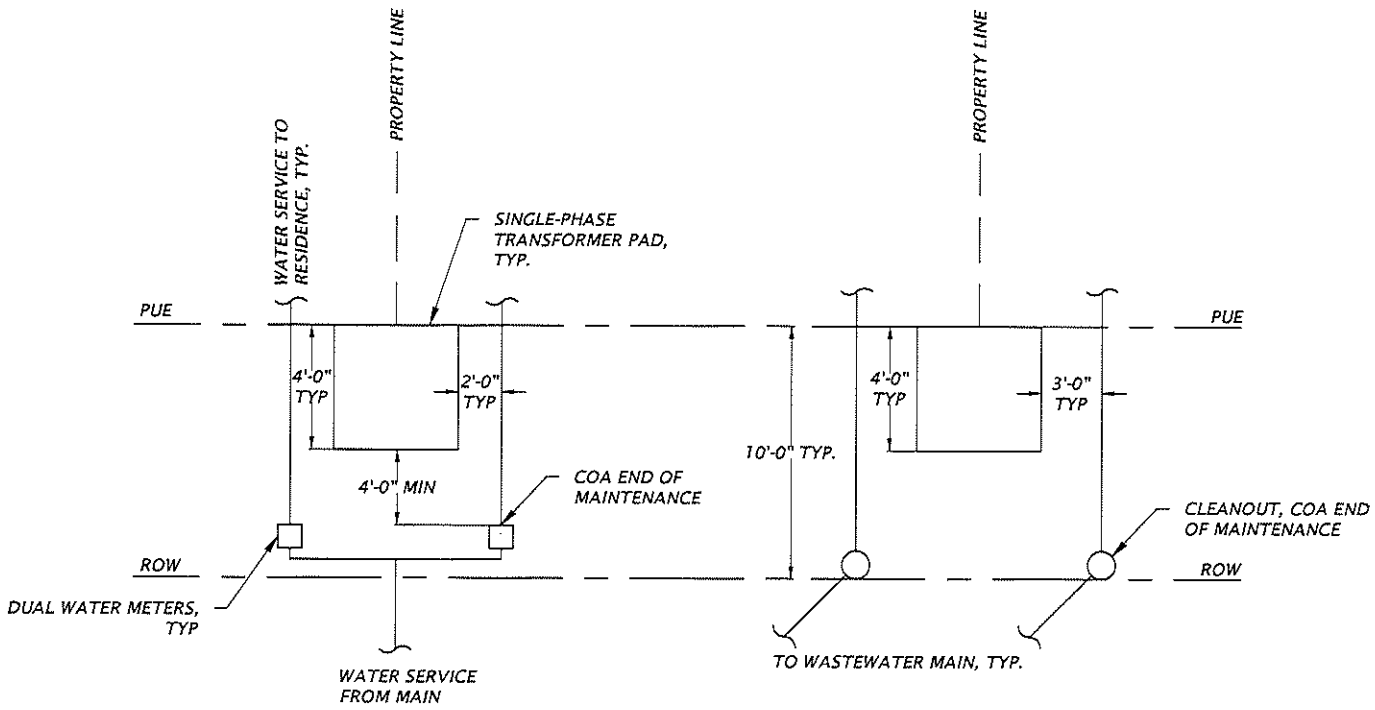
Public Services has reviewed the subject project (Dec 05, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **C100** On the Final Plat, include text that the HOA shall be responsible for the stormwater system not in the right-of-way. Please **submit** response. **Comment on Dec 05, 2022 Submittal** **Approved**
2.	**Comment on Oct 27, 2022 Submittal** **C300** On the Construction Plans & Final Plat, call-out that the Lift Station shall be private. Please **submit** response. **Comment on Dec 05, 2022 Submittal**

NO.	COMMENTS
	Further discussion required as whether Lift Station is private or public. **Submittal rating TBD. Comment remains outstanding.**
3	**Comment on Oct 27, 2022 Submittal** **C340** Show easements for both the water main and force main on the Legacy Park side of Peggy Road. Also show easements on the Final Plat. Review the direction of the NORTH arrow. Should it be changed? Please **submit** response **Comment on Dec 05, 2022 Submittal** **Approved**
4.	**Comment on Oct 27, 2022 Submittal** **C360** Plan Detail: City preference is now for laterals to be at lot corners, not at the lot center. On the Construction Plans, please show it this way. Please **submit** response **Comment on Dec 05, 2022 Submittal** Cleanouts are now shown on lot corners. Please note that: (1) COA requires that the water sleeves under the roads be 4-inches instead of 3-inches. (2) When a transformer is at a lot corner, the distance from transformer pad is now shown as 4 feet. As per COA detail 327, please change this to 3 feet. These changes can be deferred and included as part of the Construction Plans. **Approved as Noted.**
5	**Comment on Oct 27, 2022 Submittal** **C300, C330, C340** The Lift Station will be private. For the force main, City preference is that City has maintenance responsibility in the Peggy Road Right-of-Way and on the Legacy Park side of Peggy Road. The HOA shall have maintenance responsibility from the lift station to the Peggy Road Right-of-Way. Please propose a method to demarcate the maintenance responsibility between the City & the HOA. Please **submit** response.

NO.	COMMENTS
	Comment on Dec 05, 2022 Submittal Further discussion required as whether Lift Station is private or public. **Submittal rating TBD. Comment remains outstanding.**
6	**Comment on Oct 27, 2022 Submittal** Public Service recommends that the roads shall be private. Please **submit** response. **Comment on Dec 05, 2022 Submittal** Further discussion required as whether the roads are private or public. **Submittal rating TBD. Comment remains outstanding.**
7	**Comment on Oct 27, 2022 Submittal** **C340** The Lift Station force main will discharge into a manhole whose piping discharges to Lift Station 22, which is of small capacity. Please calculate the peak hour wastewater flow expected from the new development. If this additional peak hour flow burdens Lift Station 22, Lift Station 22 will need to be upgraded, with costs borne by the developer. Please **submit** response. **Comment on Dec 05, 2022 Submittal** Thank you for submitting the peak hour wastewater calculations. For the 150-home subdivision, the peak hour wastewater flow is 180,000 gpd, equal to 125 gpm. City will use this value to evaluate capacity of Lift Station (LS) 22 as well as other lift stations that are in the flow path to the wastewater plant. If upgrades to LS 22 and other lift stations are required, the cost-to-upgrade shall be borne by the developer. **Approved as Noted.**
END OF COMMENTS	

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



WATER SERVICE

WASTEWATER GRAVITY LATERALS

TYPICAL ROUTING OF WATER AND GRAVITY WASTEWATER PIPING NEAR TRANSFORMERS

NTS

MEMORANDUM

Peggy Rd Subdivision Preliminary Plat

December 15, 2022

To: Mr. Adam Hall

From: Nicola Cowap, PE

Date: December 15, 2022

RE: Peggy Rd Subdivision Preliminary Plat

CHW has reviewed the plans submitted for the Peggy Rd Subdivision Preliminary Plat and have the following comments:

1. Comment cleared.
2. Comment cleared.
3. Comment cleared.
4. Comment cleared.
5. Comment cleared.
6. Comment cleared.
7. Please provide clarification on how stormwater will be conveyed from the roads and lots. The road appears to be curb and gutter but no drainage structures are shown.
   Second Review: Please clarify why only half of the site is being routed to the pretreatment stormwater basin.
8. Comment cleared.
9. Comment cleared.

Zimbra **ad_hall@cityofalachua.org**

Re: PAT Request for Review - Peggy Rd PD Preliminary Plat

From : Tim Hunt <ti_hunt@cityofalachua.org> Mon, Dec 05, 2022 08:33 AM
Subject : Re: PAT Request for Review - Peggy Rd PD Preliminary Plat
To : Adam Hall <ad_hall@cityofalachua.org>

Good morning,

I have only 1 comment: If the lift station or any of the sewer and water is private owned and maintained it will fall under the Florida Building Code (FBC) and require inspections by the Building Official.

Thanks
Tim Hunt C.B.O, F.P.M
Building Official
Flood Plain Manager
City of Alachua
Cell- (386) 853-0280
Office- (386) 418-6182
Email- Ti_Hunt@cityofalachua.org

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Adam Hall" <ad_hall@cityofalachua.org>
To: "Grafton Wilson" <gwilson@cityofalachua.org>, "John Adler" <jadler@alachuacounty.us>, "Justin Tabor" <jtabor@cityofalachua.org>, "Kathy Winburn" <kwinburn@cityofalachua.org>, "marian" <marian@robertarushpa.com>, "Mike DaRoza" <mi_daroza@cityofalachua.org>, "ro valladares" <ro_valladares@cityofalachua.org>, "Silver Ware" <sware@alachuacounty.us>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>, "ti hunt" <ti_hunt@cityofalachua.org>, "Eiman Abbas" <eabbas@cityofalachua.org>, "Mark Avery" <ma_avery@cityofalachua.org>
Sent: Thursday, December 1, 2022 5:48:00 PM
Subject: Re: PAT Request for Review - Peggy Rd PD Preliminary Plat

PAT Members,

The Planning Department has received a revised preliminary plat application , which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

Project Review Timeline
Initial Application Submittal: October 31, 2022
Completeness Review: November 3, 2022
Development Review Team (PAT) Staff Meeting: November 21, 2022

Development Review Team (PAT) Applicant Meeting: November 22, 2022
Submittal 2: December 1, 2022
Deadline for review comments: Thursday, December 15, 2022

Please review this new application and provide any comments in writing no later than **4** PM on Thursday, December 15, 2022.

The proposed application can be found at the location below:

X:\Planning and Community Development\Planning Division\Development Applications\Preliminary Plats\Peggy Rd Subdivision Preliminary Plat\Submittals\December 1, 2022 - 2

Link to Peggy Rd PD Preliminary Plat: LINK.

If you have any questions about this application, please let me know. Thank you,

---

From: "Adam Hall" <ad_hall@cityofalachua.org>
To: "Grafton Wilson" <gr_wilson@cityofalachua.org>, "John Adler" <jadler@alachuacounty.us>, "Justin Tabor" <ju_tabor@cityofalachua.org>, "Kathy Winburn" <ka_winburn@cityofalachua.org>, "Marian Rush" <marian@robertarushpa.com>, "Mike DaRoza" <mi_daroza@cityofalachua.org>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "sware" <sware@alachuacounty.us>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>, "Timothy Hunt" <ti_hunt@cityofalachua.org>, "Eiman Abbas" <eabbas@cityofalachua.org>, "Mark Avery" <ma_avery@cityofalachua.org>
Sent: Thursday, November 3, 2022 4:33:00 PM
Subject: PAT Request for Review - Peggy Rd PD Preliminary Plat

PAT Members,

The Planning Department has received a new preliminary plat application , which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

Project Review Timeline
Initial Application Submittal: October 31, 2022
Completeness Review: November 3, 2022
Completeness Items Submitted: TBD
Development Review Team (PAT) Staff Meeting: TBD
Development Review Team (PAT) Applicant Meeting: TBD
Deadline for review comments: Thursday, November 17, 2022

Please review this new application and provide any comments in writing no later than **3** PM on Thursday, November 17, 2022.

The proposed application can be found at the location below:

X:\Planning and Community Development\Planning Division\Development Applications\Preliminary Plats\Peggy Rd Subdivision Preliminary Plat\Submittals\October 31, 2022 - 1

Link to Peggy Rd PD Preliminary Plat: LINK.

If you have any questions about this application, please let me know. Thank you,

--
Adam Hall, AICP | Principal Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | 386-418-6100 ext. 1603

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Planning Assistance Team (PAT) Summary: Peggy Rd Pd Preliminary Plat

Dear Ms Vega:

On November 7, 2022, the City of Alachua received your completed application submitted on behalf of William and Margaret Kirkland for the Preliminary Plat of Peggy Road Subdivision. The Preliminary Plat proposes to subdivide a ±51.26 acre subject property into a total of 150 single family detached units with associated common areas and road right-of-way.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Tuesday November 22, 2022** to review these comments.

Please address all insufficiencies 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 application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 10, 2023 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *Compliance with PD Master Plan, PD Ordinance and PD Agreement*
   a. Please note how Condition 14.a.i.2 will be met at pedestrian crossings.
   b. Per Condition 14.a.ii minimum pavement width is 24'. Proposed roadway cross-section indicates proposed pavement width is 20'.
2. *Comprehensive Plan Consistency Analysis*
   a. Policy 1.2.b.1 of the Future Land Use Element does not appear to be pertinent to proposed application. This section must be revised to provide further analysis or removed.
   b. Analysis of Policy 2.1.a of the Future Land Use Element must be provided.

c. Analysis of Objective 3.5 of the Community Facilities Element must be provided.

3. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
4. *Article 7, Subdivision Standards*
   a. Section 7.3.1 (B)(1)(c) requires a minimum pavement width of 24'. Sheet 360 must be revised.
   b. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.
5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated November 17, 2022.
   b. The applicant must address the comments provided by Nicola Cowap, P.E., of CHW, Inc., as provided in a letter dated November 21, 2022.
6. *Miscellaneous*
   a. Verify zoning information on vicinity map on cover sheet. Parcels 03924 and 03917 have PD-R zoning and Moderate Density Residential Future Land Use designations.
   b. Notes must be added for Lots 115 and 80 to clarify front/driveway access to street.
   c. Provide further information regarding Exception B-11 2C. Access appears to be provided through Parcel 03917-200-002.
   d. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at: https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO

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

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated November 17, 2022
Engineering Review Comments from Nicola Cowap, P.E., of CHW, Inc., provided in a letter dated November 21, 2022

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Nov 17, 2022**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 11/17/2022

RE: **Peggy Road PD Preliminary Plat**

Public Services has reviewed the subject project (Oct 27, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Oct 27, 2022 Submittal** **C100** On the Final Plat, include text that the HOA shall be responsible for the stormwater system not in the right-of-way. Please **submit** response.
2.	**Comment on Oct 27, 2022 Submittal** **C300** On the Construction Plans & Final Plat, call-out that the Lift Station shall be private. Please **submit** response.
3	**Comment on Oct 27, 2022 Submittal** **C340**

NO.	COMMENTS
	Show easements for both the water main and force main on the Legacy Park side of Peggy Road. Also show easements on the Final Plat. Review the direction of the NORTH arrow. Should it be changed? Please **submit** response
4.	**Comment on Oct 27, 2022 Submittal** **C360** Plan Detail: City preference is now for laterals to be at lot corners, not lot center. On the Construction Plans, please show it this way. Please **submit** response
5	**Comment on Oct 27, 2022 Submittal** **C300, C330, C340** The Lift Station will be private. For the force main, City preference is that City has maintenance responsibility in the Peggy Road Right-of-Way and on the Legacy Park side of Peggy Road. The HOA shall have maintenance responsibility from the lift station to the Peggy Road Right-of-Way. Please propose a method to demarcate the maintenance responsibility between the City & the HOA. Please **submit** response.
6	**Comment on Oct 27, 2022 Submittal** Public Service recommends that the roads shall be private. Please **submit** response.
7	**Comment on Oct 27, 2022 Submittal** **C340** The Lift Station force main will discharge into a manhole whose piping discharges to Lift Station 22, which is of small capacity. Please calculate the peak hour wastewater flow expected from the new development. If this additional peak hour flow burdens Lift Station 22, Lift Station 22 will need to be upgraded, with costs borne by the developer. Please **submit** response.

MEMORANDUM

Peggy Rd Subdivision Preliminary Plat

November 21, 2022

Professional Consultants

To: Mr. Adam Hall

From: Nicola Cowap, PE

Date: November 21, 2022

RE: Peggy Rd Subdivision Preliminary Plat

CHW has reviewed the plans submitted for the Peggy Rd Subdivision Preliminary Plat and have the following comments:

1. Per item “k” of the preliminary plat application, please clarify if there will be any drainage easements and if so, provide their location.
2. Per item “k” of the preliminary plat application, please clarify the proposed water main and force main connections are in an existing easement or in a proposed easement.
3. Per item “k” of the preliminary plat application, CHW has reviewed these plans with the understanding that the proper authorizations for this work have been provided to the City of Alachua for the offsite utility connections.
4. Per item “m” of the preliminary plat application, please clarify the point and method of electrical service.
5. Per item “n” of the preliminary plat application, please provide the FEMA floodplain designation for the site.
6. Per item “o” of the preliminary plat application, please clarify if there are any drainage divides and if so, please provide them.
7. Please provide clarification on how stormwater will be conveyed from the roads and lots. The road appears to be curb and gutter but no drainage structures are shown.
8. Please clarify if this project will be phased. If so, please provide phase lines.
9. CHW defers to the City of Alachua over if the proposed force main route under the stormwater pond will be allowed.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 8, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Application Acceptance for Peggy Rd PD Preliminary Plat

Dear Ms Vega:

On November 7, 2022 the City of Alachua received your revised preliminary plat application for the Peggy Rd PD project, which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

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.

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. 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, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 3, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Conditional Application Acceptance for Peggy Rd PD Preliminary Plat

Dear Ms Vega:

On October 31, 2022 the City of Alachua received your preliminary plat application for the Peggy Rd PD project, which proposes the development of 150 single family lots on a ±51.26 acre subject property (Alachua County Tax Parcels 03924-000-000, 03865-000-000, and 03917-200-002).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, subject to the submission of the following information by 5 PM on Wednesday, November 9, 2022.

1. Revised concurrency impact analysis that utilizes the City's Level of Service standard for both potable water and sanitary sewer. The level of service standard is 275 gallons per day for potable water and 250 gallons per day for wastewater.
2. Proof of payment of taxes for Tax Parcel 03917-200-001.
3. Proof of ownership (deed) for Tax Parcels 03865-000-000 and 03924-000-000.

Failure to provide the information above by 5 PM on Wednesday, November 9, 2022 will render the application incomplete. The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. 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, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 22, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Notice of Hearing Scheduled for:
-Peggy Road Planned Development (LSCPA)
-Peggy Road Planned Development (PD-R Rezoning)

Dear Mr Sweger:

On June 8, 2022 the City of Alachua received your updated applications for the above referenced projects.

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 PD Master 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 **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, June 27, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, June 27, 2022.*** . These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

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, July 11, 2022).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, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 24, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: -Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA)
-Peggy Road Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua. A Project Assistance Team (PAT) meeting is scheduled to be held on May 25, 2022 to discuss this application.

The applications have 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 applications before they 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 **Wednesday, June 8, 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 address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Page 1 of Justification Report states that project acreage is 151.7 acres. This appears to be typographical error. Please correct.

2. *Concurrency Impact Analysis*
   a. Identify edition of ITE used for automobile trip generation rates.
   b. Revise concurrency impact analysis with May 2022 data.
   c. Different average household sizes are used for solid waste generation and for recreation uses. Please utilize same household size for concurrency calculations.

PD-R Rezoning Review Comments

1. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Consider also allow stormwater facilities within residential lot area for additional flexibility.
         2. Please clarify what uses are permitted within 50' landscape buffer shown on eastern perimeter. Will any plantings be provided? Suggest Type B perimeter buffer.

2. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses. Please indicate how close any proposed lot will be on each perimeter to any lot utilized for residential purposes.
   b. Per Section 3.6.3 (A)(4)(b), Staff is proposing a minimum 50' setback from project perimeter for active recreation uses.
   c. Please verify if any common area buildings will be included such as pool house/ community center, gazebos or shade structures, etc. If so, please provide proposed square footage.
   d. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced 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.

Please provide response to these standards.

3. *Concurrency Impact Analysis*
    a. Provided concurrency analysis assumes a 50/50 split of trips in the east and west directions. However, Staff believes this should be closer to a 70/30 split of trips with 70% of the trips being assigned to an eastward movement towards SR235 and 30% of trips being assigned to a westward movement.
    b. Segment 17 must also be analyzed for traffic concurrency.

4. *Development and Subdivision Standards*
    a. Per Section 7.3.2 (A), sidewalks shall be provided along arterial and collector streets. Please note that sidewalks will be required along the project area's frontage on Peggy Road.

5. *Miscellaneous / General Comments*
    a. Proposed PD Master Plan displays development areas using different colors, however, when recorded in the Public Records, the PD Master Plan will be in black and white and it may be difficult to differentiate the development areas on the PD Master Plan.
    b. Provide setbacks for stormwater facilities of 5'.
    c. Clarify Note 4 regarding active and passive recreation uses and permitted locations.

6. Potential Development Conditions
    a. If a roadway improvement is required by Alachua County as part of its review process, the applicant shall include a crosswalk across Peggy Road and 50' of sidewalk on either side of the crosswalk landing on the north side of Peggy Road. Alternatively to extending sidewalk along Peggy Road 50' in both directions, a connection to the internal sidewalk system at Hal Brady Recreation Complex/ Legacy Park may be made. Please coordinate a potential connection with the City of Alachua Recreation Department.

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

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

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!

May 23, 2022

RE: ACPS – Peggy Road Rezone

Alachua County Public Schools ("ACPS") has received notification of rezoning within the City of Alachua. The project encompasses 51.7 acres identified as Parcels. 03924-000-000, 03865-000-000 and 03917-200-002. This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*. The proposed amendment will entitle 155 single 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. As a result 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 that same zone after the redistricting process is completed. It is anticipated that a new school zoning plan will be in place for the start of the 2023-2024 school year.

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 1,134 high students and is operating at 88% of its permanent capacity of 1,291 student stations. At buildout, this project is projected to generate 14 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 336 middle students and is operating at 43% of its permanent capacity of 788 student stations. At buildout, this project is projected to generate 9 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,303 elementary students and is operating at 80% of its permanent capacity of 1,625 student stations. At buildout, this project is projected to generate 19 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

A resolution of 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 City 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 please contact Suzanne Wynn, Director of Community Planning at 352-955-7400 x 1445

Sincerely,

Shane Andrew
Superintendent
cc: ACPS Director of Community Planning

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 10, 2022

Clay Sweger, AICP, LEED AP
Director of Planning
eda consulstants, inc.
720 SW 2nd Ave
South Tower, Suit 300
Gainesville, FL 32601

Also submitted electronically to csweger@edafl.com

RE: Acceptance of Peggy Road Large Scale Comprehensive Plan Amendment (LSCPA) and Rezoning (RZ) Applications

Dear Mr Sweger:

On March 3, 2022 the City of Alachua received your applications for a Large Scale Comprehensive Plan Map Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) on behalf of William and Margaret Kirkland, property owners. The applications propose the amendment of the Future Land Use Map Designation on the Subject property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential, and the amendment of the zoning designation from Agricultural (A) and Agricultural (A)(Alachua County) to Planned Development – Residential (PD-R) on a ±51.7 acre subject property (Parcels 03924-000-000, 03865-000-000, and 03917-200-002). These applications were tentatively accepted, pending the annexation application related to these applications. On May 9, 2022, the City Commission approved Ordinance 22-11, which annexed parcel 03917-200-002 into the City of Alachua.

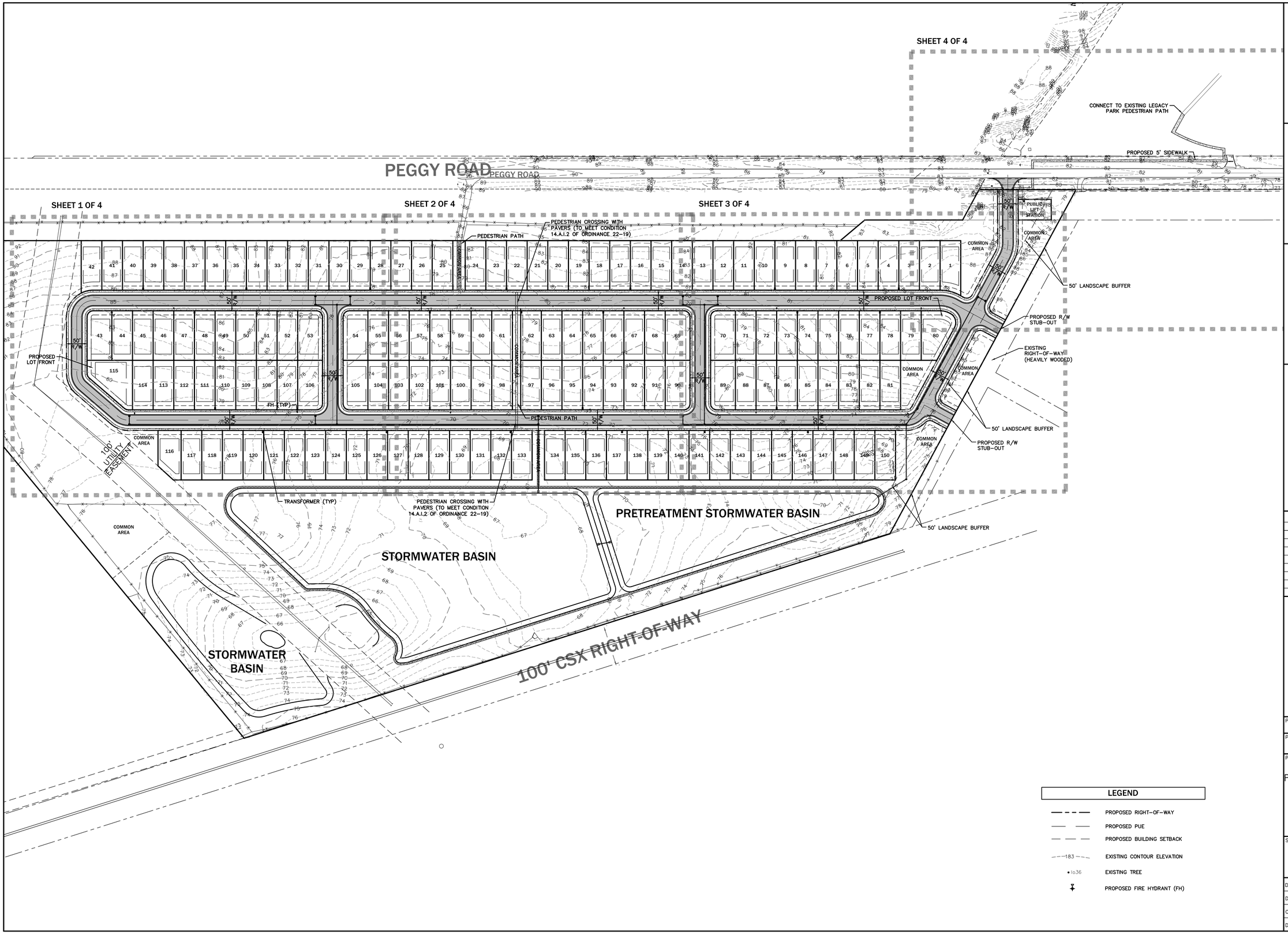
According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the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

The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the applications will be performed and any issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter if such meeting is determined to be necessary. 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, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer

51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL SITE PLAN

Designed: CSV
Drawn: SLP
Checked: CBS
Date: 01/11/23

Sheet No.: C200

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

\\SERVER3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\Preliminary Plat\P220111J1.dwg, C200 - LAYOUT, 1/11/2023 11:37:34 AM, AutoCAD PDF (General Documentation).pc3, SLP

November 23rd, 2022

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Peggy Road Subdivision
Preliminary Plat Submittal

The proposed project is a preliminary plat for a single family subdivision with 150 lots. The project is located at 15151 Peggy Rd. on Tax Parcels No 03924-000-000, 03865-000-000 & 03917-200-002. The project site is approximately 51.26 (+/-) acres.

Included with this letter is all supporting information required for a preliminary plat application and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

January 23, 2023

City of Alachua
Planning & Community Development
Adam Hall | Principal Planner

Re: Peggy Road PD Subdivision Preliminary Plat Comments

Dear Mr. Hall,

The applicant's responses to the Planning Assistance Team summary issued on 01/23/2023 are below.

1. **Sheet C100:**
Please add the following note:
THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.
FYI: Please make sure to include this note in the Final Plat.
Please resubmit this sheet. - **Conditional Approval**
Response: Note has been added to sheet C100.

2. **Sheet C300:**
"FORCEMAIN" is called out at the previous location of the forcemain, which has subsequently been relocated. Suggest removing the "FORCEMAIN" call-out.
Please resubmit this sheet. - **Conditional Approval**
Response: Revisions have been made to plans.

3. **Sheet C310:**
Water mains under roads shall be ductile iron, not PVC. Thus, please change the call-out of the water main under the road.
Please resubmit this sheet. - **Conditional Approval**
Response: Revisions have been made to plans.

4. **Sheet C330:**

Similar comment to above.
Water mains under roads shall be ductile iron, not PVC. Thus, please change the call-out of the water main under the road.
Please **resubmit** this sheet.
Response: Revisions have been made to plans.

5. **Sheet C340:**

Please call-out that the public lift station be deeded to the City. FYI: Please make sure to include this note in the Final Plat.
Please **resubmit** this sheet.
Response: Revisions have been made to plans.

6. **Sheet C360, General Utility Notes (GUN):**

GUN 2 & 3: Please replace with:
"2. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE \VATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CLAY ELECTRIC."
Please **resubmit** this sheet.
Response: Revisions have been made to plans.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Major Subdivision – Preliminary Plat Application

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

A. PROJECT

1. Project Name: Peggy Road Subdivision Planned Development
2. Pre-Application Conference Date: 02-01-2022
3. Neighborhood Meeting Date: 10-20-2022
4. Phase/Unit Number (if applicable): N/A (Project is one Phase only)
5. Number of proposed lots/dwelling units: 150 Single Family Lots
6. Housing Type (i.e., attached/detached units): Single Family detached
7. Address of Subject Property: 15151 Peggy Road
8. Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002
9. Existing Use of Property: single family house
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD-R
12. Acreage: 51.26 (+/-)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): William & Margaret Kirkland
   Mailing Address: PO Box 1360
   City: Alachua State: FL ZIP: 32616-1360

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

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

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

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

9. Proof of payment of taxes.

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

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

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

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

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

Signature of Applicant

Claudia Vega, P.E.

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this day of October 28, 2022, by Claudia Vega who executed the same and has _____ produced _____ as identification or [X] is personally known to me.

Signature of Notary

Print Name: Heather A. Hartman
Notary Public, State of Florida

My Commission Expires: 10/10/26

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua State: FL ZIP: 32616

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Preliminary plat, final plat, & construction plans

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.

William L. Kirkland
Signature of Applicant

Margaret M. Kirkland
Signature of Co-applicant

WILLIAM L. KIRKLAND
Typed or printed name and title of applicant

MARGARET M. KIRKLAND
Typed or printed name of co-applicant

State of Florida County of alachua

The foregoing application is acknowledged before me this 25th day of Oct, 2022 by William L. Kirkland and Margaret M. Kirkland who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

Kristy Lee Thornton
Signature of Notary Public, State of Florida

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Peggy Road Subdivision

Statement of Proposed Uses

The 150 lot proposed subdivision will provide housing options for current and future residents of the City of Alachua.

Comprehensive Plan Consistency

Future Land Use Element:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:
1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Consistency: The proposed development will include single family residential units in the density allowed by the Comprehensive Plan.

Future Land Use Element
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. *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 but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. 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, non-vehicular and vehicular modes of transportation.*

5. *Conservation of materials, financial resources and energy through efficient design of infrastructure.*

Consistency: The preliminary plat submitted is consistent with the approved residential PD documents for the property. The PD is across the street from a municipal park/recreation center and provides a large amount of open space area on the property, with residential areas concentrated together for efficiency. Additionally, pedestrian connections are provided throughout the development and along Peggy Road for residents to access Legacy Park.

Community Facilities Element
Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas
The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Consistency: The stormwater management system has been design consistent with all Suwannee River Water Management District requirements for karst sensitive areas. Detailed design and calculations will be provided with construction plans for the project in a subsequent submittal, after the preliminary plat is approved.

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

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

Consistency: The proposed development meets all level of service requirements.

Concurrency Impact Analysis
Peggy Road Subdivision – Preliminary Plat

The proposed project includes a total of 150 residential units.

Stormwater:

A detailed stormwater management plan will be provided with the construction plans for this project. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:
Per the City's Level of Service Standard, a single family dwelling generates demand for 275 gallons of water per day (GPD). The development contains 150 units, so the total demand is 41,250 GPD.

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,309,417
Peggy Road Subdivision	41,250
Reserved Capacity[2]	291,079
Residual Capacity	**658,254**
Percentage of Permitted Design Capacity Utilized	**71.38%**

Sanitary Sewer:
Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.
Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact:
Per the City's Level of Service Standard, a single family dwelling generates demand for 250 gallons of wastewater per day (GPD). The development contains 150 units, so the total demand is 37,500 GPD.

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	758,000
Peggy Road Subdivision	37,500
Reserved Capacity[2]	265,540
Residual Capacity	**438,960**
Percentage of Permitted Design Capacity Utilized	**70.74%**

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact:
Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 290 tons per year (150 DU * 2.73 persons/DU * 0.73 tons/capita/year = 290 tons per year).
As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	43,024.00	7,851.88
Reserved Capacity[2]	39,428.48	7,195.70
New River Solid Waste Facility Capacity[3]	**50 years**	

Recreation:

The Peggy Road Subdivision impacts are 150 DU * 2.37 persons/DU x 5 acres/1,000 persons = 1.77 acres. As shown in the following table, there is adequate capacity available to support this development.

Table 5a. Recreational Impacts - Final Development Orders

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	53.78
Peggy Road Subdivision	1.77
Reserved Capacity[3]	6.68
Available Recreation Acreage	**73.25**

Traffic:
The proposed 150 lot subdivision will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (CR 2054)

TABLE 1 – PROJECT TRIP GENERATION

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Single-Family Detached Housing	150 DU	1,466	108	28	80	145	91	54

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92*Ln(X) + 2.68; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	Ln(T) = 0.91*Ln(X) + 0.12; (X is number of dwelling units); (26% in / 74% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94*Ln(X) + 0.27; (X is number of dwelling units); (63% in / 37% out)

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
CR 2054 (14)	100%	1,466

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected	
Segment ID:	Segment Limits:	MSV		Existing	Res'vd	Trips	Available
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	1,466	9,458
		Peak Hour	1,359	395	0	145	819

PEGGY ROAD TRACT

Alachua, Florida

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and 03917-200-002

Prepared for:
Garden Street Communities Southeast LLC

Prepared by:

VERDE
ENVIRONMENTAL

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PROJECT OVERVIEW

Verde Environmental Co. (Verde) was contracted to complete a Natural Resource Assessment on Alachua County Parcels 03865-000-000, 03924-000-000, and 03917-200-002 in Alachua, FL (the Peggy Road Tract, Figure 1). The undeveloped 52.90-acre site is situated along Peggy Road immediately east of Interstate 75 (I-75), and is surrounded by a collection of rural residential and light industrial land uses. This Natural Resource Assessment was performed to identify any regulated natural resources located on or adjacent to the subject property. Potential regulated resources include, but are not limited to: wetlands, surface waters, flood zones, karst areas, endangered or threatened species, significant natural communities/habitats, and other regulated resources prioritized for inclusion within proposed open space or requiring specific protection standards in accordance with the City of Alachua Land Development Code, Sections 6.7 and 6.9. This assessment included a site reconnaissance field visit and a desktop review of available maps and various other datasets.

PROJECT LOCATION

The subject property is located along the southern side of Peggy Road just east of the I-75 overpass in Alachua, Florida. The site is approximately one mile west of the intersection of NW 140th St. (CR 241) and Peggy Rd. (Figure 2). The property is bound by residential properties to the east and west, and the Atlantic Coastline Railroad (CSX Transportation, Inc.) to the south. The Legacy Park Multipurpose Center is located to the north on the other side of Peggy Road, and Sandvik Mining and Rock Technology is located to the southeast on the other side of the railroad. An electrical transmission right-of-way traverses the southwestern portion of the property.

METHODOLOGY

The collection of data pertinent to this report included both a desktop review of available datasets and a site reconnaissance field visit to the property. Prior to visiting the site, Verde scientists reviewed available Geographic Information Systems (GIS) datasets to evaluate the potential presence of environmental resources within and adjacent to the subject property. The information obtained during the preliminary GIS review was considered while conducting the site visit. Conversely, the information collected during the site visit was incorporated into the information provided in this report.

Verde scientists conducted the site reconnaissance field visit on September 23rd and 26th, 2022. During this site visit, the subject property was thoroughly traversed on foot. The condition of onsite habitat, existing community structure, and direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of wildlife, listed species and the extent of potential listed species habitats were recorded. Verde scientists evaluated onsite vegetative communities in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCCS, FDOT 1999) and the Florida Natural Areas Inventory (FNAI) natural communities. Photographs taken during the site reconnaissance visit are enclosed in Appendix A.

Review of Geographic Information Systems Data

Various GIS data and several maps were reviewed to aid in characterizing the subject property and to prepare for the field visit. This data included a U.S. Geological Survey (USGS) quadrangle (Figure 3); various aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI);

Alachua County LiDAR elevation models; Federal Emergency Management Agency (FEMA) flood zones; and a Suwannee River Water Management District (SRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS) map.

Additionally, a site-specific Florida Natural Area Inventory (FNAI) Biodiversity Matrix Query was obtained for the property and adjacent areas (Appendix B). The results of the query were reviewed to evaluate the potential for listed species on and around the Peggy Road Tract, based on each species' known range, preferred habitats, and the condition of available habitat observed onsite. A site-specific Environmental Conservation Online System – Information for Planning and Consultation (ECOS-IPaC) list was obtained for the subject property to supplement and expand upon the results of the FNAI Biodiversity Matrix Query. Listed wildlife or plant species include those listed by the US Fish and Wildlife Service (FWS) as endangered, threatened, or under review for potential listing; and those listed by the Florida Fish and Wildlife Conservation Commission (FWC) as endangered, threatened or species of special concern.

Review of Aerial Photographs

Current (2020) true color aerial photographs were obtained from the Survey and Mapping Office of Florida Department of Transportation (FDOT), (https://www.fdot.gov/geospatial/aerialmain.shtm), to review the subject property and other parcels within its immediate vicinity (Figure 1). Additional aerial photographs dating to 1937 were also reviewed as part of this investigation to evaluate historical uses of the property and the potential presence of environmental resources. Photographs dated 2020, 2017, 2014, 2011, and 2008 are also available from FDOT. Photographs from 2004, 1999, and 1995 can be obtained from the Bureau of Survey and Mapping at the Florida Department of Environmental Protection (FDEP) as part of the Land Boundary Information System (LABINS) (http://www.labins.org). Scans of historical aerial photographs taken in 1979, 1974, 1968, 1961, 1956, 1955, 1949, and 1937 are maintained by the Map and Imagery Library at the University of Florida (http://www.ufdc.ufl.edu/aerials).

Literature Reviewed

The following literature and data sources were used to assist in preparing this report:

Drummond, M. E. 2008. *Summary of Rare and Regulated Plants: Alachua County, FL*. (http://www.alachuacounty.us/depts/epd/Pages/EPD.aspx) Alachua County Environmental Protection Department. Available online.

Florida Department of Agriculture and Consumer Services, Division of Plant Industry. *Florida Administrative Code Rule 5B-40.0055. Regulated Plant Index.*

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Thomas, B.P., E. Cummings, and W.H. Wittstruck. 1985. *Soil Survey of Alachua County, Florida*. Soil Conservation Service, U.S. Department of Agriculture.

Tobe, J.D., K.C. Burks, R.W. Cantrell, M.A. Garland, M.E. Sweeley, D.W. Hall, P. Wallace, G. Anglin, G. Nelson, J.R. Cooper, D. Bickner, K. Gilbert, N. Aymond, K. Greenwood, and N. Raymond. 1998. *Florida Wetland Plants: An Identification Manual*. Florida Department of Environmental Protection, Tallahassee, FL.

University of Florida – Map and Imagery Library. 2022. Aerial Photography: Florida Collection. University of Florida. Available online at https://ufdc.ufl.edu/aerials. Accessed 10/21/22.

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Wunderlin, R.P. 1998. Guide to the Vascular Plants of Florida. University Press of Florida, Gainesville, FL.

Wunderlin, R. P., B. F. Hansen, A. R. Franck, and F. B. Essig. 2022. Atlas of Florida Plants (http://florida.plantatlas.usf.edu/). [S. M. Landry and K. N. Campbell (application development), USF Water Institute.] Institute for Systematic Botany, University of South Florida, Tampa. Available online. Accessed 10/21/22.

Field Assessment

Verde completed an ecological reconnaissance of the subject property on September 23rd and 26th, 2022. Our scientists conducted a thorough survey of the subject property by traversing the property's perimeter and walking meandering belt transects through the interior of the site. One hundred percent of the property was visually inspected during this site visit. Existing conditions both on-site and extending to 200 ft off-site (when possible) were identified and described. Observations of wildlife, including any rare or listed species and their potential habitats, were recorded. Our scientists also noted any additional natural resources or pertinent characteristics identified during the site visit. The weather on both days was mostly sunny with high temperatures in the mid to upper 80s and light, variable winds.

PHYSICAL SETTING

Site History

As part of this assessment, Verde reviewed historical aerial photographs to evaluate past uses of the subject property and adjacent parcels. These photographs can also be viewed by visiting the Map and Imagery Library at the University of Florida, LABINS, and the Survey and Mapping Office of FDOT. The Peggy Road Tract has been cleared and managed as improved pasture since at least 1937, which is the earliest available aerial photograph. Other than a gradual increase in canopy cover around the perimeter of the property and the appearance of the existing home circa 1974, there has been little to no noticeable changes to the property over time. Similarly, only minor changes can be seen in the area surrounding the subject property. The current alignments of both Peggy Rd. and the Atlantic Coastline Railroad can be seen in all available aerial photographs since 1937. Interstate 75 can first be seen in the photographs from 1968, and later photographs show the surrounding landscape gradually transitioning from predominantly agricultural land uses to the present-day mix of agriculture, residential, and industrial uses.

Soils

The majority of the site (over 95 percent) is mapped as Fort Meade Fine Sand, 0 to 5 Percent Slopes (Figure 4). This soil is described in the Alachua County Soil Survey as being a gently sloping well drained soil, typical of gently rolling uplands. The soil is further described as having a relatively uniform sandy texture to a depth of at 80 inches and a water table that is more than 72 inches below the soil surface. The Soil Survey states that dominant native vegetation historically observed on the Fort Meade Fine Sand included oaks (live, laurel, and water), pines (slash, loblolly, and longleaf), hickory, dogwood, holly, magnolia, and several varieties of grasses and sedges.

The other soil mapping unit, Arredondo Fine Sand, 5 to 8 Percent Slopes, is mapped as slightly extending onto the northeast portion of the property. This soil is described in the Alachua County Soil Survey as a sloping, well drained, upland soil with a water table more than 72 inches below the soil surface. The surface layers consist of sand, while the soil's substratum have sandy loam to sandy clay loam textures beginning at depths of approximately 50 inches below the surface. The Soil Survey

also notes that siliceous limestone boulders and sinks are occasionally found in some locations within this soil series. Natural vegetation of the Arredondo Fine Sand is noted to have included slash and longleaf pines, live and water oaks, hickory, dogwood, and various shrubs and grasses.

Landscape and Hydrology

The topography of the Peggy Road Tract can be described as gently rolling hills. The site's elevation ranges from approximately 64 to 96 feet NAVD-88 (Figure 5). The lowest elevations are generally found in the southern portions of the property and the highest elevations are found in the north. Available elevation data does not indicate the presence of excessively steep slopes or gullies (Figures 3 and 5).

There are no sources of water flowing onto the subject property from adjacent land uses. The subject property is located outside the 500-year floodplain as identified by FEMA. Additionally, no Special Flood Hazard Areas have been mapped within or adjacent to the subject property (Figure 6). Although the property is lower in elevation than the other surrounding parcels (Figure 5), the deep, well drained, sandy soils and physical barriers (Peggy Rd. to the north, I-75 to the west, and the Atlantic Coastline Railroad to the south) prevent stormwater during intense rain events from flowing onto the property either as overland sheet flow or shallow lateral subsurface flow through the soil. Additionally, a large offsite stormwater pond and linear roadside swale along the south side of Peggy Rd. intercepts any road runoff before it can enter the subject property. As a result, onsite hydrologic conditions are driven by direct rainfall, which quickly infiltrates into the soil. The potentiometric surface of the Upper Floridan Aquifer is mapped as being between 35 to 40 feet elevation in this area, approximately 30 to 50 feet below the soil surface.

Other Conservation, Recreation, or Ecologically Significant Lands

The City of Alachua owns approximately 130 acres along the north side of Peggy Rd. The City's property includes the Legacy Park Multipurpose Center and Playground, Alachua Splash Park, and Hal Brady Recreation Center. There are no other recreation, conservation, or preservation lands located on or adjacent to the subject property. The nearest conservation area, the San Felasco Hammock Preserve State Park, is located roughly 2 miles to the east southeast (Figure 7). Although not shown on Figure 7, the Mill Creek Sink is located approximately 1.5 miles to the north.

Land Use and Natural Communities

Four different land uses and natural communities were observed and mapped by Verde on the subject property (Figure 8). The site almost entirely consisted of an Improved Pasture (FLUCCS 2110) community. This land use is most similar to a dry prairie natural community, but the improved pasture is characterized as having a relatively low species and structural diversity as a result of active management and intense grazing pressure. The other three onsite land uses include Low Density, Fixed Single Family Units (FLUCCS 1110); Upland Hardwood Forests (FLUCCS 4200); and Roads and Highways (FLUCCS 8140).

Prior to conducting the field site visit, Verde scientists reviewed the SRWMD FLUCCS map as updated in 2017. In addition to the four land uses described onsite, seven other distinct land uses are found in close proximity (within 200 feet) to the subject property (see Table 1). Each land use/cover, and equivalent natural community are described below.

Table 1: Land use/cover and natural communities on and adjacent (within 200 ft.) of the Peggy Road Tract.

Land Use Code	Land Cover Code	Land Use Description	Land Cover Description	FNAI Natural Community	Location	Acres Onsite
1110	1940	Low Density, Fixed Single Family Units	Grass Surface	Dry Prairie	Onsite	1.3
1110	4200	Low Density, Fixed Single Family Units	Upland Hardwood Forests	Upland Hardwood Forest	Offsite (E and NW)	--
1550	1550	Other Light Industrial	Other Light Industrial	n/a	Offsite (SE)	--
1860	1860	Community Recreational Facilities	Community Recreational Facilities	Dry Prairie	Offsite (NE)	--
1900	3100	Open Land (Urban)	Herbaceous (Dry Prairie)	Dry Prairie	Offsite (SE)	--
2110	2110	Improved Pastures	Improved Pastures	Dry Prairie	Onsite	47.7
3100	3100	Herbaceous (Dry Prairie)	Herbaceous (Dry Prairie)	Dry Prairie	Offsite (N)	--
4200	4200	Upland Hardwood Forests	Upland Hardwood Forests	Upland Hardwood Forest	Onsite	3.8
4340	4340	Upland Mixed - Coniferous/Hardwood	Upland Mixed - Coniferous/Hardwood	Upland Hardwood Forest	Offsite (S)	--
8120	8120	Railroads	Railroads	n/a	Offsite (S)	--
8140	8140	Roads and Highways	Roads and Highways	n/a	Onsite	0.1

Low Density, Fixed Single Family Units (FLUCCS 1100) – +/-1.3 Acres Onsite

This land use can be subdivided into two different land-cover subsets based on the dominant vegetative form; grass surface (lawn) or upland hardwood forests. The onsite Low Density, Fixed Single Family land use includes a residential house and other auxiliary structures. The vegetative community was dominated by various graminoid and broadleaf forbs similar to those found in the adjacent improved pasture community. The groundcover stratum was dominated by bahia grass (*Paspalum notatum*), flat sedges (*Cyperus* spp.), tropical Mexican clover (*Richardia brasiliensis*), Florida betony (*Stachys floridana*), common day flower (*Commelina diffusa*), and Cuban jute (*Sida rhombifolia*). A sparse canopy of American sycamore (*Platanus occidentalis*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), China berry (*Melia azedarach*), and red cedar (*Juniperus virginiana*) were also seen scattered throughout the residential land use.

Forested areas of the Low Density, Fixed Single Family Units land use were located offsite to the east and west. The dominant vegetation within those offsite forests were similar to the Upland Hardwood Forests described below.

Other Light Industrial (FLUCCS 1550) – Offsite

This land use represents the Sandvik Mining and Rock Technology facility. The property is located to the southeast of the Peggy Road Tract on the other side of the Atlantic Coastline Railroad. Most of the facility consists of impervious surfaces. This land use does not provide any habitat for local wildlife.

Community Recreation Facilities (FLUCCS 1860) – Offsite

The City of Alachua owns approximately 130 acres along the north side of Peggy Rd. This Community Recreation Facilities land use includes the Legacy Park Multipurpose Center and Playground, Alachua Splash Park, and Hal Brady Recreation Center baseball fields. The property consists mostly of routinely mowed lawn. This land use does not provide any significant habitat for local wildlife.

Open Land (Urban) (FLUCCS 1900) – Offsite

This land use is found to the south of the Peggy Road Tract on the other side of the Atlantic Coastal Railroad, immediately west of the Sandvik facility. The vegetative community is likely maintained by routine mowing, although the specific management activity is not apparent in aerial photographs. This land use does not provide any habitat for local wildlife.

Improved Pasture (FLUCCS 2110) – +/-47.7 Acres Onsite

Most of the property is managed and actively grazed as improved pasture. This community was characterized by a sparse scattering of trees and a dense short groundcover stratum. The dense groundcover was dominated by bahia grass, Bermuda grass (*Cynodon dactylon*), tropical Mexican clover, thistle (*Cirsium* sp.), flat sedges, ragweed (*Ambrosia artemisiifolia*), prickly pear (*Opuntia mesacantha*), blackberry (*Rubus* sp.), sour paspalum (*Paspalum conjugatum*), tread softly (*Cnidoscolus stimulosus*), hairy indigo (*Indigofera hirsuta*), three-flower tick trefoil (*Grona triflora*), fleabane (*Erigeron* sp.), slim-leaf pawpaw (*Asimina angustifolia*), big-flower pawpaw (*Asimina obovata*), dwarf pawpaw (*Asimina pygmea*), showy rattlebox (*Crotalaria spectabilis*), common day flower, Cuban jute, sweet everlasting (*Pseudognaphalium obtusifolium*), and Jimson weed (*Datura stramonium*). Scattered throughout the pasture were individual or small clusters of live oak, pecan (*Carya illinoinensis*), laurel oak, China berry, and Hercules club (*Zanthoxylum clava-herculis*). While this community could provide suitable grazing habitat for large herbivores, it otherwise provides poor wildlife habitat as a result of low species diversity and minimal vertical cover and structure.

Herbaceous (Dry Prairie) (FLUCCS 3100) – Offsite

This land use is located offsite to the north of Peggy Rd. It is adjacent to the Legacy Park Multipurpose Center described above and is part of the larger City-owned property. Similar to the Community Recreation Facilities, this land use appears to be maintained as lawn. This land use does not provide any significant habitat for local wildlife.

Upland Hardwood Forests (FLUCCS 4200) – +/-3.8 Acres Onsite

This community is found around the perimeter of the Peggy Road Tract as well as a small forested area in the southeast corner of the property. The Upland Hardwood Forest habitats consisted of a closed canopy, relatively dense understory/shrub stratum, and sparse groundcover layer. Non-native, invasive exotic plant species were abundant in both the canopy and understory strata, and numerous vines have grown to cover many of the area's shrubs and tree saplings. Dominant vegetation included: live oak, laurel oak, camphor tree (*Cinnamomum camphora*), China berry, black cherry (*Prunus serotina*), sugar berry (*Celtis laevigata*), Chinese tallow tree (*Triadica sebifera*), loquat (*Eriobotrya japonica*), red cedar, mulberry (*Morus* sp.), heavenly bamboo (*Nandina domestica*), cabbage palm (*Sabal palmetto*), American beautyberry (*Callicarpa americana*), coral ardisia (*Ardisia crenata*), elderberry (*Sambucus nigra*), Carolina laurel cherry (*Prunus caroliniana*), air potato (*Dioscorea bulbifera*), trumpet creeper (*Campsis radicans*), yellow jessamine (*Gelsemium sempervirens*), grapevine (*Vitis* sp.), green brier (*Smilax* sp.), Texas wax-mallow (*Malvaviscus arboreus*), ebony spleenwort (*Asplenium platyneuron*), and maiden fern (*Thelypteris* sp.). This land use is strongly influenced by forest edge effects, which promote abundant vine and shrub/sapling. As a result, the habitat provides less value for local wildlife that typically utilize interior habitats of large, contiguous forests. The Upland Hardwood Forests found on and around the Peggy Road Tract do not provide any significant habitat for local wildlife.

Upland Mixed – Coniferous/Hardwood (FLUCCS 4340) – Offsite

This community is located south of the subject property on the south side of the Atlantic Coastline Railroad. The species composition is similar to that of the Upland Hardwood Forests described above, but habitat is characterized as having an open to moderately closed canopy and denser groundcover strata. This land use does not provide any significant habitat for local wildlife.

Railroads (FLUCCS 8120) – Offsite

This land use is represented by the Atlantic Coastline Railroad that parallels the southern boundary of the Peggy Road Tract. This land use does not provide habitat for local wildlife.

Roads and Highways (FLUCCS 8140) – +/-0.1 Acres Onsite

This land use includes both Peggy Rd. and I-75. A small portion of the Peggy Road right-of-way is included onsite in the northeast corner of the property. This land use does not provide habitat for local wildlife.

Wildlife Utilization

Verde scientists observed (directly or indirect evidence of) white tailed deer (*Odocoileus virginianus*), black racer (*Coluber constrictor*), eastern gray squirrel (*Sciurus carolinensis*), nine-banded armadillo (*Dasypus novemcinctus*), and red fox (*Vulpes vulpes*) during site visits to the property. Provided the property's location and condition of onsite habitats, there is potential for raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), turkey (*Meleagris gallopavo*), and various other woodpeckers, songbirds, small mammals, reptiles, and amphibians to also utilize the site.

POTENTIAL REGULATED RESOURCES

Geologic Features

While no limestone outcrops were encountered during Verde's site visit, a pile of limestone rocks were found along Peggy Rd. in the northeast corner of the property. It appeared that these stones were stockpiled in a linear pile possibly in conjunction with construction or other work along Peggy Rd. These rocks were covered by a small trees and numerous vines in the canopy and understory strata. The feature did not provide unique habitat.

Several depressions were observed in this same area along Peggy Rd (Figure 9). One larger depression, approximately 60 to 75 feet in diameter and 6 to 8 feet deep, was located along the northern property boundary. The side slopes appeared stable and several large trees (greater than 16-inch diameter) were seen growing within and around the feature. The other smaller depressions (Depressions 1-5) found in the northeast corner of the property were round to irregularly shaped, less than 25 feet in diameter and 2 to 5 feet deep. Depressions 2 and 4 were round shallow depressions with gradual side slopes, while depressions 1, 3, and 5 were up to 5 feet deep and included one or more steep side slopes with a clayey sand or sandy clay texture. Vegetation within and around these features was the same as that found in the surrounding community, and the depressions did not appear to provide unique habitat for epipetric plant species. No geotechnical analyses were performed as part of this effort.

No other notable depressions were found throughout the remainder of the property. While available topographic data does show a couple concentric contours in the southeast and southwest corners of the property, these areas were little more than low spots within the property's rolling topography.

The vegetation within these areas did not differ from the adjacent community, and no steep slopes, limestone, or chimneys were observed in the field.

Based on available data and maps published by Alachua County, the Floridan aquifer is unconfined at this location, and the property is located within the high-vulnerability zone and high aquifer recharge areas. However, no site-specific soil boring information was obtained for this effort.

Historical and Paleontological Resources

Data from the Florida Department of State, Florida Master Site File were used to determine the presence of any previously recorded historical or archeological resources within, or adjacent to, the subject property. Review of the Master Site File identified no historic structures on the subject property. The Atlantic Coastline Railroad was identified in the State Historic Preservation Office GIS dataset of resource groups; however it was noted as being ineligible for listing in the National Registry of Historic Places due to a lack of sufficient historic significance and architectural distinction. No structures or other indications of potential historical and paleontological resources were observed onsite. However, no archeological investigations were performed in conjunction with this effort.

Wetlands and Surface Waters

No wetlands, natural ponds, lakes, streams, or springs were found on the subject property. In addition, no onsite or adjacent wetland communities were identified by the NWI or the SRWMD FLUCCS datasets, and no hydric soils are mapped onsite (Figure 6).

Surface Water or Wetland Buffers

As stated above, no wetlands or surface waters were encountered onsite.

Significant Plant and Wildlife Habitat

The existing conditions observed both on and adjacent to the subject property do not represent significant habitats. The species composition and community structure of habitat observed in the field is typical for improved pasture and hardwood forest communities surrounded by rural residential development, light industry and other transportation/utility land uses. In general, species and structural diversity is low as a result of past/present management, and persistent cattle grazing. Although the hardwood forest found around the perimeter of the property could be considered natural in origin and not intensively managed, the narrow forest is largely influenced by edge effects, which alter both vegetative composition and structure. Due to edge effects and surrounding land uses, several invasive exotic plant species have become established within the onsite hardwood forest community. These species (e.g. coral ardisia, camphor tree, Chinese tallow tree, Chine berry, heavenly bamboo, and air potato) displace native species and alter the density and structure of the various vegetative strata. Overall, the onsite habitats provide minimal value to local wildlife compared to a fully functional, fire maintained, pine flatwoods community, which would have historically existed in the area.

Listed Plant Species and Their Habitats

No listed plant species or their preferred habitats were observed on site. The site-specific FNAI Biodiversity Matrix Query identified seven State-listed plant species as potentially occurring in the area. These include the incised groove-bur (*Agrimonia incisa*), many-flowered grass-pink (*Calopogon multiflorus*), hartwrightia (*Hartwrightia floridana*), Florida spiny-pod (*Matelea floridana*), Florida

mountain-mint (*Pycnanthemum floridanum*), Florida willow (*Salix floridana*), and silver buckthorn (*Sideroxylon alachuense*), all of which are listed as either Endangered or Threatened in the State of Florida. Species are returned as "potentially occurring" if the queried area is located within the known range of the species but no individuals have been documented on the property or within the local landscape. Although the Peggy Road Tract is located within the accepted range of these seven listed plant species, it is unlikely that they would be found onsite due to a lack of suitable habitat and current and past land management practices. The habitat requirements of these species are discussed in more detail below.

Incised Groove-Bur (Threatened: State)

This species is primarily observed in fire-maintained pine-oak forests. Periodic fires within these habitats would maintain a moderately open canopy with small forest openings dominated by a dense groundcover stratum of forbs and grasses. The incised groove bur could also be found within forest openings that can develop because of natural canopy tree mortality or windfall, but only if a suitable seedbank exists (i.e. as long as the seed bank includes forb and graminoid species, rather than consisting primarily of tree and vine species). It is unlikely that incised groove-bur would be found onsite due to a lack of the species' preferred habitat and the species' likely absence from the existing seed bank (the property has been maintained as pasture since at least 1937).

Many-Flowered Grass-Pink (Threatened: State)

The Peggy Road Tract does not provide suitable habitat for the many-flowered grass-pink. This species is most often found within flatwoods habitats (both mesic and wet flatwoods) in association with longleaf pine (*Pinus palustris*), saw palmetto (*Serenoa repens*), three-awn-grass (*Aristida* sp.), and various other forb and graminoid species. No such habitats exist onsite. It is unlikely that the many-flowered grass-pink would be found onsite due to current and past land management practices.

Hartwrightia (Threatened: State)

The species is found in mesic to wet flatwoods, bogs, bayheads, and other open seepage areas. None of these habitats were not found on the subject property. Thus, it is unlikely that hartwrightia would be found onsite.

Florida Spiny-Pod (Endangered: State)

This species can potentially be found within a variety of habitats ranging from mesic hammocks to dry hardwood or mixed hardwood-conifer forests, often in association with recently formed canopy openings. The Florida spiny-pod would not be found within the improved pasture land use. Additionally, it is also unlikely that this species would be found in the forested habitats found onsite. The forested habitats lack canopy openings, and it is unlikely that sufficient gaps would form due to the dense understory of shrubs, saplings and invasive exotic tree species. Furthermore, it is unlikely that the Florida spiney pod would be present in the existing seed bank as a result of the subject property and the surrounding landscape being historically managed as improved pasture for much of the last century (prior to 1937 through at least the mid-1970s). Thus, it is unlikely that the Florida spiny-pod would be found onsite.

Florida Mountain-Mint (Threatened: State)

The Florida mountain-mint is primarily found in wet flatwoods, openings in wetland forests, or edges along swamps. The species is also occasionally association within floodplains or stream banks, where

openings in the canopy support a dense groundcover stratum. These habitats were not found onsite, and it is unlikely that the Florida mountain mint would be found on the subject property.

Florida Willow (Endangered: State)

It is unlikely that the Florida willow would be found on the Peggy Road Tract. The Florida willow is found along spring-fed rivers and streams, bottomland forests, swamps and wet hammocks with consistent hydroperiods. These habitats are not found on the subject property.

Silver Buckthorn (Endangered: State)

The Peggy Road Tract does not provide suitable habitat for the silver buckthorn. This species is found within calcareous upland forests, most often around limestone sinks or shell middens. No limestone sinks or shell middens were found onsite.

Wagner's spleenwort, ruffled spleenwort, and Curtiss' spleenwort (not listed)

The FNAI Biodiversity Matrix Query also identified three additional rare spleenwort species as potentially occurring in the area. These species included Wagner's spleenwort (*Asplenium heteroresiliens*), ruffled spleenwort (*Asplenium plenum*), and Curtiss' spleenwort (*Asplenium x curtissii*). It is unlike that these three species would be found onsite. Like many other spleenworts, these three species are epipetric and are found on exposed limestone or calcareous soils typically found in close association with mesic hammocks. That community and soil type were not found on the subject parcel, and while Verde scientists did observe a pile of limestone rocks in the northeast corner of the property, no herbaceous vegetation was seen growing on the rocks due to shading by the dense canopy, understory and vine strata. It is unlikely that the Wagner's spleenwort, ruffled spleenwort, or Curtiss' spleenwort would be found on the subject property.

Listed Wildlife Species and Their Habitats

No listed animal species were observed during this effort. The FNAI Biodiversity Matrix Query returned one listed species, the eastern indigo snake (*Drymarchon couperi*), as likely occurring within the area (i.e. the snake has been documented near, but not on the property or adjacent parcels). The matrix query also identified the Florida sandhill crane (*Antigone canadensis pratensis*), Florida burrowing owl (*Athene cunicularia floridana*), gopher tortoise (*Gopherus polyphemus*), short-tailed snake (*Lampropeltis extenuata*), gopher frog (*Rana capito*), Florida mouse (*Podomys floridanus*), and Sherman's fox squirrel (*Sciurus niger shermani*) as species that could potentially be found in the area. In addition to these eight species, the ECOS-IPaC list obtained for the subject property returned the Eastern black rail (*Laterallus jamaicensis* ssp. *jamaicensis*), wood stork (*Mycteria americana*), and monarch butterfly (*Danaus plexippus*) as other listed species potentially occurring in the area.

These species returned by the FNAI Biodiversity Matrix Query and the ECOS-IPaC list would not likely utilize the property to any significant extent due to current property management and general lack of preferred habitat. The habitat requirements of each species, and their potential to be found onsite, is discussed in more detail below.

Eastern Indigo Snake (Threatened: Federal and State)

There is little potential for indigo snakes to occupy this site due to the lack of suitable habitat on the property. The species commonly feeds in wetlands during summer months, while also requiring burrows within sandy, upland habitats for overwintering. Indigo snakes are most often observed as commensal species with gopher tortoises, utilizing tortoise burrows during winter months. The lack

of suitable foraging habitat and the absence of tortoise burrows on the property decreases the likelihood of indigo snakes utilizing the property.

Florida Sandhill Crane (Threatened: State)

No cranes were observed onsite during the site visit. Florida sandhill cranes are frequently observed within wet prairies, freshwater marshes and pasturelands, often foraging within the transitional zones between the deeper marshes and adjacent prairies and pastures. The well drained soils found throughout the subject property preclude it's use as foraging habitat for the Florida sandhill crane.

Florida Burrowing Owl (Threatened: State)

No burrowing owls were observed during the site visit. The species prefers high, well drained, sparsely vegetated sandy habitat such as those found in dry prairie and sandhill habitats. However, burrowing owls are also often found in ruderal habitats (e.g. airports, vacant fields, road rights-of-way, and open fence lines) provided the area has a sparsely vegetated canopy or the canopy is entirely absent. Although the species may utilize human dominated habitats, such sites bring additional threats to burrowing owl survival. Predation by non-native predators (e.g. cats, dogs, and rats), as well as artificially large populations of urbanized racoons, is considered to represent a high degree of threat to eggs, young, and owls. Additionally, cattle grazing can potentially collapse burrows. Therefore, while the improved pasture community found onsite could provide potential habitat for burrowing owls, the species is not currently present and the potential for future inhabitation of the subject property could remain low.

Gopher Tortoise (Threatened: State)

No gopher tortoises were observed during the site visit, and while the soils and groundcover vegetation found within the improved pasture community are suitable gopher tortoise habitat, the current land use may preclude near-term tortoise utilization of the site. Tortoises prefer dry, well drained, sandy habitats dominated by herbaceous vegetation and a sparse canopy or shrub stratum. The onsite improved pasture community meets these preferred conditions. However, frequent trampling and intense grazing may restrict the ability for tortoises to create and maintain burrows onsite. Furthermore, the Atlantic Coastline Railroad, Peggy Rd., I-75, and, to a lesser extent, the hardwood forest surrounding the property serve as physical barriers to tortoise mobility and the species' ability to colonize the subject property. Therefore, future tortoise utilization of the subject property may remain unlikely. Regardless, due to the well-drained soils and herbaceous vegetative community found in the improved pasture, it will likely be necessary to perform an updated tortoise survey prior to any potential construction onsite. Potential impacts of development on gopher tortoises are regulated by the FWC, and the results of a full gopher tortoise survey are only valid for a period of 90 days. If earthwork does not commence within 90 days, then the full gopher tortoise study will need to be redone.

Short-Tailed Snake (Threatened: State)

The short-tailed snake prefers dry sandhill, xeric hammock, sand pine scrub or other similar sandy habitats with a relatively open or absent canopy. This type of habitat is not found on the subject property; therefore, it is unlikely that short-tailed snakes would be found onsite.

Gopher Frog (recently de-listed: State)

There is little potential for gopher frogs to occupy the site due to the lack of their preferred habitat, dry sandhill and scrub. Additionally, like the indigo snake, gopher frogs are frequently observed as

commensal species with gopher tortoises, utilizing tortoise burrows as shelter during the day. The lack of tortoise burrows on the property further decreases the likely hood of gopher frogs inhabiting the property's uplands.

Florida Mouse (recently de-listed: State)

The Florida mouse has been primarily or exclusively documented in fire-maintained xeric habitats over deep, well-drained, sandy soils. The presence of this species is unlikely due to the lack of these habitats onsite.

Southeastern Fox Squirrel (Delisted: State)

The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and/or flatwoods. It is unlikely that fox squirrels will reside on the property due to the lack of preferred habitat.

Eastern Black Rail (Threatened: Federal)

The subject property does not contain habitat that would support the eastern black rail. The species is found within herbaceous wetland communities such as salt marsh, wet prairie, basin marsh, and riparian marsh along river and lake edges.

Wood Stork (Threatened: State and Federal)

Wood storks would not utilize the habitats found on the subject property. Nesting of the species frequently occurs in woody vegetation above standing water, and foraging generally occurs in open water 5–40 cm (2–15 in.) deep that is relatively free from herbaceous vegetation. No wetlands were found onsite; therefore the wood stork would not be found on the subject property.

Monarch Butterfly (Candidate for Listing: Federal)

The habitats on the subject property do not provide significant habitat for the monarch butterfly. While adult butterflies feed on nectar from a variety of flowers, monarch caterpillars feed exclusively on milkweed (*Asclepias* spp.). No milkweed plants were observed onsite, and the property generally lacks significant numbers of other flowering plants as a result of current land use and management that promotes the dominance of various turf grasses and other graminoids.

Eagles

No bald eagles or potential eagle nests were observed on or adjacent to the subject property. Prior to the site visit, Verde scientists reviewed the Florida Fish and Wildlife Conservation Commission's (FWC) eagle nest database and the Audubon EagleWatch nest location dataset to identify any known eagle nests within the area. The database review identified the closest record of a bald eagle (*Haliaeetus leucocephalus*) nest occurrence to be over 4 miles to the east-southeast of the property.

CONCLUSION AND CONSIDERATIONS

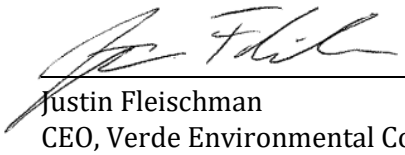
The subject property does not include any wetlands, surface waters, flood zones, significant plant or wildlife habitat, listed species, or potential listed species habitat that could require special protection. In general, the land use and natural communities found onsite are of poor quality and do not provide exceptional habitat for local wildlife, nor do they provide suitable habitat for rare or listed flora or fauna. Furthermore, none of the property is mapped as a special flood hazard zone; no wetlands, surface waters, or water conveyance features were found onsite; and the well-drained soils found

throughout the property generally preclude the production of runoff or sheet-flow during most rainfall events. However, this assessment did identify three items that would require attention during potential development of the site.

- The site is considered to be located within a high natural groundwater recharge area. As such, development may be required to comply with specific stormwater management system design and treatment considerations.
- Several small depressions were found within the northeast corner of the property. Although these features do not provide significant habitat, further geotechnical investigations may be necessary to evaluate the condition of underlying limestone.
- The property is actively farmed and has been managed as improved pasture since at least 1937. No gopher tortoises were found onsite, and we believe future colonization of the property by tortoises remains low as a result of current land use and management of the subject property and surrounding landscape. However, the results of a full gopher tortoise survey are only valid for a period of 90 days. If earthwork does not commence within 90 days, then the full gopher tortoise study may need to be redone.

SIGNATURES AND QUALIFICATIONS

I, Justin Fleischman, declare that, to the best of my professional knowledge and belief, I am qualified to complete this Natural Resource Assessment. I coordinated and supervised the data collection and database review necessary to complete this assessment. I believe all the information provided above to be true as of the date of the site reconnaissance visits and the date of this report.



October 21, 2022

Justin Fleischman — Date

CEO, Verde Environmental Co.

Principal Environmental Scientist

Mr. Justin Fleischman, CEO of Verde Environmental Co., has over 15 years of professional experience managing and reviewing environmental projects. He specializes in environmental permitting, wetland assessment and mitigation, listed species surveys, habitat restoration, ecohydrology, and environmental monitoring. Mr Fleischman holds an M.S. in Ecological Engineering/Systems Ecology from the University of Florida and a B.S. in Ecosystem Restoration and Management from the University of Wisconsin – Stevens Point.

Additional Personnel

Mr. Scott Blanford, COO of Verde Environmental Co. assisted and was under the responsible charge of Mr. Justin Fleischman for this Natural Resource Assessment. Mr. Blanford conducted supplemental data review and mapping of historical aerial imagery under the supervision of Mr. Fleischman in accordance with practice standards. Mr. Blanford holds a B.S. in Natural Resource Management from the University of Florida, and over 15 years of experience in the environmental consulting industry.

FIGURES

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002

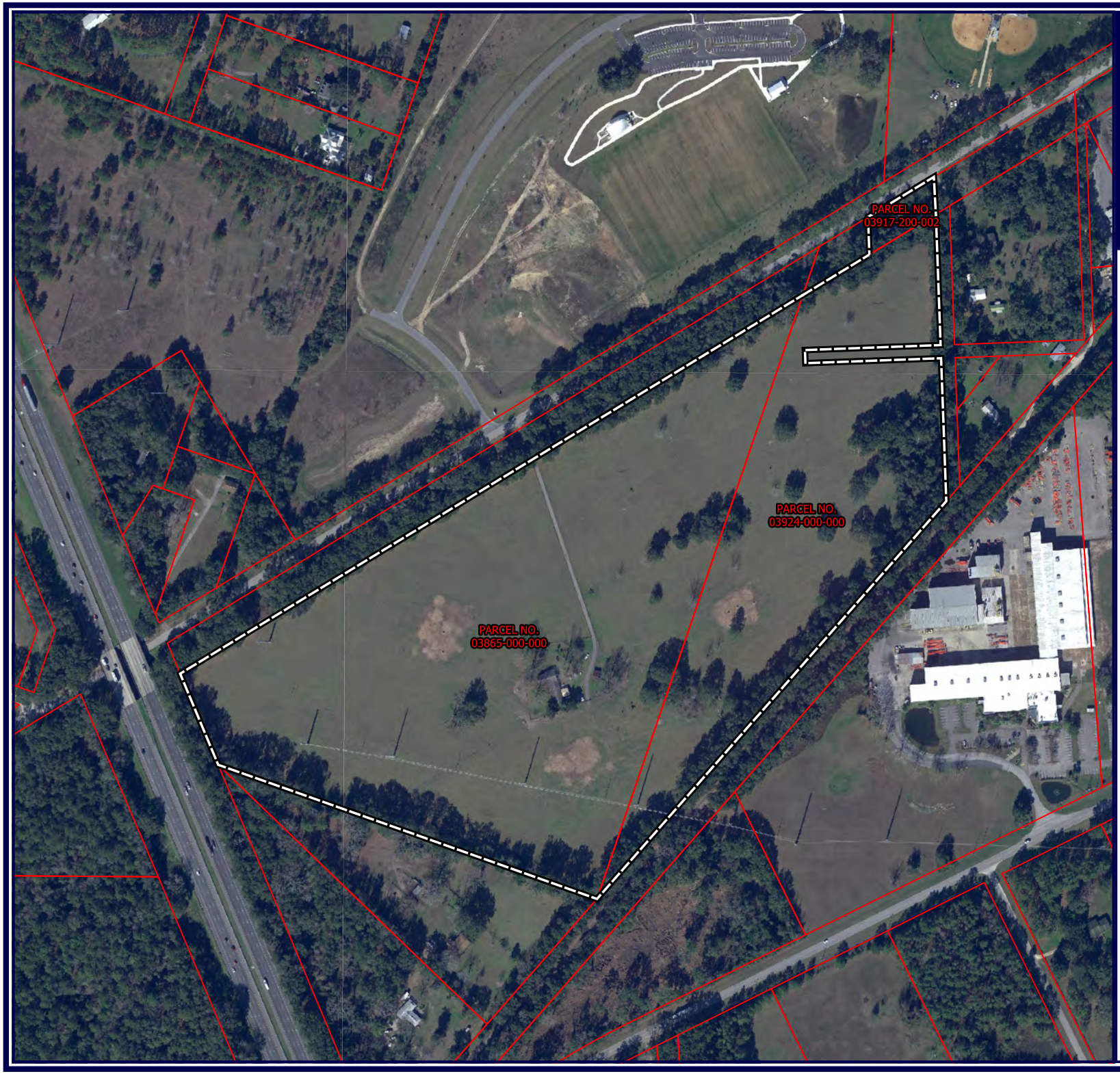


FIGURE 1: PARCEL BOUNDARIES
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS:
03865-000-000, 03924-000-000,
AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

ALACHUA COUNTY PARCELS (FDOR, 2022)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

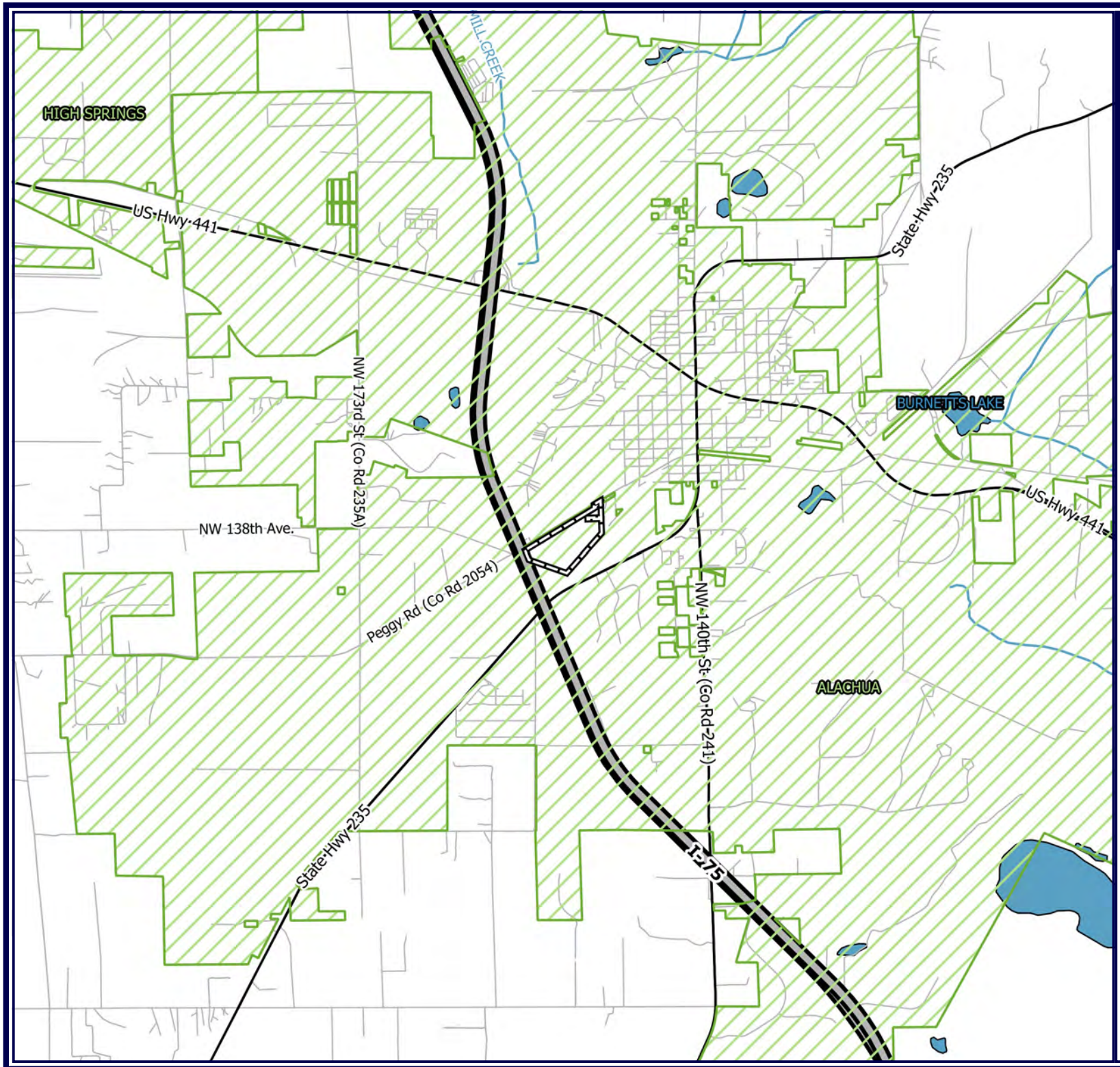


FIGURE 2: LOCATION
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002

0 2000 4000 FT

1:48000

N

LEGEND

- PROJECT BOUNDARY
- CITY LIMITS
- INTERSTATES
- HIGHWAYS
- STREETS
- STREAMS (NHD)
- WATER BODIES (NHD)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
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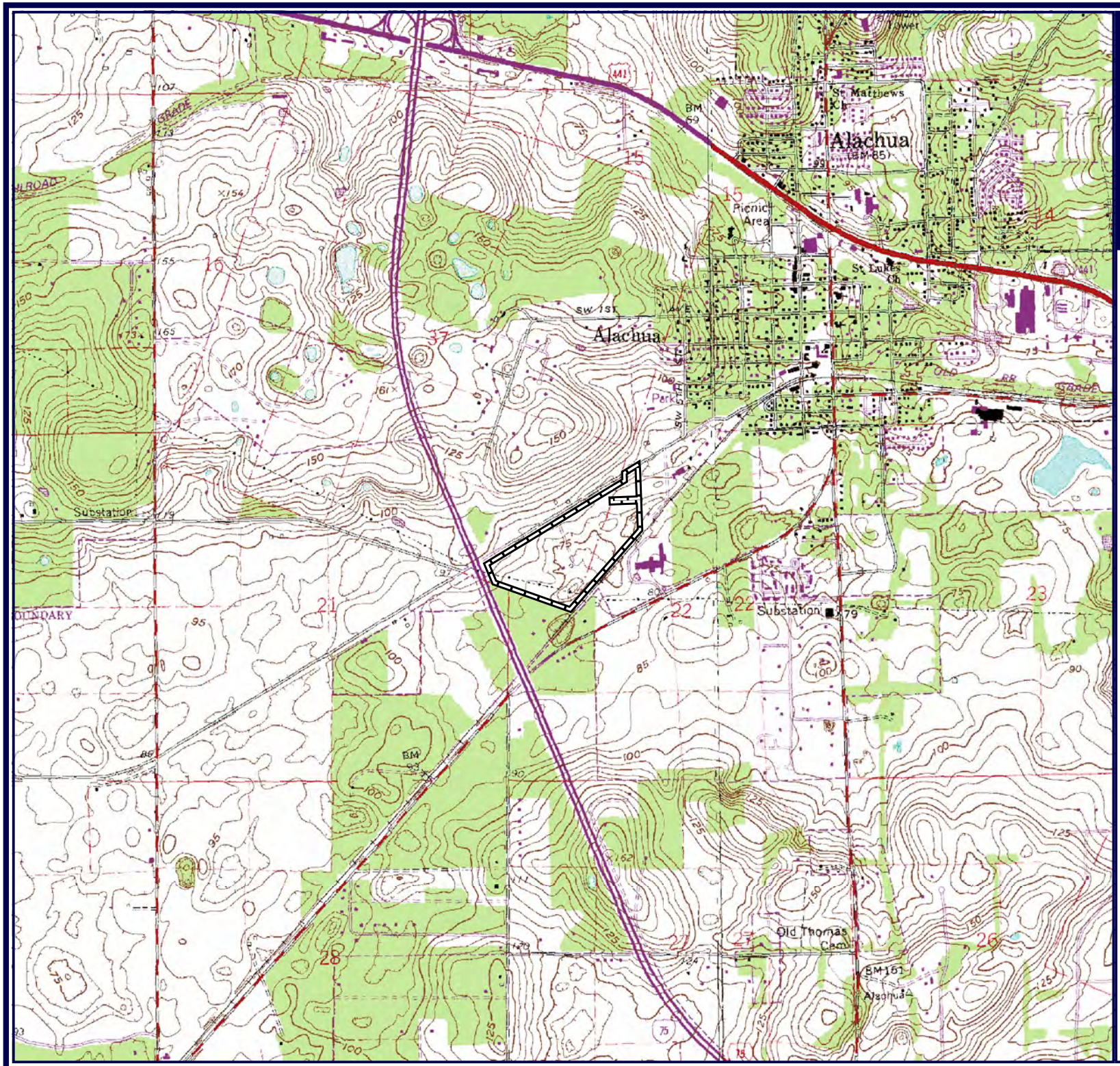


FIGURE 3: USGS 24K TOPOQUAD
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS:
03865-000-000, 03924-000-000,
AND 03917-200-002

0 1000 2000 FT

1:24000

N

LEGEND

PROJECT BOUNDARY

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.



FIGURE 4: NRCS SOILS
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

SOIL MAPPING UNITS (NRCS, OCT. 2021)

VERDE ENVIRONMENTAL

SYMBOL	MAPPING UNIT NAME	HYDRIC RATING?	DRAINAGE CLASS	FLOOD FREQUENCY	ACRES ONSITE
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	NO	WELL DRAINED	NONE	51.5
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	NO	WELL DRAINED	NONE	1.4

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

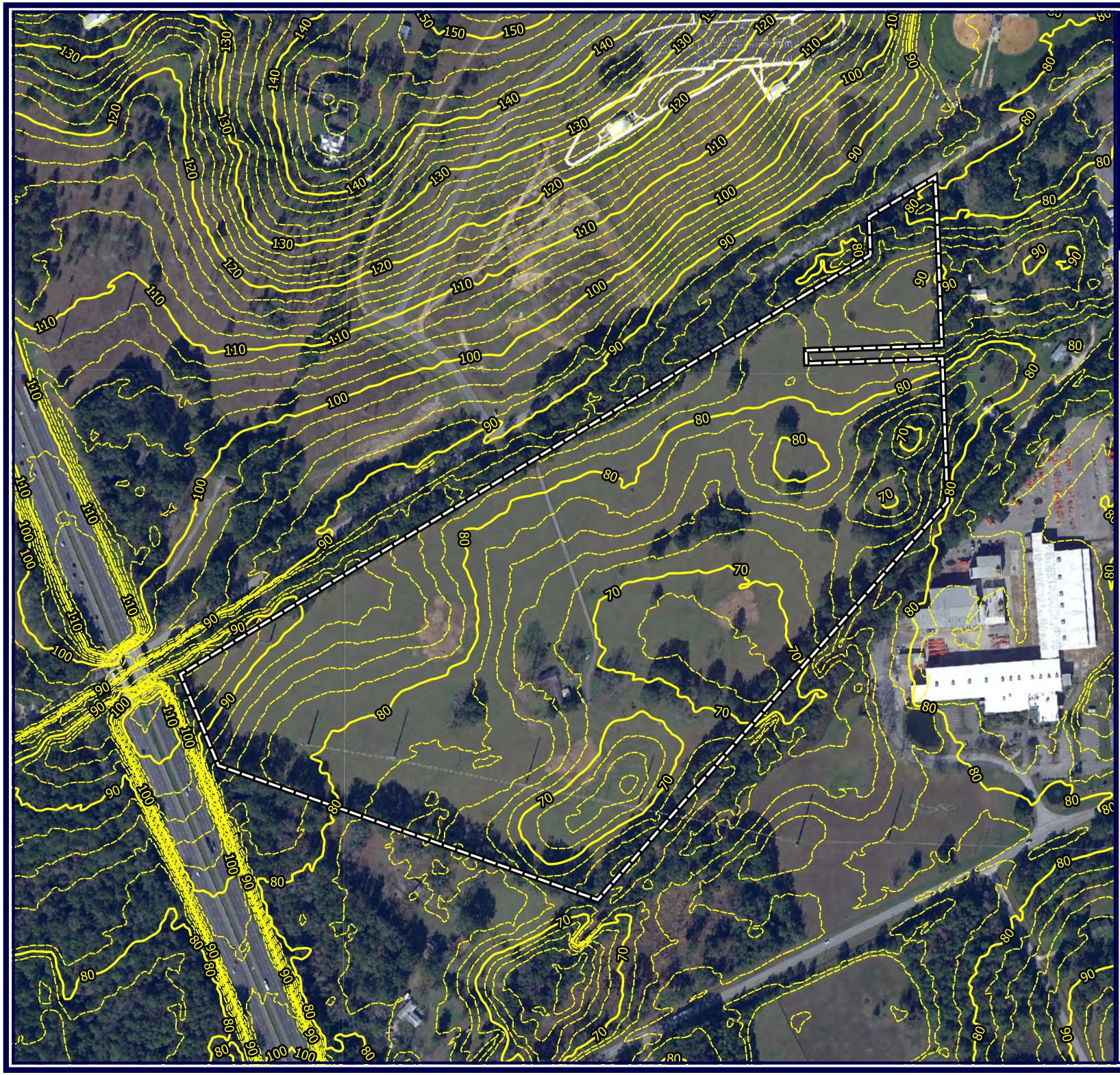


FIGURE 5: TOPOGRAPHY (LiDAR)
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS:
03865-000-000, 03924-000-000,
AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

ELEVATION (FT-NAVD88)
ALACHUA CO. LiDAR 2001

INDEX CONTOUR (10-FT)

MINOR CONTOUR (2-FT)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

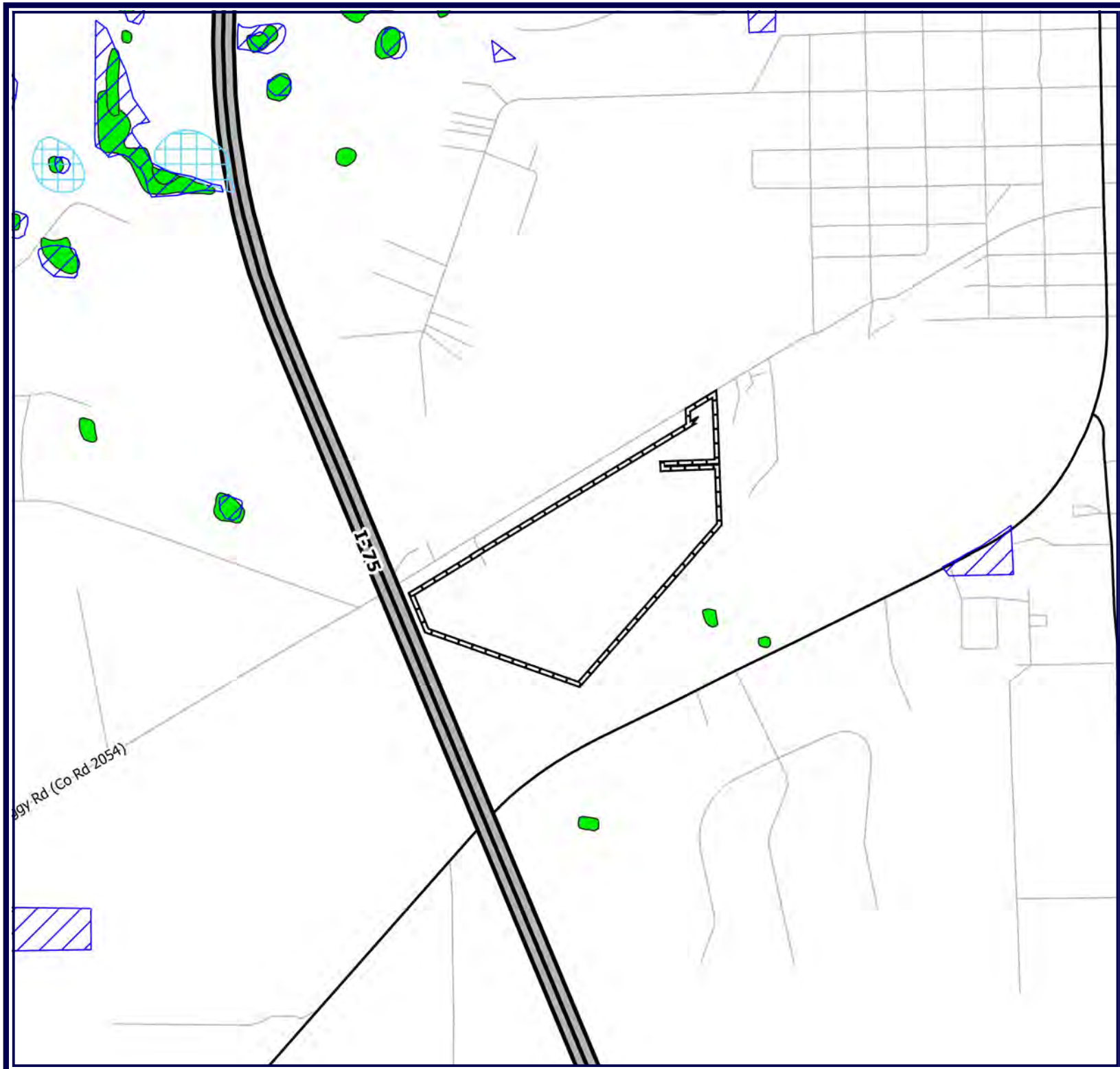


FIGURE 6: HYDROLOGIC FEATURES
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002

0 500 1000 FT

1:12000

N

LEGEND

- PROJECT BOUNDARY
- INTERSTATES
- HIGHWAYS
- STREETS
- WETLANDS AND SURFACE WATERS (SRWMD, FLUCCS, 2017)
- NATIONAL WETLAND INVENTORY WETLANDS (FWS, MAR. 2022)
- HYDRIC SOILS AND WATER (NRCS, OCT. 2021)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

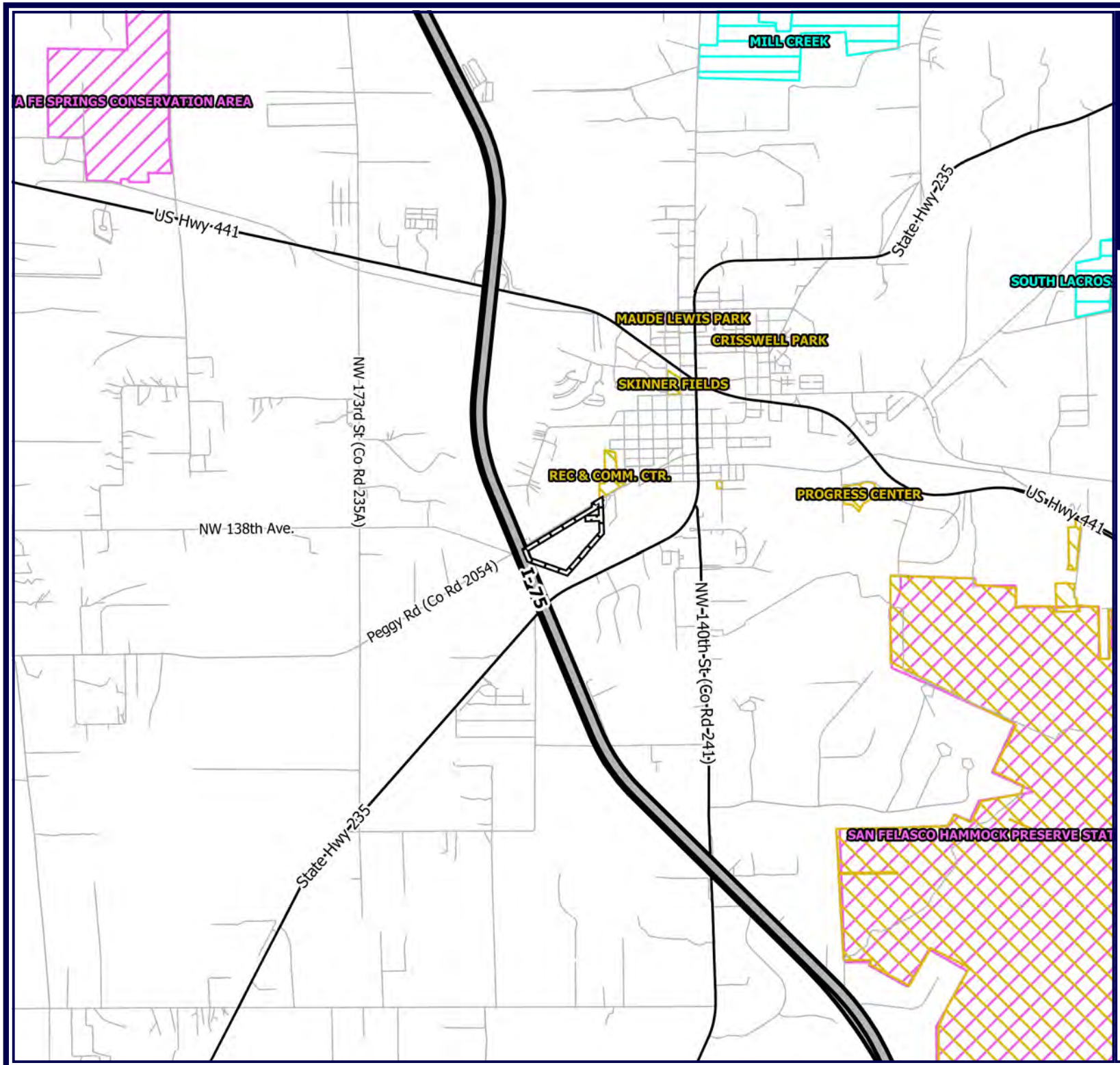


FIGURE 7: STRATEGIC ECOSYSTEMS AND OTHER CONSERVATION OR RECREATION AREAS
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002

0 2000 4000 FT

1:48000

N

LEGEND

- PROJECT_BOUNDARY
- INTERSTATES
- HIGHWAYS
- STREETS
- MANAGED AREA (INCL: FED/STATE/COUNTY PARKS/FORESTS/WMA AND WMD LANDS (FNAI 2017))
- OTHER PARKS AND RECREATION AREAS (FDOT 2006)
- STRATEGIC ECOSYSTEMS (KBN ECOLOGICAL INVENTORY)

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

FLUCCS	LAND USE DESCRIPTION	ACRES ONSITE	NATURAL COMMUNITY DESCRIPTION (FNAI)
1110	LOW DENSITY, FIXED SINGLE FAMILY UNITS	1.3	DRY PRAIRIE
2110	IMPROVED PASTURES	47.7	DRY PRAIRIE
4200	UPLAND HARDWOOD FORESTS	3.8	UPLAND HARDWOOD FOREST
8140	ROADS AND HIGHWAYS	0.1	n/a

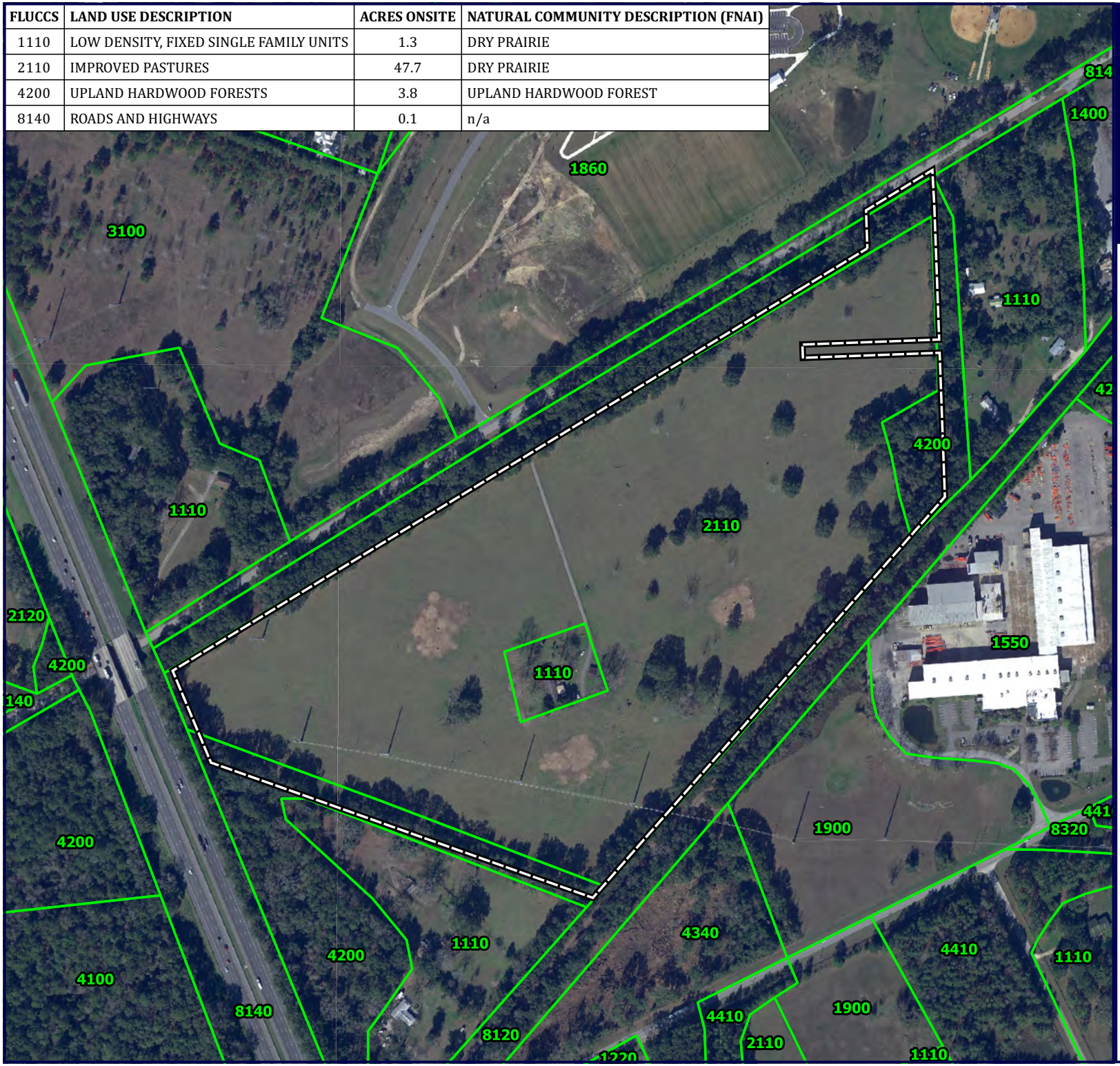


FIGURE 8: LAND USE (FLUCCS)
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002
2020 TRUE COLOR AERIAL

0 200 400 FT

1:4800

N

LEGEND

PROJECT BOUNDARY

FLUCCS (SRWMD, 2017) ONSITE LANDUSE MODIFIED BY VERDE REFLECTING OBSERVATIONS SEPT. 2022

VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

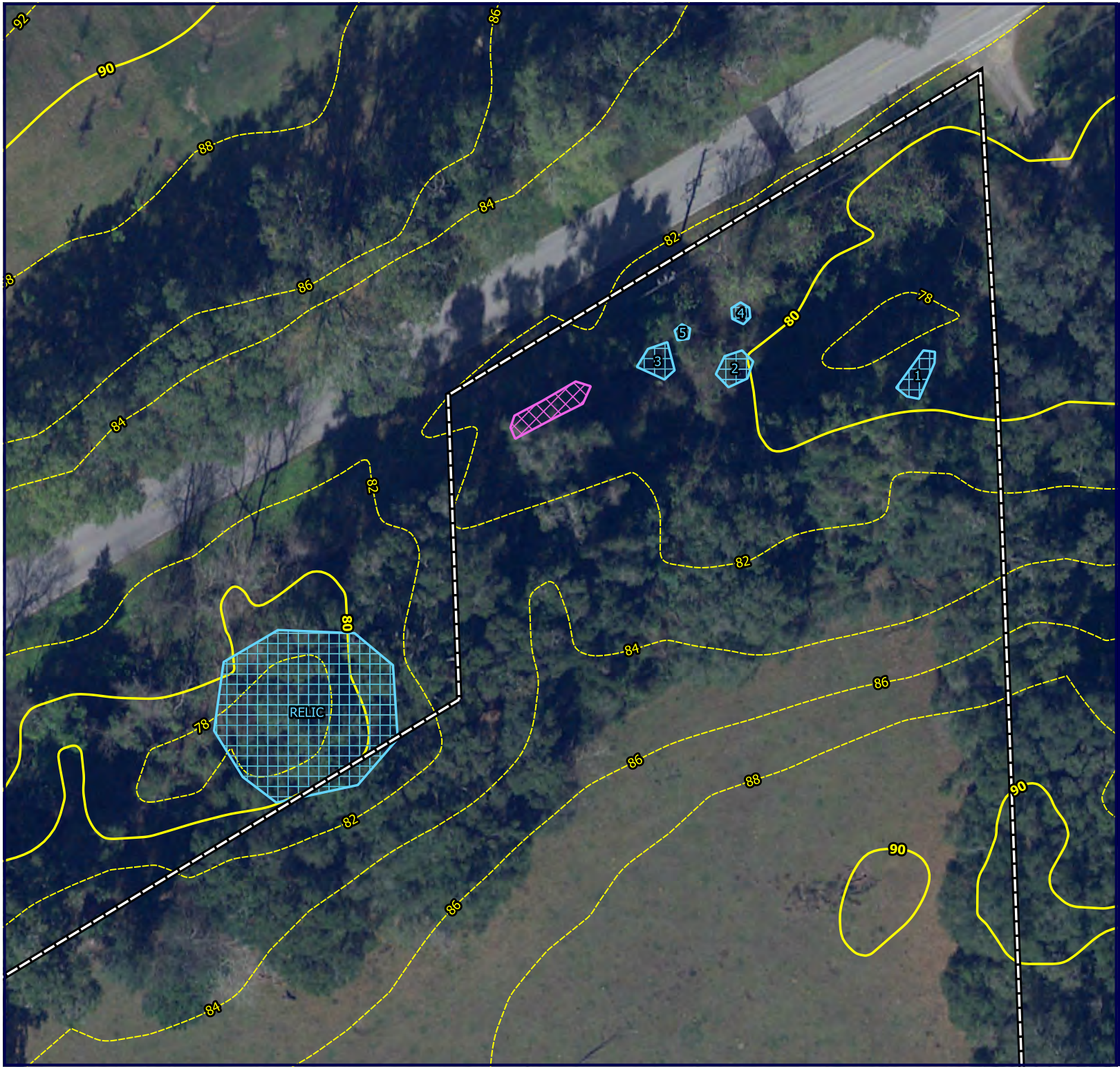


FIGURE 9: DEPRESSIONS (DETAIL)
PEGGY ROAD TRACT
ALACHUA, FLORIDA
ALACHUA COUNTY PARCELS: 03865-000-000, 03924-000-000, AND 03917-200-002
2020 TRUE COLOR AERIAL

0 25 50 FT

1:600

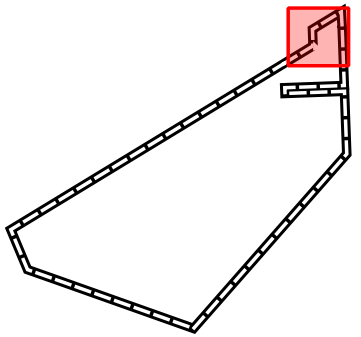
N

LEGEND

- PROJECT BOUNDARY
- DEPRESSIONS
- PILED LIMESTONE ROCKS

ELEVATION (FT-NAVD88)
ALACHUA CO. LiDAR 2001

- INDEX CONTOUR (10-FT)
- MINOR CONTOUR (2-FT)



VERDE ENVIRONMENTAL

DATA SOURCES: ALACHUA CO., SRWMD, USGS/NHD, USFWS, NRCS, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

SITE PHOTOGRAPHS

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002



Photograph 1: Improved Pasture (FLUCCS 2110) taken from the north boundary looking southeast.



Photograph 2: Improved Pasture (FLUCCS 2110) taken from the southeast corner of the pasture looking northwest.



Photograph 3: Improved Pasture (FLUCCS 2110) taken from near the southwest property corner looking northeast.



Photograph 4: Edge of Upland Hardwood Forest (FLUCCS 4200) overhanging the Improved Pasture (FLUCCS 2110), typical.



Photograph 5: Upland Hardwood Forests (FLUCCS 4200) located in the northeast corner of the property.



Photograph 6: Upland Hardwood Forests (FLUCCS 4200) located in the southeast corner of the property.



Photograph 7: Stable, relictual depression located just offsite in the northeast corner of the property.



Photograph 8: Depression 1 located in the northeast corner of the property.



Photograph 9: Depression 3 located in the northeast corner of the property.



Photograph 10: Depression 5 located in the northeast corner of the property.



Photograph 11: Small and medium sized limestone rocks piled along the Peggy Rd. right-of-way in the northeast corner of the property.

APPENDIX B

FNAI BIODIVERSITY MATRIX QUERY RESULTS

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 10/20/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 24586



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24586

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24586

21 **Potential** Elements for Matrix Unit 24586

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Agrimonia incisa incised groove-bur	G3	S2	N	T
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Asplenium x curtissii Curtiss' spleenwort	GNA	S1	N	N
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Asplenium x plenum ruffled spleenwort	G1Q	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Hartwrightia floridana hartwrightia	G2	S2	N	T
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G2G3	S3	N	N
Matelea floridana Florida spiny-pod	G2	S2	N	E
Myotis austroriparius Southeastern Myotis	G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Podomys floridanus Florida Mouse	G3	S3	N	N
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Salix floridana Florida willow	G2G3	S2S3	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Sideroxylon alachuense silver buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

APPENDIX C

PRELIMINARY ECOS-IPaC RESOURCE LIST

Peggy Road Tract

Natural Resource Assessment
October 2022

Alachua County Parcels Number:
03865-000-000, 03924-000-000, and
03917-200-002

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Alachua County, Florida



Local office

Florida Ecological Services Field Office

fw4flesregs@fws.gov

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork Mycteria americana No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake Drymarchon couperi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

NOT FOR CONSULTATION

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON

NOT FOR CONSULTATION

American Kestrel Falco sparverius paulus — Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9587

Bald Eagle Haliaeetus leucocephalus — Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Great Blue Heron Ardea herodias occidentalis — Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Henslow's Sparrow Ammodramus henslowii — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3941

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9679

Magnificent Frigatebird Fregata magnificens — Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Painted Bunting Passerina ciris — Breeds Apr 25 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

NOT FOR CONSULTATION

Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Swallow-tailed Kite Elanoides forficatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

NOT FOR CONSULTATION

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

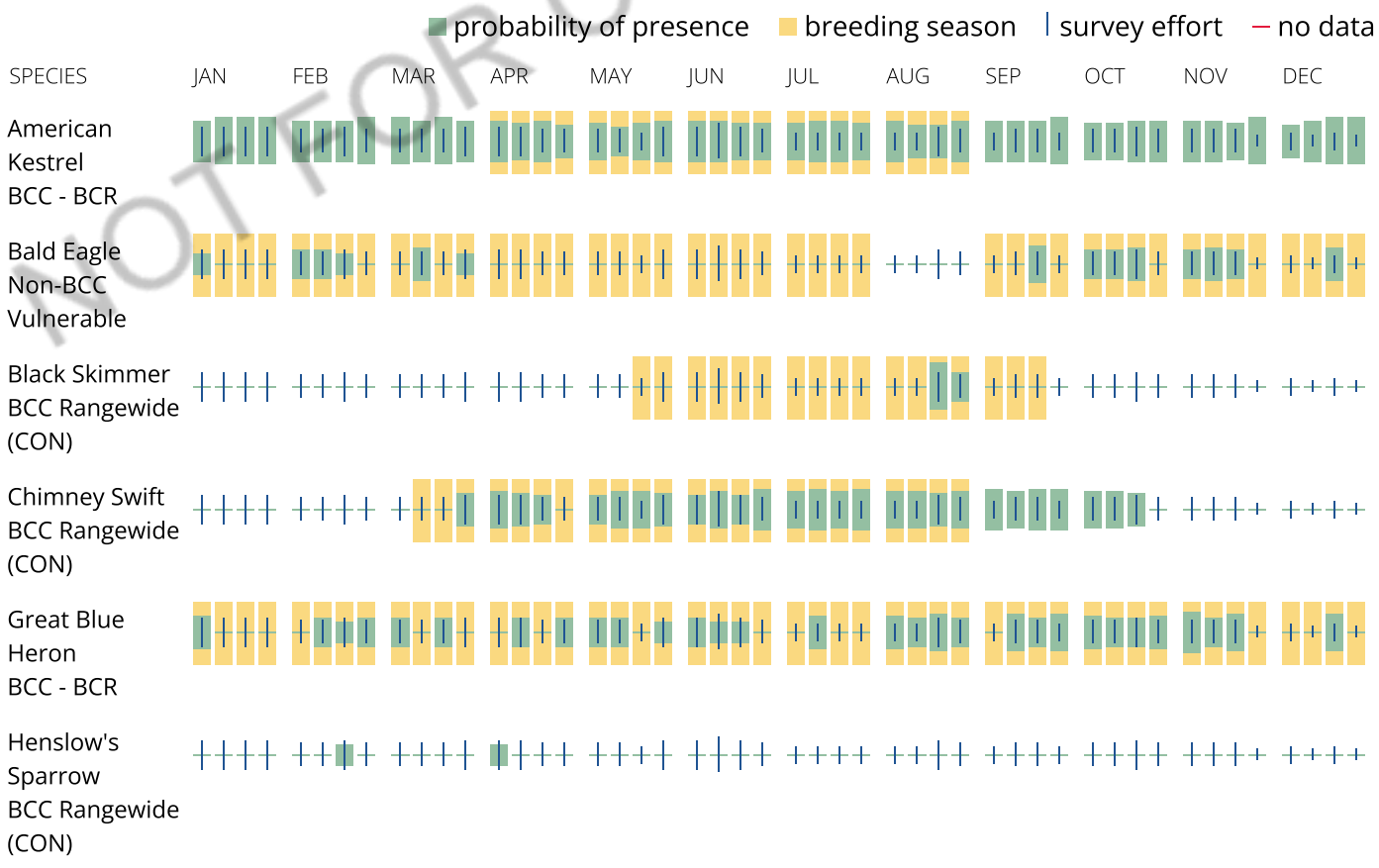
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

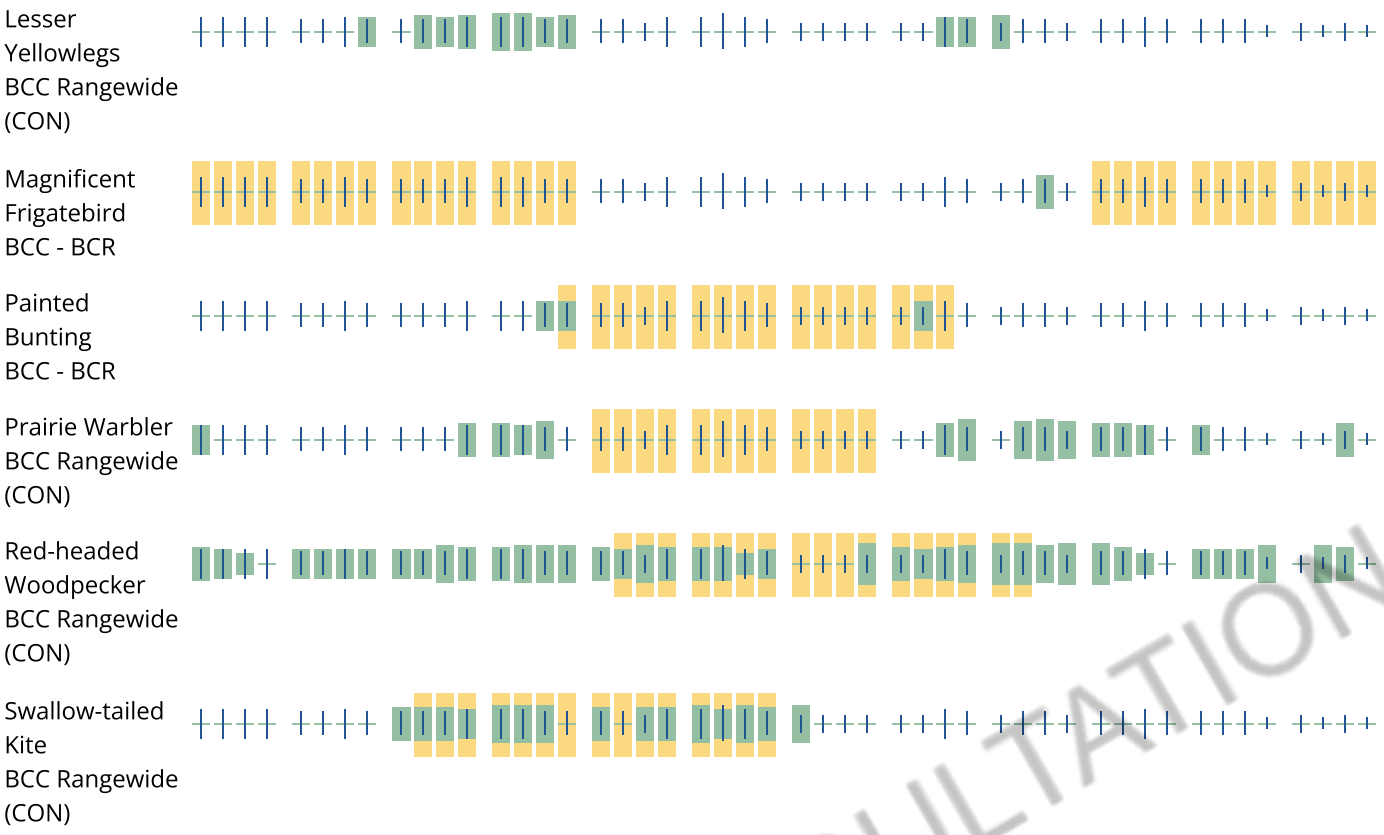
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION





NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact

NOT FOR CONSULTATION

Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Coastal Barrier Resources System

Projects within the John H. Chafee Coastal Barrier Resources System (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local Ecological Services Field Office or visit the CBRA Consultations website. The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the official CBRS maps. The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a

hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

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The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, October 20, 2022

Time: 5:00 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed preliminary plat for a 150-lot single-family subdivision with associated infrastructure at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03919-000-000
HUNTER BILLY R & CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03865-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

03923-000-000
GARRISONROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03865-000-000
KIRKLAND WILLIAM & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop - Peggy Rd**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 6, 2022**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of October 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

to hold it closed because it hadn't been fully repaired following a previous incident in which Bedford had kicked the door in and had broken the door handle.

The victim was reportedly on the phone with the Alachua County Sheriff's Office Combined Communications Center when Bedford allegedly pushed into the home, grabbed the phone out of her hand and threw it into the yard. The victim said that she gathered her children and put them in her car. Before she was able to get into the vehicle, Bedford threw a cup of juice on her. She said that she and her children locked themselves in her car until Bedford left.

An Alachua County Sheriff's deputy who responded to that call deputy completed a sworn complaint.

On Sept. 27 at 10:15 a.m. the next morning, the same victim called 911 again, and a deputy again responded. This time, Bedford was still at the residence. Spontaneously he said that he had been at the residence the night before and was just trying to gather some property and leave.

Bedford was arrested on the charges from the previous night. A small foil pouch was found in his pocket, which, Bedford reportedly said was "molly." The substance tested positive for MDPV, a DEA federal schedule I drug.

Bedford was charged with burglary, theft, property damage over $200, [illegible] ccharged with burglary and possession of a controlled substance in the Sept. 27 incident, with bail set at [illegible] with his most recent release in 2014.

# # #

Email cwalker@alachuatoday.com

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed preliminary plat for a 150-lot single-family subdivision with associated infrastructure at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, October 20, 2022 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes of eda consultants inc.

Ph: 352-373-3541 **E-mail:** sreyes@edafl.com

(Published: Alachua County Today - October 6, 2022)

NOTICE OF ELECTION CITY OF HIGH SPRINGS

NOTICE IS HEREBY GIVEN THAT A CITY ELECTION FOR THE CITY OF HIGH SPRINGS, ALACHUA COUNTY, FLORIDA WILL BE HELD ON TUESDAY, NOVEMBER 8, 2022. THE PURPOSE OF THE ELECTION WILL BE TO FILL CITY COMMISSION SEAT #3 FOR A THREE-YEAR TERM.

BALLOT CONTAINS:
HIGH SPRINGS CITY COMMISSION
SEAT #3 (VOTE FOR ONE)
EYVONNE ANDREWS
TRISTAN GRUNDER
LINDA JONES

FOR VOTE BY MAIL BALLOTS OR FOR FURTHER INFORMATION CALL THE SUPERVISOR OF ELECTIONS OFFICE AT 352-374-5252.

(Published: Alachua County Today - October 6, 2022 and October 20, 2022)

NOTIFICACIÓN DE ELECCIÓN CIUDAD DE HIGH SPRINGS

POR LA PRESENTE SE NOTIFICA QUE UNA ELECCIÓN MUNICIPAL PARA LA CIUDAD DE HIGH SPRINGS, CONDADO DE ALACHUA, FLORIDA SE REALIZARÁ EL MARTES 8 DE NOVIEMBRE DE 2022. EL PROPÓSITO DE LA ELECCIÓN SERÁ LLENAR EL PUESTO #3 DE LA COMISIÓN DE LA CIUDAD POR UN PERÍODO DE TRES AÑOS.

LA PAPELETA CONTIENE:
COMISIÓN DE LA CIUDAD DE HIGH SPRINGS
PUESTO #3 (VOTE POR UNO)
EYVONNE ANDREWS
TRISTAN GRUNDER
LINDA JONES

PARA VOTAR POR CORREO O PARA MÁS INFORMACIÓN LLAME A LA OFICINA DEL SUPERVISOR DE ELECCIONES AL 352-374-5252.

(Published: Alachua County Today - October 6, 2022 and October 20, 2022)

Alachua County To
is your best source for local news - 386.4

Neighborhood Meeting - Sign-in Sheet

Project: Peggy Road - Preliminary Plat

Date & Time: October 20, 2022, 5:00 PM

Location: Alachua Branch Library
14913 NW 140 St., Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
Cheryl Hartley	PO Box 1627	352-258-3906	
Margaret Kirkland	P.O. Box 1360 or 15151 Peggy Rd, Alachua, FL	386-462-2330	
William Kirkland	P.O. Box 1360 or 15151 Peggy RD, Alachua, FL	386-462-2330	

Neighborhood Meeting Minutes

Project: Peggy Road Preliminary Plat

Meeting Date & Time: October 20, 2022, at 5:00 p.m.

Community Participants: 3 participants in total
William Kirkland
Margaret Kirkland
Cheryl Hartley

Project Representatives: Stephanie Sutton, eda
Heather Hartman, eda

Meeting Minutes:

Stephanie Sutton gave a presentation to inform the participants of the details of the preliminary plat and showed the proposed subdivision layout with road, lots, and stormwater. She explained that although planning work has been going on with this parcel, this is the first official subdivision application to the City and there will be three steps in the approval process- first preliminary plat, then construction plans, followed by a final plat application. Then she opened the floor for questions:

Q: When will the preliminary plat be submitted?
A: The end of this month, October 31st is the expected submittal date

Q: Will there be sidewalks along the roads?
A: Yes, sidewalks are shown along all of the proposed roadways.

Q: How long will it take for the development be done once the preliminary plat is approved?
A: The approval process of all three parts of the subdivision may take approximately a year – we are submitting the preliminary plat application first and expect approval of that in early 2023. Then construction plans and final plat will have to be submitted and approved.

Legal Description

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twen6ty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering

   Company (if applicable): eda consultants, inc.

   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300

   City: Gainesville State: FL ZIP: 32601

   Telephone: 352-373-3541 FAX: _____ e-mail: cvega@edafl.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): William & Margaret Kirkland

   Mailing Address: PO Box 1360

   City: Alachua State: FL ZIP: 32616-1360

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Peggy Road Subdivision Planned Development
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002
4. Section 22 Township 08 Range 18 Grant _____ Acreage: 52.92
5. Existing Use of Property: _____
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: PD-R
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 150

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	■ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Northwest Alachua

    Middle: Mebane

    High: Santa Fe

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

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	150	units	x	0.12	Elementary School Multiplier*	18	Student Stations**
Middle School	150	units	x	0.06	Middle School Multiplier*	9	Student Stations**
High School	150	units	x	0.09	High School Multiplier*	14	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x	0.06	Elementary School Multiplier*		Student Stations**
Middle School		units	x	0.03	Middle School Multiplier*		Student Stations**
High School		units	x	0.03	High School Multiplier*		Student Stations**

Student generation multipliers may be obtained from SBAC at:
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
****Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Claudia P Vega
Signature of Applicant

Signature of Co-applicant

Claudia Vega, P.E.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of October, 2022 by Claudia Vega, who is/are personally known to me, or who has/have produced _____ as identification.

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Signature of Notary Public, State of Florida
Heather A. Hartman

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3373928 2 PG(S)
10/20/2021 8:47 AM
BOOK 4942 PAGE 1289
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1044926
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $315.00
Intang. Tax: $0.00

Prepared by and return to:
Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **14th day of October, 2021** between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: Crystal L. Curran

Christine A. Hunter

WITNESS
PRINT NAME: Susan K King

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.

Signature of Notary Public
Print, Type/Stamp Name of Notary

CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

Personally Known: Crystal L. Curran OR Produced Identification: _____
Type of Identification
Produced: _____

Real Estate Account #03924 000 000

Owner:
KIRKLAND WILLIAM & MARGARET M

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 **11/14/2022** for **$109.44**. Print paid bill (PDF)

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $109.44	11/14/2022	**Receipt** #22-0016461	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $112.17	11/16/2021	**Receipt** #21-0025868	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $112.94	11/19/2020	**Receipt** #20-0025736	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $116.39	11/22/2019	**Receipt** #19-0030991	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $114.79	11/27/2018	**Receipt** #18-0033225	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $71.12	11/28/2017	**Receipt** #17-0038049	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $75.80	11/21/2016	**Receipt** #16-0026540	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $77.25	11/17/2015	**Receipt** #15-0019472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $76.28	11/20/2014	**Receipt** #14-0024201	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $76.25	11/20/2013	**Receipt** #13-0023551	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $76.14	11/19/2012	**Receipt** #12-0028541	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $77.82	11/29/2011	**Receipt** #2011-1013806	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $77.24	11/15/2010	**Receipt** #2010-1006067	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $70.40	12/21/2009	**Receipt** #2009-9023792	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $63.09	11/26/2008	**Receipt** #2008-8013653	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $63.97	12/31/2007	**Receipt** #2007-7010123	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $71.81	01/08/2007	**Receipt** #2006-6010511	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $73.31	12/13/2005	**Receipt** #2005-5008425	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $74.02	12/31/2004	**Receipt** #2004-9018433	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $60.07	12/31/2003	**Receipt** #2003-3055544	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $62.81	03/31/2003	**Receipt** #2002-0269775	Print (PDF)
Total Amount Due	**$0.00**				

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John Power TAX COLLECTOR Serving Alachua County

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Vehicle Registration | **Property Tax** | Tourist Tax

Search > Account Summary

Real Estate Account #03917 200 002

Owner:
KIRKLAND WILLIAM & MARGARET

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 **11/14/2022** for **$871.71**. **Print paid bill (PDF)**

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $871.71	11/14/2022	**Receipt** #22-0016461	**Print (PDF)**
Total Amount Due	**$0.00**				

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John Power TAX COLLECTOR Serving Alachua County

Search all services we offer...

Vehicle Registration | **Property Tax** | Tourist Tax

Search > Account Summary

Real Estate Account #03865 000 000

Owner:
KIRKLAND WILLIAM & MARGARET

Situs:
15151 PEGGY RD
ALACHUA 32615

Parcel details
Property Appraiser
Homestead Exemption

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/14/2022** for **$1,556.60**. Print paid bill (PDF)

Apply for the 2023 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill	$0.00	**Paid** $1,556.60	11/14/2022	**Receipt** #22-0016461	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $1,525.17	11/16/2021	**Receipt** #21-0025868	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,471.86	11/19/2020	**Receipt** #20-0025736	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,460.05	11/22/2019	**Receipt** #19-0030991	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,433.75	11/27/2018	**Receipt** #18-0033225	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,353.98	11/28/2017	**Receipt** #17-0038049	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,153.84	11/21/2016	**Receipt** #16-0026540	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,218.03	11/17/2015	**Receipt** #15-0019472	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,206.95	11/20/2014	**Receipt** #14-0024201	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,299.80	11/20/2013	**Receipt** #13-0023551	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $1,264.05	11/19/2012	**Receipt** #12-0028541	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,236.93	11/29/2011	**Receipt** #2011-1013806	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,198.49	11/15/2010	**Receipt** #2010-1006067	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $1,160.29	12/21/2009	**Receipt** #2009-9023792	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $1,034.42	11/26/2008	**Receipt** #2008-8013653	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $1,342.14	12/31/2007	**Receipt** #2007-7010123	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $1,452.35	01/08/2007	**Receipt** #2006-6010511	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $1,421.68	12/13/2005	**Receipt** #2005-5008425	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $1,377.57	12/31/2004	**Receipt** #2004-9018433	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $1,352.46	12/31/2003	**Receipt** #2003-3055544	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $1,363.79	03/31/2003	**Receipt** #2002-0269775	Print (PDF)
Total Amount Due	**$0.00**				

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consultants inc.

Worksheet for Wastewater Demand

Project Name : Peggy Road - Garden Street Communities

Customer / Builder Name : Garden Street Communities

Property Address : 15151 Peggy Road

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Residential - Single Family Residentual	300.00	1	per Dwelling Unit	300
TOTAL DEMAND				300
Peaking Factor				4.0
Demand * Peaking Factor				1200
Total Number of Units				150
TOTAL DEMAND (GPD)		**180000**		

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

Letter of Transmittal

eda consultants · inc.

Date: 1/24/2023

Attn: Planning Department

Re: Peggy Road Preliminary Plat Resubmittal

To: City of Alachua
PO Box 9
Alachua, FL 32616

We hereby transmit the following items:

Copies	No.	Description
7	1	Civil Plan Sets
7	2	Boundary Survey
2	3	Cover Letter
2	4	Preliminary Plat Application
2	5	Authorization to Submit
2	6	NFPA Fire Flow Calculations
2	7	ISO Fire Flow Calculations
2	8	Traffic Impact Analysis
2	9	Environmental Assessment
2	10	Neighborhood Meeting Materials
2	11	Legal Description
2	12	School Student Generation Form
2	13	Deed
2	14	Proof of Taxes
2	15	Sanitary Flow Calculations
2	16	Comprehensive Plan Consistency
2	17	Concurrency Impact Analysis
2	18	Comment Response Letter

Please don't hesitate to contact me if you have any questions or need any additional information.

Signed Claudia Vega, P.E.

720 SW 22ND Ave, S. Tower, Ste 300, Gainesville, FL 32601
Phone: (352) 373-3541 ~ www.edafl.com

BOUNDARY SURVEY

IN

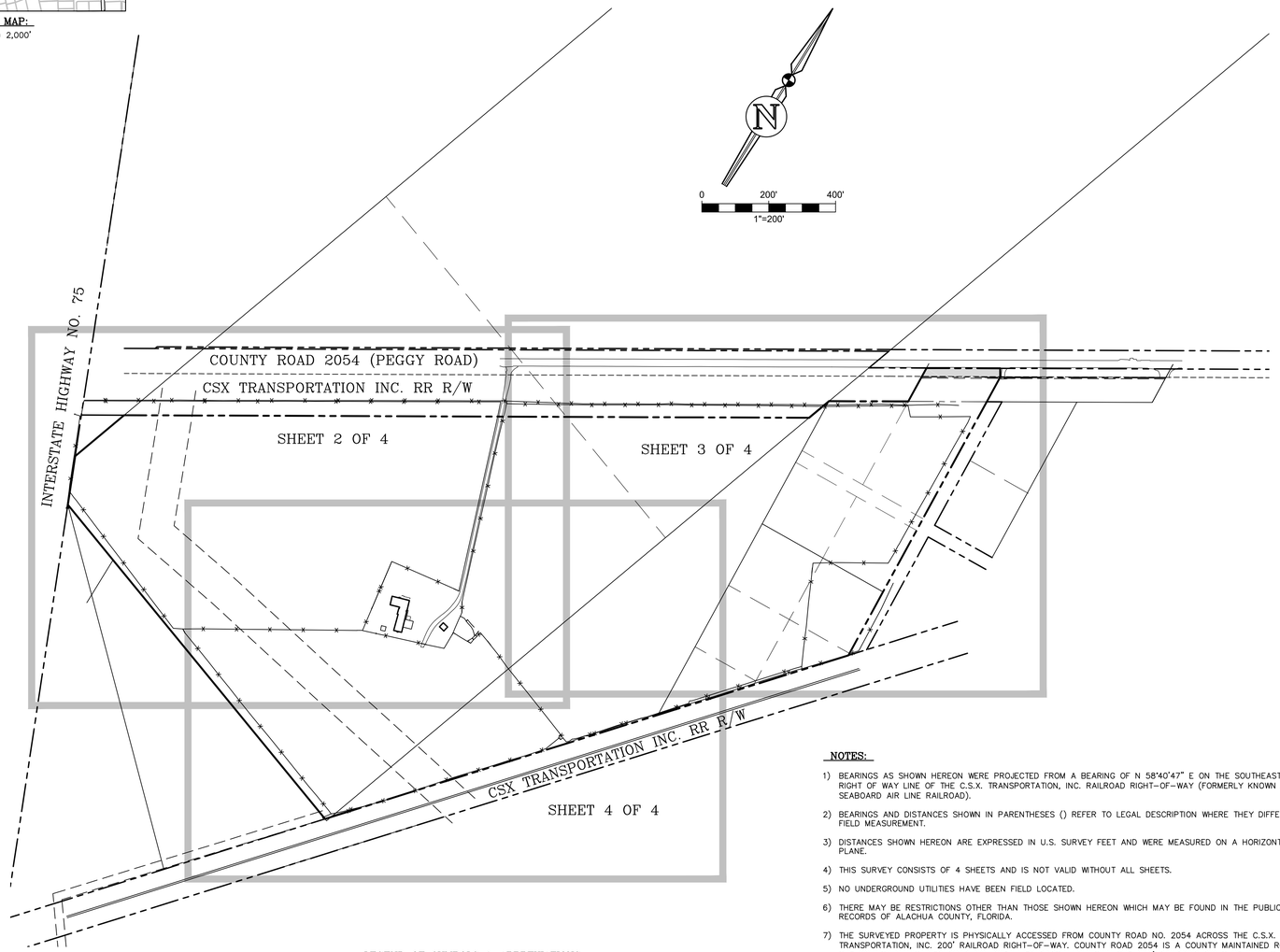
THE WILLIAM GARVIN GRANT AND A PART OF LOT 1 OF SECTION 22 TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

GARDEN STREET COMMUNITIES SOUTHEAST, LLC



VICINITY MAP:
SCALE: 1" = 2,000'



NOTES:

1) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 58°40'47" E ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE C.S.X. TRANSPORTATION, INC. RAILROAD RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD AIR LINE RAILROAD).

2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.

3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.

4) THIS SURVEY CONSISTS OF 4 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

5) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.

6) THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

7) THE SURVEYED PROPERTY IS PHYSICALLY ACCESSED FROM COUNTY ROAD NO. 2054 ACROSS THE C.S.X. TRANSPORTATION, INC. 200' RAILROAD RIGHT-OF-WAY. COUNTY ROAD 2054 IS A COUNTY MAINTAINED ROAD. THE COUNTY MAINTAINED ROAD NO. 2054 LIES PARTIALLY WITHIN THE 200' RAILROAD RIGHT OF WAY. THIS SURVEYOR HAS NO KNOWLEDGE IF THERE IS LEGAL INGRESS AND EGRESS ACROSS SAID RAILROAD RIGHT OF WAY.

8) THE SURVEYED PROPERTY ABUTS COUNTY ROAD NO. 2054, (DEEDED R/W RECORDED IN O.R. BOOK 240, PAGE 565) NORTH OF LOT 1, BLOCK 2 OF "ALACHUA REALTY CO. SUBDIVISION" (PLAT BOOK "A", PAGE 106). THERE IS NO IMPROVED PHYSICAL ACCESS AT THIS LOCATION.

9) THE SURVEYED PROPERTY IS SUBJECT TO A 100 FOOT WIDE RIGHT OF WAY FOR ELECTRIC DISTRIBUTION AS PER BOOK 50, PAGE 77 AND BOOK 191, PAGE 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. PLOTTED AND SHOWN HEREON.

10) NOT ALL INTERIOR FENCES WERE LOCATED AND SHOWN HEREON.

11) ALL OF THE PARCELS SURVEYED AND SHOWN HEREON ARE CONTIGUOUS WITH NO GAPS OR GORES.

12) EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CR	=	COUNTY ROAD
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
RR	=	RAILROAD
R/W	=	RIGHT OF WAY
ANCH	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
○	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
FOCMRK	=	FIBER OPTIC CABLE MARKER
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (PRM LB 2389)
	=	SIGN
TELPED	=	TELEPHONE PEDESTAL
-x-x-	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE

LEGAL DESCRIPTION:

Parcel 1

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-Way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-Way of the Atlantic Coast Line Railroad, thence Northwest along the Right-of-Way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, according to the plat of J.C. Sheffield Part of Garvin Grant, as recorded in Plat Book A, Page, 60 of the Public Records of Alachua County, Florida.

Also, Lots Three (3), Four (4) Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Co. Subdivision, according to the map or plat thereof as recorded in Plat Book A, Page 106 of the Public Records of Alachua County, Florida.

AND

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

AND

A portion of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", a subdivision as per Plat thereof, recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 2 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence South, along the East line of said Lot 1, along the southerly extension thereof and along the East line of Lot 1, Block 3 of said Subdivision, 648 feet, more or less, to the southeast corner of said Lot 1, Block 3; thence West, along the South line of said Lot 1, Block 3 and the South line of Lot 2, Block 3 of said Subdivision, 415 feet, more or less, to the southwest corner of said Lot 2, Block 3; thence North, along the West line of said Lot 2, Block 3, along the northerly extension thereof and along the West line of Lot 2, Block 2 of said Subdivision, 418 feet, more or less to the northwest corner of said Lot 2, Block 2 and to a point on the southeasterly Right of Way line of the former Seaboard Air Line Railway Co. Right of Way; thence Northeasterly, along said Right of Way line and along the northerly lines of said Lots 2 and 1, Block 2, a distance of 472.2 feet to the Point of Beginning.

AND

Parcel 2

A portion of Section 22, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at a 1/2" rebar and cap (stamped "LB 2903") at the Northwest corner of Lot 1, Block 2 of "Alachua Realty Co. Subdivision", as per plat thereof, recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida (Vacated as per Resolution 22 18 recorded in Official Records Book 4996, page 599 of said Public Records), said corner being the Southwest corner of that certain parcel of land as described in Official Records Book 1895, page 2500 of said Public Records and the Southwest corner of that certain parcel of land as described in Official Records Book 4942, page 1289 of said Public Records, and run thence North 02°54'44" West, along the West line of said certain parcels of land, 83.43 feet to the Northwest corner of said certain parcel of land as described in Official Records Book 4942, page 1289 of said Public Records and to the Point of Beginning; thence continue North 02°54'44" West, 30.34 feet to the Northwest corner of said certain parcel of land as described in Official Records Book 1895, page 2500 of said Public Records and to a point on the former Northerly Right of Way line of the C.S.X. Transportation, Inc. Railroad Right of Way (100' Right of Way) and to a point on the Southerly Right of Way line of Alachua County Road No. 2054, as per deed recorded in Official Records Book 240, page 565 of said Public Records; thence North 58°40'47" East, along said former Northerly Right of Way line and said Southerly Right of Way line of Alachua County Road No. 2054, a distance of 220.39 feet; thence South 31°21'30" East, 26.53 feet to the Northeast corner of said certain parcel of land described in Official Records Book 4942, page 1289 of said Public Records; thence South 58°38'30" West, along the Northerly line of said certain parcel of land (Official Records Book 4942, page 1289), a distance of 234.84 feet to the Point of Beginning.

Summary of Title Commitment Schedule B-II Exceptions

This Survey was prepared in reference to Old Republic National Title Insurance Company ALTA Commitment for Title Insurance, Commitment No. 1169010 A7,
Dated: December 29, 2022 @ 11:00 PM:

1. Not Survey related.
2. a. Not Survey related.
   b. Not Survey related.
   c. It is not known if the surveyed property has legal ingress and egress across the 200 feet CSX Transportation Inc. Railroad Right-of-Way. The surveyed property has no other physical access. A portion of the surveyed property lies adjacent to the Alachua County County Road No. 2054 at the Northeast corner of said property.
   The perimeter fences were constructed by the property owners who did not know where the boundary lines are located. There is a fence along the south end of the east boundary which lies 14-20 feet east of the east property line.
   d. Not Survey related.
   e. Not Survey related.
3. Not applicable. (no observed submerged, filled, artificially exposed or accreted lands).
4. Not Survey related.
5. Only that portion of the subject property lying north of Lot 1, Block 2 of "Alachua Realty Co. Subdivision" (as described in Official Records Book 4942, Page 1289 of the Public Records of Alachua County, Florida) is subject to a 30 Foot Wide Fiber Optic Easement recorded in O.R. Book 1895, Page 2500 of the Public Records of Alachua County, Florida. Plotted and shown hereon.
6. The property surveyed is subject to Reservations in favor of the State of Florida as per Deed recorded in Deed Book 242, Page 346 of the Public Records of Alachua County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Section 270.11, Florida Statutes.
7. Not Survey related.
8. The Property surveyed is subject to a Florida Power Corporation easement recorded in O.R. Book 191, Page 49 of the Public Records of Alachua County, Florida. (Plotted and shown hereon).
9. The Property surveyed is subject to a Florida Power Corporation easement recorded in O.R. Book 50, Page 77 of the Public Records of Alachua County, Florida. (Plotted and shown hereon).
10. The Property surveyed is subject to the Planned Development Regulatory Agreement recorded in O.R. Book 5044, Page 256 of the Public Records of Alachua County, Florida.

ALTA/NSPS
Land Title Survey

ALTA/NSPS Certification:

To Garden Street Communities Southeast, LLC, a florida limited liability company; Old Republic National Title Insurance Company; Attorneys' Title Fund Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13 and 19 of Table A thereof. The fieldwork was completed on 01/09/2023

Date of Plat or Map: 01/10/2023

eda consultants inc.
Corporate Authorization No. 2389
By: Robert W. Grover PSM 4239
email: RGrover@edafl.com
web site: www.edafl.com

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D, COMMUNITY NUMBER: 120864, PANEL: 0120D, EFFECTIVE DATE: 06/16/06 AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

No.	Date	Comment
3	01/10/2023	REVISED BOUNDARY, LEGAL DESCRIPTION AND
		TITLE COMMITMENT
2	12/06/2022	ADDITIONAL R/W INFORMATION
1	10/31/2022	ADDRESS COMMENTS

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Corporate Authorization No. LB 2389
BY: ROBERT W. GROVER PSM 4239
SEE ALTA/NSPS CERTIFICATION FOR ORIGINAL SIGNATURE AND RAISED SEAL.

Project No. 2022-011 SI02
Drawn A.L./J.F.
Check B.G.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT ©2023

PREPARED FOR: SEE ALTA/NSPS CERTIFICATION

Survey Date:	01/09/2023	01/10/2023	01/10/2023
Drawing Completed			
Released			

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/09/2023

Field Book 1076 Page 1-21
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1007 2-65
1071

Sheet No.:
V-001

Plotted: Jan 10, 2023 - 10:13:53 - jfenton

J:_Projects\2022\2022-011 (Peggy Road)\DWG\2022-0011 SI02_ALTA.dwg - Sheet 1

J:\Projects\2022\2022-0011 (Peggy Road)\DWG\2022-0011-S02_ALTA.dwg — Sheet 2

Plotted Jan 10, 2023 — 10:13:53 — jtonton

ALACHUA COUNTY R/W LINE
RAILROAD R/W LINE
PEGGY ROAD NW 26
COUNTY ROAD 2054
O.R. 240, PAGE 565
75'
200'
TAX PARCEL 03865-200-000
DEED BOOK 46, PAGE 8
OWNER: C.S.X. TRANSPORTATION, INC
200' C.S.X. TRANSPORTATION, INC RAILROAD RIGHT-OF-WAY
(FORMER SEABOARD AIR LINE RAILROAD)
AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE
RAILROAD COMPANY TO USE 75 FEET FOR ROAD PURPOSES
ALACHUA COUNTY RESOLUTION DATED: 1/29/63
NOTE: THE AGREEMENT WITH THE SEABOARD AIR LINE RAILROAD COMPANY
AND ALACHUA COUNTY (CONTRACT NO. SAL060366) WAS CANCELED MARCH
30, 2006, FOR THE REASON THAT THE TRACK WAS SOLD
ASPHALT PAVEMENT
MBOX
LIMITED ACCESS R/W LINE
4' WIRE FENCE
42.7'
43.3'
43.8'
44.1'
38.4'
RAILROAD R/W LINE
N 58°40'47" E 2049.09'
MILLED ASPHALT
GATE
A PORTION OF
TAX PARCEL 03865-000-000
OWNER & RECORDING
INFORMATION UNKNOWN
NOT INCLUDED
A PORTION OF LOT 12
J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60
N 16°36'05" E 190.65'
152.75'
INTERSTATE HIGHWAY No. 75 — STATE ROAD No. 93
STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP
SECTION 26280-2401, LAST REVISED: 7/13/89
(300' R/W)
N 27°37'58" W 147.54'
3.3'
19.74'
(5/8", FLA. D.O.T. 5/8"1)
TRANSMISSION PP
S 27°07'14" E 94.42'
100' ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT BOOK 30, PAGE 270 BOOK 161, PAGE 49
S 27°07'14" E 339.45'
50'
2.1'
1.8'
FOUND 4"x4" CONC MONUMENT "PRM 1772" S 67°12'08"E, 1.76' FROM PROPERTY CORNER
27.5'
N 70°50'15" W 213.38'
21.6'
N.W. CORNER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST (4"x4", NO ID)
SECTION 21
SECTION 22
SOUTHLINE OF WILLIAM GARVIN GRANT
10.1'
26.4'
N 70°50'15" W 1001.23'
TAX PARCEL 03916-002-000
O.R. 3707, PAGE 955
OWNER: STEPHEN F. AND RENEE SMITH
0 50' 100'
1"=50'

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CR	=	COUNTY ROAD
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
RR	=	RAILROAD
R/W	=	RIGHT OF WAY
ANCH	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
○	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
FOCMRK	=	FIBER OPTIC CABLE MARKER
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (PRM LB 2389)
	=	SIGN
TELPED	=	TELEPHONE PEDESTAL
	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE

TAX PARCEL
03865-000-000
LOT 11 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60
PARCEL 1
538.49'
51.399
ACRES,±
PARCEL 1
100' ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT BOOK 161, PAGE 49
S 70°53'54" E 409.50'
50'
50'
TRANSMISSION PP
516.19'
TAX PARCEL
03865-000-000
LOT 11 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60
SATELLITE DISH(2)
STEPS
A/C
BRICK PAVERS
BRICK PAVERS
29.28'
53.21'
ANTENNA TOWER
30.8'
1.5'
1.24'
2.61'
1.15'
EM
TOPPER SHED
SHED
WOOD POST
COVERED CONC
1 STORY BRICK & WOOD BUILDING
50.08'
4.00'
CONC
24.28'
7 ANCH
PP
WOOD FRAME BUILDING
WOOD FRAME PUMP HOUSE & WELL
5' WIRE FENCE
5' WIRE FENCE GATE
5' WIRE FENCE
FRAME BUILDING IN POOR CONDITION
EAST LINE OF WILLIAM GARVIN GRANT
N 70°50'15" W 1001.23'

No.	Date	Comment
3	01/10/2023	REVISED BOUNDARY, LEGAL DESCRIPTION AND TITLE COMMITMENT
2	12/06/2022	ADDITIONAL R/W INFORMATION
1	10/31/2022	ADDRESS COMMENTS

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D, COMMUNITY NUMBER: 120084, PANEL: 0120D, EFFECTIVE DATE: 06/16/06 AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS BEING AREAS DESCRIBED ZONE(s) X (UNSHADED)

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Corporate Authorization No. LB 2389
REGISTERED NO. 4239
SEE ALTA/NSPS CERTIFICATION FOR ORIGINAL SIGNATURE AND RAISED SEAL.

Project No. 2022-0011 S02
Drawn A.L./J.F.
Check B.C.

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22-43
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Page

1076
1008
1026
1071
Field Book

Survey Date: 01/09/2023
Drawing Completed: 01/10/2023
Revised: 01/10/2023

PREPARED FOR: SEE ALTA/NSPS CERTIFICATION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/09/2023

Sheet No.:
V-002

LINE L1 BEARING N 02°54'44" W DISTANCE 30.34
LINE L2 BEARING S 31°21'30" E DISTANCE 26.53

PEGGY ROAD – NW 26
COUNTY ROAD 2054
O.R. 240, PAGE 565

ALACHUA COUNTY R/W LINE
RAILROAD R/W LINE
PEGGY ROAD NW 26 COUNTY ROAD 2054 O.R. 240, PAGE 565
ASPHALT PAVEMENT
75'
200'
AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE RAILROAD COMPANY TO USE 75 FEET FOR ROAD PURPOSES ALACHUA COUNTY RESOLUTION DATED: 1/29/63

TAX PARCEL 03865-200-000
DEED BOOK 46, PAGE 8
OWNER: C.S.X. TRANSPORTATION, INC

200' C.S.X. TRANSPORTATION, INC RAILROAD RIGHT-OF-WAY
(FORMER SEABOARD AIR LINE RAILROAD)

NOTE: THE AGREEMENT WITH THE SEABOARD AIR LINE RAILROAD COMPANY AND ALACHUA COUNTY (CONTRACT NO. SAL060366) WAS CANCELED MARCH 30, 2006, FOR THE REASON THAT THE TRACK WAS SOLD

4' WIRE FENCE
36.0'
36.8'
POINT OF COMMENCEMENT
TAX PARCEL 03924-000-000
N 78°35'56" E 77.95'

GAP BETWEEN O.R. 4942, PAGE 1289 & DEEDED COUNTY R/W (O.R. 240, PAGE 565) FOR COUNTY ROAD 2054

SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 2054 "AS CLAIMED BY ALACHUA COUNTY PUBLIC WORKS" ACCORDING TO A SURVEY BY STACY HALL (PLS 3784) DATED 10/23/92.
NOTE: PER CORRESPONDENCE WITH ALACHUA COUNTY PUBLIC WORKS ON 12/1/2022 THIS LINE CANNOT BE CONFIRMED AS THE SOUTHERLY MAINTAINED RIGHT-OF-WAY.

POINT OF BEGINNING
PARCEL 2
(PRM 3784)
N 58°40'47" E 220.39'
FOUND 5/8" REBAR (NO ID)
S 25°30'32"W, 0.19' FROM PROPERTY CORNER)
FOUND 5/8" REBAR & CAP "FLOWERS PSM 6602" S 02°07'38" W, 0.40' FROM PROPERTY CORNER
PARCEL 2
TELPED
SIGN
ANCH(2)
PP
FDCMRK
CONC PEDESTAL
OHPL
CMP
LT PL
3' WOOD FENCE
WOOD POST
GATE
END OF FENCE IS 1.9' SE OF PROPERTY LINE
NE CORNER OF O.R. 4942, PAGE 1289
AGREEMENT BETWEEN ALACHUA COUNTY & SEABOARD AIR LINE RAILROAD COMPANY TO USE 25 FEET FOR ROAD PURPOSES ALACHUA COUNTY RESOLUTION DATED: 1/29/63
25' CSX TRANSPORTATION, INC. FIBER OPTIC EASEMENT O.R. 1895, PAGE 2500
25'
N 58°38'30" E 234.84'
(N 59°29'24" E 234.80')
END OF FENCE IS 0.9' SE OF PROPERTY LINE
NW CORNER OF O.R. 1895, PAGE 2500
TAX PARCEL 03917-200-002
O.R. 4942, PAGE 1289
PARCEL 1
TAX PARCEL 03917-200-001
O.R. 1895, PAGE 2500
OWNER: CHRISTINE A HUNTER
POINT OF BEGINNING
VACATED PORTION OF PLAT

TAX PARCEL 03917-200-000
DEED BOOK 51, PAGE 236
OWNER: C.S.X. TRANSPORTATION, INC
POINT OF COMMENCEMENT
PARCEL 2
POINT OF BEGINNING
TAX PARCEL 03917-200-002
N 58°40'47" E 236.94'
(N 02°08'51" W 83.27')
(N 02°54'44" W 83.27')
(S 02°08'51" E 83.39')
(S 02°08'51" E 78.43')
SW CORNER OF O.R. 1895, PAGE 2500 & SW CORNER OF O.R. 4942, PAGE 1289
(S 58°27'44" W 237.13')
S 58°40'47" W 234.79'
(1/2", LB 2903)
N 58°40'47" E 471.73' (472.2')
FENCE CORNER IS 13.3' SE OF R/W LINE
FENCE IS 11.4' SE OF R/W LINE
FENCE IS 15.7' SE OF R/W LINE
FENCE IS 11.0' SE OF R/W LINE
8.6'
19.9'
4' WIRE FENCE
21.6'

LOT 2, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 1, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 2, BLOCK 1
A PORTION OF TAX PARCEL
03919-000-000

TAX PARCEL
03865-000-000

LOT 10 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60

S LINE OF LOT 10 PLAT BOOK "A", PAGE 60
N LINE OF LOT 11 PLAT BOOK "A", PAGE 60

EAST LINE OF WILLIAM GARVIN GRANT

VACATED PORTION OF "ALACHUA REALTY CO. SUBDIVISION" PLAT BOOK "A", PAGE 106 AS PER RESOLUTION 22 18 RECORDED IN OFFICIAL RECORDS BOOK 4996, PAGE 599

(NORTH 418')

40' R/W
VACATED PORTION OF PLAT

"ALACHUA REALTY CO SUBDIVISION"
PLAT BOOK "A", PAGE 106

LOT 3, BLOCK 3
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 1, BLOCK 3
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 3, BLOCK 1
A PORTION OF TAX PARCEL
03919-000-000

TAX PARCEL
03865-000-000

LOT 11 J. C. SHEFFIELD SUBDIVISION
PLAT BOOK "A", PAGE 60

PARCEL 1

TAX PARCEL
03924-000-000

(N 02°08'51" W 208.40')
(208.5')
(208.5')
(208.5')
(201.57')
(WEST 418')
(201.57')
(299.7')
(299.7')
(236')
(N 02°08'51" W 83.27')
(S 02°08'51" E 83.39')
(S 02°08'51" E 78.43')
(40' RIGHT-OF-WAY, NOT PHYSICALLY OPEN)
(40')
S 02°08'51" E 86.33'

LOT 3, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

LOT 4, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

LOT 4, BLOCK 1
TAX PARCEL
03923-000-000

TAX PARCEL
03923-001-000

"ALACHUA REALTY CO SUBDIVISION"
PLAT BOOK "A", PAGE 106

PARCEL 1

LOT 6, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

LOT 5, BLOCK 3
A PORTION OF
TAX PARCEL
03924-000-000

WEST LINE OF ALACHUA REALTY CO. SUBDIVISION

GATE
4' WIRE FENCE
14.5'
19.6'
20.8'
(3/4", PLS 3456)
5'
5.4'
4"±
5' WIRE FENCE

LOT 7, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

100' C.S.X. TRANSPORTATION, INC RAILROAD RIGHT-OF-WAY
(FORMER ATLANTIC COAST LINE RAILROAD)
RAILROAD R/W LINE
RAILROAD TRACKS
TAX PARCEL 92060-517-909
DEED BOOK 51, PAGE 236
OWNER: C.S.X. TRANSPORTATION, INC

N
0 50' 100'
1"=50'

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CR	=	COUNTY ROAD
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
RR	=	RAILROAD
R/W	=	RIGHT OF WAY
ANCH	=	GUY ANCHOR
■	=	FOUND CONCRETE MONUMENT (size, ID)
○	=	FOUND IRON PIPE (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
FDCMRK	=	FIBER OPTIC CABLE MARKER
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (PRM LB 2389)
	=	SIGN
TELPED	=	TELEPHONE PEDESTAL
	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE

No.	Date	Comment
3	01/10/2023	REVISED BOUNDARY, LEGAL DESCRIPTION AND
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2	12/06/2022	ADDITIONAL R/W INFORMATION
1	10/31/2022	ADDRESS COMMENTS

FLOOD INSURANCE RATE MAP STATEMENT

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eda consultants inc.
Corporate Authorization No. LB 2389
Re: SEE ALTA/NSPS CERTIFICATION FOR ORIGINAL SIGNATURE AND RAISED SEAL
4219

Project No. 2022-0011.S02
Drawn A.L./J.F.
Check B.G.

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Field Book	Page
1076	1–21
1026	32–49
1026	50–54
1071	2–65

Drawing Completed	Revised
01/09/2023	01/10/2023

Survey Date: 01/09/2023

PREPARED FOR: SEE ALTA/NSPS CERTIFICATION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/09/2023

Sheet No.:
V-003

Plotted Jan 10, 2023 – 10:13:53 – jtonton
J:\Projects\2022\2022-0011 (Peggy Road)\DWG\2022-0011.S02_ALTA.dwg – Sheet 3

PARCEL 1

51.399
ACRES,±

538.49'

S 20°39'15" W 1091.23'

S 70°53'54" E 409.50'

S 70°53'54" E 448.99'

S 41°06'29" W 1640.15'

464.43'

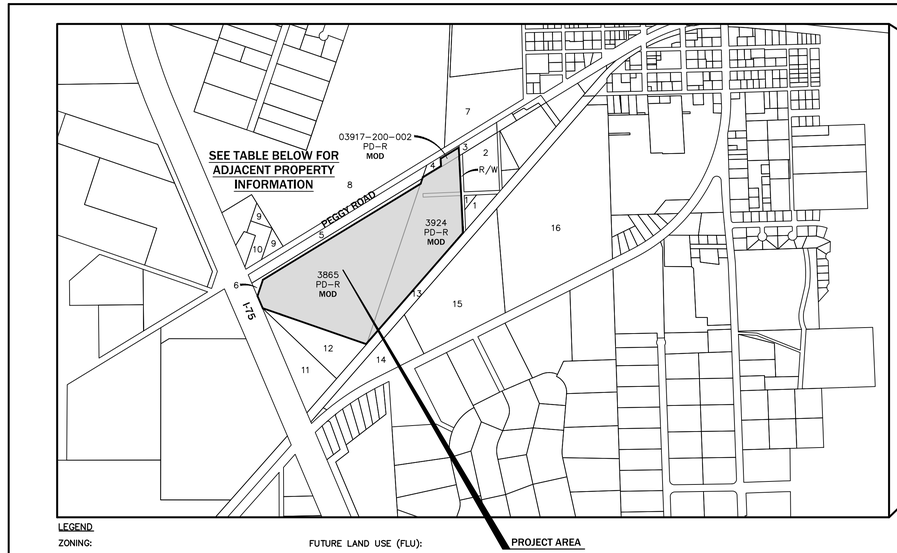
1024.66' (1109')

(1109')

(1109')

(

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
PRELIMINARY PLAT
CITY OF ALACHUA, FLORIDA
NOT FOR FINAL RECORDING



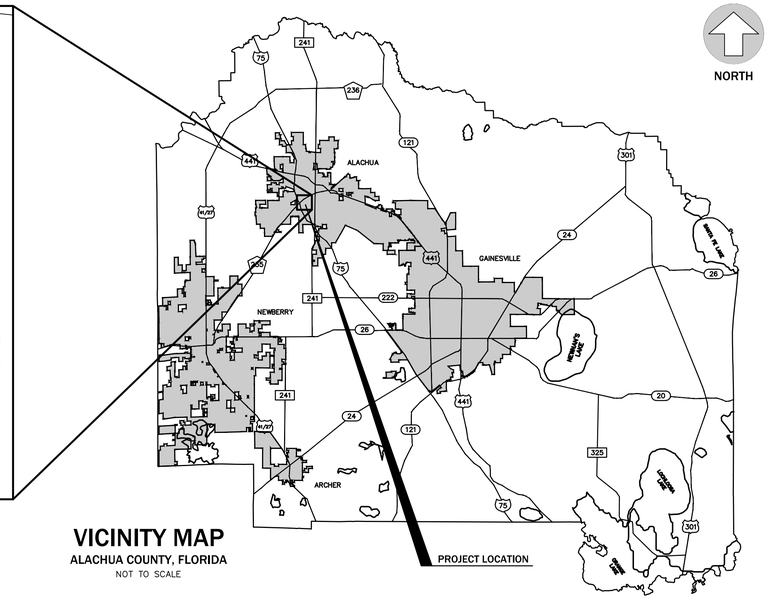
LEGEND

ZONING:

A	–	AGRICULTURAL
PD-R	–	PLANED DEVELOPMENT RESIDENTIAL
RSF-3	–	RESIDENTIAL, SINGLE FAMILY
GF	–	GOVERNMENT FACILITIES
ILW	–	INDUSTRIAL, LIGHT AND WAREHOUSING
IG	–	INDUSTRIAL GENERAL

FUTURE LAND USE (FLU):

AG	–	AGRICULTURAL
MOD	–	MODERATE DENSITY RESIDENTIAL
R/AG	–	RURAL/AGRICULTURE
REC	–	RECREATION
IN	–	INDUSTRIAL



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION

COMMENCE AT A POINT SOUTH OF THE SEABOARD AIR LINE RAILROAD IN LOT ONE (1) OF SECTION TWENTY-TWO (22) TOWNSHIP EIGHT (8) SOUTH RANGE EIGHTEEN (18) EAST, WHERE THE EAST LINE OF THE WILLIAM GARVIN GRANT INTERSECTS THE RIGHT-OF-WAY, RUN SOUTHWEST ALONG THE GRANT LINE TO WHERE SUBDIVISION LINE INTERSECTS THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD, THENCE NORTHWEST ALONG THE RIGHT-OF-WAY 1109 FEET; THENCE NORTH 1074 FEET TO BEGINNING. LYING AND BEING IN SECTION TWENTY-TWO (22), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST.

ALSO, ALL THAT PART OF LOTS TEN (10) AND ELEVEN (11) SOUTH OF THE SEABOARD AIR LINE RAILROAD IN THE WILLIAM GARVIN GRANT, ACCORDING TO THE PLAT OF J.C. SHEFFIELD PART OF GARVIN GRANT, AS RECORDED IN PLAT BOOK A, PAGE, 60 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO, LOTS THREE (3), FOUR (4) FIVE (5), SIX (6) AND SEVEN (7) OF BLOCK THREE (3) OF ALACHUA REALTY CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 106 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD NO. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION' AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF "ALACHUA REALTY CO SUBDIVISION OF A PART OF LOT 1 OF SEC' 22, TP 8 S, R 18 E", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 106 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF "ALACHUA REALTY CO SUBDIVISION OF A PART OF LOT 1 OF SEC' 22, TP 8 S, R 18 E", RECORDED IN PLAT BOOK "A", PAGE 106 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, ALONG THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 1, BLOCK 3 OF SAID SUBDIVISION, 648 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3 AND THE SOUTH LINE OF LOT 2, BLOCK 3 OF SAID SUBDIVISION, 415 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 3; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 3, ALONG THE NORTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 2, BLOCK 2 OF SAID SUBDIVISION, 418 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2 AND TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER SEABOARD AIR LINE RAILWAY CO. RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINES OF SAID LOTS 2 AND 1, BLOCK 2, A DISTANCE OF 472.2 FEET TO THE POINT OF BEGINNING.

ADJACENT PROPERTY INFORMATION

MAP#	PARCEL NUMBER	ACREAGE	ZONING	FLU	OWNER NAME
1	03923-000-000	1.43±	A	R/AG	GARRISON JR & GARRISON & GARRISON & GARRISON & ROBINSON
2	03919-000-000	4.82±	RSF-3	MOD	HUNTER BILLY R & CHRISTINE A
3	03917-200-001	1.15±	A	AG	HUNTER CHRISTINE A
4	03917-200-000	0.47±	A	AG	CSX TRANSPORTATION INC
5	03049-001-011	5.22±	A	AG	CSX TRANSPORTATION INC
6	03865-000-000	0.18±	PD-R	MOD	KIRKLAND WILLIAM & MARGARET
7	03870-001-000	11.32±	GF	REC	CITY OF ALACHUA
8	03870-000-000	106.31±	GF	REC	CITY OF ALACHUA
9	03866-003-000	1.37±	A	AG	LUMPKIN O A JR & JOYCE
10	03866-000-000	1.88±	A	AG	LUMPKIN O A JR & JOYCE
11	03916-001-000	6.55±	A	AG	ROSARIO HECTOR & VERONICA
12	03916-002-000	6.63±	A	AG	SMITH STEPHEN F & RENEE
13	03053-010-010	108.44±	N/A	N/A	CSX TRANSPORTATION INC
14	03918-003-000	6.98±	ILW	IN	BLACK FLAG METALSMITH LLC
15	03918-000-000	20.55±	IG	IN	CITIZENS & SOUTHERN NATIONAL BANK TR
16	03925-002-000	44.51±	IG	IN	SANDVIK MINING & CONSTRUCTION USA LLC

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)

LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

UTILITY INFORMATION

1.	ELECTRIC:	CLAY ELECTRIC
2.	POTABLE WATER:	CITY OF ALACHUA
3.	WASTE WATER:	CITY OF ALACHUA
4.	FIRE SUPPRESSION WATER SUPPLY:	CITY OF ALACHUA
5.	HIGH SPEED INTERNET:	COX COMMUNICATIONS

CONTACT INFORMATION

1.	PROPERTY OWNERS:	WILLIAM & MARGARET KIRKLAND PO BOX 1360 ALACHUA, FL 32616-1360
2.	DEVELOPER:	GARDEN STREET COMMUNITIES SOUTHEAST, LLC 100 W. GARDEN STREET, 3RD FLOOR PENSACOLA, FL 32502
3.	PROFESSIONAL ENGINEER OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAUDIA VEGA, P.E.
4.	PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
5.	SURVEYOR OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: JARED ROGERS, PSM

DEVELOPMENT INFORMATION

1.	NAME OF PROJECT:	PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT
2.	TITLE UNDER WHICH IT WILL BE RECORDED:	PEGGY ROAD SUBDIVISION
3.	PROJECT DESCRIPTION:	A RESIDENTIAL CLUSTER SUBDIVISION OF 150 LOTS WITH ASSOCIATED UTILITIES AND STORMWATER FACILITIES.
4.	PROJECT ADDRESS:	15151 PEGGY ROAD ALACHUA, FL 32615
5.	TAX PARCEL NUMBERS:	03924-000-000, 03917-200-002, AND A PORTION OF 03865-000-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST
7.	ZONING:	PLANED DEVELOPMENT RESIDENTIAL (PD-R)
8.	FUTURE LAND USE DESIGNATION:	MODERATE DENSITY RESIDENTIAL (MOD)
9.	TOTAL SITE AREA:	51.26± ACRES
10.	PROJECT AREA:	51.26± ACRES

TRIP GENERATION

LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOURS OF ADJACENT STREET			PM PEAK HOURS OF ADJACENT STREET		
			TOTAL	IN	OUT	TOTAL	IN	OUT
PROPOSED DEVELOPMENT SINGLE-FAMILY DETACHED HOUSING	150 DU	1,466	108	28	80	145	91	54

TRIP GENERATION WAS CALCULATED USING DATA FROM ITE'S TRIP GENERATION MANUAL, 11th EDITION.

SINGLE-FAMILY DETACHED HOUSING [ITE 210]

DAILY	Ln(T)=0.92*Ln(X)+2.68; (X IS NUMBER OF DWELLING UNITS)
AM PEAK HOURS OF ADJACENT STREET	Ln(T)=0.91*Ln(X)+0.12; (X IS THE NUMBER OF DWELLING UNITS);(26% IN/74% OUT)
PM PEAK HOURS OF ADJACENT STREET	Ln(T)=0.94*Ln(X)+0.27; (X IS THE NUMBER OF DWELLING UNITS);(63% IN/37% OUT)

STORMWATER MAINTENANCE RESPONSIBILITY:

THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.

FEMA NOTE:
THE PROJECT IS WITHIN FEMA ZONE X – AREA OF MINIMAL FLOOD HAZARD

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C120	PRELIMINARY MASTER PLAN
C180	SOIL MAP
C200	OVERALL SITE PLAN
C210	LAYOUT 1 OF 4
C220	LAYOUT 2 OF 4
C230	LAYOUT 3 OF 4
C240	LAYOUT 4 OF 4
C280	DRAINAGE PLAN
C300	MASTER UTILITY PLAN
C310	UTILITY PLAN 1 OF 4
C320	UTILITY PLAN 2 OF 4
C330	UTILITY PLAN 3 OF 4
C340	UTILITY PLAN 4 OF 4
C360	GRADING AND UTILITY DETAILS
V-001 – V-004	BOUNDARY SURVEY
V-001 – V-011	TOPOGRAPHIC SURVEY

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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title: PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: CSV
Drawn: SLP
Checked: CBS
Date: 01/11/23

Sheet No.: C100

\\SERVER3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\Preliminary Plat\P220111f1.dwg, C100 - COVER, 1/23/2023 9:17:10 AM, AutoCAD PDF (General Documentation).pc3, SLP



DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

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NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

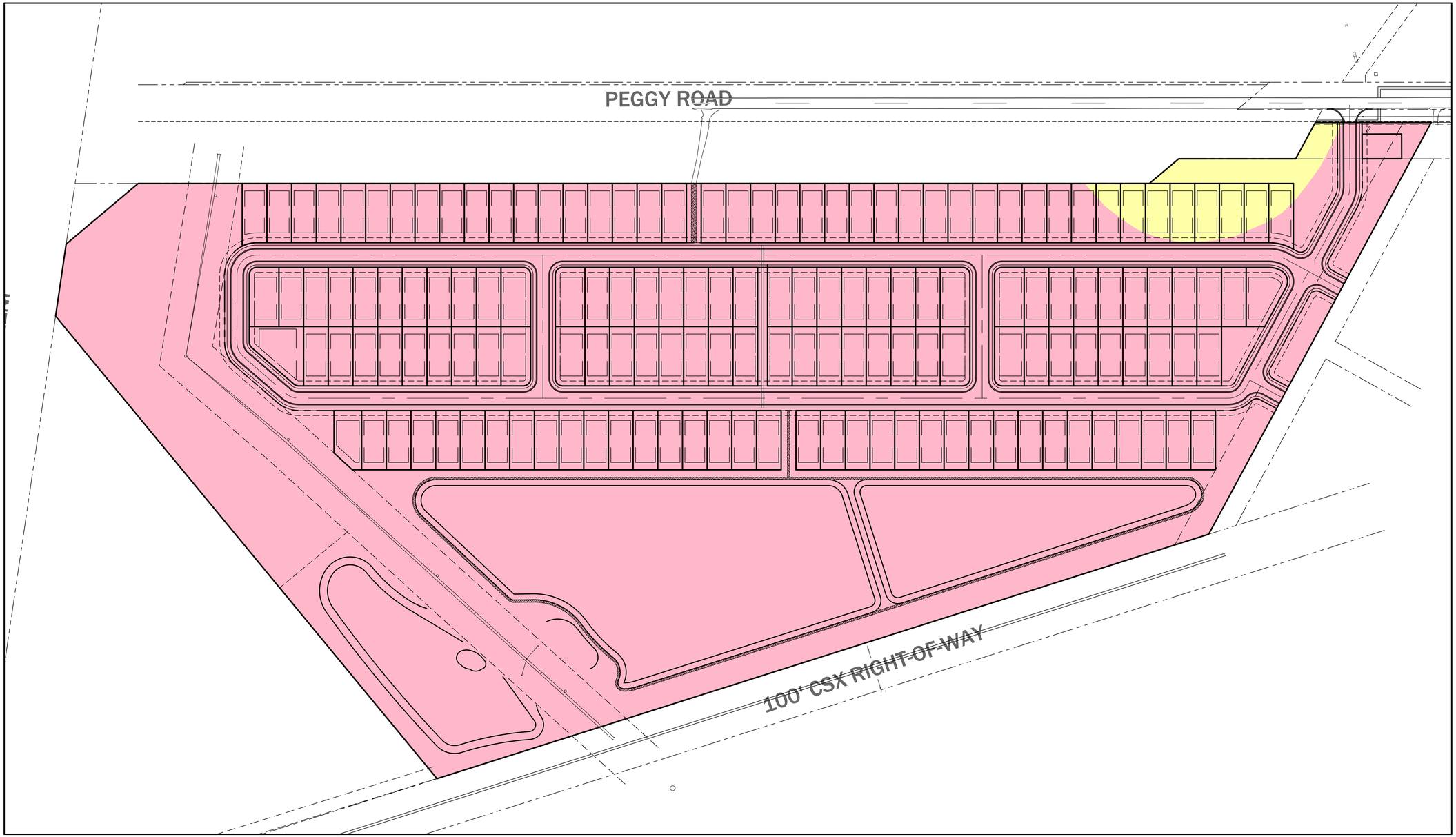
Project title: PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: PRELIMINARY MASTER PLAN

Designed: CSV
Drawn: SLP
Checked: CBS
Date: 01/11/23

Sheet No.: C120

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LEGEND

ARREDONDO FINE SAND;
5% TO 8% SLOPES

FORT MEADE FINE SAND;
0% TO 5% SLOPES

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NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

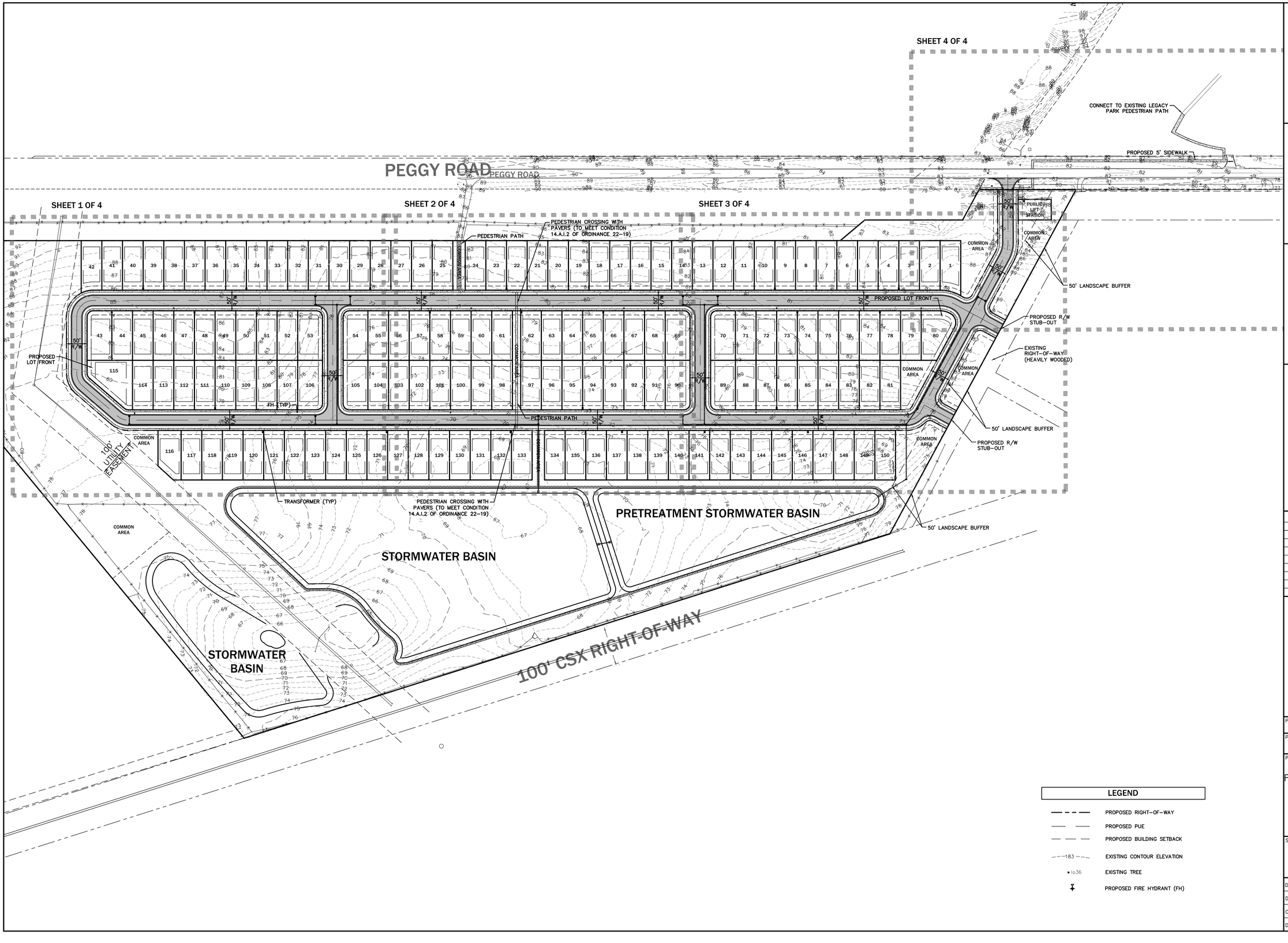
Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA,
FLORIDA

Sheet title: SOIL MAP

Designed:	CSV
Drawn:	SLP
Checked:	CBS
Date:	01/11/23

Sheet No.: C180

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- 10.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL SITE PLAN

Designed:	CSV
Drawn:	SLP
Checked:	CBS
Date:	01/11/23

Sheet No.: C200

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer — 51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT 1 OF 4

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Date: 01/11/23

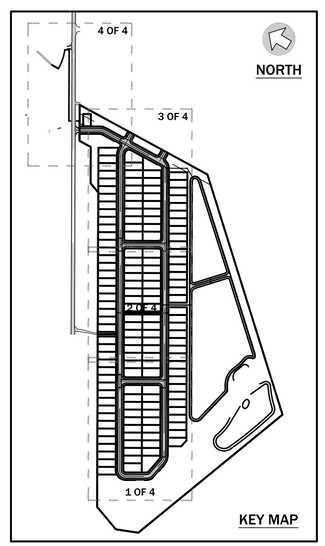
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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- to36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)



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NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer — 51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA,
FLORIDA

Sheet title: LAYOUT 2 OF 4

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Date: 01/11/23

Sheet No.: C220

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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NORTH
SCALE: 1" = 30'
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GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

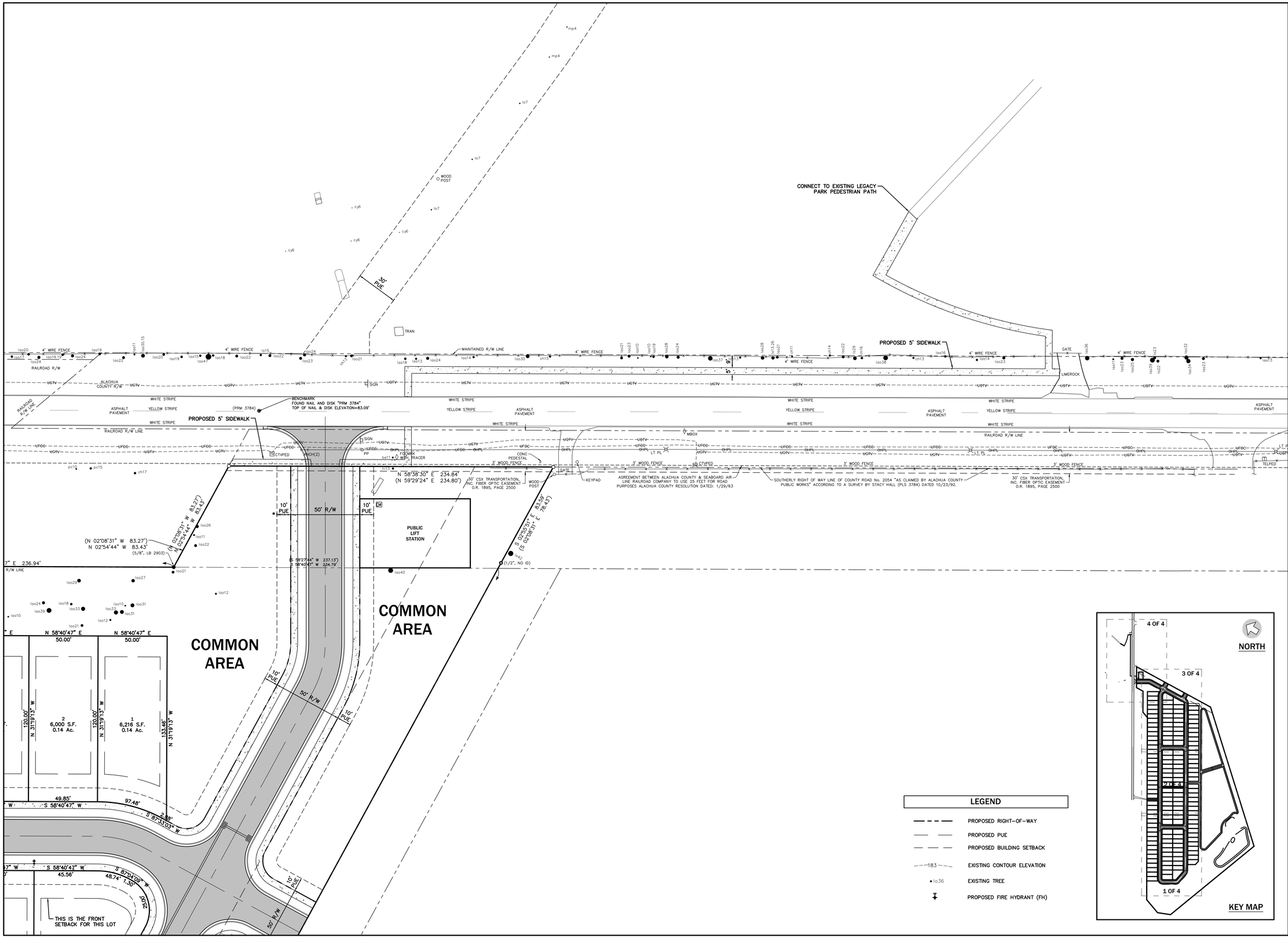
Project phase: PRELIMINARY PLAT

Project title: PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT 3 OF 4

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Date: 01/11/23	

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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- 183 EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

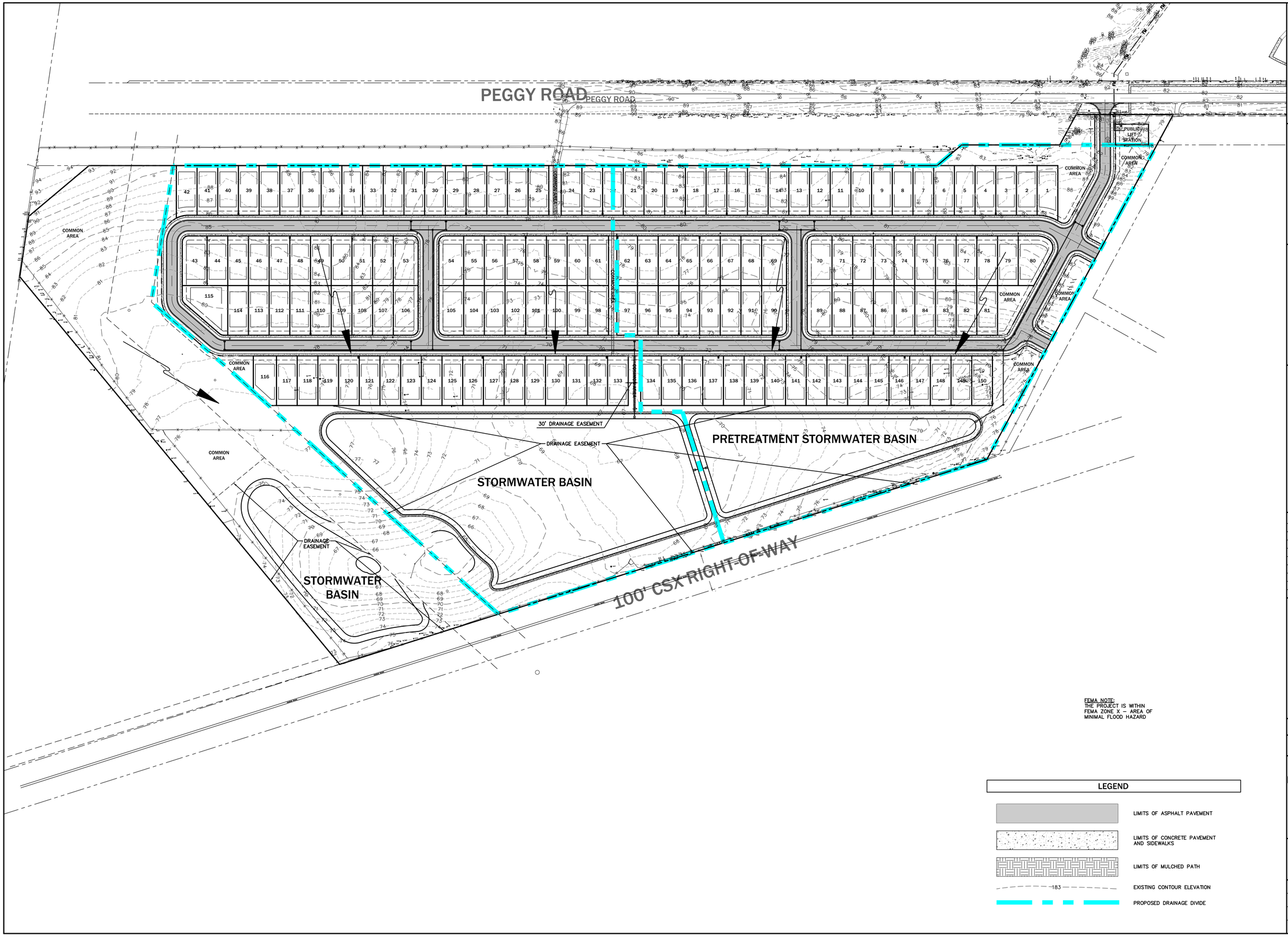
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT 4 OF 4

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Date:	01/11/23

Sheet No.: C240

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FEMA NOTE:
THE PROJECT IS WITHIN FEMA ZONE X – AREA OF MINIMAL FLOOD HAZARD

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- LIMITS OF MULCHED PATH
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED DRAINAGE DIVIDE

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NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

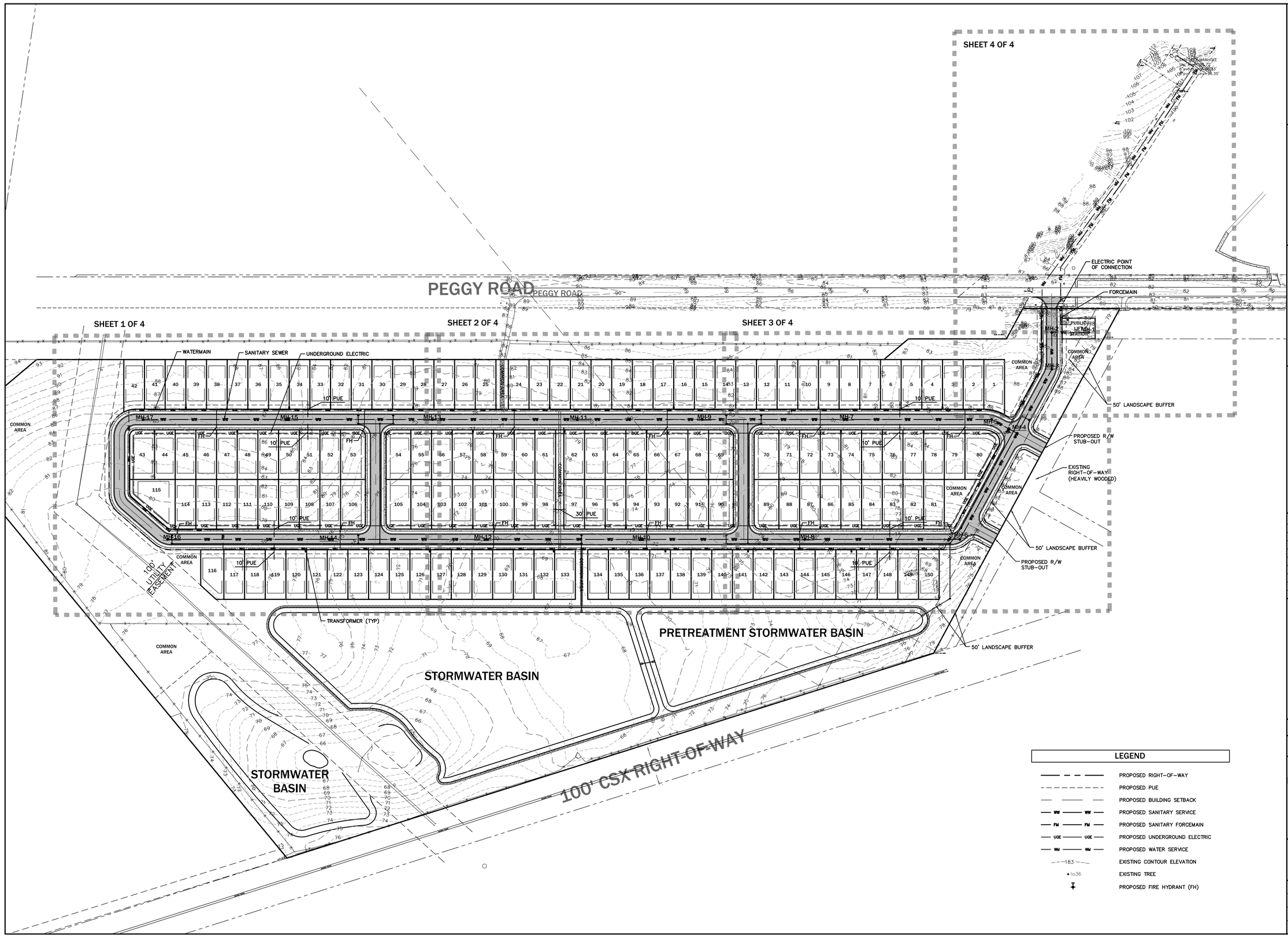
Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: DRAINAGE PLAN

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Checked:	CBS
Date:	01/11/23

Sheet No.: C280

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NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

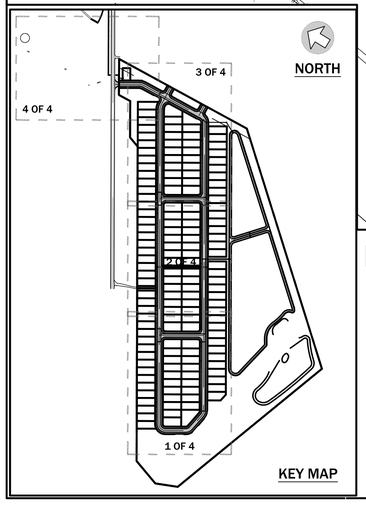
Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title:
MASTER UTILITY PLAN

Designed: CSV	Sheet No.: C300
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Checked: CBS	
Date: 01/11/23	

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4' WIRE FENCE
RAILROAD R/W LINE
TRANSMISSION PP
100' ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT BOOK 191, PAGE 49 AND BOOK 191, PAGE 47
PROPOSED 8" PVC W.M.
PROPOSED TRANSFORMER
PROPOSED 8" PVC SANITARY SEWER
MH-17
MH-15
MH-13
MH-16
MH-14
PROPOSED 32'± OF 8" DIP W.M.
PROPOSED 28'± OF 8" DIP W.M.
PROPOSED FIRE HYDRANT
PROPOSED UNDERGROUND ELECTRIC
10' PUE
50' R/W
TAX PARCEL 03865-000-000
LOT 10 J. C. SHEFFIELD SUBDIVISION PLAT BOOK "A", PAGE 60
COMMON AREA
S PP
GAS
OHPL
UGE
WW
FM



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- lo.36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

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TEL. (352) 373-3541
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NORTH
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GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

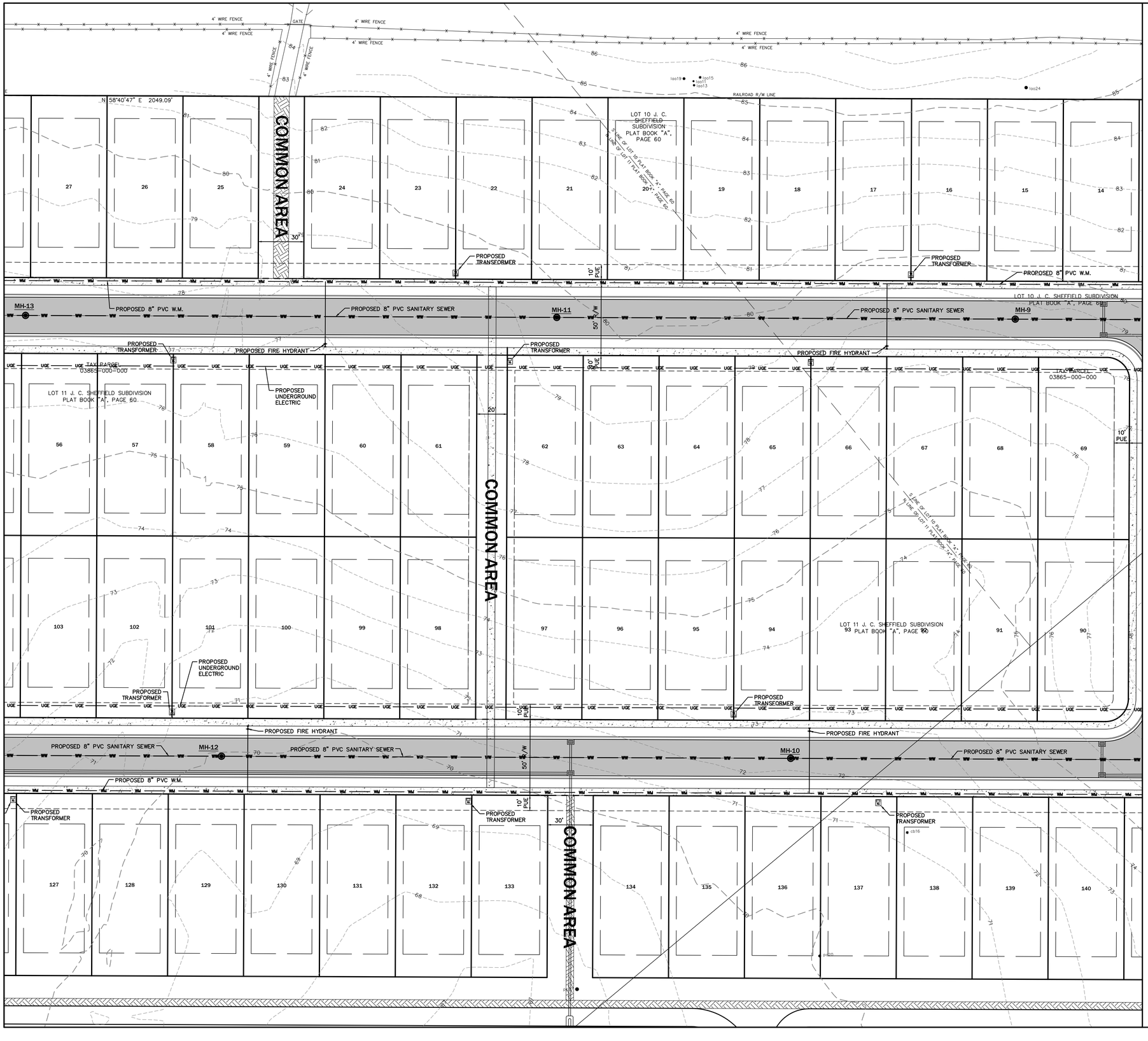
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Project phase: PRELIMINARY PLAT
Project title:

PEGGY ROAD SUBDIVISION PLANNED DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 1 OF 4

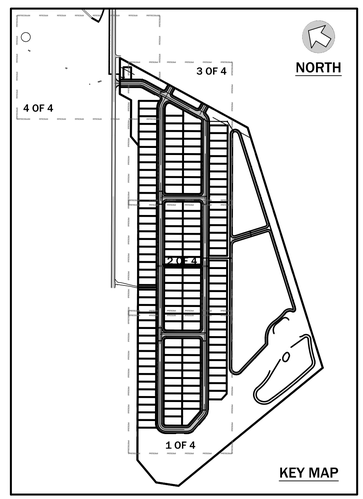
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LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- 183 EXISTING CONTOUR ELEVATION
- loo36 EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)



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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 2 OF 4

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N 58°40'47" E 236.94'
RAILROAD R/W LINE

N 02°54'44" W 83.43'
(5/8", LB 2903)

S 27°27'44" W 237.13'
S 58°40'47" W 234.79'
(1/2", NO ID)

4" WIRE FENCE

RAILROAD R/W LINE
N 16°35'36" E 77.65'

PROPOSED 8" PVC W.M.

PROPOSED 8" PVC SANITARY SEWER

COMMON AREA

MH-3

10' PUE

50' R/W

VACATED PORTION OF "ALACHUA REALTY CO. SUBDIVISION" PLAT BOOK "A", PAGE 106 AS PER RESOLUTION 22 18 RECORDED IN OFFICIAL RECORDS BOOK 4996, PAGE 599

LOT 1, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

LOT 2, BLOCK 2
VACATED PORTION OF PLAT
A PORTION OF TAX PARCEL
03924-000-000

PROPOSED TRANSFORMER

PROPOSED FIRE HYDRANT

PROPOSED UNDERGROUND ELECTRIC

MH-7

MH-5

MH-4

MH-8

PROPOSED 46'± OF 8" DIP W.M.

PROPOSED 32'± OF 8" DIP W.M.

VACATED PORTION OF PLAT
40' R/W

"ALACHUA PLAT

(40' RIGHT-OF-WAY, NOT PHYSICALLY OPEN)

LOT 3, BLOCK 1
A PORTION OF TAX PARCEL
03919-000-000

TAX PARCEL
03924-000-000

TAX PARCEL
03923-001-000

LOT 3, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

LOT 4, BLOCK 3
A PORTION OF TAX PARCEL
03924-000-000

VACATED PORTION OF "ALACHUA REALTY CO. SUBDIVISION" PLAT BOOK "A", PAGE 106 AS PER RESOLUTION 22 18 RECORDED IN OFFICIAL RECORDS BOOK 4996, PAGE 599

S 02°53'51" E 854.53'

4" WIRE FENCE (40' RIGHT-OF-WAY, NOT PHYSICALLY OPEN)

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED PUE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCEMAIN
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- EXISTING TREE
- PROPOSED FIRE HYDRANT (FH)

NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

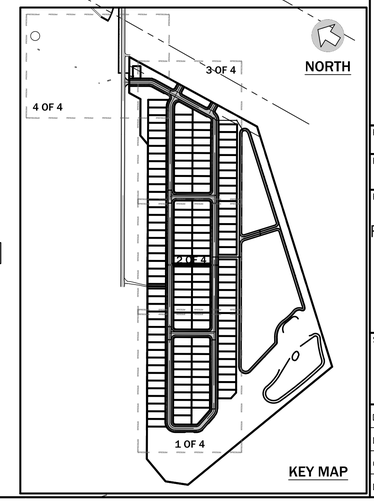
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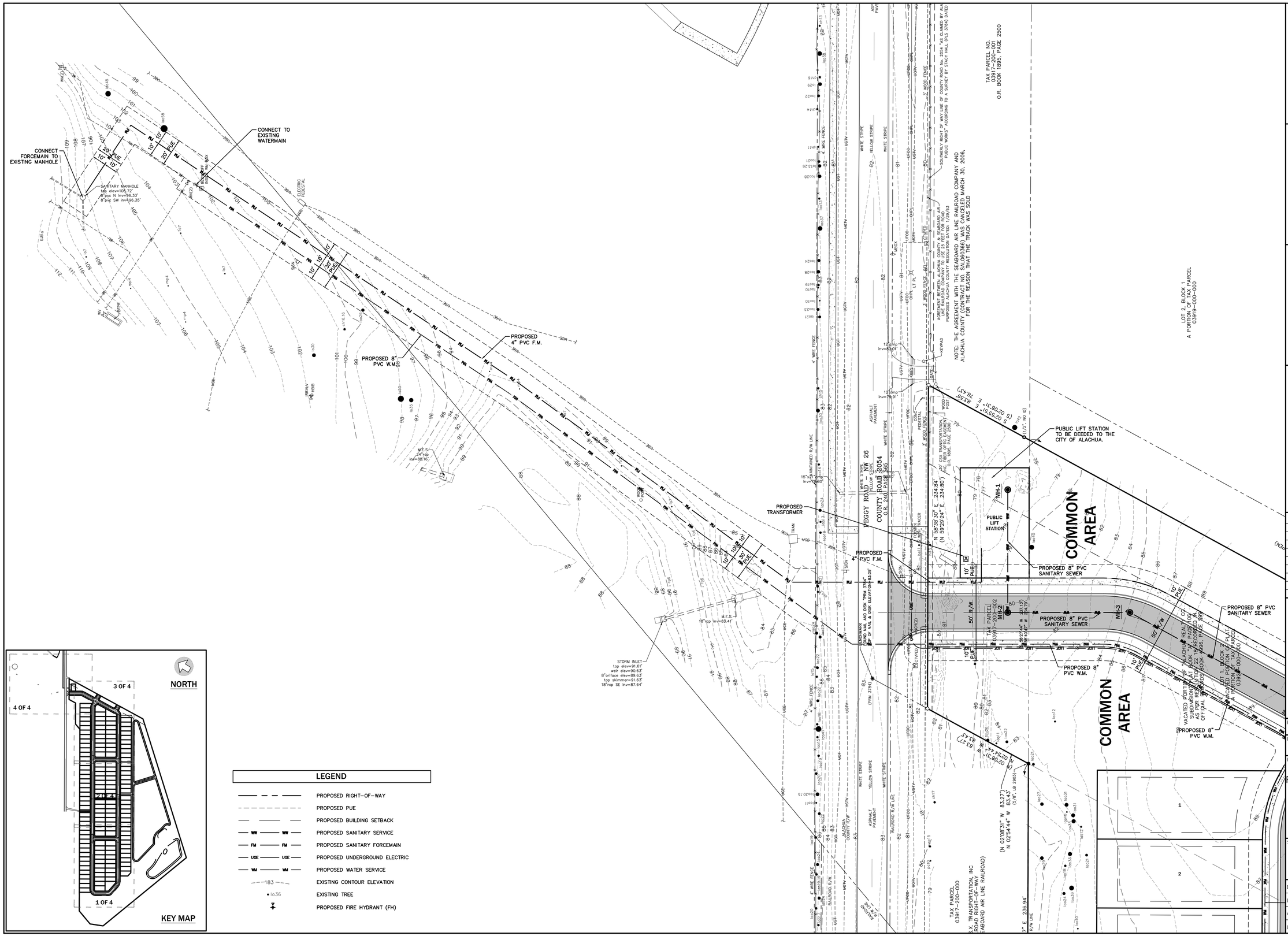
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 3 OF 4

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No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:

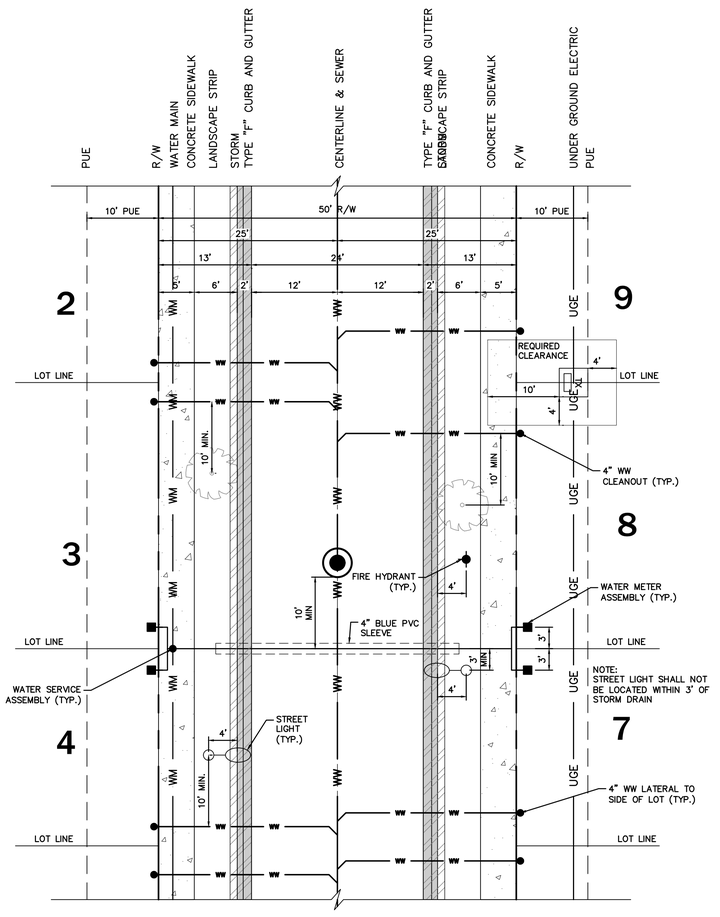
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

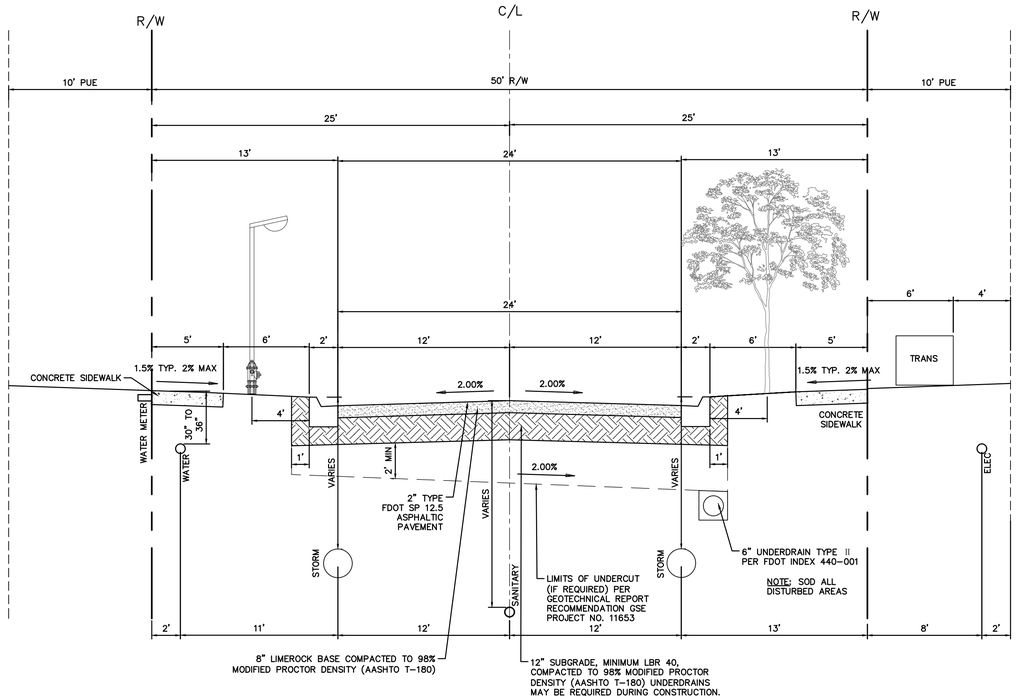
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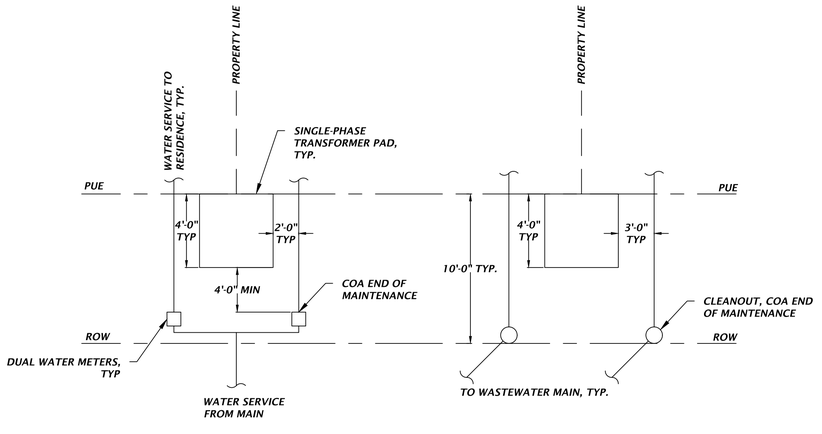




50' PUBLIC RIGHT-OF-WAY
TYPICAL CROSS SECTION
DESIGN SPEED: 20 MPH

GENERAL UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CLAY ELECTRIC.
4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
6. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
7. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.



WATER SERVICE

WASTEWATER GRAVITY LATERALS

TYPICAL ROUTING OF WATER AND GRAVITY WASTEWATER PIPING NEAR TRANSFORMERS
NTS

327

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 22-011

Project phase: PRELIMINARY PLAT

Project title:
PEGGY ROAD SUBDIVISION
PLANNED DEVELOPMENT
CITY OF ALACHUA, FLORIDA

Sheet title:
GRADING AND UTILITY DETAILS

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Traffic Study

PEGGY ROAD RESIDENTIAL

Alachua, FL

Prepared for:

eda Consultants, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.

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October 2022
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Traffic Study

REGGY ROAD RESIDENTIAL

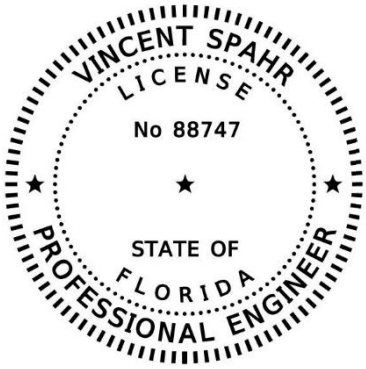
Alachua, FL

Prepared for:

eda Consultants, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.



This document has been digitally signed and sealed by Vincent Spahr, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vincent Spahr, P.E.
Florida Registration Number 88747
Kimley-Horn and Associates, Inc.
800 SW 2nd Avenue, Suite 100
Gainesville, Florida 32601
Registry 35106

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October 2022
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EXECUTIVE SUMMARY

Kimley Horn and Associates, Inc. has been retained by eda Consultants, Inc. to prepare a traffic study for a proposed residential development in Alachua, Florida. The site is located on the south side of Peggy Road (CR 2054), bounded by I-75 to the west. Access to the site is proposed via one full-access connection to Peggy Road (CR 2054).

The proposed development is anticipated to include up to 150 single family homes. Based on the proposed development plan, the project is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips (28 entering, 80 exiting), and 145 PM peak hour trips (91 entering, 54 exiting) upon buildout in year 2025.

The study evaluated intersection operations at three (3) intersections in the vicinity of the project site under existing (2022), future background (2025), and future buildout (2025) conditions during the AM and PM peak hours:

- NW 140th Street & Peggy Road (CR 2054)
- NW 140th Street & NW 143rd Place
- CR 235A & Peggy Road (CR 2054)

The westbound approach at the intersection of NW 140th Street and NW 143rd Place is expected to operate with Level of Service (LOS) F and a volume-to-capacity (v/c) ratio of 0.52 under future buildout (2025) conditions. This condition is common at stop-controlled approaches under peak traffic conditions.

The intersection operational analyses indicated that under existing (2022), future background (2025), and future buildout (2025) traffic conditions, all other approaches and movements at the study area intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours.

A site access analysis was performed at the proposed driveway connection and found that ingress turn lanes are not warranted at the proposed driveway on Peggy Road (CR 2054) considering both future buildout (2025) conditions and horizon year 2045 conditions.

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Appendix

APPENDIX A: Conceptual Site Plan

APPENDIX B: Methodology Correspondence

APPENDIX C: Traffic Data

APPENDIX D: Synchro Outputs

- Existing Traffic Conditions
- Background Traffic Conditions
- Buildout Traffic Conditions

APPENDIX E: Intersection Volume Development Worksheets

APPENDIX F: NCHRP Report 457 Worksheets

INTRODUCTION

Kimley Horn and Associates, Inc. has been retained by eda Consultants, Inc. to prepare a traffic study for a proposed residential development in Alachua, Florida.

The site is located on the south side of Peggy Road (CR 2054), bounded by I-75 to the west. Access to the site is proposed via one full-access connection to Peggy Road (CR 2054). The project location is depicted in **Figure 1**.

The proposed development is anticipated to include up to 150 single family homes. A conceptual site plan is provided in **Appendix A**. Development of the site is proposed to be complete by year 2025.

This traffic study is provided in support of the development review process with the City of Alachua and Alachua County. This traffic study follows the methodology reviewed and approved by the City of Alachua and Alachua County Public Works Department. The approved methodology is provided in **Appendix B**.

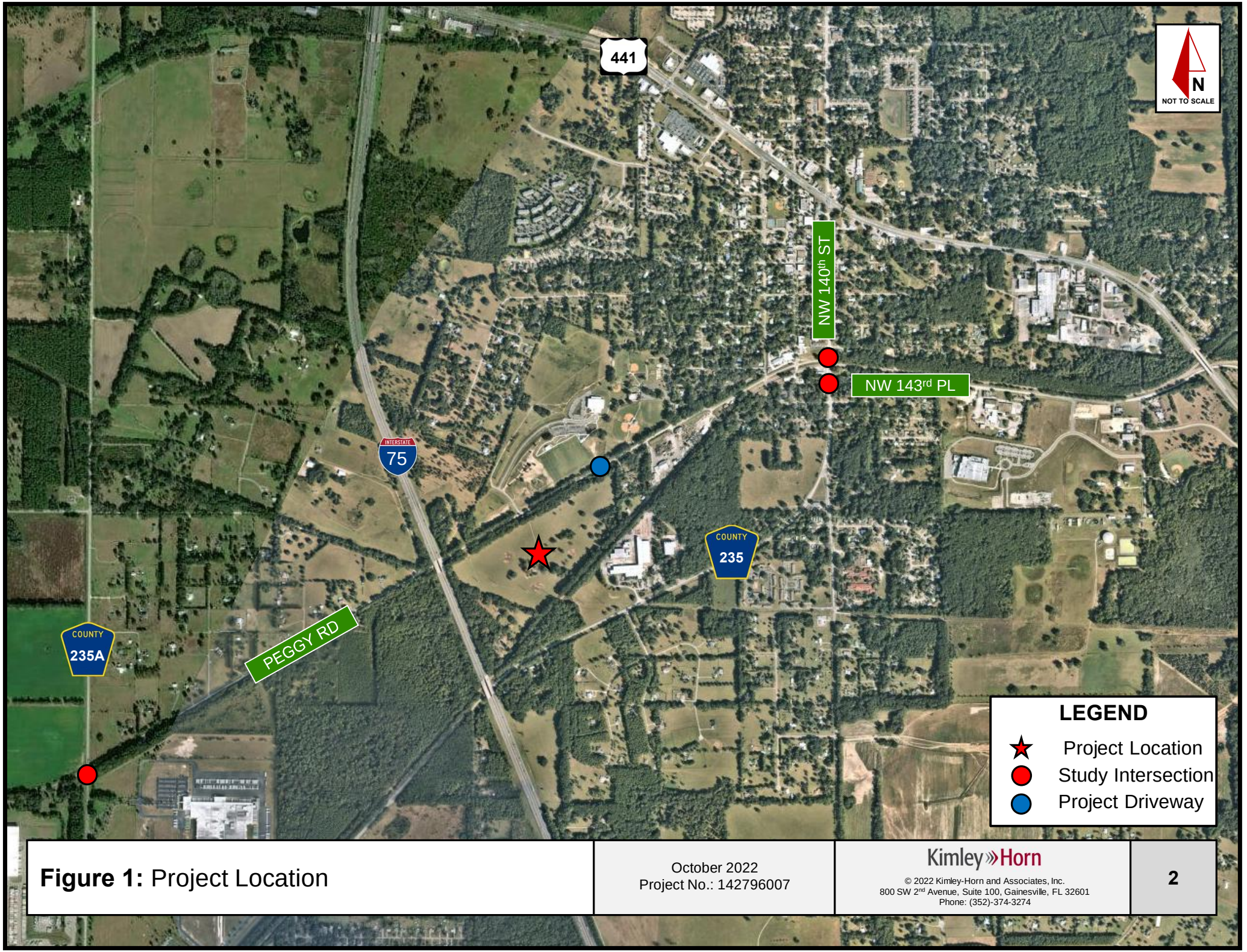


Figure 1: Project Location

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PROJECT TRAFFIC

Trip Generation

The trip generation potential for the proposed development has been calculated utilizing the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. ITE Land Use Code 210 (Single-Family Detached Housing) was used for the proposed development.

Based on the proposed development plan, the project is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips (28 entering, 80 exiting), and 145 PM peak hour trips (91 entering, 54 exiting). **Table 1** summarizes the trip generation potential of the site.

Table 1: Trip Generation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Single-Family Detached Housing	150 DU	1,466	108	28	80	145	91	54

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92*Ln(X) + 2.68; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	Ln(T) = 0.91*Ln(X) + 0.12; (X is number of dwelling units); (26% in / 74% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94*Ln(X) + 0.27; (X is number of dwelling units); (63% in / 37% out)

Trip Distribution

The proposed project trip distribution has been developed based on a select-zone analysis conducted in the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure and published by the Gainesville Metropolitan Transportation Planning Organization. The GUATS model output is included in the approved methodology, provided in **Appendix B**. **Figure 2** illustrates the assumed distribution of new project trips entering and exiting the site.

The assignment of project traffic to the project driveway and study intersections was calculated based on the trip generation potential of the site and the proposed distribution percentages. **Figure 3** depicts the project trips at the study area intersections during the AM and PM peak hours.

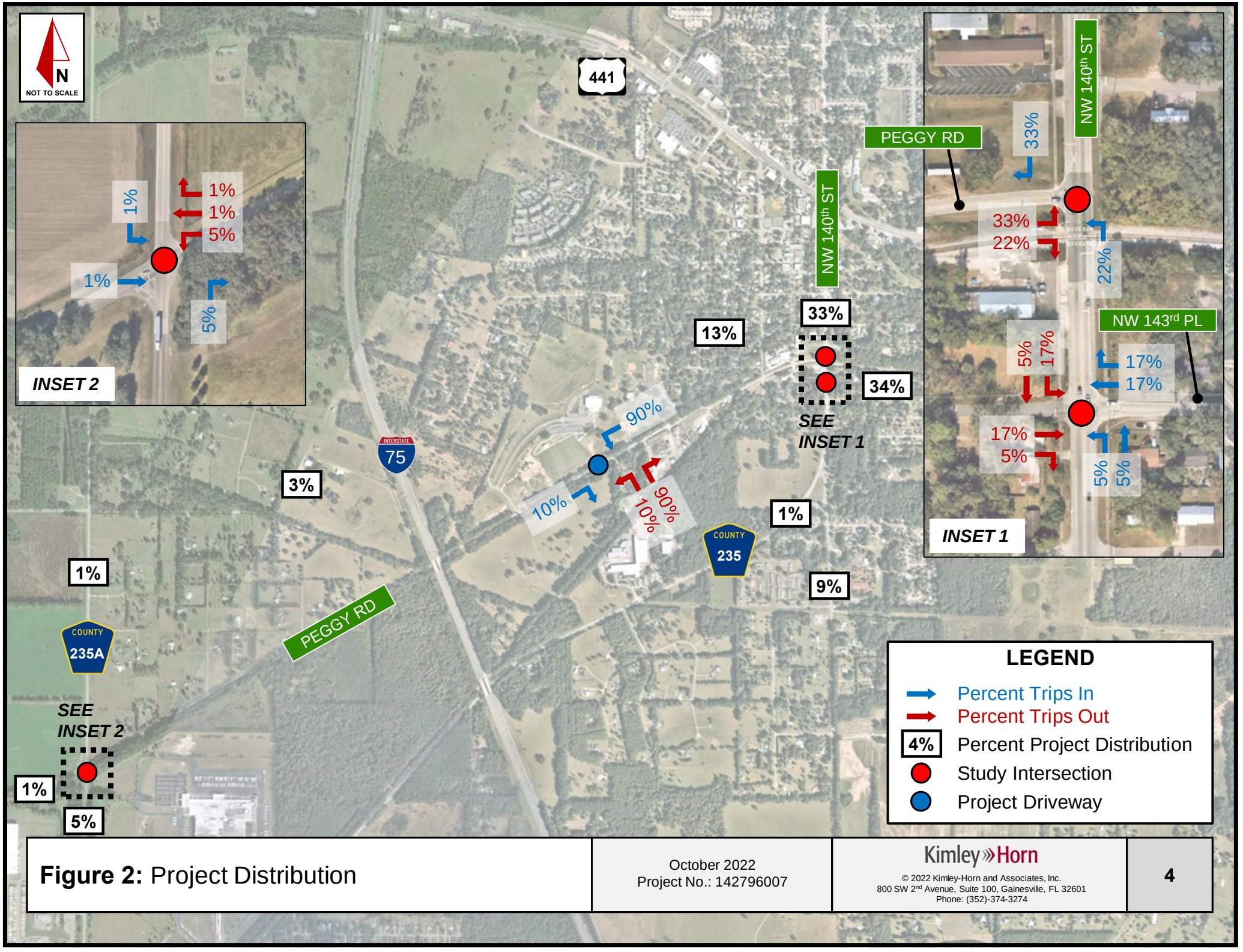


Figure 2: Project Distribution

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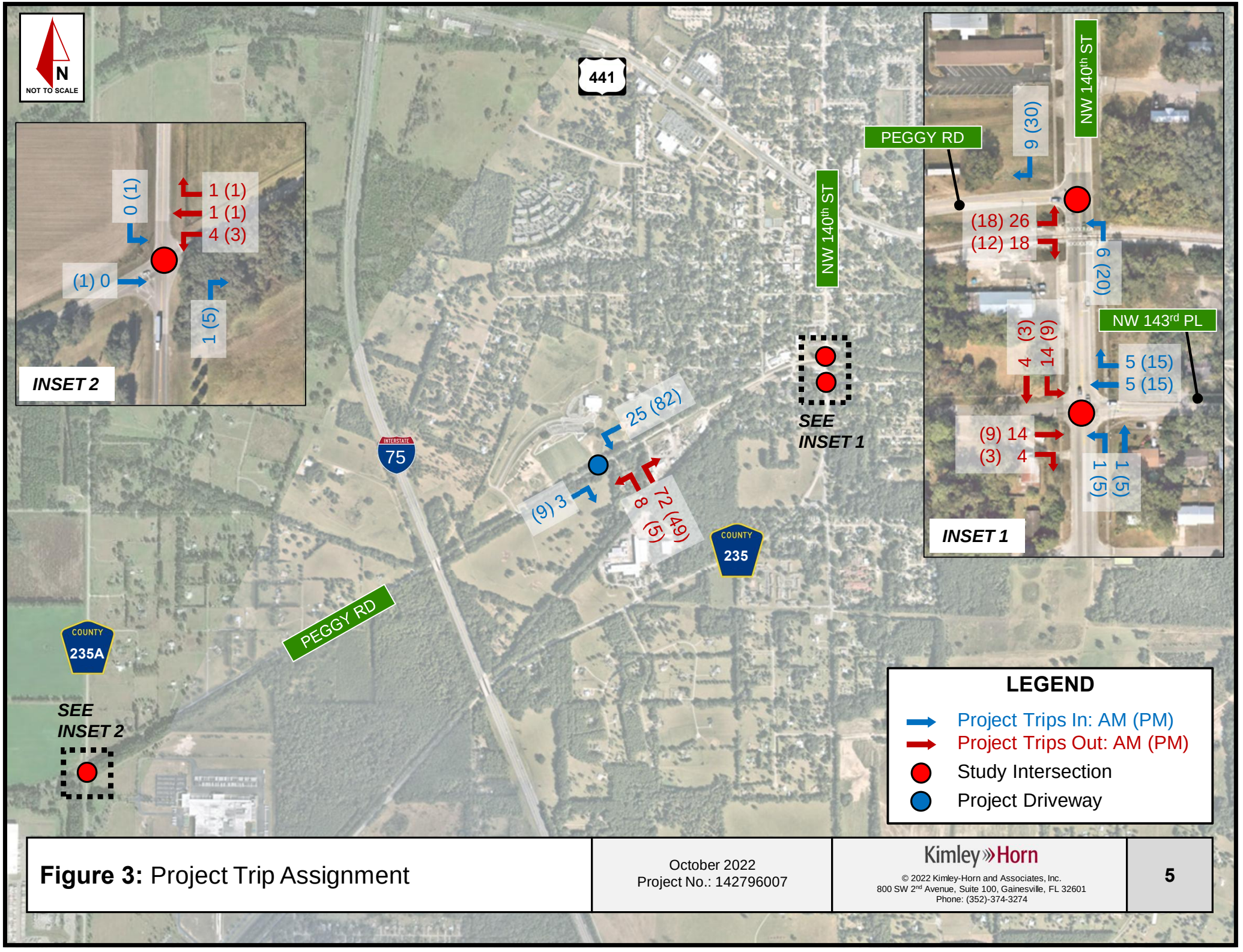


Figure 3: Project Trip Assignment

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STUDY AREA

Three (3) intersections are included in the study area for this traffic study, per the approved methodology and City of Alachua comments. AM and PM peak hour intersection operations are evaluated under existing conditions, future background (non-project) conditions, and future buildout conditions at the following intersections:

- NW 140th Street & Peggy Road (CR 2054)
- NW 140th Street & NW 143rd Place
- CR 235A & Peggy Road (CR 2054)

The proposed project access driveway along Peggy Road (CR 2054) is also evaluated under buildout traffic conditions during the AM and PM peak hours.

Data Collection

Turning movement counts were collected at the study area intersections during AM peak period (7:00 AM – 9:00 AM) and PM peak period (4:00 PM – 6:00 PM) traffic conditions on Tuesday, September 20, 2022 and Tuesday, September 27, 2022.

Peak season factors were obtained from the FDOT Florida Traffic Online database and utilized to adjust the observed traffic volumes to peak season volumes. The peak season conversion factor (PSCF) corresponding to the weeks that the data was collected is 1.00. Existing intersection lane configurations, peak hour factors, and heavy vehicle percentages were recorded during the turning movement count collection.

The existing traffic data was used as a basis for the existing conditions analysis and for forecasting future year turning movement volumes. The turning movement counts and peak season conversion factor data are provided in **Appendix C**.

EXISTING CONDITIONS INTERSECTION ANALYSIS

Existing intersection operating conditions were evaluated during the AM peak hour and PM peak hour for comparison to the future year analyses. Existing peak season intersection conditions were analyzed based on the data collection efforts summarized above. Existing lane geometry, peak hour factors, and truck percentages observed in the field were input into the capacity analyses. Existing (2022) peak season turning movement volumes utilized in the analysis are illustrated in **Figure 4**.

The intersection operational analysis was completed using *Synchro 11* software, which implements procedures outlined in the latest *Highway Capacity Manual*, 6th Edition (*HCM 6*). **Table 2** provides a summary of the AM and PM peak hour operations under existing (2022) peak season conditions at the study area intersections.

All approaches and movements at the study intersections operate with LOS E or better and v/c ratios less than 1.00 under existing AM peak hour and PM peak hour conditions. *Synchro* outputs are provided in **Appendix D**.

Table 2: Existing Conditions, Intersection Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
NW 140th Street & Peggy Road (CR 2054)	Eastbound	15.3	C	-	-	15.0	C	-	-
	EBL/R	15.3	C	0.20	0.7	15.0	C	0.14	0.5
NW 140th Street & NW 143rd Pl	Eastbound	15.8	C	-	-	12.2	B	-	-
	EBL/T/R	15.8	C	0.06	0.2	12.2	B	0.03	0.1
	Westbound	38.6	E	-	-	27.6	D	-	-
	WBL/T/R	38.6	E	0.30	1.2	27.6	D	0.61	3.9
CR 235A & Peggy Road (CR 2054)	Eastbound	12.6	B	-	-	18.1	D	-	-
	EBL/T	12.6	B	0.05	0.2	23.3	C	0.39	1.8
	EBR	12.6	B	0.18	0.6	13.9	C	0.28	1.1
	Westbound	11.6	B	-	-	17.5	C	-	-
	WBL/T/R	11.6	B	0.10	0.3	17.5	C	0.34	1.5

Note: Evaluation metrics reported for stop controlled approaches only.

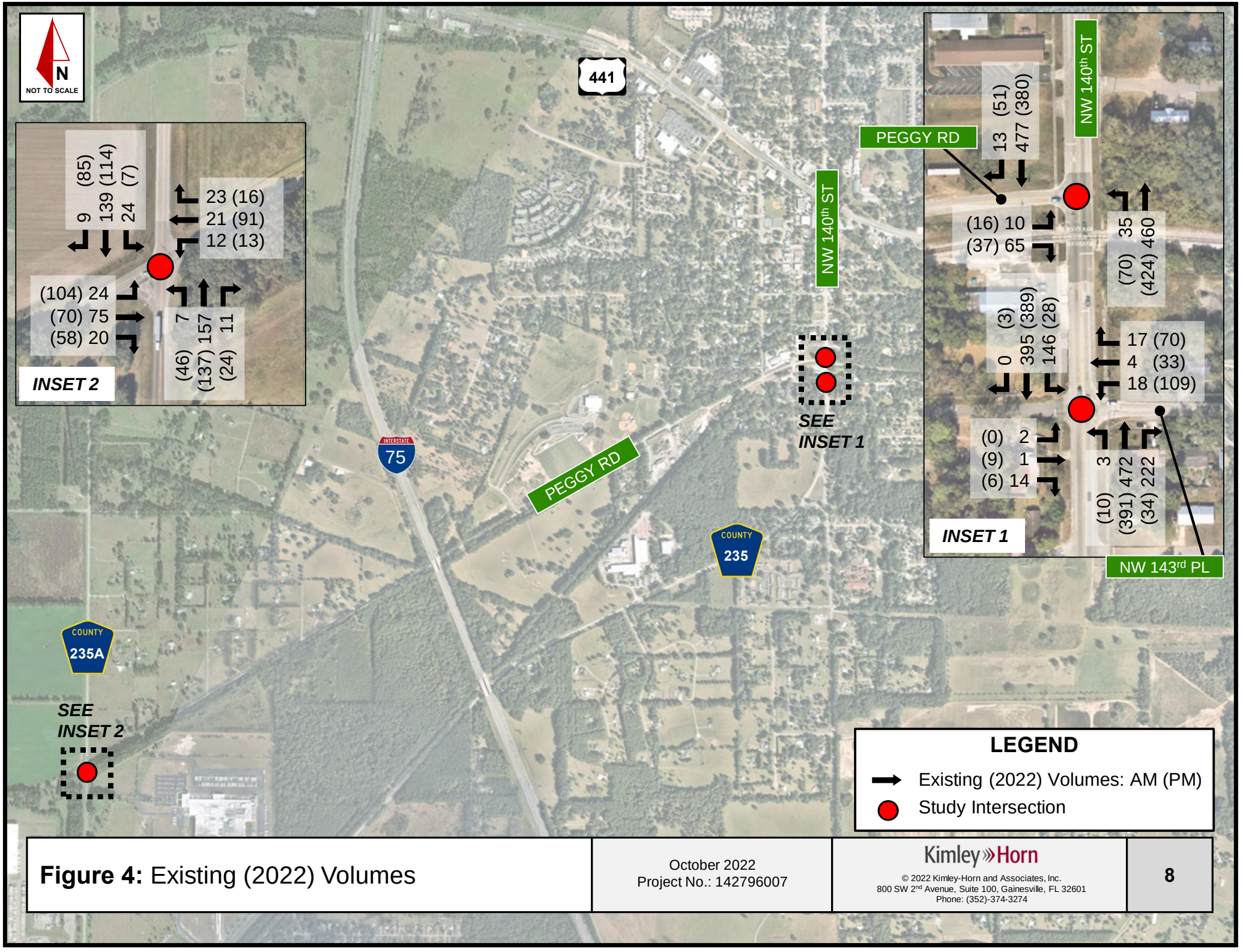


Figure 4: Existing (2022) Volumes

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FUTURE CONDITIONS INTERSECTION ANALYSES

The study area intersections were analyzed to determine AM and PM peak hour operating conditions under future background (2025) and future buildout (2025) traffic conditions using the *Synchro 11* software package.

Determination of Future Traffic Volumes

Future background (2025) traffic volumes were calculated as the sum of existing (2022) peak season traffic and background traffic growth. Historical growth rates were calculated based on historical Annual Average Daily Traffic (AADT) volumes from a nearby FDOT count station on NW 140th Street. An annual growth rate of 1.5% was utilized to forecast future traffic volumes. Growth rate calculations, including the supporting historical traffic data, are included in the approved methodology provided in **Appendix B**. Future background (2025) traffic volumes during the AM peak hour and PM peak hour are illustrated in **Figure 5**.

Project traffic volumes (see **Figure 3**) were added to the future background (2025) traffic volumes to determine the future buildout traffic volumes at each intersection. Future buildout traffic volumes during the AM peak hour and PM peak hour are illustrated in **Figure 6**.

Intersection volume development worksheets detailing the future background (non-project) and future buildout traffic volume development for each intersection are provided in **Appendix E**.

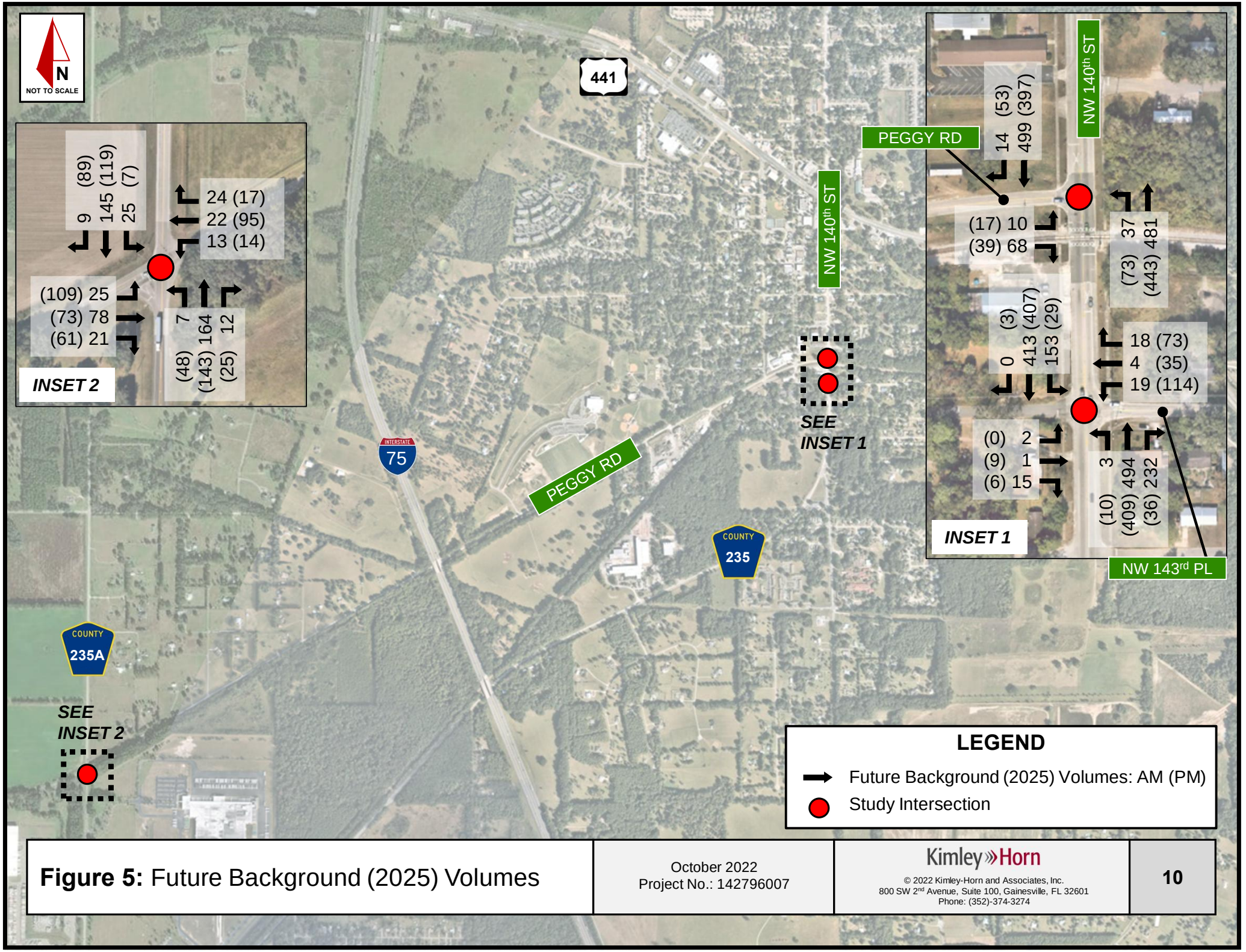


Figure 5: Future Background (2025) Volumes

October 2022
Project No.: 142796007

Kimley»Horn

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800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601
Phone: (352)-374-3274

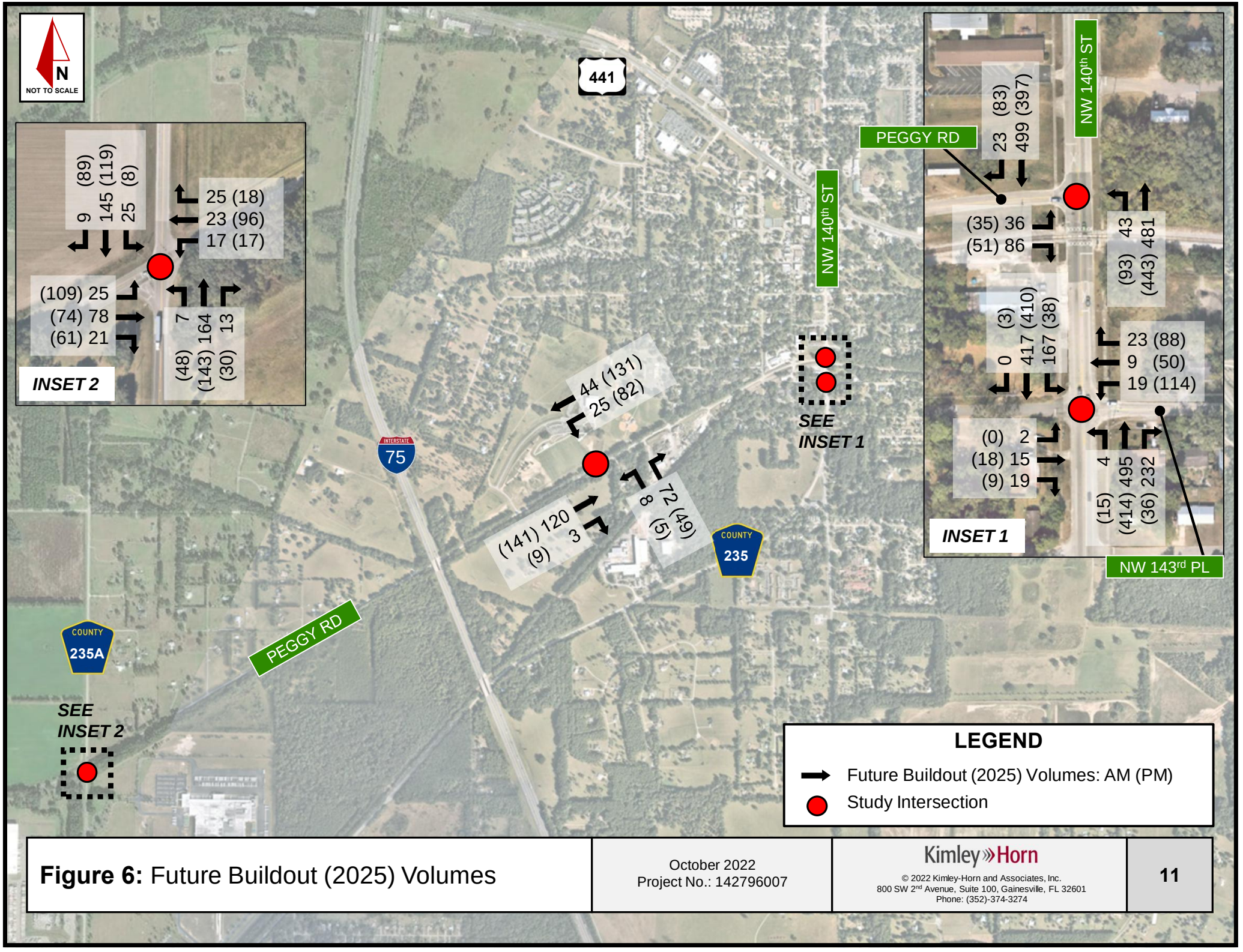


Figure 6: Future Buildout (2025) Volumes

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Future Background Traffic Evaluation

Future background (2025) intersection operating conditions were evaluated during the AM peak hour and PM peak hour. Intersection operating conditions were evaluated using *Synchro 11* based on the future background (2025) turning movement volumes in **Figure 5**.

Table 3 provides a summary of the AM and PM peak hour operations under future background (2025) conditions at the study area intersections.

All approaches and movements at the study intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 under future background (2025) AM peak hour and PM peak hour conditions. *Synchro* outputs are provided in **Appendix D**.

Table 3: Future Background (2025), Intersection Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
NW 140th Street & Peggy Road (CR 2054)	Eastbound	15.9	C	-	-	15.7	C	-	-
	EBL/R	15.9	C	0.21	0.8	15.7	C	0.15	0.5
NW 140th Street & NW 143rd Pl	Eastbound	16.6	C	-	-	12.4	B	-	-
	EBL/T/R	16.6	C	0.06	0.2	12.4	B	0.03	0.1
	Westbound	46.2	E	-	-	32.2	D	-	-
	WBL/T/R	46.2	E	0.35	1.4	32.2	D	0.67	4.6
CR 235A & Peggy Road (CR 2054)	Eastbound	12.9	B	-	-	19.6	D	-	-
	EBL/T	12.8	B	0.06	0.2	26.0	D	0.44	2.1
	EBR	12.9	B	0.19	0.6	14.4	B	0.30	1.2
	Westbound	11.9	B	-	-	18.5	C	-	-
	WBL/T/R	11.9	B	0.11	0.4	18.5	C	0.37	1.7

Note: Evaluation metrics reported for stop controlled approaches only.

Future Buildout Traffic Evaluation

Future buildout (2025) traffic volumes were calculated as the future background (non-project) traffic volumes plus the anticipated project traffic volumes at the study area intersections. Intersection operating conditions were evaluated using *Synchro 11* based on the future buildout (2025) turning movement volumes in **Figure 6**.

Table 4 provides a summary of the AM and PM peak hour operation under future buildout (2025) conditions at the study area intersections.

The westbound approach at the intersection of NW 140th Street and NW 143rd Place is expected to operate with LOS F under future buildout (2025) AM peak hour conditions with a v/c ratio less than 1.00. This condition is common at stop-controlled approaches during peak traffic conditions.

All other approaches and movements at the study area intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 under future buildout (2025) AM peak hour and PM peak hour conditions. *Synchro* outputs are provided in **Appendix D**.

Table 4: Future Buildout (2025), Intersection Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
NW 140th Street & Peggy Road (CR 2054)	Eastbound	23.6	C	-	-	20.3	C	-	-
	EBL/R	23.6	C	0.42	2.0	20.3	C	0.28	1.1
NW 140th Street & NW 143rd Pl	Eastbound	28.8	D	-	-	13.4	B	-	-
	EBL/T/R	28.8	D	0.22	0.8	13.4	B	0.07	0.2
	Westbound	67.0	F	-	-	45.6	E	-	-
	WBL/T/R	67.0	F	0.52	2.4	45.6	E	0.80	6.7
CR 235A & Peggy Road (CR 2054)	Eastbound	12.9	B	-	-	20.0	D	-	-
	EBL/T	12.9	B	0.06	0.2	26.6	D	0.45	2.2
	EBR	12.9	B	0.19	0.7	14.6	B	0.31	1.3
	Westbound	12.1	B	-	-	18.8	C	-	-
	WBL/T/R	12.1	B	0.12	0.4	18.8	C	0.38	1.7

Note: Evaluation metrics reported for stop controlled approaches only.

SITE ACCESS EVALUATION

Access to the development is proposed via one (1) full-access connection to Peggy Road (CR 2054). The assignment of new project traffic to the project driveway is illustrated in **Figure 3**. The anticipated future buildout (2025) AM and PM peak hour volumes at the project driveway are illustrated in **Figure 6**.

The need for ingress right-turn lanes and left-turn lanes were evaluated in accordance with the Alachua County Land Development Code utilizing thresholds defined in the National Highway Cooperative Research Program (NCHRP) Report 457. Based on the anticipated future buildout (2025) turning volumes into the proposed development and observed 85th-percentile vehicular speeds, no ingress turn lanes are recommended on Peggy Road (CR 2054). **Table 5** summarizes the NCHRP 457 turn lane analysis conduced under future buildout (2025) conditions. NCHRP Report 457 worksheets for the AM and PM peak hour buildout conditions are provided in **Appendix F**.

Table 5: Future Buildout (2025) Turn-Lane Analysis Summary

Driveway	Turn Lane	AM Peak Hour		PM Peak Hour	
		Warrant Met?	95th percentile queue	Warrant Met?	95th percentile queue
Peggy Road (CR 2054) & Project Driveway	Westbound Left-Turn	No	< 1 veh	No	< 1 veh
	Eastbound Right-Turn	No	N/A	No	N/A

An additional analysis for ingress turn lanes based on anticipated Year 2045 turning volumes was evaluated utilizing the thresholds defined in NCHRP Report 457. Year 2045 turning volumes were calculated by applying an annual growth rate of 1.5% to future background (2025) turning volumes over a 20-year period. As shown in **Table 6**, no ingress turn lanes are recommended on Peggy Road (CR 2054). NCHRP Report 457 worksheets for the AM and PM peak hour Year 2045 conditions are provided in **Appendix F**.

Table 6: Year 2045 Turn-Lane Analysis Summary

Driveway	Turn Lane	AM Peak Hour		PM Peak Hour	
		Warrant Met?	95th percentile queue	Warrant Met?	95th percentile queue
Peggy Road (CR 2054) & Project Driveway	Westbound Left-Turn	No	< 1 veh	No	< 1 veh
	Eastbound Right-Turn	No	N/A	No	N/A

LOS and delay on the stop-controlled egress approach from the project site were also evaluated in *Synchro 11* for the future buildout (2025) conditions. **Table 7** summarizes the results of the analysis. All egress movements from the project site are expected to operate with LOS A.

Table 7: Driveway Operational Analysis Summary

		AM Peak Hour				PM Peak Hour			
		Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)	Delay (sec/veh)	LOS	V/C	95th percentile queue (veh)
Peggy Road (CR 2054) & Full-Access Driveway	Northbound Left/ Right	9.8	A	0.12	0.4	9.7	A	0.07	0.2

Note: Evaluation metrics reported for stop controlled approaches only.

SUMMARY

This traffic study has been prepared to support the development review for the Peggy Road Residential development proposed on the south side of Peggy Road (CR 2054), bounded to the west by I-75. The analysis evaluated intersection capacity within the study area under existing, future background (non-project), and future buildout traffic conditions with an anticipated 2025 buildout year.

The proposed development is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips, and 145 PM peak hour trips. Trip generation estimates were distributed to the surrounding roadway network in accordance with the GUATS travel demand model.

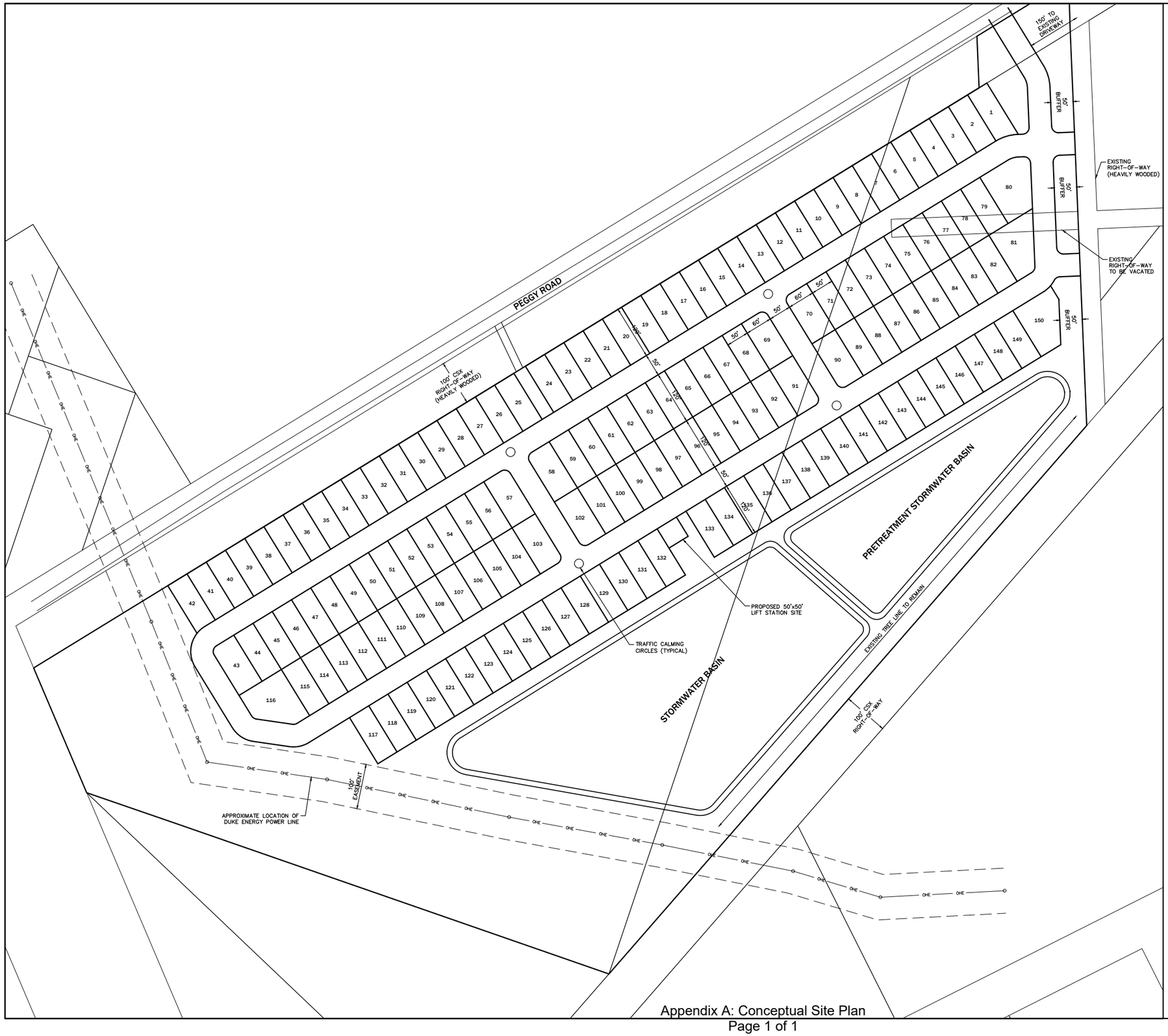
The intersection operational analyses indicated that under future buildout (2025) conditions, the stop-controlled westbound approach at the intersection of NW 140th Street and NW 143rd Place is expected to operate with LOS F with a v/c ratio of 0.52. This condition is common at stop-controlled approaches during peak traffic conditions.

The intersection operational analyses indicated that under existing (2022), future background (2025), and future buildout (2025) traffic conditions, all other approaches and movements at the study area intersections are expected to operate with LOS E or better and v/c ratios less than 1.00 during the AM and PM peak hours.

A site access analysis was conducted at the proposed driveway connection to Peggy Road (CR 2054) based on the forecasted future buildout (2025) and Year 2045 traffic volumes into and out of the proposed residential development and observed 85th percentile speeds. Based on the Alachua County Land Development Regulations and NCHRP Report 457, ingress turn lanes are not warranted at the proposed project driveway on Peggy Road (CR 2054).

APPENDICES

APPENDIX A: Conceptual Site Plan



DEVELOPMENT DATA

1.	JURISDICTION:	CITY OF ALACHUA
2.	PARCEL #'s:	03865-000-000 03924-000-000 03917-200-002
3.	PROPOSED PD ZONING WITH MODERATE DENSITY RESIDENTIAL LAND USE	
4.	APPROXIMATE PROJECT AREA:	52 ACRES
5.	STORMWATER AREA:	9.75 ACRES (19%)
6.	UNIT PROGRAM: NUMBER OF UNITS:	50' X 120' LOTS 150 UNITS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 22-011

Project phase: CONCEPTUAL

Project title: PEGGY ROAD - GARDEN STREET COMMUNITIES CITY OF ALACHUA, FLORIDA

Sheet title: CONCEPT PLAN V1

Designed: ---
Drawn: TAR
Checked: CSV/CBS
Date: 02/22/22

Sheet No.: C800

\\server3\engprojects\Peggy Road Alachua - Garden Street Communities - Gerald Cyr - 2022-0011\Plans\Current DWG\Concept Plan\A22011L1.dwg, CONCEPT V2, 2/22/2022 4:15:24 PM, TAR_DWG To PDF.pc3

APPENDIX B: Methodology Correspondence

From: Lalit Lalwani <llalwani@alachuacounty.us>
Sent: Monday, October 10, 2022 10:07
To: Spahr, Vincent, Thomas Strom, Chris Dawson
Cc: Sergio Reyes, John Fifer, Lubbers, Tia, David Tooke, Justin Tabor
Subject: RE: Peggy Road Residential - TIA Methodology

Vincent,
Here's PW comments on the methodology:

1. Please ensure traffic data will be collected when UF, Santa Fe, and Alachua County Public Schools are in session.
2. For the left turn lane analysis, please ensure that the traffic volumes are projected 20 years after build out per Sec 407.136 (b)(3).
3. Include the analysis of the intersection at CR 2054 and CR 235 (NW 140th Street).

Lalit

Lalit Lalwani
Civil Engineer III
Public Works\Hague Development Review
5620 NW 120th Lane • Gainesville • FL • 32653
352-374-5245 (office)

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From: Spahr, Vincent <Vincent.Spahr@kimley-horn.com>
Sent: Thursday, September 22, 2022 5:19 PM
To: Lalit Lalwani <llalwani@alachuacounty.us>; Thomas Strom <tstrom@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>
Cc: Sergio Reyes <sreyes@edafl.com>; John Fifer <jfifer@gardenstreetcommunities.com>; Lubbers, Tia <Tia.Lubbers@kimley-horn.com>
Subject: Peggy Road Residential - TIA Methodology

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lalit, Tom, and Chris,

Please find attached our proposed TIA methodology for a 150-unit residential development in Alachua, off Peggy Road (CR 2054). The methodology was prepared consistent with the pre-application discussion held with the County, Kimley-Horn, and EDA on August 22.

Let us know if you have any questions.

Thank you,
Vinny

Vincent Spahr, P.E.
Kimley-Horn | 800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601
Direct: 352 415 1926 | Mobile: 614 371 6490
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, September 26, 2022 14:26
To: Spahr, Vincent
Cc: Kathy Winburn, Adam Hall, Sergio Reyes, John Fifer, Lubbers, Tia
Subject: Re: Peggy Road Residential - TIA Methodology

You don't often get email from jtabor@cityofalachua.org. Learn why this is important

Vincent,

City Staff has reviewed the proposed methodology and we offer the following comment:

- Based on the project location and the trip distribution as proposed in Exhibit B of the methodology letter, traffic counts should also be collected at:
  - SR 235/241 and Peggy Road; and,
  - SR 235/241 and Rachael Blvd.

Please feel free to contact me if you have any questions.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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From: "Vincent Spahr" <Vincent.Spahr@kimley-horn.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Sergio Reyes" <sreyes@edafl.com>, "John Fifer" <jfifer@gardenstreetcommunities.com>, "Lubbers, Tia" <Tia.Lubbers@kimley-horn.com>
Sent: Thursday, September 22, 2022 5:18:37 PM
Subject: Peggy Road Residential - TIA Methodology

Justin,

Please find attached our proposed TIA methodology for a 150-unit residential development in Alachua, off Peggy Road (CR 2054).

Let us know if you have any questions.

Thank you,
Vinny

Vincent Spahr, P.E.

Kimley-Horn | 800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601
Direct: 352 415 1926 | Mobile: 614 371 6490
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Kimley»Horn

Memorandum

To: Justin Tabor, AICP
Principal Planner, City of Alachua

From: Vincent Spahr, P.E.
Kimley-Horn

Date: September 21, 2022

Subject: Peggy Road Residential
Traffic Analysis Methodology

The purpose of this memorandum is to summarize the proposed traffic analysis methodology for the Peggy Road Residential development. The proposed development (parcel IDs 03865-000-000, 03924-000-000, and 3917-200-002) is located on the south side of Peggy Road (CR 2054) in the City of Alachua, Florida. Currently, there is one single family home on the site proposed for development.

The proposed development is anticipated to include up to 150 single family homes by buildout year 2025. Access to the site is proposed via one full-access connection to Peggy Road (CR 2054). A conceptual site plan is provided as **Attachment A**. The project location is illustrated in **Figure 1**.

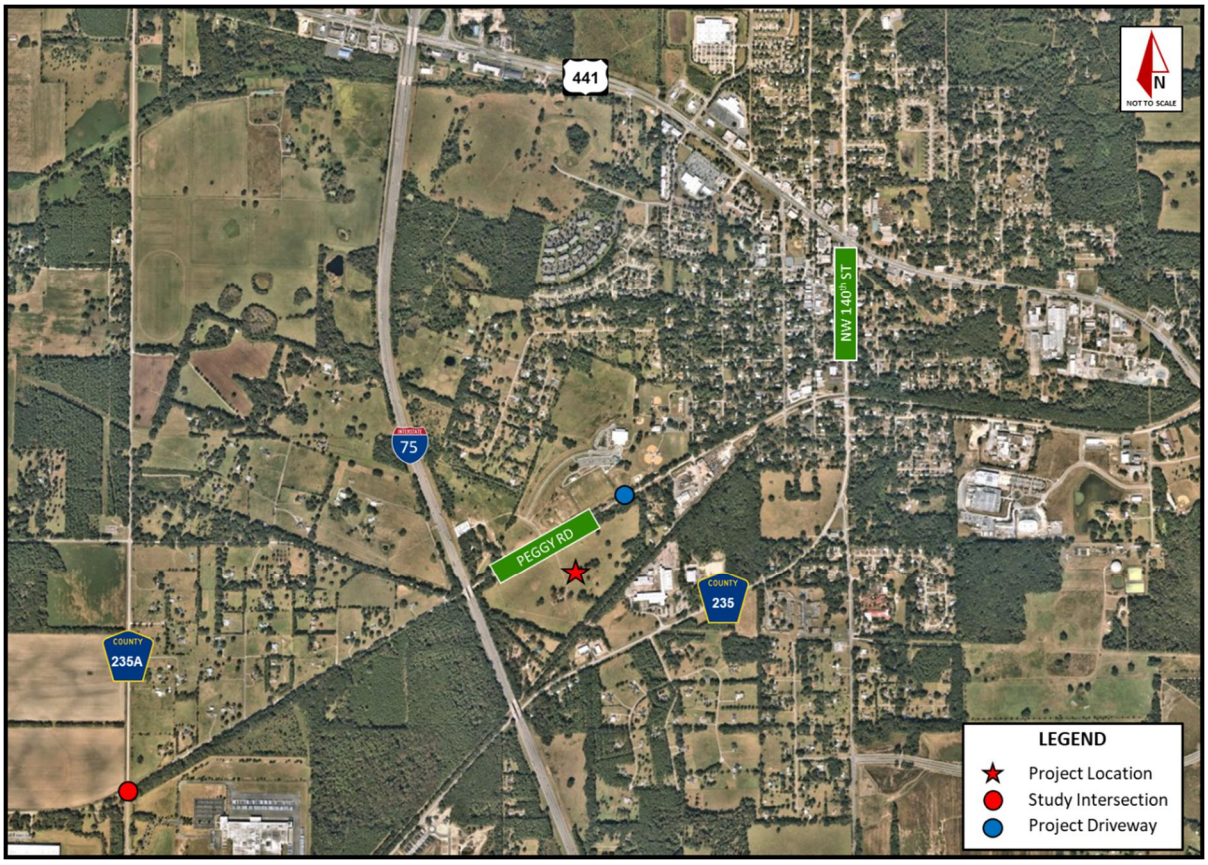


Figure 1: Project Location and Study Area

Kimley»Horn

DATA COLLECTION

Turning movement counts will be collected during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods on a typical weekday (Tuesday, Wednesday, or Thursday) at the following intersection:

- CR 235A and Peggy Road (CR 2054)

Additionally, 24-hour volume and speed count will be collected on a typical weekday (Tuesday, Wednesday, or Thursday) along Peggy Road (CR 2054) approximately aligned with the proposed access connection. All traffic counts will be adjusted to peak season conditions using the appropriate Florida Department of Transportation (FDOT) peak season conversion factors. The counts will be collected in 15-minute intervals and will include pedestrian, bicyclist, and heavy vehicle counts.

TRIP GENERATION

The trip generation potential of the proposed development has been calculated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. ITE Land Use Code (LUC) 210 (Single-Family Detached Housing) was used for the proposed development. Based on the proposed development plan, the project is anticipated to generate approximately 1,466 daily trips, 108 AM peak hour trips, and 145 PM peak hour trips. **Table 1** summarizes the trip generation potential of the site.

Table 1: Trip Generation Summary

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Single-Family Detached Housing	150 DU	1,466	108	28	80	145	91	54

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 11th Edition.

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92*Ln(X) + 2.68; (X is number of dwelling units)
AM Peak Hour of Adjacent Street	Ln(T) = 0.91*Ln(X) + 0.12; (X is number of dwelling units); (26% in / 74% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94*Ln(X) + 0.27; (X is number of dwelling units); (63% in / 37% out)

TRIP DISTRIBUTION

The proposed project trip distribution has been developed based on a select-zone analysis conducted in the Gainesville Urbanized Area Transportation Study (GUATS) model, which is built on the Florida Standard Urban Transportation Model Structure (FSUTMS) and published by the Gainesville Metropolitan Transportation Planning Organization (MTPO). The GUATS model plot is provided in **Attachment B**.

BACKGROUND TRAFFIC

Historical growth rates were calculated based on historical Annual Average Daily Traffic (AADT) volumes from a nearby Florida Department of Transportation count station on NW 140th Street. The ten-year historical traffic growth rate at the count station indicated annual growth of approximately 1.46%. An annual growth rate of 1.50% will be utilized to forecast future traffic volumes for this analysis. Growth rate calculations are provided in **Attachment C**.

Vested trips from approved developments will be added to background traffic using vested traffic information provided by City of Alachua and Alachua County.

Kimley»Horn

CAPACITY ANALYSIS

Capacity analyses will be conducted for the AM and PM peak hours at the study intersection and the proposed driveway connection. Intersection analyses will be performed using *Synchro 11* traffic engineering analysis software which applies the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM), 6th Edition methodologies. Capacity analyses will be conducted for existing, future background (without project), and future buildout (with project traffic) conditions.

DRIVEWAY TURN LANE ANALYSIS

A turn lane analysis will be conducted to determine if ingress left-turn or right-turn lanes are warranted at the site's driveways. The Alachua County Land Development Code will be referenced to determine the need for ingress deceleration or storage lanes on Peggy Road (CR 2054).

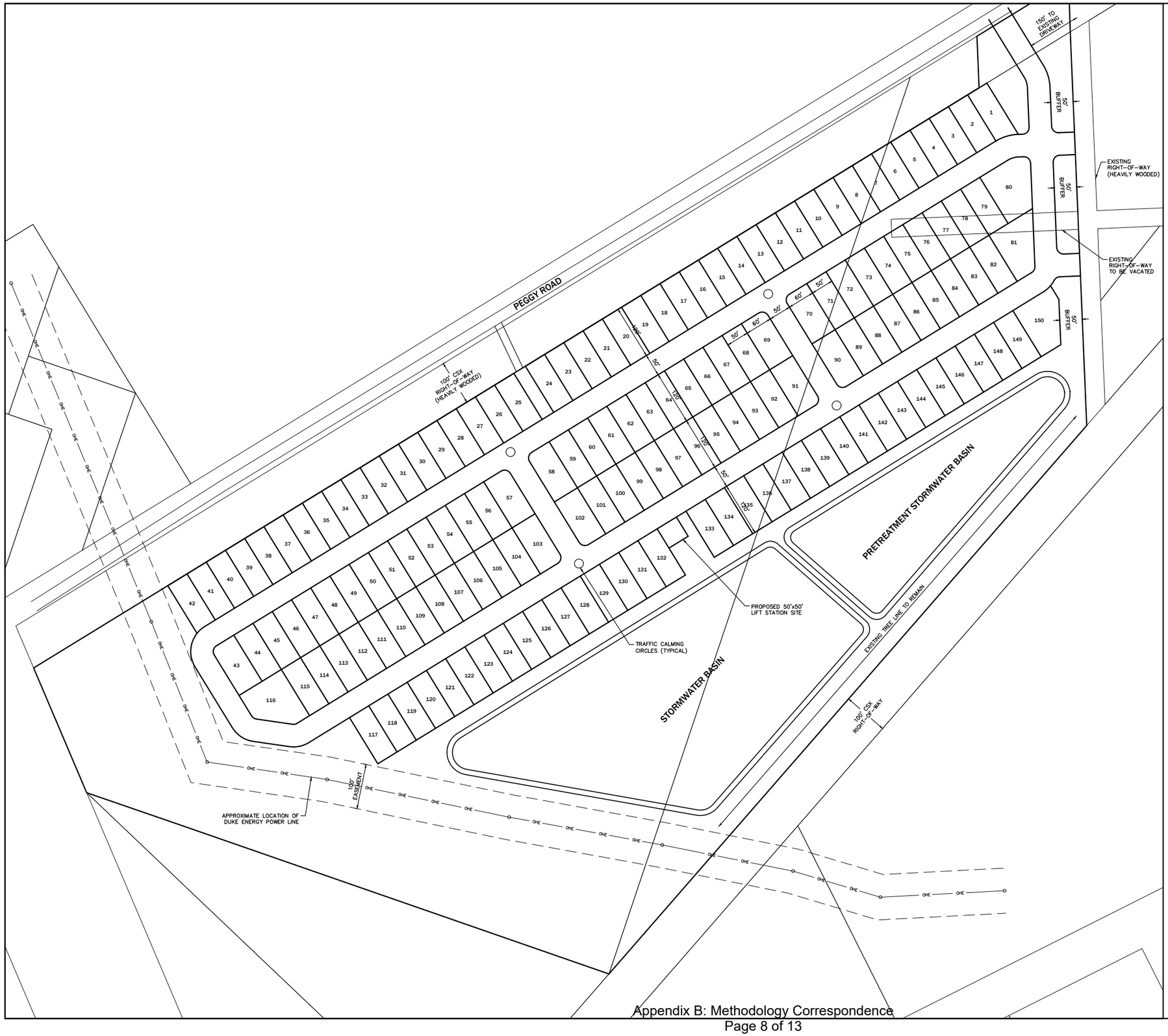
DOCUMENTATION

The results of the traffic analysis will be summarized in a technical letter. The letter will include supporting documents including data collection, volume development worksheets, and software output sheets. The letter will also include text and graphics necessary to summarize the assumptions and analysis.

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Attachment A

Conceptual Site Plan



DEVELOPMENT DATA

1.	JURISDICTION:	CITY OF ALACHUA
2.	PARCEL #'s:	03865-000-000 03924-000-000 03917-200-002
3.	PROPOSED PD ZONING WITH MODERATE DENSITY RESIDENTIAL LAND USE	
4.	APPROXIMATE PROJECT AREA:	52 ACRES
5.	STORMWATER AREA:	9.75 ACRES (19%)
6.	UNIT PROGRAM: NUMBER OF UNITS:	50' X 120' LOTS 150 UNITS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 22-011

Project phase: CONCEPTUAL

Project title: PEGGY ROAD - GARDEN STREET COMMUNITIES CITY OF ALACHUA, FLORIDA

Sheet title: CONCEPT PLAN V1

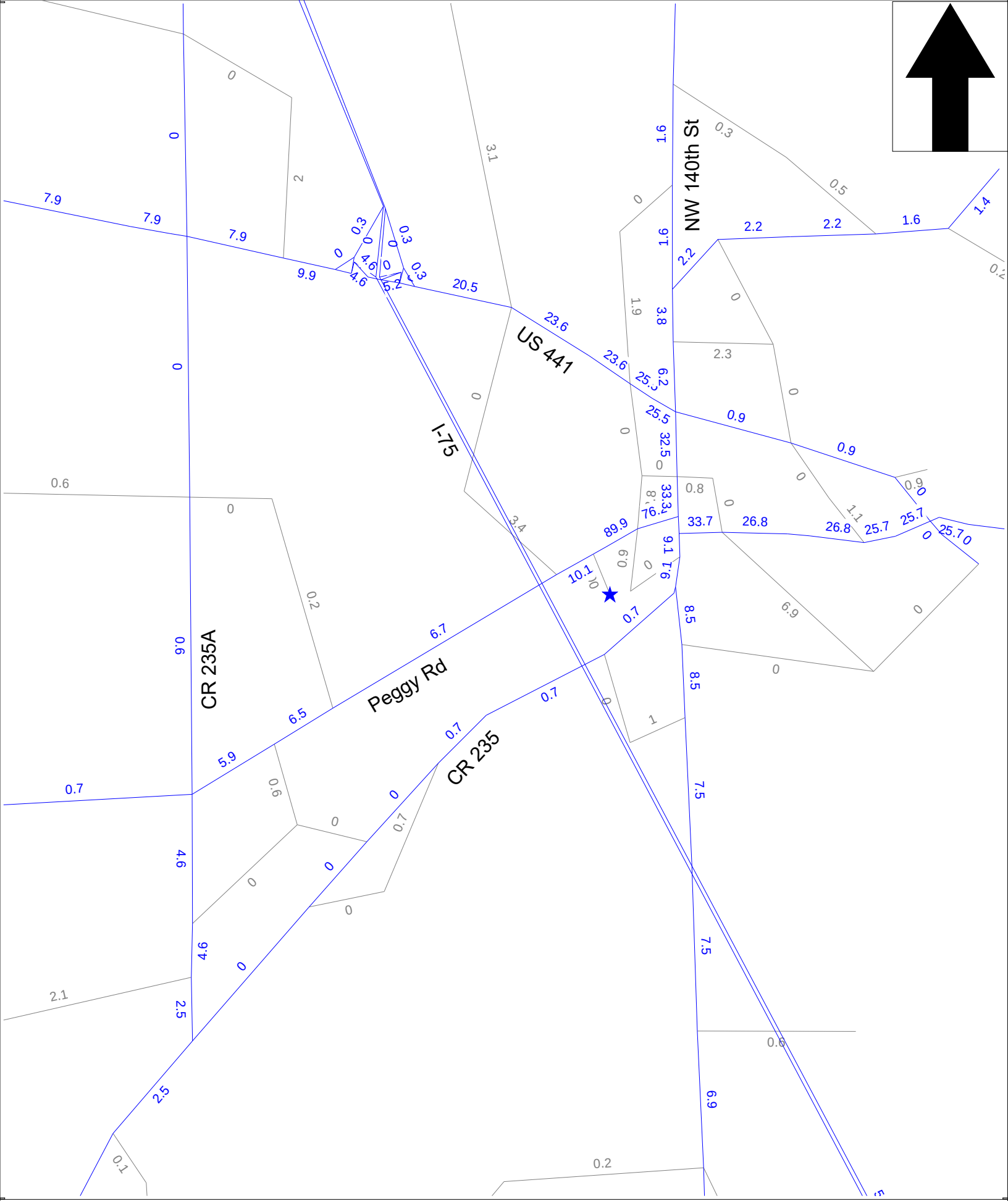
Designed: ---
Drawn: TAR
Checked: CSV/CBS
Date: 02/22/22

Sheet No.: C800

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Attachment B

Trip Distribution



cube
(Licensed to Kimley Horn & Associates)

Attachment C

Background Growth Calculations

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	10000 C	N 5000	S 5000	9.50	57.80	13.70
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20

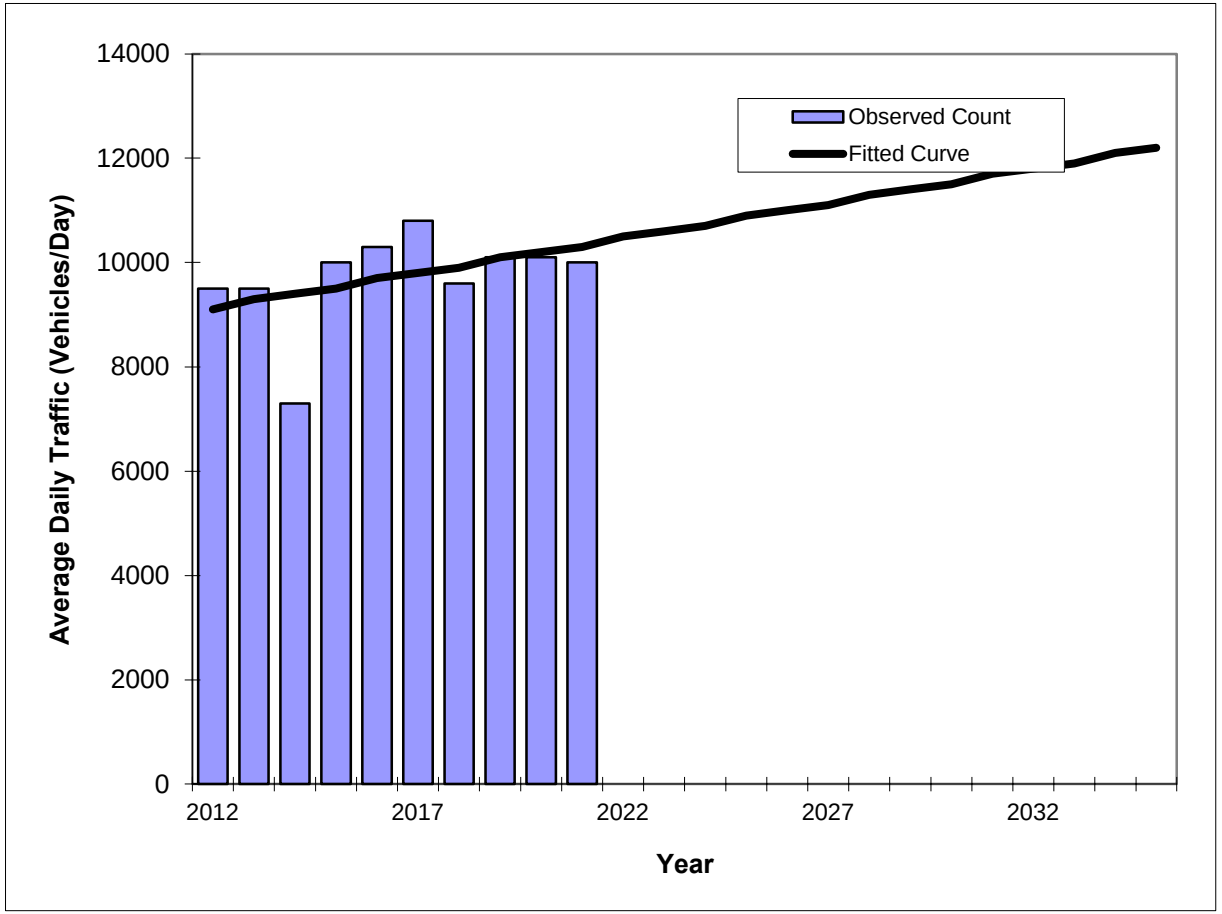
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

SR 235 -- 350' S of SR 20 (ALACHUA)

FIN#	0
Location	1

County:	Alachua (26)
Station #:	5023
Highway:	SR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2012	9500	9100
2013	9500	9300
2014	7300	9400
2015	10000	9500
2016	10300	9700
2017	10800	9800
2018	9600	9900
2019	10100	10100
2020	10100	10200
2021	10000	10300
2022 Opening Year Trend		
2022	N/A	10500
2023 Mid-Year Trend		
2023	N/A	10600
2025 Design Year Trend		
2025	N/A	10900
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	133
Trend R-squared:	18.53%
Trend Annual Historic Growth Rate:	1.47%
Trend Growth Rate (2021 to Design Year):	1.46%
Printed:	21-Sep-22

Straight Line Growth Option

APPENDIX C: Traffic Data

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.02	1.04
2	01/03/2021 - 01/09/2021	1.05	1.07
3	01/10/2021 - 01/16/2021	1.07	1.09
4	01/17/2021 - 01/23/2021	1.06	1.08
5	01/24/2021 - 01/30/2021	1.05	1.07
6	01/31/2021 - 02/06/2021	1.04	1.06
7	02/07/2021 - 02/13/2021	1.03	1.05
8	02/14/2021 - 02/20/2021	1.02	1.04
9	02/21/2021 - 02/27/2021	1.01	1.03
10	02/28/2021 - 03/06/2021	1.00	1.02
*11	03/07/2021 - 03/13/2021	0.98	1.00
*12	03/14/2021 - 03/20/2021	0.97	0.99
*13	03/21/2021 - 03/27/2021	0.97	0.99
*14	03/28/2021 - 04/03/2021	0.97	0.99
*15	04/04/2021 - 04/10/2021	0.97	0.99
*16	04/11/2021 - 04/17/2021	0.97	0.99
*17	04/18/2021 - 04/24/2021	0.97	0.99
*18	04/25/2021 - 05/01/2021	0.97	0.99
*19	05/02/2021 - 05/08/2021	0.98	1.00
*20	05/09/2021 - 05/15/2021	0.98	1.00
*21	05/16/2021 - 05/22/2021	0.99	1.01
*22	05/23/2021 - 05/29/2021	0.99	1.01
*23	05/30/2021 - 06/05/2021	0.99	1.01
24	06/06/2021 - 06/12/2021	0.99	1.01
25	06/13/2021 - 06/19/2021	1.00	1.02
26	06/20/2021 - 06/26/2021	1.01	1.03
27	06/27/2021 - 07/03/2021	1.02	1.04
28	07/04/2021 - 07/10/2021	1.04	1.06
29	07/11/2021 - 07/17/2021	1.05	1.07
30	07/18/2021 - 07/24/2021	1.05	1.07
31	07/25/2021 - 07/31/2021	1.04	1.06
32	08/01/2021 - 08/07/2021	1.03	1.05
33	08/08/2021 - 08/14/2021	1.03	1.05
34	08/15/2021 - 08/21/2021	1.02	1.04
35	08/22/2021 - 08/28/2021	1.01	1.03
36	08/29/2021 - 09/04/2021	1.00	1.02
37	09/05/2021 - 09/11/2021	1.00	1.02
38	09/12/2021 - 09/18/2021	0.99	1.01
39	09/19/2021 - 09/25/2021	0.98	1.00
40	09/26/2021 - 10/02/2021	0.98	1.00
41	10/03/2021 - 10/09/2021	0.97	0.99
42	10/10/2021 - 10/16/2021	0.96	0.98
43	10/17/2021 - 10/23/2021	0.97	0.99
44	10/24/2021 - 10/30/2021	0.97	0.99
45	10/31/2021 - 11/06/2021	0.98	1.00
46	11/07/2021 - 11/13/2021	0.99	1.01
47	11/14/2021 - 11/20/2021	0.99	1.01
48	11/21/2021 - 11/27/2021	1.00	1.02
49	11/28/2021 - 12/04/2021	1.01	1.03
50	12/05/2021 - 12/11/2021	1.01	1.03
51	12/12/2021 - 12/18/2021	1.02	1.04
52	12/19/2021 - 12/25/2021	1.05	1.07
53	12/26/2021 - 12/31/2021	1.07	1.09

* PEAK SEASON

08-MAR-2022 12:36:24 830UPD 2_2600_PKSEASON.TXT

ALL TRAFFIC DATA SERVICES

alltrafficdata.net

Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
09/27/22	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
00:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	2	0	1	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
01:45	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
	0	0	0	0	1	0	0	1	1	0	0	0	0	0	3
02:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
02:15	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
	0	0	0	1	0	1	1	1	0	0	0	0	0	0	4
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
03:45	0	0	0	0	0	1	1	1	1	0	0	0	0	0	4
	0	0	0	0	0	2	1	1	1	0	0	0	0	0	5
04:00	0	0	0	0	9	10	2	0	0	0	0	0	0	0	21
04:15	0	0	0	1	0	4	1	0	0	0	0	0	0	0	6
04:30	0	0	0	0	1	2	0	1	0	0	0	0	0	0	4
04:45	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2
	0	0	0	1	10	16	4	2	0	0	0	0	0	0	33
05:00	0	0	0	0	0	2	2	0	0	0	0	0	0	0	4
05:15	0	0	0	1	3	1	4	0	0	0	0	0	0	0	9
05:30	0	0	0	0	1	3	0	0	0	0	0	0	0	0	4
05:45	0	0	0	1	2	8	1	0	0	0	0	0	0	0	12
	0	0	0	2	6	14	7	0	0	0	0	0	0	0	29
06:00	0	0	0	3	3	3	4	1	0	0	0	0	0	0	14
06:15	0	0	0	1	3	5	4	0	0	0	0	0	0	0	13
06:30	0	0	0	0	6	5	3	0	0	0	0	0	0	0	14
06:45	0	0	0	1	2	3	4	1	0	0	0	0	0	0	11
	0	0	0	5	14	16	15	2	0	0	0	0	0	0	52
07:00	0	0	0	1	3	8	3	0	0	0	0	0	0	0	15
07:15	0	0	0	2	9	15	1	1	0	0	0	0	0	0	28
07:30	0	0	0	2	10	17	8	2	0	0	0	0	0	0	39
07:45	0	0	0	1	9	12	7	1	0	0	0	0	0	0	30
	0	0	0	6	31	52	19	4	0	0	0	0	0	0	112
08:00	0	0	0	0	4	8	5	1	0	0	0	0	0	0	18
08:15	2	0	1	2	7	6	0	0	0	0	0	0	0	0	18
08:30	0	0	0	0	6	4	1	0	0	0	0	0	0	0	11
08:45	0	0	0	1	5	2	0	1	0	0	0	0	0	0	9
	2	0	1	3	22	20	6	2	0	0	0	0	0	0	56
09:00	1	1	0	1	9	2	0	0	0	0	0	0	0	0	14
09:15	0	0	0	2	5	1	2	0	0	0	0	0	0	0	10
09:30	0	0	0	0	7	8	1	0	0	0	0	0	0	0	16
09:45	0	0	0	1	4	10	1	1	0	0	0	0	0	0	17
	1	1	0	4	25	21	4	1	0	0	0	0	0	0	57
10:00	0	0	0	0	2	3	3	1	0	0	0	0	0	0	9
10:15	1	0	0	3	5	2	1	0	1	0	0	0	0	0	13
10:30	0	0	0	1	3	0	3	0	0	0	0	0	0	0	7
10:45	0	0	0	0	6	4	1	1	0	0	0	0	0	0	12
	1	0	0	4	16	9	8	2	1	0	0	0	0	0	41
11:00	1	0	0	2	5	2	0	0	0	0	0	0	0	0	10
11:15	0	0	0	2	2	3	2	0	0	0	0	0	0	0	9
11:30	0	0	0	2	4	4	1	1	0	0	0	0	0	0	12
11:45	1	0	0	1	3	4	3	0	0	0	0	0	0	0	12
	2	0	0	7	14	13	6	1	0	0	0	0	0	0	43
Total	6	1	1	33	139	166	71	18	3	0	0	0	0	0	438

ALL TRAFFIC DATA SERVICES

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Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
12 PM	1	0	0	2	3	3	2	2	0	0	0	0	0	0	13
12:15	1	0	0	1	8	6	3	1	0	0	0	0	0	0	20
12:30	3	0	0	0	3	4	2	1	0	0	0	0	0	0	13
12:45	1	0	0	0	3	5	3	1	0	0	0	0	0	0	13
	6	0	0	3	17	18	10	5	0	0	0	0	0	0	59
13:00	1	0	0	0	7	3	0	0	0	0	0	0	0	0	11
13:15	1	0	1	1	4	3	0	0	0	0	0	0	0	0	10
13:30	1	0	0	0	5	4	1	0	0	0	0	0	0	0	11
13:45	2	0	0	1	4	1	3	0	0	0	0	0	0	0	11
	5	0	1	2	20	11	4	0	0	0	0	0	0	0	43
14:00	1	0	0	0	5	3	1	0	0	0	0	0	0	0	10
14:15	3	0	0	1	4	3	4	0	0	0	0	0	0	0	15
14:30	1	0	0	1	1	6	1	1	0	0	0	0	0	0	11
14:45	2	0	0	1	0	3	4	3	0	0	0	0	0	0	13
	7	0	0	3	10	15	10	4	0	0	0	0	0	0	49
15:00	1	0	0	0	2	12	7	1	0	0	0	0	0	0	23
15:15	0	0	0	0	5	6	5	0	0	0	0	0	0	0	16
15:30	2	0	0	0	4	8	5	1	0	0	0	0	0	0	20
15:45	0	0	0	0	4	6	2	0	0	0	0	0	0	0	12
	3	0	0	0	15	32	19	2	0	0	0	0	0	0	71
16:00	0	0	0	0	2	8	5	2	1	0	0	0	0	0	18
16:15	0	0	0	1	5	4	3	1	0	0	0	0	0	0	14
16:30	0	0	0	2	15	18	7	2	0	0	0	0	0	0	44
16:45	1	0	0	5	4	18	10	5	0	0	0	0	0	0	43
	1	0	0	8	26	48	25	10	1	0	0	0	0	0	119
17:00	1	0	0	0	10	6	3	2	0	0	0	0	0	0	22
17:15	0	0	1	6	12	6	1	0	0	0	0	0	0	0	26
17:30	0	0	0	4	9	13	2	0	0	0	0	0	0	0	28
17:45	0	1	5	2	8	7	1	0	0	0	0	0	0	0	24
	1	1	6	12	39	32	7	2	0	0	0	0	0	0	100
18:00	2	0	2	6	11	3	2	1	0	0	0	0	0	0	27
18:15	0	0	1	3	9	1	2	0	0	0	0	0	0	0	16
18:30	0	0	1	3	4	2	0	0	0	0	0	0	0	0	10
18:45	0	0	2	1	3	0	0	0	0	0	0	0	0	0	6
	2	0	6	13	27	6	4	1	0	0	0	0	0	0	59
19:00	0	0	2	1	8	3	0	0	0	0	0	0	0	0	14
19:15	0	0	1	0	2	6	3	1	0	0	0	0	0	0	13
19:30	0	0	1	2	3	1	0	0	0	0	0	0	0	0	7
19:45	0	0	0	3	3	1	0	0	0	0	0	0	0	0	7
	0	0	4	6	16	11	3	1	0	0	0	0	0	0	41
20:00	0	1	0	1	8	4	0	0	0	0	0	0	0	0	14
20:15	0	0	0	1	1	1	1	0	0	0	0	0	0	0	4
20:30	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3
20:45	1	0	0	0	2	3	0	0	0	0	0	0	0	0	6
	1	1	0	3	12	9	1	0	0	0	0	0	0	0	27
21:00	0	0	0	1	1	2	2	2	0	1	0	0	0	0	9
21:15	0	0	0	1	0	0	2	0	0	0	0	0	0	0	3
21:30	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
21:45	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
	0	0	0	2	3	3	4	4	0	1	0	0	0	0	17
22:00	0	0	0	0	0	2	0	1	0	0	0	0	0	0	3
22:15	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
22:30	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
22:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	2	2	1	2	0	0	0	0	0	0	7
23:00	0	0	0	0	0	1	0	1	0	0	0	0	0	0	2
23:15	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
23:45	0	0	0	0	2	0	0	1	0	0	0	0	0	0	3
	0	0	0	0	4	2	0	2	0	0	0	0	0	0	8
Total	26	2	17	52	191	189	88	33	1	1	0	0	0	0	600
Grand Total	32	3	18	85	330	355	159	51	4	1	0	0	0	0	1038

15th Percentile :	30 MPH
50th Percentile :	35 MPH
85th Percentile :	41 MPH
95th Percentile :	45 MPH

Stats

Mean Speed(Average) :	36 MPH
10 MPH Pace Speed :	31-40 MPH
Number in Pace :	685
Percent in Pace :	66.0%

Number of Vehicles > 55 MPH :	1
Percent of Vehicles > 55 MPH :	0.1%

ALL TRAFFIC DATA SERVICES

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Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
09/27/22	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
00:15	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
00:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
00:45	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
	0	0	0	0	2	2	2	0	0	0	0	0	0	0	6
01:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
01:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
03:15	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
03:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
03:45	0	0	0	0	1	4	0	0	0	0	0	0	0	0	5
	0	0	0	0	3	6	0	0	0	0	0	0	0	0	9
04:00	0	0	0	1	1	3	0	0	0	0	0	0	0	0	5
04:15	0	0	0	0	2	5	1	0	0	0	0	0	0	0	8
04:30	0	0	0	0	1	3	2	0	0	0	0	0	0	0	6
04:45	0	0	0	0	1	7	4	0	0	1	0	0	0	0	13
	0	0	0	1	5	18	7	0	0	1	0	0	0	0	32
05:00	0	0	0	0	1	1	1	0	0	0	0	0	0	0	3
05:15	0	0	0	1	3	4	3	0	0	0	0	0	0	0	11
05:30	1	0	0	0	5	14	7	1	1	0	0	0	0	0	29
05:45	0	0	0	1	2	12	3	2	1	0	0	0	0	0	21
	1	0	0	2	11	31	14	3	2	0	0	0	0	0	64
06:00	0	0	0	1	2	3	2	2	0	0	0	0	0	0	10
06:15	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
06:30	0	0	0	0	4	6	2	0	0	0	0	0	0	0	12
06:45	0	0	0	0	6	3	2	0	0	0	0	0	0	0	11
	0	0	0	1	14	12	7	2	0	0	0	0	0	0	36
07:00	0	0	0	1	1	2	2	0	0	0	0	0	0	0	6
07:15	0	1	0	2	6	4	2	0	0	0	0	0	0	0	15
07:30	0	0	0	2	5	6	0	0	0	0	0	0	0	0	13
07:45	0	0	0	2	2	4	0	0	0	0	0	0	0	0	8
	0	1	0	7	14	16	4	0	0	0	0	0	0	0	42
08:00	0	0	0	0	3	2	1	0	0	0	0	0	0	0	6
08:15	0	2	2	0	2	3	1	0	0	0	0	0	0	0	10
08:30	0	0	0	1	1	4	1	1	0	0	0	0	0	0	8
08:45	0	0	1	1	7	0	1	0	0	0	0	0	0	0	10
	0	2	3	2	13	9	4	1	0	0	0	0	0	0	34
09:00	0	2	1	2	1	0	0	0	0	0	0	0	0	0	6
09:15	1	0	0	4	1	1	0	0	0	0	0	0	0	0	7
09:30	0	0	0	2	1	1	0	0	0	0	0	0	0	0	4
09:45	0	0	0	4	10	2	0	1	0	0	0	0	0	0	17
	1	2	1	12	13	4	0	1	0	0	0	0	0	0	34
10:00	2	0	0	3	8	7	1	0	0	0	0	0	0	0	21
10:15	2	0	1	2	5	4	0	0	0	0	0	0	0	0	14
10:30	0	0	1	2	4	1	2	0	0	0	0	0	0	0	10
10:45	0	0	0	1	4	2	2	0	0	0	0	0	0	0	9
	4	0	2	8	21	14	5	0	0	0	0	0	0	0	54
11:00	2	0	1	4	5	0	0	0	0	0	0	0	0	0	12
11:15	0	0	1	8	4	3	1	1	0	0	0	0	0	0	18
11:30	1	0	1	3	4	2	1	0	0	0	0	0	0	0	12
11:45	0	0	0	1	8	7	0	0	0	0	0	0	0	0	16
	3	0	3	16	21	12	2	1	0	0	0	0	0	0	58
Total	9	5	9	49	121	124	45	8	2	1	0	0	0	0	373

ALL TRAFFIC DATA SERVICES

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Site Code: 1
Station ID: 1
PEGGY ROAD (CR 2054) WEST OF
NW 146th TERRACE

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total
12 PM	0	0	0	2	6	4	4	0	0	0	0	0	0	0	16
12:15	2	0	1	2	1	8	2	0	0	0	0	0	0	0	16
12:30	1	0	1	3	4	3	0	0	0	0	0	0	0	0	12
12:45	2	1	0	2	4	8	1	0	0	0	0	0	0	0	18
	5	1	2	9	15	23	7	0	0	0	0	0	0	0	62
13:00	4	0	1	1	5	1	1	1	0	0	0	0	0	0	14
13:15	1	0	1	4	4	3	1	0	0	0	0	0	0	0	14
13:30	3	0	0	2	7	5	1	0	0	0	0	0	0	0	18
13:45	1	0	0	1	4	4	0	0	0	0	0	0	0	0	10
	9	0	2	8	20	13	3	1	0	0	0	0	0	0	56
14:00	1	0	0	4	10	0	0	0	0	0	0	0	0	0	15
14:15	0	0	1	1	3	3	1	0	0	0	0	0	0	0	9
14:30	4	0	0	3	5	3	0	0	0	0	0	0	0	0	15
14:45	5	0	0	3	4	10	1	1	0	0	0	0	0	0	24
	10	0	1	11	22	16	2	1	0	0	0	0	0	0	63
15:00	1	0	0	1	3	7	5	0	0	0	0	0	0	0	17
15:15	1	0	0	1	5	2	5	0	0	0	0	0	0	0	14
15:30	3	2	1	0	6	5	2	0	0	0	0	0	0	0	19
15:45	0	0	0	4	5	10	0	0	0	0	0	0	0	0	19
	5	2	1	6	19	24	12	0	0	0	0	0	0	0	69
16:00	0	0	0	4	8	9	2	0	0	0	0	0	0	0	23
16:15	0	0	0	3	15	10	3	0	0	0	0	0	0	0	31
16:30	2	0	0	4	12	5	2	1	1	0	0	0	0	0	27
16:45	1	0	1	0	9	11	1	1	0	0	0	0	0	0	24
	3	0	1	11	44	35	8	2	1	0	0	0	0	0	105
17:00	1	0	0	5	11	21	3	1	0	0	0	0	0	0	42
17:15	0	0	0	1	14	10	7	0	0	0	0	0	0	0	32
17:30	2	0	1	5	6	11	1	1	0	0	0	0	0	0	27
17:45	0	0	1	9	18	10	3	0	0	0	0	0	0	0	41
	3	0	2	20	49	52	14	2	0	0	0	0	0	0	142
18:00	1	0	4	8	7	10	0	0	0	0	0	0	0	0	30
18:15	1	0	1	6	6	4	0	0	0	0	0	0	0	0	18
18:30	0	0	1	6	9	5	2	0	0	0	0	0	0	0	23
18:45	1	0	1	4	5	10	2	0	1	0	0	0	0	0	24
	3	0	7	24	27	29	4	0	1	0	0	0	0	0	95
19:00	0	0	3	3	5	6	0	0	0	0	0	0	0	0	17
19:15	0	0	1	3	7	3	1	0	1	0	0	0	0	0	16
19:30	0	1	0	7	8	5	0	1	0	0	0	0	0	0	22
19:45	0	1	0	7	7	5	1	0	0	0	0	0	0	0	21
	0	2	4	20	27	19	2	1	1	0	0	0	0	0	76
20:00	0	1	1	4	5	5	1	0	0	0	0	0	0	0	17
20:15	0	0	2	8	4	2	0	0	0	0	0	0	0	0	16
20:30	0	0	1	0	4	2	1	0	0	0	0	0	0	0	8
20:45	0	1	0	6	1	4	1	0	0	0	0	0	0	0	13
	0	2	4	18	14	13	3	0	0	0	0	0	0	0	54
21:00	0	0	0	0	0	1	3	0	0	0	0	0	0	0	4
21:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
21:30	0	0	0	1	2	2	0	0	0	0	0	0	0	0	5
21:45	0	0	0	2	0	1	1	0	0	0	0	0	0	0	4
	0	0	0	4	2	4	4	0	0	0	0	0	0	0	14
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
22:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
22:45	0	0	0	1	0	2	0	0	0	0	0	0	0	0	3
	0	0	0	1	0	4	0	0	0	0	0	0	0	0	5
23:00	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
23:15	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	1	0	2	1	1	0	0	0	0	0	0	0	5
Total	38	7	25	132	241	233	60	7	3	0	0	0	0	0	746
Grand Total	47	12	34	181	362	357	105	15	5	1	0	0	0	0	1119

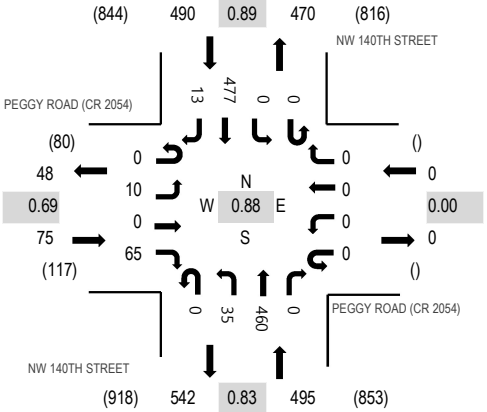
	15th Percentile :	27 MPH
	50th Percentile :	33 MPH
	85th Percentile :	39 MPH
	95th Percentile :	43 MPH
Stats	Mean Speed(Average) :	34 MPH
	10 MPH Pace Speed :	31-40 MPH
	Number in Pace :	719
	Percent in Pace :	64.3%

Number of Vehicles > 55 MPH :	1
Percent of Vehicles > 55 MPH :	0.1%

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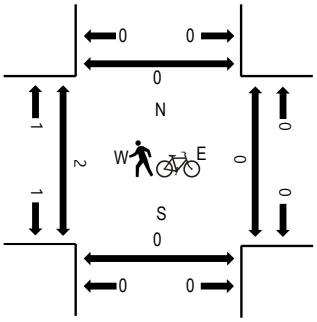
Location: 1 NW 140TH STREET & PEGGY ROAD (CR 2054) AM
Date: Tuesday, September 20, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				NW 140TH STREET Northbound				NW 140TH STREET Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	2	0	10	0	0	0	0	0	7	102	0	0	0	81	3	205	1,039	1	0	0	0
7:15 AM	0	0	0	12	0	0	0	0	0	7	125	0	0	0	135	2	281	1,060	2	0	0	0
7:30 AM	0	5	0	19	0	0	0	0	0	9	147	0	0	0	120	1	301	966	0	0	0	0
7:45 AM	0	4	0	23	0	0	0	0	0	11	108	0	0	0	99	7	252	834	0	0	0	0
8:00 AM	0	1	0	11	0	0	0	0	0	8	80	0	0	0	123	3	226	775	0	0	0	0
8:15 AM	0	2	0	4	0	0	0	0	0	7	73	0	0	0	98	3	187		0	0	0	0
8:30 AM	0	1	0	13	0	0	0	0	0	5	64	0	0	0	85	1	169		0	0	0	0
8:45 AM	0	4	0	6	0	0	0	0	0	2	98	0	0	0	79	4	193		0	0	0	0

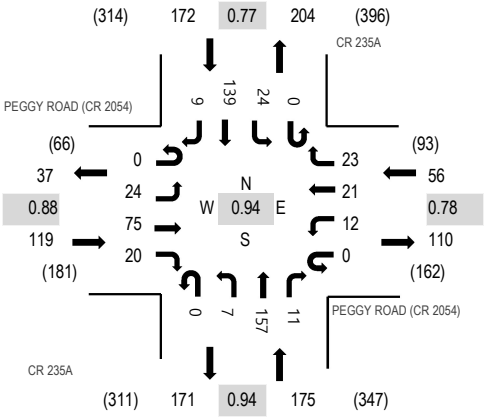
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	23	0	0	0	19	1	44
Lights	0	9	0	63	0	0	0	0	0	35	413	0	0	0	432	10	962
Mediums	0	0	0	2	0	0	0	0	0	0	24	0	0	0	26	2	54
Total	0	10	0	65	0	0	0	0	0	35	460	0	0	0	477	13	1,060

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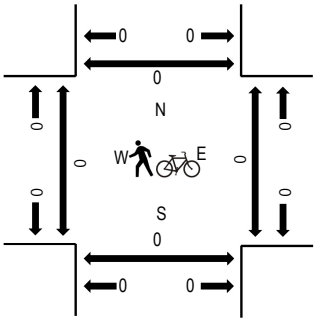
Location: 2 CR 235A & PEGGY ROAD (CR 2054) AM
Date: Tuesday, September 20, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				CR 235A Northbound				CR 235A Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	4	12	1	0	1	2	2	0	1	25	1	0	2	23	3	77	478	0	0	0	0
7:15 AM	0	9	22	2	0	4	8	4	0	1	41	1	0	8	29	1	130	522	0	0	0	0
7:30 AM	0	6	20	8	0	1	2	9	0	3	45	4	0	5	29	0	132	506	0	0	0	0
7:45 AM	0	2	19	7	0	4	7	7	0	1	34	2	0	4	48	4	139	480	0	0	0	0
8:00 AM	0	7	14	3	0	3	4	3	0	2	37	4	0	7	33	4	121	457	0	0	0	0
8:15 AM	0	6	9	3	0	9	2	4	0	3	46	1	0	2	27	2	114		0	0	0	0
8:30 AM	0	6	6	1	0	1	1	4	0	2	42	2	0	5	34	2	106		0	0	0	0
8:45 AM	0	4	6	4	0	2	4	5	0	2	44	3	0	3	34	5	116		0	0	0	0

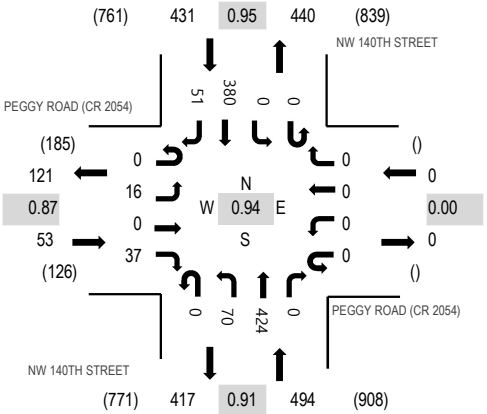
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	31	0	0	0	30	0	62
Lights	0	23	73	20	0	11	21	23	0	7	121	10	0	24	103	8	444
Mediums	0	0	2	0	0	1	0	0	0	0	5	1	0	0	6	1	16
Total	0	24	75	20	0	12	21	23	0	7	157	11	0	24	139	9	522

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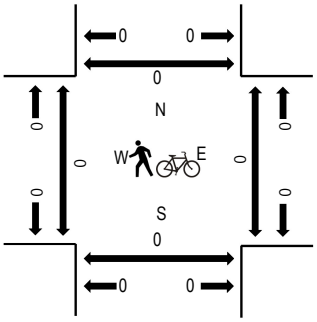
Location: 1 NW 140TH STREET & PEGGY ROAD (CR 2054) PM
Date: Tuesday, September 20, 2022
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:30 PM - 05:45 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				NW 140TH STREET Northbound				NW 140TH STREET Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	5	0	8	0	0	0	0	0	17	113	0	0	0	73	2	218	817	0	0	0	0
4:15 PM	0	8	0	11	0	0	0	0	0	6	76	0	0	0	60	5	166	851	0	0	0	0
4:30 PM	0	8	0	12	0	0	0	0	0	6	99	0	0	0	84	8	217	923	0	0	0	0
4:45 PM	0	8	0	13	0	0	0	0	0	15	82	0	0	0	93	5	216	967	0	0	0	0
5:00 PM	0	4	0	9	0	0	0	0	0	11	116	0	0	0	105	7	252	978	0	0	0	0
5:15 PM	0	3	0	5	0	0	0	0	0	21	114	0	0	0	85	10	238		0	0	0	0
5:30 PM	0	4	0	13	0	0	0	0	0	20	114	0	0	0	95	15	261		0	0	0	0
5:45 PM	0	5	0	10	0	0	0	0	0	18	80	0	0	0	95	19	227		0	0	0	0

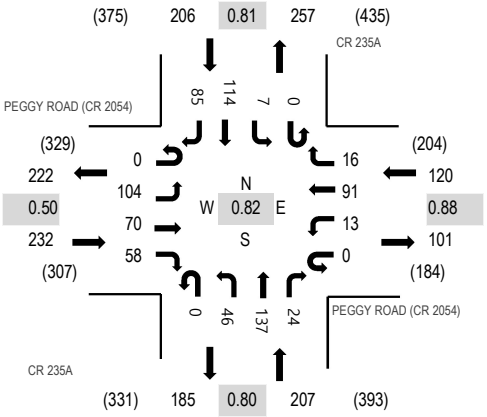
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	4	0	0	0	10	0	14
Lights	0	15	0	37	0	0	0	0	0	70	412	0	0	0	367	51	952
Mediums	0	1	0	0	0	0	0	0	0	0	8	0	0	0	3	0	12
Total	0	16	0	37	0	0	0	0	0	70	424	0	0	0	380	51	978

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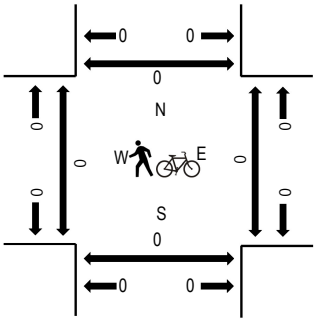
Location: 2 CR 235A & PEGGY ROAD (CR 2054) PM
Date: Tuesday, September 20, 2022
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles in Crosswalk



Traffic Counts - Motorized Vehicles

Interval Start Time	PEGGY ROAD (CR 2054) Eastbound				PEGGY ROAD (CR 2054) Westbound				CR 235A Northbound				CR 235A Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	6	10	3	0	0	7	6	0	8	42	8	0	4	24	3	121	665	0	0	0	0
4:15 PM	0	7	11	8	0	3	10	7	0	6	36	5	0	4	24	7	128	743	0	0	0	0
4:30 PM	0	57	31	29	0	2	16	2	0	9	33	8	0	2	30	13	232	765	0	0	0	0
4:45 PM	0	26	18	18	0	4	21	7	0	8	31	5	0	1	22	23	184	664	0	0	0	0
5:00 PM	0	10	12	9	0	4	28	4	0	19	41	5	0	4	33	30	199	614	0	0	0	0
5:15 PM	0	11	9	2	0	3	26	3	0	10	32	6	0	0	29	19	150		0	0	0	0
5:30 PM	0	4	6	7	0	4	18	4	0	7	33	5	0	8	30	5	131		0	0	0	0
5:45 PM	0	0	8	5	0	2	16	7	0	9	26	1	0	13	36	11	134		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	1	0	0	0	0	0	0	15	0	0	0	31	0	47
Lights	0	104	70	57	0	13	91	14	0	45	115	24	0	7	75	85	700
Mediums	0	0	0	0	0	0	0	2	0	1	7	0	0	0	8	0	18
Total	0	104	70	58	0	13	91	16	0	46	137	24	0	7	114	85	765

NW 140th Street and NW 143rd Place, 9/27/2022

Total: Cars + HV

Period Starting	EBL*	EBT	EBR	WBL	WBT	WBR*	NBL	NBT*	NBR	SBL**	SBT**	SBR**	Total
07:15:00	0	0	3	5	1	4	0	94	44	28	91	0	270
07:30:00	0	0	6	1	1	5	0	144	63	38	114	0	372
07:45:00	0	1	2	6	2	1	1	115	56	44	86	0	314
08:00:00	2	0	3	6	0	7	2	119	59	36	104	0	338
Peak Hour: 7:15AM - 8:15AM													
Peak Hour Totals:	2	1	14	18	4	17	3	472	222	146	395	0	1294

PHF: 0.87

**Counts were adjust by a factor of 1.24 to match counts collected 9/20/2022.*

***Counts were adjust by a factor of 1.12 to match counts collected 9/20/2022.*

HV

Period Starting	EBL*	EBT	EBR	WBL	WBT	WBR*	NBL	NBT*	NBR	SBL**	SBT**	SBR**
07:15:00	0	0	0	0	0	0	0	19	0	0	12	0
07:30:00	0	0	0	0	0	0	0	20	2	0	19	0
07:45:00	0	0	0	1	1	0	0	16	2	0	19	0
08:00:00	0	0	0	0	0	0	0	32	4	1	26	0
Peak Hour: 7:15AM - 8:15AM												
Peak Hour Totals:	0	0	0	1	1	0	0	87	8	1	76	0
HV% - movement	0.00%	0.00%	0.00%	5.56%	25.00%	0.00%	0.00%	18.43%	3.60%	0.68%	19.24%	0.00%
HV% - approach	0.0%			5.1%			13.6%			14.2%		

Peds

	East Leg		West Leg		North Leg		South Leg	
Period Starting	NB	SB	NB	SB	EB	WB	EB	WB
07:15:00	0	0	0	0	0	0	0	0
07:30:00	0	0	0	0	0	0	0	0
07:45:00	0	0	0	0	0	0	0	0
08:00:00	0	0	0	0	0	0	0	0
Peak Hour: 7:15AM - 8:15AM								
Peak Hour Totals:	0	0	0	0	0	0	0	0

Bikes

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
07:15:00	0	0	0	0	0	0	0	0	0	0	0	0
07:30:00	0	0	0	0	0	0	0	0	0	0	0	0
07:45:00	0	0	0	1	0	0	0	0	0	0	0	0
08:00:00	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour: 7:15AM - 8:15AM												
Peak Hour Totals:	0	0	0	1	0	0	0	0	0	0	0	0

NW 140th Street and NW 143rd Place, 9/27/2022

Total: Cars + HV

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	Total
17:00:00	0	1	2	15	8	25	2	71	5	5	83	0	217
17:15:00	0	1	3	28	9	18	4	115	14	6	104	0	302
17:30:00	0	3	1	39	7	16	3	98	10	10	100	0	287
17:45:00	0	4	0	27	9	11	1	107	5	7	102	3	276
Peak Hour: 5:00PM - 6:00PM													
Peak Hour Totals:	0	9	6	109	33	70	10	391	34	28	389	3	1082
PHF:	0.90												

HV

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
17:00:00	0	0	0	0	0	0	0	1	0	0	3	0
17:15:00	0	0	0	0	0	0	0	7	0	0	7	0
17:30:00	0	0	0	0	0	0	0	5	1	0	4	0
17:45:00	0	0	0	0	0	0	0	8	1	0	0	0
Peak Hour: 5:00PM - 6:00PM												
Peak Hour Totals:	0	0	0	0	0	0	0	21	2	0	14	0
HV% - movement	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.37%	5.88%	0.00%	3.60%	0.00%
HV% - approach	0.0%			0.0%			5.3%			3.3%		

Peds

	East Leg		West Leg		North Leg		South Leg	
Period Starting	NB	SB	NB	SB	EB	WB	EB	WB
17:00:00	0	0	0	0	0	0	0	0
17:15:00	1	0	0	1	0	0	0	0
17:30:00	0	0	0	0	0	0	0	0
17:45:00	2	2	0	0	0	0	0	0
Peak Hour: 5:00PM - 6:00PM								
Peak Hour Totals:	3	2	0	1	0	0	0	0

Bikes

Period Starting	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
17:00:00	0	0	0	0	0	0	0	0	0	0	0	0
17:15:00	0	0	0	0	0	0	0	0	0	0	0	0
17:30:00	0	0	0	0	0	0	0	0	0	0	0	0
17:45:00	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour: 5:00PM - 6:00PM												
Peak Hour Totals:	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX D: Synchro Outputs

Existing Traffic Conditions

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	65	35	460	477	13
Future Vol, veh/h	10	65	35	460	477	13
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	4	4	10	10	10	10
Mvmt Flow	11	74	40	523	542	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1155	552	559	0	-	0
Stage 1	552	-	-	-	-	-
Stage 2	603	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.2	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.29	-	-	-
Pot Cap-1 Maneuver	216	530	973	-	-	-
Stage 1	573	-	-	-	-	-
Stage 2	542	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	203	529	971	-	-	-
Mov Cap-2 Maneuver	203	-	-	-	-	-
Stage 1	539	-	-	-	-	-
Stage 2	541	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.3	0.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	971	-	436	-	-
HCM Lane V/C Ratio	0.041	-	0.195	-	-
HCM Control Delay (s)	8.9	0	15.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.7	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	1	14	18	4	17	3	472	222	146	395	0
Future Vol, veh/h	2	1	14	18	4	17	3	472	222	146	395	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	5	5	5	14	14	14	14	14	14
Mvmt Flow	2	1	16	21	5	20	3	543	255	168	454	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1479	1594	454	1476	1467	671	454	0	0	798	0	0
Stage 1	790	790	-	677	677	-	-	-	-	-	-	-
Stage 2	689	804	-	799	790	-	-	-	-	-	-	-
Critical Hdwy	7.12	5.1	2.5	6.7	6.55	3.4	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.545	4.045	3.345	2.326	-	-	2.326	-	-
Pot Cap-1 Maneuver	104	200	969	124	126	767	1046	-	-	774	-	-
Stage 1	383	402	-	438	448	-	-	-	-	-	-	-
Stage 2	436	396	-	375	397	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	75	141	969	94	89	767	1046	-	-	774	-	-
Mov Cap-2 Maneuver	75	141	-	94	89	-	-	-	-	-	-	-
Stage 1	381	285	-	436	446	-	-	-	-	-	-	-
Stage 2	418	394	-	261	282	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.8	38.6	0	3
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1046	-	-	353	151	774	-	-
HCM Lane V/C Ratio	0.003	-	-	0.055	0.297	0.217	-	-
HCM Control Delay (s)	8.5	0	-	15.8	38.6	10.9	0	-
HCM Lane LOS	A	A	-	C	E	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.2	0.8	-	-

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	75	20	12	21	23	7	157	11	24	139	9
Future Vol, veh/h	24	75	20	12	21	23	7	157	11	24	139	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	2	2	2	21	21	21	22	22	22
Mvmt Flow	26	80	21	13	22	24	7	167	12	26	148	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	415	398	153	432	397	173	158	0	0	179	0	0
Stage 1	205	205	-	187	187	-	-	-	-	-	-	-
Stage 2	210	193	-	245	210	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.31	-	-	4.32	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.389	-	-	2.398	-	-
Pot Cap-1 Maneuver	546	538	890	534	540	871	1314	-	-	1285	-	-
Stage 1	795	730	-	815	745	-	-	-	-	-	-	-
Stage 2	790	739	-	759	728	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	502	523	890	451	525	871	1314	-	-	1285	-	-
Mov Cap-2 Maneuver	502	523	-	451	525	-	-	-	-	-	-	-
Stage 1	790	714	-	810	741	-	-	-	-	-	-	-
Stage 2	740	735	-	644	712	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.6	11.6	0.3	1.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1314	-	-	502	573	602	1285	-	-
HCM Lane V/C Ratio	0.006	-	-	0.051	0.176	0.099	0.02	-	-
HCM Control Delay (s)	7.8	0	-	12.6	12.6	11.6	7.9	0	-
HCM Lane LOS	A	A	-	B	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.6	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	37	70	424	380	51
Future Vol, veh/h	16	37	70	424	380	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	17	39	74	451	404	54

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1030	431	458	0	-	0
Stage 1	431	-	-	-	-	-
Stage 2	599	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	259	624	1103	-	-	-
Stage 1	655	-	-	-	-	-
Stage 2	549	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	236	624	1103	-	-	-
Mov Cap-2 Maneuver	236	-	-	-	-	-
Stage 1	596	-	-	-	-	-
Stage 2	549	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15	1.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1103	-	417	-	-
HCM Lane V/C Ratio	0.068	-	0.135	-	-
HCM Control Delay (s)	8.5	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	-	-

Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	9	6	109	33	70	10	391	34	28	389	3
Future Vol, veh/h	0	9	6	109	33	70	10	391	34	28	389	3
Conflicting Peds, #/hr	0	0	0	0	0	0	1	0	5	5	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	5	5	5	3	3	3
Mvmt Flow	0	10	7	121	37	78	11	434	38	31	432	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1030	996	435	984	978	458	436	0	0	477	0	0
Stage 1	497	497	-	480	480	-	-	-	-	-	-	-
Stage 2	533	499	-	504	498	-	-	-	-	-	-	-
Critical Hdwy	6.5	4.4	4	5.8	5.2	4.2	4.15	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.245	-	-	2.227	-	-
Pot Cap-1 Maneuver	253	439	812	326	358	779	1108	-	-	1080	-	-
Stage 1	555	545	-	567	554	-	-	-	-	-	-	-
Stage 2	531	544	-	550	544	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	200	414	811	304	338	775	1107	-	-	1075	-	-
Mov Cap-2 Maneuver	200	414	-	304	338	-	-	-	-	-	-	-
Stage 1	547	524	-	556	543	-	-	-	-	-	-	-
Stage 2	439	534	-	515	523	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.2	27.6	0.2	0.6
HCM LOS	B	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1107	-	-	515	388	1075	-	-
HCM Lane V/C Ratio	0.01	-	-	0.032	0.607	0.029	-	-
HCM Control Delay (s)	8.3	0	-	12.2	27.6	8.4	0	-
HCM Lane LOS	A	A	-	B	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	3.9	0.1	-	-

Intersection	
Int Delay, s/veh	8.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	104	70	58	13	91	16	46	137	24	7	114	85
Future Vol, veh/h	104	70	58	13	91	16	46	137	24	7	114	85
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	11	11	11	19	19	19
Mvmt Flow	127	85	71	16	111	20	56	167	29	9	139	104

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	568	517	191	546	555	182	243	0	0	196	0	0
Stage 1	209	209	-	294	294	-	-	-	-	-	-	-
Stage 2	359	308	-	252	261	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.21	-	-	4.29	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.299	-	-	2.371	-	-
Pot Cap-1 Maneuver	434	462	851	448	440	861	1272	-	-	1281	-	-
Stage 1	793	729	-	714	670	-	-	-	-	-	-	-
Stage 2	659	660	-	752	692	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	322	435	851	334	414	861	1272	-	-	1281	-	-
Mov Cap-2 Maneuver	322	435	-	334	414	-	-	-	-	-	-	-
Stage 1	753	723	-	678	637	-	-	-	-	-	-	-
Stage 2	505	627	-	603	686	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.1	17.5	1.8	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1272	-	-	322	559	433	1281	-	-
HCM Lane V/C Ratio	0.044	-	-	0.394	0.279	0.338	0.007	-	-
HCM Control Delay (s)	8	0	-	23.3	13.9	17.5	7.8	0	-
HCM Lane LOS	A	A	-	C	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.8	1.1	1.5	0	-	-

Background Traffic Conditions

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	68	37	481	499	14
Future Vol, veh/h	10	68	37	481	499	14
Conflicting Peds, #/hr	0	0	2	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	4	4	10	10	10	10
Mvmt Flow	11	77	42	547	567	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1208	577	585	0	-	0
Stage 1	577	-	-	-	-	-
Stage 2	631	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.2	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.29	-	-	-
Pot Cap-1 Maneuver	200	512	951	-	-	-
Stage 1	558	-	-	-	-	-
Stage 2	526	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	186	511	949	-	-	-
Mov Cap-2 Maneuver	186	-	-	-	-	-
Stage 1	521	-	-	-	-	-
Stage 2	525	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.9	0.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	949	-	417	-	-
HCM Lane V/C Ratio	0.044	-	0.213	-	-
HCM Control Delay (s)	9	0	15.9	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	1	15	19	4	18	3	494	232	153	413	0
Future Vol, veh/h	2	1	15	19	4	18	3	494	232	153	413	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	5	5	5	14	14	14	14	14	14
Mvmt Flow	2	1	17	22	5	21	3	568	267	176	475	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1548	1668	475	1544	1535	702	475	0	0	835	0	0
Stage 1	827	827	-	708	708	-	-	-	-	-	-	-
Stage 2	721	841	-	836	827	-	-	-	-	-	-	-
Critical Hdwy	7.12	5.1	2.5	6.7	6.55	3.4	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.545	4.045	3.345	2.326	-	-	2.326	-	-
Pot Cap-1 Maneuver	93	186	963	112	114	755	1027	-	-	749	-	-
Stage 1	366	386	-	421	433	-	-	-	-	-	-	-
Stage 2	419	380	-	357	382	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	65	126	963	82	77	755	1027	-	-	749	-	-
Mov Cap-2 Maneuver	65	126	-	82	77	-	-	-	-	-	-	-
Stage 1	364	263	-	418	430	-	-	-	-	-	-	-
Stage 2	401	378	-	238	260	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	46.2	0	3
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1027	-	-	332	133	749	-	-
HCM Lane V/C Ratio	0.003	-	-	0.062	0.354	0.235	-	-
HCM Control Delay (s)	8.5	0	-	16.6	46.2	11.3	0	-
HCM Lane LOS	A	A	-	C	E	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.4	0.9	-	-

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	78	21	13	22	24	7	164	12	25	145	9
Future Vol, veh/h	25	78	21	13	22	24	7	164	12	25	145	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	2	2	2	21	21	21	22	22	22
Mvmt Flow	27	83	22	14	23	26	7	174	13	27	154	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	432	414	159	450	413	181	164	0	0	187	0	0
Stage 1	213	213	-	195	195	-	-	-	-	-	-	-
Stage 2	219	201	-	255	218	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.31	-	-	4.32	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.389	-	-	2.398	-	-
Pot Cap-1 Maneuver	532	527	884	519	529	862	1307	-	-	1276	-	-
Stage 1	787	724	-	807	739	-	-	-	-	-	-	-
Stage 2	781	733	-	749	723	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	487	512	884	433	514	862	1307	-	-	1276	-	-
Mov Cap-2 Maneuver	487	512	-	433	514	-	-	-	-	-	-	-
Stage 1	782	707	-	802	735	-	-	-	-	-	-	-
Stage 2	729	729	-	630	706	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.9	11.9	0.3	1.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1307	-	-	487	562	586	1276	-	-
HCM Lane V/C Ratio	0.006	-	-	0.055	0.187	0.107	0.021	-	-
HCM Control Delay (s)	7.8	0	-	12.8	12.9	11.9	7.9	0	-
HCM Lane LOS	A	A	-	B	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.7	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	39	73	443	397	53
Future Vol, veh/h	17	39	73	443	397	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	18	41	78	471	422	56

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1077	450	478	0	-	0
Stage 1	450	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	242	609	1084	-	-	-
Stage 1	642	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	219	609	1084	-	-	-
Mov Cap-2 Maneuver	219	-	-	-	-	-
Stage 1	580	-	-	-	-	-
Stage 2	532	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.7	1.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1084	-	395	-	-
HCM Lane V/C Ratio	0.072	-	0.151	-	-
HCM Control Delay (s)	8.6	0	15.7	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	-	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	9	6	114	35	73	10	409	36	29	407	3
Future Vol, veh/h	0	9	6	114	35	73	10	409	36	29	407	3
Conflicting Peds, #/hr	0	0	0	0	0	0	1	0	5	5	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	5	5	5	3	3	3
Mvmt Flow	0	10	7	127	39	81	11	454	40	32	452	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1075	1040	455	1027	1021	479	456	0	0	499	0	0
Stage 1	519	519	-	501	501	-	-	-	-	-	-	-
Stage 2	556	521	-	526	520	-	-	-	-	-	-	-
Critical Hdwy	6.5	4.4	4	5.8	5.2	4.2	4.15	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.245	-	-	2.227	-	-
Pot Cap-1 Maneuver	237	425	801	310	344	767	1089	-	-	1060	-	-
Stage 1	540	533	-	552	543	-	-	-	-	-	-	-
Stage 2	515	532	-	535	532	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	184	400	800	288	323	763	1088	-	-	1055	-	-
Mov Cap-2 Maneuver	184	400	-	288	323	-	-	-	-	-	-	-
Stage 1	532	511	-	542	533	-	-	-	-	-	-	-
Stage 2	421	522	-	499	510	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.4	32.2	0.2	0.6
HCM LOS	B	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1088	-	-	500	370	1055	-	-
HCM Lane V/C Ratio	0.01	-	-	0.033	0.667	0.031	-	-
HCM Control Delay (s)	8.3	0	-	12.4	32.2	8.5	0	-
HCM Lane LOS	A	A	-	B	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	4.6	0.1	-	-

Intersection	
Int Delay, s/veh	9.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	109	73	61	14	95	17	48	143	25	7	119	89
Future Vol, veh/h	109	73	61	14	95	17	48	143	25	7	119	89
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	11	11	11	19	19	19
Mvmt Flow	133	89	74	17	116	21	59	174	30	9	145	109

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	594	540	200	569	579	189	254	0	0	204	0	0
Stage 1	218	218	-	307	307	-	-	-	-	-	-	-
Stage 2	376	322	-	262	272	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.21	-	-	4.29	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.299	-	-	2.371	-	-
Pot Cap-1 Maneuver	417	449	841	433	426	853	1260	-	-	1272	-	-
Stage 1	784	723	-	703	661	-	-	-	-	-	-	-
Stage 2	645	651	-	743	685	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	302	422	841	316	400	853	1260	-	-	1272	-	-
Mov Cap-2 Maneuver	302	422	-	316	400	-	-	-	-	-	-	-
Stage 1	742	717	-	666	626	-	-	-	-	-	-	-
Stage 2	486	616	-	588	680	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.6	18.5	1.8	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1260	-	-	302	546	418	1272	-	-
HCM Lane V/C Ratio	0.046	-	-	0.44	0.299	0.368	0.007	-	-
HCM Control Delay (s)	8	0	-	26	14.4	18.5	7.8	0	-
HCM Lane LOS	A	A	-	D	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.1	1.2	1.7	0	-	-

Buildout Traffic Conditions

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	36	86	43	481	499	23
Future Vol, veh/h	36	86	43	481	499	23
Conflicting Peds, #/hr	0	0	2	0	0	2
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	4	4	10	10	10	10
Mvmt Flow	41	98	49	547	567	26

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1227	582	595	0	-	0
Stage 1	582	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.2	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.29	-	-	-
Pot Cap-1 Maneuver	195	509	943	-	-	-
Stage 1	555	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	180	508	941	-	-	-
Mov Cap-2 Maneuver	180	-	-	-	-	-
Stage 1	512	-	-	-	-	-
Stage 2	518	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	23.6	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	941	-	330	-	-
HCM Lane V/C Ratio	0.052	-	0.42	-	-
HCM Control Delay (s)	9	0	23.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	2	-	-

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	15	19	19	9	23	4	495	232	167	417	0
Future Vol, veh/h	2	15	19	19	9	23	4	495	232	167	417	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	5	5	5	14	14	14	14	14	14
Mvmt Flow	2	17	22	22	10	26	5	569	267	192	479	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1594	1709	479	1596	1576	703	479	0	0	836	0	0
Stage 1	863	863	-	713	713	-	-	-	-	-	-	-
Stage 2	731	846	-	883	863	-	-	-	-	-	-	-
Critical Hdwy	7.12	5.1	2.5	6.7	6.5	3.4	4.24	-	-	4.24	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.15	5.55	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.545	4.045	3.345	2.326	-	-	2.326	-	-
Pot Cap-1 Maneuver	86	178	962	103	110	755	1024	-	-	748	-	-
Stage 1	349	372	-	418	431	-	-	-	-	-	-	-
Stage 2	413	378	-	336	367	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	54	115	962	65	71	755	1024	-	-	748	-	-
Mov Cap-2 Maneuver	54	115	-	65	71	-	-	-	-	-	-	-
Stage 1	346	242	-	414	427	-	-	-	-	-	-	-
Stage 2	385	374	-	198	239	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	67	0	3.3
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1024	-	-	192	113	748	-	-
HCM Lane V/C Ratio	0.004	-	-	0.216	0.519	0.257	-	-
HCM Control Delay (s)	8.5	0	-	28.8	67	11.5	0	-
HCM Lane LOS	A	A	-	D	F	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.8	2.4	1	-	-

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	78	21	17	23	25	7	164	13	25	145	9
Future Vol, veh/h	25	78	21	17	23	25	7	164	13	25	145	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	3	3	3	2	2	2	21	21	21	22	22	22
Mvmt Flow	27	83	22	18	24	27	7	174	14	27	154	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	434	415	159	450	413	181	164	0	0	188	0	0
Stage 1	213	213	-	195	195	-	-	-	-	-	-	-
Stage 2	221	202	-	255	218	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.31	-	-	4.32	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.389	-	-	2.398	-	-
Pot Cap-1 Maneuver	530	526	884	519	529	862	1307	-	-	1275	-	-
Stage 1	787	724	-	807	739	-	-	-	-	-	-	-
Stage 2	779	732	-	749	723	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	484	511	884	433	514	862	1307	-	-	1275	-	-
Mov Cap-2 Maneuver	484	511	-	433	514	-	-	-	-	-	-	-
Stage 1	782	707	-	802	735	-	-	-	-	-	-	-
Stage 2	725	728	-	630	706	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.9	12.1	0.3	1.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1307	-	-	484	561	575	1275	-	-
HCM Lane V/C Ratio	0.006	-	-	0.055	0.188	0.12	0.021	-	-
HCM Control Delay (s)	7.8	0	-	12.9	12.9	12.1	7.9	0	-
HCM Lane LOS	A	A	-	B	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.7	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	120	3	25	44	8	72
Future Vol, veh/h	120	3	25	44	8	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	160	4	33	59	11	96

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	164	0	287	162
Stage 1	-	-	-	-	162	-
Stage 2	-	-	-	-	125	-
Critical Hdwy	-	-	4.14	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.236	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1402	-	703	883
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	901	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1402	-	686	883
Mov Cap-2 Maneuver	-	-	-	-	686	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	879	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.8	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	858	-	-	1402	-
HCM Lane V/C Ratio	0.124	-	-	0.024	-
HCM Control Delay (s)	9.8	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	51	93	443	397	83
Future Vol, veh/h	35	51	93	443	397	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	37	54	99	471	422	88

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1135	466	510	0	-	0
Stage 1	466	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	224	597	1055	-	-	-
Stage 1	632	-	-	-	-	-
Stage 2	509	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	196	597	1055	-	-	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	552	-	-	-	-	-
Stage 2	509	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.3	1.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1055	-	326	-	-
HCM Lane V/C Ratio	0.094	-	0.281	-	-
HCM Control Delay (s)	8.8	0	20.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.3	-	1.1	-	-

Intersection	
Int Delay, s/veh	10.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	18	9	114	50	88	15	414	36	38	410	3
Future Vol, veh/h	0	18	9	114	50	88	15	414	36	38	410	3
Conflicting Peds, #/hr	0	0	0	0	0	0	1	0	5	5	0	1
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	5	5	5	3	3	3
Mvmt Flow	0	20	10	127	56	98	17	460	40	42	456	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1134	1082	459	1076	1063	485	460	0	0	505	0	0
Stage 1	543	543	-	519	519	-	-	-	-	-	-	-
Stage 2	591	539	-	557	544	-	-	-	-	-	-	-
Critical Hdwy	6.5	4.4	4	5.8	5.2	4.2	4.15	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.245	-	-	2.227	-	-
Pot Cap-1 Maneuver	218	411	799	292	330	764	1085	-	-	1055	-	-
Stage 1	524	520	-	540	533	-	-	-	-	-	-	-
Stage 2	493	522	-	515	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	154	378	798	260	304	760	1084	-	-	1050	-	-
Mov Cap-2 Maneuver	154	378	-	260	304	-	-	-	-	-	-	-
Stage 1	512	491	-	525	519	-	-	-	-	-	-	-
Stage 2	375	508	-	461	490	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.4	45.6	0.3	0.7
HCM LOS	B	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1084	-	-	458	351	1050	-	-
HCM Lane V/C Ratio	0.015	-	-	0.066	0.798	0.04	-	-
HCM Control Delay (s)	8.4	0	-	13.4	45.6	8.6	0	-
HCM Lane LOS	A	A	-	B	E	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	6.7	0.1	-	-

Intersection	
Int Delay, s/veh	9.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	109	74	61	14	96	18	48	143	30	8	119	89
Future Vol, veh/h	109	74	61	14	96	18	48	143	30	8	119	89
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	11	11	11	19	19	19
Mvmt Flow	133	90	74	17	117	22	59	174	37	10	145	109

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	600	549	200	576	585	193	254	0	0	211	0	0
Stage 1	220	220	-	311	311	-	-	-	-	-	-	-
Stage 2	380	329	-	265	274	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.21	-	-	4.29	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.299	-	-	2.371	-	-
Pot Cap-1 Maneuver	413	443	841	428	423	849	1260	-	-	1265	-	-
Stage 1	782	721	-	699	658	-	-	-	-	-	-	-
Stage 2	642	646	-	740	683	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	297	416	841	310	397	849	1260	-	-	1265	-	-
Mov Cap-2 Maneuver	297	416	-	310	397	-	-	-	-	-	-	-
Stage 1	741	715	-	662	623	-	-	-	-	-	-	-
Stage 2	481	612	-	584	677	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20	18.8	1.7	0.3
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1260	-	-	297	539	415	1265	-	-
HCM Lane V/C Ratio	0.046	-	-	0.448	0.305	0.376	0.008	-	-
HCM Control Delay (s)	8	0	-	26.6	14.6	18.8	7.9	0	-
HCM Lane LOS	A	A	-	D	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.2	1.3	1.7	0	-	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	141	9	82	131	5	49
Future Vol, veh/h	141	9	82	131	5	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	153	10	89	142	5	53

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	163	0	478	158
Stage 1	-	-	-	-	158	-
Stage 2	-	-	-	-	320	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1416	-	546	887
Stage 1	-	-	-	-	871	-
Stage 2	-	-	-	-	736	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1416	-	509	887
Mov Cap-2 Maneuver	-	-	-	-	509	-
Stage 1	-	-	-	-	871	-
Stage 2	-	-	-	-	686	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	830	-	-	1416	-
HCM Lane V/C Ratio	0.071	-	-	0.063	-
HCM Control Delay (s)	9.7	-	-	7.7	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.2	-

APPENDIX E: Intersection Volume Development Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: NW 140th Street & Peggy Road (CR 2054)
COUNT DATE: September 20, 2022
AM PEAK HOUR FACTOR: 0.88
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
AM Raw Turning Movements	10	65	35	460	477	13
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**10**	**65**	**35**	**460**	**477**	**13**

"PM EXISTING TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
PM Raw Turning Movements	16	37	70	424	380	51
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**16**	**37**	**70**	**424**	**380**	**51**

"AM BACKGROUND TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	0	3	2	21	22	1
AM NON-PROJECT TRAFFIC	**10**	**68**	**37**	**481**	**499**	**14**

"PM BACKGROUND TRAFFIC"	EBL	EBR	NBL	NBT	SBT	SBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	1	2	3	19	17	2
PM NON-PROJECT TRAFFIC	**17**	**39**	**73**	**443**	**397**	**53**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Net New	Entering			22.0%			33.0%
Distribution	Exiting	33.0%	22.0%				

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Net New	Entering			22.0%			33.0%
Distribution	Exiting	33.0%	22.0%				

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Project Trips	Net New	26	18	6			9
AM TOTAL PROJECT TRAFFIC		**26**	**18**	**6**	**0**	**0**	**9**
AM TOTAL TRAFFIC		**36**	**86**	**43**	**481**	**499**	**23**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBR	NBL	NBT	SBT	SBR
Project Trips	Net New	18	12	20			30
PM TOTAL PROJECT TRAFFIC		**18**	**12**	**20**	**0**	**0**	**30**
PM TOTAL TRAFFIC		**35**	**51**	**93**	**443**	**397**	**83**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: NW 140th Street & NW 143rd Pl
COUNT DATE: September 27, 2022
AM PEAK HOUR FACTOR: 0.87
PM PEAK HOUR FACTOR: 0.9

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	2	1	14	18	4	17	3	472	222	146	395	0
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	**2**	**1**	**14**	**18**	**4**	**17**	**3**	**472**	**222**	**146**	**395**	**0**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	0	9	6	109	33	70	10	391	34	28	389	3
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	**0**	**9**	**6**	**109**	**33**	**70**	**10**	**391**	**34**	**28**	**389**	**3**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	0	0	1	1	0	1	0	22	10	7	18	0
AM NON-PROJECT TRAFFIC	**2**	**1**	**15**	**19**	**4**	**18**	**3**	**494**	**232**	**153**	**413**	**0**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	0	0	0	5	2	3	0	18	2	1	18	0
PM NON-PROJECT TRAFFIC	**0**	**9**	**6**	**114**	**35**	**73**	**10**	**409**	**36**	**29**	**407**	**3**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering					17.0%	17.0%	5.0%	5.0%				
Distribution	Exiting		17.0%	5.0%							17.0%	5.0%	

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering					17.0%	17.0%	5.0%	5.0%				
Distribution	Exiting		17.0%	5.0%							17.0%	5.0%	

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		14	4		5	5	1	1		14	4	
AM TOTAL PROJECT TRAFFIC		**0**	**14**	**4**	**0**	**5**	**5**	**1**	**1**	**0**	**14**	**4**	**0**
AM TOTAL TRAFFIC		**2**	**15**	**19**	**19**	**9**	**23**	**4**	**495**	**232**	**167**	**417**	**0**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		9	3		15	15	5	5		9	3	
PM TOTAL PROJECT TRAFFIC		**0**	**9**	**3**	**0**	**15**	**15**	**5**	**5**	**0**	**9**	**3**	**0**
PM TOTAL TRAFFIC		**0**	**18**	**9**	**114**	**50**	**88**	**15**	**414**	**36**	**38**	**410**	**3**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: CR 235A & Peggy Road (CR 2054)
COUNT DATE: September 20, 2022
AM PEAK HOUR FACTOR: 0.94
PM PEAK HOUR FACTOR: 0.82

"AM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements	24	75	20	12	21	23	7	157	11	24	139	9
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	**24**	**75**	**20**	**12**	**21**	**23**	**7**	**157**	**11**	**24**	**139**	**9**

"PM EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements	104	70	58	13	91	16	46	137	24	7	114	85
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	**104**	**70**	**58**	**13**	**91**	**16**	**46**	**137**	**24**	**7**	**114**	**85**

"AM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	1	3	1	1	1	1	0	7	1	1	6	0
AM NON-PROJECT TRAFFIC	**25**	**78**	**21**	**13**	**22**	**24**	**7**	**164**	**12**	**25**	**145**	**9**

"PM BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	5	3	3	1	4	1	2	6	1	0	5	4
PM NON-PROJECT TRAFFIC	**109**	**73**	**61**	**14**	**95**	**17**	**48**	**143**	**25**	**7**	**119**	**89**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering		1.0%							5.0%	1.0%		
Distribution	Exiting				5.0%	1.0%	1.0%						

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New	Entering		1.0%							5.0%	1.0%		
Distribution	Exiting				5.0%	1.0%	1.0%						

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		0		4	1	1			1	0		
AM TOTAL PROJECT TRAFFIC		**0**	**0**	**0**	**4**	**1**	**1**	**0**	**0**	**1**	**0**	**0**	**0**
AM TOTAL TRAFFIC		**25**	**78**	**21**	**17**	**23**	**25**	**7**	**164**	**13**	**25**	**145**	**9**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New		1		3	1	1			5	1		
PM TOTAL PROJECT TRAFFIC		**0**	**1**	**0**	**3**	**1**	**1**	**0**	**0**	**5**	**1**	**0**	**0**
PM TOTAL TRAFFIC		**109**	**74**	**61**	**17**	**96**	**18**	**48**	**143**	**30**	**8**	**119**	**89**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Peggy Road (CR 2054) & Project Driveway
COUNT DATE: September 27, 2022
AM PEAK HOUR FACTOR: 0.75
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
AM Raw Turning Movements	115	0	0	42	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**115**	**0**	**0**	**42**	**0**	**0**

"PM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
PM Raw Turning Movements	135	0	0	125	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**135**	**0**	**0**	**125**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	5	0	0	2	0	0
AM NON-PROJECT TRAFFIC	**120**	**0**	**0**	**44**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	3	3	3	3	3	3
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	6	0	0	6	0	0
PM NON-PROJECT TRAFFIC	**141**	**0**	**0**	**131**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		3	25		8	72
AM TOTAL PROJECT TRAFFIC		**0**	**3**	**25**	**0**	**8**	**72**
AM TOTAL TRAFFIC		**120**	**3**	**25**	**44**	**8**	**72**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		9	82		5	49
PM TOTAL PROJECT TRAFFIC		**0**	**9**	**82**	**0**	**5**	**49**
PM TOTAL TRAFFIC		**141**	**9**	**82**	**131**	**5**	**49**

APPENDIX F: NCHRP Report 457 Worksheets

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

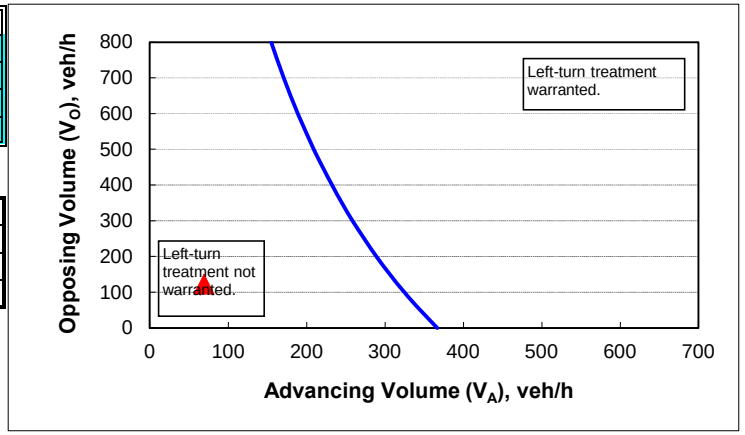
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	36%
Advancing volume (V_A), veh/h:	69
Opposing volume (V_O), veh/h:	123

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	316
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

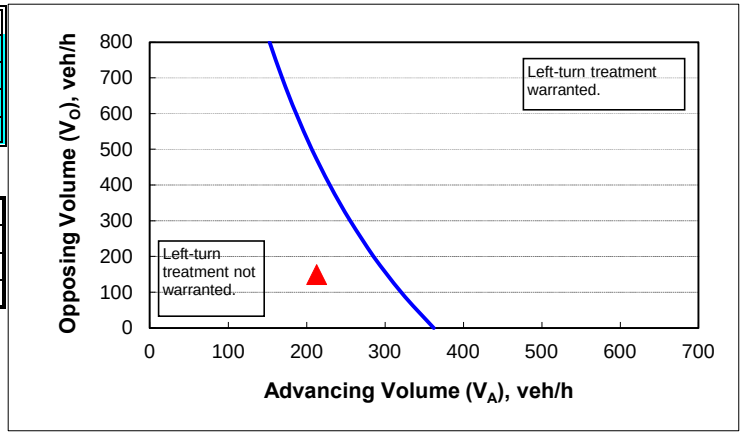
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	38%
Advancing volume (V_A), veh/h:	213
Opposing volume (V_O), veh/h:	150

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	302
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	123
Right-turn volume, veh/h:	3

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	2389
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

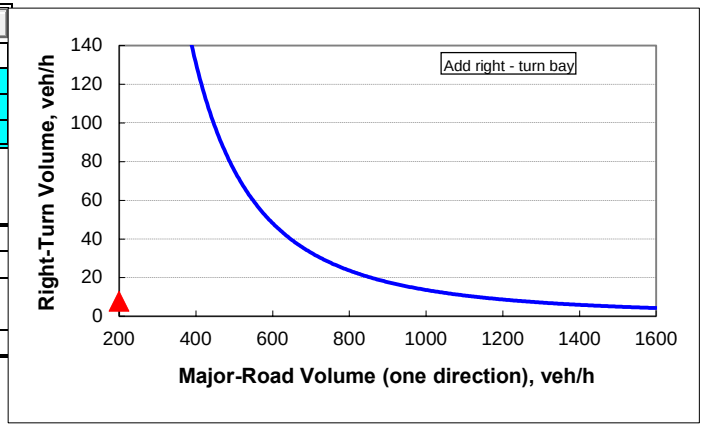


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

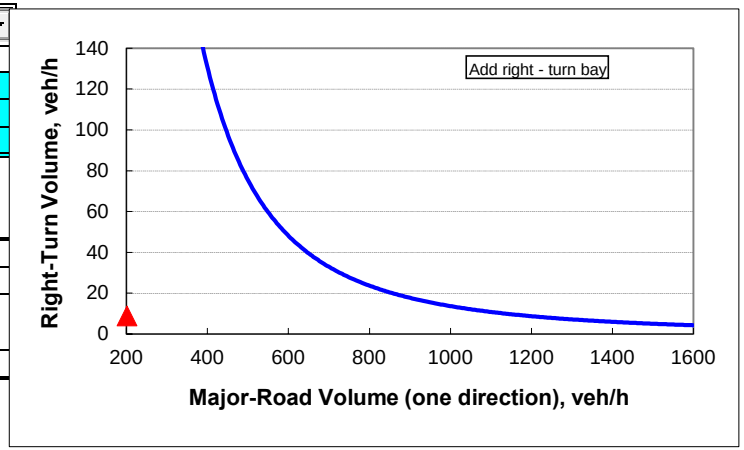
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	150
Right-turn volume, veh/h:	9

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	1465
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Peggy Road (CR 2054) & Project Driveway
COUNT DATE: September 27, 2022
AM PEAK HOUR FACTOR: 0.75
PM PEAK HOUR FACTOR: 0.92

"AM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
AM Raw Turning Movements	115	0	0	42	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
AM EXISTING CONDITIONS	**115**	**0**	**0**	**42**	**0**	**0**

"PM EXISTING TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
PM Raw Turning Movements	135	0	0	125	0	0
Peak Season Conversion Factor	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**135**	**0**	**0**	**125**	**0**	**0**

"AM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	23	23	23	23	23	23
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
AM BACKGROUND TRAFFIC GROWTH	47	0	0	17	0	0
AM NON-PROJECT TRAFFIC	**162**	**0**	**0**	**59**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBT	EBR	WBL	WBT	NBL	NBR
Years To Buildout	23	23	23	23	23	23
Yearly Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
PM BACKGROUND TRAFFIC GROWTH	55	0	0	51	0	0
PM NON-PROJECT TRAFFIC	**190**	**0**	**0**	**176**	**0**	**0**

"AM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Net New	Entering		10.0%	90.0%			
Distribution	Exiting					10.0%	90.0%

"AM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		3	25		8	72
AM TOTAL PROJECT TRAFFIC		**0**	**3**	**25**	**0**	**8**	**72**
AM TOTAL TRAFFIC		**162**	**3**	**25**	**59**	**8**	**72**

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBT	EBR	WBL	WBT	NBL	NBR
Project	Net New		9	82		5	49
PM TOTAL PROJECT TRAFFIC		**0**	**9**	**82**	**0**	**5**	**49**
PM TOTAL TRAFFIC		**190**	**9**	**82**	**176**	**5**	**49**

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

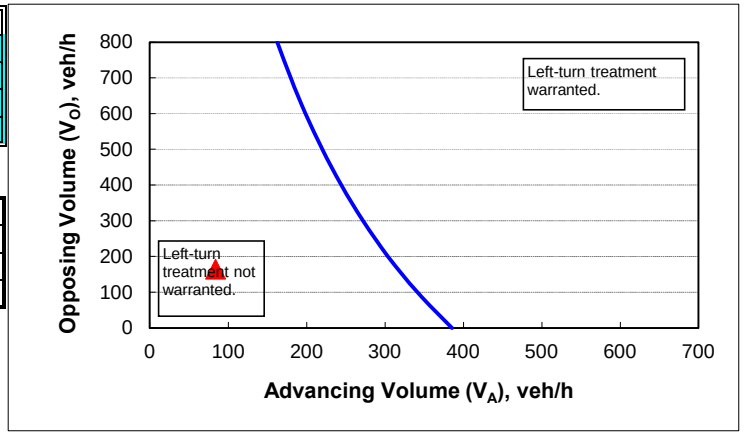
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	30%
Advancing volume (V_A), veh/h:	84
Opposing volume (V_O), veh/h:	165

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	316
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

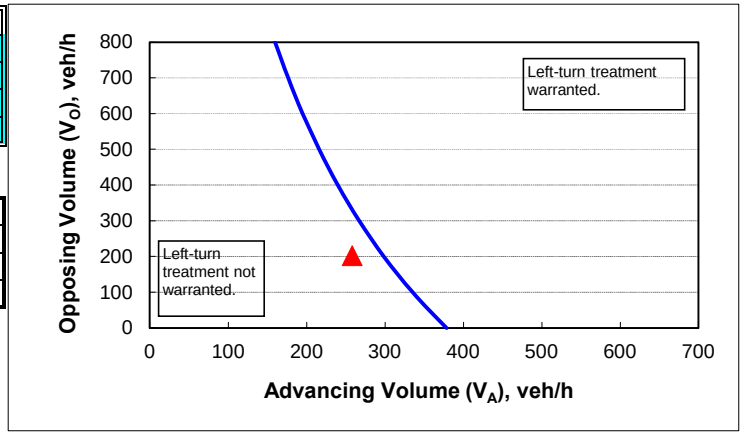
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	39
Percent of left-turns in advancing volume (V_A), %:	32%
Advancing volume (V_A), veh/h:	258
Opposing volume (V_O), veh/h:	202

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	298
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	165
Right-turn volume, veh/h:	3

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	1159
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

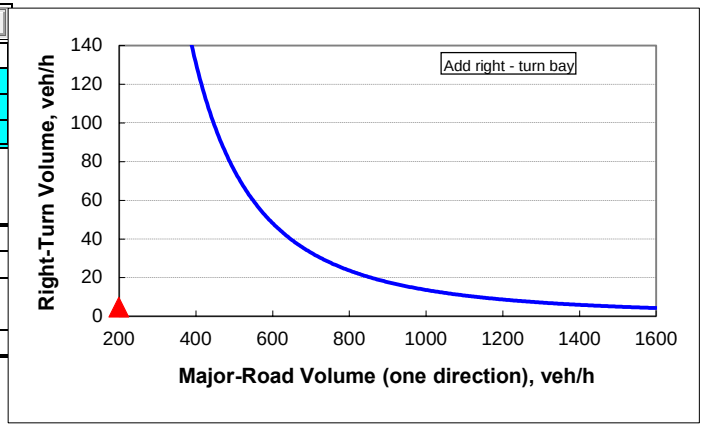


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

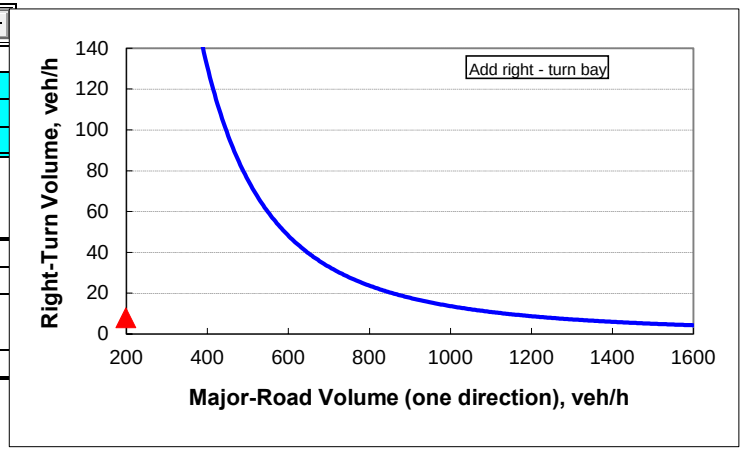
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	41
Major-road volume (one direction), veh/h:	199
Right-turn volume, veh/h:	9

OUTPUT

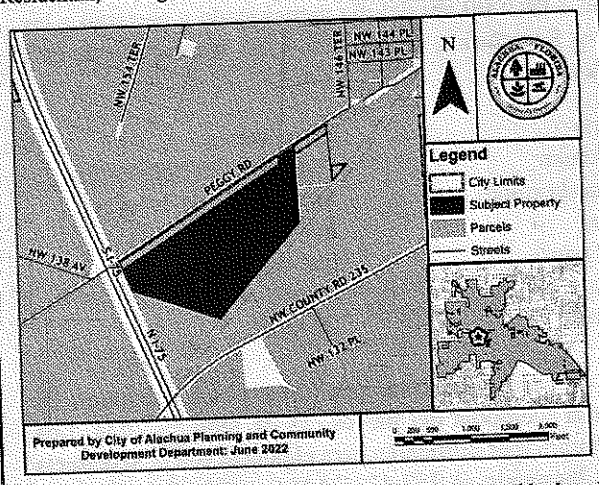
Variable	Value
Limiting right-turn volume, veh/h:	730
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



City of ALACHUA

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

otice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on February 14, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of the Preliminary Plat and Final PD Plan for the Peggy Road Subdivision PD-R, which proposes the subdivision of a ±51.26 acre property into a total of 150 lots, with associated common areas and right-of-way. The subject property is located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



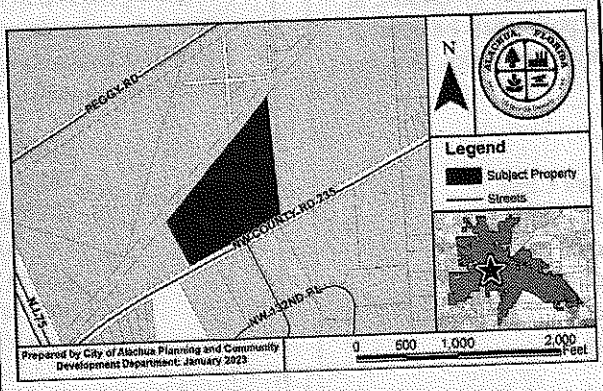
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 - February 02, 2023)

City of ALACHUA

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

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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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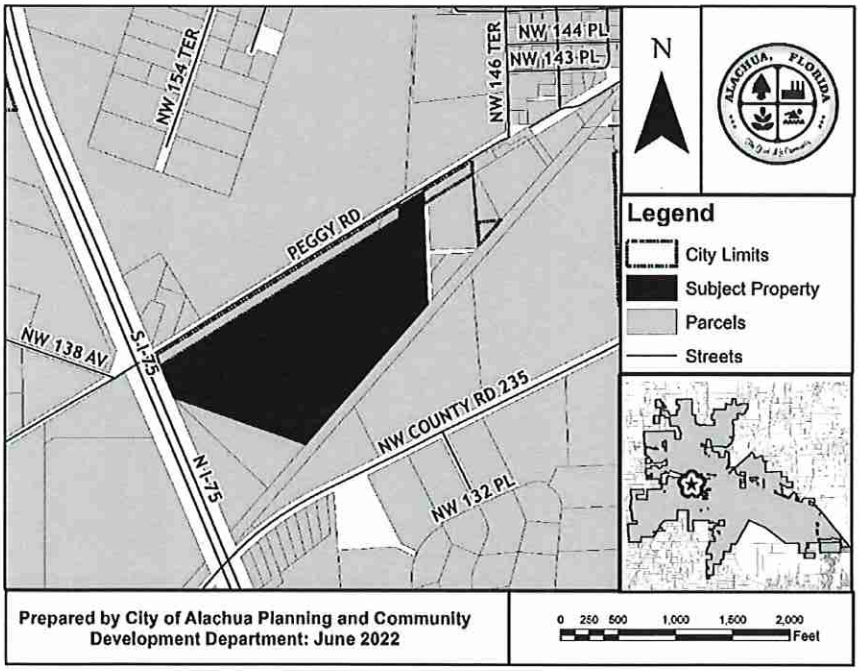
City of ALACHUA
the good life community

Mailed 1/30/23 KC

NOTICE OF PUBLIC HEARING BEFORE THE 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 February 14, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of the Preliminary Plat and Final PD Plan for the Peggy Road Subdivision PD-R, which proposes the subdivision of a ±51.26 acre property into a total of 150 lots, with associated common areas and right-of-way. The subject property is located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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Alachua, FL 32615

Tamara Robbins
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Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
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Alachua, FL 32616

Shasta Schoelihorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
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ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

03866-001-000
MILLER MARTHA L LIFE ESTATE
15708 PEGGY RD
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000
LUMPKIN O A JR & JOYCE
15716 PEGGY RD
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03865-200-000 & 03917-200-000
92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPT J-910
JACKSONVILLE, FL 32202-4423

03923-001-000
JACKSON ROBERT HEIRS
PO BOX 657
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000
03917-200-002
KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

03916-002-000
SMITH STEPHEN F & RENEE
503 SW 3RD ST
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03923-000-000
GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

03918-003-000
BLACK FLAG METALSMITH LLC
9744 NW 27TH PL
GAINESVILLE, FL 32606

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE
(Name)
SIGN ON 1/31/2023 FOR THE Peggy Rd Planned Development Prelim Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

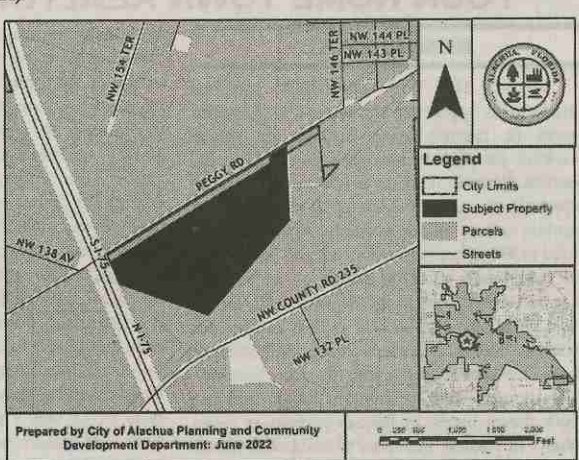
Melissa Watson
(Signature)

One (1)
(Number of signs)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 27, 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 Claudia Vega, P.E., of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of the Preliminary Plat and Final PD Plan for the Peggy Road Subdivision PD-R, which proposes the subdivision of a ±51.26 acre property into a total of 150 lots, with associated common areas and right-of-way. The subject property is located south of Peggy Road and Legacy Park, east of I-75, and north of the CSX rail line right-of-way; consisting of Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 - February 16, 2023)

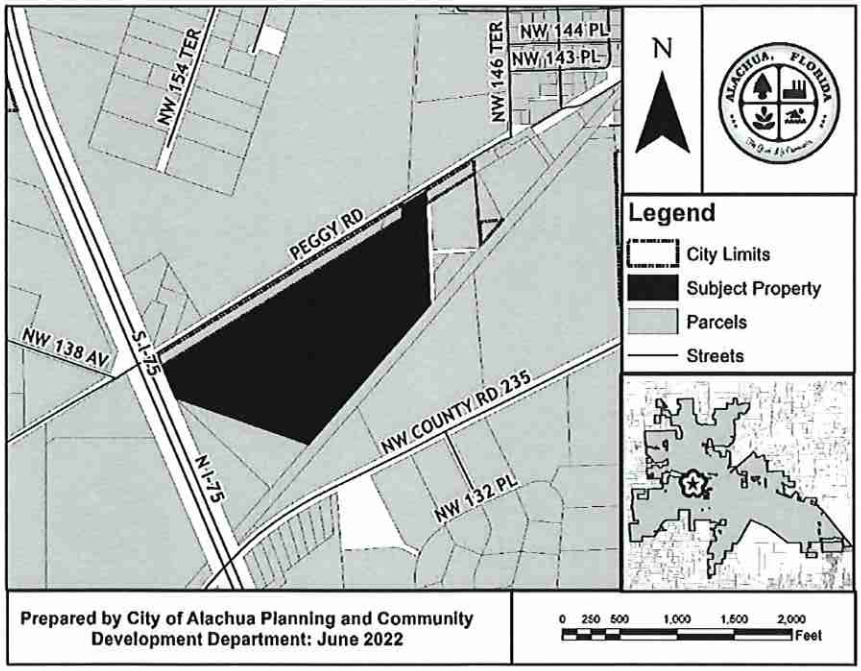
City of ALACHUA
the good life community

Mailed 2/13/23 KC

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

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03916-001-000
ROSARIO HECTOR & VERONICA
13116 NW COUNTY RD 235
ALACHUA, FL 32615

03918-000-000
CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

03925-002-000
Sandvik Mining & Construction USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

03919-000-000
HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

03917-200-001
HUNTER CHRISTINE A
14905 PEGGY RD
ALACHUA, FL 32615-5451

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE
(Name)
SIGN ON 1/31/2023 FOR THE Peggy Rd Planned Development Prelim Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

One (1)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Savannah Station Phase 2A, Unit 2 Infrastructure Acceptance and Return of Surety
PREPARED BY: Rodolfo Valladares, P.E.; Director of Public Services

RECOMMENDED ACTION:
(1) Accept the Savannah Station Phase 2A, Unit 2 water system, wastewater system, electric system, roadways, stormwater conveyance system, and sidewalks and book the value on the City asset list, and

(2) Return the surety amount of $128,466.90 to Fletcher Development, LLC.

Summary

On March 8th, 2021, Fletcher Development, LLC. entered into a Subdividers Agreement with the City of Alachua which provides, among other things, the requirements for the construction of infrastructure for a project known as Savannah Station Phase 2A, Unit 2. This infrastructure was completed in accordance with the Subdividers Agreement and the City's Land Development Regulations on December 7th, 2021. The one-year maintenance period has expired and any items in need of repair have been completed by Fletcher Development, LLC.

The initial estimate for the value of the infrastructure was $1,284,669.00 as certified probable costs by CHW Professional Consultants.

City of Alachua Code of Ordinances 7.8.1(B), related to subdivisions, requires the express acceptance of maintenance of infrastructure to be effectuated by specific action of the City Commission. This item provides for such action.

The proposed infrastructure for the City to accept includes the Savannah Station Phase 2A, Unit 2 water system, wastewater system, electric system, roadways, stormwater conveyance system and sidewalks. The City is not accepting the stormwater management facilities which are to be privately maintained in perpetuity.

Pursuant to paragraph 9(b) of the Subdividers Agreement, Fletcher Development, LLC. provided the City $128,466.90 as the maintenance surety. Since the

maintenance period has expired and all repairs have been completed, these funds are to be returned to Fletcher Development, LLC.

FINANCIAL IMPACT: No

BUDGETED: Yes

FUNDING SOURCE: Other

ATTACHMENTS:

Description

- Subdividers Agreement Savannah Station Phase 2A Unit 2
- COC Letter Savannah Station Phase
- Cost of Construction Savannah Station Phase 2A-2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3324932 23 PG(S)
3/23/2021 9:12 AM
BOOK 4871 PAGE 1282
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1003011
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

SUBDIVIDERS AGREEMENT FOR SAVANNAH STATION PHASE 2A, UNIT 2

THIS SUBDIVIDERS AGREEMENT for Savannah Station Phase 2A, Unit 2 (the "Agreement") is made this 8th day of March, 2021.

BETWEEN

DEVELOPER: FLETCHER DEVELOPMENT, LLC
A Florida Corporation (the "Developer")
Whose address is: 4510 NW 6th Place
3d Floor
Gainesville, FL 32607

AND

CITY: THE CITY OF ALACHUA, a Florida municipal Corporation (the "City")

RECITALS:

WHEREAS, the Developer is developing a residential subdivision in the City known as Savannah Station Phase 2A, Unit 2 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Savannah Station Phase 2A, Unit 2 as set forth in Plat Book 37 page 56 of the Public Records of Alachua County (the "Plat"), attached hereto as Exhibit "B";

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

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

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

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

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

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

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

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs (the "Improvements"). Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential house lot depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks"), in a diligent manner and Developer shall complete these Improvements on or before August 22, 2022.

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

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, in the Plans, or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The conveyance by the Developer to the City of all of the required public utility infrastructure improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, sidewalks, and easements as reflected on the Plat which will be recorded for the Project (the "Improvements")] shall be conveyed to the City, however, the Improvements shall not be accepted by the City until the Improvements have been completed, approved by the City, a one year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements.

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

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within one (1) business day of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement. The failure to record the Plat within 45 days of its approval by the Commission shall render the Plat null and void.

9. **Surety Devices:** In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

    a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide an irrevocable letter of credit which shall have an expiration date of October 24, 2022 to the City in the amount of $1,541,602 (120% of the $1,284,669.00 construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement.
    b. Upon Developer's timely completion of the Improvements and the City's approval (but not acceptance) of these Improvement, and the Developer providing an acceptable irrevocable letter of credit to the City for 10 percent of the certified value of the Improvements as the maintenance surety (approximately $128,466.90 as set forth in the Certification in attached Exhibit "D"), the City will return the original $1,541,602.00 irrevocable Letter of Credit to the Developer, less any drawdowns requested by the City for the completion of any Improvements.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, the Developer may commence construction of the Improvements. Construction shall be completed on or before August 22, 2022 (with the exception of House Sidewalks – see paragraph 15 below). During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:

    a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual, and TV camera.
    b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.

c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement.

The Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this Paragraph shall submit to the City the inspection reports. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development. City may in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the irrevocable Letter of Credit in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record or the Professional Engineer performing the inspection services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the inspection services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this Section that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the inspection services shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide an irrevocable letter of credit of 10% of the certified cost of construction as the one year maintenance surety to the City as set forth in Paragraphs 9.b. above and 12 below.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any property in the Project, notice is given that the City shall not conduct a final inspection on any house nor will the City provide permanent City utility services until the Improvements required in this Agreement have been approved in

accordance with this Agreement. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until this approval has occurred.

12. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one year warranty period. The warranty period shall be extended until the completion of all requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement.

13. **Inspections Following Warranty Period:** After the warranty period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans and applicable regulations and are functional and in good working order. The installation of the Improvements shall in no case bind the City to accept the Improvements for public maintenance or operation until the Public Services Director has approved the Improvements to be constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulation and the City Commission has accepted the Improvements. Within 60 days of the Public Services Director's approval, the City Commission will formally accept maintenance of the public Improvements, and shall return to Developer the balance of the maintenance irrevocable letter of credit for the Improvements. The maintenance of the stormwater management system shall be the responsibility of the Developer.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at its sole cost and expense. Should the developer or successor homeowner's association fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide notice to the Developer or successor homeowners association in writing, specifying the nature of the deficiency. Within thirty days following receipt of such notice, the Developer or successor homeowner's association shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, at its option, effect repairs to the improvements without the need of prior notice to the Developer or successor homeowner's association and will promptly bill the Developer or successor homeowner's association for all actual costs incurred in effecting the emergency repairs.

15. **Construction, Installation, and Surety Devices for House Sidewalks.** In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, to provide the City with surety instruments for the construction and installations of the House Sidewalks for the Project, which shall be completed on or before March 8, 2023.
    a. The Developer shall provide the City with the House Sidewalks Irrevocable Letter of Credit in the form acceptable to the City that shall have an expiration date of April 8, 2023, in the amount of $60,432.96 ($50,360.80 x 120 %) as the guarantee of the satisfactory construction of the House Sidewalks for the Project as set forth on the certification in attached Exhibit "E".
    b. Upon the completion of all of the House Sidewalks in the Project and the City's approval (but not acceptance) of them, the Developer shall provide the City with an Irrevocable Letter of Credit in a form acceptable to the City for ten percent of the certified value of the completed House Sidewalks as the one-year maintenance surety which is approximately $5,036.08 of the amount for the cost of completion in attached Exhibit "E").
    c. Once every six months from August 23, 2021, so long as all Improvements other than the House Sidewalks have been completed by the Developer, inspected by the City, and approved by the City, the Developer may submit certifications by its engineer, CHW, attesting to the completion of specific House Sidewalks in accordance with this Agreement and the Cost estimates on Exhibit "E". The City shall then allow for a partial draw down on the Irrevocable Letter of Credit for these sidewalks and Developer shall cooperate with all requirements to accomplish these drawdowns, provided, however, if at any time the projected costs for the House Sidewalk installation has increased by more than 50 percent, there shall not be any additional draw downs on the House Sidewalks Irrevocable Letter of Credit.
    d. If all of the House Sidewalks have not been installed by March 8, 2023, the City shall have the right, but not the obligation, to make a demand upon and call the House Sidewalks Irrevocable Letter of Credit to pay for the installation of the remaining House Sidewalks.
    e. Prior to the expiration of the House Sidewalks Irrevocable Letter of Credit, the Developer shall provide the City with the House Sidewalk Maintenance Irrevocable Letter of Credit in the amount of 10 percent of the actual cost of construction of all of the House Sidewalks. Upon the City's acceptance of the House Sidewalks Irrevocable Letter of Credit, the City will return Irrevocable Letter of Credit in subparagraph a. above to the Developer, less any drawdowns to the City to complete any the House Sidewalks. Within one year the completion of all of the House Sidewalks installed in the Project, the City shall conduct a final inspection of the House Sidewalks and notify the Developer in writing of any deficiencies determined in the City's sole discretion. The Developer shall have 30 days to cure these deficiencies. If the Developer does not cure these deficiencies within 30 days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Irrevocable Letter of Credit to pay for this work. Once the sidewalk

construction is deemed complete, it shall be submitted to the Commission for acceptance.

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

g. After the Commission's acceptance of the House Sidewalks, the Maintenance Irrevocable Letter of Credit for the House Sidewalks shall be returned to the Developer.

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

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

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

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

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

21. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily

injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

22. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 25 below.

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

24. **Developer's Default:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand on any irrevocable letter of credit provided by Developer hereunder, and have any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

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

City: City of Alachua
Attn: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142nd Terrace
Alachua, FL, 32615

Via U.S. Mail: Post Office Box 9
Alachua, FL 32616

Developer: Fletcher Development, LLC
4510 NW 6th Place
3d Floor
Gainesville, FL 32607

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

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

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

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

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

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

32. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement.

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

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

35. **Time of Essence:** Time is of the essence in complying with the terms of this Agreement.

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

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

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

39. **No Future Representations**: The City's approval of this Subdividers Agreement for Savannah Station Phase 2A, Unit 2, does not imply or in any way represent that the City will approve a subdividers agreement for any other phase of Savannah Station or any other subdivision of the Developer.

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

Attest:

Adam Boukari, City Manager/Clerk

CITY OF ALACHUA

By:

Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR SAVANNAH STATION PHASE 2A, UNIT 2 was acknowledged before me this 8 day of March 2021, by GIB COERPER, who is personally known to me or who produced N/A as identification.

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

LEANNE WILLIAMS
Commission # GG 191426
Expires July 1, 2022
Bonded Thru Budget Notary Services

[SEAL]

Approved as to form:

Marian B. Rush, City Attorney

[Signatures continue on next page]

Witnesses:

DEVELOPER: Fletcher Development, LLC

Rachelle L. George
Erin Remes

By: _____
George E. Fletcher, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR SAVANNAH STATION PHASE 2A, UNIT 2 was acknowledged before me this 4 day of March 2021, by George E. Fletcher (type name of signatory), who is personally known to me or who produced _____ as identification.

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

AMY GNANN
MY COMMISSION # GG 328944
EXPIRES: May 5, 2023
Bonded Thru Notary Public Underwriters

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit A

Exhibit A – Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING SITUATED IN THE NORTH ONE-HALF (N 1 2) OF THE NORTHEAST QUARTER (NE 1 4) OF SECTION 28 AND IN THE SOUTHEAST QUARTER (SE 1 4) OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "27", PAGE 41 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY), THENCE NORTH 41°53'43" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 656.87 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE NORTH 41°53'43" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 371.56 FEET, THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH 48°06'17" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 5.00 FEET, THENCE SOUTH 48°06'17" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 41°53'43" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 00°28'43" WEST, A DISTANCE OF 145.31 FEET; THENCE SOUTH 89°31'17" EAST, A DISTANCE OF 45.12 FEET; THENCE SOUTH 00°18'58" WEST, A DISTANCE OF 807.11 FEET; THENCE NORTH 89°44'31" WEST, A DISTANCE OF 84.97 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°42'46" WEST, 35.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'29" AND AN ARC LENGTH OF 39.30 FEET TO THE END OF SAID CURVE, THENCE NORTH 89°48'00" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°17'14" WEST, 35.34 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'31" AND AN ARC LENGTH OF 39.24 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 114.91 FEET; THENCE NORTH 00°15'29" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°44'31" WEST, A DISTANCE OF 275.00 FEET; THENCE SOUTH 00°15'29" WEST, A DISTANCE OF 129.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°20'40" WEST, 3.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°57'49" AND AN ARC LENGTH OF 3.43 FEET TO THE END OF SAID CURVE AND TO A NORTHERLY CORNER OF AFOREMENTIONED OF SAVANNAH STATION PHASE ONE, A SUBDIVISION; THENCE NORTH 89°40'25" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SAVANNAH STATION, A SUBDIVISION, A DISTANCE OF 59.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°32'29" WEST, 22.67 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 53°54'43" AND AN ARC LENGTH OF 23.52 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°40'59" WEST, 32.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 12°31'21" AND AN ARC LENGTH OF 32.78 FEET TO END OF SAID CURVE; THENCE NORTH 48°05'05" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 96.47 FEET; THENCE, DEPARTING SAID NORTH BOUNDARY LINE, NORTH 41°53'43" EAST, A DISTANCE OF 221.89 FEET; THENCE NORTH 48°06'17" WEST, A DISTANCE OF 44.03 FEET; THENCE NORTH 41°53'43" EAST, A DISTANCE OF 55.00 FEET, THENCE NORTH 48°06'17" WEST, A DISTANCE OF 6.83 FEET; THENCE NORTH 41°53'43" EAST, A DISTANCE OF 395.00 FEET; THENCE NORTH 48°06'17" WEST, A DISTANCE OF 290.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING 11.28 ACRES, MORE OR LESS.

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit B

SAVANNAH STATION - PHASE 2A, UNIT 2

SITUATED IN THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants — 11801 Research Drive, Alachua, Florida 32615, (352) 331-1976, www.CHW-inc.com, LIC. NO. FLORIDA CA-5075

PLAT BOOK 37, PAGE 56

SHEET ONE OF THREE

SURVEYOR'S NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 41°15'47" EAST FOR THE SOUTHEASTERLY R/W LINE OF COUNTY ROAD NO. 235.

2. THE ERROR OF CLOSURE MEETS OR EXCEEDS THE REQUIREMENTS OF THE PLAT RULES AND EXCEEDS 1:10,000

3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NAIL ONLY FOUND IN SURVEY BENCHMARK NUMBER 1518, WITH A PUBLISHED ELEVATION OF 160.69 FEET (NAVD 88).

4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
FRONT = 15'
REAR = 5'
SIDE = 5'
SIDE (STREET) = 15'

5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM FIRM MAP NUMBER 12001C0120 D, EFFECTIVE JUNE 16, 2006.

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

7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON WILL BE CONVEYED TO THE SAVANNAH STATION OWNER'S ASSOCIATION, INC. AND ARE IDENTIFIED FOR MAINTENANCE BY THE HOMEOWNERS ASSOCIATION DOCUMENTS.

8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(8) AND (9) FLORIDA STATUTES.

9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

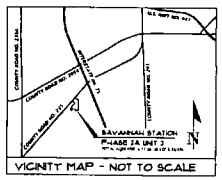
10. THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(2)(C), TABLE 6.2-2

11. THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3398, PAGE 321, THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAVANNAH STATION RECORDED IN OFFICIAL RECORDS BOOK 4109, PAGE 1486 AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 4109, PAGE 2087, AND THE PLANNED DEVELOPMENT AGREEMENT FOR SAVANNAH STATION PHASE 1 RECORDED IN OFFICIAL RECORDS BOOK 4629, PAGE 1388, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

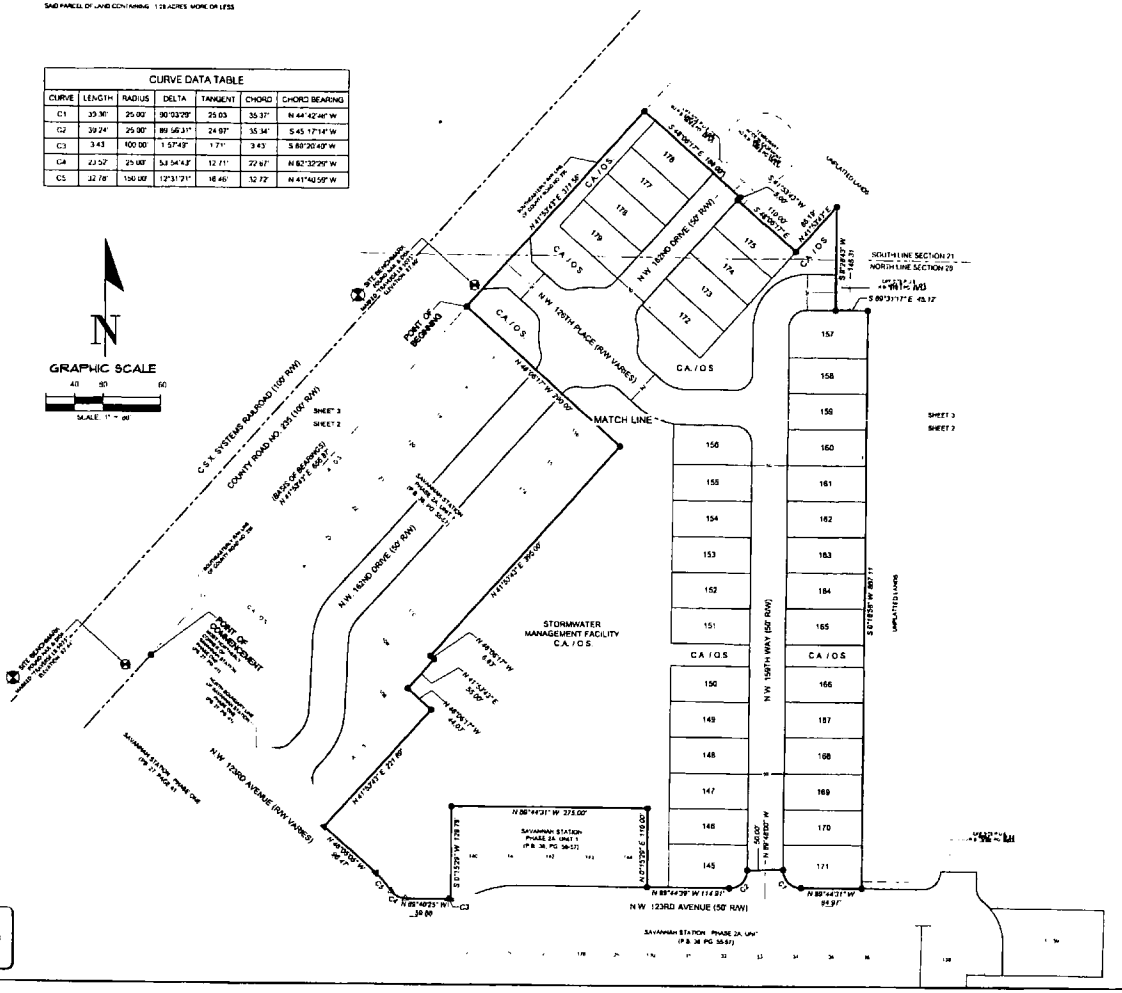
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING SITUATED IN THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28 AND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS IS PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 41 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, SAID CURRENTLY LIES AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°15'47" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1,319.47 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH 48°38'13" EAST A DISTANCE OF 1,381.80 FEET; THENCE SOUTH 41°21'47" WEST A DISTANCE OF 1,319.47 FEET; THENCE NORTH 48°38'13" WEST A DISTANCE OF 1,381.80 FEET TO THE POINT OF BEGINNING.



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.36'	25.00'	90°03'09"	25.03	35.37'	N 44°42'46" W
C2	39.24'	25.00'	89°56'31"	24.97'	35.34'	S 45°17'14" W
C3	3.43	100.00'	1°57'49"	1.71'	3.43	S 88°30'40" W
C4	23.52'	25.00'	53°54'43"	12.71'	22.67'	N 62°32'26" W
C5	32.78'	150.00'	12°31'21"	16.46'	32.72'	N 41°40'58" W


POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTH LINE SECTION 21
NORTH LINE SECTION 28
N.W. 126TH PLACE (R/W VARIES)
N.W. 163RD DRIVE (50' R/W)
N.W. 162ND DRIVE (50' R/W)
N.W. 156TH WAY (50' R/W)
N.W. 123RD AVENUE (R/W VARIES)
C.S.X. SYSTEMS RAILROAD (100' R/W)
COUNTY ROAD NO. 235 (100' R/W)
MATCH LINE
SHEET 3
SHEET 2
STORMWATER MANAGEMENT FACILITY C.A./O.S.
C.A./O.S.
SAVANNAH STATION PHASE 2A UNIT 1 (P.B. 36, PG. 56-57)
SAVANNAH STATION PHASE 2A UNIT 2 (P.B. 36, PG. 56-57)
SAVANNAH STATION PHASE ONE (PB 37, PG 41)
UNPLATTED LANDS
N 88°44'31" W 375.00'
N 88°44'29" W 119.81'
N 88°44'31" W 95.91'
S 88°44'29" E 119.00'
S 88°44'29" E 95.00'
S 01°15'29" W 178.78'
S 01°15'29" W 178.78'
S 88°44'31" E 95.00'
N 88°44'31" W 95.00'
N 01°15'29" E 178.78'
N 01°15'29" E 178.78'
N 88°44'31" W 95.00'
S 88°44'31" E 95.00'
N 01°15'29" E 178.78'
S 01°15'29" W 178.78'
N 88°44'31" W 95.91'
N 88°40'25" W 30.00'
S 88°44'31" E 95.00'
S 88°44'31" E 95.00'
S 88°44'31" E 95

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit B

SAVANNAH STATION - PHASE 2A, UNIT 2

SITUATED IN THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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est. 1988 FLORIDA CA-5075

PLAT BOOK 37, PAGE 57
SHEET TWO OF THREE

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 41°51'43" EAST FOR THE SOUTHEASTERLY R/W LINE OF COUNTY ROAD NO. 235.

2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000.

3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER V578, WITH A PUBLISHED ELEVATION OF 190.01 FEET (NAVD 88).

4. BUILDING SETBACKS UNLESS SHOWN OTHERWISE:
FRONT = 12'
REAR = 5'
SIDE = 5'
SIDE (STREET) = 15'

5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. MAP NUMBER 12001C0129 D, EFFECTIVE JUNE 16, 2006.

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

7. THE COMMON AREAS, OPEN SPACE, AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE SAVANNAH STATION OWNER'S ASSOCIATION, INC., ARE RESERVED FOR MAINTENANCE TO THE HOMEOWNERS ASSOCIATION DOCUMENTS.

8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) AND (10) FLORIDA STATUTES.

9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

10. THE BASE BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(A)(2)(c), TABLE 6.2.2.

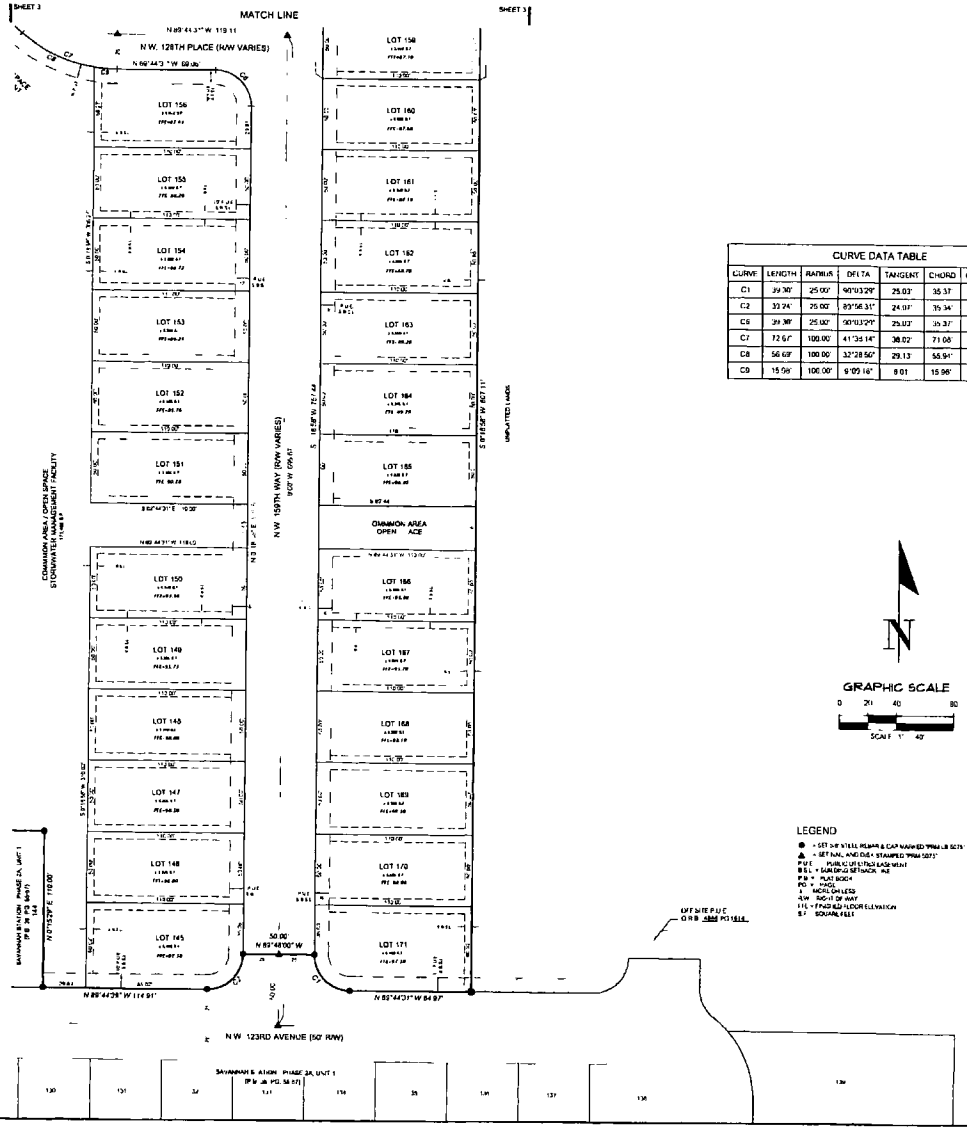
11. PROPERTY IS AFFECTED BY EASEMENTS CONTAINED IN AN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3368, PAGE 1466, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (SHOWN GRAPHICALLY HEREON).

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0129 D, AND FLOOD, COMMUNITY PANEL NO. 120639 0129 D, EFFECTIVE DATE: JUNE 16, 2006.

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

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



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.30'	25.00'	90°03'29"	25.03'	35.37'	N 44°42'46" W
C2	39.24'	25.00'	89°56.31"	24.97'	35.34'	S 45.17'14" W
C6	39.30'	25.00'	90°03'29"	25.03'	35.37'	N 44.42'46" W
C7	72.67'	100.00'	41°38.14"	38.02'	71.08'	S 86°55'24" E
C8	56.69'	100.00'	32°28.50"	29.13'	55.94'	S 64°20'45" E
C9	15.98'	100.00'	9°09.16"	8.01'	15.96'	S 85°09'52" E

GRAPHIC SCALE
0 20 40 80
SCALE: 1" = 40'

LEGEND
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PRM 5075"
P.U.E. = PUBLIC UTILITY EASEMENT
B.S.L. = SUBDIVISION SETBACK LINE
P.B. = PLAT BOOK
PG. = PAGE
N.T.S. = NOT TO SCALE
R/W = RIGHT OF WAY
F.F.E. = FINISHED FLOOR ELEVATION
S.F. = SQUARE FEET

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit B

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est 1946 FLORIDA CA-5075

PLAT BOOK 37, PAGE 58
SHEET THREE OF THREE

SAVANNAH STATION - PHASE 2A, UNIT 2

SITUATED IN THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
AND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF NORTH 41°53'47" EAST FOR THE SOUTHEASTERLY R/W LINE OF COUNTY ROAD NO. 235.

2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000.

3. ALL BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEACH MARK 0220 WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER D376, WITH A PUBLISHED ELEVATION OF 162.611 FEET (NAVD 88).

4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
FRONT = 10'
REAR = 5'
SIDE = 5'
SIDE (STREET) = 5'

5. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM FLOOD INSURANCE RATE MAP NUMBER 12001C 0263 D, EFFECTIVE JUNE 16, 2006.

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

7. THE COMMON AREAS, OPEN SPACE AND STORM WATER MANAGEMENT AREAS SHOWN HEREON WILL BE CONVEYED TO THE SAVANNAH STATION OWNER'S ASSOCIATION AND ARE SUBJECT TO ITS MAINTENANCE BY THE HOMEOWNERS ASSOCIATION BYLAWS.

8. LOT CORNERS AND ALIGNMENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) F.S., OR DATE STATUTES.

9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

10. THE SHAPE OF LOTS SHOWN HEREON ARE AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c) TABLE 6.2-2.

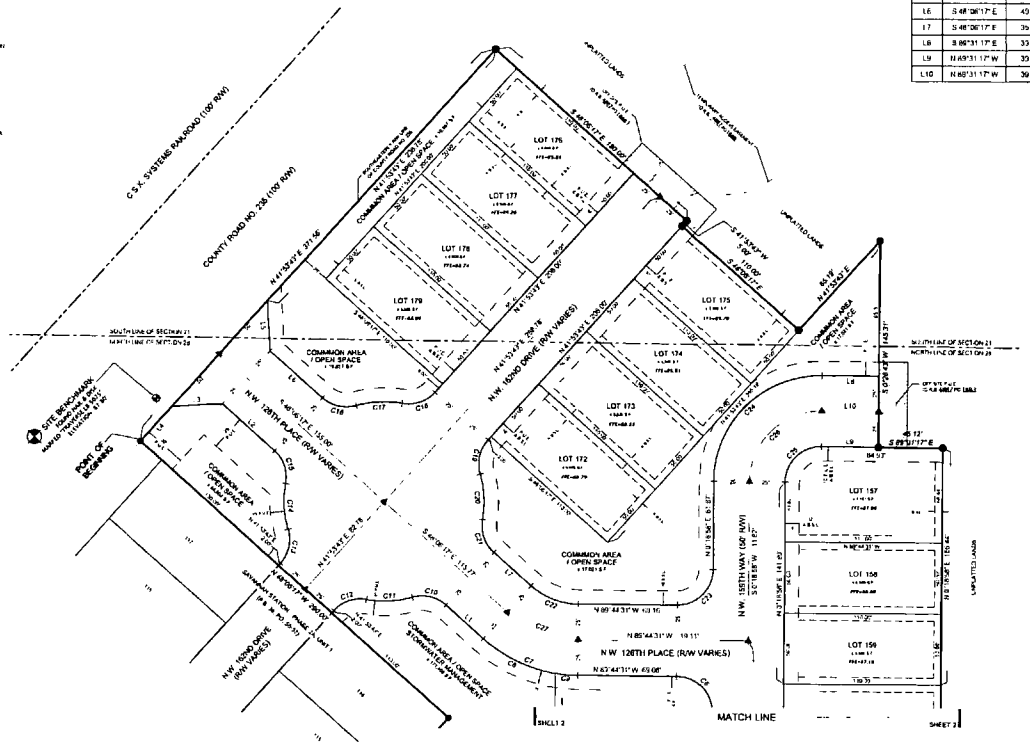
11. PROPERTY IS AFFECTED BY EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3393, PAGE 346 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (SHOWN GRAPHICALLY HEREON).

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12001C 0263 D, COMMUNITY PANEL NO. 120001 0263 D, EFFECTIVE DATE: JUNE 16, 2006.

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

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


C.S.X. SYSTEMS RAILROAD (100' R/W)
COUNTY ROAD NO. 235 (100' R/W)
N 41°53'47" E 271.46'
SOUTH LINE OF SECTION 21
NORTH LINE OF SECTION 28
SITE BENCHMARK
POINT OF BEGINNING
N.W. 126TH PLACE (R/W VARIES)
N.W. 150TH DRIVE (R/W VARIES)
N.W. 152ND DRIVE (R/W VARIES)
N.W. 155TH WAY (50' R/W)
LOT 175
LOT 176
LOT 177
LOT 178
LOT 179
LOT 174
LOT 173
LOT 172
LOT 157
LOT 158
LOT 159
COMMON AREA / OPEN SPACE
COMMON AREA / OPEN SPACE & STORMWATER MANAGEMENT
UNPLATTED LANDS
N 85°44'31" W 49.16'
N 85°44'31" W 49.16'
N 85°44'31" W 49.08'
S 89°44'31" E 130.00'
S 89°44'31" E 130.00'
S 89°44'31" E 130.00

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit C

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR SAVANNAH STATION PHASE 2A, UNIT 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development , LLC, a Florida Corporation ("Developer") by City of Alachua, Florida ("City") this 8th day of March, 2021.

RECITALS

WHEREAS, the developer is developing a residential subdivision in the CITY known as Savannah Station Phase 2A, Unit 2 (the "Project"), legally described in attached Exhibit "A";

WHEREAS, the DEVELOPER has secured a Subdivider's Agreement for Savannah Station Phase 2A, Unit 2 from the City for the Project (herein "Subdividers Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

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

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

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

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision contemplating construction of 35 residential units;

WHEREAS, the Project is now ready to proceed to Final Plat for Phase 2A, Unit 2 the 35units;

WHEREAS, the Developer intends to immediately initiate construction on Savannah Station Phase 2A, Unit 2;

WHEREAS, the Developer of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer of the Project further agrees to submit payment for water

connection fees for the Project as determined by the City's Capital Facilities charges exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to serve Savannah Station Phase 2A, Unit 2.

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

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

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

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

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

2. The City will reserve 8,750 gallons per day (35 lots x 250 gallons per day) of wastewater capacity for the 37 units proposed in Savannah Station Phase 2A, Unit 2. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider's Agreement, on file with the City.

3. The City will reserve 9,625 gallons per day (35 lots x 275 gallons per day) of water capacity for the 37 units proposed in Savannah Station Phase 2A, Unit 2 as defined by applicable development permits including but not limited to, construction plans and Subdividers Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 35 units proposed in Savannah Station Phase 2A, Unit 2 as defined by applicable development permits, including construction plans and Subdividers Agreement, on file with the City: 396 Average Annual Daily Trips ("AADT") and 37 Peak Hour Trips along CR 235 (from South City Limits to CR 241); 40 AADT and 4 Peak Hour Trips

along CR 2054 West (West of SR235).

5. The City will reserve 0.46 acres (2.6 persons per household x 35 units x 5 acres per 1,000 persons) of recreation capacity for the 35 units proposed in Savannah Station Phase 2A, Unit 2 as defined by applicable development permits, including but not limited to the construction plans and Subdividers Agreement, on file with the City.

6. The City will reserve 66.43 tons per year (0.73 tons per capita per year x 2.6 persons per household x 35 units) of solid waste capacity for the 37 units proposed in Savannah Station Phase 2A, Unit 2 as defined by applicable development permits on file, including but not limited to, construction plans and Subdividers Agreement, on file with the City.

7. The City will reserve five (5) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, two (2) student stations in the Alachua SCSA for middle schools, and three (3) student stations in the Alachua SCSA for high schools, Savannah Station Phase 2A, Unit 2.

8. This Certificate shall remain in effect for a period of one year from the date of the approval of the Subdividers Agreement between the parties hereto ("Subdividers Agreement") by the City Commission of the City of Alachua.

9. It is the intent of the City and Developer that this Certificate be incorporated into and considered a part of the Subdivider's Agreement executed by the Developer and City for the Project dated the 8th day of March, 2021. Failure to comply with the term of that Subdivider's Agreement shall result in the termination of the reservations in this Certificate.

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

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 8th day of March, 2021, and is subject to the terms and findings as stated herein.

Attest:

Adam Boukari, City Manager/Clerk/
Land Development Administrator

CITY OF ALACHUA

By:

The Hon. Gib Coerper, Mayor

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit C

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Certificate of Concurrency Compliance for Savannah Station Phase 2A-2 was ~~acknowledged~~ before me, **by means of □ physical presence or □ online ~~notarization~~**, on this 8 day of March, 2021, by GIB COERPER, who is (personally known to me) OR (who has produced N/A as identification).

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

[SEAL]

LEANNE WILLIAMS
Commission # GG 191426
Expires July 1, 2022
Bonded Thru Budget Notary Services

Approved as to form:

Marian B. Rush, City Attorney

SIGNATURES CONTINUED ON NEXT PAGE

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit C

Witnesses:

DEVELOPER: Fletcher Development, LLC.

By: _____
George Fletcher, President

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing Certificate of Concurrency Compliance for Savannah Station Phase 2A-2 was acknowledged before me, **by means of ☒ physical presence or ☐ online notarization,** this 4 day of March, 2021, by GEORGE FLETCHER, who is (personally known to me) OR (who has produced _____ as identification).

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

AMY GNANN
MY COMMISSION # GG 328944
EXPIRES: May 5, 2023
Bonded Thru Notary Public Underwriters

Savannah Station Phase 2A, Unit 2 Certificate of Concurrency - Exhibit A

Exhibit A – Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING SITUATED IN THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28 AND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE MOST NORTHERLY CORNER OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "27", PAGE 41 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, SAID CORNER LYING AND BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°53'43" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 656.87 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE NORTH 41°53'43" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 371.56 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH 48°06'17" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 41°53'43" WEST, A DISTANCE OF 5.00 FEET, THENCE SOUTH 48°06'17" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 41°53'43" EAST, A DISTANCE OF 85.19 FEET; THENCE SOUTH 00°28'43" WEST, A DISTANCE OF 145.31 FEET; THENCE SOUTH 89°31'17" EAST, A DISTANCE OF 45.12 FEET; THENCE SOUTH 00°18'58" WEST, A DISTANCE OF 807.11 FEET; THENCE NORTH 89°44'31" WEST, A DISTANCE OF 84.97 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°42'46" WEST, 35.37 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'29" AND AN ARC LENGTH OF 39.30 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°48'00" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°17'14" WEST, 35.34 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'31" AND AN ARC LENGTH OF 39.24 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 114.91 FEET; THENCE NORTH 00°15'29" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°44'31" WEST, A DISTANCE OF 275.00 FEET; THENCE SOUTH 00°15'29" WEST, A DISTANCE OF 129.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°20'40" WEST, 3.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°57'49" AND AN ARC LENGTH OF 3.43 FEET TO THE END OF SAID CURVE AND TO A NORTHERLY CORNER OF AFOREMENTIONED OF SAVANNAH STATION PHASE ONE, A SUBDIVISION, THENCE NORTH 89°40'25" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SAVANNAH STATION, A SUBDIVISION, A DISTANCE OF 59.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°32'29" WEST, 22.67 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 53°54'43" AND AN ARC LENGTH OF 23.52 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°40'59" WEST, 32.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 12°31'21" AND AN ARC LENGTH OF 32.78 FEET TO END OF SAID CURVE; THENCE NORTH 48°05'05" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 96.47 FEET, THENCE, DEPARTING SAID NORTH BOUNDARY LINE, NORTH 41°53'43" EAST, A DISTANCE OF 221.89 FEET, THENCE NORTH 48°06'17" WEST, A DISTANCE OF 44.03 FEET, THENCE NORTH 41°53'43" EAST, A DISTANCE OF 55.00 FEET; THENCE NORTH 48°06'17" WEST, A DISTANCE OF 6.63 FEET, THENCE NORTH 41°53'43" EAST, A DISTANCE OF 395.00 FEET, THENCE NORTH 48°06'17" WEST, A DISTANCE OF 290.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING 11.28 ACRES, MORE OR LESS

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit D

CHW
Professional Consultants

Project Name: Savannah Station Phase 2A-2
CHW Project No: 17-0293
Date: 1/18/2021

Phase 2A-2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	11.30	AC	$ 1,750.00	$ 19,772.75
2	Excavation	39,647	CY	$ 4.50	$ 178,411.50
3	Fill	4,729	CY	$ 4.50	$ 21,280.50
4	Sod (within ROW and common areas)	15,992	SY	$ 2.78	$ 44,458.83
5	Seed (within lots and bottom of basin)	30,855	SY	$ 0.75	$ 23,141.30
6	Silt Fence	2,542	LF	$ 1.62	$ 4,118.04
7	Tree Barricade	734	LF	$ 8.95	$ 6,569.30
				Earthwork Subtotal	**$ 291,182.91**
ROADWAY					
8	Asphaltic Concrete, 1.5" SP 9.5	4,863	SY	$ 10.75	$ 52,277.25
9	6" Limerock Base (Optional Base Group 4)	4,863	SY	$ 17.00	$ 82,676.67
10	8" Limerock Base (Optional Base Group 6)	1,060	SY	$ 21.50	$ 22,790.00
11	12" Type B Stabilized Subgrade	7,202	SY	$ 4.50	$ 32,409.00
12	8" Concrete (roundabout)	2,515	SF	$ 10.00	$ 25,150.00
13	Common Area Concrete Sidewalks, 4"	534	SY	$ 42.00	$ 22,432.67
14	Curb Ramps	620	SF	$ 4.50	$ 2,790.00
15	Detectable Warning	116	SF	$ 30.00	$ 3,480.00
16	Type 'F' Curb and Gutter	3,230	LF	$ 24.00	$ 77,520.00
17	6" Curb	95	LF	$ 20.00	$ 1,900.00
18	Striping and Signage	1	LS	$ 15,000.00	$ 15,000.00
				Roadway Subtotal	**$ 338,425.58**
SANITARY SEWER					
19	8" PVC Wastewater Main	1,375	LF	$ 40.00	$ 55,000.00
20	Sanitary Sewer Laterals 4" PVC w/ CO	1,225	LF	$ 65.00	$ 79,625.00
21	Sanitary Manhole	9	EA	$ 5,800.00	$ 52,200.00
				Sanitary Sewer Subtotal	**$ 186,825.00**
WATER SERVICE					
22	Water Service Double Short Connections	8	EA	$ 850.00	$ 6,800.00
23	Water Service Double Long Connections	9	EA	$ 2,000.00	$ 18,000.00
24	Water Service Single Long Connections	1	EA	$ 1,500.00	$ 1,500.00
25	Fire Hydrant Assembly	2	EA	$ 6,000.00	$ 12,000.00
26	8" PVC Watermain	1,570	LF	$ 40.00	$ 62,800.00
				Water Service Subtotal	**$ 101,100.00**
DRAINAGE					
27	Storm Water Pipe (15" RCP)	660	LF	$ 28.00	$ 18,480.00
28	Storm Water Pipe (18" RCP)	55	LF	$ 30.00	$ 1,650.00
29	Storm Water Pipe (24" RCP)	240	LF	$ 42.00	$ 10,080.00
30	Type 'S' Curb Inlet	4	EA	$ 5,000.00	$ 20,000.00
31	Type '6' Curb Inlet	6	EA	$ 6,305.00	$ 37,830.00
32	Storm Manhole	3	EA	$ 5,000.00	$ 15,000.00
33	15" Mitered End	1	EA	$ 1,500.00	$ 1,500.00
34	24" Mitered End	1	EA	$ 1,800.00	$ 1,800.00
				Drainage Subtotal	**$ 106,340.00**
ELECTRIC					
35	Primary Electric Conduit (2")	3,050	LF	$ 7.00	$ 21,350.00
36	Secondary Electric Conduit (1.5")	449	LF	$ 6.00	$ 2,694.00
37	Secondary Electric Conduit (2.5")	1,955	LF	$ 8.00	$ 15,640.00
38	Electric Connection Fee	35	EA	$ 200.00	$ 7,000.00
				Electric Subtotal	**$ 46,684.00**
				Subtotal	**$ 1,070,557.50**
				Mobilization (10%)	**$ 107,055.75**
				Contingency (10%)	**$ 107,055.75**
				TOTAL	**$ 1,284,669.00**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

Daniel H.Young, P.E.
State of Florida, Professional Engineer, License No. 70780

This item has been digitally signed and sealed by Daniel H. Young, P.E. on the date indicated here. 01/18/2021

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Savannah Station Phase 2A, Unit 2 Final Plat - Exhibit E

Phase 2A-2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	999	SY	$ 42.00	$ 41,967.33
				Subtotal	**$ 41,967.33**
				Mobilization (10%)	**$ 4,196.73**
				Contingency (10%)	**$ 4,196.73**
				TOTAL	**$ 50,360.80**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

Daniel H.Young, P.E.
State of Florida, Professional Engineer, License No. 70780

This item has been digitally signed and sealed by Daniel H. Young, P.E. on the date indicated here. 01/19/2021

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

December 7, 2021

Mr. Blake Fletcher
4510 NW 6th Place
Gainesville, FL 32607

RE: CERTIFICATION OF COMPLETION OF SAVANNAH STATION PHASE 2A, UNIT 2 INFRASTRUCTURE IMPROVEMENTS

Dear Mr. Blake Fletcher:

In accordance with the Subdividers Agreement for Savannah Station Phase 2A, Unit 2, Section 10 Inspections, this correspondence certifies the Improvements have been completed in accordance with the requirements of the Land Development Regulations. Fletcher Development, LLC. has demonstrated the repairs outlined in the enclosed *Savannah Station Phase 2A-2 - Substantial Complete Inspection Punch List* – which details identified defects, deficiencies and required repairs – have been completed, other than sidewalks, which are subject to Section 15 of the Subdivider's Agreement.

Therefore, per Section 9(b) of the Agreement, Fletcher Development, LLC. is required to make a cash deposit of 10 percent of the certified value of the Improvements as the maintenance surety. Such surety deposit value is approximately $128,466.90. Please remit the surety and certification of value of the improvements, preferred by hand delivery to:

City of Alachua
Attn: Mike DaRoza
15100 NW. 142nd Terrace
Alachua, FL 32615

The one (1) year maintenance period, as described in Section 12 of the Agreement, shall commence December 7, 2021. Consistent with the Agreement, it is the responsibility of Fletcher Development, LLC. to make any repairs of the Improvements, as deemed necessary by the City, during the maintenance period. After the maintenance period, Fletcher Development, LLC. shall submit a final certification to the City requesting acceptance of the Improvements by the City Commission. Upon the City Commission acceptance, the surety instrument will be released by the City.

Thank you for your attention in this matter and please contact me should you have any questions.

Sincerely,

Rodolfo Valladares, P.E.
Public Services Director

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DEPARTMENT

DATE: **October 28th, 2021**

FROM: **Harry Dillard**
Public Services Project Manager

RE: **Savannah Station Phase 2A-2 - Substantial Complete Inspection Punch List**

In accordance with the Sub dividers Agreement for Savannah Station Phase 2A, Unit 2, on Thursday, October 28th, the City performed substantial completion inspection walkthrough of Savannah Station Phase 2A-2. The intent if this punch list is to identify items that do not conform to the contract provisions.

NO.	COMMENTS	
1.	**General Note:** • Engineer to provide confirming statement that all required FDEP water and wastewater permits are completed. • Developer to field coordinate wastewater cleanouts with City Project Manager to ensure that they do not conflict with the driveway. • Install sidewalks in accordance with contract documents. **[Approved]**	Engineering
2.	Roadway • Lot 179: Repair corner of broken sidewalk • Lot 179: Repair chips in F-curb of from MH#2 to north end of sidewalk. • Lot 172: Repair chips in F-curbs. • Lot 172: Repair broken sidewalk. • Lot 156: Repair gaps in curb at expansion joint. • Lot 166: Repair cracks in curb. • Lot 149: Repair curb broken at edge of road. • See attached Public Works Photos. **[Approved]**	Public Works
3.	**Water** • Lot 171 Replace meter box. Bowed in. • Lot 145: Straighten valve box. • Lot 149: Replace meter box.	W/WW

NO.	COMMENTS	
	• Lot 150: Shift both meter box and valve box. • Lot 166: Replace yoke bar. • Lot 154: Shift valve box. • Lot 158: Shift meter box. Replace Lid. • Lot 173: Shift valve box. • Lot 177: Replace meter box. • End of NW 162nd: Place cap on blow off. • Lot 168: Replace meter box. • See attached water / wastewater photos. **[Approved]**	
4.	**Wastewater** • Manhole 5: Trim ram neck. • Manhole 8: Ponding in manhole invert- Rework invert. • Manhole 12: Trim ram neck. Mud top ring. Vacuum. • Manhole 10: Trim ram neck. • Manhole 11: Grind invert. • See attached water/wastewater photos. **[Approved]**	W/WW
5.	**Electric** • 12647 NW 162nd DR – Secondary Pedestal – Need set of bolts. • NW 126 PL / NW 162nd DR – Cut off pipes – Splice pit. • NW 126 PL / NW 159 WAY – Street Light Pedestal. • Move end of Pipe east of NW 162 DR. • Lot 161 (North Side) – Move Pedestal. • Lot 161 (South Side) – Move Pedestal. • South of Lot 161 – Move pipe in Transformer Pad. • South of Lot 161 – Check on Grade – Pedestal. • North of Lot 170 – Change pipes in Transformer Pad. • Lot 170 – Shift Pedestal Box. • Lot 150 – Move street light pipe to end of pedestal. • North side Lot 153 – Cut pipes down in pedestal. • Northside of Lot 155 – Cut pipes down in Pedestal. **[Approved]**	Electric
	END OF COMMENTS	

CHW
Professional Consultants

December 1, 2021

Harry Dillard
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Ref: Savannah Station Subdivision Phase 2A-2
City of Alachua

Harry:

This letter is to serve as the Engineer's Certification, certifying that the improvements for the above referenced project have been installed and are substantially in compliance with approved plans and specifications based upon a visual inspection including review of sewer videos, witnessing of utility testing, and review of provided testing reports associated with the project. The testing performed are found to be in accordance with applicable standards.

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

Sincerely,
CHW

Anthony V. Caggiano, Jr., P.E.
Director of Engineering, Construction Services

CHW
Professional Consultants

Project Name: Savannah Station Phase 2A-2
CHW Project No: 17-0293
Date: 2/16/23

Phase 2A-2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	11.30	AC	$ 1,750.00	$ 19,772.75
2	Excavation	39,647	CY	$ 4.50	$ 178,411.50
3	Fill	4,729	CY	$ 4.50	$ 21,280.50
4	Sod (within ROW and common areas)	15,992	SY	$ 2.78	$ 44,458.83
5	Seed (within lots and bottom of basin)	30,855	SY	$ 0.75	$ 23,141.30
6	Silt Fence	2,542	LF	$ 1.62	$ 4,118.04
7	Tree Barricade	734	LF	$ 8.95	$ 6,569.30
				Earthwork Subtotal	**$ 291,182.91**
ROADWAY					
8	Asphaltic Concrete, 1.5" SP 9.5	4,863	SY	$ 10.75	$ 52,277.25
9	6" Limerock Base (Optional Base Group 4)	4,863	SY	$ 17.00	$ 82,676.67
10	8" Limerock Base (Optional Base Group 6)	1,060	SY	$ 21.50	$ 22,790.00
11	12" Type B Stabilized Subgrade	7,202	SY	$ 4.50	$ 32,409.00
12	8" Concrete (roundabout)	2,515	SF	$ 10.00	$ 25,150.00
13	Common Area Concrete Sidewalks, 4"	534	SY	$ 42.00	$ 22,432.67
14	Curb Ramps	620	SF	$ 4.50	$ 2,790.00
15	Detectable Warning	116	SF	$ 30.00	$ 3,480.00
16	Type 'F' Curb and Gutter	3,230	LF	$ 24.00	$ 77,520.00
17	6" Curb	95	LF	$ 20.00	$ 1,900.00
18	Striping and Signage	1	LS	$ 15,000.00	$ 15,000.00
				Roadway Subtotal	**$ 338,425.58**
SANITARY SEWER					
19	8" PVC Wastewater Main	1,375	LF	$ 40.00	$ 55,000.00
20	Sanitary Sewer Laterals 4" PVC w/ CO	1,225	LF	$ 65.00	$ 79,625.00
21	Sanitary Manhole	9	EA	$ 5,800.00	$ 52,200.00
				Sanitary Sewer Subtotal	**$ 186,825.00**
WATER SERVICE					
22	Water Service Double Short Connections	8	EA	$ 850.00	$ 6,800.00
23	Water Service Double Long Connections	9	EA	$ 2,000.00	$ 18,000.00
24	Water Service Single Long Connections	1	EA	$ 1,500.00	$ 1,500.00
25	Fire Hydrant Assembly	2	EA	$ 6,000.00	$ 12,000.00
26	8" PVC Watermain	1,570	LF	$ 40.00	$ 62,800.00
				Water Service Subtotal	**$ 101,100.00**
DRAINAGE					
27	Storm Water Pipe (15" RCP)	660	LF	$ 28.00	$ 18,480.00
28	Storm Water Pipe (18" RCP)	55	LF	$ 30.00	$ 1,650.00
29	Storm Water Pipe (24" RCP)	240	LF	$ 42.00	$ 10,080.00
30	Type '5' Curb Inlet	4	EA	$ 5,000.00	$ 20,000.00
31	Type '6' Curb Inlet	6	EA	$ 6,305.00	$ 37,830.00
32	Storm Manhole	3	EA	$ 5,000.00	$ 15,000.00
33	15" Mitered End	1	EA	$ 1,500.00	$ 1,500.00
34	24" Mitered End	1	EA	$ 1,800.00	$ 1,800.00
				Drainage Subtotal	**$ 106,340.00**
ELECTRIC					
35	Primary Electric Conduit (2")	3,050	LF	$ 7.00	$ 21,350.00
36	Secondary Electric Conduit (1.5")	449	LF	$ 6.00	$ 2,694.00
37	Secondary Electric Conduit (2.5")	1,955	LF	$ 8.00	$ 15,640.00
38	Electric Connection Fee	35	EA	$ 200.00	$ 7,000.00
				Electric Subtotal	**$ 46,684.00**
				Subtotal	**$ 1,070,557.50**
				Mobilization (10%)	**$ 107,055.75**
				Contingency (10%)	**$ 107,055.75**
				TOTAL	**$ 1,284,669.00**

Daniel H.Young, P.E.
State of Florida, Professional Engineer, License No. 70780

This item has been digitally signed and sealed by Daniel H. Young, P.E. on the date indicated here. 02/16/2023

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Resolution 23-03: Amending the Fiscal Year 2022-2023 Budget for the Receipt of Unanticipated Revenue; Increasing the Children's Trust Grant Special Revenue Fund to Appropriate Revenues and Expenses Related to the Children's Trust of Alachua County Agreement; Providing an Effective Date.
PREPARED BY: Robert A. Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
Adopt Resolution 23-03.

Summary

The Children's Trust of Alachua County (CTAC) issued Request for Proposals (RFP) 2022-03 for summer camp and enrichment services on January 14, 2022. The Children's Trust of Alachua County (CTAC) Board subsequently approved the RFP application submitted by the City of Alachua.
On May 28, 2022, the City Commission authorized the execution of a contract between CTAC and the City of Alachua. On February 13, 2023, the City Commission authorized the execution of a renewal contract between CTAC and the City. This agreement will provide funding for the summer programs to be held at Legacy Park in an amount not to exceed sixty-six thousand six hundred and sixty-five dollars ($66,665). Additional funding of twenty thousand-dollars ($20,000) is projected to be received from non-CTAC funded enrollment fees.
In order to account for revenues and expenses of the summer programs, it is necessary to adopt Resolution 23-03 increasing the Fiscal Year 2022-2023 Children's Trust Grant Special Revenue Fund budget.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$86,665

FUNDING SOURCE: Grants, Other

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

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ATTACHMENTS:

Description

- Resolution 23-03
- Resolution 23-03 Exhibit A
- FY 23 CTAC Renewal Agreement

RESOLUTION 23-03

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2022-2023 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE CHILDREN'S TRUST GRANT SPECIAL REVENUE FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE CHILDREN'S TRUST OF ALACHUA COUNTY AGREEMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Children's Trust of Alachua County had issued Request for Proposals (RFP) 2022-03; and,

WHEREAS, the City, had submitted an application in response to said RFP that met the needs and purposes of the RFP; and,

WHEREAS, the City Commission authorized execution of a contract between the Children's Trust of Alachua County and the City on March 28, 2022, and;

WHEREAS, the City Commission authorized the renewal of a contract between the Children's Trust of Alachua County and the City on February 13, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:

1. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2022-2023 Budget by increasing the Children's Trust Grant Special Revenue Fund and appropriating the amount of eighty-six thousand six hundred sixty-five dollars ($86,665) as reflected in the budget amendment attached hereto as Exhibit A.

2. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27 day of February, 2023.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	Children's Trust Fund	Non-Departmental	Children's Trust Grants	061-000.0000-337.6001	66,665.00	
2	Children's Trust Fund	Non-Departmental	Legacy Summer Camp	061-000.0000-347.2003	20,000.00	
3	Children's Trust Fund	Rec. Legacy Summer Camp	Professional Services	061-569.4110-503.3100		55,690.00
4	Children's Trust Fund	Rec. Legacy Summer Camp	Contractual Services	061-569.4110-503.3400		11,975.00
5	Children's Trust Fund	Rec. Legacy Summer Camp	Other Current Charges	061-569.4110-503.4900		15,000.00
6	Children's Trust Fund	Rec. Legacy Summer Camp	Operating Supplies	061-569.4110-503.5200		4,000.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
				AMENDMENT/TRANSFER TOTALS	86,665.00	86,665.00
				COMBINED TOTAL		173,330.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget for the Children's Trust Fund pursuant to Resolution 23-03.

APPROVED BY: _____

FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR — DATE

APPROVED BY: _____

CITY MANAGER — DATE

FIRST RENEWAL TO AGREEMENT NO. 13386 FOR CTAC BETWEEN THE CHILDREN'S TRUST OF ALACHUA COUNTY AND CITY OF ALACHUA

THIS **FIRST** RENEWAL TO AGREEMENT, made and entered into this 14 day of February A.D. 2023, by and between the Children's Trust of Alachua County, a government agency taxing district in Alachua County, hereinafter referred to as the "CTAC," and "CITY OF ALACHUA", a municipality in Alachua organized under the laws of the State of Florida, hereinafter called "Agency." Collectively hereinafter CTAC and the Agency are referred to as the "Parties".

WITNESSETH:

WHEREAS, pursuant to Request for Funding Proposals 2022-03 the Parties hereto previously entered into the *Agreement No. 13386 for CTAC between the Children's Trust of Alachua County and City of Alachua.*, dated April 1, 2022 (the "Agreement") for the provision of the CTAC providing funds to the Agency for their program, Legacy Park Multipurpose Center Summer Camp; and,

WHEREAS, pursuant to the Agreement, the Agency has requested to extend the term of the Agreement through August 31, 2023; and

WHEREAS, the CTAC deems it in the best interest of the Parties to extend the term of the Agreement as requested by the Agency,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree to amend the Agreement as follows:

SECTION 1. of the Agreement, **Term,** is amended in its entirety to read:

A. This agreement shall commence on April 1st, 2023, and continue through and including August 31st, 2023, unless earlier terminated, as provided herein. CTAC performance and obligation to pay under this agreement is contingent upon a specific annual appropriation by the Children's Trust of Alachua County. The parties hereto understand that this Agreement is not a commitment of future appropriations.

SECTION 2. Scope of services is amended to include updated scope of services referenced as attachment A.

SAVE and EXCEPT as expressly amended herein, all other terms and provisions of the original Agreement between the parties shall be and remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this **First** Renewal to Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: Marsha Kiner
Marsha Kiner (Feb 14, 2023 13:19 EST)

Marsha Kiner
Executive Director
Date: February 14, 2023

APPROVED AS TO FORM

Bob Swain (Feb 14, 2023 12:42 EST)

Alachua County Attorney's Office

ATTEST (By Corporate Officer)
By:
Print: ROBERT A. BRAETTI
Title: FAS DIRECTOR

AGENCY

By:
Print: MIKE DAROZA
Title: CITY MANAGER
Date: 2/13/23

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS. IF A NATURAL PERSON, THEN YOUR SIGNATURE SHOULD BE NOTARIZED. SAMPLE FORMATS FOR NOTARY ARE AVAILABLE ON THE INTRANET UNDER THE PURCHASING/PROCUREMENT SECTION.

FUNDING SOURCE

FISCAL YEAR	AMOUNT	ACCOUNT NO.
2023	$66,665	001.15.1500.569.82.22

KG

Attachment A

Section 1: Site Profile: Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site Summary section. At least one site is required for application to be considered complete

1.Site Information

Organization Name	City of Alachua
Site Name	Legacy Park Multipurpose Center
Site Address	15400 Peggy Road
Site Contact Name/Phone/E-mail:	Robert Bonetti / 386-418-6165 / rbonetti@cityofalachua.com
Site Enrollment Phone # and Website	386-462-1610
Social Media Links (Facebook/Instagram/Twitter)	cityofalachua/facebook.com
Site Grades Served Note: Grades served should reflect year child would enter in the 2023-24 school year	The Legacy Park Summer Adventure Camp will serve grades K-8.
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: 6/5/23 # Of Weeks of Programming: 7 Additional Details: End Date: 7/28/23 Hours of operations: 10

Summer 2023

Days of Youth Programming to Be Offered

Please add a "x" for each day summer camp programming will be offered:

June 2023

S	M	T	W	T	F	S
28	29	30	31*	1 ☐	2 ☐	3 ☐
4 ☐	5 ☒	6 ☒	7 ☒	8 ☒	9 ☒	10 ☐
11 ☐	12 ☒	13 ☒	14 ☒	15 ☒	16 ☒	17 ☐
18 ☐	19 ☒	20 ☒	21 ☒	22 ☒	23 ☒	24 ☐
25 ☐	26 ☒	27 ☒	28 ☒	29 ☒	30 ☒	1 X

July 2023

S	M	T	W	T	F	S
2 ☐	3 ☐	4 ☐	5 ☐	6 ☐	7 ☐	8 ☐
9 ☐	10 ☒	11 ☒	12 ☒	13 ☒	14 ☒	15 ☐
16 ☐	17 ☒	18 ☒	19 ☒	20 ☒	21 ☒	22 ☐
23 ☐	24 ☒	25 ☒	26 ☒	27 ☒	28 ☒	29 ☐
30 ☐	31 ☐					

August 2023

S	M	T	W	T	F	S
		1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
6 ☐	7 ☐	8 ☐	9 ☐	10*	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

*School ends on May 31, 2023
June 19th is Juneteenth
July 4th is Independence Day
*School starts on August 10, 2023

Expected Attendance of Children Describe expected attendance of children at your program. How many days per week will they attend? How many hours in a day will they attend? How many weeks will they attend?	**Hours per Day:** 10 **Days per Week:** 5 **# of weeks expected to attend:** 7
Site Description: Provide a brief description of the facility, including amenities, number of rooms, maximum occupancy, and any other information to show that the facility can safely meet the needs of children during the summer	Legacy Park Multipurpose Center is a 40,000 sq ft. multipurpose recreational/cultural facility that includes 4 full length basketball/volleyball courts. It also has 4 multipurpose classrooms. On the property is an inclusive playground that serves children ages 8-12, two high school dimension soccer fields, and an amphitheater. Maximum capacity for camp would be 150 students Conjoined to Legacy Park is the Hal Brady Recreation Complex. This complex has 3 softball fields, a large playground, 2 baseball fields, skate park, splash park, and an indoor basketball/volleyball court.
Executive Summary: Provide an executive summary of the program and services offered at this site (100 words or less). This summary will be used in reports and promotional materials developed by CTAC	Through the Legacy Park Summer Adventure Camp children will have the opportunity to challenge their brains and learn new things during the summer break. Each day campers will discover new skills, build self-confidence, make new friends, and feel a sense of achievement. Camp activities include art, music, swimming, character development, games, sports, and outdoor activities.
Site Staffing: Describe how your site will provide appropriate staffing to ensure safe and enriching programming. Refer to the RFP guidelines as staffing requirements including positions and ratios when completing site staffing.	The Camp Counselors and Camp Administrator (Director) will be highly qualified. We will advertise at our local schools to recruit teachers and paraprofessionals for these positions. These individuals will have general working knowledge of sports activities (softball, basketball, volleyball, soccer, tennis, games), arts and crafts, environmental sciences, cultural arts, etc. Skills in organizing, supervising, and disciplining children, and creating a positive camp environment. They must have the ability to work effectively with children 5-14 years of age. The ratio for the Legacy Park Summer Adventure Camp will be 1:15 counselor to child to ensure a safe and enriching environment.

Attachment B

1. Site Budget Summary

Site Name Legacy Park Multipurpose Center

Budget Item	Description	Request Amount	Additional details to support request including justification of requested amount. This section must be completed.
Enrollment/Registration Fees	CTAC will cover a one-time enrollment and/or registration fee per child receiving a CTAC scholarship. Complete the following fields to calculate request amount: A) Cost per enrollment fee requested from CTAC: $78 B) # Of children to receive enrollment fees: 100 C) Enrollment Fee request amount (A X B=C) $7,800	$7,800	Cost of T-Shirts, Food/Snacks, and Camp Safety Kit
Scholarships (Full)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals, etc.) Complete the following fields to calculate request amount: A) Cost per Scholarships (Full) requested from CTAC: $58 B) # Of children to receive Scholarships (Full): 80 C) # Of weeks children are expected to attend camp: 7 D) Scholarships (Full) Total (A X B X C): $32,480	$32,480	Counselors(10)- $15/Hr+3 admin cost + 16 hours training Camp Director - $25/hr + 16 Hours of training
Scholarships (Partial)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals etc.). Complete the following fields to calculate request amount: A) Cost per Scholarships (Partial) requested from CTAC: $29 B) # Of children to receive Scholarships (Partial): 20 C) # Of weeks children are expected to attend camp: 7 D) Scholarships (Partial) Total (A X B X C): $4,060	$4,060	Counselors(10)- $15/Hr+3 admin cost + 16 hours training Camp Director - $25/hr + 16 Hours of training
Materials	CTAC will cover the costs of materials of full/partial scholarship children to participate in summer camp activities. The reimbursement of material is based on the ratio of CTAC sponsored children. The CTAC logo should be added to material where applicable on all SWAG items i.e., water bottles, T-shirts, and bags. The proof/mockup from the vendor must be included with your reimbursement request.	$3,000	Equipment, arts/crafts supplies
Fieldtrip	CTAC will cover the costs of full/partial scholarship children to participate in field trips including admission costs. All field trip expenses will include copies of field trip attendance for verification. Proof of attendance must be submitted with the request for reimbursement. Please refer to the checklist and information in the provider handbook before submitting reimbursement request for field trips.	$11,000	AMC Movies, Cade Museum, Gainesville Pool, Flip Factory, SeaWorld, Santa Fe Zoo, Skate Station

Transportation	CTAC will only cover the cost of scholarship recipients that attended the day of the field trip. These expenses for buses, vehicle rentals, gas etc. Vehicle rentals are limited to charters and vans Transportation costs excluding gratuity and insurance coverage will be reimbursed. A detailed travel/mileage log documenting vehicle use for necessary summer camp travel must be maintained by the provider. Include this log with transportation reimbursement requests.	$7,500	Charter Bus at end of Camp
Background Checks	CTAC will cover the costs for all staff to receive Level 2 background checks.	$825	11 Staff X $75 per Background Check
	Site 1 Total Request:	$66,665	

Section 2: Site Profile: Skip this section if no more site profiles are needed. Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site and Budget Summary section. At least one site is required for application to be considered complete

2.Site Information

Organization Name			
Site Name			
Site Address			
Site Contact Name/Phone/E-mail:			
Site Enrollment Phone # and Website			
Social Media Links (Facebook/Instagram/Twitter)			
Site Grades Served Note: Grades served should reflect year child would enter in the 2023-24 school year			
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: End Date:	# of Weeks of Programming: Hours of operations:	Additional Details:

Section 5: Site and Budget Summary

Site Name	Enrollment/Registration Fees		Scholarships (Full)		Scholarships (Partial)		Materials	Fieldtrips	Transportation	Background Checks	Site Total Request
Legacy Park Multipurpose Center	# Of children: 100	Amount: $7,800	# Of children: 80	Amount: $32,480	# Of children: 20	Amount: $4,060	3,000	11,000	7,500	$825	$66,665
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
	# Of children:	Amount:	# Of children:	Amount:	# Of children:	Amount:					
Total	100	$7,800	80	$32,480	20	$4,060	$3,000	$11,000	$7,500	$825	$66,665

CONTRACT FOR SERVICES
N0.13386
BETWEEN THE CHILDREN'S TRUST OF ALACHUA COUNTY AND CITY OF ALACHUA

THIS CONTRACT made and entered into this 3rd day of May _, A.D., 20_22 by and between the Children's Trust of Alachua County, a government agency taxing district in Alachua County, hereinafter referred to as the "CTAC", and "CITY OF ALACHUA", a municipality in Alachua County, organized under the laws of the State of Florida hereinafter called the "Contractor". Collectively hereinafter CTAC and the Contractor are referred to as the "Parties".

W I T N ES S ET H:

WHEREAS, the CTAC is authorized under§ 125.901, Fla. Stat., and§ 26.01, Fla. Stat., *et. seq.* Alachua County Code of Ordinances, for the purpose of providing children's services throughout Alachua County; and,

WHEREAS, the CTAC Is charged with providing for a number of developmental and supportive services for children as set forth in § 125.901, Fla. Stat.; and,

WHEREAS, CTAC is desirous of entering into an Agreement with "CITY OF ALACHUA" to support programs and its services provided by the Contractor;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereby agree as follows:

Section 1. Term:

A. This agreement shall commence on April 1st, 2022 and continue through and including September 30th, 2022, unless earlier terminated, as provided herein. CTAC performance and obligation to pay under this agreement is contingent upon a specific annual appropriation by the Children's Trust of Alachua County. The parties hereto understand that this Agreement is not a commitment of future appropriations.

Section 2. Scope of Services:

A. The Services will be performed by Contractor as specified in **Attachment A:** Scope of Services. Contractor's performance will be measured in accordance with **Attachment E** and as otherwise provided herein.

Section 3, Maximum Indebtedness:

A. The maximum indebtedness under this agreement is (SIXTY-SIX THOUSAND AND SIX HUNDRED-SIXTY-FIVE DOLLARS) ($66,665) for (2022) contract year.

Section 4. Billing and Compensation:

A. For the performance of the services detailed in Section 2 of this Agreement of the CTAC shall pay the Agency an amount not to exceed ($66,665) as specified in the Program Budget in **Attachment B**

B. Compensation. CONTRACTOR will be paid by the CTAC for the Services as follows:

1. Advance Payment - Upon completion of Deliverable 1 in Attachment D the Contractor may invoice the CTAC for an advance payment of 25% of the scholarship amount as listed on Form 2- Site Profile. The Contractor will not receive any additional payments until the advance has been trued up with actual services delivered.
2. Subsequent payments will be made on a monthly basis based on each site's weekly enrollment. To be considered enrolled, proper demographic information and at least on day of attendance in the week the child is enrolled is required (see Data and Reporting, **Attachment F)**
3. Enrollment Fees will be reimbursed in the same manner as in #2 above.
4. Materials and Field Trips will be reimbursed on a cost-reimbursement basis.

C. Submission of the Contractor's invoice for final payment shall further constitute the Contractor's representation to the CTAC that, upon receipt by the Contractor of the amount invoiced, all obligations of the Contractor to others, including its consultants, incurred in connection with the Program, will be paid in full, that the services or expenses have not been reimbursed by another contractor, and that the services provided served a public purpose. The Contractor shall submit invoices via e-mail to invoice@childrenstrustofalachuacounty.us, or to the CTAC at the following address.

Children's Trust of Alachua County
PO Box 5669
Gainesville, FL 32627

D. In the event that the CTAC becomes credibly informed that any representations of relating to payment are wholly or partially inaccurate, the CTAC may withhold payment of sums then or in the future otherwise due to the Contractor until the inaccuracy, and the cause thereof, is corrected to the CTAC's reasonable satisfaction.

E. Payments for all sums are contingent upon meeting the deliverables described in **Attachment D:** Deliverables and the approval of all supporting documentation required by the CTAC. All invoices shall contain the following statement "This request for payment is subject to Section 837.06 Florida Statutes." Invoices for payment shall be made in accordance with the provisions of Chapter 218, Part VII Florida Statutes (Local Government Prompt Payment Act).

F. The Contractor shall submit invoices by the 15th of every month and its final invoice for the grant period by October 15th of each year. The CTAC has no obligation to provide reimbursement to the Contractor for invoices which include expenses incurred in any previous grant period if submitted after October 15, 2022.

G. Invoice payments shall be sent to:
Finance Department
City of Alachua
PO Box 9
Alachua, Fl 32616
finance@cityofalachua.org

Section 5. **Audit, Records, and Reporting:**

A. The Contractor agrees to:

1) Maintain financial records and reports relating to the utilization of funds.

2) Maintain books, records, documents, invoices, and other evidence and accounting procedures and practices such as will permit the Contractor to sufficiently and properly reflect all direct costs of any nature associated with the program.

3) Permit all such records described in 1) and 2) above to be subject to inspection, review, and audit by the CTAC.

B. Reports specified in **Attachment F** shall be submitted as described in **Attachment D.** The CTAC reserves the right to change the forms or formats of the reports without prior written notice to the Contractor. The Contractor shall submit these reports via email (dcarruthers@childrenstrustofalachuacounty.us) or to CTAC following address:

Children's Trust of Alachua County
PO Box 5669
Gainesville, FL 32627

C. The CTAC may defer payment to the Contractor for non-compliance with contract deliverables or program requirements.

Section 6. Default and Termination:

A. The failure of the Contractor to comply with any provision of this Agreement will place the Contractor in default. Prior to terminating the Agreement, the CTAC will notify the Contractor in writing. This notification will make specific reference to the provision which gave rise to the default. The CTAC will give the Contractor seven (7) days to submit a plan for curing the default. In the event the default situation is not corrected within the allotted time or to the satisfaction of the CTAC, prior to formal termination the Parties agree to mediation of the dispute or disputes and shall participate in good faith. The mediation shall be conducted by a professional mediator mutually agreed to by the parties under the Florida mediation rules. Mediation shall be held no longer than twenty-one (21) days after the notice of default.

B. The CTAC may also terminate the Agreement without cause by providing ten (10) days written notice to the Contractor (hereinafter, "Termination for Convenience"). The CTAC Contract Manager is authorized to provide written notice of Termination for Convenience on behalf of the CTAC. Upon such notice, the Contractor will immediately discontinue all Services affected (unless the notice directs otherwise) and deliver to the CTAC all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Contractor in performing this Agreement, whether completed or in process. In the event of such Termination for Convenience, the Contractor's recovery against the CTAC shall be limited to that portion of the Annual Contract Price earned through the date of termination, but the Contractor shall not be entitled to any other or further recovery against the CTAC, including, but not limited to, damages, consequential or special damages, or any anticipated fees or profit on portions of the Services not performed.

C. If funds to finance this Agreement become unavailable, the CTAC may terminate the Agreement with no less than twenty-four (24) hours' notice in writing to the Contractor. The CTAC will be the final authority as to the availability of funds. The CTAC will pay the Contractor for all Services completed prior to delivery of notice of termination. In the event of such Termination, the Contractor's recovery against the CTAC shall be limited to that portion of the Annual Contract Price earned through the date of termination, but the Contractor shall not be entitled to any other or further recovery against the CTAC, including, but not limited to, damages, consequential or special damages, or any anticipated fees or profit on portions of the Services not performed.

Section 7. Monitoring:

A. To the extent law, statute or ordinance does not limit a grant of access solely by the authority of the Contractor, the Contractor, by accepting public funds, agrees to permit persons duly authorized by the CTAC to inspect all records, papers, documents, facilities, goods, and services of the Contractor and interview any employees and clients of the Contractor to be assured of

satisfactory performance of the terms and conditions of this Agreement. When applicable, the CTAC will identify any deficiencies to the Contractor in writing and the Contractor will prepare a corrective action plan to rectify all deficiencies noted. The Contractor's failure to correct the deficiencies within the agreed upon time period may result in the CTAC withholding payments or the Contractor being deemed in breach or default resulting in termination of this Agreement.

Section 8. Modifications:

A. This Agreement may be modified and amended by mutual agreement of the parties; however, any modification shall only become effective upon incorporation of a written amendment to this Agreement, duly executed by both parties. The Parties further agree to renegotiate this Agreement if federal and/or state revision of any applicable laws or regulations makes changes in this Agreement necessary.

Section 9. Notices:

A. Except as otherwise provided in this Agreement any notice of default or termination from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery with receipt. All notices shall be deemed delivered two (2) business days after mailing, unless by personal delivery in which case delivery shall be deemed to occur upon actual receipt by the other party. For purposes of all notices, the Contractor and the CTAC representatives are:

CTAC:
Executive Director, Children's Trust of Alachua County
c/o Children's Trust Custodian of Public Records
PO Box 5669
Gainesville, FL 32627

Contractor:
City of Alachua
City Manager
PO Box 9
Alachua, FL 32616

A copy of any notice shall also be sent to:

Alachua County:
J.K. "Jess" Irby, Esq.
Clerk of the Circuit Court
12 S.E. 1st Street
Gainesville, Florida 32602
Attn: Finance and Accounting

Section 10. **Assignment of Interest:**

A. Neither party will assign or transfer any interest in this Agreement without prior written consent of the other party.

Section 11. **Independent Contractor:**

A. In the performance of this Agreement, the Contractor will be acting in the capacity of an independent contractor and not as an agent, employee, partner, joint venture, or associate of the CTAC. The Contractor is solely responsible for the means, method, techniques, sequence, and procedure utilized by the Contractor in the full performance of this Agreement. Neither the Contractor nor any of its employees, officers, agents, or any other individual directed to act on behalf of the Contractor for any act related to this Agreement shall represent, act, or purport to act or be deemed to be the agent, representative, employee, or servant of the CTAC.

B. For Independent Contractors outside the construction industry with fewer than four employees choosing not to secure workers' compensation coverage under the Florida Workers' Compensation Act, the Independent Contractor outside the construction industry verifies that it has posted clear written notice in a conspicuous location accessible to all employees, telling employees and others of their lack of entitlement to workers' compensation benefits.

C. Policies and decisions of the Contractor, which may be represented by the Contractor in performance of this Agreement, shall not be construed to be the policies or decisions of the CTAC.

Section 12. **Indemnification:**

A. To the maximum extent permitted by Florida law, the Contractor shall indemnify and hold harmless the CTAC and its officers and employees from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, caused by the negligence, recklessness, or intentional wrongful misconduct of the Contractor or anyone employed or utilized by the Contractor in the performance of this Agreement. The Contractor agrees that indemnification of the CTAC shall extend to any and all Services performed by the Contractor, its subcontractors, employees, agents, servants or assigns.

B. The Contractor's obligation to indemnify under this Article will survive the expiration or earlier termination of this Agreement until it is determined by final judgment that an action against the CTAC or an indemnified party for the matter indemnified hereunder is fully and finally barred by the applicable statute of limitations.

C. This obligation shall in no way be limited in any nature whatsoever by any limitation on the amount or type of Contractor insurance coverage. This indemnification provision shall survive the termination of the Agreement between the CTAC and the Contractor.

D. Nothing contained herein shall constitute a waiver by the CTAC of sovereign immunity or the provisions or limits of liability of§ 768.28, Fla. Stat.

E. Paragraphs A-D do not apply to any Contractor which is a government entity protected by Sovereign Immunity under § 768.28, Fla. Stat. For those Agencies, the Parties agree that each party shall be responsible for their own negligence and that of their employees as provided under§ 768.28, Fla. Stat. without any additional waiver of sovereign immunity.

Section 13. Insurance:

A. The Contractor will procure and maintain insurance throughout the entire term of this Agreement of the types and in the minimum amounts detailed in Attachment C. A current Certificate of Insurance showing coverage of the types and in the amounts required is attached . hereto as [Attachment CI].

B. Additionally, proof of automobile insurance will be required in the event the Contractor transports children as part of their program.

Section 14. Laws & Regulations:

A. The Contractor will comply with all laws, ordinances, regulations, and building code requirements applicable to the Services required by this Agreement. The Contractor is presumed to be familiar with all state and local laws, ordinances, code rules and regulations that may in any way affect the Services outlined in this Agreement. If the Contractor is not familiar with state and local laws, ordinances, code rules and regulations, the Contractor remains liable for any violation and all subsequent damages or fines. This section includes, but is not limited to background checks as required under Florida law for direct services involving children.

B. As described in Attachment F, if at any time contractor is aware of or suspects that abuse, neglect, or exploitation of children, disabled persons, or aged persons has occurred, as defined in Chapters 39 and 415, Florida Statutes, he/she is required to report immediately such known or suspected abuse or neglect to the Florida Abuse Registry by calling 1-800-962-2873.

Section 15. E-Verify:

A. Pursuant to Section 448.095, Florida Statutes, the Contractor must register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees prior to entering into this Agreement. The Contractor shall include in all contracts with subcontractors performing Work pursuant to this Agreement, an express requirement that subcontractors utilize the federal E-Verify system in accordance with the terms governing use of the system to confirm employment eligibility of all new employees hired by subcontractors during the term of this Agreement. Subcontractor shall provide the Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with unauthorized aliens and the Contractor will provide a copy of such affidavit to the CTAC. If the CTAC has good faith belief that the Contractor has violated this section the CTAC will terminate this Agreement. If the CTAC has good faith belief that a subcontractor violated this section, but the Contractor has otherwise complied with this section, the CTAC will notify the Contractor and the Contractor will terminate its agreement with such subcontractor.

Section 16. **Non-Waiver:**

A. The failure of either party to exercise any righ,t shall not be considered a waiver of such right in the event of any further default or non-compliance.

Section 17. **Severability:**

A. If any provisions of this Agreement shall be declared illegal, void, or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.

Section 18. **Entire Agreement:**

A. This Agreement contains all the terms and conditions agreed upon by the Parties.

Section 19. **Collusion:**

A. By signing this Agreement, the Contractor declares that this Agreement is made without any previous understanding, agreement, or connections with any persons, contractors, or corporations and that this Agreement is fair, and made in good faith without any outside control, collusion, or fraud.

Section 20. **Conflict of Interest:**

A. The Contractor warrants that neither it nor any of its employees have any financial or personal interest that conflicts with the execution of this Agreement. The Contractor shall notify the CTAC of any conflict of interest due to any other clients, contracts, or property interests.

Section 21. **Third Party Beneficiaries:**

A. This Agreement does not create any relationship with, or any rights in favor of, any third party.

Section 22. **Governing Law and Venue:**

A. This Agreement is governed in accordance with the laws of the State of Florida. Venue is in Alachua County, Florida in a Court of Competent Jurisdiction.

Section 23. **Construction:**

A. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the parties. It is recognized that both parties have substantially contributed to the preparation of this Agreement.

Section 24. Project Records:

A. General Provisions:

I) Any document submitted to the CTAC may be a public record and is open for inspection or copying by any person or entity. "Public records" are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any Contractor per § 119.011(11), Fla. Stat. Any document is subject to inspection and copying unless exempted under§ 119, Fla. Stat., or as otherwise provided by law.

2) In accordance with § 119.0701, Fla. Stat., the Contractor, *when acting on behalf of the CTAC,* as provided under § 119.012(2), Fla. Stat., shall keep and maintain public records as required by law and retain them as provided by the General Records Schedule established by the Department of State. Upon request from the CTAC's Custodian of Public Records, provide the CTAC with a copy of the requested records or allow the records to be inspected or copied within a reasonable time unless exempted under § 119, Fla. Stat., or as otherwise provided by law. Additionally, they shall provide the public records at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3) The Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of this Agreement if the Professional does not transfer the records to the CTAC.

B. Confidential Information:

I) During the term of this Agreement or license, the Contractor may claim that some or all of information, including, but not limited to, software documentation, manuals, written methodologies and processes, pricing, discounts, or other considerations (hereafter collectively referred to as "Confidential Information"), is, or has been treated as confidential and proprietary in accordance with§ 812,081, Fla. Stat., or other law, and is exempt from disclosure under§ 119, Fla. Stat., the Public Records Law. The Contractor shall clearly identify and mark Confidential Information as "Confidential Information" or "CI" and the CTAC shall use reasonable efforts to maintain the confidentiality of the information properly identified as "Confidential Information" or "CI",

2) The CTAC shall promptly notify the Contractor in writing of any request received by the CTAC for disclosure of the Contractor's Confidential Information and the Contractor may assert any exemption from disclosure available under applicable law or seek a protective order against disclosure from a court of competent jurisdiction. The Contractor shall protect, defend, indemnify, and hold the CTAC, its officers, employees, and agents free and harmless from and against any

claims or judgments arising out of a request for disclosure of Confidential Information. The Contractor shall investigate, handle, respond to, and defend, using counsel chosen by the CTAC, at the Contractor's sole cost and expense, any such claim, even if any such claim is groundless, false, or fraudulent. The Contractor shall pay for all costs and expenses related to such claim, including, but not limited to, payment of attorney fees, court costs, and expert witness fees and expenses. Upon completion of this Agreement or license, the provisions of this paragraph shall continue to survive. The Contractor releases the CTAC from claims or damages.related to disclosure by the CTAC. If the Contractor is a Public Contractor under the laws of the State of Florida, there shall be no claim for indemnification, but the Contractor shall identify all confidential information they provide to the CTAC.

C. Project Completion:

1) Upon completion of, or in the event this Agreement is terminated, the Contractor, *when acting on behalf of the CTAC* as provided under § 119.011(2), Fla. Stat., shall transfer, at no cost, to the CTAC all public records in possession of the Contractor or keep and maintain public records required by the CTAC to perform the service. If the Contractor transfers all public records to the CTAC upon completion or termination of the Agreement, it must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion or termination of the Agreement all applicable requirements for retaining public records shall be met. All records stored electronically shall be provided to the CTAC, upon request from the CTAC's Custodian of Public Records, in a format that is compatible with the information technology systems of the CTAC.

D. Compliance:

1) An Applicant who fails to provide the public records to the CTAC within a reasonable time may be subject to penalties under§ 119.10, Fla. Stat.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF§ 119, Fla. Stat., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CTAC REPRESENTATIVE AT:

E-MAIL: publierecordrequests@childrenstrustofalachuacounty.us
PHONE: (352) 374-1830
ADDRESS: P.O. Box 5669, Gainesville, FL 32627

Section 25. Communications:

A. The Contractor shall maintain a working e-mail address and shall respond to e-mail communications from the CTAC Contract Manager within twenty-four (24) business hours from the time the e-mail was received electronically. The Contractor agrees to notify the CTAC Contract Manager of any changes in e-mail, staff, Board of Directors, postal mailing address, etc. within twenty-four (24) hours of the change. The Contractor agrees to add the e-mail and postal mailing

addresses of the CTAC Contract Manager to any mailing lists utilized for the purpose of announcements, status reports, and the like. The contractor is responsible for ensuring that emails from CTAC are not diverted to its SPAM filter.

Section 26. No Religious or Sectarian Requirement:

A. In accordance with Article 1, Section 3, Florida Constitution, and other applicable law, the funding provided under this Agreement may not be used in aid of any church, sect, or religious denomination or in aid of any sectarian institution. The program shall not promote the religion of the provider, be significantly sectarian in nature, involve religious indoctrination, require participation in religious ritual, or encourage the preference of one religion over another.

Section 27. Non-Discrimination:

A The parties agree not to discriminate against any person on grounds of race, ethnicity, national origin, color, religion, age, disability, sex, pregnancy status, gender identity, sexual orientation, marital status, genetic information, political opinions or affiliations, veteran status, or other legally protected classes under the laws of the State of Florida or the federal government.

Section 28. Force Majeure:

A Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under the Agreement due directly or indirectly from acts of God, accidents, fire, explosions, earthquakes, floods, water, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, terrorism, pandemics or health crises, strikes, or labor disputes.

Section 29. Award Acknowledgement of Support:

A. The Contractor agrees to acknowledge the CTAC's support in all materials as specified on the CTAC website at:

https://www.childrenstrustofalachuacounty.us/funding/page/provider-resources

Section 30. Electronic Signatures.

A. The Parties agree that an electronic version of this Agreement shall have the same legal effect and enforceability as a paper version. The Parties further agree that this Agreement, regardless of whether in electronic or paper form, may be executed by use of electronic signatures. Electronic signatures shall have the same legal effect and enforceability as manually written signatures. The County shall determine the means and methods by which electronic signatures may be used to execute this Agreement and shall provide the Contractor with instructions on how to use said method. Delivery of this Agreement or any other document contemplated hereby bearing an manually written or electronic signature by facsimile transmission (whether directly from one

facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

Section 31. Counterparts:

A. This Agreement may be executed in any number of and by the different parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument. Receipt via fax or e-mail with pdf attachment by a party or its designated legal counsel of an executed counterpart of this Contract shall constitute valid and sufficient delivery in order to complete execution and delivery of this Contract and bind the parties to the terms hereof.

Section 32. Contract Documents:

This Contract consists of the following documents which are hereby incorporated as if fully set forth herein and which, in case of conflict, shall have priority in the order listed:

A. This document, as modified by any subsequent signed amendments
B. Any amendments to the RFP
C. The RFP as originally issued
D. Any Purchase Order under the Contract
E. The Response, provided that any terms in the Response that are prohibited under the RFP shall not be included in this Contract.

WITNESS WHEREOF, the parties have caused this Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

CHILDREN'S TRUST OF ALACHUA COUNTY

By: _____

Kristy Goldwire
Acting Executive Director
Date:
May 3, 2022

APPROVED AS TO FORM

_____

Attorney for the Trust

CONTRACTOR

ATTEST (By Corporate Officer)

By: _____

Print: _____

Title: _____

By: _____

Print: MIKE DARO'ZA

Title: CITY MANAGER

Date: 9/2/22

INCORPORATED OR ARE OTHERWISE NOT A NATURAL PERSON, PLEASE PROVIDE A CERTIFICATE OF INCUMBANCY AND AUTHORITY, OR A CORPORATE RESOLUTION, LISTING THOSE AUTHORIZED TO EXECUTE CONTRACTS. IF SIGNATURE AUTHORITY IS PROVIDED, ATTESTATION WILL NOT BE NECESSARY.

FUNDING SOURCE

FISCAL YEAR	AMOUNT	ACCOUNT NO.
2022	$66,665	001.15.1500.569.82.00

Attachment A

Section 3: Site Profile: Complete the Site Information and Site Budget Summary for each site requesting funding. Information from each site profile will populate the Site Summary section. At least one site is required for application to be considered complete.

1. Site Information

Organization Name	City of Alachua
Site Name	Legacy Park Multipurpose Center
Site Address	15400 Peggy Road
Site Contact Name/Phone/E-mail:	Elliot Harris 352-213-4125/eharris@_cityofalachua.eom
Site Enrollment Phone# and Website	386-462-1610
Social Media Links(Facebook/Instagram/Twitter	**)CitvofAlachua/facebook.com**
Site Grades Served Note: Grades served should reflect year child would enter in the 2022-23 school year	The Legacy Park Summer Adventure Camp will serve grades K-8.
Site Dates and Hours of Operations Provide specific dates and hours of operations camp services will be offered	Start Date: 6/6/20 # of Weeks of Programming? Additional Details: End Date: 7/29/22 Hours of operations: 7:00am-5:00pm
Expected Attendance of Children Describe expected attendance of children at your program. How many days per week will they attend? How many hours in a day will they attend? How many weeks will they attend?	Hours per Day: Days per Week: # of weeks expected to attend: 110 5 7
Site Description: Provide a brief description of the facility, including amenities, number of rooms, maximum occupancy, and any other information to show that the facility can safely meet the needs of children durin thesummer	Legacy Park Multipurpose Center is a 40,000 sq ft. multipurpose recraational/cultural facility that includes 4 full lengtll basketball/volleyball courts. It also has 4 multipurpose classrooms. On the property is an inclusive playground that serves children ages 5..12, two high school dimension soccer fields, and an amphitheater. Maximum capacity for camp would be 150 students Conjoined to Legacy Park is tlie Hal Brady Recreation Complex. This complex has 3 softball fields, a large playground, 2 baseball fields, skate park, splash park, and an indoor basketball/volleyball court.
Executive Summary: Provide an executive summary of the program and services offered at this site (100 words of less). This summary will be used in reports and promotional materials developed by CTAC	Through the Legacy Park Summer Adventure Camp children will have the opportunity to challenge their brains and learn new things during the summer break. Each day campers will discover new skills, build self-confidence, make new friends, and feel a sense of achievement. Camp activities include art, music, swimming, character development, games, sports, and outdoor activities.
Site Staffing: Describehowyoursite_will provideappropriatestaffingto ensure safe a[nd] enriching programming. Refer to_ t_he RFP . gu1delmes as staffing requirements 1nclud1ng positions and ratios when completing site staffing.	The Camp Counselors and Camp Administrator (Director) will be highly qualified. We will advertise at our local schools to recruit teachers and paraprofessionals for these positions. These individuals will have general working knowledge of sports activities (softball, basketball, volleyball, soccer, tennis, games), arts and crafts, environmental sciences, cultural arts, etc. Skills in organizing, supervising, and disciplining children, and creating a positive camp environment. They must have the ability to work effectively with children 5-14 years of age. The ratio for the Legacy Park Summer Adventure Camp will be 1:10 counselor to child to ensure a safe and enriching environment.

1. Site Budget — Attachment B

Site Name Legacy Park Multipurpose Center

Budget Item	Description	Request Amount	Additional details to support request including justification of requested amount
Enrollment/Registration Fees	CTAC will cover a one-time enrollment and/or registration fee per child receiving a CTAC scholarship. Complete the following fields to calculate request amount: A) Cost per enrollment fee requested from CTAC: $ 78 B) # of children to receive enrollment fees: 100 C) Enrollment Fee request amount (AX B- *Read Only:)* $ 7.800	**$7,800'**	Cost of T-shirt, Food/Snacks, and Camp Safety Kit
Scholarships (Full)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals, etc.) Complete the following fields to calculate request amount: A) Cost per Scholarships (Full) requested from CTAC: $ 58 B) # of children to receive Scholarships (Full): 80 C) # of weeks children are expected to attend camp: 7 D) Scholarships (Full) Total (AX BX C- *Read on!;'):$* 32,480	$ 32 480	Counselors(10)- $15/hr+3 admin cost+ 16 hours training Camp Director - $25/hr + 16 Hours of training
Scholarships (Partial)	CTAC will cover weekly camp scholarships for eligible children. Weekly scholarship cost should include all expenses necessary to host a child per week (staffing, overhead, meals etc.). Complete the following fields to calculate request amount: A) Cost per Scholarships (Partial) requested from CTAC:$ 29 B) # of children to receive Scholarships (Partial): 20 C) # of weeks children are expected to attend camp:7 D) Scholarships (Partial) Total (AX BX C - *Read only}:*$ 4,060	$ **4 060**	Counselors(10)- $15/hr+3 admin cost+ 16 hours training Ca_mp Director - $25/hr + 16 Hours of training
Materials	CTAC will cover the costs of materials full/partial scholarship children to participate in summer camp activities.	$3,000	Equipment, arts/crafts supplies
Fieldtrip	CTAC will cover the costs of full/partial scholarship children to participate in fieldtrips including admission costs. All fieldtrip expenses will include copies of fieldtrip attendance for verification.	$13,000	AMC Movies, Cade Museum, Gainesville Pool, Flip Factory, SeaWorld, Santa Fe Zoo, Skate Station
Transportation	CTAC will cover the cost of transportation for full/partial scholarship children to participate in camp activities including fieldtrips. These expenses for buses, vehicle rentals, gas etc.	$ 5,500	Gas $1000 Charter Bus for end of camp $4500
Background Checks	CTAC will cover the costs for all staff to receive Level 2 background checks	$ **8251**	11 Staff X $75 per Background Check
	Site 1 Total Request:	$ 66,665	

Attachment B-1

Section 4: Site and Budget Summary

Information from each site profile will populate the Site Summary section below. To make corrections to the summary table, return to previously enter site profile(s).

Site Name	Enrollment/Registration Fees		Scholarships (Full)		Scholarships (Partial)		Materials	Fieldtrips	Transport-ation	Background Checks	Site Total Request
Legacy Park Multipurpose Center	#of children: 100	Amount: $7,800	#of children: 80	Amount: $32,480	#of children: 20	Amount: **$4,060**	$3,000	$ 13,000	$5,500	$ 825	$66,665
	# of children:	Amount: $0	#of children:	Amount: $0	#of children:	Amount: $0					$0
	#of children:	Amount: $0	# of children:	Amount: $0	#of children:	Amount: **$ 0**					$0
	# of children:	Amount: $0	# of children:	Amount: $0	#of children:	Amount: **$ 0**					$0
Total	**100**	$7,800	**80**	$32,480	**20**	$4,060	**$3,000**	**$13,000**	**$5,500**	**$3,000**	$66,665

Attachment C: Insurance Requirement
TYPE "B" INSURANCE REQUIREMENTS
"Professional or Consulting Services"

Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the contractor, their agents, representatives, employees, or subcontractors.

I. **COMMERCIAL GENERAL LIABILITY.**

Coverage must be afforded under a per occurrence form policy for limits not less than $200,000 General Aggregate, $300,000 Products/Completed Operations Aggregate, $300,000 Personal and Advertising Injury Liability, $200,000 each Occurrence, $50,000 Fire Damage Liability, and $5,000 Medical Expense.

II. **WORKERS COMPENSATION AND EMPLOYER'S LIABILITY.**

A. Coverage to apply for all employees at STATUTORY limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the USA Longshoremen & Harbor Workers Act.

B. Employer's Liability limits for not less than $100,000 each accident; $500,000 disease policy limit and $100,000 disease each employee must be included.

III, **PROFESSIONAL LIABILITY or ERRORS AND OMISSIONS LIABILITY (E&O).**

Professional (E&O) Liability must be afforded for not less than $200,000 each claim, $300,000 policy aggregate, required for Capital but not for Services.

IV. OTHER INSURANCE PROVISIONS.

A. All Coverages

1. The Contractor shall provide a Certificate of Insurance to the Children's Trust of Alachua County with a thirty (30) day notice of cancellation. The certificate shall indicate if cover is provided under a "claims made" or "per occurrence" form. If any cover is provided under "claims made" form the certificate will show a retroactive date, which should be the same date of the contract (original if contact is renewed) or prior.

2. Contractors shall include all subcontractors as insured under its policies. All subcontractors shall be subject to the requirements stated herein.

CERTIFICATE HOLDER: Children's Trust of Alachua County

Attachment CI: Insurance Requirement
Certificate of Insurance

Attachment D
Deliverables

DATE RANGE	DELIVERABLE	EVIDENCE	DUE DATE(S)
Date of Award-April 1st,2022	**1.** Program Preparation	☐ Certificate of Insurance ☐ Affidavit Letter outlining screening of all staff and volunteers. ☐ Verified in Philanthropy Hub (Nonprofits only)	May 15th, 2022
April 2022	2. Attend CTACSummer Provider training	☐ Training attendance	April 20, 2022
May -August 30th, 2022	3. Implement the program in a safe and supportive environment # of days # of students	☐ Sign In/Sign Out Sheets ☐ Monthly Invoice	Due 15th of every month
May -August 30th, 2022	4. Submit child demographics and weekly program attendance including participation in fieldtrips and family engagement activities as applicable.	☐ Submission on CTAC provided data collection spreadsheets or tools	Due 15th of every month
August 15th, 2022	5. Submit End of Program Narrative	☐ End-of-Program Narrative ☐ Satisfaction Surveys	August 15th, 2022

NOTE: An Affidavit Letter is a letter on Contractor letterhead and clearly states that all staff and volunteers have completed the screening and completed Affidavits of Good Moral Character prior to the commencement of the program.

Attachment E
Performance Measures

Quantity: How much?	FY22 Target
Number of children enrolled-full and partial scholarships	100
Number of program days	35
Quality/Effort: How well are services provided?	FY22 Target
Weekly Attendance 100% of enrolled children who attend at least 1 day per week for the expected program length	90%
Site Monitoring (developed by CTAC staff)	Fully Compliant
Client Benefits: Is anyone better off?	
Children who enjoyed camp activities Parents satisfied with registration process Parents satisfied with camp activities Parents felt their kids were safe at camp Parents satisfied with camp communication Families enjoyed the overall camp experience	80% 75% 85% 90% 80% 85%

Attachment F
Data and Reporting

PARTICIPANT DATA	
DATA REQUIREMENT	**Data Collection Tool**
Participant Demographics: Providers are expected to collect and report the following on each child served individually: • Unique Identifier • Scholarship Type (i.e., Full or Partial) • Scholarship Amount (i.e., weekly rate) • Enrollment Criteria for Scholarship (i.e., at or below 200% FPL, IEP and/or 504 plans, in foster care, in kinship care, under in-home case management, family receiving SNAP benefits, between 200% - 400% FPL) • Residence City (note, must be Alachua County) • Residence ZIP (note, must be Alachua County) • Age at Enrollment • Grade (i.e., K-12) • School Name • Race (i.e., American Indian or Alaskan, Asian, Black or African American, Pacific Islander, White, Multiracial, Other) • Ethnicity (i.e., Hispanic or Non-Hispanic) • Gender • Parent Language	Provider will develop, collect, and maintain child enrollment forms to support the collection of deidentified data to be submitted to CTAC. Provider will submit data listed for each individual child through a data collection tool provided by CTAC.
Program Participation: Providers are expected to collect and report the following on each child served individually: • Number of days the child attended the program for each week the program operated • Participation in fieldtrips (if applicable) • Participation in family engagement events/activities (if applicable)	Provider will develop, collect, and maintain attendance forms to support the collection of data to be submitted to CTAC. Provider will submit participation data listed for each individual child through a data collection tool provided by CTAC.

PROGRAM QUALITY MEASURES	
DATA REQUIREMENT	**Data Collection Tool**
Verification of scholarship eligibility: Providers are expected to verify scholarship eligibility.	Site records
Satisfaction Survey: Providers are expected to administer child/youth and parent satisfaction surveys summer.	CTAC provided data collection tool.
Participant Records: Providers shall maintain a file for each child enrolled including enrollment, program consent, and image release forms.	Site records

PROGRAM QUALITY MEASURES	
DATA REQUIREMENT	**Data Collection Tool**
Personnel Records: Providers shall maintain a personnel file for each staff involved in the program, including in-kind staff and volunteers. Each file should contain, at a minimum, background screening results, proof of required trainings, and any required certifications or licensures, including the Affidavit of Good Moral Character.	Staff Qualifications: Providers are expected to hire and retain staff and subcontractors with the necessary qualifications/credentials. Providers are expected to produce proof of required experience, education, and certifications/licensures as specified in Scope of Services

	Due Date•	**What to Report**
Summer Camp	15th of Each Month	- Invoice based on actual attendance and enrollment - Prior month's new participant demographics, attendance data
	September 15th	- Final report - Finalized participant data (demographics, attendance, surveys) - Provider End of Summer Reflection survey - Final invoice

Attachment G

MANDATORY REPORTING OF ABUSE CHECKLIST (JUNE 2020)

A. WHO NEEDS TO REPORT?

In Florida, everyone is a mandatory reporter. However, there are two types ofreporters:

- Mandated Reporter (General):
  - Any person who knows, or has reasonable cause to suspect, that a child is abused, abandoned, or neglected by a parent, legal custodian, caregiver, orother person responsible for the child's welfare is a mandatory reporter. § 39.201(1)(a).
  - Any person, including but not limited to state, county, or municipal criminaljustice employees or law enforcement officers, who knows or has reasonablecause to suspect that a vulnerable adult has been or is being abused, neglected, or exploited must make a report.§ 415.1034(1)(a)5.
- Mandated Reporter (Professional)
  - Anyone who is legally obligated to report known abuse and must also identifythemselves when reporting. These include:
    - Physician, osteopathic physician, medical examiner, chiropractic physician,nurse, paramedic, emergency medical technician, or hospital personnel engaged in the admission, examination, care, or treatment of persons. §§ 39.201{1)(d)1 and 415.1034(1)(a)1;
    - Health or mental health professional other than listed in paragraph above;
    - Practitioner who relies solely on spiritual means for healing,§§ 39.201(1)(d)3 and 415.1034(1)(a)3;
    - School teacher or other school official or personnel (child),§ 39.201(1)(d)4;
    - Social worker, day care center worker, or other professional childcare,foster care, residential or institutional worker (child),§ 39.201{1)(d)5;
    - Nursing home staff; assisted living facilities staff; adult day care centerstaff etc. (vulnerable adults),§ 415.1034(1)(a)4;
    - Employees of Department of Business and Professional Regulation conducting inspections of public lodging establishments,§ 415.1034(1)(a)6;
    - Law enforcement officer,§§ 39.201(1)(d)6 and 415.1034(1)(a)5; Judge,§ 39.201(1)(d)(7) and 415.1034(1)(a)5; and

- Mediators.§ 44.405(4)(a)3.

- Note: An officer or employee of the judicial branch is not required to again provide notice of reasonable cause to suspect child abuse, abandonment, or neglect when that child is currently being investigated by the department, there isan existing dependency case, or the matter has previously been reported to the department, provided that there is reasonable cause to believe that the information is already known to the department. This paragraph applies only whenthe information has been provided to the officer or employee in the course of carrying out his or her official duties.§ 39.201(1)(f)

B. WHAT NEEDS TO BE REPORTED?

- **Child Abuse**
    - A child in need of supervision who has no parent, legal custodian, or responsible adult. § 39.201(1)(a).
    - A child abused by his or her parent, caregiver, guardian, or other person responsible for the child's welfare.§ 39.201(1)(a).
    - Child abuse by an adult other than a parent, legal custodian, caregiver, orother person responsible for the child's welfare. § 39.201(1)(b).
    - Childhood sexual abuse or victim of a known or suspected juvenile sex offender.§ 39.201(1)(c).
    - If the report contains information of an instance of known or suspected child abuse involving impregnation of a child under 16 years of age by a person 21 years of age or older, the report shall be made immediately to the appropriate county sheriff's office or other appropriate law enforcementagency. § 39.201(2)(e).
    - Reports involving surrendered newborn infants shall be made and receivedby the department.§ 39.201(1)(g).
- **Sexual Battery**
    - Section 794.027 requires a person who observes a sexual battery and who has the ability to seek assistance for the victim without being exposed to a threat of physical violence must make a report. Someone other than the victim or a spouse or close family relative of the victim or offender who is not endangered and who fails to seek assistance by reporting the offense toa law enforcement officer is guilty of a misdemeanor of the first degree.

- **Vulnerable Adult Abuse**

  - Section 415.1034(1)(a)5 states that any person, including, but not limited to any state, county, or municipal criminal justice employee or law enforcement officer, who knows, or has reasonable cause to suspect, that a vulnerable adulthas been or is being abused, neglected, or exploited shall immediately report such knowledge or suspicion to the central abuse hotline.

C. WHO DO YOU REPORT IT TO?

- Child and adult abuse should be reported to the Florida Department of Children and Families (DCF) through either the DCF statewide hotline (call 1-800-96-ABUSE)(1-800-962-2873) or through the DCF website at http://reportabuse.dcf.state.fl.usThe hotline also accepts faxes at 1-800-914-0004 and web-based chats on their website. § 39.201(2)(a).

- If the abuse is by an adult other than a parent, legal custodian, caregiver, or otherperson responsible for the child's welfare, the report will be transferred by hotlinestaff to the appropriate county sheriff's office.§ 39.201(2)(b).

- If the alleged abuse is by a juvenile or involves a child who is in the custody or protective supervision of the department, the report shall be transferred by the hotline to the county sheriff's office. § 39.201(2)(c)1.

D. WHAT HAPPENS IF YOU DON'T REPORT?

- Failure to report child abuse to DCF is a third-degree felony.§ 39.205(1).

- Failure to report a sexual battery under§ 749.027 is a misdemeanor of the first degree.

- Failure to report a case of known or suspected abuse, neglect, or exploitation of a vulnerable adult or preventing someone else from doing so is a misdemeanor of the second degree.§ 415.111(1).

E. WHAT HAPPENS IF YOU MAKE A FALSE REPORT?

A person who knowingly and willfully makes a false report of child abuse, abandonment, neglect, or abuse of a vulnerable adult or who advises another to makea false report is guilty of a felony of the third degree. §§ 39.205(9), 415.111(5).
However, anyone making a report who is acting in good faith is immune from any liability.§§ 39.205(9), 415.lll(S)(b).

CHILDREN'S TRUST OF ALACHUA COUNTY
RESOLUTION 2022-04
Sununel' Camp & Enrichment Sel'vices RFP 2022-03

WHEREAS, the Children's Trust of Alachua County (CTAC) developed and approved Resolution 2020-12, Procurement Policies; and

WHEREAS, the Trnst seeks to expand s1m1mer programming for low-income families; and

WHEREAS, the Trnst seeks to partner with enrichment prnviders to offer elll'iching activities that offer youth the opportunity to learn and explore specialty activities that would otherwise not be available through their out of school time programming; and

WHEREAS, the Trust b11dgeted $2,000,000 for summer prngrnmming in the FY 21-22 Budget,

NOW THEREFORE, be it ordained by the Board of Children's Trnst of Alachua County, in the State of Florida, as follows:

SECTION 1: ADOPTION The scope of service, minimum qualifications, evaluation criteria, and review team attached hereto as Exhibit "A" is het·eby adopted in its entirety as provided in Exhibit "A" and incorporated herein by this reference.

SECTION 2: EFFECTIVE DATE This Resolution shall be in full force and effect from 03.14.2022 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CHILDREN'S TRUST OF ALACHUA COUNTY BOARD; this 14th day of March 2022,

	AYE	NAY	ABSENT	NOT VOTING
Dr. Margarita Labatta				
Tinn Cet·tain				
Lee Pinkoson				
Ken Cornell				
Dt•, Nancy Hardt				
Dl·. Patricia Snyder				
Cheryl Twornbly				

Presiding Officer

Dr. Margarita Labarta, Chair
Child1·en's Trust of Alachua County

Attest

Kristy Goldwire, Acting Secretary
Children's Trust of Alachua County

APPENDIX A- PROGRAM FUNDING

GOAL 1: ALL CHILDREN ARE BORN HEALTHY AND REMAIN HEALTHY — $538,750

STRATEGY 1.1 SUPPORT MATERNAL AND CHILD HEALTH

PROGRAM	AGENCY	PROPOSED FUNDING
MATERNAL FAMILY PARTNER	Healthy Start of North Central Florida, Inc.	$75,000
NEWBORN HOME VISITING PROGRAM	Healthy Start of North Central Florida, Inc.	$400,000

STRATEGY 1.2SUPPORT MENTAL HEALTH AND SUBSTANCE ABUSE PREVENTION

PROGRAM	AGENCY	PROPOSED FUNDING

STRATEGY 1.3 SUPPORT PHYSICAL HEALTH

PROGRAM	AGENCY	PROPOSED FUNDING
WELLNESS COORINATOR@ HOWARD BISHOP MS	Children's Home Society of Florida	$63,750

STRATEGY 1.4 IMPROVE FOOD SECURITY

PROGRAM	AGENCY	PROPOSED FUNDING

GOAL 2: ALL CHILDREN CAN LEARN WHATTHEY NEED TO BE SUCCESSFUL — $3,500,639

STRATEGY 2.1 SUPPORT PROFESSIONAL DEVELOPMENT AND CAPACITY-BUILDING

PROGRAM	AGENCY	PROPOSED FUNDING
TRANSFORMATIVE PROFESSIONAL DEVELOPMENT	Early learning Coalition of Alachua County	$250,000
VIOCITY MASTER CLASS SERIES	Business Leadership Institute for Early Learning	$90,000
ACCREDITATION ACADEMY	Multiple	$300,000
PROFESSIONAL DEVELOPMENT REGISTRY	The Children's Forum	$34,650
AFTERSCHOOL CAPACITY-BUILDING	Mulple (via an applicatlon process)	$300,000

STRATEGY 2.2 EXPAND ACCESS TO HIGH QUAUTY CHILDCARE, AFTERSCHOOL, AND SUMMER PROGRAMS

PROGRAM	AGENCY	PROPOSED FUNDING
SUMMER PROGRAMMING (2021-2024)	RFP	$1,100,000
AFTERSCHOOL PROGRAMMING (RfP 2021'06)	Gainesville Area Tennis Association (Aces In Motion)	$188,443
AFHRSCHOOL PROGRAMMING (RrP 2021·06)	Kids Count In Alachua County, Inc.	$143,025
AFTERSCHOOL PROGRAMMING (HFP 202L.OG)	Soys and Girls Club of Alachua County	$142,569
AFTERSCHOOL PROGIIAMMING (RFP 2021·06)	Girls Place, Inc	$120,238
AFTERSCHOOL PROGRAMMING (RFP 2021·06)	Gainesville C{rcus Center	$95,539
AFHRSCHOOL PROGRAMMING (HFP 2021·06)	Deeper Purpose Community Church, Inc.	$72,175
AFTERSCHOOL PROGRAMMING (2022 - 2025)	RFP	$150,000

STRATEGY 2.3 SUPPORT LITERACY AND OTHER ACADEMIC SUPPORTS

PROGRAM	AGENCY	PROPOSED FUNDING
DOLLY PARTON IMAGINATION LIBRARY	Gainesville Thrive	$14,000

STRATEGY 2.4 IMPROVE CAPACITY TO SUPPORT SPECIAL NEEDS

PROGRAM	AGENCY	PROPOSED FUNDING

STRATEGY 2.5 SUPPORT CAREER EXPLORATION AND PREPARATION

PROGRAM	AGENCY	PROPOSED FUNDING
YOUTH SUMMER 1085 PROGRAM	RFP	$500,000

GOAL 3: ALL CHILDREN HAVE NURTURING AND SUPPORTIVE CAREGIVERS ANO RELATIONSHIPS — $220,000

STRATEGY 3.1 SUPPPORT INITIATIVES THAT CONNECT FAMILIES TO RESOURCES

PROGRAM	AGENCY	PROPOSED FUNDING
HELP ME GROW ALACHUA	RFP 2021-07	$220,000

STRATEGY 3.2 IMPROVE FAMILY STRENGTHENING AND SUPPORTS

PROGRAM	AGENCY	PROPOSED FUNDING

GOAL4: ALL CHILDREN LIVE IN A SAFE COMMUNITY — $

STRATEGY 4.1 SUPPPORT INJURY PREVENTION

PROGRAM	AGENCY	PROPOSED FUNDING

STRATEGY 4,2 SUPPPORT INITIATIVES THAT PREVENT DELINQUENCY /TRUANCY

PROGRAM	AGENCY	PROPOSED FUNDING

STRATEGY 4,3 SUPPPORTVIOLENCE PREVENTION INITITATIVES

PROGRAM	AGENCY	PROPOSED FUNDING

RECOMMENDED PROGRAM FUNDING	$4,259,389
REIMAGINE GAINESVILLE	$50,000
PHILANTHROPY HUB -CFNCFL	$8,500
SPONSORSHIP	$25,000
MATCH	$200,000
UNALLOCATED	$471,426
TOTAL PROGRAM FUNDING	$5,014,315

Supports the objectives of the Pritzker Children's Initiative

Contract-13386

Final Audit Report 2022-05-03

Created:	2022-05-03
By:	Deon Carruthers (dcarruthers@childrenstrustofalachuacounty.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcQBlwshPlKxnisB33Yyl2jLJp4m2Wf5J

"Contract-13386" History

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13386 City of Alachua Legacy Renewalpdf

Final Audit Report 2023-02-14

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Transaction ID:	CBJCHBCAABAApziV2WoWKxrlwsqqsez7F2oepoPcqxC9

"13386 City of Alachua Legacy Renewalpdf" History

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Signer mkiner@childrenstrustofalachuacounty.us entered name at signing as Marsha Kiner
2023-02-14 - 6:19:31 PM GMT- IP address: 163.120.80.69

Document e-signed by Marsha Kiner (mkiner@childrenstrustofalachuacounty.us)
Signature Date: 2023-02-14 - 6:19:33 PM GMT - Time Source: server- IP address: 163.120.80.69

Agreement completed.
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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Resolution 23-04: Amending the Fiscal Year 2022-2023 Budget for the Receipt of Unanticipated Revenue; Increasing the General Fund to Appropriate Revenues and Expenses Related to the Grant Received From the Duke Energy Foundation and the Greater Gainesville Chamber Foundation; Providviding an Effective Date.
PREPARED BY: Robert A. Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
Adopt Resolution 23-04.

Summary

In October 2022, staff submitted an application to the Duke Energy Foundation and the Greater Gainesville Chamber Foundation for a grant to help, strengthen, and uplift the community's awareness for climate and environmental resiliency as pertains to the Mill Creek Wetland Park.
On January 23, 2023, representatives from the Duke Energy Foundation and the Greater Gainesville Chamber Foundation presented the City Commission with an award of $20,000 to assist with the cost of educational exhibits and signage throughout the park.
In order to account for the related revenues and expenses, it is necessary to adopt Resolution 23-04 increasing the Fiscal Year 2022-2023 General Fund budget.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$20,000.00

FUNDING SOURCE: General Fund

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

ATTACHMENTS:

Description

- Resolution 23-04
- Resolution 23-04 Exhibit A
- DEF/GGC Application

RESOLUTION 23-04

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2022-2023 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE GENERAL FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE GRANT RECEIVED FROM THE DUKE ENERGY FOUNDATION AND THE GREATER GAINESVILLE CHAMBER FOUNDATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of Alachua staff had submitted a grant application to the Duke Energy Foundation and the Greater Gainesville Chamber Foundation in October of 2022; and,

WHEREAS, on January 23, 2023, representatives of the Duke Energy Foundation and the Greater Gainesville Chamber Foundation presented the City Commission with a grant award in the amount of $20,000;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:

1. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2022-2023 Budget by increasing the General Fund and appropriating the amount of twenty thousand dollars ($20,000) as reflected in the budget amendment attached hereto as Exhibit A.

2. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27 day of February, 2023.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	General Fund	Non-Departmental	Contributions & Donations	001-000.0000-366.0000	20,000.00	
2	General Fund	Public Services	Infrastructure - Grants	001-541.7605-541.6301		20,000.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
				AMENDMENT/TRANSFER TOTALS	20,000.00	20,000.00
				COMBINED TOTAL		40,000.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget for the General Fund pursuant to Resolution 23-04.

APPROVED BY: _____

FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR — DATE

APPROVED BY: _____

CITY MANAGER — DATE

Duke Energy Foundation & Greater Gainesville Chamber Foundation
Revitalization Grant Request Form

In partnership with the Greater Gainesville Chamber Foundation, the Duke Energy Foundation is offering the towns and cities of Alachua County the opportunity to apply for revitalization grants. The grants are designed to help communities thrive and create jobs by providing support for efforts related to redevelopment, infrastructure, revitalization and sustainability.

The Greater Gainesville Chamber Foundation and the Duke Energy Foundation invite the towns and cities of Alachua County to apply for grants up to $25,000. The proposals must focus on community revitalization and local economic development efforts, and help strengthen and uplift the community related to any of the following priorities:

Vibrant Economies

- Community revitalization and local economic development efforts
- Economic recovery for customers and communities facing unprecedented challenges

Climate Resiliency

- Environmental projects supporting land conservation; clean water; and biodiversity of plant and animal species
- Environmental resiliency projects that prepare communities for and mitigate against the effects of climate change

Justice, Equity, and Inclusion

- Thriving natural environments, including access to green space, in historically underserved and environmental justice communities
- Programs supporting the “just transition” for communities transitioning to cleaner energy generation
- Diversity, equity and inclusion initiatives supporting upward mobility

Please note: *Funding will not include travel, lodging, food/beverage or operational expenses*

Recipient Obligations and Program Timeline

Guiding principles for Revitalization Grants

- Applicants must:
  - Be a governmental entity or partner with a 501c(3) organization.
  - Have a method by which to measure, track and report one or more program outcomes and specific results that demonstrate measurable community impact.
  - Have already completed and reported on the previous year's grant funding (if applicable).
  - Coordinate with the Greater Gainesville Chamber Foundation/Duke Energy Foundation on promotion of the grant and program.
- Grants will be awarded up to $25,000. Funding is contingent upon available funds and programs may be funded partially.
- Grant recipients will be notified of their awards by the Greater Gainesville Chamber Foundation/Duke Energy Foundation by the end of November 2022. The programs must be launched no later than March 31, 2023.

Revitalization Grant support is not available for:

- Churches or evangelical organizations
- Organizations with a substantial purpose of influencing any political, legislative or regulatory cause

- Fraternal, veteran or labor membership organizations serving only the members of that organization
- Organizations offering or providing either Duke Energy Corp., the Duke Energy Foundation, or their respective officers or employees any benefit from the grant
- Nonprofit organizations that are opposing or intervening parties (or that fund any such parties) in any proceeding in which Duke Energy is a party, or that fund or produce negative advertisements against Duke Energy

Revitalization Grants will not be funded for programs and projects associated with, but not limited to, the following:

- Individual K-12 schools or organizations that operate within an individual school. We will consider school grants at the district level
- Sports teams or events
- Religious programs, projects or activities
- Direct cost reduction for electric or natural gas service provided by Duke Energy
- External fundraising campaigns or events
- Endowments or other foundations

To be considered, this proposal form must be returned to Staci Bertrand at Staci.Bertrand@duke-energy.com by **October 31, 2022.**

Duke Energy Foundation & Greater Gainesville Chamber Foundation
Revitalization Grant Request Form

- **Organization Name:** City of Alachua
- **Is your organization:** Select one ☐ 501c3 ☒ Government entity
- **Federal EIN#:** 59-6000262
- **Contact Name:** David Wisener
- **Contact Title:** Economic Development Manager
- **Contact Email:** dwisener@cityofalachua.com
- **Contact Phone Number:** 386-418-1839
- **Mailing Address**: PO Box 9, Alachua, FL 32616
- **Program Title:** Mill Creek Wetland Park
- **Total Grant Program Budget Amount:** $45,000
- **Requested Funding Amount:** $25,000
- **Grant Program Summary:**
  The Mill Creek Wetland Park allows visitors and guests of the City of Alachua to view an engineered wetland ecosystem that improves water quality while creating an environment that displays biodiversity of plant and animal species. Mill Creek Wetland Park provides a place where wildlife and natural beauty cannot be despoiled. Mill Creek directly recharges the Upper Floridan aquifer and is hydrologically connected to an underground conduit network that flows toward the Santa Fe River.
- **Grant Program Detail:**
  The Mill Creek Wetland Park has been a collaborative undertaking by the Florida Department of Environmental Protection Agency, Suwannee River Management District and the City of Alachua. This $1.3 million project, completed in early 2022, provides additional treatment of runoff flowing into Mill Creek from I-75 and nearby businesses. This engineered wetland treatment removes inorganic nitrogen from water and removes pollutants. By improving treatment of stormwater runoff, this project enhances water quality in the creek and the aquifer.

  The City is seeking opportunities for creating a learning environment to help strengthen and uplift our community's awareness for climate and environmental resiliency. The vision for this park includes: education exhibits and kiosks, boardwalks, walking trails and wildlife overlooks. The funding request will be directed toward educational exhibits and signage throughout the park and entrance.
- **Grant Program Start Date:** 3/31/2023
- **Grant Program End Date:** 3/31/2024
- **Description of How Grant Will Be Used:** The grant funding will be used to assist with the cost of educational exhibits and signage throughout the park, including the park entrance.
- **Impact:** The signage will help turn a beautiful park serving a vital ecological purpose into an educational and recreational opportunity, as well.
- **Outcomes:** The signage will educate anyone taking the time to visit the park about the environmental impact the park is having regarding water quality and how the different aspects of the park work to purify runoff water. It will also educate on the Florida aquifer itself and on the different types of vegetation and wildlife present in the park.

Duke Energy Foundation & Greater Gainesville Chamber Foundation
Revitalization Grant Request Form

- **Please indicate how Duke Energy will be recognized as a funder of this grant program:**
  Select all that apply.

  ☒ Distribute Duke Energy news release
  ☒ Distribute organizational press release
  ☒ Tag Duke Energy in social media post about the grant program
  ☐ Host media event (check presentation, ribbon cutting, student showcase etc.)
  ☒ Distribute information via an organizational publication
  ☒ Duke Energy logo used on grant program materials
  ☐ Event recognition (recognition from podium, signage, speaking opportunities, etc.)
  ☐ Programmatic naming rights
  ☐ Other: Please describe.

- **Which metrics you will use to measure this grant program's success?** We will monitor and report on community school involvement with field trips and other educational opportunities. We will also include a survey drop box for visitors to return a survey in order to gain feedback of the impact the project is having with tourism.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Resolution 23-05: Amending the Fiscal Year 2022-2023 Budget for the Receipt of Unanticipated Revenue; Increasing the Enterprise Fund to Appropriate Revenues and Expenses Related to the Grant Received From the Florida Department of Environmental Protection; Providviding an Effective Date.
PREPARED BY: Robert A. Bonetti, Finance and Administrative Services Director

RECOMMENDED ACTION:
Adopt Resolution 23-05.

Summary

On November 16, 2022, the Florida Department of Environmental Protection (FDEP) executed a grant agreement with the City for the Alachua West Wastewater Improvement Project to design and construct a new pressurized wastewater main and make improvements to existing life stations. This grant is in the amount of $850,000 and requires no City matching contribution.
In order to account for the related revenues and expenses, it is necessary to adopt Resolution 23-05 increasing the Fiscal Year 2022-2023 Enterprise Fund budget.

FINANCIAL IMPACT: Yes

BUDGETED: No

AMOUNT:$850,000.00

FUNDING SOURCE: Waste Water Fund

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

ATTACHMENTS:

Description

- Resolution 23-05

- Resolution 23-05 Exhibit A
- FDEP Alachua West WW Agreement

RESOLUTION 23-05

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2022-2023 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE ENTERPRISE FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE GRANT RECEIVED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, City of Alachua staff had submitted a grant application to the Florida Department of Environmental Protection (FDEP) to design and construct a pressurized wastewater main and make improvements to existing lift stations; and,

WHEREAS, on November 22, 2022, the FDEP executed a grant agreement in the amount of $850,000;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:

1. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2022-2023 Budget by increasing the Enterprise Fund and appropriating the amount of eight hundred and fifty thousand dollars ($850,000) as reflected in the budget amendment attached hereto as Exhibit A.

2. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 27 day of February, 2023.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	Enterprise Fund	Non-Departmental	State Grant - Sewer/Wastewater	030-000.0000-334.3500	850,000.00	
2	Enterprise Fund	Waste Water	Infrastructure - Grants	030-535.7630-506.6304		850,000.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
				AMENDMENT/TRANSFER TOTALS	850,000.00	850,000.00
				COMBINED TOTAL		1,700,000.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget for the Enterprise Fund pursuant to Resolution 23-05.

APPROVED BY: _____

FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR — DATE

APPROVED BY: _____

CITY MANAGER — DATE

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Standard Grant Agreement

This Agreement is entered into between the Parties named below, pursuant to Section 215.971, Florida Statutes:

1. Project Title (Project): **Alachua West Wastewater Improvement Project**

   Agreement Number: **LPA0253**

2. Parties: **State of Florida Department of Environmental Protection, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000** (Department)

   Grantee Name: **City of Alachua** Entity Type: **Local Government**

   Grantee Address: **P.O. Box 9, Alachua, Florida 32615** FEID: **59-6000262** (Grantee)

3. Agreement Begin Date: **Upon Execution**

   Date of Expiration: **December 31, 2024**

4. Project Number: *(If different from Agreement Number)*

   Project Location(s): **Lat/Long (29.7579, -82.5270)**

   Project Description: **The Grantee will design and construct a new pressurized wastewater main and make improvements to existing lift stations.**

5. Total Amount of Funding: **$850,000.00**

Funding Source?	Award #s or Line Item Appropriations:	Amount per Source(s):
☑ State ☐Federal	**LP, GAA LI 1665A, FY 22-23, GR**	**$850,000.00**
☐ State ☐Federal		
☐ Grantee Match		
	Total Amount of Funding + Grantee Match, if any:	**$850,000.00**

6. Department's Grant Manager

   Name: **Richmond Abellera** or successor

   Address: **3900 Commonwealth Blvd.**, **Tallahassee, FL 32399**

   Phone: **850-245-2944**

   Email: **Ricmond.Abellera@FloridaDEP.gov**

   Grantee's Grant Manager

   Name: **Rodolfo Valladares** or successor

   Address: **P.O. Box 9**, **Alachua, FL 32615**

   Phone: **386-418-6140**

   Email: **rvalladares@CityofAlachua.com**

7. The Parties agree to comply with the terms and conditions of the following attachments and exhibits which are hereby incorporated by reference:

- ☑ Attachment 1: Standard Terms and Conditions Applicable to All Grants Agreements
- ☑ Attachment 2: Special Terms and Conditions
- ☑ Attachment 3: Grant Work Plan
- ☑ Attachment 4: Public Records Requirements
- ☑ Attachment 5: Special Audit Requirements
- ☐ Attachment 6: Program-Specific Requirements
- ☐ Attachment 7: Grant Award Terms (Federal) *Copy available at https://facts.fldfs.com, in accordance with §215.985, F.S.
- ☐ Attachment 8: Federal Regulations and Terms (Federal)
- ☐ Additional Attachments (if necessary):
- ☑ Exhibit A: Progress Report Form
- ☐ Exhibit B: Property Reporting Form
- ☑ Exhibit C: Payment Request Summary Form
- ☐ Exhibit D: Quality Assurance Requirements for Grants
- ☐ Exhibit E: Advance Payment Terms and Interest Earned Memo
- ☐ Additional Exhibits (if necessary):

8. The following information applies to Federal Grants only and is identified in accordance with 2 CFR 200.331(a)(1):

Federal Award Identification Number(s) (FAIN):	
Federal Award Date to Department:	
Total Federal Funds Obligated by this Agreement:	
Federal Awarding Agency:	
Award R&D?	☐ Yes ☐N/A

IN WITNESS WHEREOF, this Agreement shall be effective on the date indicated by the Agreement Begin Date above or the last date signed below, whichever is later.

City of Alachua **GRANTEE**

Grantee Name

By _____ 11/14/22

(Authorized Signature) Date Signed

Mike DaRoza, City Manager, City of Alachua

Print Name and Title of Person Signing

State of Florida Department of Environmental Protection **DEPARTMENT**

By Angela Knecht Digitally signed by Angela Knecht Date: 2022.11.16 15:04:18 -05'00' 11/16/22

Secretary or Designee Date Signed

Angela Knecht, Director, Division of Water Restoration Assistance

Print Name and Title of Person Signing

☑ Additional signatures attached on separate page.

DWRA Additional Signatures

Richmond Abellera

Digitally signed by Richmond Abellera
Date: 2022.11.16 13:50:24 -05'00'

Richmond Abellera, DEP Grant Manager

Amanda Peck

Digitally signed by Amanda Peck
Date: 2022.11.16 14:09:14 -05'00'

Amanda Peck, DEP QC Reviewer

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STANDARD TERMS AND CONDITIONS
APPLICABLE TO GRANT AGREEMENTS

ATTACHMENT 1

1. Entire Agreement.

This Grant Agreement, including any Attachments and Exhibits referred to herein and/or attached hereto (Agreement), constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, whether written or oral, with respect to such subject matter. Any terms and conditions included on Grantee's forms or invoices shall be null and void.

2. Grant Administration.

a. Order of Precedence. If there are conflicting provisions among the documents that make up the Agreement, the order of precedence for interpretation of the Agreement is as follows:
   i. Standard Grant Agreement
   ii. Attachments other than Attachment 1, in numerical order as designated in the Standard Grant Agreement
   iii. Attachment 1, Standard Terms and Conditions
   iv. The Exhibits in the order designated in the Standard Grant Agreement

b. All approvals, written or verbal, and other written communication among the parties, including all notices, shall be obtained by or sent to the parties' Grant Managers. All written communication shall be by electronic mail, U.S. Mail, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by an electronic mail read receipt, a courier service delivery receipt, other mail service delivery receipt, or when receipt is acknowledged by recipient. If the notice is delivered in multiple ways, the notice will be considered delivered at the earliest delivery time.

c. If a different Grant Manager is designated by either party after execution of this Agreement, notice of the name and contact information of the new Grant Manager will be submitted in writing to the other party and maintained in the respective parties' records. A change of Grant Manager does not require a formal amendment or change order to the Agreement.

d. This Agreement may be amended, through a formal amendment or a change order, only by a written agreement between both parties. A formal amendment to this Agreement is required for changes which cause any of the following:
   (1) an increase or decrease in the Agreement funding amount;
   (2) a change in Grantee's match requirements;
   (3) a change in the expiration date of the Agreement; and/or
   (4) changes to the cumulative amount of funding transfers between approved budget categories, as defined in Attachment 3, Grant Work Plan, that exceeds or is expected to exceed twenty percent (20%) of the total budget as last approved by Department.
   A change order to this Agreement may be used when:
   (1) task timelines within the current authorized Agreement period change;
   (2) the cumulative transfer of funds between approved budget categories, as defined in Attachment 3, Grant Work Plan, are less than twenty percent (20%) of the total budget as last approved by Department;
   (3) changing the current funding source as stated in the Standard Grant Agreement; and/or
   (4) fund transfers between budget categories for the purposes of meeting match requirements.
   This Agreement may be amended to provide for additional services if additional funding is made available by the Legislature.

e. All days in this Agreement are calendar days unless otherwise specified.

3. Agreement Duration.

The term of the Agreement shall begin and end on the dates indicated in the Standard Grant Agreement, unless extended or terminated earlier in accordance with the applicable terms and conditions. The Grantee shall be eligible for reimbursement for work performed on or after the date of execution through the expiration date of this Agreement, unless otherwise specified in Attachment 2, Special Terms and Conditions. However, work performed prior to the execution of this Agreement may be reimbursable or used for match purposes if permitted by the Special Terms and Conditions.

4. Deliverables.

The Grantee agrees to render the services or other units of deliverables as set forth in Attachment 3, Grant Work Plan. The services or other units of deliverables shall be delivered in accordance with the schedule and at the pricing outlined in the Grant Work Plan. Deliverables may be comprised of activities that must be completed prior to Department making payment on that deliverable. The Grantee agrees to perform in accordance with the terms and conditions set forth in this Agreement and all attachments and exhibits incorporated by the Standard Grant Agreement.

5. Performance Measures.

The Grantee warrants that: (1) the services will be performed by qualified personnel; (2) the services will be of the kind and quality described in the Grant Work Plan; (3) the services will be performed in a professional and workmanlike manner in accordance with industry standards and practices; (4) the services shall not and do not knowingly infringe upon the intellectual property rights, or any other proprietary rights, of any third party; and (5) its employees, subcontractors, and/or subgrantees shall comply with any security and safety requirements and processes, if provided by Department, for work done at the Project Location(s). The Department reserves the right to investigate or inspect at any time to determine whether the services or qualifications offered by Grantee meet the Agreement requirements. Notwithstanding any provisions herein to the contrary, written acceptance of a particular deliverable does not foreclose Department's remedies in the event deficiencies in the deliverable cannot be readily measured at the time of delivery.

6. Acceptance of Deliverables.

a. Acceptance Process. All deliverables must be received and accepted in writing by Department's Grant Manager before payment. The Grantee shall work diligently to correct all deficiencies in the deliverable that remain outstanding, within a reasonable time at Grantee's expense. If Department's Grant Manager does not accept the deliverables within 30 days of receipt, they will be deemed rejected.

b. Rejection of Deliverables. The Department reserves the right to reject deliverables, as outlined in the Grant Work Plan, as incomplete, inadequate, or unacceptable due, in whole or in part, to Grantee's lack of satisfactory performance under the terms of this Agreement. The Grantee's efforts to correct the rejected deliverables will be at Grantee's sole expense. Failure to fulfill the applicable technical requirements or complete all tasks or activities in accordance with the Grant Work Plan will result in rejection of the deliverable and the associated invoice. Payment for the rejected deliverable will not be issued unless the rejected deliverable is made acceptable to Department in accordance with the Agreement requirements. The Department, at its option, may allow additional time within which Grantee may remedy the objections noted by Department. The Grantee's failure to make adequate or acceptable deliverables after a reasonable opportunity to do so shall constitute an event of default.

7. Financial Consequences for Nonperformance.

a. Withholding Payment. In addition to the specific consequences explained in the Grant Work Plan and/or Special Terms and Conditions, the State of Florida (State) reserves the right to withhold payment when the Grantee has failed to perform/comply with provisions of this Agreement. None of the financial consequences for nonperformance in this Agreement as more fully described in the Grant Work Plan shall be considered penalties.

b. Corrective Action Plan. If Grantee fails to correct all the deficiencies in a rejected deliverable within the specified timeframe, Department may, in its sole discretion, request that a proposed Corrective Action Plan (CAP) be submitted by Grantee to Department. The Department requests that Grantee specify the outstanding deficiencies in the CAP. All CAPs must be able to be implemented and performed in no more than sixty (60) calendar days.

    i. The Grantee shall submit a CAP within ten (10) days of the date of the written request from Department. The CAP shall be sent to the Department's Grant Manager for review and approval. Within ten (10) days of receipt of a CAP, Department shall notify Grantee in writing whether the CAP proposed has been accepted. If the CAP is not accepted, Grantee shall have ten (10) days from receipt of Department letter rejecting the proposal to submit a revised proposed CAP. Failure to obtain Department approval of a CAP as specified above may result in Department's termination of this Agreement for cause as authorized in this Agreement.

    ii. Upon Department's notice of acceptance of a proposed CAP, Grantee shall have ten (10) days to commence implementation of the accepted plan. Acceptance of the proposed CAP by Department does not relieve Grantee of any of its obligations under the Agreement. In the event the CAP fails to correct or eliminate performance deficiencies by Grantee, Department shall retain the right to require additional or further remedial steps, or to terminate this Agreement for failure to perform. No actions approved by Department or steps taken by Grantee shall preclude Department from subsequently asserting any deficiencies in performance. The Grantee shall continue to implement

the CAP until all deficiencies are corrected. Reports on the progress of the CAP will be made to Department as requested by Department's Grant Manager.

iii. Failure to respond to a Department request for a CAP or failure to correct a deficiency in the performance of the Agreement as specified by Department may result in termination of the Agreement.

8. Payment.

a. Payment Process. Subject to the terms and conditions established by the Agreement, the pricing per deliverable established by the Grant Work Plan, and the billing procedures established by Department, Department agrees to pay Grantee for services rendered in accordance with Section 215.422, Florida Statutes (F.S.).

b. Taxes. The Department is exempted from payment of State sales, use taxes and Federal excise taxes. The Grantee, however, shall not be exempted from paying any taxes that it is subject to, including State sales and use taxes, or for payment by Grantee to suppliers for taxes on materials used to fulfill its contractual obligations with Department. The Grantee shall not use Department's exemption number in securing such materials. The Grantee shall be responsible and liable for the payment of all its FICA/Social Security and other taxes resulting from this Agreement.

c. Maximum Amount of Agreement. The maximum amount of compensation under this Agreement, without an amendment, is described in the Standard Grant Agreement. Any additional funds necessary for the completion of this Project are the responsibility of Grantee.

d. Reimbursement for Costs. The Grantee shall be paid on a cost reimbursement basis for all eligible Project costs upon the completion, submittal, and approval of each deliverable identified in the Grant Work Plan. Reimbursement shall be requested on Exhibit C, Payment Request Summary Form. To be eligible for reimbursement, costs must be in compliance with laws, rules, and regulations applicable to expenditures of State funds, including, but not limited to, the Reference Guide for State Expenditures, which can be accessed at the following web address: https://www.myfloridacfo.com/division/aa/state-agencies.

e. Invoice Detail. All charges for services rendered or for reimbursement of expenses authorized by Department pursuant to the Grant Work Plan shall be submitted to Department in sufficient detail for a proper pre-audit and post-audit to be performed. The Grantee shall only invoice Department for deliverables that are completed in accordance with the Grant Work Plan.

f. Interim Payments. Interim payments may be made by Department, at its discretion, if the completion of deliverables to date have first been accepted in writing by Department's Grant Manager.

g. Final Payment Request. A final payment request should be submitted to Department no later than sixty (60) days following the expiration date of the Agreement to ensure the availability of funds for payment. However, all work performed pursuant to the Grant Work Plan must be performed on or before the expiration date of the Agreement.

h. Annual Appropriation Contingency. The State's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. This Agreement is not a commitment of future appropriations. Authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of Department if the Legislature reduces or eliminates appropriations.

i. Interest Rates. All interest rates charged under the Agreement shall be calculated on the prevailing rate used by the State Board of Administration. To obtain the applicable interest rate, please refer to: https://www.myfloridacfo.com/division/aa/state-agencies.

j. Refund of Payments to the Department. Any balance of unobligated funds that have been advanced or paid must be refunded to Department. Any funds paid in excess of the amount to which Grantee or subgrantee is entitled under the terms of the Agreement must be refunded to Department. If this Agreement is funded with federal funds and the Department is required to refund the federal government, the Grantee shall refund the Department its share of those funds.

9. Documentation Required for Cost Reimbursement Grant Agreements and Match.

If Cost Reimbursement or Match is authorized in Attachment 2, Special Terms and Conditions, the following conditions apply. Supporting documentation must be provided to substantiate cost reimbursement or match requirements for the following budget categories:

a. Salary/Wages. Grantee shall list personnel involved, position classification, direct salary rates, and hours spent on the Project in accordance with Attachment 3, Grant Work Plan in their documentation for reimbursement or match requirements.

b. Overhead/Indirect/General and Administrative Costs. If Grantee is being reimbursed for or claiming match for multipliers, all multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates)

shall be supported by audit. If Department determines that multipliers charged by Grantee exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate.

c. Contractual Costs (Subcontractors). Match or reimbursement requests for payments to subcontractors must be substantiated by copies of invoices with backup documentation identical to that required from Grantee. Subcontracts which involve payments for direct salaries shall clearly identify the personnel involved, salary rate per hour, and hours spent on the Project. All eligible multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates) shall be supported by audit. If Department determines that multipliers charged by any subcontractor exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate. Nonconsumable and/or nonexpendable personal property or equipment costing $5,000 or more purchased for the Project under a subcontract is subject to the requirements set forth in Chapters 273 and/or 274, F.S., and Chapter 69I-72, Florida Administrative Code (F.A.C.) and/or Chapter 69I-73, F.A.C., as applicable. The Grantee shall be responsible for maintaining appropriate property records for any subcontracts that include the purchase of equipment as part of the delivery of services. The Grantee shall comply with this requirement and ensure its subcontracts issued under this Agreement, if any, impose this requirement, in writing, on its subcontractors.
    i. For fixed-price (vendor) subcontracts, the following provisions shall apply: The Grantee may award, on a competitive basis, fixed-price subcontracts to consultants/contractors in performing the work described in Attachment 3, Grant Work Plan. Invoices submitted to Department for fixed-price subcontracted activities shall be supported with a copy of the subcontractor's invoice and a copy of the tabulation form for the competitive procurement process (e.g., Invitation to Bid, Request for Proposals, or other similar competitive procurement document) resulting in the fixed-price subcontract. The Grantee may request approval from Department to award a fixed-price subcontract resulting from procurement methods other than those identified above. In this instance, Grantee shall request the advance written approval from Department's Grant Manager of the fixed price negotiated by Grantee. The letter of request shall be supported by a detailed budget and Scope of Services to be performed by the subcontractor. Upon receipt of Department Grant Manager's approval of the fixed-price amount, Grantee may proceed in finalizing the fixed-price subcontract.
    ii. If the procurement is subject to the Consultant's Competitive Negotiation Act under section 287.055, F.S. or the Brooks Act, Grantee must provide documentation clearly evidencing it has complied with the statutory or federal requirements.

d. Travel. All requests for match or reimbursement of travel expenses shall be in accordance with Section 112.061, F.S.

e. Direct Purchase Equipment. For the purposes of this Agreement, Equipment is defined as capital outlay costing $5,000 or more. Match or reimbursement for Grantee's direct purchase of equipment is subject to specific approval of Department, and does not include any equipment purchased under the delivery of services to be completed by a subcontractor. Include copies of invoices or receipts to document purchases, and a properly completed Exhibit B, Property Reporting Form.

f. Rental/Lease of Equipment. Match or reimbursement requests for rental/lease of equipment must include copies of invoices or receipts to document charges.

g. Miscellaneous/Other Expenses. If miscellaneous or other expenses, such as materials, supplies, non-excluded phone expenses, reproduction, or mailing, are reimbursable or available for match or reimbursement under the terms of this Agreement, the documentation supporting these expenses must be itemized and include copies of receipts or invoices. Additionally, independent of Grantee's contract obligations to its subcontractor, Department shall not reimburse any of the following types of charges: cell phone usage; attorney's fees or court costs; civil or administrative penalties; or handling fees, such as set percent overages associated with purchasing supplies or equipment.

h. Land Acquisition. Reimbursement for the costs associated with acquiring interest and/or rights to real property (including access rights through ingress/egress easements, leases, license agreements, or other site access agreements; and/or obtaining record title ownership of real property through purchase) must be supported by the following, as applicable: Copies of Property Appraisals, Environmental Site Assessments, Surveys and Legal Descriptions, Boundary Maps, Acreage Certification, Title Search Reports, Title Insurance, Closing Statements/Documents, Deeds, Leases, Easements, License Agreements, or other legal instrument documenting acquired property interest and/or rights. If land acquisition costs are used to meet match requirements, Grantee agrees that those funds shall not be used as match for any other Agreement supported by State or Federal funds.

10. Status Reports.

The Grantee shall submit status reports quarterly, unless otherwise specified in the Attachments, on Exhibit A, Progress Report Form, to Department's Grant Manager describing the work performed during the reporting period, problems encountered, problem resolutions, scheduled updates, and proposed work for the next reporting period. Quarterly status reports are due no later than twenty (20) days following the completion of the quarterly reporting period. For the purposes of this reporting requirement, the quarterly reporting periods end on March 31, June 30, September 30 and December 31. The Department will review the required reports submitted by Grantee within thirty (30) days.

11. Retainage.

The following provisions apply if Department withholds retainage under this Agreement:

a. The Department reserves the right to establish the amount and application of retainage on the work performed under this Agreement up to the maximum percentage described in Attachment 2, Special Terms and Conditions. Retainage may be withheld from each payment to Grantee pending satisfactory completion of work and approval of all deliverables.

b. If Grantee fails to perform the requested work, or fails to perform the work in a satisfactory manner, Grantee shall forfeit its right to payment of the retainage associated with the work. Failure to perform includes, but is not limited to, failure to submit the required deliverables or failure to provide adequate documentation that the work was actually performed. The Department shall provide written notification to Grantee of the failure to perform that shall result in retainage forfeiture. If the Grantee does not correct the failure to perform within the timeframe stated in Department's notice, the retainage will be forfeited to Department.

c. No retainage shall be released or paid for incomplete work while this Agreement is suspended.

d. Except as otherwise provided above, Grantee shall be paid the retainage associated with the work, provided Grantee has completed the work and submits an invoice for retainage held in accordance with the invoicing procedures under this Agreement.

12. Insurance.

a. Insurance Requirements for Sub-Grantees and/or Subcontractors. The Grantee shall require its sub-grantees and/or subcontractors, if any, to maintain insurance coverage of such types and with such terms and limits as described in this Agreement. The Grantee shall require all its sub-grantees and/or subcontractors, if any, to make compliance with the insurance requirements of this Agreement a condition of all contracts that are related to this Agreement. Sub-grantees and/or subcontractors must provide proof of insurance upon request.

b. Deductibles. The Department shall be exempt from, and in no way liable for, any sums of money representing a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Grantee providing such insurance.

c. Proof of Insurance. Upon execution of this Agreement, Grantee shall provide Department documentation demonstrating the existence and amount for each type of applicable insurance coverage ***prior to*** performance of any work under this Agreement. Upon receipt of written request from Department, Grantee shall furnish Department with proof of applicable insurance coverage by standard form certificates of insurance, a self-insured authorization, or other certification of self-insurance.

d. Duty to Maintain Coverage. In the event that any applicable coverage is cancelled by the insurer for any reason, or if Grantee cannot get adequate coverage, Grantee shall immediately notify Department of such cancellation and shall obtain adequate replacement coverage conforming to the requirements herein and provide proof of such replacement coverage within ten (10) days after the cancellation of coverage.

e. Insurance Trust. If the Grantee's insurance is provided through an insurance trust, the Grantee shall instead add the Department of Environmental Protection, its employees, and officers as an additional covered party everywhere the Agreement requires them to be added as an additional insured.

13. Termination.

a. Termination for Convenience. When it is in the State's best interest, Department may, at its sole discretion, terminate the Agreement in whole or in part by giving 30 days' written notice to Grantee. The Department shall notify Grantee of the termination for convenience with instructions as to the effective date of termination or the specific stage of work at which the Agreement is to be terminated. The Grantee must submit all invoices for work to be paid under this Agreement within thirty (30) days of the effective date of termination. The Department shall not pay any invoices received after thirty (30) days of the effective date of termination.

b. Termination for Cause. The Department may terminate this Agreement if any of the events of default described in the Events of Default provisions below occur or in the event that Grantee fails to fulfill any of its other obligations under this Agreement. If, after termination, it is determined that Grantee was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had

been issued for the convenience of Department. The rights and remedies of Department in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

c. Grantee Obligations upon Notice of Termination. After receipt of a notice of termination or partial termination unless as otherwise directed by Department, Grantee shall not furnish any service or deliverable on the date, and to the extent specified, in the notice. However, Grantee shall continue work on any portion of the Agreement not terminated. If the Agreement is terminated before performance is completed, Grantee shall be paid only for that work satisfactorily performed for which costs can be substantiated. The Grantee shall not be entitled to recover any cancellation charges or lost profits.

d. Continuation of Prepaid Services. If Department has paid for any services prior to the expiration, cancellation, or termination of the Agreement, Grantee shall continue to provide Department with those services for which it has already been paid or, at Department's discretion, Grantee shall provide a refund for services that have been paid for but not rendered.

e. Transition of Services Upon Termination, Expiration, or Cancellation of the Agreement. If services provided under the Agreement are being transitioned to another provider(s), Grantee shall assist in the smooth transition of Agreement services to the subsequent provider(s). This requirement is at a minimum an affirmative obligation to cooperate with the new provider(s), however additional requirements may be outlined in the Grant Work Plan. The Grantee shall not perform any services after Agreement expiration or termination, except as necessary to complete the transition or continued portion of the Agreement, if any.

14. Notice of Default.

If Grantee defaults in the performance of any covenant or obligation contained in the Agreement, including, any of the events of default, Department shall provide notice to Grantee and an opportunity to cure that is reasonable under the circumstances. This notice shall state the nature of the failure to perform and provide a time certain for correcting the failure. The notice will also provide that, should the Grantee fail to perform within the time provided, Grantee will be found in default, and Department may terminate the Agreement effective as of the date of receipt of the default notice.

15. Events of Default.

Provided such failure is not the fault of Department or outside the reasonable control of Grantee, the following non-exclusive list of events, acts, or omissions, shall constitute events of default:

a. The commitment of any material breach of this Agreement by Grantee, including failure to timely deliver a material deliverable, failure to perform the minimal level of services required for a deliverable, discontinuance of the performance of the work, failure to resume work that has been discontinued within a reasonable time after notice to do so, or abandonment of the Agreement;

b. The commitment of any material misrepresentation or omission in any materials, or discovery by the Department of such, made by the Grantee in this Agreement or in its application for funding;

c. Failure to submit any of the reports required by this Agreement or having submitted any report with incorrect, incomplete, or insufficient information;

d. Failure to honor any term of the Agreement;

e. Failure to abide by any statutory, regulatory, or licensing requirement, including an entry of an order revoking the certificate of authority granted to the Grantee by a state or other licensing authority;

f. Failure to pay any and all entities, individuals, and furnishing labor or materials, or failure to make payment to any other entities as required by this Agreement;

g. Employment of an unauthorized alien in the performance of the work, in violation of Section 274 (A) of the Immigration and Nationality Act;

h. Failure to maintain the insurance required by this Agreement;

i. One or more of the following circumstances, uncorrected for more than thirty (30) days unless, within the specified 30-day period, Grantee (including its receiver or trustee in bankruptcy) provides to Department adequate assurances, reasonably acceptable to Department, of its continuing ability and willingness to fulfill its obligations under the Agreement:

    i. Entry of an order for relief under Title 11 of the United States Code;
    ii. The making by Grantee of a general assignment for the benefit of creditors;
    iii. The appointment of a general receiver or trustee in bankruptcy of Grantee's business or property; and/or
    iv. An action by Grantee under any state insolvency or similar law for the purpose of its bankruptcy, reorganization, or liquidation.

16. Suspension of Work.

The Department may, in its sole discretion, suspend any or all activities under the Agreement, at any time, when it is in the best interest of the State to do so. The Department shall provide Grantee written notice outlining the particulars of suspension. Examples of reasons for suspension include, but are not limited to, budgetary constraints, declaration of emergency, or other such circumstances. After receiving a suspension notice, Grantee shall comply with the notice. Within 90 days, or any longer period agreed to by the parties, Department shall either: (1) issue a notice authorizing resumption of work, at which time activity shall resume; or (2) terminate the Agreement. If the Agreement is terminated after 30 days of suspension, the notice of suspension shall be deemed to satisfy the thirty (30) days' notice required for a notice of termination for convenience. Suspension of work shall not entitle Grantee to any additional compensation.

17. Force Majeure.

The Grantee shall not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of Grantee or its employees or agents contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond Grantee's control, or for any of the foregoing that affect subcontractors or suppliers if no alternate source of supply is available to Grantee. In case of any delay Grantee believes is excusable, Grantee shall notify Department in writing of the delay or potential delay and describe the cause of the delay either (1) within ten days after the cause that creates or will create the delay first arose, if Grantee could reasonably foresee that a delay could occur as a result; or (2) if delay is not reasonably foreseeable, within five days after the date Grantee first had reason to believe that a delay could result. **THE FOREGOING SHALL CONSTITUTE THE GRANTEE'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY.** Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages, other than for an extension of time, shall be asserted against Department. The Grantee shall not be entitled to an increase in the Agreement price or payment of any kind from Department for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist Grantee shall perform at no increased cost, unless Department determines, in its sole discretion, that the delay will significantly impair the value of the Agreement to Department, in which case Department may: (1) accept allocated performance or deliveries from Grantee, provided that Grantee grants preferential treatment to Department with respect to products subjected to allocation; (2) contract with other sources (without recourse to and by Grantee for the related costs and expenses) to replace all or part of the products or services that are the subject of the delay, which purchases may be deducted from the Agreement quantity; or (3) terminate Agreement in whole or in part.

18. Indemnification.

a. The Grantee shall be fully liable for the actions of its agents, employees, partners, or subcontractors and shall fully indemnify, defend, and hold harmless Department and its officers, agents, and employees, from suits, actions, damages, and costs of every name and description arising from or relating to:
    i. personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by Grantee, its agents, employees, partners, or subcontractors; provided, however, that Grantee shall not indemnify for that portion of any loss or damages proximately caused by the negligent act or omission of Department;
    ii. the Grantee's breach of this Agreement or the negligent acts or omissions of Grantee.

b. The Grantee's obligations under the preceding paragraph with respect to any legal action are contingent upon Department giving Grantee: (1) written notice of any action or threatened action; (2) the opportunity to take over and settle or defend any such action at Grantee's sole expense; and (3) assistance in defending the action at Grantee's sole expense. The Grantee shall not be liable for any cost, expense, or compromise incurred or made by Department in any legal action without Grantee's prior written consent, which shall not be unreasonably withheld.

c. Notwithstanding sections a. and b. above, the following is the sole indemnification provision that applies to Grantees that are governmental entities: Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees and agents. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of Section 768.28, F.S. Further, nothing herein shall be construed as consent by a state agency or subdivision of the State to be sued by third parties in any matter arising out of any contract or this Agreement.

d. No provision in this Agreement shall require Department to hold harmless or indemnify Grantee, insure or assume liability for Grantee's negligence, waive Department's sovereign immunity under the laws of Florida, or

otherwise impose liability on Department for which it would not otherwise be responsible. Any provision, implication or suggestion to the contrary is null and void.

19. Limitation of Liability.

The Department's liability for any claim arising from this Agreement is limited to compensatory damages in an amount no greater than the sum of the unpaid balance of compensation due for goods or services rendered pursuant to and in compliance with the terms of the Agreement. Such liability is further limited to a cap of $100,000.

20. Remedies.

Nothing in this Agreement shall be construed to make Grantee liable for force majeure events. Nothing in this Agreement, including financial consequences for nonperformance, shall limit Department's right to pursue its remedies for other types of damages under the Agreement, at law or in equity. The Department may, in addition to other remedies available to it, at law or in equity and upon notice to Grantee, retain such monies from amounts due Grantee as may be necessary to satisfy any claim for damages, penalties, costs and the like asserted by or against it.

21. Waiver.

The delay or failure by Department to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of Department's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

22. Statutory Notices Relating to Unauthorized Employment and Subcontracts.

a. The Department shall consider the employment by any Grantee of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If Grantee/subcontractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement. The Grantee shall be responsible for including this provision in all subcontracts with private organizations issued as a result of this Agreement.

b. Pursuant to Sections 287.133, 287.134, and 287.137 F.S., the following restrictions apply to persons placed on the convicted vendor list, discriminatory vendor list, or the antitrust violator vendor list:

   i. Public Entity Crime. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Grantee, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, F.S., for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

   ii. Discriminatory Vendors. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

   iii. Antitrust Violator Vendors. A person or an affiliate who has been placed on the antitrust violator vendor list following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply on any contract to provide any good or services to a public entity; may not submit a bid, proposal, or reply on any contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on leases of real property to a public entity; may not be awarded or perform work as a Grantee, supplier, subcontractor, or consultant under a contract with a public entity; and may not transact new business with a public entity.

   iv. Notification. The Grantee shall notify Department if it or any of its suppliers, subcontractors, or consultants have been placed on the convicted vendor list, the discriminatory vendor list, or antitrust violator vendor list during the life of the Agreement. The Florida Department of Management Services is responsible for maintaining the discriminatory vendor list and the antitrust violator vendor list and posts the list on its website. Questions regarding the discriminatory vendor list or antitrust violator vendor list may be directed to the Florida Department of Management Services, Office of Supplier Diversity, at (850) 487-0915.

23. Compliance with Federal, State and Local Laws.

a. The Grantee and all its agents shall comply with all federal, state and local regulations, including, but not limited to, nondiscrimination, wages, social security, workers' compensation, licenses, and registration requirements. The Grantee shall include this provision in all subcontracts issued as a result of this Agreement.

b. No person, on the grounds of race, creed, color, religion, national origin, age, gender, or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this Agreement.

c. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

d. Any dispute concerning performance of the Agreement shall be processed as described herein. Jurisdiction for any damages arising under the terms of the Agreement will be in the courts of the State, and venue will be in the Second Judicial Circuit, in and for Leon County. Except as otherwise provided by law, the parties agree to be responsible for their own attorney fees incurred in connection with disputes arising under the terms of this Agreement.

24. Scrutinized Companies.

a. Grantee certifies that it is not on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel. Pursuant to Section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

b. If this Agreement is for more than one million dollars, the Grantee certifies that it is also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

c. As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

25. Lobbying and Integrity.

The Grantee agrees that no funds received by it under this Agreement will be expended for the purpose of lobbying the Legislature or a State agency pursuant to Section 216.347, F.S., except that pursuant to the requirements of Section 287.058(6), F.S., during the term of any executed agreement between Grantee and the State, Grantee may lobby the executive or legislative branch concerning the scope of services, performance, term, or compensation regarding that agreement. The Grantee shall comply with Sections 11.062 and 216.347, F.S.

26. Record Keeping.

The Grantee shall maintain books, records and documents directly pertinent to performance under this Agreement in accordance with United States generally accepted accounting principles (US GAAP) consistently applied. The Department, the State, or their authorized representatives shall have access to such records for audit purposes during the term of this Agreement and for five (5) years following the completion date or termination of the Agreement. In the event that any work is subcontracted, Grantee shall similarly require each subcontractor to maintain and allow access to such records for audit purposes. Upon request of Department's Inspector General, or other authorized State official, Grantee shall provide any type of information the Inspector General deems relevant to Grantee's integrity or responsibility. Such information may include, but shall not be limited to, Grantee's business or financial records, documents, or files of any type or form that refer to or relate to Agreement. The Grantee shall retain such records for the longer of: (1) three years after the expiration of the Agreement; or (2) the period required by the General Records Schedules maintained by the Florida Department of State (available at: http://dos.myflorida.com/library-archives/records-management/general-records-schedules/).

27. Audits.

a. Inspector General. The Grantee understands its duty, pursuant to Section 20.055(5), F.S., to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing. The Grantee will comply with this duty and ensure that its sub-grantees and/or subcontractors issued under this Agreement, if any, impose this requirement, in writing, on its sub-grantees and/or subcontractors, respectively.

b. Physical Access and Inspection. Department personnel shall be given access to and may observe and inspect work being performed under this Agreement, with reasonable notice and during normal business hours, including by any of the following methods:

    i. Grantee shall provide access to any location or facility on which Grantee is performing work, or storing or staging equipment, materials or documents;

ii. Grantee shall permit inspection of any facility, equipment, practices, or operations required in performance of any work pursuant to this Agreement; and,
iii. Grantee shall allow and facilitate sampling and monitoring of any substances, soils, materials or parameters at any location reasonable or necessary to assure compliance with any work or legal requirements pursuant to this Agreement.

c. Special Audit Requirements. The Grantee shall comply with the applicable provisions contained in Attachment 5, Special Audit Requirements. Each amendment that authorizes a funding increase or decrease shall include an updated copy of Exhibit 1, to Attachment 5. If Department fails to provide an updated copy of Exhibit 1 to include in each amendment that authorizes a funding increase or decrease, Grantee shall request one from the Department's Grants Manager. The Grantee shall consider the type of financial assistance (federal and/or state) identified in Attachment 5, Exhibit 1 and determine whether the terms of Federal and/or Florida Single Audit Act Requirements may further apply to lower tier transactions that may be a result of this Agreement. For federal financial assistance, Grantee shall utilize the guidance provided under 2 CFR §200.331 for determining whether the relationship represents that of a subrecipient or vendor. For State financial assistance, Grantee shall utilize the form entitled "Checklist for Nonstate Organizations Recipient/Subrecipient vs Vendor Determination" (form number DFS-A2-NS) that can be found under the "Links/Forms" section appearing at the following website: https:\\apps.fldfs.com\fsaa.

d. Proof of Transactions. In addition to documentation provided to support cost reimbursement as described herein, Department may periodically request additional proof of a transaction to evaluate the appropriateness of costs to the Agreement pursuant to State guidelines (including cost allocation guidelines) and federal, if applicable. Allowable costs and uniform administrative requirements for federal programs can be found under 2 CFR 200. The Department may also request a cost allocation plan in support of its multipliers (overhead, indirect, general administrative costs, and fringe benefits). The Grantee must provide the additional proof within thirty (30) days of such request.

e. No Commingling of Funds. The accounting systems for all Grantees must ensure that these funds are not commingled with funds from other agencies. Funds from each agency must be accounted for separately. Grantees are prohibited from commingling funds on either a program-by-program or a project-by-project basis. Funds specifically budgeted and/or received for one project may not be used to support another project. Where a Grantee's, or subrecipient's, accounting system cannot comply with this requirement, Grantee, or subrecipient, shall establish a system to provide adequate fund accountability for each project it has been awarded.
    i. If Department finds that these funds have been commingled, Department shall have the right to demand a refund, either in whole or in part, of the funds provided to Grantee under this Agreement for non-compliance with the material terms of this Agreement. The Grantee, upon such written notification from Department shall refund, and shall forthwith pay to Department, the amount of money demanded by Department. Interest on any refund shall be calculated based on the prevailing rate used by the State Board of Administration. Interest shall be calculated from the date(s) the original payment(s) are received from Department by Grantee to the date repayment is made by Grantee to Department.
    ii. In the event that the Grantee recovers costs, incurred under this Agreement and reimbursed by Department, from another source(s), Grantee shall reimburse Department for all recovered funds originally provided under this Agreement and interest shall be charged for those recovered costs as calculated on from the date(s) the payment(s) are recovered by Grantee to the date repayment is made to Department.
    iii. Notwithstanding the requirements of this section, the above restrictions on commingling funds do not apply to agreements where payments are made purely on a cost reimbursement basis.

28. Conflict of Interest.

The Grantee covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of services required.

29. Independent Contractor.

The Grantee is an independent contractor and is not an employee or agent of Department.

30. Subcontracting.

a. Unless otherwise specified in the Special Terms and Conditions, all services contracted for are to be performed solely by Grantee.

b. The Department may, for cause, require the replacement of any Grantee employee, subcontractor, or agent. For cause, includes, but is not limited to, technical or training qualifications, quality of work, change in security status, or non-compliance with an applicable Department policy or other requirement.

c. The Department may, for cause, deny access to Department's secure information or any facility by any Grantee employee, subcontractor, or agent.
d. The Department's actions under paragraphs b. or c. shall not relieve Grantee of its obligation to perform all work in compliance with the Agreement. The Grantee shall be responsible for the payment of all monies due under any subcontract. The Department shall not be liable to any subcontractor for any expenses or liabilities incurred under any subcontract and Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under any subcontract.
e. The Department will not deny Grantee's employees, subcontractors, or agents access to meetings within the Department's facilities, unless the basis of Department's denial is safety or security considerations.
f. The Department supports diversity in its procurement program and requests that all subcontracting opportunities afforded by this Agreement embrace diversity enthusiastically. The award of subcontracts should reflect the full diversity of the citizens of the State. A list of minority-owned firms that could be offered subcontracting opportunities may be obtained by contacting the Office of Supplier Diversity at (850) 487-0915.
g. The Grantee shall not be liable for any excess costs for a failure to perform, if the failure to perform is caused by the default of a subcontractor at any tier, and if the cause of the default is completely beyond the control of both Grantee and the subcontractor(s), and without the fault or negligence of either, unless the subcontracted products or services were obtainable from other sources in sufficient time for Grantee to meet the required delivery schedule.

31. Guarantee of Parent Company.

If Grantee is a subsidiary of another corporation or other business entity, Grantee asserts that its parent company will guarantee all of the obligations of Grantee for purposes of fulfilling the obligations of Agreement. In the event Grantee is sold during the period the Agreement is in effect, Grantee agrees that it will be a requirement of sale that the new parent company guarantee all of the obligations of Grantee.

32. Survival.

The respective obligations of the parties, which by their nature would continue beyond the termination or expiration of this Agreement, including without limitation, the obligations regarding confidentiality, proprietary interests, and public records, shall survive termination, cancellation, or expiration of this Agreement.

33. Third Parties.

The Department shall not be deemed to assume any liability for the acts, failures to act or negligence of Grantee, its agents, servants, and employees, nor shall Grantee disclaim its own negligence to Department or any third party. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the parties. If Department consents to a subcontract, Grantee will specifically disclose that this Agreement does not create any third-party rights. Further, no third parties shall rely upon any of the rights and obligations created under this Agreement.

34. Severability.

If a court of competent jurisdiction deems any term or condition herein void or unenforceable, the other provisions are severable to that void provision, and shall remain in full force and effect.

35. Grantee's Employees, Subcontractors and Agents.

All Grantee employees, subcontractors, or agents performing work under the Agreement shall be properly trained technicians who meet or exceed any specified training qualifications. Upon request, Grantee shall furnish a copy of technical certification or other proof of qualification. All employees, subcontractors, or agents performing work under Agreement must comply with all security and administrative requirements of Department and shall comply with all controlling laws and regulations relevant to the services they are providing under the Agreement.

36. Assignment.

The Grantee shall not sell, assign, or transfer any of its rights, duties, or obligations under the Agreement, or under any purchase order issued pursuant to the Agreement, without the prior written consent of Department. In the event of any assignment, Grantee remains secondarily liable for performance of the Agreement, unless Department expressly waives such secondary liability. The Department may assign the Agreement with prior written notice to Grantee of its intent to do so.

37. Compensation Report.

If this Agreement is a sole-source, public-private agreement or if the Grantee, through this agreement with the State, annually receive 50% or more of their budget from the State or from a combination of State and Federal funds, the Grantee shall provide an annual report, including the most recent IRS Form 990, detailing the total compensation for the entities' executive leadership teams. Total compensation shall include salary, bonuses, cashed-in leave, cash equivalents, severance pay, retirement benefits, deferred compensation, real-property gifts, and any other payout. The Grantee must also inform the Department of any changes in total executive compensation between the annual

reports. All compensation reports must indicate what percent of compensation comes directly from the State or Federal allocations to the Grantee.

38. Execution in Counterparts and Authority to Sign.

This Agreement, any amendments, and/or change orders related to the Agreement, may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Special Terms and Conditions
AGREEMENT NO. LPA0253

ATTACHMENT 2

These Special Terms and Conditions shall be read together with general terms outlined in the Standard Terms and Conditions, Attachment 1. Where in conflict, these more specific terms shall apply.

1. Scope of Work.
The Project funded under this Agreement is Alachua West Wastewater Improvement Project. The Project is defined in more detail in Attachment 3, Grant Work Plan.

2. Duration.
a. Reimbursement Period. The reimbursement period for this Agreement begins on July 1, 2022 and ends at the expiration of the Agreement.
b. Extensions. There are extensions available for this Project.
c. Service Periods. Additional service periods are not authorized under this Agreement.

3. Payment Provisions.
a. Compensation. This is a cost reimbursement Agreement. The Grantee shall be compensated under this Agreement as described in Attachment 3.
b. Invoicing. Invoicing will occur as indicated in Attachment 3.
c. Advance Pay. Advance Pay is not authorized under this Agreement.

4. Cost Eligible for Reimbursement or Matching Requirements.
Reimbursement for costs or availability for costs to meet matching requirements shall be limited to the following budget categories, as defined in the Reference Guide for State Expenditures, as indicated:

Reimbursement	Match	Category
☐	☐	Salaries/Wages
		Overhead/Indirect/General and Administrative Costs:
☐	☐	a. Fringe Benefits, N/A.
☐	☐	b. Indirect Costs, N/A.
☒	☐	Contractual (Subcontractors)
☐	☐	Travel, in accordance with Section 112, F.S.
☐	☐	Equipment
☐	☐	Rental/Lease of Equipment
☐	☐	Miscellaneous/Other Expenses
☐	☐	Land Acquisition

5. Equipment Purchase.
No Equipment purchases shall be funded under this Agreement.

6. Land Acquisition.
There will be no Land Acquisitions funded under this Agreement.

7. Match Requirements
There is no match required on the part of the Grantee under this Agreement.

8. Insurance Requirements

Required Coverage. At all times during the Agreement the Grantee, at its sole expense, shall maintain insurance coverage of such types and with such terms and limits described below. The limits of coverage under each policy maintained by the Grantee shall not be interpreted as limiting the Grantee's liability and obligations under the Agreement. All insurance policies shall be through insurers licensed and authorized to issue policies in Florida, or alternatively, Grantee may provide coverage through a self-insurance program established and operating under the laws of Florida. Additional insurance requirements for this Agreement may be required elsewhere in this Agreement, however the minimum insurance requirements applicable to this Agreement are:

a. Commercial General Liability Insurance.
The Grantee shall provide adequate commercial general liability insurance coverage and hold such liability insurance at all times during the Agreement. The Department, its employees, and officers shall be named as an additional insured on any general liability policies. The minimum limits shall be $250,000 for each occurrence and $500,000 policy aggregate.

b. Commercial Automobile Insurance.
If the Grantee's duties include the use of a commercial vehicle, the Grantee shall maintain automobile liability, bodily injury, and property damage coverage. Insuring clauses for both bodily injury and property damage shall provide coverage on an occurrence basis. The Department, its employees, and officers shall be named as an additional insured on any automobile insurance policy. The minimum limits shall be as follows:

$200,000/300,000	Automobile Liability for Company-Owned Vehicles, if applicable
$200,000/300,000	Hired and Non-owned Automobile Liability Coverage

c. Workers' Compensation and Employer's Liability Coverage.
The Grantee shall provide workers' compensation, in accordance with Chapter 440, F.S. and employer liability coverage with minimum limits of $100,000 per accident, $100,000 per person, and $500,000 policy aggregate. Such policies shall cover all employees engaged in any work under the Grant.

d. Other Insurance. None.

9. Quality Assurance Requirements.

There are no special Quality Assurance requirements under this Agreement.

10. Retainage.

No retainage is required under this Agreement.

11. Subcontracting.

The Grantee may subcontract work under this Agreement without the prior written consent of the Department's Grant Manager except for certain fixed-price subcontracts pursuant to this Agreement, which require prior approval. The Grantee shall submit a copy of the executed subcontract to the Department prior to submitting any invoices for subcontracted work. Regardless of any subcontract, the Grantee is ultimately responsible for all work to be performed under this Agreement.

12. State-owned Land.

The work will not be performed on State-owned land.

13. Office of Policy and Budget Reporting.

The Grantee will identify the expected return on investment for this project and provide this information to the Governor's Office of Policy and Budget (OPB) within three months of execution of this Agreement. For each full calendar quarter thereafter, the Grantee will provide quarterly update reports directly to OPB, no later than 20 days after the end of each quarter, documenting the positive return on investment to the state that results from the Grantee's project and its use of funds provided under this Agreement. Quarterly reports will continue until the Grantee is instructed by OPB that no further reports are needed, or until the end of this Agreement, whichever occurs first. All reports shall be submitted electronically to OPB at env.roi@laspbs.state.fl.us, and a copy shall also be submitted to the Department at legislativeaffairs@floridaDEP.gov.

14. Common Carrier.

a. Applicable to contracts with a common carrier – firm/person/corporation that as a regular business transports people or commodities from place to place. If applicable, Contractor must also fill out and

return PUR 1808 before contract execution] If Contractor is a common carrier pursuant to section 908.111(1)(a), Florida Statutes, the Department will terminate this contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808.

b. Applicable to solicitations for a common carrier – Before contract execution, the winning Contractor(s) must fill out and return PUR 1808, and attest that it is not willfully providing any service in furtherance of transporting a person into this state knowing that the person unlawfully present in the United States according to the terms of the federal Immigration and Nationality Act, 8 U.S.C. ss. 1101 et seq. The Department will terminate a contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808

15. Additional Terms.
None.

Any terms added here must be approved by the Office of General Counsel.

ATTACHMENT 3
GRANT WORK PLAN

PROJECT TITLE: Alachua West Wastewater Improvement Project

PROJECT LOCATION: The Project will be located in the City of Alachua within Alachua County; Lat/Long (29.7579, -82.5270).

PROJECT BACKGROUND: Improvements to the existing lift stations will help protect against potential wastewater collection system failure, resulting in environmental impacts, by reducing the presence of hydrogen sulfide. Hydrogen sulfide is a corrosive odorous gas that is developed when high concentrations of sulfide are generated due to long residence times and poor oxygen transfer. This project will reduce the impact of hydrogen sulfide by lowering sulfide odor loading reaching the Wastewater Treatment Facilities and liquid processes, by reducing sewer detention time.

PROJECT DESCRIPTION: The City of Alachua (Grantee) will design and construct a new pressurized wastewater main and make improvements to existing lift stations which will decrease the detention time along an existing 16-inch force main. The project will reroute existing wastewater flows and allow future connections to the system.

TASKS: All documentation should be submitted electronically unless otherwise indicated.

Task 1: Preconstruction Activities

Deliverables: The Grantee will complete a design of the construction items, record a geotechnical investigation, produce a detailed survey of the project area, provide a hydraulic analysis for system performance, and obtain all necessary permits for construction of the project.

Documentation: The Grantee will submit: 1) a signed acceptance of the completed work to date, as provided in the Grantee's Certification of Payment Request; 2) a system performance report from a hydraulic analysis; and 3) a summary of preconstruction activities to date, indicating the percentage of design completion for the time period covered in the payment request. For the final documentation, the Grantee will also submit a copy of the design completed with the funding provided for this task and a list of all required permits identifying issue dates and issuing authorities.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

Task 2: Bidding and Contractor Selection

Deliverables: The Grantee will prepare a bid package, publish a public notice, solicit bids, conduct pre-bid meetings, and respond to bid questions in accordance with the Grantee's procurement process, to select one or more qualified and licensed contractors to complete construction of the new pressurized wastewater main.

Documentation: The Grantee will submit: 1) the public notice of advertisement for the bid; 2) the bid package; and 3) a written notice of selected contractor(s).

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement following the conclusion of the task.

Task 3: Construction

Deliverables: The Grantee will construct approximately 9,000 linear feet of a pressurized wastewater main and improve the existing lift stations in accordance with the construction contract documents.

Documentation: The Grantee will submit 1) a copy of the final design; 2) a signed acceptance of the completed work to date, as provided in the Grantee's Certification of Payment Request; and 3) a signed Engineer's Certification of Payment Request.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

Task 4: Project Management

Deliverables: The Grantee will perform project management, to include field engineering services, construction observation, site meetings with construction contractor(s) and design professionals, and overall project coordination and supervision.

Documentation: The Grantee will submit interim progress status summaries including summary of inspection(s), meeting minutes and field notes, as applicable.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables have been completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

PROJECT TIMELINE & BUDGET DETAIL:

The tasks must be completed by, and all documentation received by, the corresponding task end date. Cost reimbursable grant funding must not exceed the budget amounts as indicated below.

Task No.	Task Title	Budget Category	Grant Amount	Task Start Date	Task End Date
1	Design and Permitting	Contractual Services	$85,000	07/01/2022	02/28/2023
2	Bidding and Contractor Selection	Contractual Services	$5,000	07/01/2022	04/30/2023
3	Construction	Contractual Services	$700,000	07/01/2022	06/30/2024
4	Project Management	Contractual Services	$60,000	07/01/2022	06/30/2024
		Total:	$850,000		

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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Public Records Requirements

Attachment 4

1. **Public Records.**

a. If the Agreement exceeds $35,000.00, and if Grantee is acting on behalf of Department in its performance of services under the Agreement, Grantee must allow public access to all documents, papers, letters, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by Grantee in conjunction with the Agreement (Public Records), unless the Public Records are exempt from section 24(a) of Article I of the Florida Constitution or section 119.07(1), F.S.

b. The Department may unilaterally terminate the Agreement if Grantee refuses to allow public access to Public Records as required by law.

2. **Additional Public Records Duties of Section 119.0701, F.S., If Applicable.**
For the purposes of this paragraph, the term "contract" means the "Agreement." If Grantee is a "contractor" as defined in section 119.0701(1)(a), F.S., the following provisions apply and the contractor shall:

a. Keep and maintain Public Records required by Department to perform the service.

b. Upon request, provide Department with a copy of requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law.

c. A contractor who fails to provide the Public Records to Department within a reasonable time may be subject to penalties under section 119.10, F.S.

d. Ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the Public Records to Department.

e. Upon completion of the contract, transfer, at no cost, to Department all Public Records in possession of the contractor or keep and maintain Public Records required by Department to perform the service. If the contractor transfers all Public Records to Department upon completion of the contract, the contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements. If the contractor keeps and maintains Public Records upon completion of the contract, the contractor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to Department, upon request from Department's custodian of Public Records, in a format specified by Department as compatible with the information technology systems of Department. These formatting requirements are satisfied by using the data formats as authorized in the contract or Microsoft Word, Outlook, Adobe, or Excel, and any software formats the contractor is authorized to access.

f. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS AT:**

Telephone: **(850) 245-2118**
Email: public.services@floridadep.gov
Mailing Address: **Department of Environmental Protection**
ATTN: Office of Ombudsman and Public Services
Public Records Request
3900 Commonwealth Boulevard, MS 49
Tallahassee, Florida 32399

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Special Audit Requirements
(State and Federal Financial Assistance)

Attachment 5

The administration of resources awarded by the Department of Environmental Protection *(which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the agreement)* to the recipient *(which may be referred to as the "Recipient", "Grantee" or other name in the agreement)* may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by DEP Department staff, limited scope audits as defined by 2 CFR 200.425, or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in 2 CFR §200.330

1. A recipient that expends $750,000 or more in Federal awards in its fiscal year, must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F. EXHIBIT 1 to this Attachment indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of Environmental Protection. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR 200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200.514 will meet the requirements of this part.

2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR 200.508-512.

3. A recipient that expends less than $750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F-Audit Requirements. If the recipient expends less than $750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F-Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other federal entities.

4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at www.cfda.gov

PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of $750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through the Department of Environmental Protection by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the recipient expends less than $750,000 in state financial assistance in its fiscal year (for fiscal year ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the recipient expends less than $750,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).

4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at https://apps.fldfs.com/fsaa for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at http://www.leg.state.fl.us/Welcome/index.cfm, State of Florida's website at http://www.myflorida.com/, Department of Financial Services' Website at http://www.fldfs.com/and the Auditor General's Website at http://www.myflorida.com/audgen/.

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and required by PART I of this form shall be submitted, when required by 2 CFR 200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR 200.36 and 200.512

   A. The Federal Audit Clearinghouse designated in 2 CFR §200.501(a) (the number of copies required by 2 CFR §200.501(a) should be submitted to the Federal Audit Clearinghouse), at the following address:

By Mail:

Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

Submissions of the Single Audit reporting package for fiscal periods ending on or after January 1, 2008, must be submitted using the Federal Clearinghouse's Internet Data Entry System which can be found at http://harvester.census.gov/facweb/

2. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

A. The Department of Environmental Protection at one of the following addresses:

By Mail:
Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:
FDEPSingleAudit@dep.state.fl.us

B. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, Florida 32399-1450

The Auditor General's website (http://flauditor.gov/) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at one of the following addresses:

By Mail:
Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:
FDEPSingleAudit@dep.state.fl.us

4. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with 2 CFR 200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

5. Recipients, when submitting financial reporting packages to the Department of Environmental Protection for audits done in accordance with 2 CFR 200, Subpart F-Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (non and for-profit organizations), Rules of the Auditor General, should indicate the date and the reporting package was delivered to the recipient correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award and this Agreement for a period of **five (5)** years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of **three (3)** years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

EXHIBIT – 1

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Note: If the resources awarded to the recipient represent more than one federal program, provide the same information shown below for each federal program and show total federal resources awarded

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program A	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
				$	
Federal Program B	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
				$	

Note: Of the resources awarded to the recipient represent more than one federal program, list applicable compliance requirements for each federal program in the same manner as shown below:

Federal Program A	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.:(eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	
Federal Program B	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	

Note: If the resources awarded to the recipient for matching represent more than one federal program, provide the same information shown below for each federal program and show total state resources awarded for matching.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:					
Federal Program A	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category
Federal Program B	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

Note: If the resources awarded to the recipient represent more than one state project, provide the same information shown below for each state project and show total state financial assistance awarded that is subject to section 215.97, F.S.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:						
State Program A	State Awarding Agency	State Fiscal Year[1]	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category
Original Agreement	Department of Environmental Protection	22-23	37.039	Statewide Surface Restoration and Wastewater Projects	$850,000	140047
State Program B	State Awarding Agency	State Fiscal Year[2]	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category

Total Award	$850,000	

Note: List applicable compliance requirement in the same manner as illustrated above for federal resources. For matching resources provided by the Department for DEP for federal programs, the requirements might be similar to the requirements for the applicable federal programs. Also, to the extent that different requirements pertain to different amount for the non-federal resources, there may be more than one grouping (i.e. 1, 2, 3, etc.) listed under this category.

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [www.cfda.gov] and/or the Florida Catalog of State Financial Assistance (CSFA) [https://apps.fldfs.com/fsaa/searchCatalog.aspx], and State Projects Compliance Supplement (Part Four: State Projects Compliance Supplement [https://apps.fldfs.com/fsaa/state_project_compliance.aspx]. The services/purposes for which the funds are to be used are included in the Agreement's Grant Work Plan. Any match required by the Recipient is clearly indicated in the Agreement.

[1] Subject to change by Change Order.
[2] Subject to change by Change Order.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Exhibit A
Progress Report Form

DEP Agreement No.:	LPA0253
Project Title:	
Grantee Name:	
Grantee's Grant Manager:	
Reporting Period:	Select reporting period. Select year.

Provide the following information for all tasks identified in the Grant Work Plan:
Summarize the work completed within each task for the reporting period. Provide an update on the estimated completion date for each task and an explanation for any anticipated delays or problems encountered. Add or remove task sections and use as many pages as necessary to cover all tasks. Use the format provided below.

Task 1: Task Title

- **Progress for this reporting period:** Add Text
- **Identify delays or problems encountered:** Add Text

Task 2: Task Title

- **Progress for this reporting period:** Add Text
- **Identify delays or problems encountered:** Add Text

Task 3: Task Title

- **Progress for this reporting period:** Add Text
- **Identify delays or problems encountered:** Add Text

Task 4: Task Title

- **Progress for this reporting period:** Add Text
- **Identify delays or problems encountered:** Add Text

Task 5: Task Title

- **Progress for this reporting period:** Add Text
- **Identify delays or problems encountered:** Add Text

Indicate the completion status for the following tasks (if included in the Grant Work Plan):

Design (Plans/Submittal): 30% ☐, 60% ☐, 90% ☐, 100% ☐

Permitting (Completed): Yes ☐, No ☐

Construction (Estimated): _____%

This report is submitted in accordance with the reporting requirements of the above DEP Agreement number and accurately reflects the activities associated with the project.

_____ _____

Signature of Grantee's Grant Manager (Original Ink) Date

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Exhibit C
Payment Request Summary Form

The **Payment Request Summary Form** for this grant can be found on our website at this link:

https://floridadep.gov/wra/wra/documents/payment-request-summary-form

Please use the most current form found on the website, linked above, for each payment request.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: RFB 2023-02 Horizontal Directional Drilling and Open Cut Method Annual Contract Award
PREPARED BY: Donna Smith, Purchasing Coordinator

RECOMMENDED ACTION:
1) Accept the lowest Responsive and Responsible bid submitted by Carver-Stanley Utility.
2) Authorize the City Manager to enter into a contract with Carver Stanley Utility to complete the work as needed under the provisions of RFB 2023-02.

Summary

The City of Alachua's Electric Department provides underground electric service to new and existing customers. Installation of conduit for electrical conductor is necessary to complete the work. The method of installation of conduit is either by Horizontal Directional Drilling or Open Cut Method. Directional bore installations are preferred because is causes less damage to existing landscape and roadways. Open-cut method is used in underdeveloped areas where applicable.

On January 12, 2023, the City solicited formal bids from qualified vendors to furnish all necessary equipment, supervision, labor and materials to provide the installation of electrical conduits, conductors, and ancillary items by Horizontal Directional Drilling or Open Cut Method.

The awarded bid will include a contract effective through September 30, 2023. The contract will automatically renew on October 1, 2023 for a one (1) year extension at the end of the first term and renew for two (2) successive two year terms, October 1 to September 30 of the following calendar year, unless automatic renewal is cancelled by either party.

The City received four (4) bids in response to RFB 2023-02. All bidders were determined to be responsive and responsible bidders: Carver-Stanley Utility; Bellmore Enterprise, Inc; D&D, Inc.; and Utility Service of Gainesville.

Staff recommends to proceed with awarding RFB 2023-02 to Carver-Stanley Utility as the lowest Responsive and Responsible Bidder.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: Varies

FUNDING SOURCE: Electric Fund

COMMISSION GOALS:
Quality of Life, Community Enhancement

ATTACHMENTS:

Description

- Contract Bids

BID #1
STANLEY UTILITY CONTRACTOR, INC.

EXHIBIT B

BID FORM

Provide bid costs for each item listed below. Bidder is directed to include all costs to complete the work in the bids for the items listed. No additional compensation will be provided to complete the work. CONTRACTOR shall provide a Unit Price Bid in the format shown below. This price structure includes all materials, labor & equipment to install electrical conduit base on the following:

Mobilization/Demobilization:

MOBILIZATION AND DEMOBILIZATION:	$500.00 /EA

Directional Bore Method:

2" HDPE ORANGE FIBER CONDUIT:	$12.50 /LF
2" HDPE ELECTRICAL CONDUIT:	$12.50 /LF
3" HDPE ELECTRICAL CONDUIT:	$15.00 /LF
4" HDPE ELECTRICAL CONDUIT:	$20.00 /LF
6" HDPE ELECTRICAL CONDUIT:	$31.00 /LF
2" & 2" HDPE ELECTRICAL CONDUIT:	$20.00 /LF
2" & 3" HDPE ELECTRICAL CONDUIT:	$24.00 /LF
2" & 4" HDPE ELECTRICAL CONDUIT:	$26.00 /LF
4" & 6" HDPE ELECTRICAL CONDUIT:	$44.00 /LF

Open Cut Method:

2" Sch. 40 PVC ELECTRICAL CONDUIT:	$10.75 /LF
3" Sch. 40 PVC ELECTRICAL CONDUIT:	$14.25 /LF
4" Sch. 40 PVC ELECTRICAL CONDUIT:	$17.50 /LF
6" Sch. 40 PVC ELECTRICAL CONDUIT:	$29.50 /LF
2" & 2" Sch. 40 PVC ELECTRICAL CONDUIT:	$15.50 /LF
2" & 3" Sch. 40 PVC ELECTRICAL CONDUIT:	$20.00 /LF

2" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $24.00 /LF

3" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $27.00 /LF

4" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $37.00 /LF

Pull Box Installation: (PVC, Concrete, Fiberglass)

Pull Box Sizes: (12"x17") (23"x16") (48" x 30"): $500.00 /EA

Pull Box Installation: (Concrete)

Pull Box Sizes: (48" x 72" x 40") $1000.00 /EA

NOTE: COA will furnish ONLY 2", 4" , & 6" elbows, transformer pads, and pull boxes for the sizes shown above; CONTRACTOR to provide all other items required to complete the installation of the electrical conduits into transformer, switchgears and pull boxes.

BID #1
STANLEY UTILITY CONTRACTOR, INC.

BID #2
BELLMORE ENTERPRISES. INC.

EXHIBIT B

BID FORM

Provide bid costs for each item listed below. Bidder is directed to include all costs to complete the work in the bids for the items listed. No additional compensation will be provided to complete the work. CONTRACTOR shall provide a Unit Price Bid in the format shown below. This price structure includes all materials, labor & equipment to install electrical conduit base on the following:

Mobilization/Demobilization:

MOBILIZATION AND DEMOBILIZATION:	$ 250.00 /EA

Directional Bore Method:

2" HDPE ORANGE FIBER CONDUIT:	$ 19.50 /LF
2" HDPE ELECTRICAL CONDUIT:	$ 19.50 /LF
3" HDPE ELECTRICAL CONDUIT:	$ 24.00 /LF
4" HDPE ELECTRICAL CONDUIT:	$ 30.00 /LF
6" HDPE ELECTRICAL CONDUIT:	$ 39.00 /LF
2" & 2" HDPE ELECTRICAL CONDUIT:	$ 26.00 /LF
2" & 3" HDPE ELECTRICAL CONDUIT:	$ 28.00 /LF
2" & 4" HDPE ELECTRICAL CONDUIT:	$ 35.00 /LF
4" & 6" HDPE ELECTRICAL CONDUIT:	$ 50.00 /LF

Open Cut Method:

2" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 15.00 /LF
3" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 17.00 /LF
4" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 19.00 /LF
6" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 25.00 /LF
2" & 2" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 17.50 /LF
2" & 3" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 19.50 /LF

2" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $ 21.00 /LF

3" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $ 23.00 /LF

4" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $ 26.00 /LF

Pull Box Installation: (PVC, Concrete, Fiberglass)

Pull Box Sizes: (12"x17") (23"x16") (48" x 30"): $ 250.00 /EA

Pull Box Installation: (Concrete)

Pull Box Sizes: (48" x 72" x 40") $ 750.00 /EA

NOTE: COA will furnish ONLY 2", 4" , & 6" elbows, transformer pads, and pull boxes for the sizes shown above; CONTRACTOR to provide all other items required to complete the installation of the electrical conduits into transformer, switchgears and pull boxes.

BID #2
BELLMORE ENTERPRISES. INC.

BID #3
D&D, INC.

EXHIBIT B
Page 1 of 2

BID FORM

Provide bid costs for each item listed below. Bidder is directed to include all costs to complete the work in the bids for the items listed. No additional compensation will be provided to complete the work. CONTRACTOR shall provide a Unit Price Bid in the format shown below. This price structure includes all materials, labor & equipment to install electrical conduit base on the following:

Mobilization/Demobilization:

MOBILIZATION AND DEMOBILIZATION:	$ 275.00	/EA

Directional Bore Method:

2" HDPE ORANGE FIBER CONDUIT:	$ 13.50	/LF
2" HDPE ELECTRICAL CONDUIT:	$ 13.50	/LF
3" HDPE ELECTRICAL CONDUIT:	$ 17.00	/LF
4" HDPE ELECTRICAL CONDUIT:	$ 24.10	/LF
6" HDPE ELECTRICAL CONDUIT:	$ 36.08	/LF
2" & 2" HDPE ELECTRICAL CONDUIT:	$ 22.50	/LF
2" & 3" HDPE ELECTRICAL CONDUIT:	$ 23.50	/LF
2" & 4" HDPE ELECTRICAL CONDUIT:	$ 28.50	/LF
4" & 6" HDPE ELECTRICAL CONDUIT:	$ 48.50	/LF

Open Cut Method:

2" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 12.99	/LF
3" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 13.50	/LF
4" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 14.99	/LF
6" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 16.99	/LF
2" & 2" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 14.99	/LF
2" & 3" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 15.99	/LF

2" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $ 17.99 /LF

3" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $ 18.99 /LF

4" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $ 26.50 /LF

Pull Box Installation: (PVC, Concrete, Fiberglass)

Pull Box Sizes: (12"x17") (23"x16") (48" x 30"): $ 1,995.00 /EA

Pull Box Installation: (Concrete)

Pull Box Sizes: (48" x 72" x 40") $ 5,915.00 /EA

NOTE: COA will furnish ONLY 2", 4" , & 6" elbows, transformer pads, and pull boxes for the sizes shown above; CONTRACTOR to provide all other items required to complete the installation of the electrical conduits into transformer, switchgears and pull boxes.

BID #3
D&D, INC.

BID #4
UTILITY SERVICE OF GAINESVILLE, INC.

EXHIBIT B

BID FORM

Provide bid costs for each item listed below. Bidder is directed to include all costs to complete the work in the bids for the items listed. No additional compensation will be provided to complete the work. CONTRACTOR shall provide a Unit Price Bid in the format shown below. This price structure includes all materials, labor & equipment to install electrical conduit base on the following:

Mobilization/Demobilization:

MOBILIZATION AND DEMOBILIZATION:	$ 1,800.00 /EA

Directional Bore Method:

2" HDPE ORANGE FIBER CONDUIT:	$ 17.00 /LF
2" HDPE ELECTRICAL CONDUIT:	$ 17.00 /LF
3" HDPE ELECTRICAL CONDUIT:	$ 23.00 /LF
4" HDPE ELECTRICAL CONDUIT:	$ 29.00 /LF
6" HDPE ELECTRICAL CONDUIT:	$ 48.00 /LF
2" & 2" HDPE ELECTRICAL CONDUIT:	$ 27.00 /LF
2" & 3" HDPE ELECTRICAL CONDUIT:	$ 35.00 /LF
2" & 4" HDPE ELECTRICAL CONDUIT:	$ 45.00 /LF
4" & 6" HDPE ELECTRICAL CONDUIT:	$ 69.00 /LF

Open Cut Method:

2" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 35.00 /LF
3" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 40.00 /LF
4" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 45.00 /LF
6" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 58.00 /LF
2" & 2" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 42.00 /LF
2" & 3" Sch. 40 PVC ELECTRICAL CONDUIT:	$ 47.00 /LF

2" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $ 51.00 /LF

3" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $ 57.00 /LF

4" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $ 79.00 /LF

Pull Box Installation: (PVC, Concrete, Fiberglass)

Pull Box Sizes: (12"x17") (23"x16") (48" x 30"): $ 350.00 /EA

Pull Box Installation: (Concrete)

Pull Box Sizes: (48" x 72" x 40") $ 1,850.00 /EA

NOTE: COA will furnish ONLY 2", 4" , & 6" elbows, transformer pads, and pull boxes for the sizes shown above; CONTRACTOR to provide all other items required to complete the installation of the electrical conduits into transformer, switchgears and pull boxes.

BID #4
UTILITY SERVICE OF GAINESVILLE, INC.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Surplus Property - K9 Thor
PREPARED BY: Jesse J. Sandusky - Chief of Police

RECOMMENDED ACTION:
Approve conveyance of ownership of K9 Thor to Sgt. Justin Horn and authorize the City Manager to sign any required paperwork.

Summary

K9 Thor has been in service with the Alachua Police Department since 2014 with his handler, Sgt. Justin Horn. Thor will be retiring from service effective February 27, 2023. Thor will no longer be in service with the department, and therefore will be surplus to the City's needs. Traditionally, upon retirement, police canines are given to their respective handler, who then assumes full responsibility and liability for the canine. It is the request of the agency to declare Thor surplus and authorize conveyance of ownership to Sgt. Justin Horn.

FINANCIAL IMPACT: No

BUDGETED: No

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 2/27/2023
SUBJECT: Consulting Services with Causseaux, Hewett & Walpole (CHW) for Alachua West Wastewater Improvement Project
PREPARED BY: Donna Smith, Purchasing Coordinator

RECOMMENDED ACTION:
1) Accept Proposal from CHW for Professional Consulting Services for the Alachua West Wastewater Improvement Project.
2) Authorize the City Manager to execute the Work Order and to issue a Purchase Order to CHW for consulting services on the Alachua West Wastewater Improvement Project.

Summary

The Public Services Department under a Professional Services Contract is seeking Professional Consulting Services with Causseaux, Hewett & Walpole (dba CHW) to provide a professional survey, civil engineering and construction services to assist with the design, permitting and construction of the Alachua West Wastewater Improvement Project.

The Scope of Services will include the following Tasks:

Task 1: Preconstruction Activities which includes Surveying Services, Geotechnical Investigation, Engineering Design Services and Permitting Services.

Task 2: Bidding and Contractor Selection including Pre-Bid Meeting Attendance, Pre-Bid RFI Review and Response, Bid Opening Attendance, Independent Bid Evaluations and Bid Award Meeting Attendance.

Task 3: Project Management which includes Preconstruction Meeting Attendance, Review Construction Shop Drawings and Submittals, RFI Review and Response, OAC Meeting Attendance, Assist with Change Orders and provide Engineer recommendations for approval, Weekly Site Inspections with Field Reports, Attend all necessary testing and Provide Permit Closeout and Certifications.

The Purchasing and Sales Policy and Regulations Manual under General Guidelines,

Section 1, G. Requirements by Category, 5. requires purchases greater than $100,000 be approved by the City Commission.

Staff recommends accepting proposal from CHW for professional consulting services.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT:$150,000.00

FUNDING SOURCE: Waste Water Fund

COMMISSION GOALS:
Quality of Life

ATTACHMENTS:

Description

- Work Order & Proposal - Consulting Services

CITY OF ALACHUA

WORK ORDER

WORK ORDER NO.:_____(For tracking purposes only, to be assigned by CONSULTANT after execution).

PURCHASE ORDER NO.:_____(For billing purposes only, to be assigned by CITY after execution.)

PROJECT NAME: Alachua West Wastewater Improvement Project

CITY: CITY OF ALACHUA, a municipality in Alachua County Florida

PROJECT MANAGER:_____

CONSULTANT: CAUSSEAUX, HEWETT & WALPOLE, INC. DBA CHW

CONSULTANT'S ADDRESS: 11801 Research Drive

Alachua, Fl 32616

Execution of the Work Order by CITY shall serve as authorization for CONSULTANT to provide for the above project pursuant to that certain Agreement dated October 11, 2018, between CITY and CONSULTANT and further delineated in the specifications, conditions and requirements stated in the following listed documents which are attached hereto and made a part hereof as Exhibit A.

ATTACHMENTS (Check all that apply):

[ ] DRAWINGS/PLANS/SPECIFICATIONS
[ ] DETAILED SERVICES AND TASKS FOR PROJECT
[ ] SPECIAL CONDITIONS
[ ] _____

The CONSULTANT shall provide services pursuant to this Work Order, its attachments and the above-referenced Agreement, which is incorporated herein by reference as if it had been set out in its entirety. Whenever this Work Order conflicts with the Agreement, the Agreement shall prevail.

TIME FOR COMPLETION: The work authorized by this Work Order shall be commenced upon receipt of a Purchase Order by CONSULTANT and shall be completed within (___) calendar days from receipt of a Purchase Order by CONSULTANT.

METHOD OF COMPENSATION:

(a) This Work Order is issued on a:
- X Lump Sum Basis
- [ ] Hourly Rate Basis with a Not-to-Exceed amount
- Hourly Rate Basis with a Limitation of Funds amount

(b) If the compensation is based on a "Lump Sum Basis," CONSULTANT shall perform all work required by this Work Order for the sum of One Hundred Fifty Thousand DOLLARS ($ 150,000.00). In no event shall CONSULTANT be paid more than the "Lump Sum Fee" Amount.

(c) If the compensation is based on an "Hourly Rate Basis" with a "Not-to-Exceed" Amount, CONSULTANT shall perform all work required by this Work Order for a sum not exceeding _____ DOLLARS ($). CONSULTANT compensation shall be based on the actual work required by this Work Order.

(d) If the compensation is based on an "Hourly Rate Basis" with a "Limitation of Funds" Amount, CONSULTANT is not authorized to exceed the "Limitation of Funds" amount of _____ _____ DOLLARS ($0.00) without a Change Order accepted and executed by CITY. Such approval, if given by CITY, shall indicate a new "Limitation of Funds" amount. CITY shall compensate CONSULTANT for the actual work performed under this Work Order.

CITY shall make payment to CONSULTANT in strict accordance with the payment terms of the referenced Agreement.

It is expressly understood by CONSULTANT that this Work Order, until executed by CITY, does not authorize the performance of any services by CONSULTANT and that CITY, prior to its execution of the Work Order, reserves the right to authorize a party other than CONSULTANT to perform the services called for under this Work Order.

IN **WITNESS WHEREOF,** the parties hereto have made and executed this Work Order effective as of the date the last signature is affixed.

CAUSSEAUX, HEWETT & WALPOLE, INC. DBA CHW

Witness

By: _____
Daniel Young

Title: Vice President

Date: 2/22/2023

CITY OF ALACHUA, FLORIDA

_____
Witness

By: _____
W Michael DaRoza, City Manager

Date: _____

~~January 13, 2023~~
Revised February 21, 2023

Rodolfo Valladares
City of Alachua
Post Office Box 9
Alachua, Florida 32615

RE: Proposal for Professional Consulting Services for the Alachua West Wastewater Improvement Project
Alachua, Florida

Dear Rodolfo:

We submit this proposal to provide professional survey, civil engineering and construction services to assist you with the design, permitting, and construction of the above referenced project. We submit this proposal pursuant to our conversations and based on the following project understanding:

> *The project intent is to design and permit approximately 9,000' of forcemain (Size to be determined) from the existing Savannah Station lift station (On CR 235 and north of NW 123rd Ave) south to CR 235A and north along CR 235A to existing sewer located north of NW 115 Ave. The project will require reconfiguration of the existing forcemain from Savannah Station lift station and possible pump changes within the wet well. This will be determined during the design phase of the project. Additionally the forcemain will be within two proposed County right of ways and require an Alachua County ROW Use permit application. At the intersection of CR 235 and CR 235A is a CSX roadway crossing, most likely a jack and bore with a steel casing will also be required.*

The proposed wastewater line will be subject to the authority of the following regulatory agencies and utility entities:

- City of Alachua Public Services – for review and approval of the wastewater design;
- Alachua County ROW Use Permit – for wastewater main within CR 235 and CR 235A right-of-way;
- CSX Utility Permit – for wastewater main railroad crossing at the intersection of CR 235 and CR 235A;
- FDEP – Wastewater Main Extension Permit; and
- FDEP – NOI (if greater than 1 acre disturbed).

Please note this proposal assumes that the proposed wastewater will not be subject to City of Alachua site plan permitting.

The client must provide the following items:

1. Direct payment for all regulatory application fees. CHW will identify and confirm the fee amounts and request checks from the client for inclusion in submittal packages to regulatory agencies;
2. Legal Services for ROW or easement acquisitions; and
3. The project manual (for bidding), bidding services and activities, including all required advertising for bidding. Alternatively, CHW can provide these services via a separate scope and contract.

CHW will provide the following scope of services:

1. **Task 1: Preconstruction Activities**
   A. Surveying Services:
      i. CHW will perform a Topographic survey of approximately 9,000 linear feet of CR 235 & 235A, from edge of pavement to 10 feet beyond the Northwest R/W line of CR 235 & the West R/W of CR 235A. The survey will include the location of all visible improvements; such as, pavement, curbing,

sidewalks, visible utility structures, drainage structures, sewer manholes, including elevations of their tops and inverts, water valves, etc. Vertical data will be collected in pervious areas to assist in the preparation of a one-foot (1') interval contour map. Spot elevations will be depicted on impervious surfaces to the nearest one-hundredth of a foot. In addition, the Survey will include the location of all tree 8" and above. The vertical control will be referenced to a published datum (NAVD 88 datum).

ii. CHW will designate underground utilities utilizing industry standard tools; such as, electromagnetic radio detection and/or ground penetrating radar, CHW will attempt to detect and mark the subsurface utilities and record their approximate horizontal position on the ground with paint marks and pin flags. The designations will be performed in accordance with Subsurface Utility Engineering, Quality Level B accuracy as outlined in the ASCE Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data, ASCE, Publication No CI/ASCE 38-02. These designations will be field surveyed and added to the Topographic Survey.

Note: While CHW will use every effort to designate all utilities in the project area, per ASCE 38 standards, no matter how comprehensive a Utility Investigation, uncertainty relative to any documented or nondocumented subsurface utilities may still exist. This being the case other utilities may still exist in the project area either in use or abandoned.

B. Geotechnical Investigation:
   i. CHW will subcontract with a local geotechnical firm to perform the necessary soil borings, and corrosive testing.

   ii. A signed and sealed report of their finds and recommendations will also be provided.

C. Engineering Design Services:
   i. Prepare utility plan documents including: cover sheet, plan view, profile view, cross-sections, lift station upgrade sheets, and construction details. Plans will be prepared at 60% Construction Documents stage for client review / approval and agency review / approval. 100% Construction Documents will incorporate all comments and conditions of approvals.

   ii. Prepare a hydraulic analysis for the system performance of newly constructed forcemain, as needed.

   iii. Prepare technical specifications, as needed.

D. Permitting Services:
   i. Coordinate with the City of Alachua Public Services Department for review and comment.

   ii. Prepare, submit, and administer the Alachua County Public Works ROW Use Permit application.

   iii. Prepare, submit, and administer the CSX Encroachment Agreement application including any sketch and legals.

   iv. Prepare, submit, and administer the FDEP Wastewater Main Extension Permit application including any sketch and legals.

   v. Prepare, submit, and administer the FDEP NOI Permit application process.

   vi. Provide all permits and construction documents to the client for bidding and construction purposes.

2. Task 2: Bidding and Contractor Selection:
A. Pre-Bid Meeting Attendance.

B. Pre-Bid RFI Review and Response.
C. Bid Opening Attendance.
D. Independent Bid Evaluations.
E. Bid Award Meeting Attendance.

3. **Task 3: Project Management:**
   A. Preconstruction Meeting Attendance.
   B. Review Construction Shop Drawings and Submittals.
   C. RFI Review and Responses.
   D. OAC Meeting Attendance.
   E. Assist with Change Order and provide Engineer recommendation for approval.
   F. Weekly Site Inspections with Field Reports.
   G. Attend all necessary testing.
   H. Provide Permit Closeout and Certifications.

4. **Fees:**

Task	Fee
1. Task 1: Preconstruction Activities	
A. Surveying Services	$ 15,250.00
B. Geotechnical Investigation	$ 5,000.00
C. Engineering Design Services	$ 40,000.00
D. Permitting Services	$ 24,750.00
2. Task 2: Bidding and Contractor Selection	$ 5,000.00
3. Task 3: Project Management	$ 60,000.00
Total	$ 150,000.00

5. **Schedule:**

   A. Task No. 1 Design and Permitting - End Date: 11/30/2023
   B. Task No. 2 Bidding Contractor Selection - End Date: 2/29/2024
   C. Task No. 3 Project Management - End Date: 03/31/2025

The above-mentioned services will be provided for a lump sum fee of **$150,000.00**. Please note that charges such as printing, postage, and overnight deliveries will be submitted for reimbursement. Any additional activities can be performed upon request at contracted hourly rates. Invoices will be submitted periodically, but no more than once monthly, and certify percentage of services completed to date.

Please issue a Purchase and Work Order for the above amount as authorization for us to proceed. Should you have any questions or concerns, please contact me at daniely@chw-inc.com or 352-331-1976. We look forward to working with you on this project.

Sincerely,
CHW



Daniel Young, PE
Vice President
N:\2022\22-0536\Admin & Information\02_Proposal & Contracts\Client\Drafts\PROP 230221 Alachua West WW - Engineering REVISED .docx


Survey Limits
235A
NW County Rd 335th
NW 118th Pl
NW 115th St
NW 116th St
1757 ft

CHW - 2019 Standard Hourly Rates

Civil Engineering Division	**Rate**
Director Engineering	$ 173.00
Senior Project Manager	$ 158.00
Project Manager/Professional Engineer	$ 142.00
Project Engineer	$ 116.00
Project Coordinator	$ 68.00

Construction Engineering Inspections Division	**Rate**
Director Construction Services	$ 173.00
Construction Project Manager	$ 126.00
Senior Inspector/Supervisor	$ 100.00
Inspector	$ 84.00

Planning Division	**Rate**
Director of Planning & GIS Services	$ 173.00
Senior Project Manager	$ 158.00
Senior Planner	$ 142.00
Land Planner	$ 116.00

Design Division	**Rate**
Director of Landscape Architecture/Urban Design	$ 173.00
Project Manager/Professional Landscape Architect	$ 142.00
Project Landscape Architect	$ 116.00
Designer	$ 100.00

Land Surveying Division	**Rate**
Director/Professional Surveyor & Mapper	$ 173.00
Senior Project Manager	$ 158.00
Professional Surveyor & Mapper	$ 142.00
Chief of Surveys/Project Surveyor	$ 116.00
2-Man Field Crew	$ 142.00
3-Man Field Crew	$ 179.00
GPS Field Operator/Robotics (1-man)	$ 105.00
Field Technician	$ 70.00
Project Coordinator	$ 68.00

All Divisions	**Rate**
~~Depositions/Expert Witness~~	~~$ 420.00~~
Principals	$ 210.00
Senior CADD Designer	$ 105.00
CADD Designer II	$ 95.00
CADD Designer I	$ 79.00
GIS/Mapping Technician	$ 87.00
Project Interns	$ 58.00
Project Assistant / Administrative Assistant	$ 58.00

L:_CHW Fee Schedule\2019 hourly fees.docx

Alachua West Wastewater Improvement Project	Survey			Construction				Engineering						Sub Consultant	Cost	
	2-Man Field Crew $ 142.00	Director/PSM $ 173.00	Senior Cad $ 105.00	Director/PE $ 173.00	PM $ 126.00	Sr. Insp. $ 100.00	Project Assist. $ 58.00	Principal $ 210.00	Director/PE $ 173.00	Sr. PM $ 158.00	Project Engineer $ 116.00	Sr. Cad $ 105.00	Project Coord. $ 68.00	Geotechnical LS	Subtotal Cost	Proposal Fee
Task 1: Preconstruction Activities:															-	-
A. Surveying Services	64	12	40												$ 15,364.00	$ 15,250.00
B. Geotechnical Investigation														$ 5,000.00	$ 5,000.00	$ 5,000.00
C. Engineering Design Services								24	8	60	80	130	20		$ 40,194.00	$ 40,000.00
D. Permitting Services								8	4	40	80	50	24		$ 24,854.00	$ 24,750.00
Task 2: Bidding and Contractor Selection				9	23		10								$ 5,035.00	$ 5,000.00
Task 4: Project Management				67	180	211	80								$ 60,011.00	$ 60,000.00
															Total	**$ 150,000.00**

City Commission Meeting
Sign In February 27, 2023

Name (Please Print)	Name (Please Print)
(Please Print) Madri Stalker	(Please Print) Darin Kilfoil NFPS
(Please Print) Linda Stalker	(Please Print) SARAH FARRIS
(Please Print) Daniel Chalker Lieutenant APD	(Please Print) Andriy Egorovets
(Please Print) Charlie Natwold Deputy Chief APD	(Please Print) Steph salavei
(Please Print) Cesar Vargas K9 Officer	(Please Print) Aranda Logan
(Please Print) Justin Horn Retiring K-9 Officer	(Please Print) Sharon Kouse
(Please Print) ANDREW CAO	(Please Print) Cao Cao
(Please Print) Lua Cao	(Please Print)
(Please Print) Nathaniel M. Ford III	(Please Print)
(Please Print) Kay Mayhers / ALBERT CRIST	(Please Print)