



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

October 8, 2013

SUBJECT: A request for site plan approval for Raceway Markey #163

APPLICANT/AGENT: Virginia Johns

PROPERTY OWNER: Hipp Investments, LLC

LOCATION: North of U.S. Highway 441; west of NW 167th Boulevard and Mason's Tavern; east of Santa Fe High School; south of Heritage Oaks Subdivision.

PARCEL ID NUMBER(S): 03053-001-003

ACREAGE: ±2.07 acres

PROJECT PLANNER: Brandon Stubbs

RECOMMENDATION: Staff recommends that this Board approve this application for a Site Plan upon making the following motion:

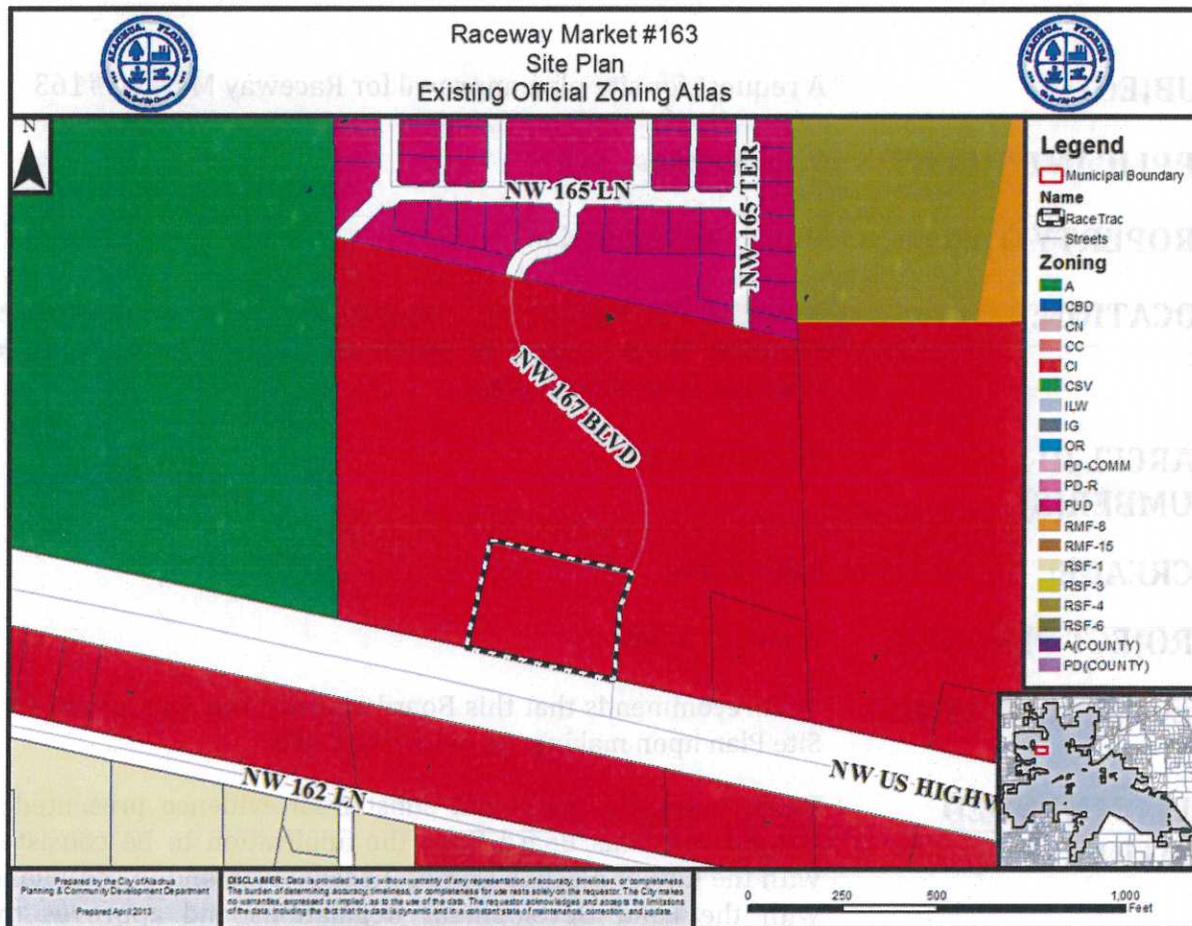
RECOMMENDED MOTION: Based upon the competent substantial evidence presented at this hearing, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves this application for a Site Plan based upon the following conditions, along with any conditions this board deems necessary.

- 1) The applicant must grant the City of Alachua a Public Utility Easement (P.U.E.) for all public utility infrastructure (i.e. sewer, water, and electric) prior to issuance of a building permit.
- 2) The applicant must obtain all other applicable state and federal permits before commencement of the development.

SUMMARY

A request by Virginia Johns of Hipp Investments, LLC, owner and applicant, for Site Plan Approval for ±2,822 square feet of floor area for "Gasoline Sales," associated drainage, paving, grading, and utility infrastructure improvements. The ±2.07 acre subject property is located north of U.S. Highway 441; west of NW 167th Boulevard and Mason's Tavern; east of Santa Fe High School; south of Heritage Oaks Subdivision. FLUM: Commercial; Zoning: Commercial Intensive (CI); Parcel Number 03053-001-003.

Map 1. Official Zoning Atlas.



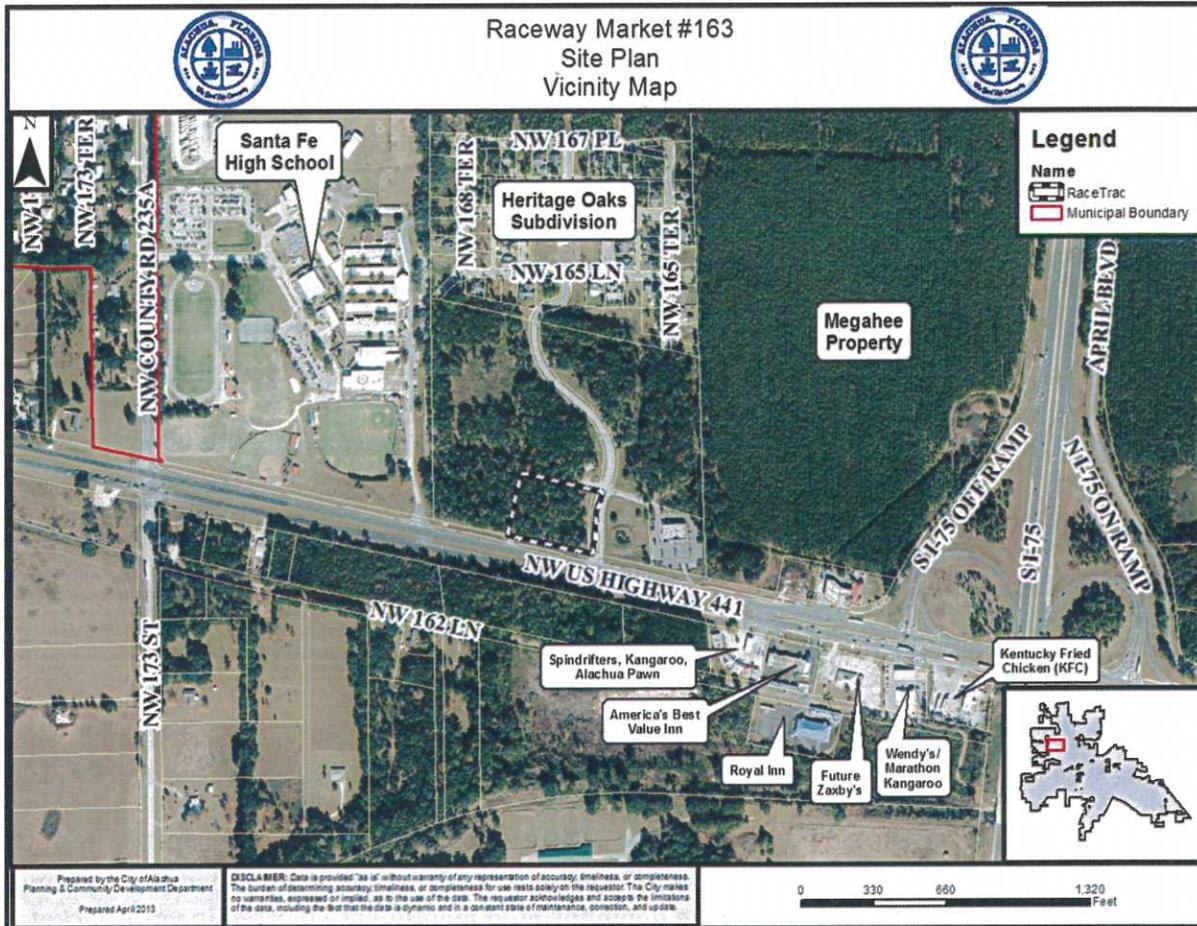
BACKGROUND

Stormwater will be conveyed to a proposed on-site underground stormwater facility. The applicant proposes two (2) ingress and egress points to the site. Proposed access to the site includes a full access driveway along a proposed street located within a thirty (30) foot ingress and egress easement along the west side of the subject property, and a full access driveway along the westerly right-of-way of NW 167th Blvd. The applicant's engineer states the site is served potable water via an inch and a half (1.5) inch potable water meter and sanitary sewer via a four (4) inch extension to a proposed manhole located north of the subject property (within a fifty (50) foot ingress/egress/utility easement). Then extending

an eight (8) inch sanitary sewer main from the proposed manhole to an existing manhole within N.W. 167th Blvd.

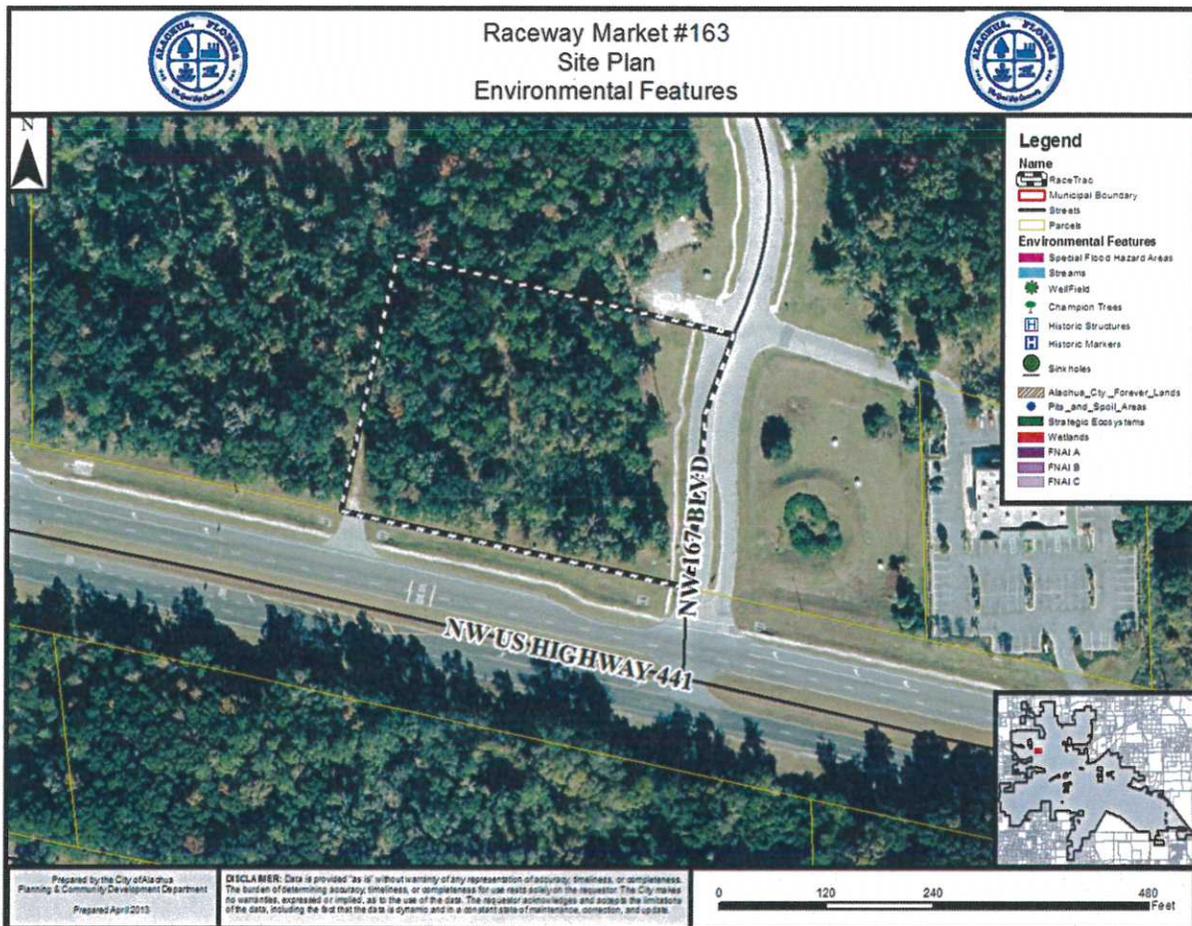
According to the best available data, there are no wetlands located on-site, and the site is located in Flood Zone X (Areas outside the 500 year flood plain).

Map 2. Vicinity Map



Map 3 below shows a closer aerial view of the subject property, with major roads, parcel boundaries (blue), and a legend containing a list of pertinent environmental features. The map indicates that the property contains no wetlands, streams, creeks, lakes, champion trees, sinkholes, Florida Natural Area Inventory, pits and spoils areas, or Alachua County Strategic Ecosystems on site. Additionally, according to the FEMA Firm maps, the subject parcel is located in flood zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level).

Map 3. Aerial View of Property with Environmental Features (none)



As required by Section 2.2.4 of the Land Development Regulations (LDRs), a Neighborhood Meeting was held on September 11, 2012 at the Alachua Branch Library located at 14913 NW 140th Street to educate owners of nearby land, and any interested members of the general public about the project. This meeting was hosted by Raceway. According to the minutes submitted as part of the application, seven (7) members of the public attended the meeting. A list of comment and/or concerns from the neighborhood meeting are located in your packet.

The applicant's Site Plan includes the following twenty-four (24) plan sheets:

- 1.....Title Sheet
- 2.....Boundary & Topographic Survey
- 3.....Pre & Post Construction Watershed Plan
- 4.....Demolition & Tree Removal Plan
- 5.....Horizontal Control Plan
- 6.....Site Plan
- 7.....Grading & Drainage Plan
- 8.....Pavement Plan
- 9.....Utility Plan
- 10.....Storm & Sanitary Sewer Profiles
- 11.....Construction Detail
- 12.....Underground Detention System Details
- 13.....Construction Surface Water Management Plan

- SD1-SD5.....Raceway Standard Details
- L-1.....Landscape Plan
- L-2.....Irrigation Plan
- PH-1.....Photometric Plan
- FDOT-1.....F.D.O.T Driveway Connection Plan
- FDOT-2.....F.D.O.T. Signage & Striping Plan

The applicant provided the City with all of the items required for a complete Site Plan application. Other requirements found in the Comprehensive Plan and Land Development Regulations are reviewed and discussed below.

The parcels surrounding the subject property have commercial uses. Table 1 below identifies existing uses, Future Land Use Map Designations, and Zone Districts of the lands surrounding the subject property.

Table 1. Surrounding Uses, Future Land Use Designations, and Zoning Classifications

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.)

Direction	Existing Use	Land Use	Zoning
North	Vacant Commercial Lands/Heritage Oaks Subdivision	Commercial/Moderate Density Residential	Commercial Intensive (CI)/Planned Unit Development (PUD)
West	Vacant Commercial Lands/Santa Fe High School	Commercial/Public	Commercial Intensive (CI)/Agriculture (A)
South	U.S. Highway 441/Vacant Commercial Lands	Commercial	Commercial Intensive (CI)
East	Vacant Commercial Lands/Mason's Tavern	Commercial	Commercial Intensive (CI)

III. SITE PLAN STANDARDS

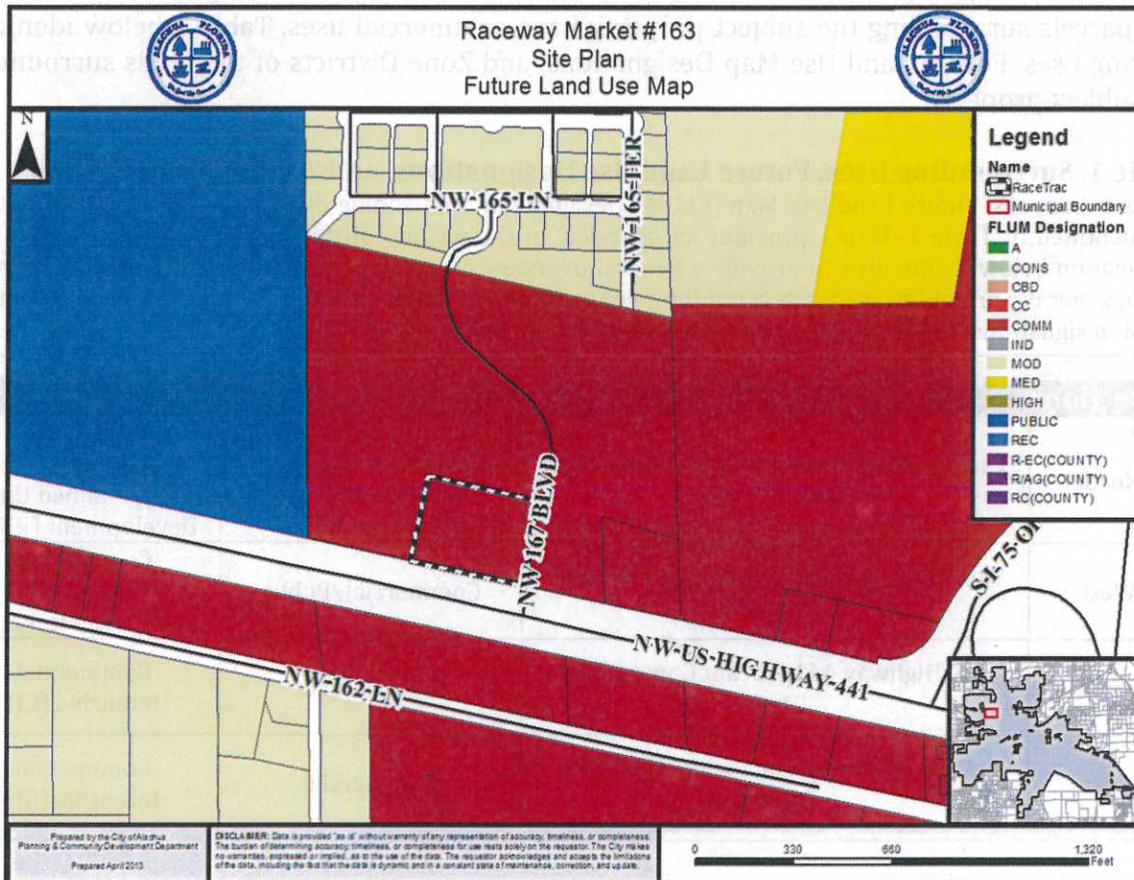
Article 2, Section 2.4.9(E) provides a list of six review standards which must be satisfied by the applicant before the Planning and Zoning Board approves a Site Plan. These six standards include the following, which are addressed in detail below:

1. Consistency with Comprehensive Plan
2. Use Allowed in Zone District
3. Zone District Use-Specific Standards
4. Development and Design Standards
5. Subdivision Standards
6. Complies with All Other Relevant Laws and Ordinances

- 1. Consistency with Comprehensive Plan:** The development and uses in the Site Plan shall comply with the Goals, Objectives, and Policies of the Comprehensive Plan.

Map 3 shows that the parcel for the proposed Site Plan has a Commercial Future Land Use Map Designation, which is described under Objective 1.3 (and the policies therein) of the Future Land Use Element within the City's Comprehensive Plan. The subject property is in the Commercial Intensive ("CI") Zoning District, which is consistent with the Commercial Future Land Use Map Designation. Further, Gasoline Sales is consistent with the uses allowed under the Commercial Future Land Use Map Designation (Policy 1.3.b).

Map 3. Future Land Use Map: 2015 with Subject Parcel



In addition to the description of the Commercial Future Land Use Map Designation and a list of allowed uses, the Comprehensive Plan also includes performance standards for commercial development proposals found in Policy 1.3.d. The criteria listed in the aforementioned policy are addressed and evaluated below with regard to the proposed project.

- 1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and / or shared access.*

Evaluation: The use-specific standards in Section 4.3.4(J)(6) of the LDRs restrict "Gasoline Sales" uses to two ingress and egress points. Ingress and Egress to the subject property will be provided via two (2) ingress and

egress points to the site. Proposed access to the site includes a full access driveway along a proposed street located within a thirty (30) foot ingress and egress easement along the west side of the subject property, and a full access driveway along the westerly right-of-way of NW 167th Blvd. The proposed site plan is in compliance with said Section 4.3.4(J)(6) of the LDRs. Further, on-site circulation appears to be satisfactory and cross access is provided between the proposed and existing building located on the subject property.

Given the applicant has provided safe means of ingress/egress and cross access between adjacent sites, the proposed site plan meets the requirements of this section.

2. *Buffering from adjacent existing/potential uses.*

Evaluation: The site for the proposed development directly abuts lands designated for similar allowed uses to the north, south, east and west. Future Land Use Element Policies 2.4.1 and 2.4.2 provide the general guidelines for buffering from adjacent existing/potential uses, with particular mention of providing perimeter landscaping that is appropriate for the "adjacent use and the desired result of the buffer."

Per Section 6.2.2(D)(3) of the Land Development Regulations (LDRs), the applicant is required to provide a 7.5 foot, type "A" buffer along the north and west sides of the proposed development however, according to Section 6.2.2(D)(3)(d)(i), where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. According to the landscape plan, the applicant proposes to provide one-half the perimeter buffer requirements in accordance with Section 6.2.2(D)(3)(d)(i) of the LDRs.

Given the information provided above, the applicant has met the required standards for landscaping or buffering in accordance with Section 6.2.2 of the Land Development Regulations.

3. *Open space provisions and balance of proportion between gross floor area and site size.*

Evaluation: The Comprehensive Plan requires a minimum open space set-aside of 10% and a minimum of 30% site landscaping. Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.

The applicant has provided the required landscaping in accordance with Section 6.2.2(D) of the LDRs. Further, the applicant indicates that approximately 45,389 square feet or 50.4 percent of the subject property

will be landscaped and 46,279 square feet or 51.4 percent of the subject property will remain in open space, thus meeting the 10% open space requirement.

4. *Adequacy of pervious surface area in terms of drainage requirements.*

Evaluation: The Development Data on the cover sheet of the site plan indicates that 43,710 s.f. or 48.6% of the project area will be impervious after development. The applicant indicates that stormwater will be conveyed to a proposed on-site underground stormwater management facility. Further, the applicant must obtain permits from the Suwannee River Water Management District.

As noted above, the property is located in flood zone X (areas outside of the 500-year flood zone). As a result, there is no immediate concern for additional considerations regarding finished floor elevations and the like.

5. *Placement of signage.*

Evaluation: As this time, no signage is proposed for the subject property. Pursuant to Article 6, Section 6.5 of the LDRs, sign permits must be obtained from the City before any new or additional signage can be placed on-site, whether it is permanent or temporary in nature. Off-site signs are strictly prohibited. No signage shall be approved via site plan approval. The applicant must obtain a sign permit to receive approval for signage.

All signage will have to meet the applicable standards in the Land Development Regulations.

6. *Adequacy of site lighting and intrusiveness of lighting upon the surrounding area.*

Evaluation: Sheet PH-1 (Photometric Plan) indicates the parking lot will be lit with seven (7), hundred (100) watt, Type B06-3MB Full Cut-Off Luminaires mounted at a height of fifteen (15) feet and two (2), ninety-six (96) watt, Type GBR-5-15, Full Cut-Off Spider Lights mounted at a height of fourteen feet six inches (14'6"). The canopy lighting will consist of thirty (30), forty-six (46) watt, Type A40-5S Full Cut-Off Fixtures mounted recessed in the canopy at eighteen (18) feet in height. Further, the maximum aspect ratio is 8.5:1. As such, the photometric plan meets the criteria established in Section 6.4.4.

7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict.*

Evaluation: As previously mentioned, ingress and egress access is regulated by Section 4.3.4(J)(6) of the LDRs; further, internal cross access is provided between sites. The parking requirement per Table 6.1-1 of the LDRs is one (1) parking space per every three hundred fifty (350) square feet of floor area. This ratio requires a minimum of eight (8) parking spaces and a

maximum of ten (10) parking spaces; however, the applicant received approval for an Administrative Adjustment to allow for fifteen (15) parking space which is a rate of one (1) parking space per every one hundred eighty-eight (188) square feet of floor area. As previously stated, the applicant proposes fifteen (15) parking spaces (1 being handicap). Additionally; internal on-site circulation appears to be satisfactory, as the applicant is proposing parking and sidewalk areas to be located proximate to the proposed building.

8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations.*

Evaluation: Future Land Use Element Policy 2.4.1 of the City of Alachua Comprehensive Plan states that:

“Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential Site Plan. The minimum landscaped area shall be 30% of the development site....”

As noted under item 3 above, the applicant meets the minimum percentage of required landscaping for the site. Further, the applicant was required to provide mitigation for regulated trees being removed from the subject property in accordance with Section 6.2.1 of the LDRs. In addition to the landscape requirements, the applicant was required to mitigate for ninety-two (92) regulated trees (ninety-one (91) on a one-for-one basis and one (1) on an inch-for-inch basis). The applicant has successfully mitigated for all required trees in accordance with Section 6.2.1 of the LDRs.

9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance.*

Evaluation: According to best available data, and as evidenced in Map 3 above, there are no wetlands, lakes, streams, sinkholes, champion trees, or pits and spoil areas located on the subject property. In addition, the subject property does not contain any strategic ecosystems, Alachua County Forever Lands, Florida Natural Area Inventory Areas, historic structures or historic markers. Further, Map 2 above indicates that the site is located in Flood Zone X (areas outside of the 500-year flood zone).

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 type found on the subject property:

Fort Mead Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is level to gently sloping, well drained soil. Permeability is rapid in surface and subsurface layers, while runoff is slow. This soil type poses only slight limitations for sites for development.

Kendrick Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: A

This soil type is gently sloping, well drained and permeability is rapid at the surface and subsurface layer. This soil type poses only slight limitations for development.

A majority of the soil found in the project area of the subject property is Kendrick Fine Sand. Kendrick Fine Sand only poses slight limitations for development. Additionally, the survey indicates that soil properties and site features should not pose any limitations for the type of development being proposed.

10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

Evaluation: The applicant proposes a "Gasoline Sales" use. Gasoline sales is subject to use-specific standards identified in Section 4.3.4(J)(6) of the LDRs. Below is an analysis of the eleven (11) use-specific standards identified in Section 4.3.4(J)(6) of the LDRs and how the site plan complies with said standards.

a. *Minimum separation.*

Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

Evaluation: The subject property is not located within two-hundred fifty (250) feet of a school, day care center, residential use, or vacant land in a residential zoned district. Santa Fe High School is located west of the subject property; however, is not within two-hundred fifty (250) feet.

b. *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

Evaluation: The subject property is located on the northwest corner of U.S. Highway 441 and NW 167th Blvd and exceeds the one-hundred fifty (150) feet of frontage on each street side. Further, the subject property contains approximately 89,989 square feet.

c. *Methods of ingress/egress.*

(i) *Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.*

(ii) *Methods of ingress/egress shall:*

- a. *Not exceed 40 feet in width, exclusive of transitions.*
- b. *Not be located closer than 15 feet to any right-of-way lines of any intersection.*
- c. *Not be located closer than 15 feet to any other property line.*

Evaluation: The site plan indicates only two driveway connections. One full access connection to N.W. 176th Blvd and one full access connection to a thirty (30) foot ingress and egress easement along the westerly boundary of the subject property which connects to the north right-of-way of U.S. Highway 441. Further, the proposed points of access are not located within fifteen (15) feet of any right-of-way lines, intersections, or other property lines.

d. *Location of gasoline pumps. Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.*

Evaluation: As indicated on the site plan, no gasoline pumps are proposed to be located within fifteen (15) feet of any street right-of-way line or setback line. Further, the gasoline pumps shall be protected by bollards.

e. *On-site circulation. Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.*

Evaluation: Vehicle staking is in accordance with Section 6.1.8, "Vehicle Staking Spaces" of the LDRs. Table 6.1-4 requires two (2) vehicle staking spaces from the end of line of pump. Further, vehicle staking space must be a minimum or nine (9) feet in width by twenty (20) feet in length. The site plan is in compliance with said vehicle staking requirements.

- f. *Trash storage. Provide adequate, enclosed trash storage facilities on the site.*

Evaluation: As indicated on the site plan, the applicant is proposing adequate trash storage facilities on the site. Further, the applicant is meeting the screening requirements for trash receptacles established in Section 6.2.3(B) of the LDRs.

- g. *Storage and accessory sales of materials and equipment.*

(i) *Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.*

(ii) *Not store any unlicensed, inoperable or junked vehicles.*

Evaluation: The applicant does not propose any outdoor display of materials or equipment. This would become a code enforcement violation if such storage or equipment is stored on-site in the future.

- h. *No outdoor sale of oil, grease, auto parts. Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.*

Evaluation: The applicant is not proposing the outdoor sale of oil, grease, or auto part. This would become a code enforcement violation if such outdoor sales is done on-site in the future.

- i. *Repair work. In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.*

Evaluation: The applicant is not proposing a full-service station and no repair work, vehicle washing, lubrication, and/or installation of parts and accessories shall be performed on-site. This would become a code enforcement violation if such activities are performed on-site in the future.

- j. *Storage of automobiles. In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A*

chainlink fence with slats shall not constitute acceptable screening or fencing.

Evaluation: The applicant does not propose to store automobiles on-site. Further, the applicant does not propose a full-service station. This would become a code enforcement violation if such activities are performed on-site in the future.

- k. *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

Evaluation: The applicant does not propose any automotive repair or servicing. This would become a code enforcement violation if such activities are performed on-site in the future.

11. *Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.*

Evaluation: The information provided indicates that proposed building have a floor area ratio (FAR) of approximately 3.1 percent of the ±2.07 acre project area. Thus, the proposed development is well within the requirements of item 11 (listed directly above).

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

The subject property is located in the Commercial Intensive ("CI") Zone District. Table 4.1-1 of the Land Development Regulations identifies those uses permitted in the Commercial Intensive ("CI") Zone District.

In conclusion, "Gasoline Sales" is a permitted use within the Commercial Intensive ("CI") Zone District.

3. **Zone District Use-Specific Standards:** *Use-Specific Standards* as per Section 4.3 are applicable to this development.

An analysis of the Use-Specific Standards per Section 4.3.4(J)(6) of the Land Development Regulations has been provided in item 10 of the Comprehensive Plan Analysis above.

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

The bulk of the Development Standards in the City of Alachua LDRs are found in Article 6. The 11 design and performance evaluation criteria for Commercial Future Land Use Map Designations proposals discussed above encapsulate the standards for Off-Street Parking and Loading, Tree Protection/Landscaping/Xeriscaping, Fencing, Exterior Lighting, Signage, Open Space, and Environmental Protection. As such, consult subsection 3.1, Consistency with the Comprehensive Plan, of the Land Development Regulations Site Plan review standards above for a discussion of the development standards.

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

Because the site is not being subdivided, the standards found within Article 2, Section 2.4.10 (Subdivision) as well as those of Article 7 (Subdivision Standards) will not be discussed in detail. However, it should be noted that one general development review guideline pertaining to Visibility Clearance (Section 7.2.6) has been reviewed, and the proposed Site Plan is found to be in compliance with the particulars of this subsection.

- 6. Complies with All Other Relevant Laws and Ordinances:** The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

At the time of this writing, the proposed Site Plan and submittals to date comply with all other relevant laws and ordinances not specifically addressed in this report.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
7 (6)	I-75 (From NCL of Alachua to US 441)	6/D	Freeway	COMM	D
6 (7)	I-75 (From US 441 to SCL of Alachua)	6/D	Freeway	COMM	D
5 (13, 14, & 15)	US 441 (From SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	D
4 (16)	US 441 (From CR 2054 to SR 235)	4/D	Principal Arterial	COMM	D
CR 235A (N)	CR 235A (North of US 441)	2/U	Collector	Urban	D
CR 235A (S)	CR 235A (South of US 441)	2/U	Collector	Urban	D
9 (137 & 138)	SR 235 (North) (From US 441 to NCL of Alachua)	2/U Bays	Major Collector	COMM	D
8 (136)	SR 235 (South) (From CR 2054 to US 441)	2/U Bays	Major Collector	COMM	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating greater than 1,000 trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume 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 5. Trip Generation Impact¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Service Station with Convenience Market (ITE Code 853)	1,483 (742/741)	N/A	124 (62/62)

¹ Source: ITE Trip Generation, 8th Edition.

² Traffic Study prepared by Luke Transportation Engineering Consultants factors in passerby rate of fifty-six (56) percent and establishes the new net trips for the proposed development. The traffic study was reviewed by the City's traffic engineer (Volkert) and found to be acceptable; therefore, the new net trips for ADT and PM Peak Hour shall be utilized in the concurrency analysis.

Table 6. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	I-75 North Segment 7 (6) ¹	I-75 South Segment 6 (7) ¹	US 441 Segment 5 (16) ¹	US 441 Segment 4 (16) ¹	CR 235A (North)	CR 235A (South)	SR 235 Segment 9 (137 & 138) ¹	SR 235 Segment 8 (136)
Maximum Service Volume ²	85,600	85,600	35,500	35,500	14,580	14,580	16,200	16,200
Existing Traffic ³	37,495	54,029	20,860	17,195	1,789	4,118	6,299	8,897
Reserved Trips ⁴	580	580	2,250	899	0	0	59	43
Available Capacity ⁴	47,525	30,991	12,390	17,406	12,791	10,462	9,842	7,260
Projected Daily Trips ⁵	223	371	1,462	223	30	119	74	149
Residual Capacity after Proposed Amendment⁶	47,302	30,620	10,928	17,183	12,761	10,343	9,768	7,111
PM Peak Hour Traffic Analysis	I-75 North Segment 7 (6) ¹	I-75 South Segment 6 (7) ¹	US 441 Segment 5 (16) ¹	US 441 Segment 4 (16) ¹	CR 235A (North)	CR 235A (South)	SR 235 Segment 9 (137 & 138) ¹	SR 235 Segment 8 (136) ¹
Maximum Service Volume ²	7,710	7,710	3,200	3,200	1,314	1,314	3,200	3,200
Existing Traffic ³	3,862	5,665	2,086	1,668	161	458	611	863
Reserved Trips ⁴	48	48	194	75	0	0	5	5
Available Capacity ⁴	3,800	1,997	920	1,457	1,153	856	2,584	2,332
Projected PM Peak Hour Trips ⁵	19	31	122	19	3	10	6	12
Residual Capacity after Proposed Amendment⁶	3,781	1,966	798	1,438	1,150	846	2,578	2,320

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

Evaluation: The impact to transportation facilities, based upon the maximum density permitted by the proposed amendment, are acceptable. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the roadway segments identified above.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,162,000
Reserved Capacity ²	36,154
Projected Potable Water Demand from Application ³	423
Residual Capacity	1,101,423
Percentage of Permitted Design Capacity Utilized	47.9%

Sources:
¹ City of Alachua Public Services Department, April 2013
² City of Alachua 2013 Annual Concurrency Status Report
³ Rule 64E-6.008 (Formula: 15 gallons per day per 1,000 square feet x 2,822 square feet = 423 gallons per day)

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ²	623,000
Reserved Capacity ³	23,204
Projected Sanitary Sewer Demand from Application ⁴	423
Residual Capacity	583,373
Percentage of Permitted Design Capacity Utilized	38.9%

Sources:
 1 Permitted capacity includes capacity expansion completed in January 2012
 2 City of Alachua Public Services Department, April 2013
 3 City of Alachua 2013 Annual Concurrency Status Report
 4 Rule 64E-6.008 (Formula: 15 gallons per day per 1,000 square feet x 2,822 square feet = 423 gallons per day)

Evaluation: The applicant is not required to connect to the City’s Sanitary Sewer System; therefore, it is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: Given the application is commercial in nature, it is not anticipated that the proposed application for site plan approval will create any impacts, or adversely affect the Level of Service (“LOS”), to recreation; therefore, impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	36,536	6,667.82
Reserved Capacity ²	1,868.39	340.98
Projected Solid Waste Demand from Application ³	34	6.2
New River Solid Waste Facility Capacity⁴	50 years	

Sources:
 1 US Census Bureau, United States 2010 Census; Policy 2.1.a, CFNGAR Element (Formula: 9,134 persons x 0.73 tons per year)
 2 City of Alachua August 2013 Development Monitoring Report
 3 Darrel O’Neil – Executive Director, New River Solid Waste Facility (Aug 2005) Formula: 12 lbs per day per 1,000 square feet x 2,822 square feet = 34 lbs per day, 12,410 lbs year or 6.2 Tons Per Year.
 4 New River Solid Waste Facility, April 2013

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable.

Public School Impact

Evaluation: Given the application is commercial in nature, it is not anticipated that the proposed application for site plan approval will create any impacts, or adversely affect the Level of Service (“LOS”), to public school facilities; therefore, impacts are acceptable.

SITE PLAN SUPPORTING
DOCUMENTS FOR
RACEWAY MARKET #163

RECEIVED

SEP 26 2013

per _____

Supporting Document Items

Response to Staff Comments dated September 5, 2013

Response to Staff Comments dated June 5, 2013

Statement of Proposed Uses & Comprehensive Plan Consistency

Concurrency Impact Analysis

FDOT Email Notification of Site Plan Revision

SRWMD Permit Modification

Signed Site Plan Application

Fire Hydrant Flow Test

Drainage Culvert Sizing Calculations

AutoTurn Exhibit A

AutoTurn Exhibit B

Sunbiz – Hipp Investments, LLC

Proof of Taxes Paid (2012)

Warranty Deed – Hipp Investments, LLC

RaceWay Public Notice to Residents

Alachua County Today – Invoice and Proof of Publication

The Gainesville Sun – Invoice

The Gainesville Sun - Affidavit

The Gainesville Sun – Tear Sheet

Neighborhood Meeting – Mailing Labels

Neighborhood Meeting – Mailing Addresses

Neighborhood Meeting – Sign-in Sheet

Neighborhood Meeting - Minutes

Traffic Study

ROGERS ENGINEERING, Inc.
Planning - Engineering - Surveying

1105 S.E. 3rd AVENUE
OCALA, FLORIDA 34471
(352) 622-9214 / FAX (352) 622-2894

Robert L. Rogers, P.E., P.S.M.
William A. Menadier, M.E., P.E.

Rodney K. Rogers, P.S.M.

September 10, 2013

City of Alachua
Planning and Community Development Department

Re: DRT Report: Raceway Market #163

Please accept the following responses to the DRT comments received on September 5, 2013. These responses are numbered in the same order as the comments:

1. The minimum vehicle staking space, two 9ft x 20ft spaces, is depicted on the Site Plan (sheet 6 of 13).
2. A revised potable water concurrency analysis is provided. See attached *Concurrency Impact Analysis* by Eng Denman & Associates, Inc.
3. A revised sanitary sewer concurrency analysis is provided. See attached *Concurrency Impact Analysis* by Eng Denman & Associates, Inc.
4. A revised solid waste concurrency analysis is provided. See attached *Concurrency Impact Analysis* by Eng Denman & Associates, Inc.
5. A revised transportation concurrency analysis is provided. See attached *Concurrency Impact Analysis* by Eng Denman & Associates, Inc.
6. The conflicting concurrency analysis on the Cover Sheet of the plans has been removed.
7. A revised *Comprehensive Plan Consistency* report by Eng, Denman & Associates, Inc. is attached which addresses design and performance standards.
8. A revised *Comprehensive Plan Consistency* report by Eng, Denman & Associates, Inc. is attached which details how the site plan complies with the LDRs.
9. The Cover Sheet was revised to state the Administrative Adjustment Section number to allow excess parking spaces.
10. Note 5 was added to the *Site Plan* (sheet 6) stating sign approval must be via a separate permit and all references to sign square footages was removed.

Response to comments from Causseaux, Hewett, & Walpole, Inc. dated August 25, 2013:

11. Sheet 7 was updated as suggested. The EDA Comp plan analysis was revised by Eng, Denman & Associates, Inc. and is attached. The proposed tree barricade was revised and Notes 1 and 2 were added to the *Demolition & Tree Removal Plan* (sheet 4). It was also noted in the DRT meeting on September 5, 2013 that future development will need to account for off-site runoff being directed around the site by the perimeter berm. Staff acknowledged.

Response to comments from Brian Green, Fire Inspector, dated August 29, 2013:

12. A proposed fire hydrant is shown on the *Utility Plan* (sheet 9), west of the proposed driveway on SR 441. A fire hydrant assembly detail was added to the *Construction Details* (sheet 11).

Please continue your review of the revised Site Plan and supporting information along with the above stated responses. If you have any questions during your review or require additional information, please call me to discuss.

Sincerely,

William A. Menadier, ME, PE

ROGERS ENGINEERING, Inc.
Planning - Engineering - Surveying

1105 S.E. 3rd AVENUE
OCALA, FLORIDA 34471
(352) 622-9214 / FAX (352) 622-2894

Robert L. Rogers, P.E., P.S.M.
William A. Menadier, M.E., P.E.

Rodney K. Rogers, P.S.M.

August 7, 2013

City of Alachua
Planning and Community Development Department

Re: DRT Report: Raceway Market #163

Please accept the following responses to the DRT comments received on June 5, 2013.
These responses are numbered in the same order as the comments:

1. The parcel number has been corrected to 05053-001-003 on the application and sheet 1 of the Site Plan.
2. The contact telephone number has been added to the application.
3. The legal description on the survey has been corrected to indicate the parcel number and acreage.
4. The square footage of the property has been added to the Boundary and Topographic Survey.
5. The Landscape Plan, sheet L-1, provides for the required tree replacement.
6. AutoTURN diagrams were provided to Bryan Kanely, P.E. and the site was redesigned to accommodate turning movements.
7. The bollards in front of the parking spaces were enlarged for better distinction and they are labeled on sheet 6. RaceWay standard detail sheet SD2 (detail 8) illustrates the bollard and sidewalk layout.
8. The site has been redesigned to provide only two (2) access points as agreed to by the City Planner and Volkert, Inc.
9. The ingress and egress easements shall be recorded and a copy provided to the City prior to issuance of permits.
10. Responses to comments from Volkert, Inc. are provided herein.
11. The revised photometric plan identifies the fixtures and their locations.
12. The table showing foot-candles has been revised to meet City regulations.

13. The lighting engineer shall provide the uniformity ratio separately.
14. The photometric plan has been revised to reduce the lumens to meet City regulations.
15. The photometric plan has been revised to reduce the total watts to meet City regulations.
16. Hopefully, the new photometric plan meets the technical requirements of Section 6.4 of the LDR.
17. The grammatical error was not corrected.
18. The pole foundation details that are not to be used have been marked through on sheet SD4. This is the standard practice by Raceway.
19. The maximum pole height shown on sheet SD4 is relative to the pole's foundation design and does not represent a City maximum height. The height of the poles to be constructed on this project is shown on the photometric plan. Next to each fixture symbol is the light type and MH: 15 which references the maximum height of 15ft.
20. The applicant no longer is pursuing an "Alternative Landscape Plan".
21. The revised Landscape Plan addresses all technical requirements within Section 6.2.2.(D) and 6.2.3.(E).
22. Revised Landscape Plan meets the requirements of Section 6.2.
23. The electric transformer has been moved to the right-of-way line and no screening is required at this location, per Mike New, PE.
24. An Irrigation Plan (sheet L-2) meeting requirements of Section 6.2.2.(C) is provided as part of this submittal .
25. The water demand has been removed from the cover sheet and the demand shown on the analysis provided by Eng-Denman and Associates is correct.
26. The sewer demand has been removed from the cover sheet and the demand shown on the analysis provided by Eng-Denman and Associates is correct.
27. The revised Traffic Report provides a concurrency analysis.
28. Nine (9) copies of the Traffic Report are provided with this submittal.
29. The pipe length between structures S-3 and ES-3 has been corrected to 4.5 feet (see sheet 7).
30. The bottom and top elevations of the underground detention system are shown on sheet 12 along with the remaining information necessary for construction.
31. -33. The plan has been revised to move the underground detention system under the pavement and sheet 12 shows all invert elevations for connections to the system.
34. Sheet 7 has been corrected to reference the sheet number that details are located.
35. The symbol and description of the references to details has been added to the legend on sheet 1.
36. The roof drain cleanouts have been numbered on sheet 7.
37. All pipes on sheet 7 have length, size, and slope designations.
38. Pipe inverts have been corrected on sheet 7.

39. Boring logs on sheet 12 have been made legible.
40. All references to the City of Ocala have been removed from the construction details.
41. The building is not required to be protected from fire by a fire sprinkler system. Fire protection is provided by an existing Fire Hydrant Assembly. Recent flow test results are attached.
42. -44. See the legend on the cover sheet for explanation of detail symbols and descriptions.
45. The electric transformer has been relocated to the right of way line.
46. All references to "GRU" have been removed from the utility details.
47. The Comprehensive Plan Consistency is attached.
48. The area calculations on the cover sheet have been revised as requested.
49. The total landscape area is shown on the Landscape Plan (sheet L-1).
50. The open space calculations have been revised on the cover sheet as requested.
51. The cover sheet has been corrected to show CI zoning.
52. The cover sheet has been corrected to show the building setbacks as two fronts and two sides.
53. The parcel number has been corrected on the cover sheet.
54. The cover sheet has been revised to state the light poles and fixtures shall comply with City regulations.
55. The building setback lines are shown on sheet 6.
56. We recognize the signage is not part of the site plan approval, however, Raceway desires to show the signage on the site plan for construction purposes.
57. A modification of permit shall be filed with the SRWMD due to the changes to the property size and redesign of the site.
58. -60. Comments acknowledged. No response necessary.

Response to Volkert, Inc. comments of June 4, 2013:

1. The driveway locations, as well as the overall design of the site, are now satisfactorily in accordance with Brian Kanely's review from a vehicle access standpoint.
2. The driveways and redesign of the site provides for adequate turning movements for large vehicles.
3. The dumpster pad has been relocated to provide easy access by the waste control vehicle.
4. The building size does not require a loading space; therefore the loading space has been removed.

Response to CHW, Inc. comments of May 17, 2013:

Stormwater Management Report

1. All references to Marion County have been removed.
2. Due to the existing nature of the site, the pre-construction SCS curve number was revised to be 30 in accordance with table 2.2 of Technical Release 55 (cover type: woods; good condition). This resulted in a decrease of the overall pre-construction runoff rates and volumes. The post construction condition was modeled using a weighted DCIA and open space curve number of 30 (cover type: continuous grass; mowed). The report has been revised to reflect these changes.
3. Pre-Post watershed maps have been included in the report.
4. Sheet 3 has been corrected as requested.
5. Impervious areas have been corrected to be consistent with the plans.
6. We have revised the report as suggested in method 2. The confining layer was revised to be 78.74 (rather than 78.75) because PONDS will not allow the ESHWT elevation and confining layer to be the same.

Plans

1. The parking calculations on the cover sheet are revised to reference the LDR variance that was approved.
2. The impervious area calculations have been corrected.
3. The water and sewer demands have been removed from the cover sheet as suggested at the DRT meeting.
4. The drainage areas on sheet 3 have been corrected.
5. The Landscape Plan addresses impacts to trees.
6. CR21 curb ramps have been indicated on sheet 6 along with reference to the respective FDOT index.
7. Plans have been corrected to remove all obstructions above the storm sewer pipes and utility lines.
8. The underground retention system has been moved under the pavement, providing 30 ft +/- to the utility poles on US 441.

9. Acknowledged.
10. A separate exhibit showing the distance from the fire hydrant to the furthest point of the building is provided with this submittal.
11. All references to GRU have been removed from the utility details.
12. The cross-section has been revised as requested. Item B of the fill material clearly states the SW classification and minimum horizontal conductivity (20 ft/day) requirements.
13. See sheet 13.
14. The SD sheets have been corrected to be more legible.

Miscellaneous Items

1. The domestic water line was sized in compliance with the Plumbing Plan provided by the Architect (2"). The 1.5" meter was specified based upon the monthly base rate difference between a 1.5" and 2" meter. The 1.5" meter has significant capacity to serve this facility.
2. The building is not required to be protected from fire by a fire sprinkler system. Fire protection is provided by an existing Fire Hydrant Assembly. Recent flow test results are attached.

Response to comments from Mike New, P.E.:

1. Acknowledged.
2. Electric
 - Electric load calculations shall be included with the Architectural Plan submittal.
 - Added note 4 stating that the existing street light must be coordinated with the City of Alachua's electric system personnel to the Site Plan as requested (sheet 6).
 - Electric transformer has been relocated as requested.
 - Landscape Plan shows no shrubs within 8 ft. of the transformer.
 - Utility Note #5 has been revised to show 120/208 volt, three phase service.
 - The Utility Plan has been revised to show a 4" PVC conduit, installed by the contractor, from the switchgear to the transformer.
 - The 4" PVC conduit for future use has been provided as requested.
 - Raceway does want the electric utilities and gas main relocated to the right-of-way.
 - A 20 ft P.U.E. is shown in the NE corner, centered on the transformer.
3. The N.O.I. for the FDOT driveway permit was provided as part of the first submittal. The permit will be provided to the City upon issuance.
4. Acknowledged.

5. Water

- We have revised the plans to request a 1.5" potable meter and a 1" irrigation meter.
- Acknowledged.
- Water and Sewer demands have been removed from the plans to avoid conflict with the analysis provided.
- The proposed water main alignment has been revised as suggested.

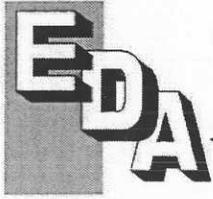
6. Wastewater

- A 6" cleanout has been provided at the property line as requested.
- Item 2 on the previous Utility Plan has been deleted.
- Two 14 ft. 8" PVC pipes with caps have been provided from the sanitary manhole for future connections.

Please continue your review of the revised Site Plan, calculations, reports, and supporting information along with the above stated responses. If you have any questions during your review or require additional information, please call me to discuss.

Sincerely,

William A. Menadier, ME, PE



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

Statement of Proposed Uses

The proposed Raceway Site plan includes a proposed 2,822 square foot building, 10 gasoline pumps and associated amenities for the proposed use of 'Gasoline Sales' to be located on an approximately 2.07 acre property located at the northwestern corner of the intersection of US Highway 441 and NW 167th Boulevard (tax parcel 03053-001-001).

Comprehensive Plan Consistency

Future Land Use Element

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.3

Commercial: The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Consistency:

The proposed commercial retail use is consistent with the types of uses contemplated by the Commercial FLU category. The use is of a size and scale to serve both pass-by traffic along US 441 as well as the neighboring residential area.

Policy 1.3.b

Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses could locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Consistency: **The proposed RaceWay store is a retail use, which is listed as a permitted use above.**

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*

Consistency: **Site access is limited to one appropriately designed access to NW 167th Boulevard and an existing permitted driveway along US 441. Internal traffic flow has been redesigned to address City recommendations and those of the City engineering consultant.**

2. *Buffering from adjacent existing/potential uses;*

Consistency: **The proposed Landscape Plan provides the required buffering outlined in the City LDR, including the buffering requirements found in Sec. 6.2.2. All required landscape plantings, buffers and tree replacement standards are proposed as part of this project. Please note that the attached Landscape Plan makes specific reference to the applicable landscape planting, buffers and tree replacement requirements and how the project meets each applicable criterion.**

3. *Open space provisions and balance of proportion between gross floor area and site size;*

Consistency: The proposed Site Plan provides the required open space outlined in the City LDR. Specifically, the project (see cover sheet) includes approx. 50% landscape/open space area, which exceeds the 10% minimum area as required in Sec. 6.7.3(A) of the LDR.

4. *Adequacy of pervious surface area in terms of drainage requirements;*

Consistency: The proposed Site Plan provides the appropriate pervious surface area to accommodate the site. This is demonstrated through the provision of an approved SRWMD permit, which has been issued for the project.

5. *Placement of signage;*

Consistency: Proposed signage shall be permitted by the City and will be designed in compliance with the City LDR. Specifically, the project proposes wall signage and monument sign(s) that will be permitted as a building permit and will be designed according to the standards outlined in Sec. 6.5.

6. *Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;*

Consistency: The proposed Site Plan provides a lighting plan that is designed to comply with the requirements outlined in the City LDR Sec. 6.4.

7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*

Consistency: The proposed Site Plan has been designed to provide safe site access. The proposed driveway shall access a local road (NW 167th Blvd.), which accesses US 441 from an existing median opening. In addition, the project will utilize an existing right-in/right-out direct access to US 441 and therefore, no modifications to US 441 are proposed.

8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*

Consistency: The proposed Landscape Plan provides the required landscaping and buffering as outlined in the City LDR,

including the buffering requirements found in Sec. 6.2.2. All required landscape plantings, buffers and tree replacement requirements are proposed as part of this project. Please note that the attached Landscape Plan makes specific reference to the applicable landscape planting, buffer and tree replacement requirements and how the project meets each applicable criterion.

9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*

Consistency: There are no unique features or resources to the site that constrain site development.

10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

Consistency: The project is in compliance with the applicable performance based criteria found in the LDR. The following indicates how the project complies with the criteria for gasoline sales:

4.3.4(J)(6) Gasoline sales (automobile service station, mini-service and self-service). Gasoline sales (full-service, mini-service and self-service) shall comply with the following standards:

- (a) Minimum separation. Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

Consistency: The proposed facility is over 250 feet from the above referenced uses.

- (b) Lot dimensions and area.
(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.
(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

Consistency: This corner lot property exceeds the minimum frontage of 150 feet on each street and minimum size of 20,000 square feet.

- (c) Methods of ingress/egress.

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

Consistency: The project has two driveways only that are over 150 feet apart.

(ii) Methods of ingress/egress shall:

- a. Not exceed 40 feet in width, exclusive of transitions.
- b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
- c. Not be located closer than 15 feet to any other property line.

Consistency: The project meets the above reference standards for ingress/egress.

(d) Location of gasoline pumps. Locate no gasoline pump within 15 feet of any street right-of-way line; where a greater street setback line has been established, locate no gasoline pump within 15 feet of such setback line. Pumps shall be protected from vehicle impact with bollards or other physical structures.

Consistency: No gasoline pump is located within 15 feet of any ROW or setback line. Bollards are also proposed.

(e) On-site circulation. Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

Consistency: The project proposes a safe and efficient circulation plan that has been modified per the recommendations of city staff.

(f) Trash storage. Provide adequate, enclosed trash storage facilities on the site.

Consistency: The project proposes a dumpster for trash collection.

(g) Storage and accessory sales of materials and equipment.

- (i) Have no outdoor displays of materials or equipment, including tires, except in a display rack for automobile products no more than four feet wide, maintained within three feet of a principal building. There shall be a limit of one display rack per street frontage.

Consistency: No storage or accessory sales shall occur except as permitted above.

- (ii) Not store any unlicensed, inoperable or junked vehicles.

Consistency: No storage of vehicles is permitted.

(h) No outdoor sale of oil, grease, auto parts. Where mini-service and self-service facilities sell food, hardware, drugs and related items, in conjunction with gas, prohibit the outdoor sale of oil, grease, parts or accessories for automobiles and related items, and no service except for self-service water, air or carwash.

(i) Repair work. In a full-service station, ensure all repair work, vehicle washing, lubrication, and installation of parts and accessories is performed within an enclosed structure.

Consistency: The facility does not propose auto repair or outdoor sale of oil, grease or auto parts.

(j) Storage of automobiles. In a full-service station, store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by a solid or privacy fence. A chainlink fence with slats shall not constitute acceptable screening or fencing.

Consistency: The facility does not propose auto repair and no storage of vehicles shall be permitted.

(k) *Automotive repair and servicing.* If a full-service gasoline sales use provides automotive repair and servicing, it shall comply with all the standards listed for automobile repair and service stations (Subsection 4.3.4(J)(3) of this section, Automobile repair and servicing).

Consistency: The facility does not propose auto repair and servicing.

-
11. *Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

Consistency: The proposed commercial FAR is 0.03 (shown on cover sheet), is below the maximum FAR and therefore is consistent with this policy.



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

Concurrency Impact Analysis

RaceWay

This proposed facility includes a 2,822 square foot store and self-service fuel sales.

Stormwater: Stormwater management areas have been designed in accordance with the applicable criteria outlined by City of Alachua and the Suwannee River Water Management District. In addition, a permit has been issued by the Suwannee River Water Management District for the proposed improvements to the site (see attached permit).

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: For the proposed commercial development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 2,822 square foot building will generate approximately 423 G.P.D., based on this calculation (2,822 SF / 100 SF x 15 G.P.D. = 423 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

Potable Water Impacts	
System Category	Gallons Per Day
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,162,000
Reserved Capacity	36,154
Project Demand	423
Residual Capacity	1,101,423
Percentage of Permitted Design Capacity Utilized	47.8%

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: For the proposed commercial development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 2,822 square foot building will generate approximately 423 G.P.D., based on this calculation (2,822 SF / 100 SF x 15 G.P.D. = 423 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

Sanitary Sewer Impacts	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,230,000
Less Actual Treatment Plant Flows	623,000
Reserved Capacity	23,204
Project Demand	423
Residual Capacity	583,373
Percentage of Permitted Design Capacity Utilized	47.4%

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: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 34 pounds of solid waste will be generated per day (2,822 SF / 1,000 SF x 12 = 34 pounds per day).

Solid Waste Impacts		
System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	36,536	6,667.82
Reserved Capacity ²	1,868.39	340.98
New River Solid Waste Facility Capacity³	50 years	

Traffic: The proposed use of the project site as a commercial use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441), as indicated below. The information provided below are based on a traffic study prepared by LTEC that is included in this application package, which provides the background analysis.

Trip Generation

PROJECT TRIP GENERATION

Proposed RaceWay Community Market - US 441 - Alachua

FDOT Permit Analysis

Estimated Trip Generation

Land Use	Size	ITE Code ²	Trip Generation Rates ¹				Total Trip Volumes			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
Service Station with Convenience Market	20 Fueling Positions	945 / R	168.56	13.88	6.94	6.94	3,371	278	139	139
Land Use	Size	Percent Pass-by Capture ³	Pass-by Capture Trips				Net New (Primary) Trips ⁴			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
Service Station with Convenience Market	20 Fueling Positions	56% (PM)	1,888	154	77	77	1,483	124	62	62

¹ - Trip Generation Rates from 8th Edition of ITE Trip Generation Report, 2008

² - R = Average Trip Rate per fueling position

³ - Pass-by Percentage from 8th Edition of ITE Trip Generation Report, 2008

Land Use 853 (PM Rate used for Daily)

⁴ - Total Traffic minus Pass-by Capture Trips = Net New (Primary) Trips

Source: LTEC July 2013

Trip Distribution

Segment	% Distribution of ADT (1,483)	Trips (ADT)
US Hwy 441 (SR 235 – NCL)	98.6%* *Remaining 1.4% on NW 167 th Blvd	1,462
I-75 (North CRCL – US 441)	15%	223
I-75 (South US 441 – SCL)	25%	371
CR 235A North	2%	30
CR 235A South	8%	119
US Hwy 441 (CR 235 – NW 126 th Ave)	15%	223
CR 235 (N) (US Hwy 441 – NCL)	5%	74
CR 235 (S) (US Hwy 441 – CR 2054)	10%	149

Roadway Level of Services (LOS) Analysis (For Affected Segments)

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
US 441	SR 235 to NCL	D	35,500	20,860	2,250	1,462	10,928

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
I-75 North	NCL – US 441	C	86,600	37,495	580	223	48,302

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
I-75 South	US 441 – SCL	C	86,600	54,029	580	371	31,620

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
CR 235A North	North of US 441	D	13,680	1,789	0	30	11,861

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
CR 235A South	South of US 441	D	13,680	4,118	0	119	9,443

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
US Hwy 441	SR 235 – NW 126 Ave	D	33,800	17,195	521	223	15,861

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
SR 235 (N)	US 441 – NCL	D	15,200	6,299	23	74	8,804

Segment ID:	Segment Limits:	LOS C/D	MSV	AADT	Res'vd	Project	Available
SR 235 (S)	US 441 – CR 2054	D	15,200	8,897	7	149	6,147

Bill Menadier

From: Bill Menadier <menadier@rogerseng.com>
Sent: Tuesday, August 13, 2013 2:47 PM
To: 'Emmons, Robert'; 'Doyle, Adam'
Subject: RaceWay Market #163 - Modifications (12-D-291-0003 & 12-A-291-0019)
Attachments: 6_SITE PLAN.pdf; 7_GRADING.pdf; 12_DETENTION SYSTEM.pdf; FDOT-1.pdf; FDOT-2.pdf

Robbie,

As discussed, the attached illustrates the "new" layout of the site. The access drive that was previously permitted has not changed. Please let me know that this modified site still meets the issued permit requirements.

Regards,
Bill



William A. Menadier, M.E., P.E.



Civil Engineering - Surveying
1105 SE 3rd Avenue
Ocala, FL 34471
352-622-9214



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Herschel T. Vinyard Jr.
Secretary

SELF CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s): RACETRAC PETROLEUM, INC.
File No: 0320577001EG
File Name: RACEWAY MARKET #163
Site Address: NW 167th Blvd
Alachua FL - 32616
County: Alachua
Latitude: 29° 48' 13.5422"
Longitude: -82° 31' 14.4446"
Total Project Area: 1.74
Total Impervious Surface Area: 1.00
**Approximate Date of Commencement
of Construction:** 12/02/2013
Registered Florida Professional: William Menadier
License No.: 74581
Company: Rogers Engineering, Inc.

Date: August 13, 2013

William Menadier certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

1. The total project area involves less than 10 acres and less than 2 acres of impervious surface;
2. No activities will impact wetlands or other surface waters;
3. No activities are conducted in, on, or over wetlands or other surface waters;
4. Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
5. The project is not part of a larger common plan, development, or sale; and
6. The project does not:
 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
 2. Cause adverse impacts to existing surface water storage and conveyance capabilities;
 3. Cause a violation of state water quality standards; or
 4. Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s.

373.086, F.S.

This certification was submitted within approximately 30 days after initiation of construction of the above project. As such, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s. 403.814(12), F.S., and that there is a rebuttable presumption that the discharge from such system will comply with state water quality standards when the stormwater management system for this project is designed, operated, and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S.

Applicants are advised to contact the applicable water management district for requirements that must be followed to properly abandon any existing water wells that need to be removed because they are located where construction is occurring.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.

This notice can be submitted to:
FDEP Northeast District
8800 Baymeadows Way West Jacksonville 32256

This certification was submitted along with the following electronic documents:

File Description
Site plan
Drainage Calcs

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, William Menadier, License No. 74581, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at Erp.selfcerts@dep.state.fl.us, or as a hardcopy, at the postal address below:

Florida Department of Environmental Protection
Office of Submerged Lands and Environmental Resources
2600 Blair Stone Road MS 2500
Tallahassee FL 32399-2400



City of ALACHUA

THE GOOD LIFE COMMUNITY

Site Plan Application

FOR PLANNING USE ONLY

Case #

Application

Fee: \$ _____ Filing

Date: _____

Acceptance Date: _____

Review Type: P&Z

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: RaceWay Market #163
2. Address of Subject Property: N.W. U.S. Highway 441 & N.W. 167th Boulevard
3. Parcel ID Number(s): 03053-001-003
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Commercial Intensive (CI)
6. Zoning Designation: Commercial
7. Acreage: 2.07 acres

B. APPLICANT

1. Applicant's Status: Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Virginia Johns Title: Manager
Company (if applicable): Hipp Investment, LLC
Mailing address: 14610 N.W. 129th Terrace
City: Gainesville State: FL ZIP: 32615
Telephone: (386) 462-4141 FAX: () e-mail: vhipp@gmail.com

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

Name of Owner (title holder): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? Yes No
If yes, list names of all parties involved: Racetrac Petroleum, Inc. If yes, is the contr

D. ATTACHMENTS

1. Site Plan including but not limited to:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Zoning of the subject property.
 - c. Vicinity map - indicating general location of the site and all abutting streets and properties.
 - d. Complete legal description.
 - e. Statement of Proposed Uses.
 - f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
 - g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
 - h. Area and dimensions of site.
 - i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - k. Location and dimensions of all existing and proposed parking areas and loading areas.
 - l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Floor area of dwelling units.
 - vi. Number of proposed parking spaces.
 - vii. Street layout.
 - viii. Layout of mobile home stands (for mobile home parks only).
 - ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

- a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d — Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

- 1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
- 2. Buffering from adjacent existing/potential uses;
- 3. Open space provisions and balance of proportion between gross floor area and site size;
- 4. Adequacy of pervious surface area in terms of drainage requirements;
- 5. Placement of signage;
- 6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
- 7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
- 8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
- 9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
- 10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
- 11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

- b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

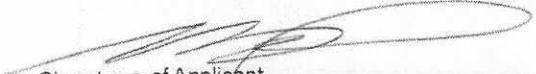
Policy 1.4.f

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
 2. Buffering from adjacent existing/potential uses;
 3. Open space provisions and balance of proportion between gross floor area and site size;
 4. Adequacy of pervious surface area in terms of drainage requirements;
 5. Placement of signage;
 6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
 7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
 8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
 9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
 10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
 11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
5. One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 6. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - 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.
 7. Legal description with tax parcel number.
 8. Proof of ownership.
 9. Proof of payment of taxes.
 10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
 11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
 12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
 13. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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


Signature of Applicant

Signature of Co-applicant

Virginia Johns, Manager
Typed or printed name and title of applicant

Typed or printed name of co-applicant

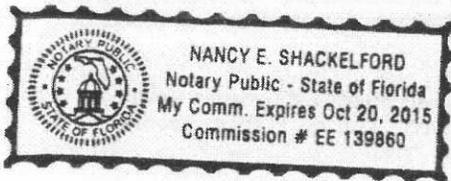
State of Florida

County of Alachua

The foregoing application is acknowledged before me this 15 day of August, 2013 by Virginia H.

Johns, who is/are personally known to me, or who has/have produced as identification.

NOTARY SEAL



Signature of Notary Public, State of Florida



Rodney Rogers

From: Mike New <mnew@cityofalachua.org>
Sent: Monday, June 17, 2013 11:31 AM
To: rkrogers@rogerseng.com
Cc: Harry Dillard; Scott Roane; Kathy Winburn; Justin Tabor; Brandon Stubbs; Sergio; Virginia Johns; dbrown@racetrac.com
Subject: Fire Flow Test Results - RaceWay

Mr. Rogers,

We received the results of our fire flow test today. We tested a fire hydrant on NW 167 Boulevard adjacent to the proposed RaceWay development. We recorded results of 888 gallons per minute with a 35 psi residual. This yielded an extrapolated fire flow of 1,099 gpm at 20 psi.

I hope this information is useful for you. Please advise if you have questions or comments.

Mike New, PE
Public Services Director

**DRAINAGE CULVERT SIZING
FOR
RACEWAY MARKET #163**

DESIGN CRITERIA

10 YR/24 HR STORM
I = 7.2"

RUNOFF COEFFICIENT

IMPERVIOUS AREA – 0.95
PERVIOUS AREA
 $C = (0.20)(77)/39 = 0.39$

PIPE PROVIDED

REINFORCED CONCRETE PIPE
n = 0.013

INLET S-1 (GRATE INLET)

CONTRIBUTING AREA – 74,851 S.F. (1.72 ACRES)
IMPERVIOUS AREA – 0 S.F.
 $Q = CIA = 4.83 \text{ CFS}$

PIPE PROVIDED – 18" RCP @ 0.50%
 $Q = 7.43 \text{ CFS}$
 $V = 4.20 \text{ FPS}$

INLET S-2 (GRATE INLET)

CONTRIBUTING AREA – 459,623 S.F. (10.55 ACRES)
IMPERVIOUS AREA – 0 S.F.
 $Q = CIA = 29.62 \text{ CFS}$

PIPE PROVIDED – 30" RCP @ 0.65%
 $Q = 33.07 \text{ CFS}$
 $V = 6.74 \text{ FPS}$

INLET S-3 (6' DIA. STORM MANHOLE)

CONTRIBUTING AREA – 0 S.F.

FROM INLET S-2: 29.62 CFS

PIPE PROVIDED – 30" RCP @ 0.65%

Q = 33.07 CFS

V = 6.74 FPS

INLET S-4 (GRATE INLET)

CONTRIBUTING AREA – 29,164 S.F. (0.67 ACRES)

IMPERVIOUS AREA – 3,900 S.F.

$$C = (25,264 \times 0.39) + (3,900 \times 0.95) / 29,164 = 0.47$$

Q = CIA = 2.27 CFS

PIPE PROVIDED – 15" RCP @ 0.50%

Q = 4.57 CFS

V = 3.72 FPS

INLET S-5 (TRENCH DRAIN)

CONTRIBUTING AREA – 4,934 S.F. (0.11 ACRES)

IMPERVIOUS AREA – 4,934 S.F.

$$C = 0.95$$

Q = CIA = 0.75 CFS

PIPE PROVIDED – 8" PVC @ 0.50%

Q = 1.23 CFS

V = 3.54 FPS

INLET S-6 (CURB INLET)

CONTRIBUTING AREA – 26,766 S.F. (0.61 ACRES)

IMPERVIOUS AREA – 20,295 S.F.

$$C = (6,471 \times 0.39) + (20,295 \times 0.95) / 26,766 = 0.81$$

$$Q = CIA = 3.56 \text{ CFS}$$

FROM INLET S-4 2.27 CFS

FROM INLET S-5 0.75 CFS

6.58 CFS

PIPE PROVIDED – 18" RCP @ 0.50%

$$Q = 7.43 \text{ CFS}$$

$$V = 4.20 \text{ FPS}$$

INLET S-7 (4' DIA. STORM MANHOLE)

FROM INLET S-6 6.58 CFS

PIPE PROVIDED – 18" RCP @ 0.50%

$$Q = 7.43 \text{ CFS}$$

$$V = 4.20 \text{ FPS}$$

INLET S-8 (CURB INLET)

CONTRIBUTING AREA – 16,990 S.F. (0.39 ACRES)

IMPERVIOUS AREA – 16,990 S.F.

$$C = 0.95$$

$$Q = CIA = 2.67 \text{ CFS}$$

FROM INLET S-7 6.58 CFS

9.25 CFS

PIPE PROVIDED – 18" RCP @ 1.00%

$$Q = 10.50 \text{ CFS}$$

$$V = 5.94 \text{ FPS}$$

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Entity Name Search

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Detail by Entity Name

Foreign Limited Liability Company

HIPP INVESTMENTS, LLC

Filing Information

Document Number	M09000001424
FEI/EIN Number	264335048
Date Filed	04/15/2009
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/02/2010
Event Effective Date	NONE

Principal Address

14610 NW 129TH TERRACE
ALACHUA FL 32615

Mailing Address

POST OFFICE BOX 1000
ALACHUA FL 32616

Changed 11/02/2010

Registered Agent Name & Address

ALBERTSON, LISA H
14610 NW 129TH TERR
ALACHUA FL 32615 US

Name Changed: 01/19/2012

Address Changed: 01/19/2012

Manager/Member Detail

Name & Address

Title MGR

JOHNS, VIRGINIA H
POST OFFICE BOX 1000
ALACHUA FL 32616

Title MGR

ALBERTSON, LISA H
POST OFFICE BOX 1000
ALACHUA FL 32616

Annual Reports

Report Year Filed Date

2010	11/02/2010
2011	01/05/2011
2012	01/19/2012

Document Images

- 01/19/2012 -- ANNUAL REPORT
- 01/05/2011 -- ANNUAL REPORT
- 11/02/2010 -- REINSTATEMENT
- 04/15/2009 -- Foreign Limited

Note: This is not official record. See documents if question or conflict.

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2012 Roll Details — Real Estate Account #03053 001 001

Real Estate Account #03053 001 001

Parcel details Full bill history

2012	2011	2010	2009	...	2002
Paid	Paid	Paid	Paid		Paid

Get Bills by Email

Owner: HIPP INVESTMENTS LLC
 14610 NW 129TH TER
 ALACHUA, FL 32615
 Situs: (unknown)

Account number: **03053 001 001**
 Alternate Key: 1011278
 Millage code: 1700
 Millage rate: 24.7857

Assessed value: 1,164,100
 School assessed value: 1,164,100

Location is not guaranteed to be accurate.

Property Appraiser- GIS

2012 annual bill

Ad valorem:
 Non-ad valorem:
 Total tax:

View
\$28,853.04
\$0.00

Legal description	Location
COM NW COR SEC 8 01 DEG 49 MIN 00	
SEC E 1576.08 FT N 88 DEG 33 MIN 13	
SEC E 1300.20 FT S 01 DEG 49 MIN 00	
SEC E 1347.44 FT POB S 01 DEG 49 MIN	
00 SEC E 1000 FT S 79 DEG 06 MIN 59	
SEC E 1279.84 FT N 03 DEG 06 MIN 22	
SEC W 1000 FT N 78 DEG 52 MIN 47 SEC	
W 1257.95 FT POB ;LESS COM NW COR	

Book, page, item: --
 Geo number: 09-08-18-03053001001
 Range: 18
 Township: 08
 Section: 09

Paid 2012-12-05 \$27,698.92
Effective 2012-11-30
Receipt #12-0049263

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2687818 4 PG(S)
December 29, 2011 11:36:43 AM
Book 4076 Page 2345
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$5,600.00



**This instrument was prepared
by and upon recording should
be returned to**

Allison E. Campbell, Esq.
Hill Ward Henderson
101 E. Kennedy Boulevard
Suite 3700
Tampa, Florida 33602

Parcel Identification Number: 03053-001-001

Consideration: \$800,000.00

Documentary stamp taxes: \$5,600.00

[Space above this line for Recorder's use.]

« SPECIAL WARRANTY DEED »

THIS SPECIAL WARRANTY DEED is made this 28th day of December, 2011, by **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company, whose mailing address is 303 Peachtree Street, N.E., Suite 3600, Atlanta, Georgia 30308, Attention: Legal and Regulatory Affairs Department (the "Grantor"), in favor of **HIPP INVESTMENTS, LLC**, a Delaware limited liability company, whose address is 14610 NW 129th Terrace, Alachua, Florida 32615 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of Alachua, State of Florida, as more particularly described on Exhibit "A" hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record (however reference thereto shall not serve to re-impose the same), and (iv) all matters

that may be revealed by a current and accurate survey or inspection of the property (collectively, "Permitted Exceptions").

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances except for the Permitted Exceptions, that lawful and good right to convey the foregoing property are vested in the Grantor and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor.

[Signature Page Follows]

[Faint, illegible signatures and text]

[Faint, illegible signatures and text]



[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

SIGNATURE WITNESSED BY:

GRANTOR:

CRM FLORIDA PROPERTIES, LLC,
a Georgia limited liability company

By: CRM Properties Manager, LLC,
a Georgia limited liability company, its sole member

Kristen Hooks

Name: KRISTEN HOOKS

Christina D Redman

Name: CHRISTINA D. REDMAN

By: [Signature]
Daniel Kaiser, Vice President

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27th day of December, 2011, by Daniel Kaiser as a Vice President of CRM Properties Manager, LLC, a Georgia limited liability company, as the sole member of CRM FLORIDA PROPERTIES, LLC, a Georgia limited liability company, on behalf of such company, who is personally known to me and did not take an oath.

[NOTARY SEAL]

Christina D Redman
Notary Public, State of Florida

Printed Name of Notary Public

My commission expires:

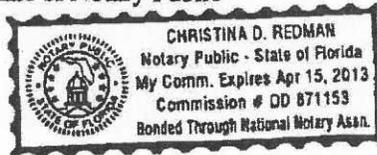


EXHIBIT A

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°49'00" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 1347.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°49'00" EAST, ALONG SAID WEST LINE, 1000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF US. HIGHWAY NO. 441. (STATE ROAD. NOS. 20 AND 25, 200' R/W); THENCE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1279.84 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, 1000.00 FEET; THENCE NORTH 78°52'47" WEST, 1257.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°49'00" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION, 1576.08 FEET; THENCE NORTH 88°33'13" EAST, 1300.20 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 503, PAGE 107 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" EAST, ALONG THE WEST LINE OF SAID CERTAIN TRACT OF LAND, 2347.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NOS. 20 AND 25, 200' R/W); THENCE SOUTH 79° 06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1022.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 79°06'59" EAST, ALONG SAID RIGHT-OF-WAY LINE, 257.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 296, ET SEQ., OF SAID PUBLIC RECORDS; THENCE NORTH 03°06'22" WEST, ALONG SAID EAST LINE, 260.82 FEET; THENCE NORTH 73°45'46" WEST, 264.96 FEET, THENCE SOUTH 03°06'22" EAST, PARALLEL WITH SAID EAST LINE, 286.30 FEET TO THE POINT OF BEGINNING.



Re: Proposed Raceway Market at U.S. 441 & N.W. 167th Boulevard

Dear Gary Preston:

We will be holding a meeting to introduce you to ourselves, communicate our product, and discuss our proposal for the site development referenced above. We are proposing a 2,822 s.f. RaceWay Market with twelve (12) self service fuel islands on 2.70 acres at the intersection of U.S. 441 and N.W. 167th Boulevard. The purpose of this meeting is to inform the neighboring property owners of the nature of this proposal and to seek comments.

Meeting date: September 11, 2012
Time: 5:00 PM
Location: Alachua County Library
14913 NW 140th Street
Alachua, FL 32615

Alachua County Today

P.O. Box 2135
Alachua, FL 32616

386•462•3355 Fax: 386•462•4569

INVOICE

COUNTYWIDE Print & Online advertising
In print EVERY Thursday and
Online 24/7/365 AlachuaCountyToday.com

INVOICE

No.: 8/16/12-AT44919-002

RaceTrac Petroleum, Inc.
Dan Brown
3225 Cumberland Blvd.
Sutie 100
Atlanta, GA 30339

Page: 1

Customer No.	Salesperson	Invoice Period	Invoice Date			
4722		8/16/12 - 8/16/12	8/31/12			
Date	Reference	Description	Column Inches	Rate	Quantity	Charge
8/16/12	AT44919-002 AT	Display Ad, Run of Paper Pub. Notice of Neighborhood Meeting - RaceWay	10.00	8.250		\$82.50

Charges \$82.50

Total Transactions \$82.50

ALACHUA COUNTY TODAY

Published Weekly

Alachua, Alachua County, FLORIDA

STATE OF FLORIDA

COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **KOREN BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being **PUBLIC NOTICE OF NEIGHBORHOOD MEETING RACEWAY MARKET**, was published in said newspaper in the issues of **August 16, 2012**.

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 **31st day of August, 2012** by **Koren Boukari**, who is personally known to me or who has produced a drivers license as identification.



(Signature of Affiant)



(Signature of Notary Public)



H. BRYAN BOUKARI
MY COMMISSION # EE 097970
EXPIRES May 26, 2015
Diversified thru Budget Notary Services

and former Alachua mayor hundreds of supporters
and commissioner Jean at The Pickled Pelican in
Calderwood (Rep.) during Jonesville. As Yoho arrived,
the general election. the crowd poured out into

Andrew Morey, with
5,285 votes, beat fellow-
democrat Aaron Bosshardt
who received 4,925 votes.
Morey will face Keith
Perry (Rep.) for the seat in
the general election.

#

Email editor@
alachuatoday.com

Public Notice of Neighborhood Meeting

Neighborhood Meeting will
be held to discuss the proposed site
development of a 2,822 s.f. RaceWay
Market with twelve (12) self service
fuel islands, located on 2.70 acres at
the intersection of U.S. 441 and N.W.
167th Boulevard; Alachua, Florida. The
purpose of this meeting is to inform
neighboring property owners of the
nature of the proposal and to seek their
comments.

The meeting will be held Tuesday,
September 11, 2012 at 5:00 PM at
the Alachua County Library, 14913
NW 140th Street; Alachua, FL 32615.
Contact person: Dan Brown (770-431-
7600 x1562).

(Publish Alachua County Today Aug. 16, 2012)

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STAMPS**

Available for purchase at

**Alachua Business
Center**

14804 Main Street, Alachua
386-462-3355

*“Change your smile...
Change your life!”™*

• **Aesthetic Dentistry**

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age

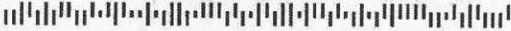
The Gainesville Sun

Gainesville, FL
 TEL: (866) 470-7133 • FAX: (863) 802-7825
 FED ID#: 27-1136347

1 BILLING PERIOD		2 ADVERTISER / CLIENT NAME	
08/01/12 - 08/31/12		RACETRAC PETROLEUM (309)	
23 TOTAL AMOUNT DUE		*UNAPPLIED AMOUNT	3 TERMS OF PAYMENT
0.00		DUE UPON RECEIPT	
21 CURRENT AMOUNT DUE	22 30 DAYS	60 DAYS	OVER 90 DAYS
.00	.00	.00	.00

ADVERTISING INVOICE and STATEMENT

24 INVOICE NUMBER	4 PAGE #	5 BILLING DATE	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER
31319133	1	08/31/12	714156	

8
 7 - 5059
 DAN BROWN
 RACETRAC PETROLEUM (309)
 3225 CUMBERLAND BLVD SE STE 100
 ATLANTA GA 30339-6408


9 REMITTANCE ADDRESS
 THE GAINESVILLE SUN
 PO BOX 915007
 ORLANDO FL 32891-5007

0931319133000000000002

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE SEE REVERSE SIDE FOR CREDIT CARD PAYMENT OPTIONS.

10 DATE	11 NEWSPAPER REFERENCE	12/13/14 DESCRIPTION - OTHER COMMENTS/CHARGES	15 SAU SIZE 16 BILLED UNITS	17 TIMES RUN 18 RATE	19 GROSS AMOUNT	20 NET AMOUNT
07/31		BALANCE FORWARD				.00
08/16	4363	GH004831				-137.84
08/21	GH004831 NON PROFIT	WORKSHOP GNET/MKMN, GNV/FULL	2x21 41	1 34.46	137.84	137.84

STATEMENT OF ACCOUNT AGING OF PAST DUE ACCOUNTS

21 CURRENT NET AMOUNT DUE	22 30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE
.00	.00	.00	.00		.00

The Gainesville Sun

Questions on this Invoice call:
 Tel: (866) 470-7133 Fax: (863) 802-7825

Halifax
 MEDIA GROUP

24 INVOICE NUMBER	25	1 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER / CLIENT NUMBER	2 ADVERTISER / CLIENT NAME
31319133	1	08/01/12 - 08/31/12	714156		RACETRAC PETROLEUM (

STATE OF FLORIDA
COUNTY OF ALACHUA

Before the undersigned authority personally appeared Shawn Sandstrom
who on oath says that he is a Digital Retention Specialist of THE GAINESVILLE SUN, a daily
newspaper published in Gainesville in Alachua County, Florida, that the attached copy of advertisement, being a

Public Notice
in the matter of Neighborhood Meeting
in the Alachua Co. Library, was published in said newspaper in the issue of,
August 21st 20 12.

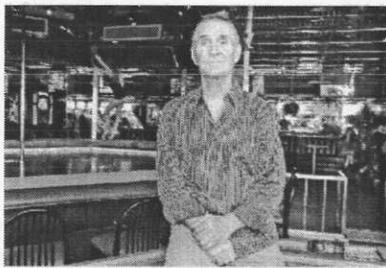
Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, 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 has neither paid nor promised any person, firm or corporation any discount for publication in the said newspaper.

Sworn to and subscribed before me this
21 day of Aug A.D. 20 12
Cecile Feagle
(Seal) Notary Public

Shawn Sandstrom
GH 004831



www.gainesville.com



Owner Joe Redner poses for a photo at his Mons Venus adult club in Tampa on Aug. 15. The club is located less than six miles from where the Republicans will gather to nominate Mitt Romney as their presidential candidate.

Tampa strip-club king says RNC not great for business

The Associated Press

TAMPA — More than sunshine, cigars or the rollercoasters at Busch Gardens, Tampa is known for its naked ladies. Tampa and strip clubs are often mentioned together, like New York City and the Statue of Liberty. Or San Francisco and the Golden Gate Bridge. Or St. Louis and the Arch.

And the man in the thick of this spectacle is Joe Redner, who almost single-handedly made Tampa's adult entertainment world famous. He's a 72-year-old with an amused smile and skeptical brown eyes who craves what is regarded by the most notorious of Tampa's adult clubs: Mons Venus.

The club — located less than six miles from where the Republicans will gather to nominate former Massachusetts Gov. Mitt Romney as their presidential candidate — isn't much to look at. The blue-and-purple building sits on a busy stretch of road next to a Taco Bell and near where the NFL's Buccaneers play home games. There's a sign outside that says "House of the Most Beautiful Women in the World," and another: "Love N.U.D.E. Shows."

"I don't expect the RNC to be as busy as the Super Bowl," Redner said, with a disclaimer wave of his hand. "I don't think those people are coming to Party."

Redner started the club 20 years ago. Back then, according to him, his main pursuit was "drinking philosophy and morning cocaine."

He never got into business or politics. But over the decades, he stopped drinking and doing drugs, became a veggie, a businessman and a politician. Like many of his progressive activist friends, he called him a "folk hero," while his enemies have called him a "pimp."

Over time, he's owned three other adult clubs (he no longer owns them), a fitness club (he sold that, too), and has run for various local offices nine times (he's never won, although he did offer Lee Ivey a job to anyone who showed up at The Mona with an "I Voted" sticker as part of his campaign). At one point, the Tampa Bay Times reported that he was worth \$18 million. He has a deep box of yellow newspaper clippings from around the world, chronicling his outposts, and some would say outrageous views.

In the battle he's waged against local, state and federal governments — some successful, others not. After opening his first strip club — Redner prefers the term "adult entertainment" — he was arrested 36 times on obscenity charges by officials. He claimed that it was his First Amendment rights to operate the club.

In 2009, Redner vehemently opposed the so-called "six-foot rule," a county ordinance preventing adult entertainment from coming within 6 feet of their clients. The rule is still on the books, but isn't enforced.

In 2005, when Hillsborough County commissioners voted to ban the county from participating in or sponsoring gay pride events, Redner filed a discrimination lawsuit against the city. He also dropped a lawsuit by claiming he was gay in the lawsuit because he was required as the plaintiff to show a personal connection to the case. Many around Tampa did not believe the claim, and Redner has not addressed the issue since then. The lawsuit was settled in 2007, and the county rescinded the policy so it shall not be construed to prevent citizens from exercising their First Amendment rights in an appropriate forum.

Earlier this year, Redner was diagnosed with Stage IV lung cancer. He thinks it's from all the marijuana he's smoked over the years, a habit that he says he's quit. Redner was successful, he said, showing a reporter before and after X-rays of a spot on his lung.

His career wounder about dying, he said. People would tell him that they were paying for his recovery. His answer: "They say there are no atheists in foxholes," he said. "I'm one."

The only visible casualty of his illness was his long, gray ponytail; now, his hair is short. Sitting in his office at Redner Enterprises — a warehouse he shares with his son, who runs a well-known brewing company — he looks like what he is: an older businessman, albeit one who is surrounded by adult entertainment industry magazines and snapshots of his various skirmishes with local government.

He's still involved in community issues. He goes to County Commission meetings and recently stopped in to an ACLU meeting about the RNC. He's worried that protests will get out of hand and that police will use too much force on demonstrators — especially since he's letting some County Tampa members on up and protest 24/7 on a

private lot he owns west of downtown. Redner's been in the news for that, lately, as well: residents of the area are fed up with the campers and are worried the RNC will draw thousands of people to the neighborhood.

Redner doesn't talk much about the actual Republicans coming to town; he considers himself a very liberal progressive. He doesn't like the Republicans' politics, but is hopeful that will bring

change into the community. His club's business is down by 50 percent since its heyday in the late '90s, he said. Tampa is in a recession. Jason Lange, an adult industry promoter, agrees with Redner that Tampa area clubs probably won't receive a windfall because of the RNC.

"A lot of people are thinking it's going to be a super house run, but it's not," said Lange, who has booked some private parties for RNC-goers and is bringing in porn stars as entertainment at certain clubs during the week. "The Mitt Romneys aren't going to go into who the superfanatic class."

Nonetheless, police have cracked down on strip clubs recently. During a recent sting at several area strip clubs, Tampa officers arrested 16 women on prostitution charges.

A news release said officials are trying to deter prostitution and human trafficking during the upcoming convention. No one was arrested at Redner's Mons Venus club.

Other strip club owners in Tampa are more optimistic than Lange about seeing more customers. 2001 Odey's, Jay, said a Tampa put in a VIP area for the RNC, complete with a private entrance around the side of the club, so anyone who wants to sneak in unannounced can do so.

Redner refuses to do that for his customers.

"I can't play to that part of human nature," said Redner. "If you gotta hide from what you're doing, you shouldn't be doing it."

Folia have been wondering what Redner will do during the RNC. Will he protest and get arrested, like he did when President George W. Bush and his brother, Jeb, held a Tampa rally in 2008? Will he offer some outrageous pronouncements at The Mona? Will reporters off a famous politician come into the club?

Noga. None of that. He's going to be in Las Vegas, for a gentlemen's club expo. He's the keynote speaker. "I went back and forth on whether to go," he said. "But really, my presence isn't necessary."

STATE

Tampa Bay woman sentenced to 15 years for infant death

LARGO — A Tampa Bay area woman who ran a house daycare has been sentenced to 15 years in prison for an infant girl's death. A Pinellas County judge sentenced 41-year-old Stephanie Spurgeon on Monday. She was convicted of manslaughter in February.

Prosecutors say Spurgeon injured Maria Herno in August 2008, because the child was hungry and wouldn't go to sleep.

Ra. man arrested after street race ends in crash

ORLANDO — Police have arrested a 22-year-old central Florida man they say was involved in a street-racing crash that injured several people. The crash happened early Sunday morning near Orlando International Airport. Lastra was arrested Sunday night.

Orlando police say Lastra crashed into five other vehicles and pedestrians. Two people — a 17-year-old and a 28-year-old man — were taken to Orlando Regional Medical Center in critical condition. Other pedestrians were injured and police say they sought medical attention on their own.

End of Casey Anthony's probation being kept secret

ORLANDO — Casey Anthony's year of probation is ending this week, but when exactly she will be released from state supervision is being kept secret. The sheriff's department spokeswoman said Monday that they will not announce publicly the end of her super-

vision because of security concerns. The 26-year-old Anthony has received several death threats.

It will be a year this week since Anthony first reported to the Department of Corrections to serve a year of probation on a check fraud conviction. She has been serving the probation sentence at an unadorned location in Florida.

Man shoots pit bull after it attacks Jack Russell terrier

BRADENTON — Deputies say a man shot a pit bull type dog after it jumped a fence and attacked his Jack Russell terrier near his Bradenton home. The Bradenton Herald reported that the dog was in the backyard of a home, but jumped a 3-foot concrete wall and began attacking the terrier just before 7 p.m. Sunday.

The man who was walking the terrier pulled a .38 Ruger from his pocket and shot the dog in the neck and shoulder. Manatee County sheriff's deputies say the man had a concealed weapons permit. The Sheriff's Office says the shooting appeared justified and no charges have been filed. The condition of the pit bull was not immediately available.

Mother uses CPR to revive son found floating in pool

HOLIDAY — Authorities say a woman successfully administered CPR to her young son after finding him floating in an apartment complex swimming pool. Pasco County sheriff's deputies say the 3-year-old child was when he was notified to a hospital late Sunday afternoon. The Tampa Bay Times reported that the mother had left another child in charge of the boy while she went to her vehicle. The boy was floating in the pool when she returned. The Sheriff's Office has not released the name of the mother or the boy. — Compiled from The Associated Press

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Sun

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PUBLIC NOTICE
A Neighborhood Meeting will be held to discuss the proposed site development of 2,822 sq. ft. New News Market with retail (12,000 sq. ft. net) and parking located on 1.75 acres of the intersection of U.S. 441 and N.W. 467th Boulevard, Alachua, Florida. The purpose of this meeting is to discuss preliminary property owners of the house of the proposal and to seek their comments.
The meeting will be held Tuesday, September 11, 2012 at 6:00 PM at the Alachua County Library, 14013 NW 140th Street, Alachua, FL 32015.
Contact:
Dale Brown
770-431-7600/1562

Cameron's Dancenter
OPEN HOUSE
Wednesday August 29th
4:00-6:30PM
of 5003 E Hwy 348, Grand, Gainesville.
Thursday August 30th
4:00-6:30PM
of 5003 E Hwy 348, Grand, Gainesville.
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03049-000-000

GAHEE ENTERPRISES, LTD, LLLF
2632 NW 43rd Street, #94
Gainesville, FL 32606

03053-010-053

DAVIS, RICHARD E., JR. & MAUREEN
16624 NW 165th Terrace
Alachua, FL 32615

03053-010-043

HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-011

HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-044

HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-000

HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-012

ROMHOLT, DAVID B. & SUSAN E.
3575 NW 165th Terrace
Alachua, FL 32615

03053-010-048

LAMUTH, JOSEPH
602 Pepperwood Drive
Brea, CA 92821

03049-003-000

JONES, JOAN M. TRUSTEE
2632 NW 43rd Street, #94
Gainesville, FL 32606

03053-010-045

HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-047

BRANHAM & SANDHOLDT H/W
16622 NW 167th Drive
Alachua, FL 32615-6497

03053-010-051

HARRIS, AARON A.
16609 NW 166th Drive
Alachua, FL 32615

03053-010-016

CARTER, DIANE S.
16527 NW 165th Lane
Alachua, FL 32615

03053-010-004

BROOKS, TODD B.
16873 NW 165th Lane
Alachua, FL 32615

03053-010-046
BOLANOS & MCKERCHER W/H
16642 NW 167th Drive
Alachua, FL 32615

03051-001-000
ALACHUA HOTELS LLC
214 Scenic Lake Drive
Lake City, FL 32055

03053-010-005
LEIVA, RAYSA A.
16618 NW 168th Terrace
Alachua, FL 32615

03053-010-018
WALLACE, CHARLES E. & PATRICIA A.
16621 NW 165th Lane
Alachua, FL 32615

03053-010-014
HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-054
SCHULTZ, RICHARD B. & CECILIA
1171 Appian Way
Santa Ana, CA 92705

03061-004-001
THE PANTRY INC.
P.O. Box 8019
Gary, NC 27512-9998

03053-010-006
HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-003
HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-002
HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-013
JELMBERG & SHANNON
16545 NW 165th Terrace
Alachua, FL 32615

03053-002-000
PATEL, CHARU S.
7160 SW 35th Avenue
Gainesville, FL 32608-2795

03053-001-002
TALAL PROPERTIES LTD & TAREK PROPERTIES LTD
1326 E. Lumsden Rd
Brandon, FL 33511

03053-010-017
NYGAARD & STRATTAN
4985 NW 41st Lane, Apt. 430
Gainesville, FL 32606

03053-000-000

VACEPPI, SHARLEEN O. TRUSTEE
P.O. Box 1325
Alachua, FL 32616-1325

03053-010-019

MANDARINO, TERRANCE M. & LISA CLARK
16651 NW 165th Lane
Alachua, FL 32615

03053-010-015

HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-007

HERITAGE OAKS-TND LTD
12046 NW 1st Lane
Gainesville, FL 32607

03053-010-001

STEVENS. JOHN J. & JAMIE N.
16775 NW 165th Lane
Alachua, FL 32615

03052-000-000

SCHOOL BOARD OF ALACHUA COUNTY
SANTA FE HIGH SCHOOL
620 E. University Avenue
Gainesville, FL 32601

Details of Parcel_Owner

Parcel	Owner 1	Owner 2	Owner 3	Address1	Address2	Address3	City	State	Zip
03049-000-000	MEGAHEE ENTERPRISES LTD.,LLLP	NULL	NULL	2632 NW 43RD ST # 94	NULL	NULL	GAINESVILLE	FL	32606
03053-010-043	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-044	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-050	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL
03053-010-012	FROMHOLT	DAVID B	SUSAN E	16575 NW 165TH TER	NULL	NULL	ALACHUA	FL	32615
03049-003-000	JONES	JOAN M TRUSTEE	NULL	2632 NW 43RD ST #94	NULL	NULL	GAINESVILLE	FL	32606
03053-010-047	BRANHAM & SANDHOLDT HW	NULL	NULL	16622 NW 167TH DR	NULL	NULL	ALACHUA	FL	32615-6497
03053-010-053	DAVIS	RICHARD E JR	MAUREEN	16624 NW 165TH TER	NULL	NULL	ALACHUA	FL	32615
03053-010-011	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-000	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-048	LAMUTH	JOSEPH	NULL	602 PEPPERWOOD DR	NULL	NULL	BREA	CA	92821
03053-010-045	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-016	CARTER	DIANE S	NULL	16527 NW 165TH LN	NULL	NULL	ALACHUA	FL	32615
03053-010-051	HARRIS	AARON A	NULL	16609 NW 166TH DR	NULL	NULL	ALACHUA	FL	32615
03053-010-004	BROOKS	TODD B	NULL	16873 NW 165TH LN	NULL	NULL	ALACHUA	FL	32615
03053-010-046	BOLANOS & MCKERCHER W/H	NULL	NULL	16842 NW 167TH DR	NULL	NULL	ALACHUA	FL	NULL
03051-001-000	ALACHUA HOTELS LLC	NULL	NULL	214 SCENIC LAKE DR	NULL	NULL	LAKE CITY	FL	32055
03053-010-005	LEIVA	RAYSA A	NULL	16618 NW 168TH TER	NULL	NULL	ALACHUA	FL	32615
03053-010-018	WALLACE	CHARLES E	PATRICIA A	16621 NW 165TH LN	NULL	NULL	ALACHUA	FL	32615
03053-010-014	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-054	SCHULTZ	RICHARD B	CECILIA	1171 APPIAN WAY	NULL	NULL	SANTA ANA	CA	92705
03061-004-001	THE PANTRY INC	NULL	NULL	PO BOX 8019	NULL	NULL	GARY	NC	27512-9998
03053-010-006	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-003	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-002	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-013	JELMBERG & SHANNON	NULL	NULL	16545 NW 165TH TER	NULL	NULL	ALACHUA	FL	32615
03053-002-000	PATEL	CHARU S	NULL	7160 SW 35TH AVE	NULL	NULL	GAINESVILLE	FL	32608-2795
03053-001-002	TALAL PROPERTIES LTD & TAREK	PROERTIES LTD	NULL	1326 E LUMSDEN RD	NULL	NULL	BRANDON	FL	33511
03053-010-017	NYGAARD & STRATTAN	NULL	NULL	4985 NW 41ST LN APT 430F	NULL	NULL	GAINESVILLE	FL	32606
03053-000-000	CAVACEPPI	SHARLEEN O TRUSTE	NULL	PO BOX 1325	NULL	NULL	ALACHUA	FL	32616-1325
03053-010-019	MANDARINO	TERRANCE M	LISA CLARK	16651 NW 165TH LN	NULL	NULL	ALACHUA	FL	32615
03053-010-015	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-007	HERITAGE OAKS-TND LTD	NULL	NULL	12046 NW 1ST LN	NULL	NULL	GAINESVILLE	FL	32607
03053-010-001	STEVENS	JOHN J	JAMIE N	16775 NW 165TH LANE	NULL	NULL	ALACHUA	FL	32615
03052-000-000	SCHOOL BD OF ALACHUA CTY	NULL	NULL	SANTA FE HIGH SCHOOL	620 E UNIV AVE	NULL	GAINESVILLE	FL	32601
03053-001-001	CRM FLORIDA PROPERTIES LLC	NULL	NULL	% GARY R PRESTON	200 S ORANGE AVE	NULL	ORLANDO	FL	32801

RACEWAY NEIGHBORHOOD MEETING
 9-11-12 5:00 pm

ATTENDEES:

NAME	ADDRESS	PHONE #
David Frombo it	16575 NW 165th Terrace Alachua	352 514 7016
MARIA Bolanos } Tom McKeever }	16642 NW 167 Drive Alachua, FL	(386) 518-6198
Hugh Caldwell	115 9337 Alachua	386-467-3427
Jack & Helen	115 1620 165th Dr "	386-418-4527
Shannon Wallace-Giles	11639 NW 166 Dr "	(352) 316 5300
Ramon + Jan Orsjo	16671 NW 165th Dr	386-518-6048
Beth + Jeff Fischer	116707 NW 167th Pl	352-514-7575

Secretary of Heritage Park Property Owners' Assoc.
 Charita Waller - 352-374-6635
 charita.wallace@cox.net

Public Meeting
Alachua City Library
09/11/2012 5:00-5:30 p.m.

RaceTrac
Introduction
Purpose of the meeting

Raceway Gas Station
in front of Heritage Oaks
SE Intersection

Site Plan
Using existing curb cuts

Showed front elevation of bldg

Showed rendering of building and canopy

Raceway is a brand of RaceTrac

Have not submitted plans
Under contract with the property

Unable to accommodate truck traffic

Only for vehicle traffic

Curb cut is right in right out on 167th

Concerns

Extra traffic - how do we get dead end streets
Owners want a sign - Raceway said they would accommodate

Problem with Hipp cleaning the property
City of Alachua Will accept dedication and 167th will be a dedicated street

Timeline - approvals dependent on permitting
45 days after approval and
3 months construction process - mid-2013

Traffic flow

Did require a traffic study
deceleration lanes are adequate

Entrance onto Southbound lane - concerns about safety

Warrant analysis was conducted

Lighting is directed down
All recessed lighting

Signage

One 50 sq. foot want two signs
Want one single 100 sq. feet sign 16 feet high

School close to store

Attract people to store
Worried about loitering and safety
Strict policy against loitering and lighting improves security
landscaping improves visibility

Leaks

All tanks are double-walled to avoid impact on the environment
The prevent spills

Open 24/7

Able to compete because the model is for a cleaner nicer station

Stormwater

Is onsite and goes to stormwater system overflow
Overflow goes into central basin
Basin is part of stormwater association
Entity is part of association and the basin has not been mowed
Everyone needs to have it maintained

How many sites have you left

this is a huge investment
they may switch operators if ineffective in maintaining store standards
over 640 stores so constantly upgrading
this will be a long term investment

Stormwater System

Professionally designed and managed
What is the status of management of existing system?
Will check to make sure it is maintained

FLORIDA DEPARTMENT OF TRANSPORTATION

ACCESS CONNECTION PERMIT TRAFFIC STUDY

RACEWAY STORE

AT

US 441/ML KING BLVD & NW 167TH BLVD

ALACHUA, FLORIDA

Prepared for:

RaceTrac

3225 Cumberland Blvd, Suite 100
Atlanta, Georgia 30339

Prepared by:

Luke Transportation Engineering Consultants, Inc.
P. O. Box 941556
Maitland, Florida 32794-1556
407-423-8055
www.Ltec-FL.com

July 2013

FLORIDA DEPARTMENT OF TRANSPORTATION

ACCESS CONNECTION PERMIT TRAFFIC STUDY

RACEWAY STORE

AT

US 941 PALM BEACH BLVD & NW 154TH RD

ALACHUA, FLORIDA

Prepared for

Requester

3222 Commodore Blvd Suite 100

Alachua, Georgia 30522

Prepared by

Luigi Transportation Engineering Consultants, Inc.

P.O. Box 941878

Maitland, Florida 32794-1878

407-423-8822

www.lteci.com

July 2013

PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Luke Transportation Engineering Consultants, a corporation authorized to operate as an engineering business (# EB-0007429), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for

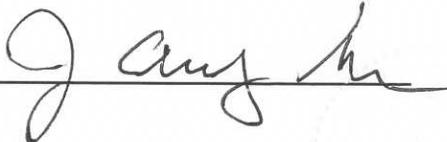
PROJECT: RaceWay Store Driveway Permit
LOCATION: US 441 & NW 167th Blvd, Alachua, Florida
CLIENT: RaceTrac Petroleum

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: J. Anthony Luke, P.E.

P.E. NO.: 42642

DATE: 10 SEPT 13

SIGNATURE: 

INTRODUCTION

This traffic study was undertaken to provide the required traffic data pursuant to the Florida Department of Transportation (FDOT) Rule Chapter 14-96: State Highway Connection Permits for the proposed RaceWay Store in Alachua (Alachua County), Florida, and address specific operational questions provided by FDOT District 2 staff. The proposed RaceWay Store will be located in the northwest quadrant of SR 20/US 441 (Section 2602000) (Martin Luther King Boulevard) and Northwest 167th Boulevard at Milepost 19.677. **Figure 1** shows the location of the development.

Currently the property site is vacant. The proposed RaceWay Store site will consist of a 2,822-square foot convenience store with 10 pumps (20 vehicle fueling positions). Project accesses will be via a direct driveway (right-in/right-out) connection to westbound SR 20/US 441 (Martin Luther King Boulevard) west of Northwest 167th Boulevard, and a full access connection on Northwest 167th Boulevard.

This report provides the necessary traffic data and analysis consistent with the FDOT's Rule 14-96.005 for the Connection Permit Application to support the proposed access plan. The methodology used for this study and analysis areas addressed were reviewed with FDOT staff prior to initiating the analysis. The developer has also coordinated with City of Alachua staff to provide the necessary applications to meet the appropriate City permitting requirements.

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PROPOSED DEVELOPMENT AND TRAFFIC GENERATION

A conceptual site plan of the development is shown in **Figure 2**. To determine the impact of this development, an analysis of its traffic characteristics was made. This included the determination of the traffic generated by proposed development and the distribution/assignment of this new traffic to adjacent roadway segments.

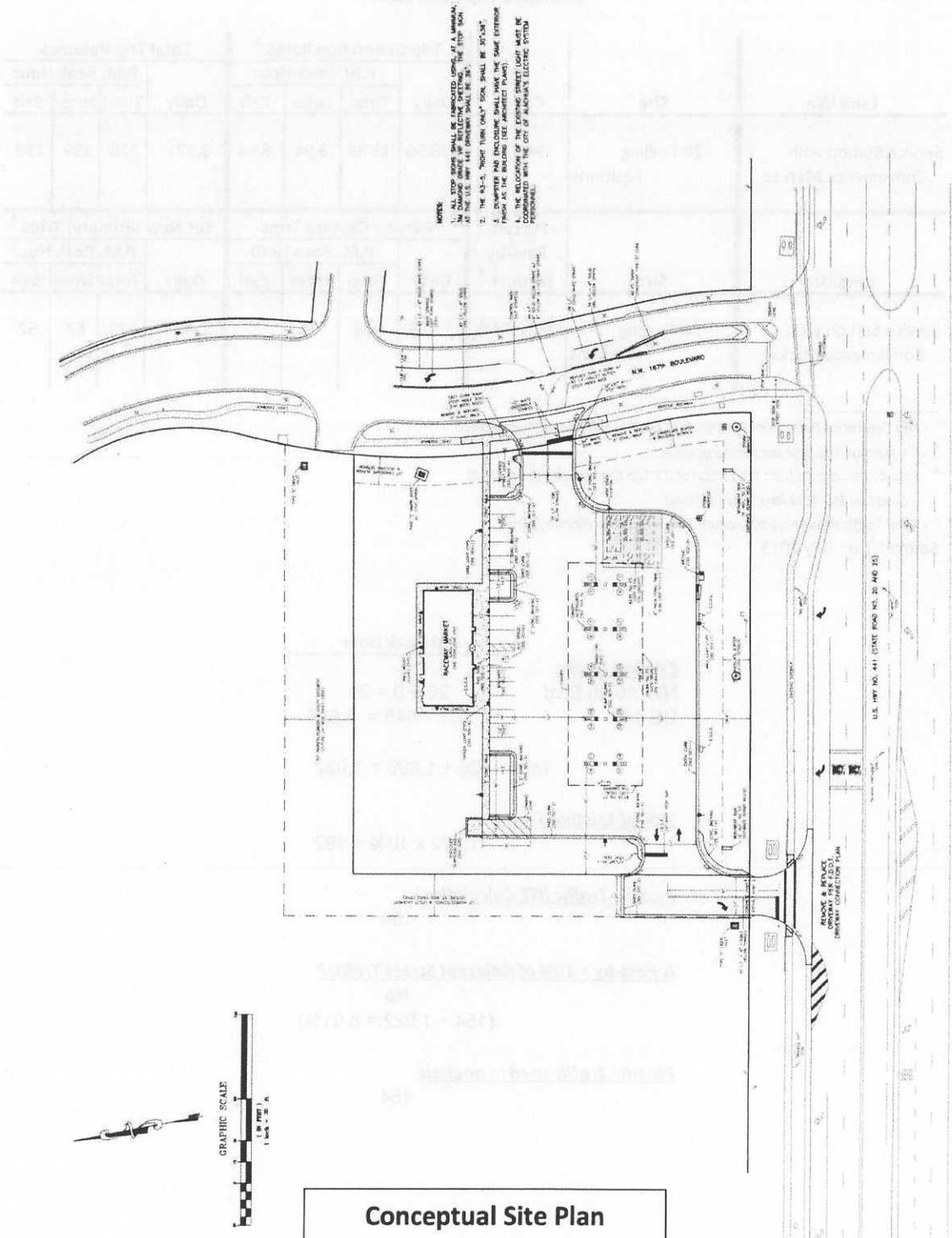
Traffic Generation

The traffic generation for the proposed RaceWay Store development was determined using 8th Edition ITE Trip Generation Report trip generation research data as identified in **Table 1**. The trip generation at Build-out for this development is estimated to be 3,371 average weekday vehicle trip ends. Of this total, 278 vehicle trip ends will occur during the P.M. peak hour with 139 trips entering and 139 trips exiting the development. These vehicles represent total driveway volumes which include pass-by trips not considered new to the area's roadways since they are attracted from the existing traffic stream on the adjacent roadways.

Pass-by Trips

Pass-by trips are defined as those trips from the passing roadway stream that would already be on the road. Therefore, pass-by traffic does not create additional impact on the surrounding roadways. The pass-by traffic volumes are assigned to the RaceWay Store driveway as background traffic. For this site, the pass-by traffic will be drawn from traffic on SR 20/US 441 (Martin Luther King Boulevard). Based upon pass-by information contained in the ITE Trip Generation Report Handbook, a Gasoline/Service Station with Convenience Market land use will have, on average, a 56% pass-by percentage during the PM Peak period.

Application of this factor results in 154 P.M. peak hour pass-by trips. As a check, the Florida DOT Transportation Impact Handbook, July 4, 2010 stipulates that pass-by trips should not be higher than 10% of the adjacent street (SR 20/US 441) traffic. The calculated pass-by trips are approximately 8% of the existing 2012 traffic on the adjacent roadway (see calculation below). Therefore, the calculated pass-by trips were used. Table 1 also includes the pass-by trip calculations.



- NOTES**
1. ALL STOP SIGNS SHALL BE FABRICATED USING AT A MINIMUM, 1/4" ALUMINUM PLATE WITH 1/2" DIA. BOLTS. THE STOP SIGN AT THE U.S. HWY 441 INTERCHANGE SHALL BE 36" X 36".
 2. THE 43"-5" TIGHT TURN ONLY SIGN SHALL BE 30" X 36".
 3. DUMPSTER AND ENCLOSURE SHALL HAVE THE SAME EXTERIOR FINISH AS THE BUILDING (SEE ARCHITECT PLANS).
 4. THE RELOCATION OF THE EXISTING STREET LIGHT MUST BE PERFORMED WITH THE CITY OF ALACHUA'S ELECTRIC SYSTEM PERSONNEL.

Conceptual Site Plan
Figure 2

TABLE 1
Proposed RaceWay Community Market - US 441 - Alachua
FDOT Permit Analysis
Estimated Trip Generation

Land Use	Size	ITE Code ²	Trip Generation Rates ¹				Total Trip Volumes			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
Service Station with Convenience Market	20 Fueling Positions	945 / R	168.56	13.88	6.94	6.94	3,371	278	139	139

Land Use	Size	Percent Pass-by Capture ³	Pass-by Capture Trips				Net New (Primary) Trips ⁴			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
Service Station with Convenience Market	20 Fueling Positions	56% (PM)	1,888	154	77	77	1,483	124	62	62

¹ - Trip Generation Rates from 8th Edition of ITE Trip Generation Report, 2008

² - R = Average Trip Rate per fueling position

³ - Pass-by Percentage from 8th Edition of ITE Trip Generation Report, 2008
 Land Use 853 (PM Rate used for Daily)

⁴ - Total Traffic minus Pass-by Capture Trips = Net New (Primary) Trips

Source: L tec July 2013

	<u>PM Peak Hour</u>
<u>Existing Traffic</u>	
NW 167th Blvd	26 + 0 = 26
US 441	1,351 + 545 = 1,896
Total	26 + 1,896 = 1,922
<u>10% of Existing Traffic</u>	1,922 x 10% = 192
<u>Pass-by Traffic (ITE Calculation)</u>	154
<u>Is Pass-by > 10% of Adjacent Street Traffic?</u>	No (154 ÷ 1,922 = 8.01%)
<u>Pass-by Traffic used in analysis</u>	154

Access Plan

The RaceWay Store is proposed to be served by two (2) access driveways, as follow:

- A Right-in/Right-out driveway on westbound SR 20/US 441 (Martin Luther King Boulevard) west of Northwest 167th Boulevard at the western property boundary, and
- a full access connection driveway on Northwest 167th Boulevard, north of SR 20/US 441 (Martin Luther King Boulevard) aligned with the main travel pattern between the parking area and fueling area.

As shown in Figure 2, the proposed right-in/right-out driveway along southbound SR 20/US 441 will be located approximately 360 feet west of Northwest 167th Boulevard at an existing driveway connection stub-out location.

The second full access driveway is on Northwest 167th Boulevard approximately 170 feet north of SR 20/US 441 and will be aligned with the customer access lane to parking and fueling stations.

Roadway Access Classification

The FDOT Access Management Classification categorizes this section of SR 20/US 441 (Section 2602000) as Access Class 3 with standard minimum driveway connection spacing of 440 feet (posted speed limit 45 mph). As stated above, the proposed access connection on SR 20/US 441 will be located approximately 360 feet west of Northwest 167th Boulevard and approximately 385 feet east of the next adjacent connection (school entrance). The proposed driveway has been located at the western boundary (at the existing driveway stub-out) of the RaceWay site to maximize the spacing on SR 20/US 441.

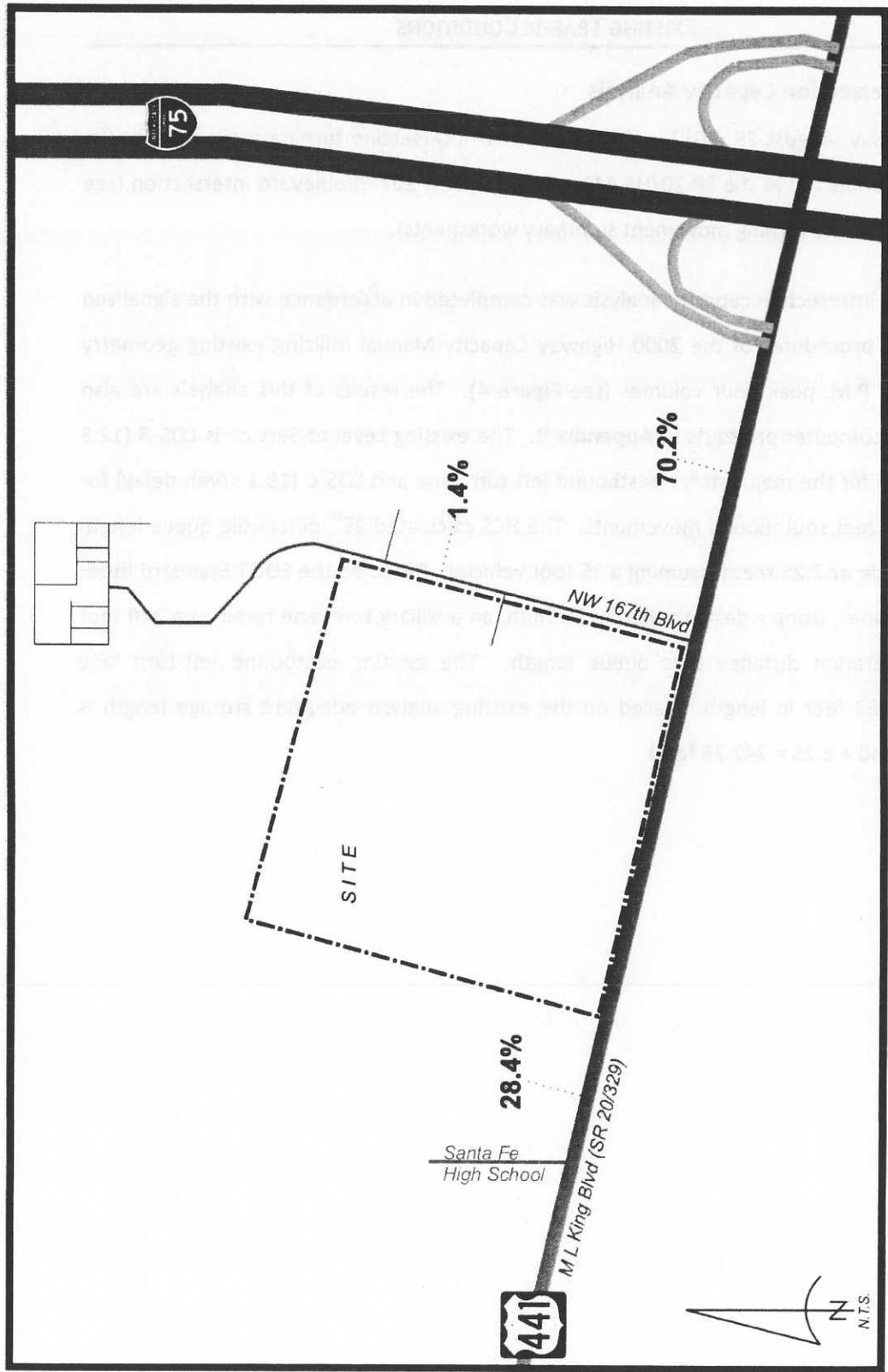
The access plan proposed for the RaceWay Store generally conforms to other existing and developing RaceWay sites. The driveways to Northwest 167th Boulevard align with drive aisles within the RaceWay site, and will accommodate the internal traffic circulation plan.

Florida DOT Connection Category

Based upon the project's total trip generation calculation as documented herein, the connection category for the proposed development would be Category D (1,201 to 4,000 Vehicles Trips Per Day).

Traffic Distribution

The distribution and assignment of RaceWay Store trips on SR 20/US 441 and Northwest 167th Boulevard are based upon a review of existing traffic patterns as observed during the P.M. Peak Hour turning movement count. Project trip distribution on the adjacent roadways is shown in **Figure 3**.



RaceWay US 441 Alachua
FDOT Access Permit Analysis

Project Distribution

Figure 2

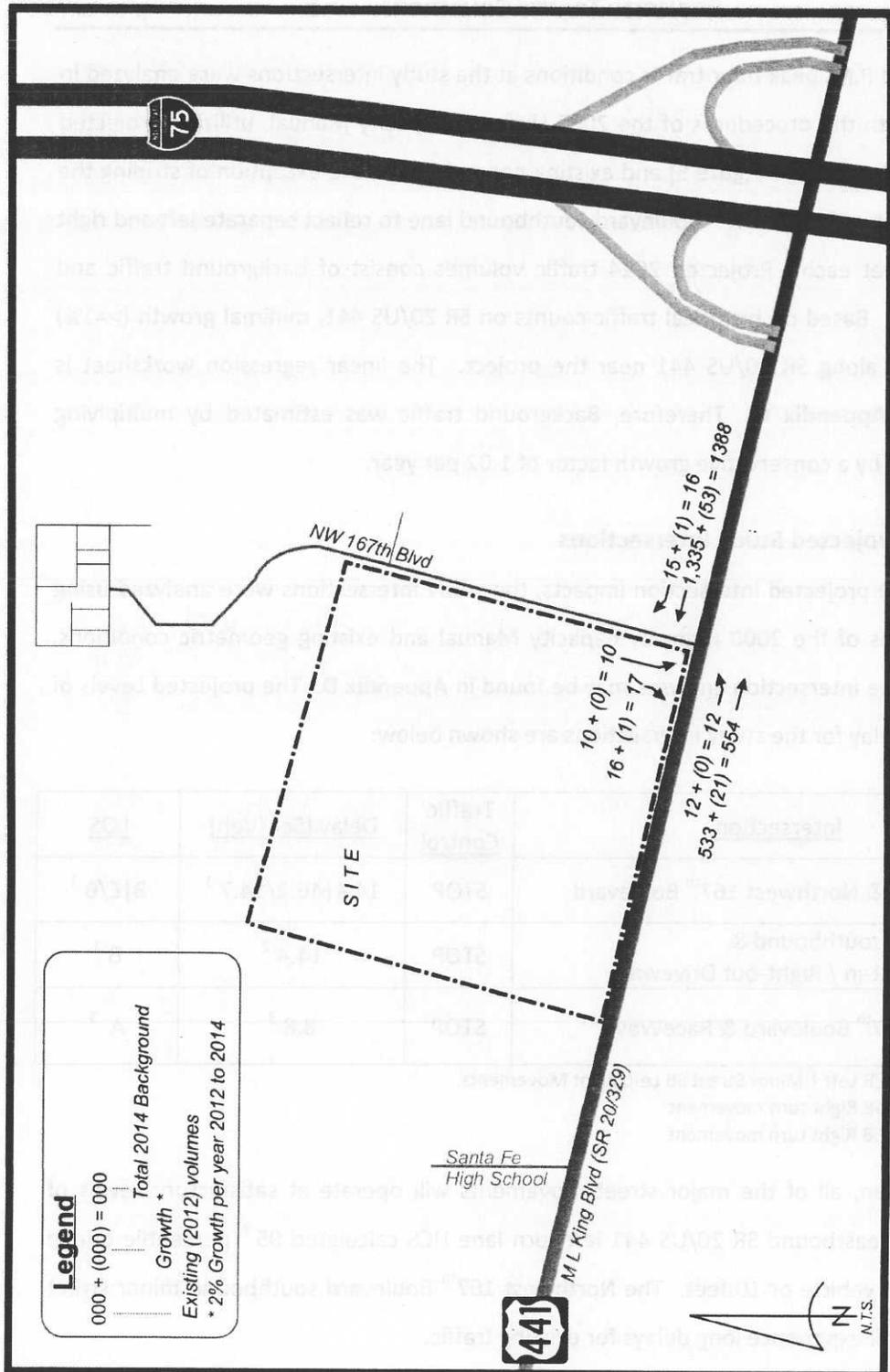


EXISTING TRAFFIC CONDITIONS

Existing Intersection Capacity Analysis

On Wednesday, August 29, 2012, a P.M. peak hour intersection turning movement traffic count was conducted at the SR 20/US 441 and Northwest 167th Boulevard intersection (see **Appendix A** for the turning movement summary worksheets).

The existing intersection capacity analysis was completed in accordance with the signalized intersection procedures of the 2000 Highway Capacity Manual utilizing existing geometry and existing P.M. peak hour volumes (see **Figure 4**). The results of this analysis are also included in computer printouts in **Appendix B**. The existing Level of Service is LOS **B** (12.8 s/veh delay) for the major street eastbound left turn lane and LOS **C** (19.1 s/veh delay) for the minor street southbound movements. The HCS calculated 95th percentile queue length is 0.08 vehicle or 2.25 feet (assuming a 25 foot vehicle). Based on the FDOT Standard Index 301, Turn Lanes, using a design speed of 50 mph, an auxiliary turn lane requires a 240 foot total deceleration distance plus queue length. The existing eastbound left-turn lane measures 263 feet in length. Based on the existing analysis adequate storage length is provided ($240 + 2.25 = 242.25$ feet).



RaceWay US 441 Alachua
FDOT Access Permit Analysis

Existing (2012) & Background (2014)
PM Peak Hour Volumes

Figure 3



PROJECTED TRAFFIC CONDITIONS

Projected 2014 P.M. peak hour traffic conditions at the study intersections were analyzed in accordance with the procedures of the 2000 Highway Capacity Manual, utilizing projected 2014 traffic volumes (see **Figure 5**) and existing geometry with the exception of striping the existing 25 foot wide NW 167th Boulevard southbound lane to reflect separate left and right lanes of 12 feet each. Projected 2014 traffic volumes consist of background traffic and project traffic. Based on historical traffic counts on SR 20/US 441, minimal growth ($\geq 1\%$) was observed along SR 20/US 441 near the project. The linear regression worksheet is contained in **Appendix C**. Therefore, Background traffic was estimated by multiplying existing traffic by a conservative growth factor of 1.02 per year.

Analysis of Projected Study Intersections

To analyze the projected intersection impacts, the study intersections were analyzed using the procedures of the 2000 Highway Capacity Manual and existing geometric conditions. Printouts of the intersection analyses may be found in **Appendix D**. The projected Levels of Service and delay for the study intersections are shown below:

<u>Intersection</u>	<u>Traffic Control</u>	<u>Delay (Sec/Veh)</u>	<u>LOS</u>
SR 20/US 441 & Northwest 167 th Boulevard	STOP	14.4 46.2 / 14.7 ¹	B E / B ¹
SR 20/US 441 southbound & RaceWay Right-in / Right-out Driveway	STOP	14.4 ²	B ²
Northwest 167 th Boulevard & RaceWay	STOP	8.8 ³	A ³

¹ – Major Street EB Left | Minor Street SB Left/Right Movements

² – Minor Street SB Right turn movement

³ – Minor Street EB Right turn movement

As can be seen, all of the major street movements will operate at satisfactory Levels of Service. The eastbound SR 20/US 441 left turn lane HCS calculated 95th percentile queue length is 0.41 vehicle or 10 feet. The Northwest 167th Boulevard southbound minor street movement will experience long delays for existing traffic.