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County Attorney

Suzanne Lex
Planning and Community Development Director

GADSDEN COUNTY PLANNING COMMISSION
Thursday, November 14, 2019
6:00 p.m.

Board of County Commissioners Chambers
1B East Jefferson Street
Quincy, Florida 32351

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1. PLEDGE OF ALLEGIANCE

2. INTRODUCTION OF MEMBERS – Roll call

3. APPROVAL OF THE AGENDA

4. DISCLOSURES AND DECLARATIONS OF CONFLICT

PUBLIC HEARINGS

5. ROBERT F. MUNROE SCHOOL SPECIAL EXCEPTION USE (SEU 2019-01) (Quasi-Judicial) – Consideration of a Special Exception Use to allow a phased plan for a PreK-12 grade school with accessory uses including administrative offices, gymnasiums, cafeteria, baseball and football fields, stadium, concession, swimming pools, outdoor tennis and sport courts, playground, dormitories, and staff residences.

6. ROBERT F. MUNROE SCHOOL SITE PLAN (CLASS II, TYPE II) (SP 2019-01) (Quasi-Judicial) – Consideration of a Site Plan to allow a phased plans PreK-12 grade school with accessory uses including administrative offices, gymnasiums, cafeteria, baseball and football fields, stadium, concession, swimming pools, outdoor tennis and sport courts, playground, dormitories, and staff residences.

WORKSHOP

7. CHAPTER 4, LAND USE CATEGORIES (Legislative) (LDR 2018-05) – Continuation of discussion to consider amendments to Chapter 4, Land Use Categories of the Land Development Code focusing on agriculture zoning categories.

GENERAL BUSINESS

8. 2020 PLANNING COMMISSION CALENDAR - Distribution of Draft 2020 Planning Commission Meeting Calendar for consideration at the December 12th Planning Commission Meeting.

9. PLANNING COMMISSIONER QUESTIONS AND COMMENTS

10. DIRECTOR'S /PLANNER COMMENTS

11. ADJOURNMENT OF MEETING

The next regularly scheduled meeting is December 12th, 2019 at 6:00 pm.

Pursuant to Section 286.0105, Florida Statutes, the County hereby advises the public that: If a person decides to appeal any decision made by this Board, agency, or meeting or hearing, he/she will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the County for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should call the Planning & Community Development Department at 875-8663, no later than 5:00 p.m. at least 48 hours prior to the meeting.

Gadsden County Planning Commission
Agenda Request

Date of Meeting: November 14, 2019

To: Honorable Chairperson and Members of the Planning Commission

From: Jill A. Jeglie, AICP, Senior Planner

Through: Suzanne Lex, Planning Director

Subject: Public Hearing (Quasi-Judicial) – Robert F. Munroe Day Special Exception Use (SEU 2019-01))

Statement of Issue:

Consideration of an application for a Special Exception Use for the Robert F. Munroe School (RFM) (SEU 2019-01).

Background:

The applicant, Robert F. Munroe Day School, Inc. (RFM), represented by Sean Marston, P.E., Urban Catalyst Consultants, has submitted an application for the approval of a Special Exception Use concurrent with an application for a Class II, Type II Site Plan for the phased development of a school with accessory uses to be located in the Rural Residential Future Land Use category (See Attachment #3).

Unless specified otherwise cites refer to the Gadsden County Land Development Code (LDC) to provide a reference to the developer, review bodies and to the public.

Analysis & Findings:

The site consists of two parcels to be unified. The site data on Sheet C-102 of the site plan indicates that the total acreage for the plan is 39.53 acres. The survey provided with the application indicates that the northern parcel is 27.33 acres referred to as the southern portion of Parcel #3-31-2N-2W-0000-00323-0100 (Suber, Stephen M. et al) and a 12.22 acres parcel Parcel #3-30-2N-2W-0000-00323-0100 (RFM). The 27.33 acre is under contract to purchase by RFM and is considered Lot 1A as the result of a Lot Split to be recorded. The development site is located on the south side of Blue Star Highway (SR 90) and west of Lanier Rd, S., a local county road (See Attachment #1).

A five (5) phase development plan is proposed. Phase I will include a temporary administration building, classrooms, playground outdoor courts with pavilions and concession stand, a lift station and stormwater pond (colored in yellow). Subsequent phases include a gymnasium/cafeteria, high school, tennis courts, baseball and football fields, dormitories, faculty and administrator housing, volleyball court and a swimming pool. Primary access for parents and buses will be to S. Lanier Road, a county

maintained local roadway with secondary access onto Reeves Lane. Phase II will include access from Blue Star Highway, (See Attachment #8, Sheet 103). To unify the campus, the applicant originally proposed the vacation of Reeves Lane, a publicly uses, private roadway. However the application withdrew the application. A proposed 60' right-of-way is still shown but is not required.

Special Exception Use & Standards (Section 7300):

As defined, a Special Exception Use is "*A use that is not prohibited within a particular Future Land Use Category but may not be generally appropriate unless it is demonstrated that the use will comply with special criteria and standards for location and operation of such use."* In granting a special exception, the Board of County Commissioners must consider the criteria in Sub. 7301.B and may prescribe specific conditions to address these criteria. It is the burden of the applicant to demonstrate how the proposed development complies with the special criteria and standards for location and operation of such use. The applicant has addressed the Special Exception Criteria in Subsection 7301.B of the LDC (See Attachments #5 & #6) as follows:

1. Compatibility of the proposed special exception use with adjacent and nearby uses in terms of use, scale, character, height, setbacks, and open space;

   The proposed development is located in the Rural Residential Future Land Use Category of the Comprehensive Plan as described by Policy 1.1.1.I. Educational facilities must be located on a collector or arterial roadway and are required to be reviewed as a Class II and Special Exception Use and require Board of County Commissioners (Board) approval (See Attachment #5).

   Table 1. Below addresses the Future Land Use Category and current (existing use) of abutting properties as shown on the Future Land Use Map (See Attachment #2). As proposed the majority of the buildings will be single story. The high school will be two stories and the gymnasium/cafeteria will be 40' high. These uses are the closest in proximity to existing residential (See Attachment #8).

TABLE 1. ADJACENT FUTURE AND CURRENT LAND USE		
Direction	Future Land Use Category	Current (Existing)Use
North	Agriculture 3	Timber (across SR 90)(467± acres)
West	Rural Residential	Cemetery (6 acres), Timber (317 acres)
South	Rural Residential	Single Family (4.0 acres), and residential development on S. Lanier Road
East	Rural Residential & Agriculture 3	Single Family (1.9 acres) (across S. Lanier Road), US 90, Mobile Home (1 acre),Mobile Home Park (3.25 acres), Timber (467± acres)

The maximum impervious surface area allowed is 50% of the site. The maximum proposed impervious area is 34.69% of the site.

TABLE 2. INTENSITY STANDARDS					
Total Area (acres)	Building Area (Sq. Ft.)	Vehicle Use Area (Sq. Ft.)	Proposed Impervious Surface Area (Sq. Ft.)	% Impervious Area	% Open Space
39.55	138,958	203,875	608,411 (13.9672± acres)	34.69	65.31

2. General compatibility with adjacent and nearby properties;

   The applicant has indicated that "schools are typically compatible with residential areas, and the layout of the campus limits the impact to adjacent residential uses." Also the layout of the school site considered the impacts on adjacent owners. The proposed school hours of operation are 8:300 to 3:00 pm with drop off from 8:00 to 8:25 a.m. and pick up from 3:20 to 3:35 p.m.. With the exception of the gymnasium, off hour uses including athletic fields, courts, pools, etc. are located to the north and away from existing residential development. The school uses access primarily on S. Lanier Road, a local county roadway with secondary access to Reeves Lane, an unimproved local roadway. Both serve residential development in the Rural Residential future land use. Turn Lane improvements are proposed.

3. The noise, glare or odor effects of the use on surrounding areas;

   Per the applicant, the design of the campus will help limit the noise generated during normal school hours. The classroom buildings are oriented toward the interior of the compound to help isolate noise. Proposed exterior lighting will be directed downward and capped and shall be recessed or shielded to conceal the light source. Light fixtures within the parking areas will be a maximum height of 20'.

   Buffers are proposed between the school uses and the adjacent to residentially developed property to the south, east and west. Daily activities such as the dumpster and maintenance areas are setback approximately 90'± from the nearest residential property line. It is proposed that the southern driveway be reconfigured to accommodate one- way traffic and angled parking resulting in an increase in the buffer width.

4. The impacts of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;

   The dumpster and maintenance building are the closest buildings to the adjacent residential property lines in Phase 1. The dumpster is setback 90'± from the nearest

residential property line and is concealed by an 8' dumpster wall. The Maintenance building is located between 62' and 80' from residential property lines. Both are separated from adjacent properties by the proposed buffer (See Attachment #8, Sheet C-102 and C-102.2).

5. The impacts of off-street parking and loading areas on adjacent uses;

   The largest off-street parking is adjacent to the main campus and is buffered from the residential property on the eastern and western property lines. A compliant buffer is also required along S. Lanier Road. The nearest parking area is setback 55' to the property line adjacent to residential properties to the east.

   A design alternative is proposed to increase the buffers adjacent to residential to the south and north. It is proposed that the southern driveway onto S. Lanier be relocated outside of the critical protection zone (cpz) of the protected trees located in vicinity of the entrance. It is also recommended that that the internal driveways be revised to become a one way loop accessed by angled parking to preserve protected trees and to increase the buffer width by at least 20' between the school and residential properties.

6. The impacts of signs and proposed exterior lighting if any with reference to glare, traffic safety and compatibility with adjacent and nearby properties;

   Proposed exterior lighting will be directed downward and capped and shall be recessed or shielded to conceal the light source. Light fixtures within the parking areas will be a maximum height of 20'. Signs will be located facing US 90 and will require review of permits for compliance with the sign regulations in the Land Development Code (LDC).

   The site plan indicates 20' ft. tall overhead parking lot lighting.

7. The impacts of transportation access and location with respect to abutting transportation facilities particularly in reference to automotive, bicycle, pedestrian, public service and fire safety, convenience, traffic flow and control;

   Traffic counts provided by the applicant indicate that the proposed development will generate 328 a.m. and 213 p.m. peak hour vehicular trips. These trips will primarily ingress/egress S. Lanier Road, a local county roadway currently serving residential uses. Concurrency will be addressed at/with the site plan. The applicant has submitted a Turn Lane and Traffic Operations Analysis dated August 15, 2019 prior to the decision not to vacate it Reeves Lane (See Attachment #7). This study indicates that the project will have two connection points: One connection point will be South Lanier Lane and the other will be Highway 90. Several improvements are proposed to offset increased traffic. An extended left turn lane west bound on Highway 90; a right turn lane east bound on Highway 90; and a right turn lane on S.

Lanier Road. In addition, the study indicates consideration to reduce the posted speed limit to 45 mph as well as the addition of a flashing overhead light has been requested. Improvements to Reeves Lane appear to be warranted to address school traffic.

An overall parking study was provided as required for Class II uses. There is sufficient parking proposed to support the removal of parking spaces within the critical protection zone (cpz) of protected trees between Phase I and the adjacent residential. It is proposed that the driveway accessing S. Lanier Rd. is shifted to the east and that the southernmost driveway aisles and parking be revised to provide a one-way driveway loop with angled parking.

8. Utilities, with reference to location and availability;

   Water, sewer and electric utilities are to be provided by Talquin Electric Co-op, Inc. A regional lift station will be constructed central to the site for sanitary sewer service, to be owned and operated by Talquin.

9. The adequacy of buffers with reference to type, dimensions and character;

   The required opaque buffer width for a public special exception use is 37.5'. Buffer areas can be reduced by 25% utilizing a combination of vegetation, berm, wall or berm/masonry wall. The applicant proposes the combination of vegetation and a 6" tall wooden fence to reduce the minimum buffer to 28' in width. Sheet C-102.2 includes buffer detail. Minimum buffer yards may be decreased by twenty five percent if the buffer incorporates utilizing any combination of plantings, berms and wall to meet minimum buffer requirements, where wall is combined with berm to meet minimum height requirements.

   Buffers are required between the proposed school and abutting residential areas across S. Lanier Road, the northern, southern and southwest property lines (See Table 1.). Buffer areas shall be located on the outer perimeter of a lot or parcel, extending to the parcel boundary and shall not be located on any portion of an existing or dedicated public or private street or right-of-way (See Attachment #4). The design alternative proposed in Criteria #5 above will result in to increase the buffers adjacent to residential to the south and north between the school and residential properties.

10. The impacts of hours of operation and the frequency and duration of special events;

    The applicant indicates that typical school hours are from 8:30 a.m. to 3:30 p.m. The school drop off hours are from 800 a.m. to 825 a.m. and pickup times are from 3:30 to 3:45 p.m., Monday through Friday. The athletic events are seasonal and listed yearly in the school calendar. The school is closed during weekends and during holidays.

11. The adequacy of setbacks and buffers in screening and insuring compatibility with adjacent properties.

    The applicant has indicated that site was designed to reduce the impact on surrounding residential properties. With the exception of the gymnasium, the majority of the off hour activities are located on the northern portion of the site. The high school (2 stories), the gymnasium (40' in height), the dumpster and maintenance building are the closest structures to abutting residential. As a special exception use, the proposed development is "*A use that is not prohibited within a particular Future Land Use Category but may not be generally appropriate unless it is demonstrated that the use will comply with special criteria and standards for location and operation of such use."* It is proposed that the southern buffer be increased to offset the impacts the school adjacent to residential by reconfiguring the two driveways into a one-way loop with angled parking. This will improve circulation, reduce the impact on protected trees, and increase the area available for buffers adjacent to residential development.

Procedures (Subsection 7202, 7300):

A special exception use requires approval as a quasi–judicial action in conjunction with the advertised public hearing per Subsections 1303 through 1305 of the LDC. The presiding body shall make decisions based on findings of fact that are available to all parties involved and shall specifically state the reasons for denial of an application or request. In granting a special exception, the Board of County Commissioners must consider the criteria in Sub. 7301.B and may prescribe specific conditions to address these criteria (See Attachment #5).

Public Notice Requirements:

Per Subsection 1304 of the LDC, the public hearing notice has been mailed to all property owners within 1,000 feet of the property; the public hearing was noticed in the local newspapers; and, a sign was posted on the premises.

A Citizen's Planning and Growth Management Bill of Rights meeting was held on February 14, 2019. Seventeen (17) members of the public attended; seven of the attendees live on S. Lanier Road. The applicant indicated that topics of discussion were traffic impacts and that a traffic analysis will be conducted. The other concern was buffering of parking facilities for the athletic portion of the project (See Attachment #7).

Findings:

With conditions, the proposed special exception use is in compliance with the Gadsden County Comprehensive Plan, the Land Development Code (LDC). Specifically, the Board must find that the proposed SEU addressed the special criteria and standards listed in Section 7300 Special Exception Uses of the LDC (See Attachments #4 & #5).

Options:

1. Recommend approval for the Robert F. Munroe School Conceptual & Preliminary Site Plan (SP 2019-01) with the following conditions and find that the application with conditions is consistent with the Gadsden County Comprehensive Plan and the Land Development Code (LDC):

   a. Revise the application to include the new tax parcel identification number(s), as a result of the recorded lot split.

   b. Provide a copy of a unity of title or legal mechanism, unifying the subject parcels.

   c. Add a note to the grading plan set that "No clearing for future phases shall be proceed prior to the issuance of a development order for that phase and a pre-construction meeting with the County."

   d. On the site plan label the 20' setback from the centerline of Reeves Lane for all non-residential uses.

   e. Revise the vehicular plan along the southern property line to create a one way looped driveway with angled parking. Increase the buffer width along the southern property line to reflect the reduction in driveway by a minimum of 20' or more and preserve additional protected trees.

   f. Revise all plan sheets to remove proposed the proposed right-of-way from the required buffer along the southern and southwestern property boundary.

   g. Shift the driveway on to S. Lanier Road and reconfigure the two driveways between Phase I and abutting residential development (south) into a one-way driveway loop with angled parking increasing the buffer width by at least 20' in width.

   h. Revise the site plan to indicate a paved driveway and apron from US 90 to the driveway crossing Reeves Lane.

2. Recommend denial of the Robert F. Munroe School Conceptual and Preliminary Site Plan (SP 2019-01) application and provide findings in support of this decision.

3. Discretion of the Planning Commission.

Planning Recommendation:

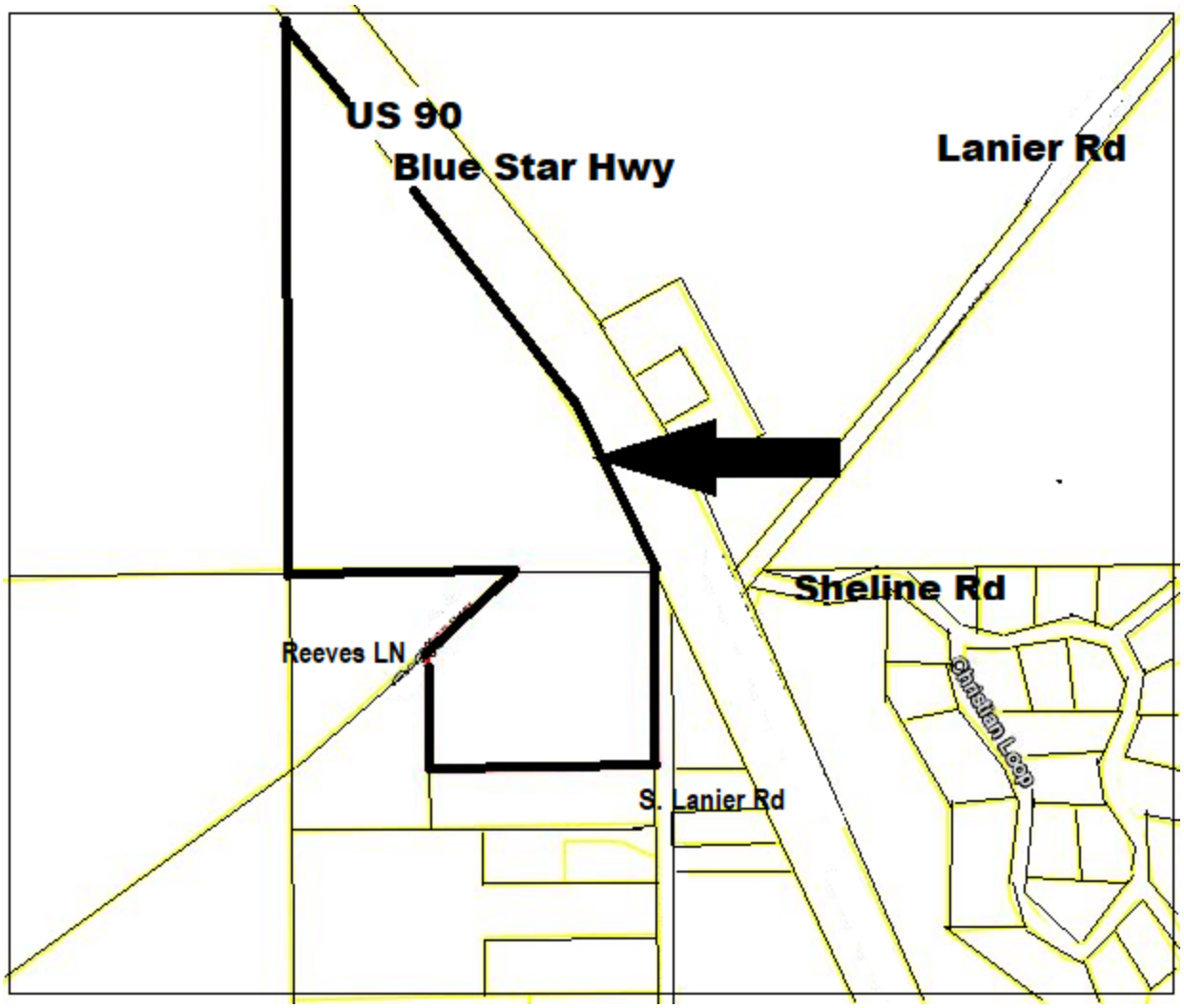
Option #1

Attachments:

1. Location Map
2. Future Land Use Map

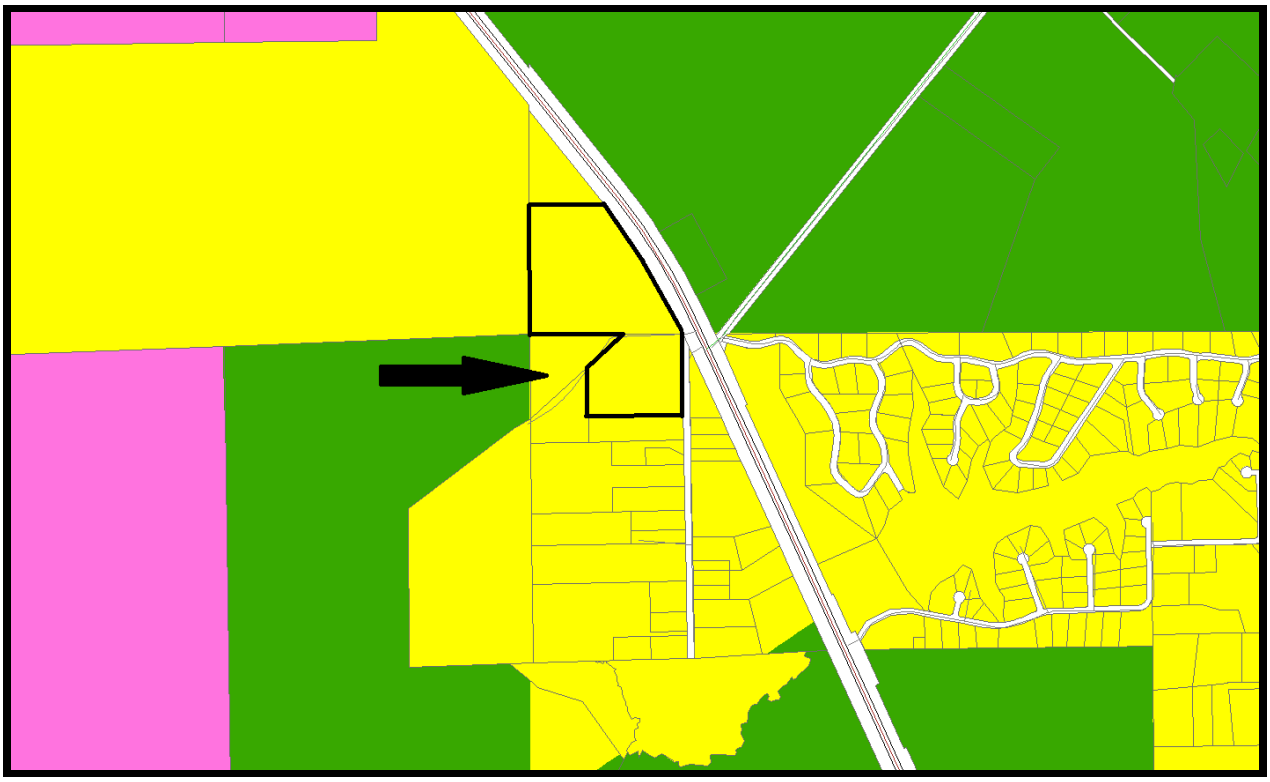
3. Comp Plan Policy 1.1.1.I, Rural Residential, Sub. 4202.J Public/Utility Uses
4. Subsection 5302, Buffers
5. Section 7300, Special Exception Uses of the LDC
6. Special Exception Criteria, Applicant
7. Application and Support Documents (CBOR), Environmental, Turn Lane & Traffic Operations Analysis
8. Site Plan

LOCATION MAP



Future Land Use Map

Yellow – Rural Residential
Pink – Public
Agriculture3 (1:20) - Green



Gadsden County Comprehensive Plan

Future Land Use Element

Objective 1.1: Provide for certainty in growth and development through the adoption of the Future Land Use Map and Future Land Use categories.

Policy 1.1.1: Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within Gadsden County.

I. Rural Residential

1) Purpose and Intent – The intent of this category is to provide areas for residential developments consisting of primarily single-family dwelling units on individual lots.
2) Designation Criteria – Areas used primarily as single-family residential housing units.
3) Density – No more than one dwelling unit per net acre where central water and sewer is not available; no more than one dwelling unit per net half acre where central water and sewer or a wastewater package plant system is available. Net acreage is determined by removing wetlands, perennial waterbodies, floodways, and existing easements which are not developable to calculate the net density.
4) Impervious Surface Area – No more than 0.50 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
5) Allowable Uses – Residential single-family and multi-family; public and private schools grades K-12; centralized utilities and package plants; houses of worship; public or non-commercial private recreation; home occupations.
6) Development Restrictions – Schools must be located on a collector or arterial roadway. Any amendment to a Rural Residential category must be contiguous to existing Rural Residential lands designated as such on the Future Land Use Map.

GADSDEN COUNTY LAND DEVELOPMENT CODE

SECTION 4200. LAND USES.

Subsection 4201.

This part of the Code describes the specific types of land use activities allowed in the land use category as described in the Comprehensive Plan and this Land Development Code.

Subsection 4202. Types of Uses.

J. Public/Utility.

This group of activities includes those uses which provide essential or important

public services, and which may have characteristics of outdoor storage or potential nuisances to adjacent properties due to noise, light glare or appearance. Government offices and government agency offices are included in this group of uses. Uses include the following and substantially similar activities, based upon similarity of characteristics. These land use activities are grouped into Class I and Class II Public Service/Utility uses.

Class I Uses:

1. Class I uses are considered uses by right, with proper planning controls.

a. Emergency service activities such as buildings, garages, parking and/or dispatch centers for ambulances, fire, police and EMS services.
b. All local government buildings and facilities.
c. Additions or expansions to existing public or private schools that create less than one hundred twenty-five percent (125%) of existing classroom capacity.

2. Class II Uses:

Class II Public/Utility land use activities are considered special exception uses and require approval by the Planning Commission and the Board of County Commissioners. New public, private, or charter schools can be developed within the Type II review criteria in all residential and agricultural zones noting that site approval and construction requires a subsequent Land Use Amendment change to Public on the next scheduled submission of a Map Amendment to the Department of Community Affairs.

a. New schools, public, private or chartered. Maintenance facilities and storage yards for schools, government agencies, telephone and cable companies.
b. Utility facilities, such as water plants, wastewater treatment plants and their offsite disposal facilities and electricity substations, public landfills.
c. Airports, airfields, and truck or bus terminals.
d. Regional, state and federal government facilities.
e. Wholesale export of water from the County packaged as bottled may be permitable as a Class II use by Special Exception.
f. Export by pipeline

3. Essential Services:

The County may permit essential services by special exception and with planning controls in any land use category. These essential services are hereby defined to include and not be limited to; water, sewer, gas, telephone, television, radio, and electrical systems, (including transmission lines and substations) provided that all other requirements of the Comprehensive Plan are met.

Subsection 5302. Buffer Areas. The buffer areas prescribed in this subsection are intended to reduce, both visually and physically, the actual or perceived negative impacts generated by abutting uses. Buffer areas shall be located on the other perimeter or a lot or parcel, extending to the parcel boundary. Buffer areas shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

A. Standards. The buffer areas prescribed in this subsection are intended to reduce, both visually and physically, the actual or perceived negative impacts generated by abutting uses. Buffer areas shall be located on the other perimeter or a lot or parcel, extending to the parcel boundary. Buffer areas shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

1. Type A, opaque buffer areas. This buffer classification shall be used to separate industrial uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six feet (6') and shall be a minimum of fifty feet (50') wide.

2. Type B, opaque buffer areas. This buffer area shall be used to separate commercial, light industrial, and public uses from all residential uses. These buffer areas shall be completely opaque from the ground up to a height of six feet (6') and shall be a minimum of twenty-five feet wide (25'). Type B buffer may utilize a masonry wall, berm, planted or existing vegetation or any combination thereof which maintains a completely opaque buffer. If vegetation is to be used, then a seventy percent (70%) opaque buffer shall be required at planting, and be capable of full height and opacity within three years. Commercial uses are required to provide for pedestrian ways to access the adjacent residential areas.

3. Type C, opaque buffer areas. This buffer area shall be used to separate mobile home and RV parks from all abutting areas. This buffer shall be fifty feet (50') wide. Where the park abuts an arterial highway, the buffer shall be seventy-five feet (75') wide. This buffer shall not be considered to be a part of an abutting mobile home space, nor shall such buffer be used as part of the stormwater management area. This buffer may utilize a masonry wall, berm planted and/or existing vegetation or any combination thereof. This buffer must be at least six feet (6') in height and one hundred percent (100%) opaque within two (2) years.

4. Type D, opaque buffer areas. This buffer shall be a minimum of fifty feet (50') wide to separate solar power generation facilities from adjacent property in the Rural Residential Future Land Use and existing platted residential subdivisions. The buffer shall be a minimum of one hundred feet (100') wide adjacent to collector or arterial roadways. Vegetation is required to be seventy percent (70%) opaque at planting and a minimum of six feet (6') in height and one hundred (100) percent opaque within two (2) years. Fences or walls may be utilized to meet opacity provided that they are a minimum of six (6) feet in height, opaque and located interior to vegetation. Vegetation is required to be fifty (50) percent

opaque at planting and a minimum of six (6') feet in height within two (2) years.

B. Opacity Standards. Compliance with opacity standards shall be certified by a landscaped architect or other similar, certified landscape design professional.

1. All buffer areas shall include one (1) shade tree for each fifty (50') lineal feet or fraction thereof.

2. Decrease of buffer widths. Minimum buffer yards may be decreased by twenty five percent if the buffer incorporates any of the following components:

   a) Utilize berms and plantings to meet minimum buffer requirements.

   b) Utilize plantings, berms and wall to meet minimum buffer requirements, where wall is combined with berm to meet minimum height requirements.

   c) Utilize wall plantings where the plantings are parallel for at least seventy-five percent (75%) of the linear length of the wall and covers at least twenty-five percent (25%) of the required buffer width.

C. Use of Buffer Yards. All of the buffer areas options may be counted toward open space and setback requirements. Passive recreation uses such as walkways, bikeways, hiking trails may be located within the buffer areas. Playgrounds, swimming pools, tennis courts, vehicular use areas and storage buildings are prohibited in buffer areas.

GADSDEN COUNTY
LAND DEVELOPMENT CODE

Special Exception Uses: A use that is not prohibited within a particular Future Land Use Category but may not be generally appropriate unless it is demonstrated that the use will comply with special criteria and standards for location and operation of such use.

SECTION 7300. SPECIAL EXCEPTION USES.

Subsection 7301. Standards for Special Exception Uses. The approval of a special exception use does not create precedence as each use is considered on a case-by-case basis. Due to the nature of special exception uses, criteria shall be applied to ensure compatibility of the proposed use with adjacent and nearby uses and developments. The burden is on the applicant to prove by substantial evidence that the granting of the special exception is in the public interest.

A. Required Information. At minimum, the following information must be provided in writing and on a site plan, as applicable, as part of the application in order for consideration of the request:

1. Describe the proposed special exception use;

2. The physical factors by which the environmental impacts of the project on the site and adjacent sites can be assessed;

3. The scale and character of the proposed special exception use in relationship to adjacent and nearby uses and structures;

4. Setbacks required and proposed to insure compatibility;

5. Transportation impacts, access and location;

6. The location of available utilities;

7. The location, dimensions, and lighting of signage:

8. The location of off-street parking and loading areas where required and screening detail, if applicable;

9. The exterior lighting detail with reference to glare, traffic safety and compatibility with surrounding properties;

10. The location of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;

11. Buffering and screening detail at 1.5 times the buffer requirements including type, dimensions and materials;

12. Days and hours of operation;

13. Number, frequency, and duration of special events annually;

14. Measures to insure compatibility including but not limited to those listed in Subsection 5002.B, Compatibility of the Land Development Code.

B. Criteria for approval. The following criteria shall be used in the determination of the issuance of the special exception use:

1. Compatibility of the proposed special exception use with adjacent and nearby uses in terms of use, scale, character, height, setbacks, and open space;

2. General compatibility with adjacent and nearby properties;

3. The noise, glare or odor effects of the use on surrounding areas;

4. The impacts of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;

5. The impacts of off-street parking and loading areas on adjacent uses;

6. The impacts of signs and proposed exterior lighting if any with reference to glare, traffic safety and compatibility with adjacent and nearby properties;

7. The impacts of transportation access and location with respect to abutting transportation facilities particularly in reference to automotive, bicycle, pedestrian, public service and fire safety, convenience, traffic flow and control;

8. Utilities, with reference to location and availability;

9. The adequacy of buffers with reference to type, dimensions and character;

10. The impacts of hours of operation and the frequency and duration of special events;

11. The adequacy of setbacks and buffers in screening and insuring compatibility with adjacent properties;

12. Compliance with supplemental requirements set forth in the Land Development Code for the particular use involved.

C. Conditions and Safeguards. In granting a special exception, the Board of County Commissioners may prescribe specific conditions to address the criteria listed in Part B above as a condition of the approval of a special exception use.

D. Expiration, Extension and Revocation. A development order shall be issued for the special exception use within twelve (12) months from the date of grant, unless an extension is granted by filing an appeal to the Planning Official. The extension request must demonstrate that the use is being actively pursued by evidence of an application for building permit, preliminary site or development plan, preliminary plat, state permit or other evidence satisfactory to the Board. The extension shall not exceed six (6) months from the expiration of the special exception approval. No more than one (1) extension may be granted

Noncompliance with the terms of the special exception shall be deemed a violation of the special exception approval and shall be resolved within 90 consecutive days or the special exception use shall be revoked.

E. Discontinuance. Unless an extension is approved by the Board of County Commissioners within two (2) years of the discontinuance of the use for which the special exception was granted, the special exception use shall expire. An application for extension shall be filed with the Planning Division and be supported with evidence demonstrating that the use was being actively pursued, such as but not limited to the continuation of electrical services, an active real estate contract, a contract to buy or sell the use, building permits, etc. No more than one (1) extension may be granted.

F. Quasi-Judicial. A special exception use shall be considered at a quasi-judicial hearing and shall adhere to the requirements of Subsection 1304.

(Ord. # 2015-012, 10-15-2015)

Urban Catalyst Consultants

SPECIAL EXCEPTION CRITERIA

1. Compatibility of the proposed special exception use with adjacent and nearby uses in terms of use, scale, character, height, setbacks, and open space;

The proposed school site is bordered by Highway 90 to the north, residential properties to the east and a portion of the southern property line, then agricultural land for the remainder of the southern property line and the western property line. The majority of buildings will be single story buildings with the exception of the high school building (2-stories). The gymnasium/cafetorium will be the largest building on the site and will have a maximum height of 40'. This building is located in the rear of the main campus. This building will be approximately 65-feet minimum from the property line and will be buffered by an enhanced landscape buffer with fence.

2. General compatibility with adjacent and nearby properties;

Schools are typically compatible with residential areas, and the layout of the campus limits the impact to adjacent residential properties. The main campus is oriented to the north towards Highway 90 and enhanced buffers are proposed in the eastern and southern portions of the property which are adjacent to existing residential uses. The athletic fields are positioned on the far western portion of the property; the main campus and the enhanced buffers will limit impacts to residential properties on the east side of the project.

3. The noise, glare or odor effects of the use on surrounding areas;

The design of the campus will help limit the noise generated during normal school hours. The classroom buildings are oriented towards an interior compound which should isolate noise. The building materials will be Hardie Board, Brick/Block, Metal/shingles, and residential class room windows. Building materials will be selected to reduce glare. The odor from the site should also be minimal since it will be a school.

4. The impacts of refuse and service areas, with particular reference to location and screening in relation to adjacent uses;

The maintenance and refuse areas are located in the rear of the main campus. The refuse area is shielded by the maintenance building and the areas are buffered by the enhanced landscape buffers.

5. The impacts of off-street parking and loading areas on adjacent uses;

The largest off-street parking area is adjacent to the main campus and is buffered from the residential property on the eastern property line. Other parking areas are located on the northern portion of the property adjacent to Highway 90. Other parking facilities associated with the athletic facilities are interior to the site and will not impact adjacent areas.

6. The impacts of signs and proposed exterior lighting if any with reference to glare, traffic safety and compatibility with adjacent and nearby properties;

Urban Catalyst Consultants

There are two proposed signs for the school and they are located near the access points to the school. They will be monument signs and equipped with down lighting, which will reduce glare. The lighting in the parking areas will follow dark sky principles and will be limited to 20 feet maximum height; bulbs will be recessed and directed downward. The athletic facilities are located as far away as possible from existing residential sites to reduce impact.

7. The impacts of transportation access and location with respect to abutting transportation facilities particularly in reference to automotive, bicycle, pedestrian, public service and fire safety, convenience, traffic flow and control;

There will be two access points for the school. One access point will be along Highway 90 with a limited right-in and right-out access driveway. This driveway access along Highway 90 will be improved with a right turn lane. The secondary access driveway will connect to South Lanier Road. The intersection at South Lanier and Highway 90 will be improved by adding a right turn lane to South Lanier Road at the intersection of Highway 90. A left turn lane will be added to Highway 90 for west bound vehicles turning into South Lanier Road. A traffic study is being coordinated with FDOT to determine potential speed reduction zones along Highway 90.

8. Utilities, with reference to location and availability;

Utilities are being coordinated with Talquin Electrical Co-op. There is an existing water main that will be extended on to the site for potable water and fire protection. A regional lift station will be constructed on site for sanitary sewer services, which will be owned and operated by Talquin.

9. The adequacy of buffers with reference to type, dimensions and character;

The required buffer for a Special Exception use is 1.5 times the required buffer. However, if opacity is provided, that amount can be reduced by 25%. The required buffer adjacent to residential areas is 25 feet, but with the special exception, the buffer increases to a width of 38 +/- feet. As part of the project, we are proposing a 6-foot high wood privacy fence which will increase the opacity of the buffer, therefore the buffer width can be reduced to 28 feet. Also, existing vegetation will be utilized and enhanced as much as allowable by the County. Along the existing agricultural properties adjacent to the site, a 10-foot buffer is proposed, which will be increased to 15 feet as part of the Special Exception requirement.

10. The impacts of hours of operation and the frequency and duration of special events;

Typical school hours are from 8:30 a.m. to 3:30 p.m. The school drop off hours are from 8:00 to 8:25 a.m. and pickup times are from 3:20 to 3:45 p.m., Monday through Friday. The athletic events are seasonal and listed yearly in the school calendar. The school is closed during the weekends and during holidays.

11. The adequacy of setbacks and buffers in screening and insuring compatibility with adjacent properties;

The site was designed to reduce impacts to surrounding existing residential properties. The Special Exception requires enhanced buffers, which will further ensure compatibility. Finally,

Urban Catalyst Consultants ngtion Green, Ste. D Tallahassee, FL 32308
(850) 999-4241

Robert F. Munroe Day School Relocation

Parcel ID: 3-30-2N-2W-0000-00323-0100

3-30-2N-2W-0000-00221-0000

Site Plan Narrative

Robert F. Munroe Day School (RFM) is planning on relocating to the above referenced parcels. The project site is located near the intersection of Highway 90 (Blue Star Highway) and South Lanier Road. RFM has recently purchased parcel numbers 3-30-2N-2W-0000-00221-0000, a 12.22 acre parcel, and 3-30-2N-2W-0000-00323-0100, a 27.33 acre parcel. A lot split was recently conditionally approved for parcel 3-30-2N-2W-0000-00323-0100. The total RFM project area will be 39.55 acres.

RFM is a private K-12 school which is currently located at 91 Mt. Pleasant Road, west of Quincy, Florida. The school currently has 300 students and 40 staff members. The master plan will increase the school capacity to 400 students with approximately 50 staff. The master expansion plan will be developed in five phases. The first phase will include ten (10) classroom buildings, a temporary administration building, playground, outside basketball courts, associated parking facilities, stormwater pond #100, regional sewer lift station, left turn lane on Highway 90 and right turn lane on South Lanier Road. Phase II will include an indoor gymnasium and swimming pool, tennis and beach volleyball courts, new driveway connection to Highway 90, right turn lane on Highway 90 and associated parking. Phase III will include a gymnasium/cafetorium, administrator's residence, boys and girls dormitories, faculty housing, stormwater management facility #200 and associated parking. Phase IV will include a new administration building and a high school building. Phase V will be the final phase, which will include the baseball field, football field and associated parking.

An environmental study was performed on the project site which evaluated the property for threatened/ endangered species and any environmentally sensitive features. The report identified a small area of wetlands (0.49 acres) associated with a ravine system, and there were no listed species preserved. In addition, a cultural resource study was conducted on the project site to determine the presence of any historical and/or cultural resources. The study identified some minor areas on-site which consisted of the existing 1952 partially demolished house, some scattered artifacts from the early 1900 and two archaeological occurrences. The report determined that the project should have no adverse effects on sites eligible for the National Registry and recommended no further investigation. The Florida Department of Historical Resources agreed with the report findings and provided a clearance letter dated March 5, 2019.

Water, sewer and electric utilities will be provided by Talquin Electrical Cooperative. There is an existing 12-inch water line located on the south side of Highway 90, which will be tapped to provide water and fire service to the school. A sanitary sewer collection system is designed to provide sewer service for the project. A new regional lift station site will be provided for the construction of a new Talquin Regional lift station. This lift station will be designed to

accommodate RFM flows and future connections. The lift station will also act as a re-pump station from the existing station at the Florida Public Safety Institute and the lift station located at the Hammock Creek Commerce Park.

The project site will also include two stormwater management facilities that will be designed to meet Gadsden County and NWFWMD standards. The stormwater ponds will be designed to discharge to a ravine attached to the project site. The ponds will be constructed within the appropriate phases.

A traffic study was conducted to determine the impacts of the proposed school on the existing roadway infrastructure. The project will have two connection points. One connection point will be South Lanier Lane and the other will be Highway 90. New traffic counts were taken at the Lanier Road intersection to perform the traffic analysis. The analysis indicates a trip generation of 328 a.m. peak vehicles and 213 p.m. peak vehicles. In order to offset the increased traffic, several improvements are proposed. An extending left turn lane west bound on Highway 90 is proposed. Also, a right turn lane east bound on Highway 90 is proposed. The intersection of South Lanier Road will be improved with the addition of a right turn lane.

Gadsden COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone: (850) 875-8663 Fax: (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdengov.net

Class II, Type 11 Site Plan

_X_ Conceptual/Preliminary _____ Conceptual _____ Preliminary

1. APPLICANT/OWNER
NAME (Print): Robert F. Munroe Day School
CONTACT PERSON (If Corporation): Dr. Adam Gaffey
ADDRESS: 91 Old Mt. Pleasant Road
CITY: Quincy STATE: Florida ZIP: 32352
TELEPHONE: (850) 856-5500 E-MAIL: adam.gaffey@rfmunroe.org

2. AUTHORIZED REPRESENTATIVE NAME: Urban Catalyst Consultants, Inc.
ADDRESS: 2851 Remington Green Circle, Suite D
CITY: Tallahassee STATE: Florida ZIP: 32308
TELEPHONE: (850) 999-4241 E-MAIL: smarsten@ucceng.com

3. Parcel Identification Number 3-30-2N-2W-0000-00323-0100 & 3-31-2N-2W-0000-00221-0000

4. Land Use Category: Rural Residential Existing Use: Vacant

5. Project Description: See attached
Total Parcel Area: 39.55 AC. Total Development Area: 39.55 AC.
Number of Buildings: 24 Gross Floor Area: 3.19 AC. Floor Area Ratio: _____
Number of Stories: 1-2 Height: 15'-44' Area in Wetlands: 0
Area of Stormwater Facilities: 2.64 AC. Impervious Surface Area: 13.72 AC.
Number of Seats for Restaurants or other places of Assembly: _____
Parking & Driveway Area Paved: 4.37 AC. Unpaved Parking Area: N/A
Number of Parking Spaces: 358 Number of Handicapped Spaces: 13

6. NFIP# 12039C-0261C Flood Zone: X (Label and Locate on plans.)

7. The following plans and documents are required to complete this application for review (also see County Land Development Code (LDC) Chapter 5, Subsections 5207 and 5208 and Chapter 7, Subsection 7102 (Level I) or Subsection 7103 (Level II)):

a. _X_ Two copies of this application with fee ($400) plus concurrency, if applicable.

b. _X_ Six (6) Folded Preliminary Site Plan 24" x 36" prints, **2 signed and sealed** (copies must include the signature and seal), and **a .pdf copy (electronic copy).** Plans shall addressing the requirements of the LDC (See Sub.5206 & 5207).

c. _X_ An up-to-date survey (signed and sealed) with legal description.

d. _X_ A title opinion (or qualifying deed) with legal descriptions (See Sub. 7103.C of the LDC) .

e. _X_ Indicate FEMA Flood Zones/special flood hazard areas and environmental resources (wetlands, streams, creeks, etc.) and setbacks to be protected on plans, as applicable.

#7

e. X Authorization to Represent, if applicable;

f. X Current signed and sealed survey with legal description (See Sub. 7103.D);

g. X Title certificate with legal description or equivalent (See Sub. 7103.C);

h. X Documentation that a Citizen's Growth Management Bill of Rights was held (Include a copy of advertisement, public mail out, & summary of meeting findings.)

i. X Indication of FEMA Flood Zones and/or wetlands;

j. X Two (2) copies of a certified tree survey and an Environmental Impact Assessment if applicable.

I hereby certify that the information contained in this application is correct and accurate and that I am either the sole property owner of the subject property, or am the authorized representative of the property owner(s) in all regards pertaining to this application pursuant to proof and/or attached authorization.

_____ I AM THE OWNER.

X I AM THE LEGAL REPRESENTATIVE OF THE OWNER (Attach Authorization to Represent) of the property described which is the subject matter of this application.

Sean K Marston

Signature of Owner or Authorized Representative

The foregoing instrument was acknowledged before me this 15th day of August 20[illegible] by Sean K. Marston who is personally known to me, or has produced _____ as identification and who did (did not) take an oath.

Joan DeJarnett Sutton

Notary Signature

Joan DeJarnett Sutton

Notary Printed Name

Commission Number: GG278172

SEAL:

Joan DeJarnett Sutton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG278172
Expires 11/20/2022

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: 7/22/19, 20 19.

I/We, W. Harvey Suber Agent.
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — smarston@ucceng.com
Telephone number — *E-mail Address*

To apply for an Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00221-0100
(Parcel identification number) — *(E911 address)*

W. Harvey Suber
(Signature of property owner or entity & representative)

W Harvey Suber
(Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 22 day of July, 20 19
by W Harvey Suber who is personally known to me/or has produced
_____ as identification and did not take an oath.

Sabrina Chason
Notary Signature

Sabrina Chason
Notary Name Printed

Notary Seal
SABRINA CHASON
MY COMMISSION # GG 00246
EXPIRES: June 14, 2020
Bonded Thru Notary Public Underwriters

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: August 12, 20 19

I/We, Robert F. Munroe Day School
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241
Telephone number

smarston@ucceng.com
E-mail Address

To apply for an Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

8-31-2N-2W-0000-00221-0000
(Parcel identification number)

28424 Blue Star Highway
(E911 address)

(Signature of property owner or entity & representative)

Dr. Adam Gaffey
(Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 12 day of August 2019 by Adam Gaffey who is personally known to me/or has produced _____ as identification and did not take an oath.

Notary Signature

Notary Seal

Dawn Bot
Notary Name Printed

Notary Public State of Florida
Dawn Bot
My Commission GG 007167
Expires 06/28/2020

#7

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: September 26, 20 19

I/We, David Miller Gay
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — *Telephone number*

smarston@ucceng.com — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

(Signature of property owner or entity & representative)

David Miller Gay
(Print name of property owner and/or entity)

State of Florida
County of ~~Gadsden~~ LEON

The foregoing instrument was acknowledged before me this 26th day of September, 20 19 by David Miller Gay who is personally known to me/or has produced _____ as identification and did not take an oath.

Notary Signature

Julie J. Cooper
Notary Name Printed

Notary Seal

JULIE J. COOPER
MY COMMISSION EXPIRES OCTOBER 1, 2020
FF 998102
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: September 26, 2019

I/We, Stephanie G. Wilson
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.

(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — *Telephone number*

smarston@ucceng.com — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

(Signature of property owner or entity & representative)

Stephanie G. Wilson
(Print name of property owner and/or entity)

State of Florida
County of ~~Gadsden~~ LEON

The foregoing instrument was acknowledged before me this 26th day of September, 2019 by Stephanie G. Wilson who is personally known to me/or has produced FLDL as identification and did not take an oath.

Notary Signature

Julie J. Cooper
Notary Name Printed

Notary Seal

JULIE J. COOPER
MY COMMISSION EXPIRES OCTOBER 1, 2020
FF 998102
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: September 30, 20 19

I/We, Stephen M. Suber, Jr.
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — smarston@ucceng.com
Telephone number — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number) — *(E911 address)*

(Signature of property owner or entity & representative) — Stephen M. Suber, Jr.
(Print name of property owner and/or entity)

State of Florida
County of ~~Gadsden~~ Leon

The foregoing instrument was acknowledged before me this 30th day of September, 20 19 by Stephen M. Suber, Jr. who ~~is personally known to me/or~~ has produced a Florida Driver License as identification and did not take an oath.

Notary Signature

GARVIN B. BOWDEN
Notary Name Printed

Notary Seal

GARVIN B. BOWDEN
Commission # GG 128286
Expires August 14, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: Sept 30, 20 19

I/We, John W. Suber
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241
Telephone number

smarston@ucceng.com
E-mail Address

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

John W Suber
(Signature of property owner or entity & representative)

John W. Suber
(Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 30 day of Sept., 20 19 by John W Suber who is personally known to me/or has produced _____ as identification and did not take an oath.

Sabrina Chason
Notary Signature

Sabrina Chason
Notary Name Printed

Notary Seal
SABRINA CHASON
MY COMMISSION # GG 002461
EXPIRES: June 14, 2020
Bonded Thru Notary Public Underwriters

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#7

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: 9.27, 2019

I/We, Turkey Creek Investments William Harvey Suber
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — *Telephone number*

smarston@ucceng.com — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

William Harvey Suber
(Signature of property owner or entity & representative)

William Harvey Suber
(Print name of property owner and/or entity)
Turkey Creek Investment

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 27 day of September, 2019 by William Harvey Suber who is personally known to me/or has produced _____ as identification and did not take an oath.

David Watson
Notary Signature

DAVID WATSON
Notary Name Printed

Notary Seal

DAVID E. WATSON
MY COMMISSION # GG 010251
EXPIRES: July 11, 2020
Bonded Thru Notary Public Underwriters

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Post Office Box 1679
Quincy, Florida
32353-1679
Quincy: (850) 627-7651

TALQUIN
ELECTRIC COOPERATIVE, INC.
WATER & WASTEWATER, INC.

1640 West Jefferson Street
Quincy, Florida
32351-5679
Tallahassee: (850) 878-4414

October 24, 2019

MEMORANDUM
RE: RF Munroe School

To: Jill Jeglie

From: RaSarah Browder Johnson, Development Coordinator (On Behalf of Talquin Engineering and Water Department)

Talquin has sufficient electric, water and sewer facilities to provide utilities to the proposed R.F. Munroe School site. Our Engineering and Water Departments will work closely with the School's Project Engineer to incorporate our proposed electric utility plan in coordination with the campus master plan as outlined in their site plan submittal. The project is subject to our line extension policy and additional utility easements will be required for all TECI electric facilities on site.

.

Viegbesie to chair Capital Region Transportation Planning Agency

Anthony Viegbesie

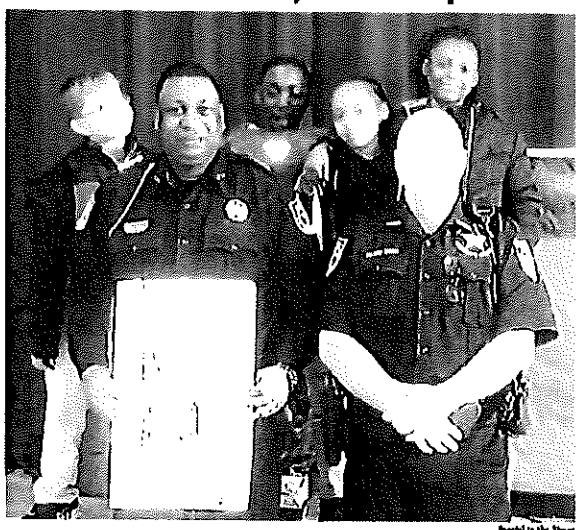
SPECIAL TO THE TIMES

Gadsden County Commissioner Anthony "Dr. V" Viegbesie, Ph.D., has been appointed chair of the Capital Region Transportation Planning Agency (CRTPA), the region's metropolitan planning organization. The CRTPA is responsible for coordinating transportation planning within Florida's Capital Region. The CRTPA includes all of Gadsden, Jefferson, Leon and Wakulla counties.

"I am always grateful and delighted to know that I am seen as possessing the leadership skills and capabilities necessary to be elected to the chairmanship position of an agency like the CRTPA, an agency responsible for coordinating transportation planning within Florida's Capital Region," said Viegbesie. "I will be sure to use this opportunity to highlight some of the transportation and infrastructure needs in Gadsden County."

The mission of the CRTPA is to act as the principal forum for collective transportation policy discussions that result in the development of a long-range transportation plan that creates an integrated regional multimodal transportation network that supports sustainable development patterns and promotes economic growth.

Sheriff celebrates literacy week with special visit



Special to the Times

As part of the Florida Department of Education's Celebrate Literacy Week some school resource deputies with the Gadsden County Sheriff's Office had the opportunity to let students know the importance of reading in order to reach their full potential. One of the special guests who read to the children was Gadsden County Sheriff Morris Young, shown here.

Black History Month events scheduled

Blountstown 2019 Black History Events are as follows:

• 6 p.m. CST Friday, Feb. 8, Fashion Show and Black History Talent Search, St. Mary M. B. Church, 16345 S.E. River St., Blountstown. For information, call Lynette Williams, 850-247-2646; or Dineasi Smith, 850-272-7112.

• Noon to 2 p.m. CST Saturday, Feb. 9, Pageant, W. T. Neal Civic Center, 17773 NE Pear St., Blountstown. For information, call LeTonya Reed, coordinator, at 850-272-2482.

10 a.m. CST Saturday, Feb. 16, Parade in Blountstown. For information, call Curtis Battle, 850-491-0264 or Larry Battle.

• Immediately after the parade Saturday, Feb. 16, festival at Clay Mary Park on River Street in Blountstown. For information, call Dennis Jones, 850-491-6928.

• 5:30 p.m. CST Friday, Feb. 22, Black History Scholarship Banquet, W. T. Neal Civic Center, 17773 NE Pear Str., Blountstown. Facilitator will be Dr. Darren Evans, PharmD, MPH, CPh, of Tallahassee. Please RSVP by Feb. 15 to Apostle Sheard, Marjorie Peterson or Patricia Mathis.

Gloria C. Ramos, M.D.

Would like to thank the citizens of Gadsden County for the opportunity to care for them for the past 41 years. As of February 2, 2019, the *Gadsden Family Clinic, PA* will be closing its doors.

Written requests for medical records with proper authorization may be made to 14 Lenox Pointe, Atlanta Georgia 30324

Thank you for letting me

Be Something Original in Gadsden County.

COMMUNITY EVENTS

Upcoming signing features Coach 'Q'

The Literacy Center Inc. will host Coach Franqua "Q" Bedell, who is head coach of TCC's women's basketball team, at 6 p.m. Monday, Feb. 11, at the McGill Library in Quincy for a talk and book-signing event. The next Literacy Center book-signing event will be at 6 p.m. Feb. 26, with local author and veteran newspaperman Byron Spires.

Literacy Center seeks volunteers

The Literacy Center Inc. trains volunteer tutors to assist adults who wish to improve their reading skills or learn to read for the first time. Volunteers are also needed for Adult Spelling Bees, Pie and Prose Events and Family Literacy.

Training is free of charge and all materials are provided by The Literary Center Inc.

For information, call 662-3329.

WORKSHOP NOTICE

The Gadsden County Board of County Commissioners will hold a Workshop to discuss the Gadsden Senior Services **on Tuesday, February 12, 2018 at 4:30 p.m.** in the Gadsden County Board of County Commissioners Meeting Chambers 9 B East Jefferson Street, Quincy, Florida 32351

If you are a person with a disability who needs any accommodation to participate in this meeting, you are entitled, at no cost to you, the provision of certain assistance. Persons needing assistance in obtaining any information from the County or attending the meeting must contact the Gadsden County Facilities Management Office, 1-B E. Jefferson Street, Quincy, Florida, (850) 876-8665 or (850) 510-7839, at least 48 hours prior to the meeting. If you are hearing or voice impaired, call 711.

I.F.W. Security, LLC

Tactical Protection In A Professional World

ARE YOU INTERESTED IN BECOMING A CERTIFIED LICENSED SECURITY OFFICER?

Monday - Friday
Day Classes (9am to 5pm)
1 week course

Night Classes (6pm to 10pm)
2 week course

$185.00

Contact:
I.F.W. Security Academy
(850) 627-0200
104 E. Washington St. Suite F
Quincy, Florida 32351

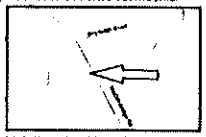
NOTICE OF INTENT

NOTICE IS HEREBY GIVEN to all concerned that the Gadsden County Board of County Commissioners intends to hold the following agenda item at their regularly scheduled meeting to be held on Tuesday, February 19, 2019 at 6:00 p.m. in the Board of County Commission Chambers located at 7 East Jefferson Street, Quincy, FL, as follows:

BRADWELL FUTURE LAND USE MAP AMENDMENT (Legislative) (SSPA 2019-011) - Consideration of Ordinance #2019-001 to transmit and adopt a small scale amendment to the Future Land Use Map from Agriculture 3 (AG-3) to Agriculture 1 (AG-1) for five (5) acres located on the east side of McCall Bridge Road, Quincy, FL (Parcel ID 04-25-1N-4W-0000-00310-0500) and transmit them to the Florida Department of Economic Opportunity as follows:

ORDINANCE 2019-001

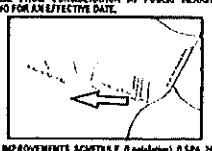
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR THE PARCEL IDENTIFIED BY PARCEL ID NUMBER 04-25-1N-4W-0000-00310-0500 TOTALING 5.0 ACRES FROM AGRICULTURE 3 TO AGRICULTURE 1 PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING, AND PROVIDING FOR AN EFFECTIVE DATE.



ALLEN'S EXCAVATION FUTURE LAND USE MAP AMENDMENT (Legislative) (LSPA-2019-01) - Consideration of Ordinance #2019-002 to transmit and adopt amendments an amendment to the Future Land Use Map from Agriculture 3 (AG-3) to Mining for 42.95 acres located on Roberts Sand Road, Quincy, FL (Parcel ID 19-0L-0N-65-0000-00110-0000) to the Florida Department of Economic Opportunity as follows:

ORDINANCE 2019-002

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR THE PARCEL IDENTIFIED BY PARCEL ID NUMBER 19-0L-0N-65-0000-00110-0000, TOTALING 42.95+/- ACRES FROM AGRICULTURE 3 TO MINING PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING, AND PROVIDING FOR AN EFFECTIVE DATE.



CAPITAL IMPROVEMENTS SCHEDULE (Legislative) (LSPA 2018-01) - Consideration of Ordinance #2019-003 to adopt the FY 2018/19 - 2022/23 Capital Improvements Schedule of the Capital Improvement Element of the Comprehensive Plan and transmit to the Florida Department of Economic Opportunity as follows:

ORDINANCE 2019-003

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA ADOPTING THE FISCAL YEARS 2018/19 THROUGH 2022/23 CAPITAL IMPROVEMENTS SCHEDULE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN, PROVIDING FOR REPEAL, SEVERABILITY, AND CORRECTION OF SCRIVENER'S ERRORS, AND PROVIDING AN EFFECTIVE DATE.

Persons wishing to review the files on the above projects may do so on the County website at www.gadsdencounty.gov or at the Gadsden County Building & Planning Department located at 1-B East Jefferson Street, Quincy FL. In accordance with the Americans with Disabilities Act, persons needing assistance in obtaining any information from the County or attending the public hearing should contact the County by calling 850-875-8665 or 850-510-7842 at least 48 hours prior to the hearing.

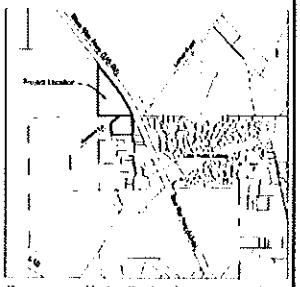
INTERESTED PARTIES MAY APPEAR AT THE MEETING AND BE HEARD WITH RESPECT TO THE PROPOSALS. IF A PERSON DECIDES TO APPEAL ANY DECISION WITH RESPECT TO THESE MATTERS, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MUST ASSURE THAT A VERBATIM RECORDING OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Notice of Citizen's Bill of Rights Meeting

A meeting will be held at 28424 Blue Star Highway, Havana, FL 32333 on Thursday, February 14, 2019, beginning at 6:00 p.m. and ending at 6:30 p.m. to discuss the relocation of the Robert F. Munroe Day School.

The proposed relocation site of Robert F. Munroe Day School is located on two parcels, identified as 3-31-2N-2W-0000-00221-0000 and 3-30-2N-2W-0000-00323-0100, on approximately 30 acres, for property located at 28424 Blue Star Highway, Havana FL 32333.

Site Map – 28424 Blue Star Highway, Havana FL 32333



If you are unable to attend or have any questions please call: Urban Catalyst Consultants, Inc., Sean K. Maraion, P.E., phone 850-999-4241.

THE GADSDEN COUNTY TIMES
112 E. Washington St., Quincy, FL 32351
A member of the Florida Press Association
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• TELEPHONE: 850-627-7649 Fax: 850-627-7101
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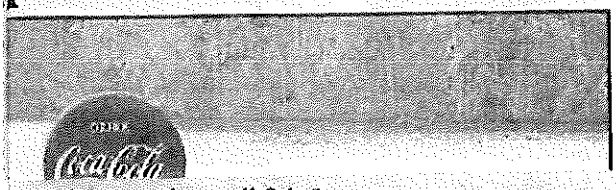
#7

SPORTS

pie tournament this weekend



mpetition anglers will fish from 7 a.m. to 3 p.m. and

- Steven Burdick - senior, defensive line
- Tyler Dickey - freshman, defensive line
- Julian Harrison - senior athlete
- Michael Starling – senior linebacker/running back

All-North Florida Football Conference Team:

- Steven Burdick
- Julian Harrison
- Michael starling
- Max Reinhard - individual sportsmanship award.

By Jim Glass

There is nothing simple with hunting.

Here's a breakdown of the survey group: For [illegible] were 30-50 and

More local sports coverage, pg. 12

It seems like it was just yesterday Havana's one and only Pub, Hops De Vine, opened its doors to our community. Would you believe it has been a year??!! That's right; Hops De Vine celebrated its first year of serving Havana's faithful and surrounding communities with cold beer, great wine, Friday night live music and good old fashion fun.

Saturday, February 2, marked the special day for celebration. Nearly 100 patrons participated in the festive gala. Free drink drawings for individuals and rounds for tables, a Parrot naming contest, as well as, live entertainment by Twisted Rooster (blues). Boston butt, pork tenderloin, chicken, sausage, chili, smoked fish and all the trimmings were provided by "great friends" (too many to name and I'm afraid someone's name would be left out.)

Several of Havana's young adults were present and enjoying the music and dance. One of their own was celebrating a birthday. It was great to see them enjoying the fun and frolic with the "ole timers".

A very special thank you to our patrons who bring friendship, laughter, and enjoyment to Hops De Vine.

Stop by and visit our Parrot, "Havana Pete".....and have a refreshing adult beverage.

A very special thank you to all,
Mindy and Reggie

Hops De Vine
206 1ST STREET NW, HAVANA

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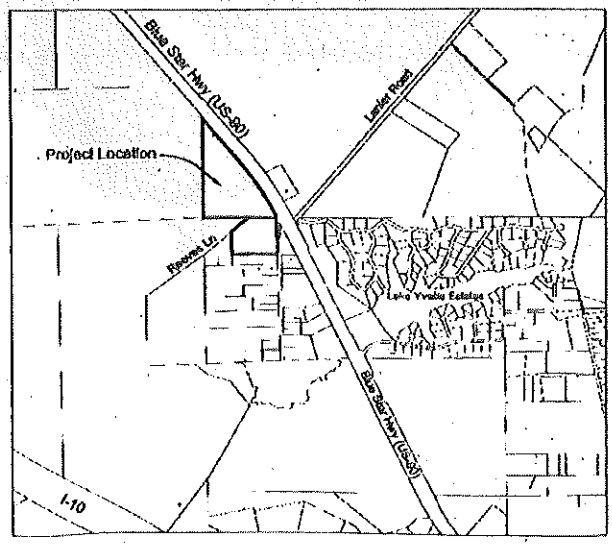
The proposed relocation site of Robert F. Munroe Day School is located on two parcels, identified as 3-31-2N-2W-0000-00221-0000 and 3-30-2N-2W-0000-00323-0100, on approximately 30 acres, for property located at 28424 Blue Star Highway, Havana FL, 32333.



Site Map – 28424 Blue Star Highway, Havana FL 32333

If you are unable to attend or have any questions please call: Urban Catalyst Consultants, Inc., Sean K. Marston, P.E., phone 850-999-4241.

Urban Catalyst Consultants

Memorandum

To: Dr. Adam Gaffey
From: Sean K. Marston, P.E.
Re: Robert F. Munroe Day School Relocation Citizens Bill of Rights Meeting
Date: February 14, 2019

A Citizens Bill of Rights meeting was held on February 14, 2019 at 5:00 p.m., at 28424 Blue Star Highway, Havana, FL. The meeting was well attended, with 17 citizens' signatures on the sign-in sheet. Overall, the comments were positive, with several concerns about traffic and buffering.

We shared with the citizens that a traffic study is underway, which will analyze the additional traffic impacts to the intersection of Lanier Road and Highway 90. FDOT will be the authority over Highway 90 and Gadsden County will be the authority over Lanier Road. Once the traffic study is complete, it will be part of the permit submittal.

The other discussion was concerned with buffering along the Highway 90 frontage. The main concern was buffering parking facilities for the athletic portion of the project. These buffering issues will be determined during site plan review.

CITIZENS BILL OF RIGHTS MEETING, FEB. 14, 2019

R.F. MUNROE DAY SCHOOL RELOCATION

NAME	ADDRESS	TELEPHONE
Justin Harris	22 Carey Rd Havana, FL	850-294-8444
John Borden	150 S. Lanier Rd, Havana FL	850-274-2308
David Smithwick	252 Christian Loop	850-539-5480
Linda Reid	80 Hans Ct, Havana	
Jeanette Smithwick	252 Christian Loop	850-539-5480
[illegible]	14482 Shady Rest	545-8029
John Harris	294 Christian Loop, Havana	(314) 303-1424
Jason Harbour	24 Engwall Cir Havan	539 1420
Belinda George	409 S Lanier Rd, Havan	539 7609
MIKE RYAN	405 Sheline DR.	539-0631
Jeanette Francis	483 South Lanier Rd HAV	539-7111
Bobbie Blackshear	385 S. Lanier Rd Hav	539-6818
David Blackshear	↓	↓
Latysha Perkins	27 S. Lanier Rd Hav	(850) 933-3316
Eric Blackshear	385 S Lanier rd	(850) 686 8016
ERWIN Harbour	190 S Lanier Rd	(850) 322 7923
Gary Sabitsch	37 Yvonne Ct Havana, FL 32333	850 241-4965

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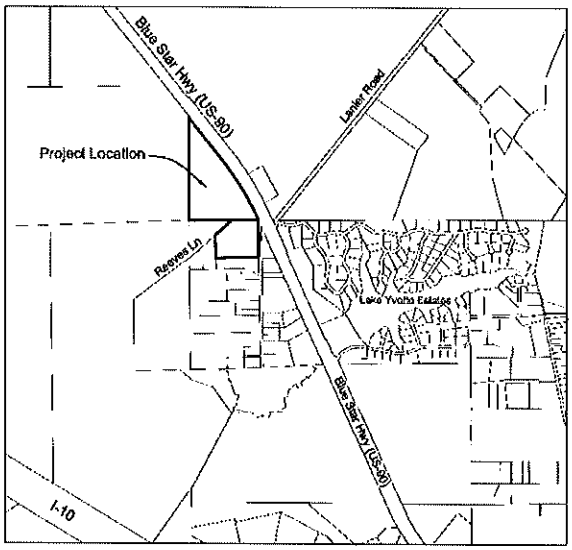

If you are unable to attend or have any questions please call: Urban Catalyst Consultants, Inc., Sean K. Marston, P.E., phone 850-999-4241.

Mail Out

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4	OwnerAddress5
3-31-2N-2W-0000-00224-0300	AKINS TAMBRIA	186 S LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0620	ARD WILMER M & BRENDA K	P O BOX 626	EASTPOINT, FL 32328		
3-31-2N-2W-0584-0000A-0601	ARD WILMER M & BRENDA K	P O BOX 626	EASTPOINT, FL 32328		
3-31-2N-2W-0584-0000A-0590	ARD WILMER M JR AND BRENDA K	P O BOX 626	EASTPOINT, FL 32328		
3-31-2N-2W-0000-00233-0300	BELFORD ROOSEVELT	122 DELORIS MADISON DR	MIDWAY, FL 32343		
3-31-2N-2W-0000-00233-0000	BELFORD STACEY ETAL	470 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0000-00233-0200	BELFORD STACEY ETAL	470 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0630	BHAKTA NARENDRA & GITABEN N	10 YVONNE CT	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-1000	BLACKSHEAR DAVID	385 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-0500	BLACKSHEAR DAVID JR & BOBBIE R	385 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0000-00221-0500	BORDEN JOHN F & CYNTHIA Y	150 LANIER RD S	HAVANA, FL 32333		
3-36-2N-3W-0000-00111-0000	BRADLEY ROAD PARTNERSHIP LLC	150 SAN BONITA BLVD	HAVANA, FL 32333		
3-31-2N-2W-0000-00133-0000	BRITT MAURICE & JANICE D	126 RAYMOND RD	HAVANA, FL 32333		
3-31-2N-2W-0584-0000B-0020	BUSH LISA M AND	WILSON RICHARD J	47 ENGWALL CIRCLE	HAVANA, FL 32333	
3-31-2N-2W-0581-0000B-0020	CARMICHAEL GLEN P	32 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0581-0000D-0050	CARROLL ROBERT F JR	CARROLL PINGHUA	326 CHRISTIAN LOOP	HAVANA, FL 323339737	
3-31-2N-2W-0000-00222-0100	CEMETERY	.	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0579	CRISTOFARI MARCO	111 YVONNE CT	HAVANA, FL 32333		
3-31-2N-2W-0581-0000A-0030	DALTON CAROLE	231 SHELINE DR	HAVANA, FL 32333		
3-31-2N-2W-0000-00232-0300	DAVIS WINNIE J	REVOCABLE INTER VIVOS TRUST	738 E 7TH AVE	TALLAHASSEE, FL 32301	
3-30-2N-2W-0000-00331-0100	DAWKINS KEVIN DANIEL (LE)	28305 BLUE STAR HIGHWAY	HAVANA, FL 32333		
3-30-2N-2W-0000-00331-0200	DAWKINS RONNIE A ETAL	4082 SHADY REST ROAD	HAVANA, FL 32333		
3-31-2N-2W-0000-00210-0300	ENZOR DORIS	50 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0000-00223-0100	FORD HENRY	C/O HENRY FORD JR	2915 CALUMET DR	ORLANDO, FL 32810	
3-31-2N-2W-0000-00242-0700	FOSTER JOSEPH	28758 BLUE STAR HWY	HAVANA, FL 323334613		
3-31-2N-2W-0000-00242-0900	FOSTER JOSEPH	28758 BLUE STAR HWY	HAVANA, FL 323334613		
3-31-2N-2W-0000-00242-0400	FRANCIS JEANETTE R TASWELL	P O BOX 563	MIDWAY, FL 32343		
3-31-2N-2W-0000-00212-0200	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-30-2N-2W-0000-00343-0100	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0000-00110-0100	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0580-00000-0001	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
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3-31-2N-2W-0581-00000-0001	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0000-00242-0100	GAMBLE JEAN	28814 BLUE STAR HWY	HAVANA, FL 323339733		
3-31-2N-2W-0000-00242-0800	GEORGE FARRIS JR & BELINDA	409 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0581-0000D-0020	GERVIN JOE JR & LAWANA HAYNES	422 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0581-0000B-0010	GIBSON DON & SHIRLEY S	14 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00233-0100	GOLDWIRE DOROTHY	456 LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0530	GORDON JOHN D & SHARON T	132 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0000-00224-0200	GREEN LINDA FORD	190 LANIER ROAD S	HAVANA, FL 32333		
3-31-2N-2W-0581-0000A-0010	HAMPTON BARBARA	133 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0650	HARBOUR JASON J & TRACY A	24 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0000-00310-0000	HARRELL TIMOTHY D TRUSTEE OF	THE TIMOTHY D HARRELL FAMILY	TRUST DATED NOV 3, 2011 2908 PLANT ST	TALLAHASSEE, FL 32304	
3-31-2N-2W-0000-00320-0000	HARRELL TIMOTHY D TRUSTEE OF	THE TIMOTHY D HARRELL FAMILY	TRUST DATED NOV 3, 2011 2908 PLANT ST	TALLAHASSEE, FL 32304	
3-36-2N-3W-0000-00140-0000	HARRELL TIMOTHY D TRUSTEE OF	THE TIMOTHY D HARRELL FAMILY	TRUST DATED NOV 3, 2011 2908 PLANT ST	TALLAHASSEE, FL 32304	
3-31-2N-2W-0581-00008-0090	HARRIS BENJAMIN	268 CHRISTIAN LOOP	HAVANA, FL 323334788		
3-31-2N-2W-0581-00008-0100	HARRIS JOHN AND	JILL HOSMER	294 CHRISTIAN LOOP	HAVANA, FL 32333	
3-31-2N-2W-0581-0000C-0070	HARROD RICHARD A AND LAURA G	353 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00222-0200	HARTSFIELD DEBRA M	249 REEVES LANE	HAVANA, FL 32333		
3-31-2N-2W-0000-00224-0100	HOWARD VIOLA	P O BOX 383	QUINCY, FL 323530383		
3-31-2N-2W-0584-0000B-0030	HUDLEY RICHARD & VALERIE	135 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0581-0000C-0020	JONES MICHAEL WORTH AND	SAMMI NICOLE ELMORE JONES	216 SHELINE DRIVE	HAVANA, FL 32333	
3-31-2N-2W-0000-00221-0000	KELLY JOHNNY E	12712 GOODHILL RD	SILVER SPRING, MD 20906		
3-31-2N-2W-0000-00100-0100	LAKE YVETTE HOMEOWNERS ASSOC	INC	96 RAYMOND ROAD	HAVANA, FL 323339801	
3-31-2N-2W-0584-0000B-0010	MANSON-HING JON & TIFFANY E	27 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0000-00133-0100	MCGUFF JR RUSSELL E	3510 CASTLEBAR CIRCLE	TALLAHASSEE, FL 32309		
3-31-2N-2W-0581-0000D-0040	MCNEECE CARL AARON & SHERRILL	380 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0020	MEADE EDNA P	P O BOX 88	MIDWAY, FL 323430088		
3-31-2N-2W-0581-0000C-0060	MEADE LARRY G	2955 COMPTON WAY	TALLAHASSEE, FL 32309		
3-31-2N-2W-0584-0000A-0450	MELLO KENNETH J AND SUE ELLEN	190 ROZENA LOOP	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0600	MENENDEZ ALPHONSO EMANUEL AND	SABRINA KAY MENENDEZ	88 YVONNE COURT	HAVANA, FL 32333	
3-31-2N-2W-0581-0000B-0050	MILLARD C MCCORD REV TRUST	160 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00232-0400	MOORE LINDA B	82 CAREY RD	HAVANA, FL 32333		
3-29-2N-2W-0000-00310-0000	MUNROE INA JEAN & CLARICE M	3815 E MILLERS BRIDGE	TALLAHASSEE, FL 32312		
3-30-2N-2W-0000-00344-0100	MUNROE INA JEAN AND	3815 E MILLERS BRIDGE	TALLAHASSEE, FL 32312		
3-31-2N-2W-0581-0000C-0010	NORMAN RICHARD III AND	TAMMY LYNN JTWROS	186 SHELINE DR	HAVANA, FL 32333	
3-31-2N-2W-0584-0000A-0460	NOYES DAVID W & LESLIE D	180 ROZENA LOOP	HAVANA, FL 32333		
3-31-2N-2W-0581-0000C-0080	O'CONNORS CHARLES & LARISSA	210 NORTH DRIVE	SAN ANTONIO, TX 78201		
3-31-2N-2W-0584-0000A-0550	PATEL YOGESH AND ALKA	203 W CRAWFORD ST	QUINCY, FL 32351		
3-31-2N-2W-0581-0000C-0040	PENNYWELL JESSE & VANESSA	8733 PAT THOMAS PKWY	QUINCY, FL 32351		
3-31-2N-2W-3117-00000-0040	PERKINS OTIS AND LAKYSHA F	27 S LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-3117-00000-0030	PERKINS OTIS JR & LAKYSHA F	27 SOUTH LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0581-0000A-0020	PRICE ROBERT M III	201 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0000-00233-0400	RIVAS JOSE LUIS LOPEZ	488 SOUTH LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-0300	ROMACK STEWART F AND SIDNEY L	28670 BLUE STAR HWY	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0010	RYAN MICHAEL T & MARIANNE E	405 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0570	SABITSCH GARY A AND LINDA P	97 YVONNE CT	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-0600	SHIRLEY SAMANTHA S	28852 BLUE STAR HWY	HAVANA, FL 32333		
3-31-2N-2W-0000-00244-0100	SHIRLEY SAMANTHA S	28852 BLUE STAR HWY	HAVANA, FL 32333		
3-31-2N-2W-0581-0000B-0080	SMITHWICK DAVID & VEARL	252 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00300-0000	ST JOE TIMBERLAND COMPANY OF	133 SOUTH WATERSOUND PKWY	WATERSOUND, FL 32413		
3-29-2N-2W-0000-00221-0100	SUBER JESSIE F ET AL	C/O JESSE SUBER	1006 MIMOSA DR	TALLAHASSEE, FL 32310	
3-30-2N-2W-0000-00323-0100	SUBER STEPHEN M JR ET AL	6324 CENTERVILLE RD	TALLAHASSEE, FL 323092026		
3-25-2N-3W-0000-00300-0000	SUBER STEPHEN M JR ET AL	6324 CENTERVILLE RD	TALLAHASSEE, FL 323092026		
3-31-2N-2W-0581-0000A-0040	THURSBY HOWARD C & PAMELA B	249 SHELINE DRIVE	HAVANA, FL 323339791		
3-31-2N-2W-0584-0000A-0540	TURNER ESTHER L	2711 CHUMLEIGH CIRCLE	TALLAHASSEE, FL 32309		

3-31-2N-2W-0581-0000D-0030	VANDERMEER LEIGH A	410 CHRISTIAN LOOP	HAVANA, FL 32333
3-31-2N-2W-0581-0000D-0010	VARGO JESS R. & EVELYN F.	609 CANOE COURT	ALBANY, GA 31707
3-31-2N-2W-0581-0000B-0040	WILLIAMS RANDY E & LORRIE U	94 CHRISTIAN LOOP	HAVANA, FL 32333
3-31-2N-2W-0000-00232-0200	YOUNG JAMES & EARNESTINE	P O BOX 816	MIDWAY, FL 32343
3-31-2N-2W-0000-00232-0500	YOUNG JAMES AND EARNESTINE	304 LANIER RD S	HAVANA, FL 32333
3-31-2N-2W-0584-0000A-0640	ZAVION SHERYL S	50 ENGWALL CIRCLE	HAVANA, FL 32333

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdengov.net

APPLICATION FOR CONCURRENCY REVIEW

Parcel Identification Number: 3-30-2N-2W-0000-00323-0100 & 3-31-2N-2W-0000-00221-0000
Location/Address: 28424 Blue Star Highway

Property Owner (Print): Robert F. Munroe Day School
Address: 91 Mt. Pleasant Road City: Quincy State: FL Zip: 32352
Phone: 850-856-5500 E-Mail: adam.gaffey@rfmunroe.org

Authorized Representative (Print): Urban Catalyst Consultants, Inc. - Sean K. Marston, P.E.
Address: 2851 Remington Green Circle, Ste. D City: Tallahassee State: FL Zip: 32308
Phone: 850-999-4241 E-Mail: smarston@ucceng.com

Preliminary Development Orders may be issued without a concurrency evaluation. At the applicant's option, concurrency evaluation may be deferred until a site development construction plan development order is applied for. No building permit will be issued until concurrency review is approved.

Submittal Requirements:

X Fee ($110.00). Checks to be made out to the Gadsden County Board of County Commissioners

X Completed Application

X Transportation and/or turn lane analysis (as required by County Engineer and/or FDOT)

Size of the project parcel: 33.61 # of Phases: _____

Specific Uses or uses proposed to be expanded: Relocation of Robert F. Munroe Day School

Type and # of Residential Units (single family, duplex, multi-family, etc.): N/A

Type and Square footage of non-residential uses (e.g. club house, restaurant, office, manufacturing, etc.): _____

See Narrative

Gross Floor Area (GFA), Square footage and number of units for each phase:

Existing GFA, # of units and/or square footage: N/A

Proposed GFA, # of units and/or square footage: 148,632

Total GFA, # of units and/or square footage: 148,632

Stormwater:

X On site _____ Master stormwater system

Water:

_X_____ Central Water System _____Well(s), on-site

Sewer:

_X___ Central Sewer _____ Central, Package Plant _____ Septic System _____ Septic, Advanced treatment,

Transportation Impacts:

ITE Code and Existing Level of Service (Attach additional tables & data if necessary.) Include Trips generated by the proposed project using the latest ITE Trip-Generation Handbook.

ITE Code	Land Use	# Units	Daily Trips	Peak Hour Trips
See attached traffic report				
	Totals			

Include the following information for State & County roads impacted by the proposed development.

Road	Segment	Maximum Service Volume	LOS	Existing Peak Hour Volume	PM Peak Hour Trips Added	New Peak Hour Volume
See attached traffic report						

LOS standards do not apply to local roads. LOS information required may be obtained from the FDOT District 3 Level of Service Tables at http://www.fdot.gov/planning/systems/programs/SM/los/districts/district3/2016/Gadsden.pdf.

Public School Capacity:

Planning will calculate impact to LOS based on # of Residential units proposed.

Parks:

Planning will calculate impact to LOS based on # of Residential units proposed.

I hereby certify that the information contained in this application is true and accurate and that I am either the owner or the subject property, or am the authorized representative of the property owner in regards to this matter.

_____ I AM THE OWNER

_X_____ I AM THE LEGAL AUTHORIZED REPRESENTATIVE OF THE OWNER (Reference attached Authorization to Represent submitted with the development application.)

_____

Signature of Owner or Authorized Representative Date

#7

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AUG 15 2019
PLANNING & ZONING

TURN LANE AND TRAFFIC OPERATIONS ANALYSIS

Robert F. Munroe Day School Master Plan
Lanier Road/US 90, Gadsden County, FL

Prepared For:

Urban Catalyst Consultants, Inc.
2851 Remington Green Circle, Suite D
Tallahassee, FL 32308
Mr. Sean Marston, P.E.
(850)999-4241

Prepared By:

Deborah M. Dantin, P.E.
Florida Professional Engineer #43258
Certificate of Authorization #28500

Dantin Consulting, LLC
506 Frank Shaw Road
Tallahassee, FL 32312
(850) 544-3062
debbie@dantinconsultingllc.com

DANTIN
CONSULTING, LLC

8/15/19

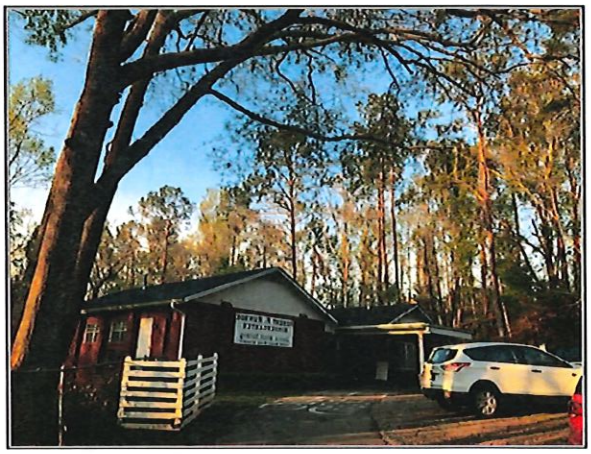
August 15, 2019

Robert F. Munroe Day School Master Plan
FDOT Turn Lane and Traffic Operations Analysis
Lanier Road/US 90

I. Project Overview

The proposed Robert F. Munroe K-12 Day School is located on the west side of US 90 at Lanier Road in Gadsden County, Florida. Currently, the kindergarten and 1st-12th grades are located in separate facilities in Quincy, further west than the proposed campus. A new master planned site will combine all grades of the private school to a new location at S. Lanier Road/US 90.

Main Campus 1st-12th, 91 Old Mt. Pleasant Road



Kindergarten - 1800 West King Street, Quincy

Buildings total 65,900 square feet (SF) consisting of 36,000 SF classroom space, 4,800 SF administration, 23,300 SF cafetorium and 1,800 SF maintenance building. A separate enclosed 27,200 SF athletic facility is also proposed. The new school will accommodate up to 400 students and 50 staff members. Currently, the school has 300 students with 40 staff members. In addition, one (1) single family unit and 38 multi-family units (30 dorm rooms and 8 duplexes) are proposed on campus. Residential units are solely for school students or faculty members. A conceptual site plan used in this analysis is shown on **Exhibit 1**, prepared by others.

School times are as follows:

Drop-off times - 8:00 - 8:25 AM
School Start - 8:30 AM, School End - 3:20 PM
Pick-up times - 3:20 - 3:45 PM

Transportation for students will also be provided using one (1) bus and two (2) vans with the school's planned expansion. An after school program ending at 5:45 PM will also be offered.

Access to the new school is proposed at the intersection of US 90 off of S. Lanier Road with an additional right-in/right-out proposed along US 90 approximately 900' north of the Lanier Road intersection. Since US 90 is configured in a northwest-southeast direction, for the purpose of this analysis US 90 is referenced as north-south and Lanier Road as east-west. A full median opening exists at this US 90/Lanier Road intersection. Northbound right and southbound left turn lanes exist at this time serving N. Lanier Road.

To obtain an FDOT connection permit, the following traffic studies have been requested:

- Warrants for a new southbound right turn lane into the site
- Warrants for a new northbound left turn lane at the Lanier Road intersection
- Operational review of the US 90/Lanier Road intersection before and after project traffic

FDOT has an ongoing project, Financial Project ID 438272-2-52-01 with completed design plans to install a southbound right turn lane at S. Lanier Road along US 90. FDOT plans identify a 620' in length southbound right turn lane onto S. Lanier Road (see **Appendix A** for excerpts from FDOT design plans). Due to the FDOT planned project, this study excludes analysis of the proposed southbound right turn lane at the intersection, but includes a southbound right turn lane warrant study at the right-in/right-out driveway north of Lanier Road.

US 90 is currently posted at 65 mph in this section of roadway. A 55 mph posted speed is located 0.9 miles north of the Lanier Road intersection prior to Gadsden County High School-Florida Public Safety Institute, and reduces to 55 mph 1.9 miles south of the site and to 45 mph approaching I-10. **Exhibit 2** shows the proposed school and US 90 posted speed limits locations. Consideration to reduce the posted speed limit in this area is being requested in addition to a proposed 45 mph school zone with flashing overhead signs, similar to Gadsden County High School. A formal request to reduce the posted 65 mph speed limit is forthcoming, in a separate study to be submitted to FDOT District 3 in accordance with FDOT requirements.

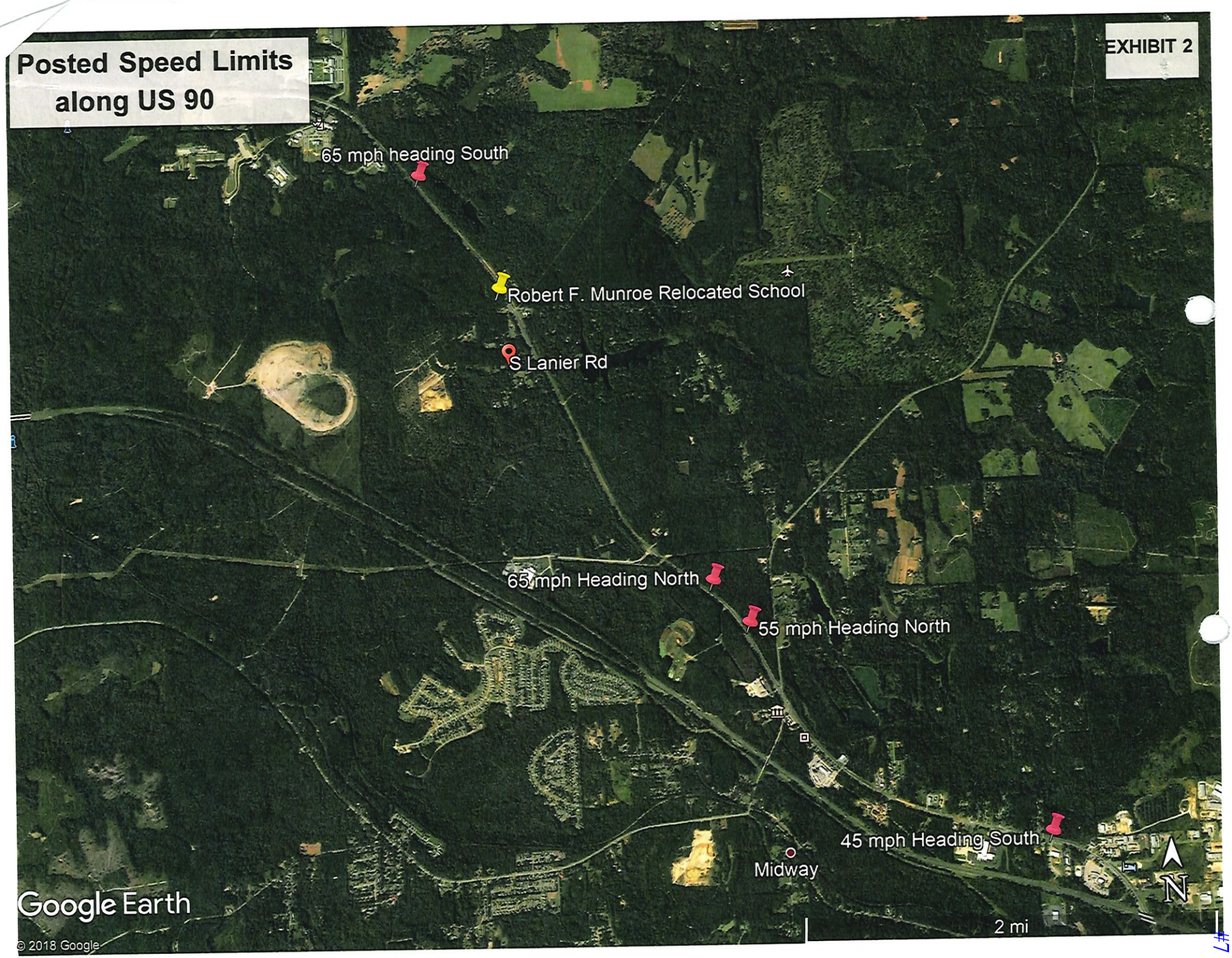
II. Proposed Trip Generation and Distribution

Land Uses

The primary building space with 65,900 SF and proposed 400 student capacity was compared. As previously indicated, residential uses are also proposed for students or faculty members and 100% internally captured, on-site trips during school operating hours. No additional trip generation was applied for residential uses since the peak hour periods of the site occurs during the school start and end periods.

Trip Generation

Using the *ITE 10th Edition Trip Generation Manual* trip generation was calculated for a private school (K-12), land use category #536. Refer to **Exhibit 3** for the trip generation for all periods. In summary, the trip generation using number of students during the peak hour periods of the generator (school) was applied to assess turn lanes and for the intersection operational analysis.


Posted Speed Limits along US 90
EXHIBIT 2
65 mph heading South
Robert F. Munroe Relocated School
S Lanier Rd
65 mph Heading North
55 mph Heading North
45 mph Heading South
Midway
N
2 mi
Google Earth
© 2018 Google

#7

Robert F. Munroe Day School, Private K-12
Buildout Conditions

Comparison of ITE Trip Generation Per Period
Trip Generation -10th Edition ITE Trip Generation Manual

AM Peak Hour Period (Coincides with Adjacent Roadway one hour bet. 7-9AM)

Development	ITE Code	Indep. Variable	No. Units	AM Peak Hour Trip Rate/Equation	AM Enter Split	AM Exit Split	AM Pk Trips	AM Enter	AM Exit	External Trips Total	External Trips Enter	External Trips Exit
Institutional												
Private School (K-12)	536	Students	400	T=0.80(X)-3.57	61%	39%	316	193	123	316	193	123
Private School (K-12)	536	1000 SF	65,900	NA								

Time
8-9 AM

AM Peak Hour Period (of Generator)

Development	ITE Code	Indep. Variable	No. Units	AM Peak Hour Trip Rate/Equation	AM Enter Split	AM Exit Split	AM Pk Trips	AM Enter	AM Exit	External Trips Total	External Trips Enter	External Trips Exit	
Institutional													
Private School (K-12)	536	Students	400	T=0.77(X)+19.92	61%	39%	328	199	129	328	199	129	<==USE
Private School (K-12)	536	1000 SF	65,900	3.54	63%	37%	233	147	86	233	147	86	

Time
School Start 8:30
Drop off 8:10-8:25
1 bus, 2 vans

PM Peak Hour Period (of Generator)

Development	ITE Code	Indep. Variable	No. Units	AM Peak Hour Trip Rate/Equation	AM Enter Split	AM Exit Split	AM Pk Trips	AM Enter	AM Exit	External Trips Total	External Trips Enter	External Trips Exit	
Institutional													
Private School (K-12)	536	Students	400	T=0.43(X)+79.59	42%	58%	253	107	146	253	107	146	<==USE
Private School (K-12)	536	1000 SF	65,900	5.5	28%	72%	362	101	261	362	101	261	

Time
2:30-3:30
Pick up 3:20-3:40
1 bus, 2 vans

PM Peak Hour Period (Coincides with the Adjacent Road one hour between 4-6PM)

Development	ITE Code	Indep. Variable	No. Units	PM Peak Hour Trip Rate/Equation	PM Enter Split	PM Exit Split	PM Pk Trips	PM Enter	PM Exit	External Trips Total	External Trips Enter	External Trips Exit
Institutional												
Private School (K-12)	536	Students	400	0.17	43%	57%	68	29	39	68	29	39
Private School (K-12)	536	1000 SF	65,900	NA								

Time
one hour bet 4-6PM

Daily Traffic

Development	ITE Code	Indep. Variable	No. Units	Daily Trip Rate/Equation	Daily Enter Split	Daily Exit Split	Daily Pk Trips	Daily Enter	Daily Exit	External Trips Total	External Trips Enter	External Trips Exit
Institutional												
Private School (K-12)	536	Students	400	2.48	50%	50%	992	496	496	992	496	496
Private School (K-12)	536	1000 SF	65,900	NA								

Proposed Students: 400 65,900 Total Building GFA (A - 65,900 SF Classroom, cafetorium, maintenance and B - 27,200 SF enclosed athletic buildings)

Additional Uses considered 100% internal trips during school peak hour periods: 1 single family DU, 38 multi-family (30 dorm rooms/8 duplexes)

EXHIBIT 3

#7

Trip Generation, vehicles per hour (vph):

	Total	Enter	Exit
AM Peak (7:30-8:30 AM)	328	199	129
PM Peak (3:00-4:00 PM)	253	107	146

Trip Distribution

FDOT latest count data was obtained and reviewed for existing traffic patterns and directional traffic splits. FDOT count stations along US 90 (Memorial Blue Star Parkway) are located both south Sta. #0321 (closer to I-10 near Dupont Road) and north Sta. #1503 (towards Quincy near Ranch Road). Station #0321 is closest to this site; whereas, neither count is in close proximity to the proposed school site. New traffic counts were taken at the Lanier Road intersection to perform traffic analyses. Traffic counts include:

1. 8 hour turning movement count (6-9 AM, 11 AM-12 PM and 3-7 PM)
2. 24 hour bi-directional counts on Lanier Road (east of US 90)
3. Volume count and speed study along US 90

All traffic counts are provided in **Appendix B** with daily US 90 counts summarized below:

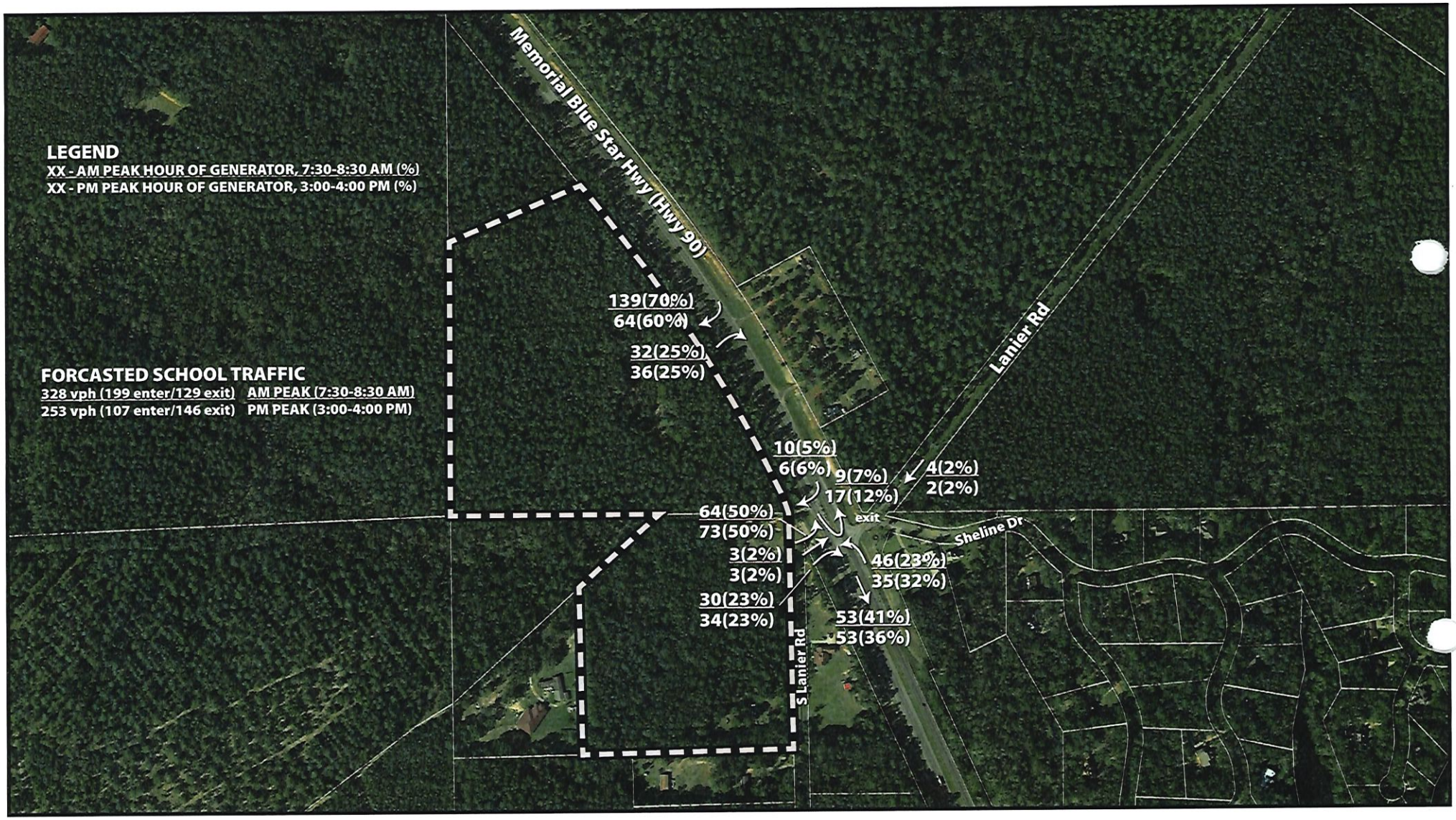
Existing 2018 Counts:	#0321 near I-10	Daily = 19,500 vehicles per day (vpd)
	#1503 near Quincy	Daily = 13,100 vpd
New 2019 Count:	at Lanier Road	Daily = 13,931 vpd (Raw Count)
Capacity (LOS D):	4LD Class I Arterial	Daily = 39,800

To forecast project traffic movements entering and exiting the site, we used general information provided by school administration staff, the site layout and existing traffic patterns. With the school's current location on the west end of Quincy, student draw comes from Chattahoochee and Quincy with few from Leon County. The school's relocation is anticipated to draw more students from Leon County and Havana and less from Chattahoochee. Parent's commute route to/from Leon County from Quincy was also taken into consideration for school traffic patterns. A summary of forecasted AM and PM peak hour trip distribution is shown on **Exhibit 4**.

III. Turn Lane Analyses

Turn Lane Volume Warrants

New intersection turning movement counts taken on Tuesday, March 5 (while school was in session) were used as background traffic with added school traffic. To assess US 90 turn lane need, peak hours of 7:30-8:30 AM and 3:00-4:00 PM were applied to coincide with the school's peak periods.



PANTIN CONSULTING, LLC

Relocation of Robert F. Munroe School - Trip Distribution

EXHIBIT 4

#7

The following documents and criteria were used to perform turn lane analyses:

- National Cooperative Highway Research Program (NCHRP): Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide, Fig. 2-4 (side road), Fig. 2-5 (left turn), Fig. 2-6 (right turn)
- FDOT: Roadway and Traffic Design Standards (Florida Design Manual)
- Florida Design Manual (FDM 212.14) Intersections, January 2019

Turn lane warrant results are provided in **Appendix C**. The NCHRP analysis shows a northbound left turn lane onto S. Lanier is warranted during both AM and PM peak hour conditions. Southbound right turn lanes are also required at the right-in/right-out driveway and onto S. Lanier Road (as designed by FDOT).

An NCHRP analysis was conducted for the eastbound side road approach from S. Lanier Road, exiting the school site. This analysis reflected a single lane approach was sufficient; however, a more comprehensive intersection operational analysis was reviewed.

Turn Lane Design Standards

To determine the northbound left turn lane length requirement at the S. Lanier/US 90 intersection, we applied a standard 2.0 seconds per vehicle delay for this unsignalized intersection to calculate left turn lane vehicle storage. In addition, since parent drop-off or pick-up typically occurs within a 20-30 minute period, this was considered in the calculations:

Using the higher left turns during the AM peak hour period = 46 vehicles
= 46 vehicles/25 minutes x 2 minutes = 3.7 (use 4 vehicles)
= 4 vehicles x 25' = 100' vehicle storage

Northbound Left Turn Lane ➔ 100' + 460' deceleration (65 mph) = 560' total length

A southbound right turn lane at the right-in/right-out driveway forecasted with 139 vehicles (AM) and 64 (PM) vehicles required site specific conditions review. This driveway entrance is generally unimpeded for movements to enter the site and turn left to access the parent drop-off/pick-up lane, located nearly 900' from the access to US 90. This movement will operate as a free-flow condition, with low vehicle speeds turning into the school and possibly a reduced speed limit (of 45-55 mph). No additional vehicle storage is required.

Southbound Right Turn Lane ➔ 460' total length

IV. Intersection Operations

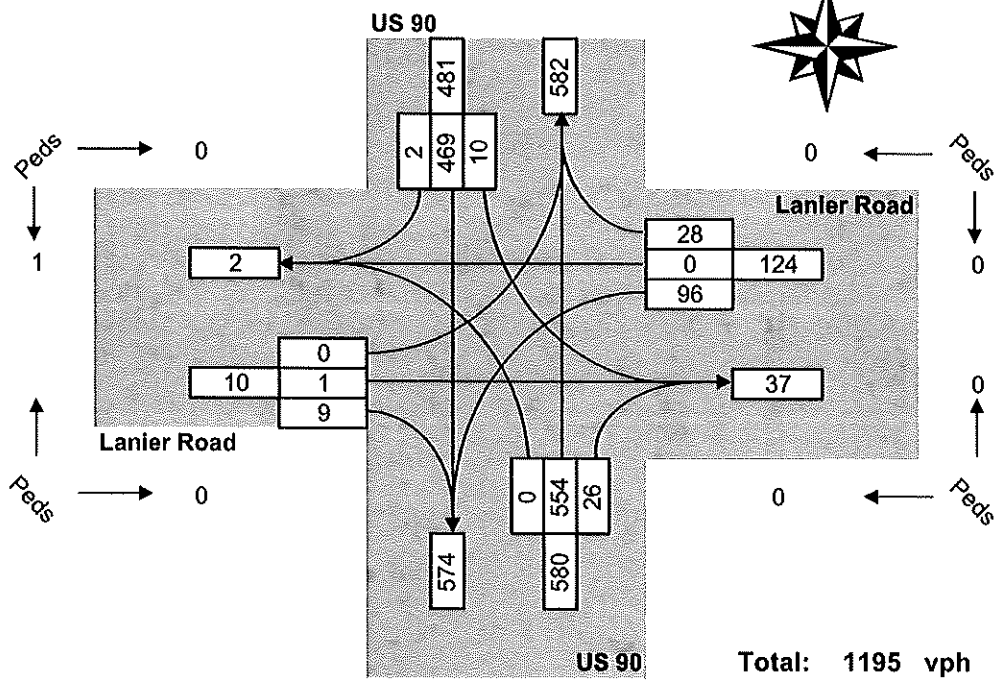
A pre-development and post development analysis of Lanier Road/US 90 intersection was conducted. Intersection turning movements are summarized on **Exhibits 5 and 6** for AM and PM conditions, both before and after project traffic.

TURNING MOVEMENT STUDY

Intersection: US 90 (SR 10) @ Lanier Road Date: 3/5/19

EXISTING

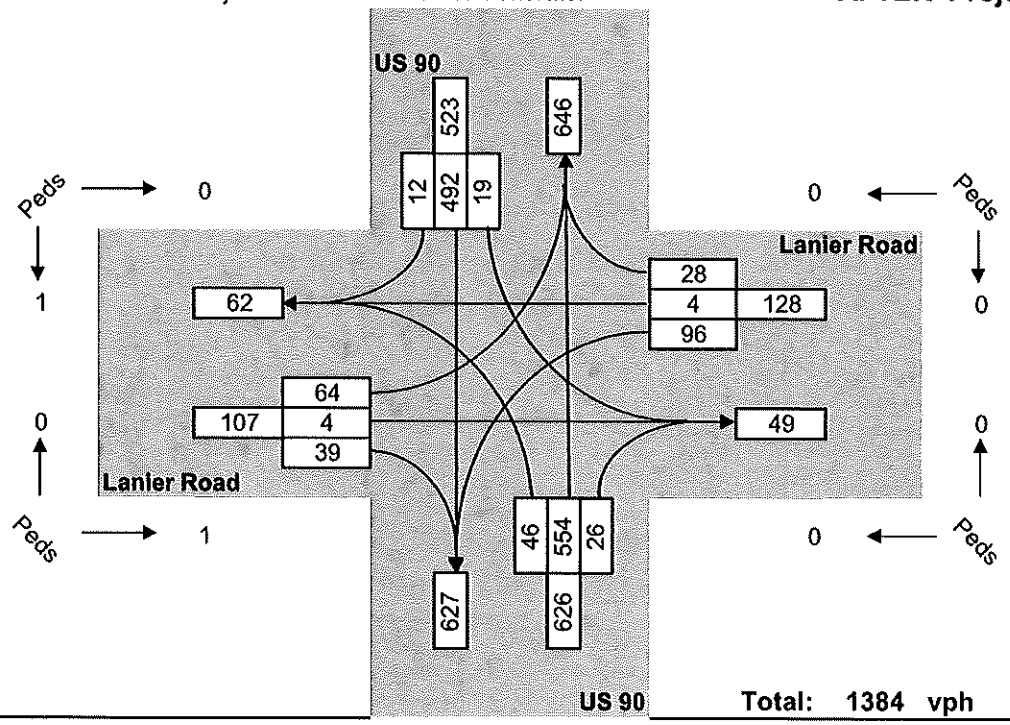
AM Peak: Existing Count - BEFORE Project - 7:30-8:30 Peak of Generator



Total: 1195 vph

AM Peak AFTER Project - 7:30-8:30 Peak of Generator

'AFTER' Project



Total: 1384 vph

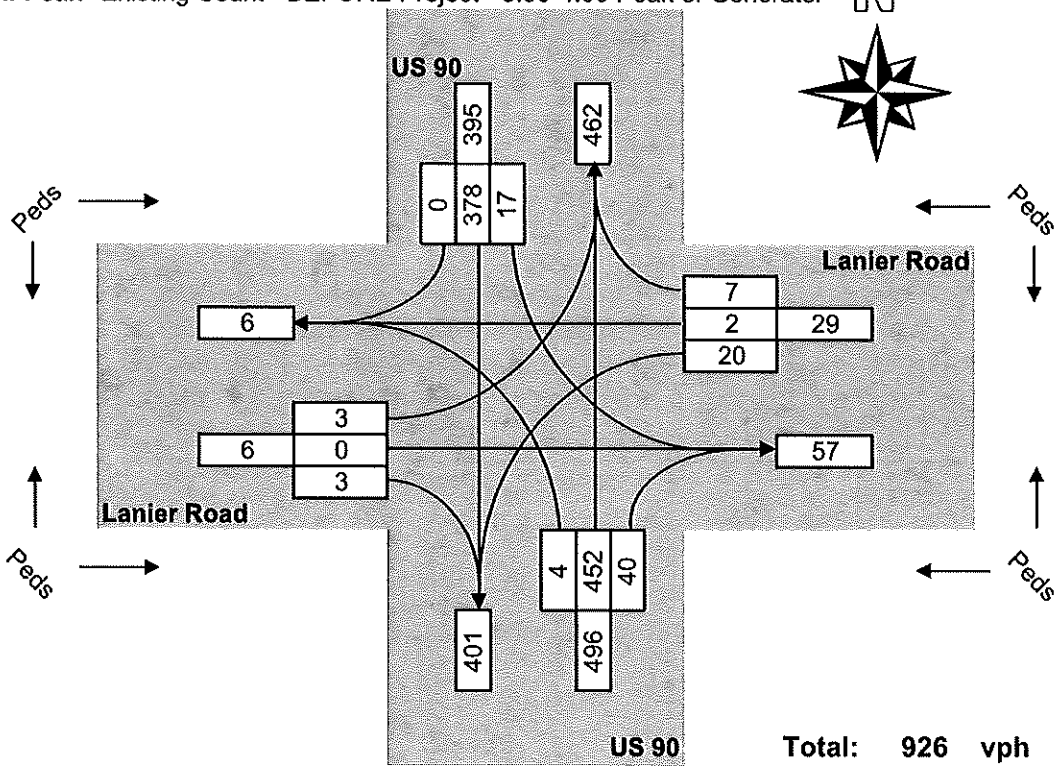
EXHIBIT 5

TURNING MOVEMENT STUDY

Intersection: US 90 (SR 10) @ Lanier Road Date: 3/5/19

EXISTING

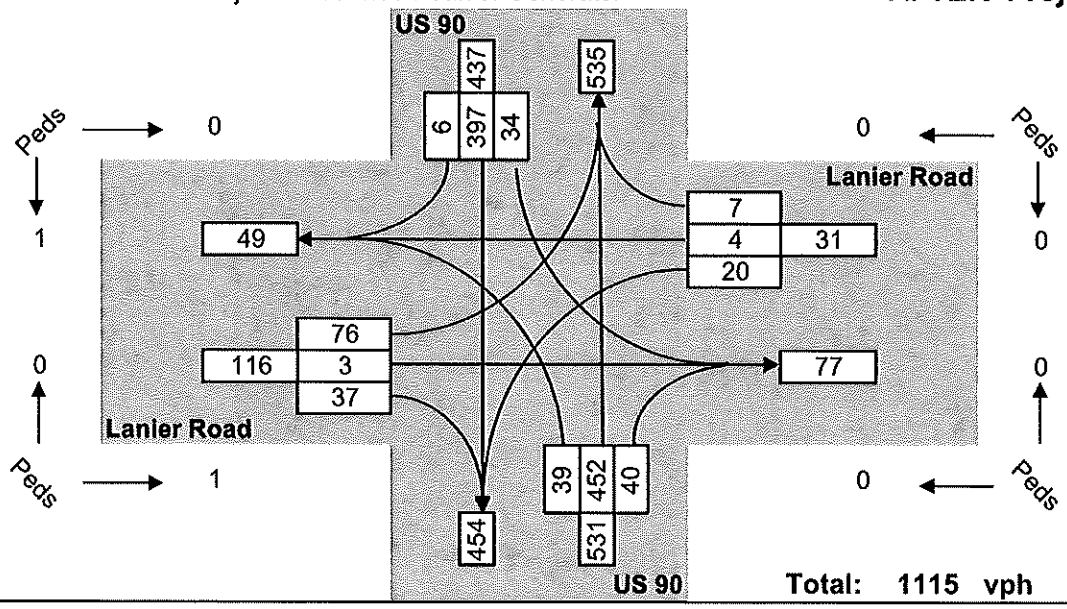
PM Peak Existing Count - BEFORE Project - 3:00-4:00 Peak of Generator



Total: 926 vph

PM Peak AFTER Project - 3:00-4:00 Peak of Generator

'AFTER' Project



Total: 1115 vph

EXHIBIT 6

Pre-Development Conditions

Aerial imaging data from Google Earth and field verification was used to identify existing intersection lane designations, lane widths, turn lane lengths, posted speed limits, etc. to model the intersection in SYNCHRO. New intersection turning movement counts were used for AM and PM peak hour conditions.

Post Development Conditions

Forecasted project traffic was added to existing counts for post conditions. Required turn lanes were included in the model. A single and two-lane eastbound approach was also evaluated. Intersection operations slightly improve with addition of a 2nd eastbound lane on S. Lanier Road. Intersection results show an overall LOS A both before and after project traffic during AM and PM peak hour periods coinciding with the school peak hours. The westbound left turn movement exiting N. Lanier Road, currently 96 vehicles per hour, experiences higher delays in the morning due to the addition of a new northbound left turn lane and opposing vehicle movements entering/exiting the school (refer to Exhibit 5). As shown in SYNCHRO, delay increases from 32 seconds to 59 seconds for the left turn movement which results in LOS F for an unsignalized intersection.

Two-Way Stop Control - Level of Service
Highway Capacity Software Criteria

Control Delay Per Vehicle	LOS
< or = 10	A
10 to 15	B
15 to 25	C
25 to 35	D
35 to 50	E
>50	F

A summary of before and after intersection operations can be found on **Exhibit 7**. SYNCHRO output files for before and after conditions are provided in **Appendix D**.

V. Speed Limit Reduction and School Zone Request

US 90 is posted at 65 mph in this section of roadway. Data obtained and identified in this study will be submitted to FDOT District 3 Traffic Operations office to formally request a reduction in the posted speed limit and for a school zone. Key issues regarding this request include:

- A 55 mph speed limit is located 0.9 miles north of this site, see Exhibit 2.
- The 85th percentile speed along US 90 averages at 73 mph northbound-southbound.
- The 10 mph pace is 60.5% total for all northbound-southbound vehicles.
- There are currently zero (0) pedestrians crossing at this intersection today.

Robert Munroe Day School
SYNCHRO Intersection Operational Results
US 90 (Memorial Blue Star Parkway) @ Lanier Road

After Project: Northbound Left and Southbound Right (FDOT project)

	AM Peak			PM Peak	
	Existing - Pre-Development	Post Development (2nd Lane Eastbound)	Post (Single Lane Eastbound)	Existing - Pre-Development	Post Development
	Stop Sign EB and WB			Stop Sign EB and WB	
Vehicle Level of Service					
SBL	na	B	B	na	A
SBT (combined with right)	free	na	na	free	na
SBT (after with FDOT project)	na	free	free	na	free
SBR (after with FDOT project)	na	free	free	na	free
SB Approach	free	free	free	free	free
NBL (after project)	na	A	A	na	A
NBT	free	free	free	free	free
NBR	free	free	free	free	free
NB Approach	free	free	free	free	free
WBL	D	F	F	C	D
WBT (combined with right)	B	B	B	A	B
WB Approach	D	E	F	C	C
EB (all movements)	B	na	E	B	na
EBL (after project)	na	E	na	na	C
EBT (combined with right - after project)	na	B	na	na	A
EB Approach	B	D	E	B	C
Overall Intersection LOS	**A**	**A**	**A**	**A**	**A**
Overall Intersection (v/c Ratio)	**0.46**	**0.66**	**0.71**	**0.19**	**0.42**
Delay - Total Movement and Approach (sec.)					
SBL	8.8	10.1	10.1	8.6	8.6
SBT (combined with right)	free	na	na	free	free
SBT (after with FDOT project)	na	free	free	na	free
SBR (after with FDOT project)	na	0	0	na	0
SB Approach	0.1	0.4	0.4	0.4	0.7
NBL (after project)	na	8.7	8.7	na	8.3
NBT	free	free	free	free	free
NBR	free	free	free	-	free
NB Approach	0	0.6	0.4	0.1	free
WBL	32.0	59.1	62.8	18.3	31.1
WBT (combined with right)	10.4	13.1	10.4	9.8	11.2
WB Approach	27.1	47.6	51.3	16.2	24.4
EB (all movements)	11.3	na	38.3	13.1	na
EBL (after project)	na	41.8	na	na	24.5
EBT (combined with right - after project)	na	12.6	na	na	9.8
EB Approach	11.3	30.1	38.3	13.1	21.2
Overall Intersection Delay (sec.)	**3.0**	**7.5**	**8.6**	**0.8**	**4.2**
95th%ile Vehicle Queue (vehicle - unsignalized)					
SBL	0	0.1	0.1	0.1	0.1
NBL (after project)	na	0.2	0.2	na	0.1
WBL	2.1	3.6	3.8	0.3	2.0
WBT (combined with right)	0.1	0.2	0.1	0	0.3
EB (all movements)	0.1	na	3.3	0	na
EBL (after project)	na	2.3	na	na	0.4
EBT (combined with right - after project)	na	0.4	na	na	0

EXHIBIT 7

- Forecasted pedestrian traffic crossing US 90 with the school is expected to be low but may occur.
- A pedestrian gap study with crossings on the most narrow, north leg of the intersection at 45' in width (to median) was conducted using Form 750-020-08 from *FDOT's Manual on Uniform Traffic Studies (MUTS)* for adequate gap times is shown in **Appendix E**.

VI. Findings and Recommendations

Lanier Road/US 90 Intersection

The addition of an upstream southbound right-in/right-out access will help reduce vehicle traffic at the Lanier Road/US 90 intersection. Side street traffic will increase with the school, although these volumes are not significant. Delay is added to the Lanier Road side streets particularly during the AM peak hour period when intersection traffic, coinciding with the school's peak traffic period, is highest. No pavement markings currently exist for the westbound approach. Adding a separate lane to the eastbound approach is needed to reduce future delay for left turn movements.

We recommend:

- New northbound left turn lane 560' in length (including taper).
- Verify FDOT's construction schedule of the southbound right turn lane onto S. Lanier Road will be installed prior to the school's opening.
- Add pavement markings to the westbound approach, combining the through/right lane with a separate left turn lane; maximize vehicle storage length to approx. 50' for left turns.
- Add 2nd eastbound approach lane, combining through/right with separate left turn lane.
- Improve alignment of eastbound (S. Lanier) and westbound (N. Lanier) lanes.
- Ensure alignment of all left turn movements do not overlap.
- No modification to the existing southbound acceleration or northbound acceleration lanes are proposed. It is noted that SYNCHRO models show acceleration lanes do not improve intersection operations, although use is highly dependent on driver's behavior/comfort.

School's Right-in/Right-out Driveway

- Add southbound right turn lane 460' in length.

Safety and Site Circulation

1) Decrease posted speed limit from 65 mph to 55 mph. A formal request with vehicle speed study data (included in Appendix B) is proposed, to be submitted separately to FDOT District 3 per FDOT requirements.
2) Allow for flashing school zone similar to Gadsden County High School, with 45 mph speed limit. School zone study with gap study (Appendix D) is to be submitted separately.
3) Vehicular access at the parent drop-off/pick-up lane from both directions is important.
4) Northbound motorists are expected to turn left into S. Lanier Road during school hours. Parking areas on the north end of campus are primarily for special events or overflow. Access to enter these parking areas from the north may occur via a U-turn at the downstream median opening, particular during special events, located approximately 0.4 miles to the north. This median opening does not have a left/U-turn lane.

APPENDICES

APPENDIX A
FDOT Turn Lane Design Plans (Excerpts)

THIS PROJECT TO BE LET TO CONTRACT
WITH FINANCIAL PROJECT ID:
438272-1-52-01

CONTRACT PLANS COMPONENTS

ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS

STATE OF FLORIDA

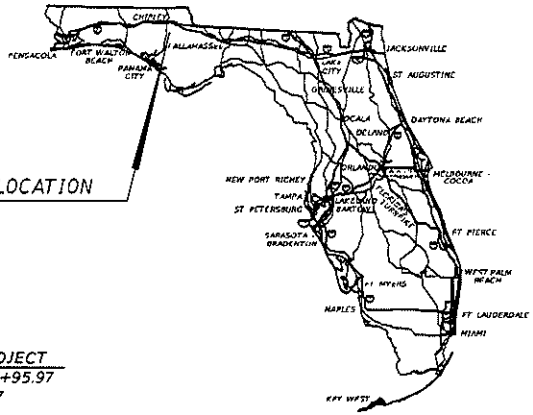
DEPARTMENT OF TRANSPORTATION

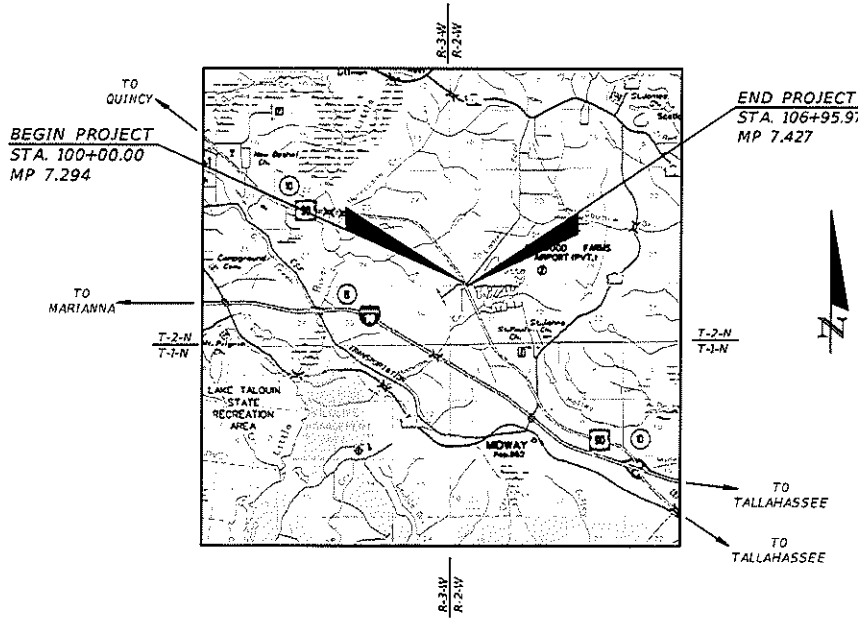
CONTRACT PLANS

FINANCIAL PROJECT ID 438272-2-52-01
(FEDERAL FUNDS)
GADSDEN COUNTY (50030)
STATE ROAD NO. 10 (US 90)
AT LANIER ROAD INTERSECTION

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	SUMMARY OF PAY ITEMS
5	TYPICAL SECTION
6	SUMMARY OF DRAINAGE STRUCTURES
7	OPTIONAL MATERIALS TABULATION
8	PROJECT CONTROL
9	GENERAL NOTES
10 - 11	ROADWAY PLAN
12	WETLAND TABLES
13	DRAINAGE STRUCTURES
14	ROADWAY SOIL SURVEY
15 - 20	CROSS SECTIONS
21 - 25	TEMPORARY TRAFFIC CONTROL PLAN
26	VERIFIED UTILITY LOCATE
SO-1 - SO-5	SUMMARY OF QUANTITIES





PHASE IV SUBMITTAL
10/8/2018

GOVERNING DESIGN STANDARDS:

Florida Department of Transportation, FY 2018-2019 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2018 Standard Specifications for Road and Bridge Construction at the following website:
http://www.fdot.gov/programmanagement/implemented/SpecBooks

ROADWAY PLANS ENGINEER OF RECORD:

RYAN W. PATTERSON, P.E. NO.: 62964
PROTEAN DESIGN GROUP
2473 CARE DRIVE SUITE 101
TALLAHASSEE, FL 32308
(850) 727-5707
CONTRACT NO.: C9X58
VENDOR NO.: F59-3473441
CERTIFICATE OF AUTHORIZATION NO.: 7865

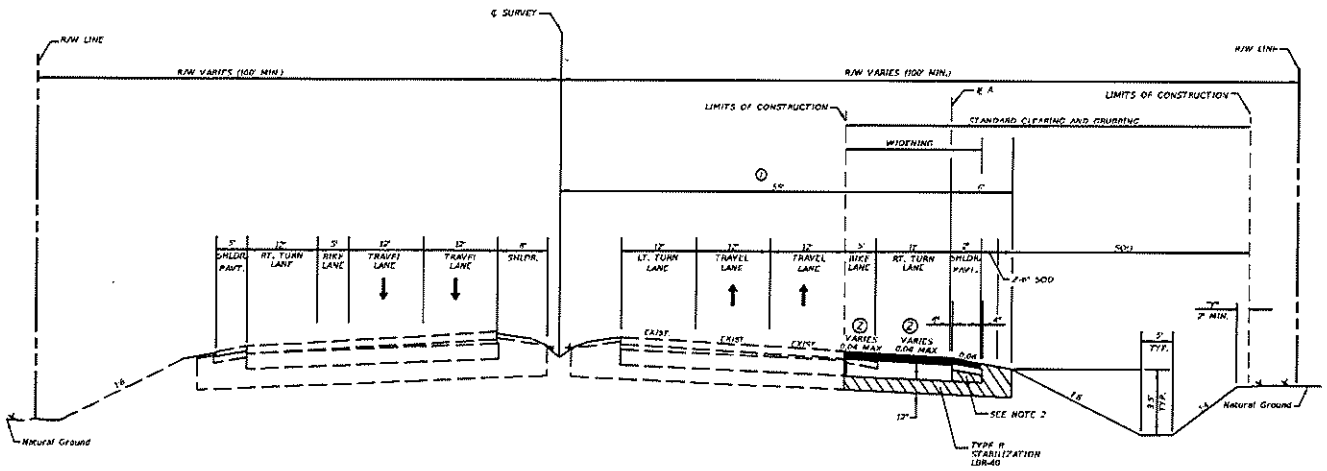
FDOT PROJECT MANAGER:

JIMMY SMITH, P.E.
850-372-4126

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
TBD	19	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

#5



TYPICAL SECTION
SR 10 (US 90) AT LANIER ROAD
ADDITION OF RIGHT TURN LANE AND BICYCLE KEYHOLE LANE
STA. 376+35.42 TO STA. 382+55.47 ℄ SURVEY =
STA. 100+29.34 TO STA. 106+49.39 ℞ A

WIDENING

OPTIONAL BASE GROUP 6 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (3") (PG 76-22)
AND FRICTION COURSE FC-5 (3/4") (PG 76-22)

SHOULDER

OPTIONAL BASE GROUP 1 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (1 1/2") (PG 76-22)
AND FRICTION COURSE FC-5 (3/4") (PG 76-22)

TRAFFIC DATA

CURRENT YEAR = 2016 AADT = 19200
ESTIMATED OPENING YEAR = 2020 AADT = 20000
ESTIMATED DESIGN YEAR = 2040 AADT = 24300
K = 9.0% D = 56.7% T = 6.37% (24 HOUR)
DESIGN HOUR T = 3.19%
DESIGN SPEED = 70 MPH

1.) ① THE OFFSET FROM ℄ SURVEY TO ℞ A, WHICH REPRESENTS THE TURN LANE EDGE OF PAVEMENT, IS AN AVERAGE MEASUREMENT. THE INTENT IS TO MAINTAIN THE EXISTING LANE WIDTHS AND PROPOSED TURN LANE.

2.) ② SEE CROSS SECTION SHEETS TO IDENTIFY WHERE CROSS SLOPE TRANSITIONS FROM 0.04 TO 0.03.

3.) THIS AREA MAY BE CONSTRUCTED OF BASE MATERIAL AT NO ADDITIONAL COMPENSATION.

4.) ACTUAL WIDTH OF BASE WIDENING MAY VARY DUE TO ACTUAL EXISTING PAVEMENT WIDTH. A UNIFORM WIDTH BASE WIDENING STRIP MAY BE CONSTRUCTED AT NO ADDITIONAL COST.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN W. PATTERSON, P.E.
P.E. NO. 62964
PROTEAN DESIGN GROUP
2473 CARE DRIVE, SUITE 101
TALLAHASSEE, FL 32308
CERTIFICATE OF AUTHORIZATION: 7865

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
S.R. 10	GADSDEN	438272-2-52-01

TYPICAL SECTION

SHEET NO. 5

KPATTERSON 10/08/2018 9:33:53 AM C:\Users\kpatterson\Desktop\438272-2-52-01\roadway TYP(R01).dgn

#5

CURVE DATA BL35
PI STA. = 373+95.15
Δ = 14° 04' 00" (RT.)
D = 0° 59' 44"
T = 710.10
L = 1,413.07
R = 5,755.65
PC STA. = 366+85.05
PT STA. = 380+98.12
c = 0.037

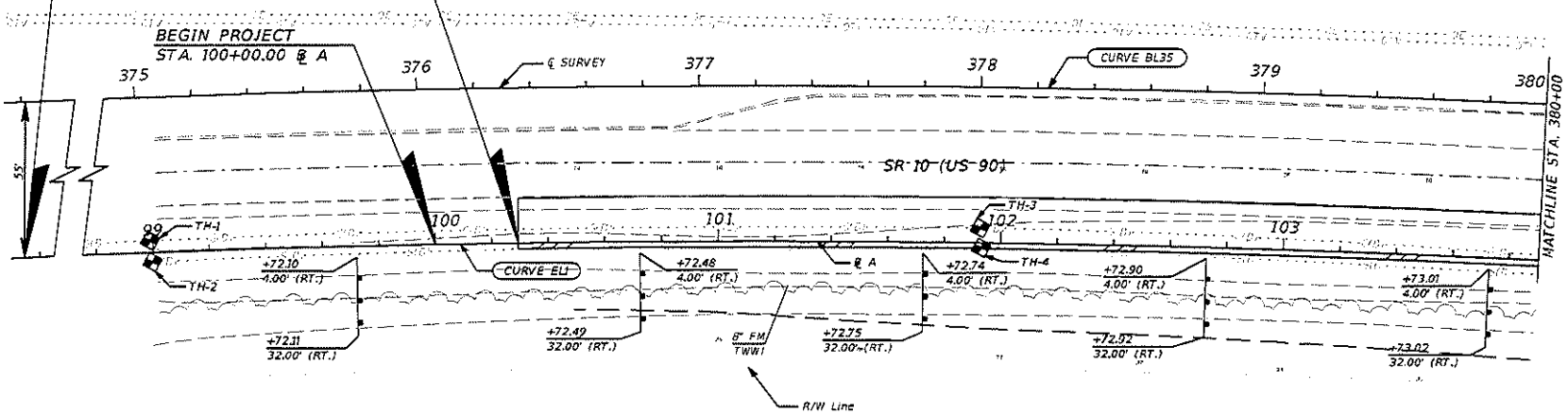
1" = 40'

WARNING: GAS PIPE LINE
IN AREA OF CONSTRUCTION

BEGIN CONSTRUCTION
STA. 323+56.39 ℄ SURVEY
STA. 47+50.31 ⓡ A

BEGIN WIDENING
CONNECT TO EXIST. PAVT.
STA. 100+29.34 ⓡ A

BEGIN PROJECT
STA. 100+00.00 ⓡ A



CURVE DATA EL1
PI STA. = 99+45.47
Δ = 10° 55' 53" (RT)
D = 1° 00' 18"
T = 545.47
L = 1,087.63
R = 5,700.65
PC STA. = 94+00.00 ⓡ A = STA. 350+20.00 ℄ SURVEY
PT STA. = 104+87.63 ⓡ A = STA. 361+07.63 ℄ SURVEY

LEGEND

SEDIMENT BARRIER

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN W. PATTERSON, P.E.
P.E. NO. 62964
PROTEAN DESIGN GROUP
2473 CARE DRIVE, SUITE 101
TALLAHASSEE, FL 32308
CERTIFICATE OF AUTHORIZATION: 7865

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
S.R. 10	GADSDEN	438272-2-52-01

PLAN SHEET

SHEET NO. 10

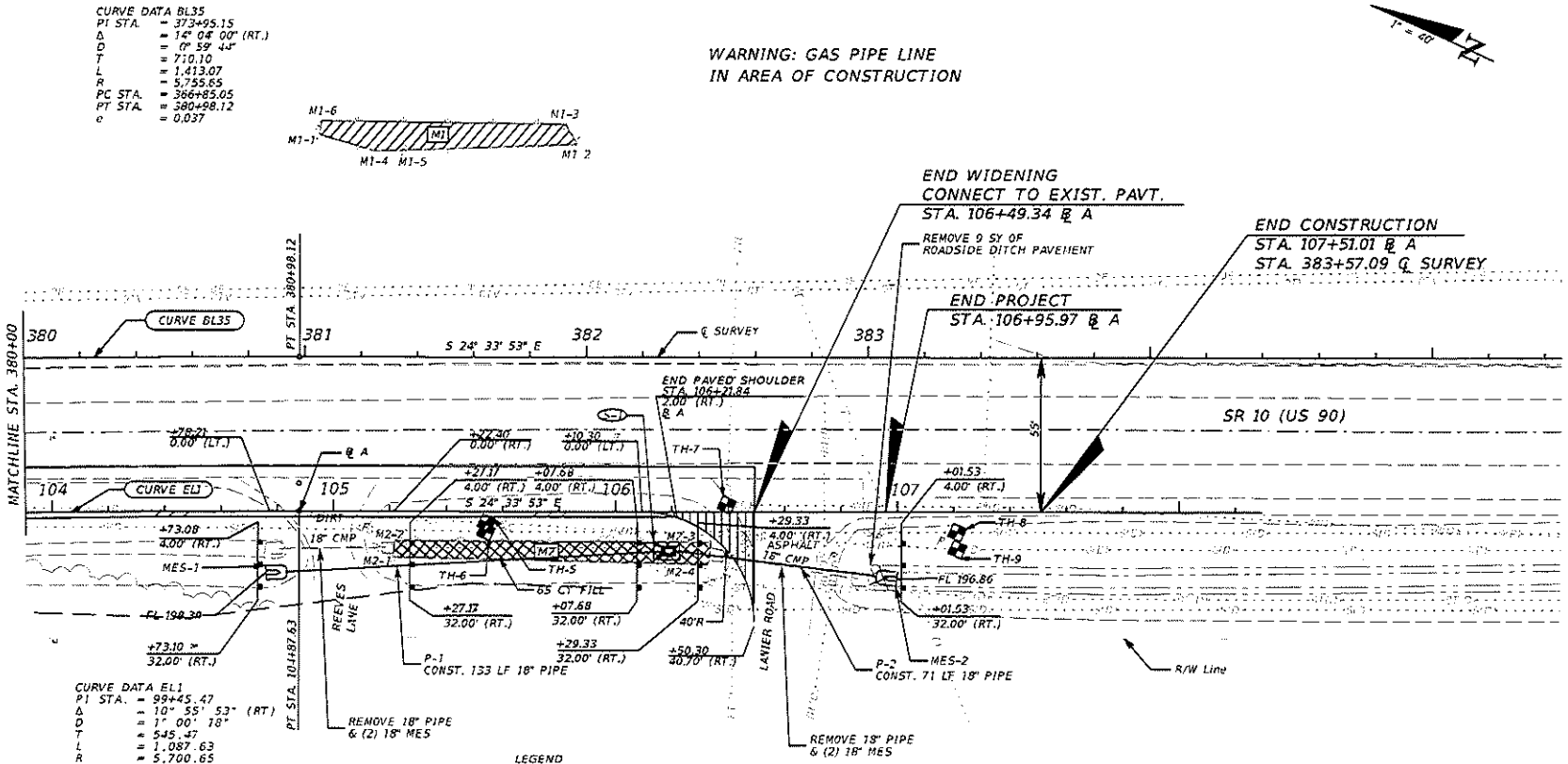
10/8/2018 9:45:04 AM C:\Users\rpatterson\Desktop\438272-2\roadway plans01.dgn

#5

CURVE DATA BL35
PI STA. = 373+95.15
Δ = 14° 04' 00" (RT.)
D = 0° 59' 43"
T = 710.10
L = 1,413.07
R = 5,755.65
PC STA. = 366+85.05
PT STA. = 380+98.12
e = 0.037

WARNING: GAS PIPE LINE
IN AREA OF CONSTRUCTION

1" = 40'



CURVE DATA EL1
PI STA. = 99+45.47
Δ = 10° 55' 53" (RT)
D = 1° 00' 18"
T = 545.47
L = 1,087.63
R = 5,700.65
PC STA. = 94+00.00 ℄ A = STA. 350+20.00 ℄ SURVEY
PT STA. = 104+87.63 ℄ A = STA. 361+07.63 ℄ SURVEY
e = 0.037

LEGEND

- WETLAND JURISDICTIONAL AREA SEE SHEET WETLAND TABLES FOR DEFINED LIMITS.
- IMPACTED WETLAND JURISDICTIONAL AREA. SEE SHEET WETLAND TABLES FOR DEFINED LIMITS.
- UTILIZE ROADWAY WIDENING PAVEMENT DESIGN FOR LANIER ROAD RADIUS IMPROVEMENT.
- SEDIMENT BARRIER

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN W. PATTERSON, P.E.
P.E. NO. 62964
PROTEAN DESIGN GROUP
2473 CARE DRIVE, SUITE 101
TALLAHASSEE, FL 32308
CERTIFICATE OF AUTHORIZATION: 7865

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
S.R. 10	GADSDEN	438272-2-52-01

PLAN SHEET

SHEET NO. 11

#7

APPENDIX B
Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 50 - GADSDEN

SITE: 0321 - SR 10(US 90) - 1000' W OF DUPONT RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	19500 C	E 9500	W 10000	9.00	58.00	6.80
2017	19600 F	E 9600	W 10000	9.00	55.90	6.40
2016	19200 C	E 9400	W 9800	9.00	56.70	6.40
2015	17000 C	E 8300	W 8700	9.00	56.60	5.80
2014	16900 C	E 8300	W 8600	9.00	56.60	6.00
2013	16900 C	E 8300	W 8600	9.00	56.90	6.20
2012	15800 C	E 7700	W 8100	9.00	57.30	7.00
2011	16500 C	E 8000	W 8500	9.00	56.50	6.30
2010	17000 C	E 8400	W 8600	10.25	56.03	6.10
2009	19000 C	E 9100	W 9900	10.58	60.54	6.80
2008	18100 C	E 9000	W 9100	10.02	58.00	7.20
2007	19700 C	E 9700	W 10000	10.21	57.31	8.50
2006	18700 C	E 9300	W 9400	10.47	56.05	8.00
2005	17000 C	E 8600	W 8400	10.60	57.60	6.90
2004	17600 C	E 8600	W 9000	10.30	56.80	6.90
2003	18100 C	E 8800	W 9300	10.50	58.60	7.80

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

#7

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 50 - GADSDEN

SITE: 1503 - SR 10 (US90) - 350' E OF RANCH RD, E OF HOSPITAL

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	13100 C	E 6400	W 6700	9.00	58.00	5.10
2017	12500 C	E 6000	W 6500	9.00	55.90	4.30
2016	12500 C	E 6100	W 6400	9.00	56.70	5.40
2015	11200 C	E 5400	W 5800	9.00	56.60	5.50
2014	10900 C	E 5200	W 5700	9.00	56.60	5.50
2013	11900 C	E 5700	W 6200	9.00	56.90	5.20
2012	11100 C	E 5200	W 5900	9.00	57.30	7.90
2011	10800 C	E 5200	W 5600	9.00	56.50	6.90
2010	12100 C	E 5800	W 6300	10.25	56.03	6.90
2009	12100 C	E 6200	W 5900	10.58	60.54	7.50
2008	11700 C	E 5700	W 6000	10.02	58.00	8.20
2007	12400 C	E 6300	W 6100	10.21	57.31	9.40
2006	13100 C	E 6400	W 6700	10.47	56.05	8.00
2005	12200 C	E 6000	W 6200	10.60	57.60	4.70
2004	12600 C	E 6200	W 6400	10.30	56.80	7.10
2003	13800 C	E 6700	W 7100	10.50	58.60	10.20

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

#7

#7

School begin : 8:30 Am
drop-off open : 7:30AM

Peggy Malone & Associates
(888) 247-8602

File Name : US 90 and Lanier Rd AM
Site Code :
Start Date : 3/5/2019
Page No : 1

1/3

Groups Printed- Combined

	US 90 Southbound					Lanier Rd Westbound					US 90 Northbound					Lanier Rd Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:00 AM	0	84	1	0	85	0	0	5	0	5	1	27	0	0	28	1	0	2	0	3	121
06:15 AM	0	113	0	0	113	4	0	11	0	15	2	48	0	0	50	2	0	0	0	2	180
06:30 AM	0	118	0	0	118	6	0	22	0	28	0	56	0	0	56	0	0	1	0	1	203
06:45 AM	0	166	1	0	167	7	1	15	0	23	2	56	1	0	59	1	0	0	0	1	250
Total	0	481	2	0	483	17	1	53	0	71	5	187	1	0	193	4	0	3	0	7	754
07:00 AM	0	159	3	0	162	5	0	27	0	32	4	77	0	0	81	1	0	0	0	1	276
07:15 AM	1	193	4	0	198	10	0	31	0	41	0	122	0	0	122	1	1	0	0	2	363
07:30 AM	0	177	6	0	183	10	0	27	0	37	6	176	1	0	183	2	1	2	0	5	408
07:45 AM	0	157	2	0	159	9	0	29	0	38	8	151	0	0	159	3	0	0	0	3	359
Total	1	686	15	0	702	34	0	114	0	148	18	526	1	0	545	7	2	2	0	11	1406
08:00 AM	0	110	1	0	111	7	0	22	0	29	5	126	1	0	132	0	0	0	0	0	272
08:15 AM	1	125	1	0	127	2	0	18	0	20	7	101	1	0	109	4	0	0	0	4	260
08:30 AM	0	92	1	0	93	3	0	10	0	13	2	109	3	0	114	0	0	1	0	1	221
08:45 AM	0	105	0	0	105	1	0	7	0	8	2	75	0	0	77	0	0	0	0	0	190
Total	1	432	3	0	436	13	0	57	0	70	16	411	5	0	432	4	0	1	0	5	943
Grand Total	2	1599	20	0	1621	64	1	224	0	289	39	1124	7	0	1170	15	2	6	0	23	3103
Apprch %	0.1	98.6	1.2	0		22.1	0.3	77.5	0		3.3	96.1	0.6	0		65.2	8.7	26.1	0		
Total %	0.1	51.5	0.6	0	52.2	2.1	0	7.2	0	9.3	1.3	36.2	0.2	0	37.7	0.5	0.1	0.2	0	0.7	

	US 90 Southbound				Lanier Rd Westbound				US 90 Northbound				Lanier Rd Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	159	3	162	5	0	27	32	4	77	0	81	1	0	0	1	276
07:15 AM	1	193	4	198	10	0	31	41	0	122	0	122	1	1	0	2	363
07:30 AM	0	177	6	183	10	0	27	37	6	176	1	183	2	1	2	5	408
07:45 AM	0	157	2	159	9	0	29	38	8	151	0	159	3	0	0	3	359
Total Volume	1	686	15	702	34	0	114	148	18	526	1	545	7	2	2	11	1406
% App. Total	0.1	97.7	2.1		23	0	77		3.3	96.5	0.2		63.6	18.2	18.2		
PHF	.250	.889	.625	.886	.850	.000	.919	.902	.563	.747	.250	.745	.583	.500	.250	.550	.862

#5

School End: 3:20-3:25 PM

after school End = 4:45 PM

Peggy Malone & Associates
(888) 247-8602

File Name : US 90 and Lanier Rd PM
Site Code :
Start Date : 3/5/2019
Page No : 1

3/3

Groups Printed- Combined

	US 90 Southbound					Lanier Rd Westbound					US 90 Northbound					Lanier Rd Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
03:00 PM	0	96	9	0	105	1	0	5	0	6	6	93	0	0	99	1	0	0	0	1	211
03:15 PM	0	97	2	0	99	3	1	7	0	11	10	100	1	0	111	0	0	1	0	1	222
03:30 PM	0	91	3	0	94	2	1	2	0	5	12	129	0	0	141	1	0	1	0	2	242
03:45 PM	0	94	3	0	97	1	0	6	0	7	12	130	3	0	145	1	0	1	0	2	251
Total	0	378	17	0	395	7	2	20	0	29	40	452	4	0	496	3	0	3	0	6	926
04:00 PM	0	126	5	0	131	1	0	2	0	3	9	139	0	0	148	1	0	0	0	1	283
04:15 PM	1	112	3	0	116	3	0	3	0	6	9	160	6	0	175	2	0	1	0	3	300
04:30 PM	0	124	6	0	130	1	0	3	0	4	15	134	1	0	150	0	0	1	0	1	285
04:45 PM	1	98	3	0	102	3	0	9	0	12	10	158	1	0	169	0	0	0	0	0	283
Total	2	460	17	0	479	8	0	17	0	25	43	591	8	0	642	3	0	2	0	5	1151
05:00 PM	2	174	6	0	182	1	0	6	0	7	19	176	2	0	197	2	0	1	0	3	389
05:15 PM	0	160	1	0	161	1	0	5	0	6	23	197	0	0	220	1	0	1	0	2	389
05:30 PM	0	142	4	0	146	1	0	5	0	6	28	196	2	0	226	1	0	0	0	1	379
05:45 PM	0	98	2	0	100	3	0	1	0	4	9	204	3	0	216	0	0	0	0	0	320
Total	2	574	13	0	589	6	0	17	0	23	79	773	7	0	859	4	0	2	0	6	1477
06:00 PM	0	100	5	0	105	6	0	4	0	10	13	155	1	0	169	1	1	0	0	2	286
06:15 PM	3	89	1	0	93	0	1	5	0	6	10	143	1	0	154	0	0	1	0	1	254
06:30 PM	0	64	3	0	67	3	0	6	0	9	20	130	0	0	150	0	0	1	0	1	227
06:45 PM	0	50	4	0	54	0	1	4	0	5	18	96	1	0	115	2	0	0	0	2	176
Total	3	303	13	0	319	9	2	19	0	30	61	524	3	0	588	3	1	2	0	6	943
Grand Total	7	1715	60	0	1782	30	4	73	0	107	223	2340	22	0	2585	13	1	9	0	23	4497
Apprch %	0.4	96.2	3.4	0		28	3.7	68.2	0		8.6	90.5	0.9	0		56.5	4.3	39.1	0		
Total %	0.2	38.1	1.3	0	39.6	0.7	0.1	1.6	0	2.4	5	52	0.5	0	57.5	0.3	0	0.2	0	0.5	

3-4

4-5

	US 90 Southbound				Lanier Rd Westbound				US 90 Northbound				Lanier Rd Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 06:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	2	174	6	182	1	0	6	7	19	176	2	197	2	0	1	3	389
05:15 PM	0	160	1	161	1	0	5	6	23	197	0	220	1	0	1	2	389
05:30 PM	0	142	4	146	1	0	5	6	28	196	2	226	1	0	0	1	379
05:45 PM	0	98	2	100	3	0	1	4	9	204	3	216	0	0	0	0	320
Total Volume	2	574	13	589	6	0	17	23	79	773	7	859	4	0	2	6	1477
% App. Total	0.3	97.5	2.2		26.1	0	73.9		9.2	90	0.8		66.7	0	33.3		
PHF	.250	.825	.542	.809	.500	.000	.708	.821	.705	.947	.583	.950	.500	.000	.500	.500	.949

#7

School Start - 8:30
END - 3:20/3:25

1/1

Peggy Malone and Associates

TWO CHANNEL SUMMARY
Starting: 3/5/2019

Station: Site A
ID: 000000023957
Loc:: Lanier Rd, E of US 90

File: Site A, Lanier E of US 90.PRN
Info:: 19-073 AW Min
GPS: 30.53757, -84.47308

END

TIME	LANE 1 EAST am	LANE 1 EAST pm	LANE 2 WEST am	LANE 2 WEST pm	TOTAL am	TOTAL pm
00:15	0	3	0	3	0	6
00:30	1	11	1	9	2	20
00:45	0	7	0	7	0	14
01:00	2 3	8 29	0 1	9 28	2 4	17 57
01:15	1	6	0	6	1	12
01:30	1	7	0	3	1	10
01:45	0	2	0	4	0	6
02:00	0 2	4 19	0 0	6 19	0 2	10 38
02:15	1	5	0	2	1	7
02:30	0	5	0	8	0	13
02:45	0	9	0	3	0	12
03:00	0 1	8 27	0 0	6 19	0 1	14 46
03:15	0	14	0	6	0	20
03:30	0	10	0	9 3-4PM	0	19
03:45	2	13	0	3	2	16
04:00	0 2	11 48	1 1	5 23	1 3	16 71
04:15	0	7	2	7 4-5PM	2	14
04:30	0	5	2	6	2	11
04:45	0	24	1	3	1	27
05:00	0 0	9 45	1 6	9 25	1 6	18 70
05:15	0	21	2	8	2	29
05:30	1	19	1	4	2	23
05:45	0	25	5	3	5	28
06:00	0 1	9 74	2 10	3 18	2 11	12 92
06:15	0	16	3	8	3	24
06:30	1	9	12	4	13	13
06:45	0	12	21	6	21	18
07:00	3 4	14 51	20 56	4 22	23 60	18 73
07:15	3	3	19	3	22	6
07:30	6	3	28	2	34	5
07:45	10	3	33	3	43	6
08:00	9 28 31	4 13 7:30	33 113	3 11	42 141	7 24
08:15	7	5	23 103	1	30	6
08:30	5	3 8:30 AM	14	1	19	4
08:45	1	6	12	0	13	6
09:00	1 14	2 16	4 53	4 6	5 67	6 22
09:15	3	4	3	3	6	7
09:30	6	3	3	1	9	4
09:45	5	5	1	1	6	6
10:00	7 21	1 13	5 12	0 5	12 33	1 18
10:15	8	2	6	3	14	5
10:30	4	0	7	0	11	0
10:45	7	1	3	1	10	2
11:00	6 25	2 5	7 23	0 4	13 48	2 9
11:15	5	0	6	2	11	2
11:30	3	0	6	0	9	0
11:45	3	0	6	0	9	0
12:00	6 17	3 3	3 21	1 3	9 38	4 6
TOTALS	461		479		940	
AM Times	07:30		07:30		07:30	
AM Peaks	32		117		149	
Factors	PHF: 0.80		PHF: 0.89		PHF: 0.87	
PM Times	17:00		12:30		17:00	
PM Peaks	74		31		98	
Factors	PHF: 0.74		PHF: 0.86		PHF: 0.84	

#7

Scho.! Start - 8:30 (open 7:30 today)
END - 3:20/3:25 (after school ends 5:45p)

1/4

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

END TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
00:15	0	0	1	0	0	0	0	1	3	0	1	1	0	0	7
00:30	0	0	0	0	0	1	1	0	2	0	0	0	0	0	4
00:45	0	0	0	0	1	1	0	1	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	2	1	1	0	0	0	0	4
Hour Total	0	0	1	0	1	2	1	4	6	1	1	1	0	0	18
01:15	0	0	0	0	0	0	0	1	1	1	0	0	0	0	3
01:30	0	0	0	0	0	0	0	2	0	2	0	0	0	0	4
01:45	0	0	0	0	0	0	1	2	1	1	1	0	0	0	6
02:00	0	0	0	0	0	1	0	1	2	0	0	0	0	0	4
Hour Total	0	0	0	0	0	1	1	6	4	4	1	0	0	0	17
02:15	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2
03:00	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Hour Total	0	0	0	0	1	0	0	1	1	0	1	0	0	0	4
03:15	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
03:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	1	2	0	0	0	0	0	3
Hour Total	0	0	0	0	0	0	1	1	3	0	0	0	0	0	5
04:15	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
04:30	0	0	0	0	0	0	1	0	2	0	0	0	0	0	3
04:45	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
05:00	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Hour Total	0	0	0	0	1	0	1	1	5	1	0	0	0	0	9
05:15	0	0	0	0	0	0	1	0	0	1	0	0	0	0	2
05:30	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
05:45	0	0	0	0	0	0	4	2	2	1	0	0	0	0	9
06:00	0	0	0	0	1	2	2	3	1	0	1	0	0	0	10
Hour Total	0	0	0	0	1	2	8	6	4	2	1	0	0	0	24
06:15	0	0	0	0	0	1	2	4	1	0	0	0	0	0	8
06:30	0	0	0	0	0	6	4	9	4	0	0	0	0	0	23
06:45	0	0	0	0	0	3	5	5	5	3	1	0	0	0	22
07:00	0	0	0	0	0	2	4	12	4	0	0	0	0	0	22
Hour Total	0	0	0	0	0	12	15	30	14	3	1	0	0	0	75
07:15	0	0	0	0	0	0	5	11	10	7	2	0	0	0	35
07:30	0	0	0	0	0	0	7	9	18	17	1	0	0	0	52
07:45	0	0	0	0	0	0	3	22	41	27	1	0	0	0	94
08:00	0	0	0	0	0	0	8	26	28	12	8	0	0	0	82
Hour Total	0	0	0	0	0	0	23	68	97	63	12	0	0	0	263
08:15	0	0	0	0	0	0	1	11	37	18	1	0	0	0	68
08:30	0	0	0	0	0	1	9	10	23	11	3	0	0	0	57
08:45	0	0	0	0	0	0	3	12	22	11	5	0	0	0	53
09:00	0	0	0	0	0	0	1	6	14	5	3	0	0	0	29
Hour Total	0	0	0	0	0	1	14	39	96	45	12	0	0	0	207

PROPOSED START DROP-OFF PERIOD 301

#7

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

2/4

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
09:15	0	0	0	0	0	0	4	6	10	9	3	1	0	0	33
09:30	0	0	0	0	0	1	6	8	13	3	1	0	0	0	32
09:45	0	0	0	0	0	0	0	5	8	7	1	0	0	0	21
10:00	0	0	0	0	0	0	2	11	9	5	3	1	0	0	31
Hour Total	0	0	0	0	0	1	12	30	40	24	8	2	0	0	117
10:15	0	0	0	0	0	0	1	7	10	5	1	0	0	0	24
10:30	0	0	0	0	0	0	2	11	9	2	0	0	0	0	24
10:45	0	0	0	0	0	0	2	5	9	8	0	1	0	0	25
11:00	1	0	0	0	1	2	2	5	16	6	3	0	0	0	36
Hour Total	1	0	0	0	1	2	7	28	44	21	4	1	0	0	109
11:15	0	0	0	0	0	1	5	6	10	5	6	1	0	1	35
11:30	0	0	0	0	0	3	1	11	14	5	2	0	0	0	36
11:45	0	0	0	0	0	0	6	6	12	7	2	0	0	0	33
12:00	0	0	0	0	0	0	1	8	5	9	1	0	0	0	24
Hour Total	0	0	0	0	0	4	13	31	41	26	11	1	0	1	128
12:15	0	0	0	0	0	1	2	4	14	6	0	2	0	0	29
12:30	0	0	0	0	0	0	0	5	19	8	2	1	0	0	35
12:45	0	0	0	0	0	0	1	9	25	10	0	0	0	0	45
13:00	0	0	0	0	0	0	3	4	14	13	2	1	1	0	38
Hour Total	0	0	0	0	0	1	6	22	72	37	4	4	1	0	147
13:15	0	0	0	0	0	0	4	6	9	5	2	2	0	0	28
13:30	1	0	0	0	0	0	2	6	9	4	3	1	0	0	26
13:45	0	0	0	0	0	0	0	9	14	7	4	1	0	0	35
14:00	0	0	1	0	0	0	3	6	12	12	3	0	0	1	38
Hour Total	1	0	1	0	0	0	9	27	44	28	12	4	0	1	127
14:15	0	0	0	0	0	1	3	10	13	15	6	0	0	0	48
14:30	0	0	0	0	0	0	2	5	14	12	6	2	1	0	42
14:45	0	0	0	0	0	0	1	7	12	11	6	2	0	0	39
15:00	0	0	0	0	0	0	2	10	12	6	3	0	0	0	33
Hour Total	0	0	0	0	0	1	8	32	51	44	21	4	1	0	162
15:15	0	0	0	0	0	0	1	5	11	8	5	4	0	1	35
15:30	0	0	0	0	0	0	1	6	15	10	8	0	0	0	40
15:45	0	0	0	0	0	0	1	12	19	16	1	1	0	0	50
16:00	0	0	0	0	0	0	2	6	18	17	8	1	0	0	52
Hour Total	0	0	0	0	0	0	5	29	63	51	22	6	0	1	177
16:15	0	0	0	0	0	0	1	9	31	13	7	0	0	0	61
16:30	0	0	0	0	0	0	2	9	25	20	3	2	0	0	61
16:45	0	0	0	0	0	0	1	8	23	16	5	0	0	0	53
17:00	0	0	0	0	0	1	3	17	31	19	2	0	0	0	73
Hour Total	0	0	0	0	0	1	7	43	110	68	17	2	0	0	248
17:15	0	0	0	0	0	0	3	16	37	18	5	0	0	0	79
17:30	0	0	0	0	0	0	3	12	33	38	6	1	0	0	93
17:45	0	0	0	0	0	1	3	20	31	23	7	0	0	0	85
18:00	0	0	0	0	0	0	3	9	57	24	4	1	0	0	98
Hour Total	0	0	0	0	0	1	12	57	158	103	22	2	0	0	355

3-4 PM

#7

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

3/4

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
18:15	0	0	0	0	1	0	5	9	32	14	9	1	0	0	71
18:30	0	0	0	0	0	0	0	8	24	19	4	0	0	0	55
18:45	0	0	0	0	0	0	2	18	24	13	4	0	0	0	61
19:00	0	0	0	0	0	1	3	15	16	7	1	0	0	0	43
Hour Total	0	0	0	0	1	1	10	50	96	53	18	1	0	0	230
19:15	0	0	0	0	0	2	5	14	18	7	2	1	0	0	49
19:30	0	0	0	0	0	1	4	13	20	7	1	0	0	0	46
19:45	0	0	0	0	0	0	2	10	17	6	2	0	0	0	37
20:00	0	0	0	0	0	0	2	9	7	3	4	1	1	0	27
Hour Total	0	0	0	0	0	3	13	46	62	23	9	2	1	0	159
20:15	0	0	0	0	0	0	2	10	8	6	2	0	0	0	28
20:30	0	0	0	0	0	1	1	7	8	8	2	0	0	0	27
20:45	0	0	0	0	0	0	2	3	11	4	1	0	0	0	21
21:00	0	0	0	0	0	0	1	7	12	7	0	0	0	0	27
Hour Total	0	0	0	0	0	1	6	27	39	25	5	0	0	0	103
21:15	0	0	0	0	0	1	2	5	5	2	0	0	0	0	15
21:30	0	0	0	0	2	1	2	1	7	3	1	0	0	0	17
21:45	0	0	0	0	0	1	3	6	6	7	1	0	1	0	25
22:00	0	0	0	0	0	1	3	4	9	1	0	0	0	0	18
Hour Total	0	0	0	0	2	4	10	16	27	13	2	0	1	0	75
22:15	0	0	0	0	0	0	1	7	5	2	0	0	0	0	15
22:30	0	0	0	0	0	0	1	6	6	0	2	1	0	0	16
22:45	0	0	0	0	0	1	1	3	4	3	0	0	0	0	12
23:00	0	0	0	0	0	1	1	4	5	2	0	0	0	1	14
Hour Total	0	0	0	0	0	2	4	20	20	7	2	1	0	1	57
23:15	0	0	0	0	0	1	0	0	4	1	0	0	0	0	6
23:30	0	0	0	0	0	0	2	4	2	1	2	0	0	0	11
23:45	0	0	0	0	0	0	3	3	2	2	0	0	0	0	10
24:00	0	0	0	0	0	0	1	3	4	3	0	0	0	0	11
Hour Total	0	0	0	0	0	1	6	10	12	7	2	0	0	0	38
DAY TOTAL	2	0	2	0	8	41	192	624	1109	649	188	31	4	4	2854
PERCENTS	0.1%	0.0%	0.1%	0.0%	0.3%	1.4%	6.7%	21.9%	38.9%	22.7%	6.6%	1.1%	0.1%	0.1%	100.0%

#7

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

4/4

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total

Statistical Information...

15th Percentile Speed
61.5 mph

Median Speed
67.5 mph

10 MPH Pace Speed
65 mph to 75 mph
1758 vehicles in pace
Representing 61.7% of the total vehicles

85th Percentile Speed
73.4 mph

Average Speed
67.4 mph

Vehicles > 65 MPH
1981
69.5%

#7

Peggy Malone and Associates

School Start - 8:30 (open 7:30 drop-off)
END - 3:20 / 3:25 (after school ends 5:45pm)

SPEED SUMMARY
Tue 3/5/2019

1/4

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

END

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
00:15	0	0	0	0	0	1	0	5	2	2	0	1	0	0	11
00:30	0	0	0	0	0	0	4	2	1	0	2	0	0	0	9
00:45	0	0	0	2	1	0	0	2	4	1	2	0	0	0	12
01:00	0	0	0	0	0	3	1	2	2	0	1	0	0	0	9
Hour Total	0	0	0	2	1	4	5	11	9	3	5	1	0	0	41
01:15	0	0	0	1	1	0	1	4	2	2	0	0	0	0	11
01:30	0	0	0	0	0	0	3	3	2	3	0	0	0	0	11
01:45	0	0	0	0	0	2	0	0	2	1	1	0	0	0	6
02:00	0	0	0	0	0	1	0	3	1	0	0	0	0	0	5
Hour Total	0	0	0	1	1	3	4	10	7	6	1	0	0	0	33
02:15	0	0	0	0	0	0	1	1	1	1	0	0	0	0	4
02:30	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
02:45	0	0	0	0	0	1	2	0	2	1	0	0	0	0	6
03:00	0	0	0	0	1	0	1	2	0	0	1	1	0	0	6
Hour Total	0	0	0	0	1	1	4	4	3	3	1	1	0	0	18
03:15	0	0	0	0	0	0	1	2	1	0	0	0	0	0	4
03:30	0	0	0	0	0	0	0	2	2	2	0	0	0	0	6
03:45	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Hour Total	0	0	0	1	0	0	1	7	3	2	0	0	0	0	14
04:15	0	0	0	0	1	2	0	2	0	2	0	0	0	0	7
04:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
04:45	0	0	0	0	0	0	0	1	2	1	0	0	0	0	4
05:00	0	0	0	0	0	2	0	1	1	0	0	0	0	0	4
Hour Total	0	0	0	0	1	4	0	5	3	3	0	0	0	0	16
05:15	0	0	0	0	1	0	2	2	2	0	0	0	0	0	7
05:30	0	0	0	0	1	1	4	1	0	0	1	0	0	0	8
05:45	0	0	0	0	2	2	4	3	2	0	0	0	0	0	13
06:00	0	0	0	0	1	1	3	1	0	1	0	0	0	0	7
Hour Total	0	0	0	0	5	4	13	7	4	1	1	0	0	0	35
06:15	0	0	0	1	2	4	5	4	2	1	0	0	0	0	19
06:30	0	0	0	4	3	7	10	4	2	1	0	0	0	0	31
06:45	0	0	0	0	2	5	7	14	3	4	0	0	0	0	35
07:00	1	0	0	0	2	4	13	8	5	5	0	0	0	0	38
Hour Total	1	0	0	5	9	20	35	30	12	11	0	0	0	0	123
07:15	0	0	0	0	3	2	14	12	12	6	0	0	0	0	49
07:30	0	0	0	0	0	2	6	25	18	16	0	2	0	0	69
07:45	0	0	0	0	1	2	12	34	26	18	1	0	0	0	94
08:00	0	0	0	1	1	2	5	20	32	8	3	0	0	0	72
Hour Total	0	0	0	1	5	8	37	91	88	48	4	2	0	0	284
08:15	0	0	0	0	0	8	10	17	22	10	2	0	0	0	69
08:30	0	0	1	0	2	1	10	12	13	9	3	0	0	0	51
08:45	0	0	1	1	3	3	9	13	17	8	3	1	0	0	59
09:00	0	0	0	0	1	1	7	17	18	5	1	1	0	1	52
Hour Total	0	0	2	1	6	13	36	59	70	32	9	2	0	1	231

USE
7:30-8:30
286
8-9AM

#7

2/4

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
09:15	0	0	0	1	1	3	7	17	15	8	3	0	0	0	55
09:30	0	0	0	0	0	2	12	11	11	3	0	0	0	0	39
09:45	0	0	0	0	0	2	6	22	12	5	2	0	0	0	49
10:00	0	0	0	0	0	4	8	14	14	9	1	1	0	0	51
Hour Total	0	0	0	1	1	11	33	64	52	25	6	1	0	0	194
10:15	0	0	0	0	1	4	9	16	13	4	3	1	0	0	51
10:30	0	0	0	0	1	2	10	13	18	2	1	0	0	0	47
10:45	0	0	0	0	0	4	11	12	11	7	1	0	0	0	46
11:00	1	0	0	0	2	5	3	12	8	3	1	0	0	0	35
Hour Total	1	0	0	0	4	15	33	53	50	16	6	1	0	0	179
11:15	0	0	0	0	1	3	12	13	9	4	0	0	0	0	42
11:30	0	0	0	1	1	2	10	19	11	6	1	0	0	0	51
11:45	0	0	0	0	0	1	5	16	11	7	3	0	0	0	43
12:00	0	0	0	0	1	7	12	18	9	8	2	0	0	0	57
Hour Total	0	0	0	1	3	13	39	66	40	25	6	0	0	0	193
12:15	0	0	0	0	1	0	7	13	11	8	3	0	0	0	43
12:30	0	0	0	0	0	1	14	19	12	6	2	1	0	0	55
12:45	0	0	0	0	1	5	11	21	10	14	2	0	0	0	64
13:00	0	0	0	2	0	3	9	18	22	11	0	2	0	0	67
Hour Total	0	0	0	2	2	9	41	71	55	39	7	3	0	0	229
13:15	0	0	0	0	0	2	8	15	20	7	0	0	1	0	53
13:30	0	0	0	0	1	0	9	21	13	6	1	0	0	0	51
13:45	0	0	0	0	1	2	9	12	15	12	1	0	0	1	53
14:00	0	0	0	0	0	5	13	16	18	7	2	1	0	0	62
Hour Total	0	0	0	0	2	9	39	64	66	32	4	1	1	1	219
14:15	0	0	0	1	3	4	9	13	17	6	3	0	0	0	56
14:30	1	1	0	0	0	0	7	18	26	14	0	0	0	0	67
14:45	0	0	0	0	0	3	10	22	22	11	2	0	0	0	70
15:00	0	0	0	0	0	6	7	13	29	7	2	0	0	0	64
Hour Total	1	1	0	1	3	13	33	66	94	38	7	0	0	0	257
15:15	0	0	0	0	1	7	5	17	19	11	2	1	0	0	63
15:30	0	0	0	1	1	1	7	29	24	12	2	1	0	0	78
15:45	0	0	0	0	0	2	14	30	27	10	3	3	0	0	89
16:00	0	0	0	0	1	2	14	26	36	17	3	0	0	0	99
Hour Total	0	0	0	1	3	12	40	102	106	50	10	5	0	0	329
16:15	0	0	0	0	0	0	10	34	31	11	2	2	0	0	90
16:30	0	0	0	0	0	3	14	31	37	22	1	0	0	0	108
16:45	0	0	0	0	1	9	9	15	47	15	4	0	0	0	100
17:00	0	0	0	0	1	3	12	28	29	18	9	0	0	0	100
Hour Total	0	0	0	0	2	15	45	108	144	66	16	2	0	0	398
17:15	0	0	0	0	0	3	18	29	46	21	5	0	0	1	123
17:30	0	0	0	0	1	5	18	49	49	16	2	1	0	0	141
17:45	0	0	0	0	1	6	17	41	48	17	4	0	1	0	135
18:00	0	0	0	0	0	1	12	36	44	16	4	0	0	0	113
Hour Total	0	0	0	0	2	15	65	155	187	70	15	1	1	1	512

3-4 PM

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
18:15	0	0	0	0	0	6	17	24	39	15	7	1	0	0	109
18:30	0	0	0	0	0	2	13	32	26	14	1	1	0	1	90
18:45	0	0	0	0	2	5	13	28	21	14	5	0	0	0	88
19:00	0	0	0	0	0	3	15	20	27	11	1	0	0	0	77
Hour Total	0	0	0	0	2	16	58	104	113	54	14	2	0	1	364
19:15	0	0	0	0	1	5	14	26	17	7	0	0	0	0	70
19:30	0	0	0	0	1	4	12	20	24	5	2	0	0	0	68
19:45	0	0	0	0	2	5	13	16	11	6	2	0	0	0	55
20:00	0	0	0	1	0	10	13	10	11	8	3	1	0	0	57
Hour Total	0	0	0	1	4	24	52	72	63	26	7	1	0	0	250
20:15	0	0	0	0	0	1	9	16	21	5	2	0	0	0	54
20:30	0	0	0	0	0	2	2	9	16	10	1	0	0	0	40
20:45	0	0	0	3	0	0	6	10	14	10	0	0	0	0	43
21:00	0	0	0	0	1	4	13	12	8	9	0	0	0	0	47
Hour Total	0	0	0	3	1	7	30	47	59	34	3	0	0	0	184
21:15	0	0	0	0	0	3	3	11	12	4	1	0	0	1	35
21:30	0	0	0	0	0	1	5	7	11	6	1	0	0	0	31
21:45	0	0	0	0	1	2	3	11	16	9	1	0	0	0	43
22:00	0	0	0	0	0	2	7	8	2	1	2	1	0	0	23
Hour Total	0	0	0	0	1	8	18	37	41	20	5	1	0	1	132
22:15	0	0	0	0	0	0	2	11	8	4	3	0	0	0	28
22:30	0	0	0	0	1	2	4	7	5	3	0	1	0	0	23
22:45	0	0	0	0	0	1	2	6	5	3	2	0	0	0	19
23:00	0	0	0	0	0	1	3	10	5	2	1	0	0	0	22
Hour Total	0	0	0	0	1	4	11	34	23	12	6	1	0	0	92
23:15	0	0	0	0	1	0	3	2	2	2	1	0	0	0	11
23:30	0	0	0	0	0	5	4	5	3	2	0	1	0	0	20
23:45	0	0	0	0	0	1	3	1	6	1	1	0	0	0	13
24:00	0	0	0	0	0	1	2	3	6	1	1	0	0	0	14
Hour Total	0	0	0	0	1	7	12	11	17	6	3	1	0	0	58
DAY TOTAL	3	1	2	21	61	235	684	1278	1309	622	136	26	2	5	4385
PERCENTS	0.1%	0.0%	0.0%	0.5%	1.4%	5.4%	15.6%	29.1%	29.9%	14.2%	3.1%	0.6%	0.0%	0.1%	100.0%

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total

Statistical Information...

15th Percentile Speed
57.5 mph

Median Speed
64.6 mph

10 MPH Pace Speed
60 mph to 70 mph
2587 vehicles in pace
Representing 59.1% of the total vehicles

85th Percentile Speed
71.0 mph

Average Speed
64.3 mph

Vehicles > 65 MPH
2095
47.8%

#7

SCA Start - 8:30
END - 3:20/3:25

1/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

END TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
00:15	0	0	0	0	0	2	0	2	2	1	0	0	0	0	7
00:30	0	0	0	0	0	1	0	2	1	4	0	0	0	0	8
00:45	0	0	0	0	0	0	1	1	2	0	0	0	0	0	4
01:00	0	0	0	0	0	1	0	0	1	2	0	0	0	0	4
Hour Total	0	0	0	0	0	4	1	5	6	7	0	0	0	0	23
01:15	0	0	0	0	0	0	2	1	0	0	1	0	0	0	4
01:30	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
01:45	0	0	0	0	0	1	2	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
Hour Total	0	0	0	0	0	1	5	1	3	0	1	0	0	0	11
02:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	1	0	0	3	1	0	0	0	0	5
02:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
03:00	0	0	0	1	0	0	0	1	1	1	0	0	0	0	4
Hour Total	0	0	0	1	0	1	0	1	4	3	0	0	0	0	10
03:15	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
03:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
03:45	0	0	0	0	0	0	1	0	2	0	1	0	0	0	4
04:00	0	0	0	0	0	0	0	2	2	1	0	0	0	0	5
Hour Total	0	0	0	0	0	0	1	4	4	1	1	0	0	0	11
04:15	0	0	0	0	0	0	1	2	0	2	0	0	0	0	5
04:30	0	0	0	0	0	0	1	3	0	0	0	0	0	0	4
04:45	0	0	0	0	0	0	0	1	1	2	0	0	0	0	4
05:00	0	0	0	0	1	0	0	1	2	0	0	0	0	0	4
Hour Total	0	0	0	0	1	0	2	7	3	4	0	0	0	0	17
05:15	0	0	0	0	1	0	1	3	3	1	0	0	0	0	9
05:30	0	0	0	0	0	0	1	5	5	5	0	0	0	0	16
05:45	0	0	0	0	0	0	1	1	5	5	2	0	0	0	14
06:00	0	0	0	0	0	0	0	5	8	4	4	0	0	0	21
Hour Total	0	0	0	0	1	0	3	14	21	15	6	0	0	0	60
06:15	0	0	0	0	0	0	1	6	15	13	4	0	0	0	39
06:30	0	0	0	0	0	0	2	7	14	14	4	1	0	1	43
06:45	0	0	0	0	0	0	0	13	30	20	0	3	0	0	66
07:00	0	0	0	0	0	0	2	11	30	17	4	1	0	0	65
Hour Total	0	0	0	0	0	0	5	37	89	64	12	5	0	1	213
07:15	0	0	0	0	0	2	5	15	26	15	1	0	0	0	64
07:30	0	0	0	0	0	1	3	18	43	22	2	0	0	0	89
07:45	0	0	0	0	0	0	1	15	39	23	6	0	0	0	84
08:00	0	0	0	0	0	0	1	11	27	18	11	0	0	0	68
Hour Total	0	0	0	0	0	3	10	59	135	78	20	0	0	0	305
08:15	0	0	1	0	0	0	2	9	26	5	4	1	0	0	48
08:30	0	0	0	0	0	1	2	19	12	5	1	0	0	0	40
08:45	0	0	0	0	0	0	2	10	9	4	2	0	0	0	27
09:00	0	0	0	0	1	1	6	14	14	5	0	0	0	0	41
Hour Total	0	0	1	0	1	2	12	52	61	19	7	1	0	0	156

7:30 - 8:30 AM
240

#7

2/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
09:15	0	0	0	0	0	2	3	7	10	6	0	0	0	0	28
09:30	0	0	0	0	0	0	2	16	9	3	0	0	0	0	30
09:45	0	0	0	0	0	1	4	11	11	5	1	0	0	0	33
10:00	0	0	0	0	0	1	4	2	8	4	3	0	0	0	22
Hour Total	0	0	0	0	0	4	13	36	38	18	4	0	0	0	113
10:15	0	0	0	0	0	0	1	2	5	5	1	1	0	0	15
10:30	0	0	0	1	0	0	2	2	6	8	3	0	0	0	22
10:45	0	0	0	0	0	0	2	1	14	13	3	0	0	0	33
11:00	0	0	0	0	0	0	1	5	7	7	4	0	0	0	24
Hour Total	0	0	0	1	0	0	6	10	32	33	11	1	0	0	94
11:15	0	0	0	0	0	2	2	6	6	6	3	0	0	0	25
11:30	0	0	0	0	0	1	3	6	6	6	1	1	0	0	24
11:45	0	0	0	0	0	2	2	8	16	6	4	1	0	0	39
12:00	0	0	0	0	1	1	1	3	5	11	0	0	0	0	22
Hour Total	0	0	0	0	1	6	8	23	33	29	8	2	0	0	110
12:15	0	0	0	0	0	1	2	12	9	8	0	0	0	0	32
12:30	0	0	0	0	0	0	3	8	13	7	1	0	0	0	32
12:45	0	0	0	0	0	0	1	3	14	8	3	0	0	0	29
13:00	0	0	0	0	0	0	3	1	11	5	4	0	0	0	24
Hour Total	0	0	0	0	0	1	9	24	47	28	8	0	0	0	117
13:15	0	0	0	0	0	0	0	7	5	7	0	0	0	0	19
13:30	0	0	0	0	0	0	2	8	6	1	3	1	0	0	21
13:45	0	0	0	0	0	0	1	7	10	8	0	1	0	0	27
14:00	0	0	0	0	0	1	2	3	12	7	1	0	0	0	26
Hour Total	0	0	0	0	0	1	5	25	33	23	4	2	0	0	93
14:15	0	0	0	0	0	0	2	9	10	8	0	0	0	0	29
14:30	0	0	0	0	0	0	3	8	8	3	1	1	0	0	24
14:45	0	0	0	0	0	1	3	8	11	5	1	1	1	0	31
15:00	0	0	0	0	1	2	3	14	17	6	3	0	0	0	46
Hour Total	0	0	0	0	1	3	11	39	46	22	5	2	1	0	130
15:15	0	0	0	0	0	1	2	13	14	6	1	3	0	1	41
15:30	0	0	0	0	0	0	2	4	10	11	5	0	0	0	32
15:45	0	0	0	0	0	0	3	6	13	9	7	0	0	1	39
16:00	0	0	0	0	0	1	3	3	15	9	4	0	0	0	35
Hour Total	0	0	0	0	0	2	10	26	52	35	17	3	0	2	147
16:15	0	0	0	0	0	1	4	7	16	7	4	3	1	0	43
16:30	0	0	0	0	0	1	2	7	16	10	5	1	0	0	42
16:45	0	0	0	0	0	0	1	13	15	15	6	0	0	0	50
17:00	0	0	0	0	0	0	3	5	16	10	5	0	0	0	39
Hour Total	0	0	0	0	0	2	10	32	63	42	20	4	1	0	174
17:15	0	0	0	0	0	0	2	8	42	20	9	3	0	0	84
17:30	0	0	0	0	1	0	1	4	25	24	7	0	0	0	62
17:45	0	0	0	0	0	0	3	10	19	5	0	1	0	0	38
18:00	0	0	0	0	0	0	1	14	11	5	5	0	0	0	36
Hour Total	0	0	0	0	1	0	7	36	97	54	21	4	0	0	220

3-4 PM

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
18:15	0	0	0	0	0	0	0	10	7	7	1	1	0	0	26
18:30	0	0	0	0	0	0	6	4	8	4	2	0	0	1	25
18:45	0	0	0	0	0	0	2	5	11	4	4	0	0	0	26
19:00	0	0	0	0	0	0	2	6	4	4	0	1	0	0	17
Hour Total	0	0	0	0	0	0	10	25	30	19	7	2	0	1	94
19:15	0	0	0	0	0	0	2	6	8	4	4	0	0	0	24
19:30	0	0	0	0	0	0	1	2	4	6	1	1	0	0	15
19:45	1	0	0	0	0	0	3	4	7	5	1	0	0	0	21
20:00	0	0	0	0	0	1	1	3	11	7	1	0	0	0	24
Hour Total	1	0	0	0	0	1	7	15	30	22	7	1	0	0	84
20:15	0	0	0	0	0	1	0	4	10	3	0	0	0	0	18
20:30	0	0	0	0	0	0	3	5	7	3	0	0	0	0	18
20:45	0	0	0	0	0	0	6	6	7	1	0	0	0	0	20
21:00	0	0	0	0	0	0	3	4	6	4	2	1	0	0	20
Hour Total	0	0	0	0	0	1	12	19	30	11	2	1	0	0	76
21:15	0	0	0	0	1	0	1	6	6	3	0	0	0	1	18
21:30	0	0	0	0	0	0	0	12	5	3	1	1	0	0	22
21:45	0	0	0	0	0	1	4	1	2	7	1	0	0	0	16
22:00	0	0	0	0	0	0	3	5	4	1	0	0	0	0	13
Hour Total	0	0	0	0	1	1	8	24	17	14	2	1	0	1	69
22:15	0	0	0	0	0	1	1	4	8	2	1	0	0	0	17
22:30	0	0	0	0	0	0	1	3	6	0	1	1	0	0	12
22:45	0	0	0	0	0	2	2	1	7	4	0	0	0	0	16
23:00	0	0	0	0	0	0	3	4	4	0	1	0	0	0	12
Hour Total	0	0	0	0	0	3	7	12	25	6	3	1	0	0	57
23:15	0	0	0	0	1	1	1	1	1	2	1	0	0	0	8
23:30	0	0	0	0	0	0	0	6	1	0	1	0	0	0	8
23:45	0	0	0	0	0	1	0	4	0	2	0	0	0	0	7
24:00	0	0	0	0	0	0	0	2	4	0	0	1	0	0	7
Hour Total	0	0	0	0	1	2	1	13	6	4	2	1	0	0	30
DAY TOTAL	1	0	1	2	8	38	163	539	905	551	168	31	2	5	2414
PERCENTS	0.0%	0.0%	0.0%	0.1%	0.3%	1.6%	6.8%	22.3%	37.5%	22.8%	7.0%	1.3%	0.1%	0.2%	100.0%

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total

Statistical Information...

15th Percentile Speed
61.4 mph

Median Speed
67.5 mph

10 MPH Pace Speed
65 mph to 75 mph
1456 vehicles in pace
Representing 60.5% of the total vehicles

85th Percentile Speed
73.6 mph

Average Speed
67.4 mph

Vehicles > 45 MPH
2405
99.9%

School - pnt - 8:30
END - 3:20/3:25

#7

1/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

ENDTIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
00:15	0	0	0	0	0	2	0	1	1	1	0	0	0	0	5
00:30	0	0	0	0	0	1	1	2	3	0	2	0	0	0	9
00:45	0	0	0	1	0	1	0	3	1	0	0	0	0	0	6
01:00	0	0	0	0	0	1	0	1	1	2	0	0	0	0	5
Hour Total	0	0	0	1	0	5	1	7	6	3	2	0	0	0	25
01:15	0	0	0	0	0	0	1	1	0	1	0	0	0	0	3
01:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
01:45	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
02:00	0	0	0	0	0	1	1	1	0	2	0	0	0	0	5
Hour Total	0	0	0	0	0	1	2	4	2	3	0	0	0	0	12
02:15	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
02:30	0	0	0	1	0	0	1	0	1	1	1	0	0	0	5
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
Hour Total	0	0	0	1	0	0	2	1	3	1	1	0	0	0	9
03:15	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
03:30	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
03:45	0	0	0	0	0	0	1	0	2	0	0	0	0	0	3
04:00	0	0	0	0	0	0	0	2	2	0	1	0	0	0	5
Hour Total	0	0	0	0	0	1	2	3	5	0	1	0	0	0	12
04:15	0	0	0	0	0	1	0	2	0	4	0	0	0	0	7
04:30	0	0	0	0	0	0	0	1	4	1	0	0	0	0	6
04:45	0	0	0	0	0	2	3	0	3	1	1	0	1	0	11
05:00	0	0	0	0	0	0	0	2	6	0	0	0	0	0	8
Hour Total	0	0	0	0	0	3	3	5	13	6	1	0	1	0	32
05:15	0	0	0	1	0	0	1	4	2	2	0	0	0	0	10
05:30	0	0	0	0	0	0	9	8	6	3	2	0	0	0	28
05:45	0	0	0	0	0	1	1	6	12	6	2	0	1	0	29
06:00	0	0	0	0	0	0	8	9	6	6	2	0	0	0	31
Hour Total	0	0	0	1	0	1	19	27	26	17	6	0	1	0	98
06:15	0	0	0	1	1	0	4	23	20	8	3	1	0	0	61
06:30	0	0	0	0	0	3	8	21	25	8	6	0	1	0	72
06:45	0	0	0	0	0	2	8	29	27	15	5	0	0	0	86
07:00	1	0	0	0	1	6	8	20	30	13	8	1	0	0	88
Hour Total	1	0	0	1	2	11	28	93	102	44	22	2	1	0	307
07:15	0	0	0	0	1	7	18	33	22	14	5	1	0	0	101
07:30	0	0	0	0	1	2	12	39	30	23	5	0	0	0	112
07:45	0	0	0	0	0	2	10	46	38	6	3	1	0	0	106
08:00	0	0	0	0	0	1	10	21	26	18	20	0	0	0	96
Hour Total	0	0	0	0	2	12	50	139	116	61	33	2	0	0	415
08:15	0	0	0	0	0	3	8	29	30	17	4	1	0	0	92
08:30	0	0	0	1	1	5	14	13	27	11	3	0	0	0	75
08:45	0	0	0	0	1	2	12	22	25	8	0	0	0	0	70
09:00	0	0	0	0	2	8	10	22	18	7	2	0	0	0	69
Hour Total	0	0	0	1	4	18	44	86	100	43	9	1	0	0	306

7:30-8:30
369

#7

2/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
09:15	0	0	1	1	0	5	10	20	25	2	1	0	0	0	65
09:30	0	0	0	0	0	4	9	31	17	4	0	0	0	0	65
09:45	0	0	0	0	1	1	11	27	16	5	0	0	0	0	61
10:00	0	0	0	0	0	1	4	9	23	11	3	0	0	0	51
Hour Total	0	0	1	1	1	11	34	87	81	22	4	0	0	0	242
10:15	0	0	0	0	0	0	4	12	19	13	4	1	1	0	54
10:30	1	0	0	1	0	4	7	15	21	12	6	0	0	0	67
10:45	0	0	0	0	1	2	6	13	21	9	2	1	0	0	55
11:00	1	0	0	0	0	4	5	20	20	11	1	0	0	0	62
Hour Total	2	0	0	1	1	10	22	60	81	45	13	2	1	0	238
11:15	0	0	0	0	0	1	5	8	22	4	2	1	0	0	43
11:30	0	0	0	0	1	8	10	14	23	5	1	0	0	0	62
11:45	0	0	0	0	4	5	8	20	19	10	0	0	0	0	66
12:00	0	0	0	0	0	2	3	21	20	9	1	0	0	0	56
Hour Total	0	0	0	0	5	16	26	63	84	28	4	1	0	0	227
12:15	0	0	0	0	0	2	7	12	16	9	0	0	0	0	46
12:30	0	0	0	1	0	4	11	18	14	7	1	1	0	0	57
12:45	0	0	0	0	0	1	11	12	26	8	5	0	0	1	64
13:00	0	0	0	0	1	2	7	18	24	7	1	0	0	0	60
Hour Total	0	0	0	1	1	9	36	60	80	31	7	1	0	1	227
13:15	0	0	0	0	1	0	8	16	14	18	4	0	0	0	61
13:30	0	0	0	0	1	3	6	16	18	8	0	0	1	0	53
13:45	0	0	0	0	0	1	13	12	16	9	1	0	0	0	52
14:00	0	0	0	0	1	1	5	11	21	6	3	1	0	0	49
Hour Total	0	0	0	0	3	5	32	55	69	41	8	1	1	0	215
14:15	0	0	0	0	0	5	12	23	15	10	3	0	0	0	68
14:30	1	0	0	0	0	2	9	18	21	6	0	1	0	0	58
14:45	0	0	0	0	0	0	8	17	21	12	4	0	0	0	62
15:00	0	0	0	0	0	8	11	25	13	5	0	0	0	0	62
Hour Total	1	0	0	0	0	15	40	83	70	33	7	1	0	0	250
15:15	0	0	0	0	0	1	10	16	21	14	2	0	0	0	64
15:30	0	0	0	0	0	2	11	13	20	7	4	0	0	0	57
15:45	0	0	0	0	0	1	3	8	24	16	1	4	1	0	58
16:00	3	0	0	0	0	2	5	11	24	11	2	1	0	0	59
Hour Total	3	0	0	0	0	6	29	48	89	48	9	5	1	0	238
16:15	0	0	0	0	3	2	6	17	31	14	5	0	0	0	78
16:30	0	0	0	0	0	2	7	13	21	18	6	2	0	0	69
16:45	2	1	0	0	2	2	11	11	22	12	2	0	0	0	65
17:00	0	0	0	0	0	5	7	21	27	12	2	1	0	0	75
Hour Total	2	1	0	0	5	11	31	62	101	56	15	3	0	0	287
17:15	0	0	0	0	3	5	8	27	51	22	9	0	0	0	125
17:30	0	0	0	0	0	1	9	21	29	31	8	1	0	0	100
17:45	0	0	0	0	1	1	4	16	33	9	4	1	0	0	69
18:00	0	0	0	0	0	0	9	8	32	7	4	1	0	0	61
Hour Total	0	0	0	0	4	7	30	72	145	69	25	3	0	0	355

3-4 PM

#5

3/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
18:15	0	0	0	0	0	3	3	17	12	11	1	0	0	0	47
18:30	0	0	0	0	0	1	6	16	17	13	1	0	1	1	56
18:45	0	0	0	0	0	0	3	12	14	17	3	2	0	0	51
19:00	1	0	0	0	0	0	6	13	10	8	2	1	0	0	41
Hour Total	1	0	0	0	0	4	18	58	53	49	7	3	1	1	195
19:15	0	0	0	0	1	2	1	10	21	10	2	0	0	0	47
19:30	0	0	0	0	0	1	3	8	14	6	4	0	1	0	37
19:45	0	0	0	0	0	2	1	9	14	7	3	1	0	0	37
20:00	0	0	0	0	0	2	7	8	17	6	0	3	0	0	43
Hour Total	0	0	0	0	1	7	12	35	66	29	9	4	1	0	164
20:15	0	0	0	0	0	3	9	13	16	6	0	0	0	0	47
20:30	0	0	0	0	1	0	7	9	10	3	3	0	0	0	33
20:45	0	0	1	1	0	3	5	13	8	5	1	0	1	0	38
21:00	0	0	0	0	1	1	8	12	9	3	0	2	0	0	36
Hour Total	0	0	1	1	2	7	29	47	43	17	4	2	1	0	154
21:15	0	0	0	0	0	2	4	12	9	8	3	0	0	0	38
21:30	0	0	0	0	0	3	5	8	13	5	1	0	0	0	35
21:45	0	0	0	0	0	2	6	9	7	4	0	0	0	0	28
22:00	0	0	0	0	1	4	2	11	4	3	2	0	0	0	27
Hour Total	0	0	0	0	1	11	17	40	33	20	6	0	0	0	128
22:15	0	0	0	0	0	2	2	13	13	6	1	0	0	0	37
22:30	0	0	0	0	0	1	2	9	3	2	2	0	0	0	19
22:45	0	0	0	0	0	0	4	4	8	3	1	1	1	0	22
23:00	0	0	1	1	0	1	3	4	6	1	0	0	0	0	17
Hour Total	0	0	1	1	0	4	11	30	30	12	4	1	1	0	95
23:15	0	0	0	0	1	1	3	5	1	2	0	0	0	0	13
23:30	0	0	0	0	0	1	6	1	1	2	1	0	0	0	12
23:45	0	0	0	0	0	1	2	3	3	1	2	0	0	0	12
24:00	1	0	0	0	0	1	0	4	2	1	1	0	0	0	10
Hour Total	1	0	0	0	1	4	11	13	7	6	4	0	0	0	47
DAY TOTAL	11	1	3	10	33	179	529	1178	1405	684	201	32	10	2	4278
PERCENTS	0.3%	0.0%	0.1%	0.2%	0.8%	4.2%	12.4%	27.5%	32.8%	16.0%	4.7%	0.7%	0.2%	0.0%	100.0%

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total

Statistical Information...

15th Percentile Speed
58.9 mph

Median Speed
65.7 mph

10 MPH Pace Speed
60 mph to 70 mph
2583 vehicles in pace
Representing 60.6% of the total vehicles

85th Percentile Speed
72.1 mph

Average Speed
65.4 mph

Vehicles > 45 MPH
4251
99.7%

APPENDIX C
Turn Lane Analyses

AM Peak (7:30-8:30) - Northbound Left Turn Lane onto S. Lanier Road

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

4-lane roadway

INPUT

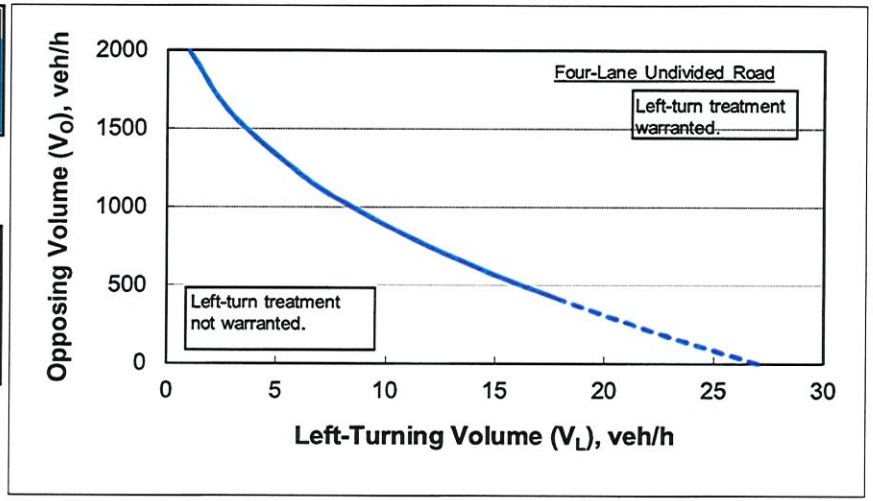
Variable	Value
Left-turning volume (V_L), veh/h:	46
Advancing volume (V_A), veh/h:	626
Opposing volume (V_O), veh/h:	523

OUTPUT

Variable	Message
Opposing volume (Vo) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When V_O < 400 veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h (V_A > 400 veh/h).

#7

PM Peak (3:00-4:00) - Northbound Left Turn Lane onto S. Lanier Road

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

4-lane roadway

INPUT

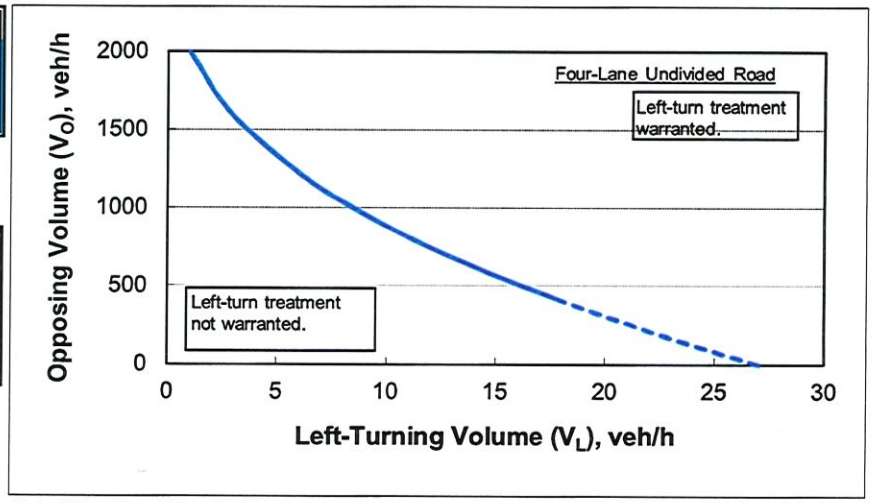
Variable	Value
Left-turning volume (V_L), veh/h:	39
Advancing volume (V_A), veh/h:	496
Opposing volume (V_O), veh/h:	395

OUTPUT

Variable	Message
Opposing volume (Vo) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When V_O < 400 veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h (V_A > 400 veh/h).

#7

AM Peak (7:30-8:30) - Side Road S. Lanier Eastbound Lane Approach NCHRP Analysis

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

INPUT

Variable	Value
Major-road volume (total of both directions), veh/h:	1079
Percentage of right-turns on minor road, %:	36%
Minor-road volume (one direction), veh/h:	107

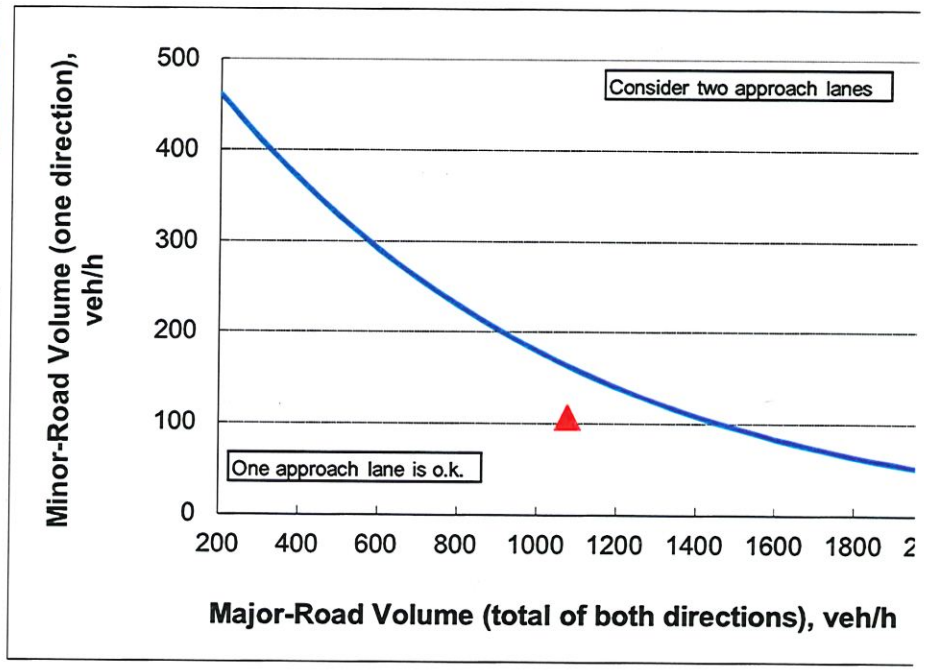
OUTPUT

Variable	Value
Limiting minor-road volume (one direction), veh/h:	163
Guidance for determining minor-road approach geometry:	
ONE approach lane is o.k.	

CALIBRATION CONSTANTS

Minor Road	Critical gap, s:	Follow-up gap, s:
Right-turn capacity, veh/h:	6.2	3.3
Left-turn and through capacity, veh/h:	6.5	4.0

* according to Table 17 - 5 of the HCM



#7

PM Peak (3:00-4:00) - Side Road S. Lanier Eastbound Lane Approach NCHRP Analysis

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

INPUT

Variable	Value
Major-road volume (total of both directions), veh/h:	967
Percentage of right-turns on minor road, %:	0.32%
Minor-road volume (one direction), veh/h:	116

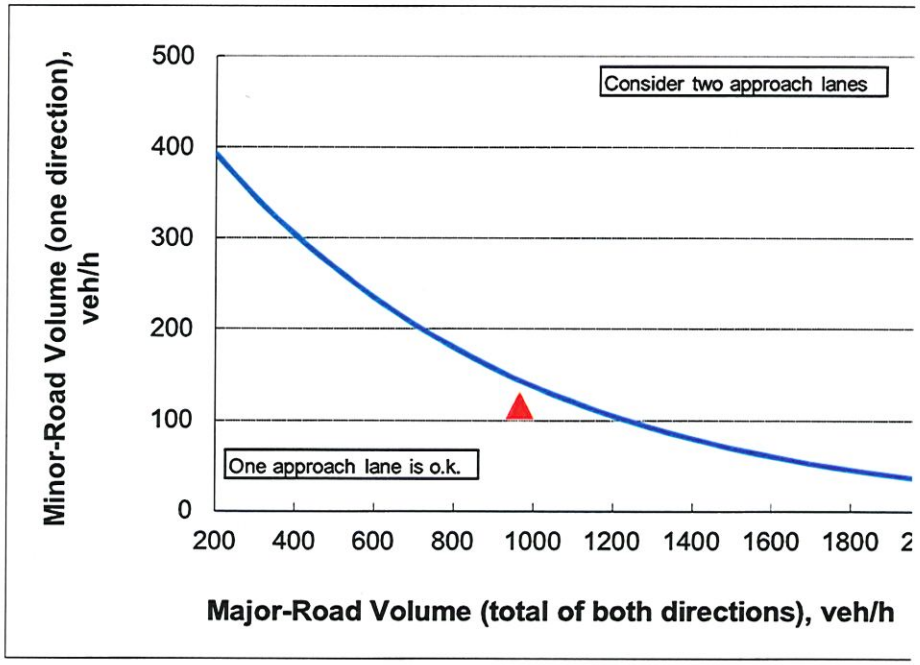
OUTPUT

Variable	Value
Limiting minor-road volume (one direction), veh/h:	144
Guidance for determining minor-road approach geometry:	
ONE approach lane is o.k.	

CALIBRATION CONSTANTS

Minor Road	Critical gap, s:	Follow-up gap, s:
Right-turn capacity, veh/h:	6.2	3.3
Left-turn and through capacity, veh/h:	6.5	4.0

* according to Table 17 - 5 of the HCM



#7

AM Peak (7:30-8:30) - Southbound Right Turn Lane at School's Right-in/Right-out Driveway

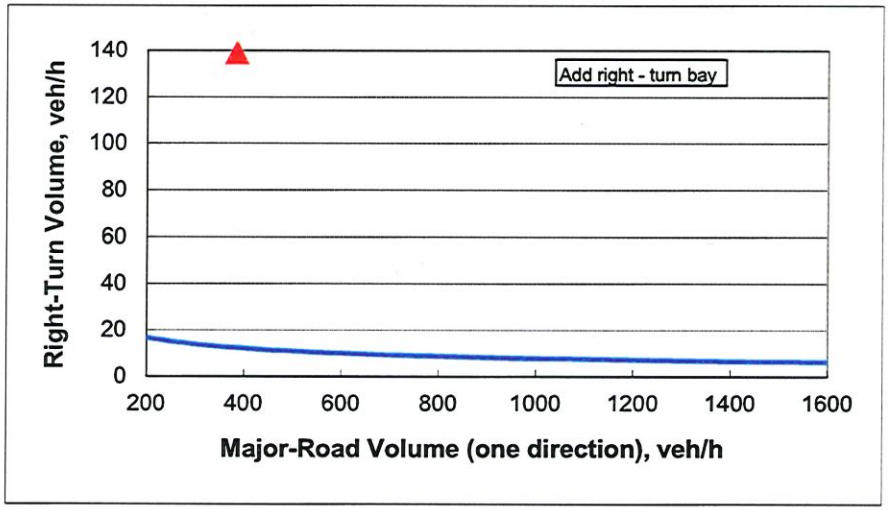
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	**Value**
Major-road speed, mph:	65
Major-road volume (one direction), veh/h:	384
Right-turn volume, veh/h:	139

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	12
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



#7

PM Peak (3:00-4:00) - Southbound Right Turn Lane at School's Right-in/Right-out Driveway

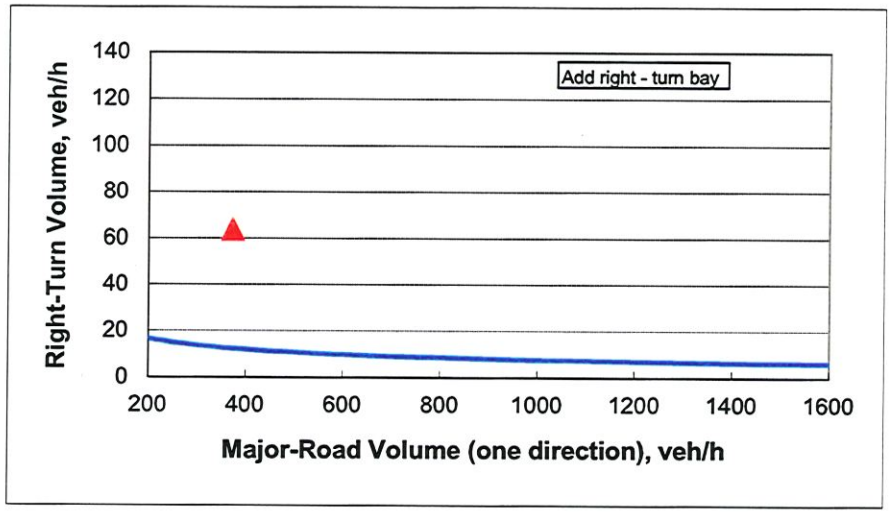
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	**Value**
Major-road speed, mph:	65
Major-road volume (one direction), veh/h:	373
Right-turn volume, veh/h:	64

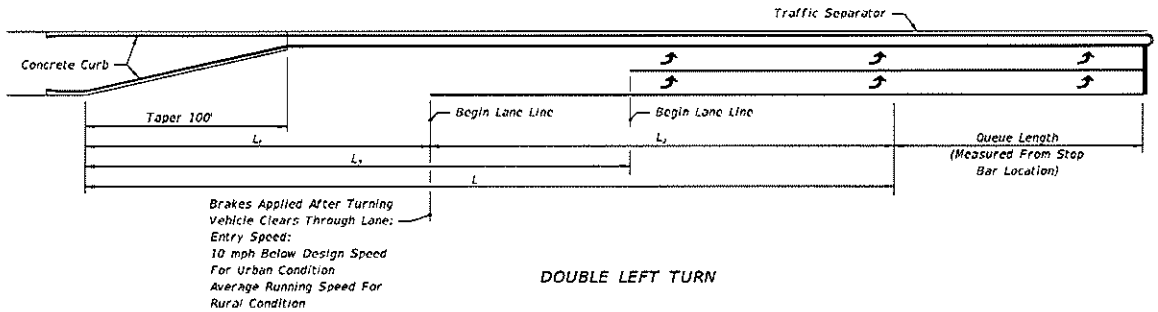
OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	12
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	

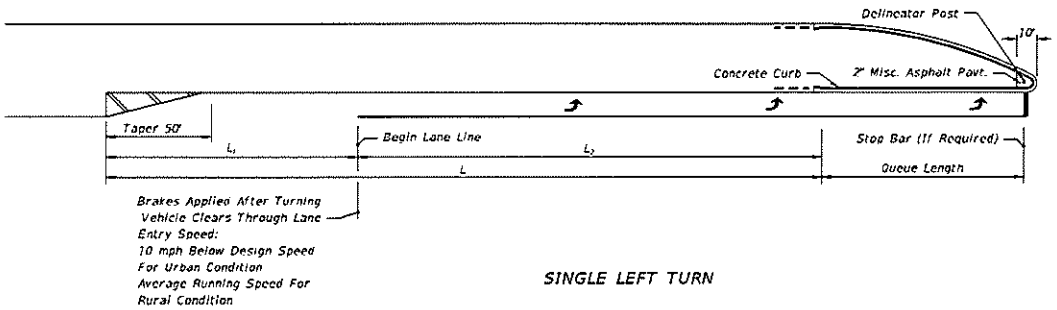


#7

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

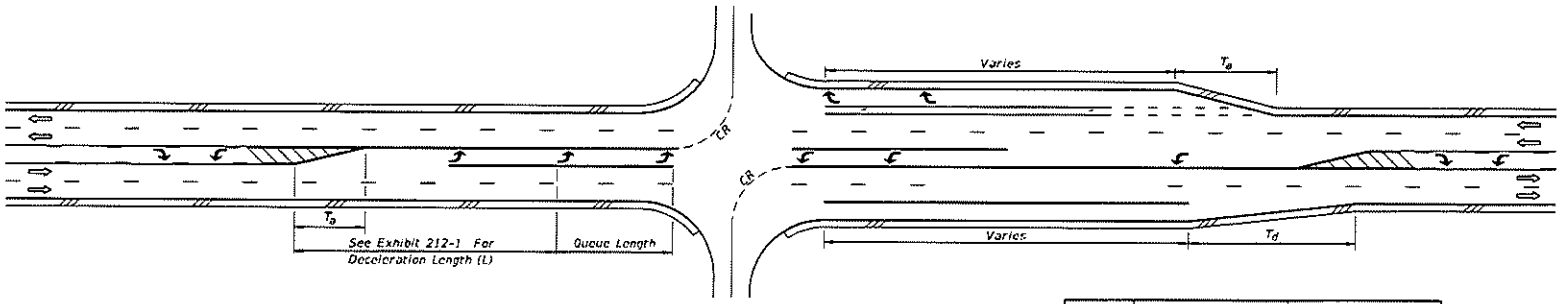
MEDIAN TURN LANES								
			URBAN CONDITIONS			RURAL CONDITIONS		
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_1 (ft.)
35	25	70	75	145	110	—	—	—
40	30	80	75	155	120	—	—	—
45	35	85	100	185	135	—	—	—
50	40/44	105	135	240	160	185	290	160
55	48	125	—	—	—	225	350	195
60	52	145	—	—	—	260	405	230
65	55	170	—	—	—	290	460	270

NOT TO SCALE

EXHIBIT 212-1
01/01/2018

#7

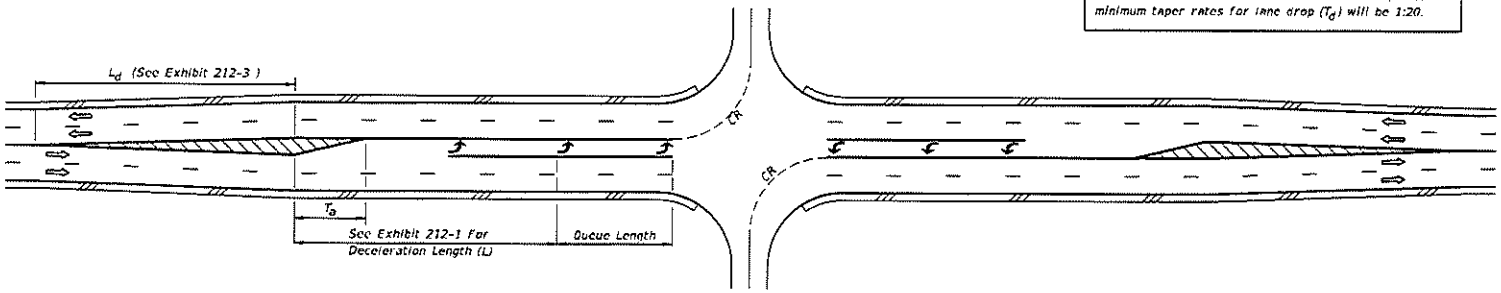
LANE TRANSITIONS: 4-LANE ROADWAYS



TWO-WAY LEFT-TURN LANES

DESIGN SPEED (mph)	T_a (ft.)	T_d
<30	1:4, 50 ft. min.	1:25
30-45		1:30
>45		1:40

Note: For locations with unrelocatable control points minimum taper rates for lane drop (T_d) will be 1:20.



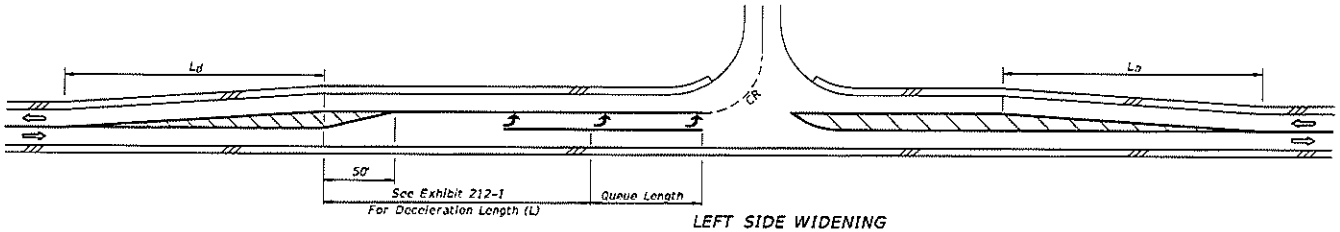
UNDIVIDED FLARED - SYMMETRICAL

NOT TO SCALE

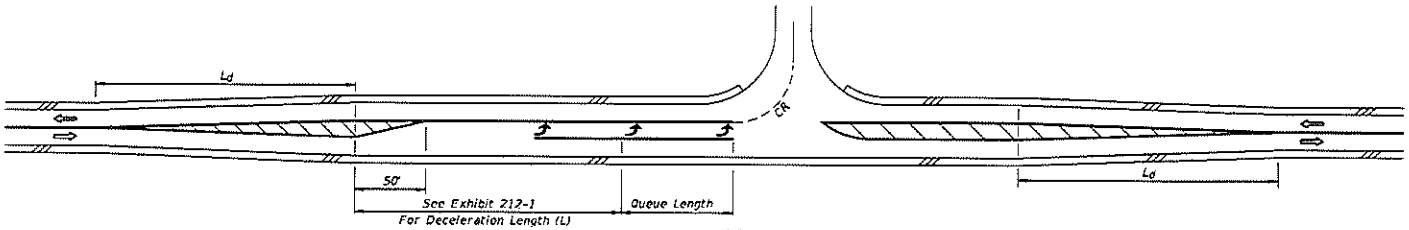
EXHIBIT 212-2
01/01/2018

#7

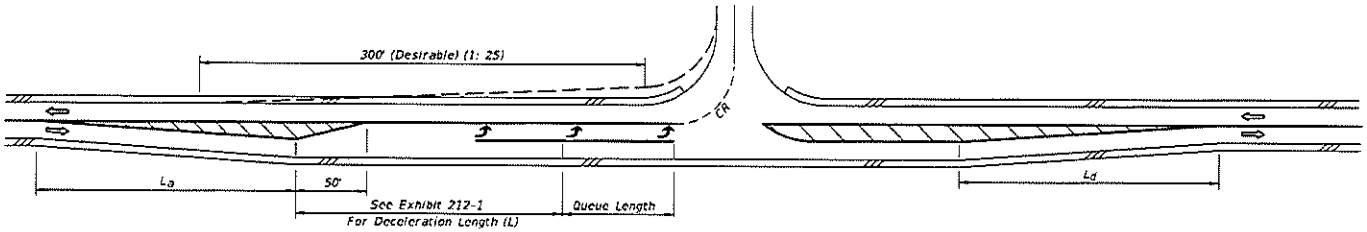
LANE TRANSITIONS: 2-LANE ROADWAYS



LEFT SIDE WIDENING



CENTERED WIDENING



RIGHT SIDE WIDENING

FLARED & PAINTED LEFT TURNS FOR 2-LANE ROADWAYS

DESIGN SPEED (mph)	L_a (Ft.)		L_d (Ft.)	
	STANDARD	MINIMUM UNDER CONSTRAINTS	STANDARD	MINIMUM UNDER CONSTRAINTS
30	180	120	180	120
40	320	150	240	150
50	500	180	360	180
60	720	240	480	240

NOT TO SCALE

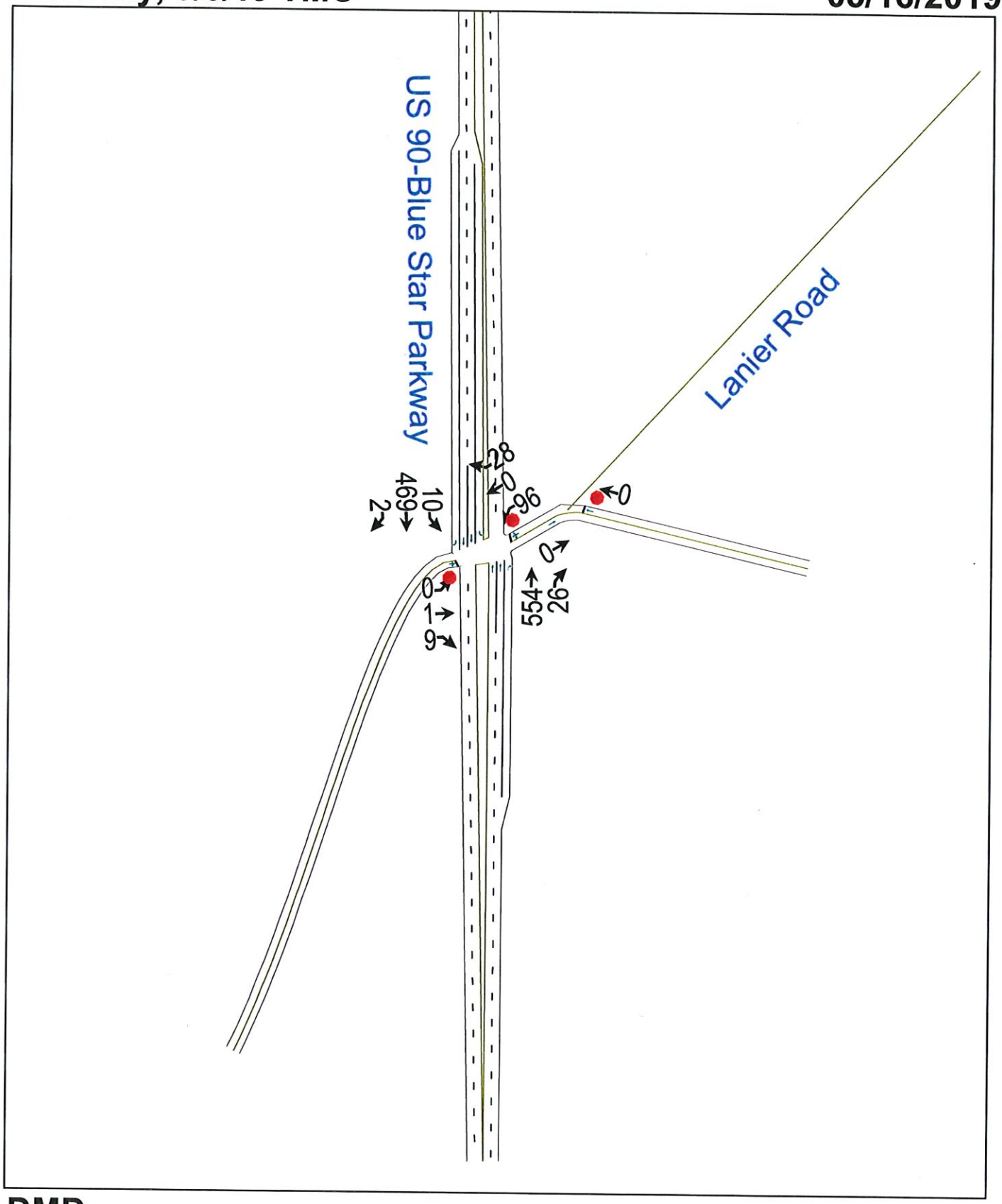
EXHIBIT 212-3
01/01/2018

#7

APPENDIX D
SYNCHRO Output Files

US 90 @ Lanier
Tuesday, 3/5/19 TMC

AM 7:30-8:30 - Before Project
05/16/2019



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SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

AM Peak Before Project 7:30-8:30
05/16/2019

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1	9	96	0	28	0	554	26	10	469	2
Future Vol, veh/h	0	1	9	96	0	28	0	554	26	10	469	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	20	-	-	350	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1	10	104	0	30	0	602	28	11	510	2

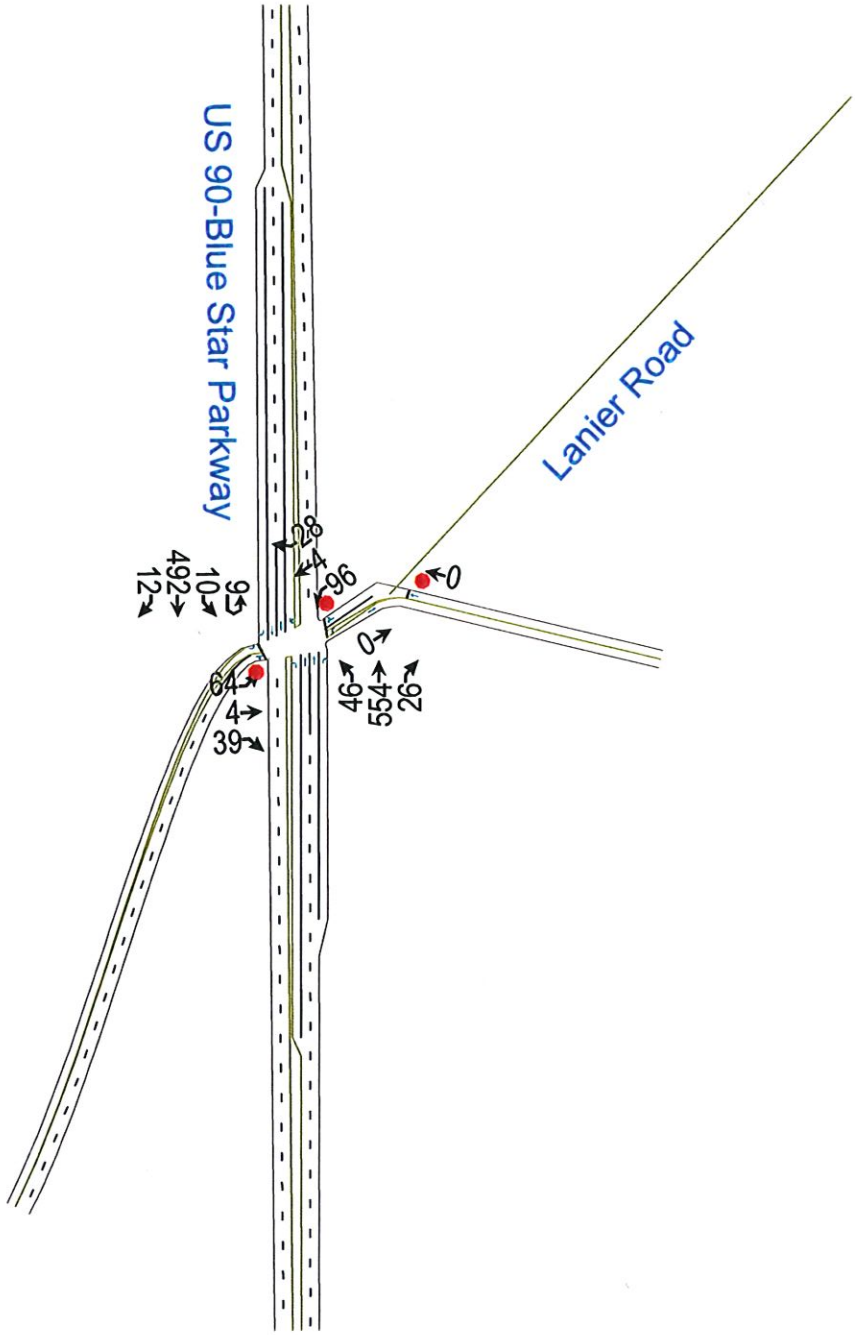
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	833	1162	255	880	1136	301	-	0	0	630	0	0
Stage 1	532	532	-	602	602	-	-	-	-	-	-	-
Stage 2	301	630	-	278	534	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	-	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	-	-	-	2.22	-	-
Pot Cap-1 Maneuver	261	194	744	241	201	695	0	-	-	948	-	-
Stage 1	499	524	-	453	487	-	0	-	-	-	-	-
Stage 2	683	473	-	705	523	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	247	192	744	235	199	695	-	-	-	948	-	-
Mov Cap-2 Maneuver	247	192	-	235	199	-	-	-	-	-	-	-
Stage 1	499	518	-	453	487	-	-	-	-	-	-	-
Stage 2	653	473	-	686	517	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.3	27.1	0	0.2
HCM LOS	B	D		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	-	-	578	235	695	948	-	-
HCM Lane V/C Ratio	-	-	0.019	0.444	0.044	0.011	-	-
HCM Control Delay (s)	-	-	11.3	32	10.4	8.8	-	-
HCM Lane LOS	-	-	B	D	B	A	-	-
HCM 95th %tile Q(veh)	-	-	0.1	2.1	0.1	0	-	-

US 90 @ Lanier
Add NB Left Turn at 510'

AM 7:30-8:30 - AFTER Project
07/02/2019



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Dantin Consulting

SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

AM Peak AFTER Project 7:30-8:30
07/2/2019

Intersection	
Int Delay, s/veh	7.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Future Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	-	None
Storage Length	0	-	-	-	-	20	510	-	350	-	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	70	4	42	104	4	30	50	602	28	10	11	535	13

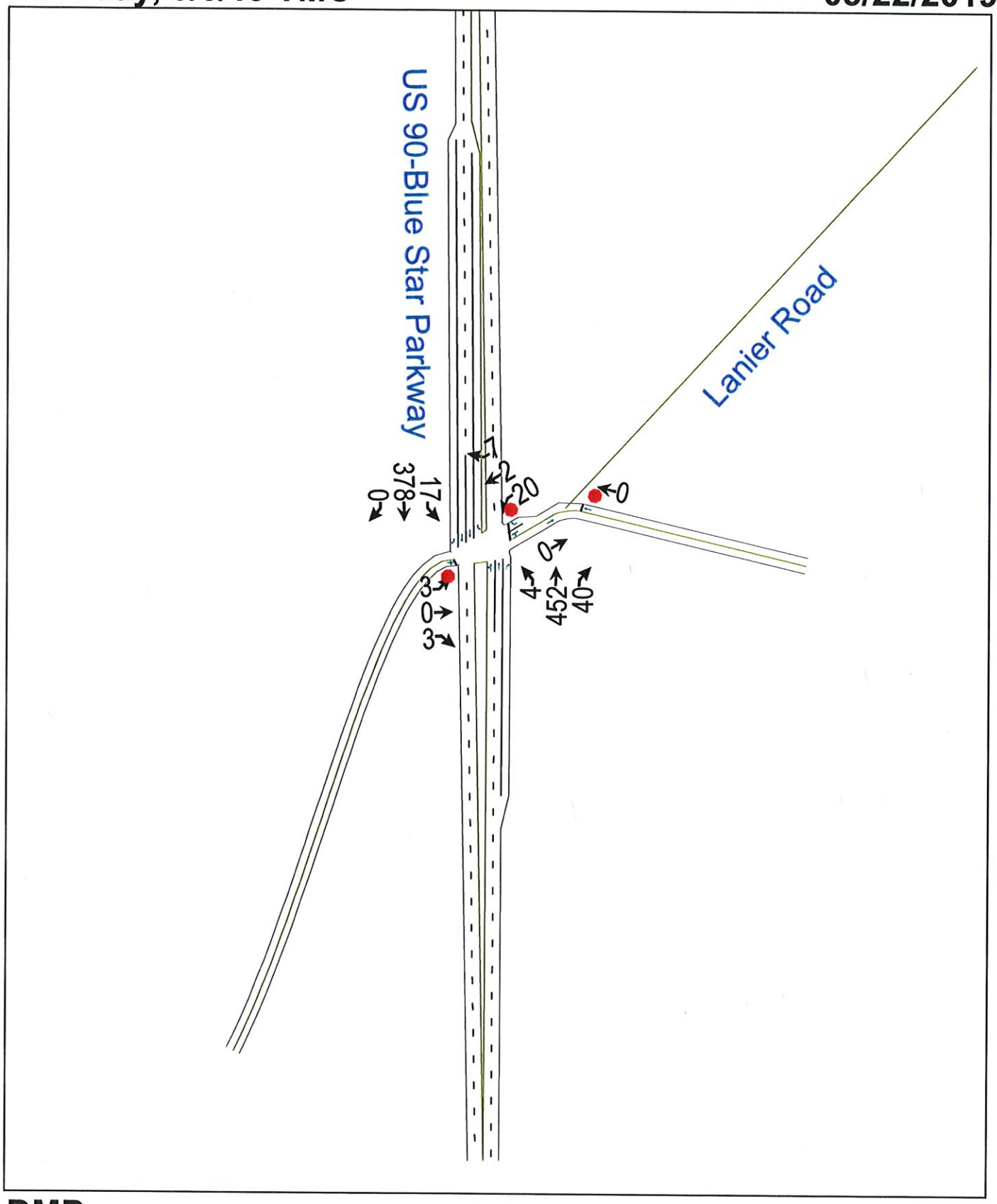
Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	980	1307	268	1014	1292	301	548	0	0	602	630	0	0
Stage 1	577	577	-	702	702	-	-	-	-	-	-	-	-
Stage 2	403	730	-	312	590	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	6.44	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.52	2.22	-	-
Pot Cap-1 Maneuver	204	158	730	193	162	695	1018	-	-	596	948	-	-
Stage 1	469	500	-	395	439	-	-	-	-	-	-	-	-
Stage 2	595	426	-	673	493	-	-	-	-	-	-	-	-
Platoon blocked, %								-	-			-	-
Mov Cap-1 Maneuver	180	146	730	167	150	695	1018	-	-	723	723	-	-
Mov Cap-2 Maneuver	180	146	-	167	150	-	-	-	-	-	-	-	-
Stage 1	446	486	-	376	417	-	-	-	-	-	-	-	-
Stage 2	535	405	-	610	479	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.2	49.5	0.6	0.4
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1018	-	-	180	532	166	695	723	-	-
HCM Lane V/C Ratio	0.049	-	-	0.386	0.088	0.655	0.044	0.029	-	-
HCM Control Delay (s)	8.7	-	-	37.1	12.4	60.5	10.4	10.1	-	-
HCM Lane LOS	A	-	-	E	B	F	B	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.7	0.3	3.7	0.1	0.1	-	-

US 90 @ Lanier
Tuesday, 3/5/19 TMC

PM 3:00-4:00 - Before Project
05/22/2019



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Dantin Consulting

SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

PM Peak 3-4 PM Before Project
05/22/2019

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	3	20	2	7	4	452	40	17	378	0
Future Vol, veh/h	3	0	3	20	2	7	4	452	40	17	378	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	20	-	-	350	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	0	3	22	2	8	4	491	43	18	411	0

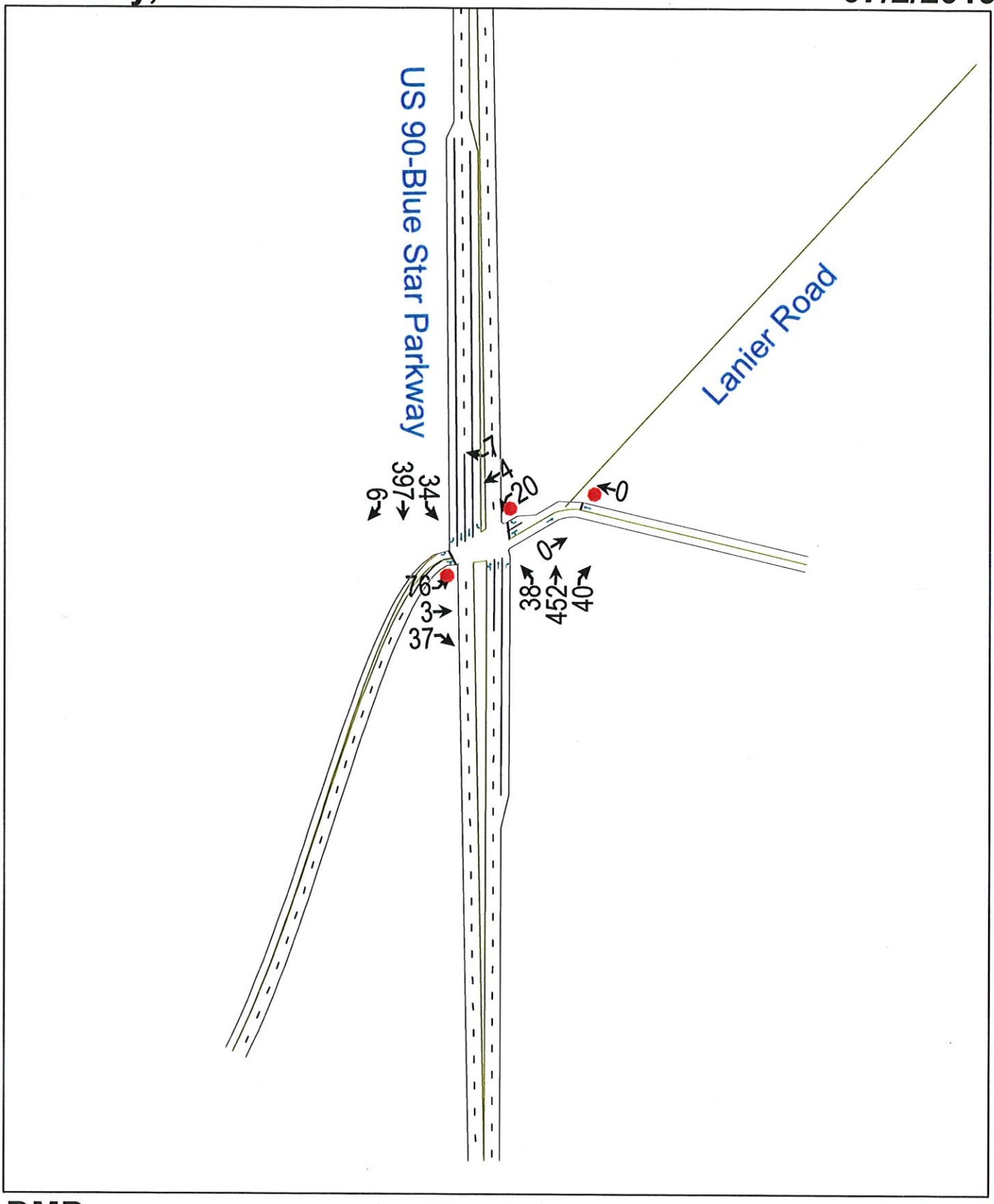
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	702	989	206	741	946	246	411	0	0	534	0	0
Stage 1	447	447	-	499	499	-	-	-	-	-	-	-
Stage 2	255	542	-	242	447	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	325	245	800	305	260	754	1144	-	-	1030	-	-
Stage 1	560	572	-	522	542	-	-	-	-	-	-	-
Stage 2	727	518	-	740	572	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	314	240	800	299	254	754	1144	-	-	1030	-	-
Mov Cap-2 Maneuver	314	240	-	299	254	-	-	-	-	-	-	-
Stage 1	557	562	-	519	539	-	-	-	-	-	-	-
Stage 2	713	515	-	724	562	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.1	16.2	0.1	0.4
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1144	-	-	451	294	754	1030	-	-
HCM Lane V/C Ratio	0.004	-	-	0.014	0.081	0.01	0.018	-	-
HCM Control Delay (s)	8.2	-	-	13.1	18.3	9.8	8.6	-	-
HCM Lane LOS	A	-	-	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0	0.1	-	-

US 90 @ Lanier
Tuesday, 3/5/19 TMC

PM 3:00-4:00 - After Project
07/2/2019



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Dantin Consulting

SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

PM Peak AFTER Project 3:00-4:00 PM
07/2/2019

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	76	3	37	20	4	7	38	452	40	34	397	6
Future Vol, veh/h	76	3	37	20	4	7	38	452	40	34	397	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	20	-	-	350	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	101	4	49	22	4	8	41	491	43	37	432	7

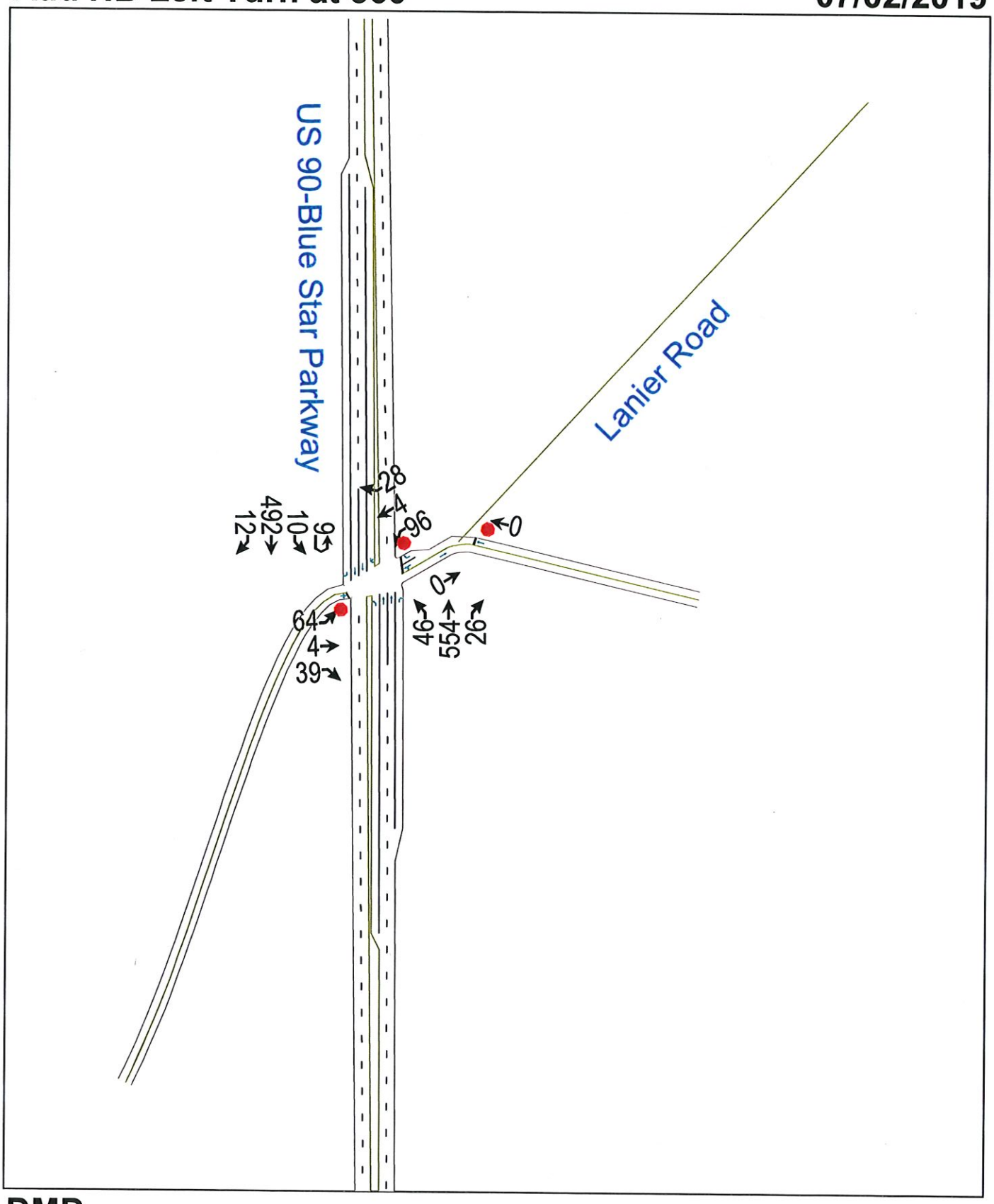
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	836	1122	216	865	1086	246	439	0	0	534	0	0
Stage 1	506	506	-	573	573	-	-	-	-	-	-	-
Stage 2	330	616	-	292	513	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	260	205	789	248	215	754	1117	-	-	1030	-	-
Stage 1	517	538	-	472	502	-	-	-	-	-	-	-
Stage 2	657	480	-	692	534	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	236	187	789	214	196	754	1117	-	-	1030	-	-
Mov Cap-2 Maneuver	236	187	-	214	196	-	-	-	-	-	-	-
Stage 1	490	519	-	447	475	-	-	-	-	-	-	-
Stage 2	610	455	-	621	515	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.4	21.2	0.6	0.7
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1117	-	-	236	636	211	754	1030	-	-
HCM Lane V/C Ratio	0.037	-	-	0.429	0.084	0.124	0.01	0.036	-	-
HCM Control Delay (s)	8.3	-	-	31.3	11.2	24.5	9.8	8.6	-	-
HCM Lane LOS	A	-	-	D	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2	0.3	0.4	0	0.1	-	-

US 90 @ Lanier
Add NB Left Turn at 560'

AM - AFTER Single Lane EB
07/02/2019



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SYNCHRO 10

Intersection	
Int Delay, s/veh	8.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Future Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	-	None
Storage Length	-	-	-	-	-	20	510	-	350	-	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	85	5	52	104	4	30	50	602	28	10	11	535	13

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	980	1307	268	1014	1292	301	548	0	0	602	630	0	0
Stage 1	577	577	-	702	702	-	-	-	-	-	-	-	-
Stage 2	403	730	-	312	590	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	6.44	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.52	2.22	-	-
Pot Cap-1 Maneuver	204	158	730	193	162	695	1018	-	-	596	948	-	-
Stage 1	469	500	-	395	439	-	-	-	-	-	-	-	-
Stage 2	595	426	-	673	493	-	-	-	-	-	-	-	-
Platoon blocked, %								-	-			-	-
Mov Cap-1 Maneuver	180	146	730	164	150	695	1018	-	-	723	723	-	-
Mov Cap-2 Maneuver	180	146	-	164	150	-	-	-	-	-	-	-	-
Stage 1	446	486	-	376	417	-	-	-	-	-	-	-	-
Stage 2	535	405	-	600	479	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	38.3	51.3	0.6	0.4
HCM LOS	E	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1018	-	-	245	163	695	723	-	-
HCM Lane V/C Ratio	0.049	-	-	0.582	0.667	0.044	0.029	-	-
HCM Control Delay (s)	8.7	-	-	38.3	62.8	10.4	10.1	-	-
HCM Lane LOS	A	-	-	E	F	B	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	3.3	3.8	0.1	0.1	-	-

APPENDIX E
MUTS Gap Study

Debbie Dantin

From: Melchi, Tammy <Tammy.Melchi@dot.state.fl.us>
Sent: Tuesday, April 09, 2019 3:48 PM
To: Debbie Dantin
Cc: Boyd, Dallas
Subject: RE: Speed Limit Reductions/Relocation

Good afternoon Debbie,

Thank you for contacting me regarding your inquiries below:

Speed Limit Decrease:
Please submit a speed study based upon current conditions. Typically, the existing speed limit within a speed zone should not be changed if the 85th percentile speed or upper limit of the 10 mph pace is within +/- 3 mph of posted speed limit (Manual on Uniform Traffic Studies (MUTS) Chapter 12).

School Zone:
Please submit a school zone study. At a minimum, the engineering study should include a *Vehicle Spot Speed Study*, a *Gap Study* (MUTS Chapter 8) and *a Pedestrian and Bicycle Volume Sheet Form* (MUTS Chapter 9). Please submit the plan for the internal circulation for the new school (including counts for Pedestrian/Bicycle, Bus and Private Vehicle Traffic).

Respectfully,

Tammy Melchi
Traffic Specialist III
FDOT Traffic Operations Office
P.O. Box 607
Chipley, FL 32428
Office: 850-330-1269
Fax: 850-330-1273

From: Debbie Dantin [mailto:debbie@dantinconsultingllc.com]
Sent: Tuesday, March 26, 2019 8:17 AM
To: Melchi, Tammy <Tammy.Melchi@dot.state.fl.us>
Subject: Speed Limit Reductions/Relocation

EXTERNAL SENDER: Use caution with links and attachments.

Good morning Tammy,

I hope you are well. I left you a voice mail this AM re: this topic, referred by Michello Williams after pre-application meetings on these two (2) projects.

We are working on a new relocated large private school site (Robert F. Munroe, K-12) on a section of US 90 (at Lanier Road) that is posted 65 mph in Gadsden County approx. 1.5 mile east of the (mostly closed) Gadsden High School and FL

Public Safety Institute. We would propose maintaining the 55 regulatory posted speed through this area with 45 mph school flashers – similar to Gadsden County H.S. We would need to know the process for this request as we are working on the traffic analysis at this time for new turn lanes and intersection operations.

Second site is along US 90E east of I-10 in Tallahassee, at Summit East Office Park. It is getting unsafe and difficult for drivers to exit this site, from 2 roads, especially during the PM peak hour. It is posted 55 mph just east of I-10 east and west of Apex Drive. Traffic work is ongoing at this time to review the best way for a growing office park to safely egress this site. I'll be getting with Dallas and/or Steve in the near future to discuss some options at this location. In the meantime, please send me the process on how to request how to maintain this 45 mph post speed limit (relocation of approx. 0.5 miles) of 45 mph in this immediate area.

Thank you! Have a blessed day.

Debbie M. Dantin, P.E.
Dantin Consulting, LLC
President/CEO
506 Frank Shaw Road
Tallahassee, FL 32312
(850) 544-3062

#7

Buses Lanier - 3 3 - NB 1 - SB

State of Florida Department of Transportation

Form 750-020-08
TRAFFIC ENGINEERING
10/15

GAP STUDY

SITE INFORMATION		GENERAL INFORMATION	
Roadway ID	SR10 ☑ Intersection ☐ Segment	Analyst	DMD
Roadway Name	US 90	Agency/Company	Dantin Consulting, LLC
Cross Street	Lanier - S Lanier	Date Performed	July 9 - PM, July 16 - AM
City	Quincy	Remarks	
County	Gadsden		

ADEQUATE GAP SIZE (SEC)	S Lanier - NB		Lanier - SB		NUMBER OF GAPS Northbound		Southbound	
	PERIOD		PERIOD		PERIOD		PERIOD	
	FROM: 2:55 PM		FROM: 3:15		FROM: 8:15		FROM: 8:00	
	TO: 3:15 PM		TO: 3:35		TO: 8:30		TO: 8:15	
	TALLY	TOTAL	TALLY	TOTAL	TALLY	TOTAL	TALLY	TOTAL
4	5 I	6	5 5 I	11	5 IIII	9	5 5 5	15
5	5 IIII	9	5 I	6	5 III	9	5 5 IIII	14
6	5 I	6	5 II	7	5 I	6	5 5 II	12
7	5 I	6	5 III	8	II	2	5 I	6
8	5	5	III	3	III	3	5	5
9	5	5	5	5	5	6	5 I	6
10	IIII	4	5 5 I	11	IIII	4	5	5
11	III	3	III	3	II	2	IIII	4
12	II	2	II	2	III	3	5	5
13	I	1	I	1	5	5	III	3
14	II	2	II	2			I	1
15	III	3	I	1				
16	IIII	4	II	2	I	1	II	2
17	III	3	III	3	I	1		
18	II	2	I	1	I	1	I	1
19	III	3	I	1				
20	II	2						
21			II	2	II	2		
22	I	1						
23			II	2				
24							I	1
25								
26	II	2	I	1				
27								
28	I	1						
29			I	1			I	1
30	I	1	I	1				
31	II	2			I	1		
32								
33			II	2				
34	I	1						
35	I	1	III	3				
ADEQUATE GAPS	31% 23	75	24% 19	79	11% 6	55	62 5	81

Use 16 sec. as adequate gap time to cross North leg of intersection @ 45 feet (to median)

Robert Munroe Day School - New Campus
S. Lanier Road/ US 90 (SR 10)
Adequate Gap Time (G) Calculations - to Cross US 90 from Site

Pedestrian Crossings:

G = (W/s) + 3 + (N - 1) 2

No Pedestrians at this time

W = crossing distance, feet
S = walking speed, ft/sec. - assumed value is 3.5 ft/sec
N = predominant number of rows
N-1 = pedestrian clearance time in seconds
3 = perception and reaction time
2 = time interval between rows in seconds

G = (44/3.5) + 3 + (12.6)2
G = 12.57 Sec. + 3 Sec. = 15.57 Sec. = 16 Seconds **USE**

Calculations for Vehicle to Cross

Perception reaction 3 seconds

Crossing: Use 45 feet (store in median) north leg

Vehicle Speed: 20 mph

$$20 \frac{\text{Miles}}{\text{Hour}} \quad \frac{1 \text{ Hour}}{3600 \text{ Sec.}} \quad \frac{5280 \text{ Feet}}{1 \text{ Mile}} = 29.333333 \text{ Ft/Sec.}$$

To Cross one-direction:

1.534265 + 3 = 4.5342653 = **5 Seconds**

Robert F. Munroe School
Environmental Survey Report
Gadsden County, Florida

January 2019

Prepared by:

Florida Environmental & Land Services, Inc.
221-4 Delta Court
Tallahassee, Florida 32303
(850) 385-6255
(850) 385-6355 fax

Robert F. Munroe School
Environmental Report
Gadsden County, Florida

1.0 Introduction

The subject property totals approximately 45 acres and consists of two parcels. The project area is located off of Highway 90, in Sections 30 and 31, Township 2N, Range 2W. The project area is made up of the properties identified by the Gadsden County Parcel ID# 3-31-2N-2W-0000-00221-0000 and Parcel ID# 3-30-2N-2W-0000-00323-0100. A location map is shown as Figure 1.

An environmental site inspection of the property was conducted on January 3rd, 2018 to identify any significant environmental features such as protected species and wetlands. This report is a summary of the environmental features and was prepared by utilizing historical aerial photographs, site reconnaissance, soil maps, and protected species populations data. Approximately 0.49 acres of wetlands were identified. No listed species were observed.

2.0 Soil Characteristics

The soil series and descriptions, as described in the online USDA NRCS Web Soil Survey of the subject property are listed below. The soils are shown on the aerial map in Figure 2.

Table 1: Soil Information for the Subject Property.

Symbol	Soil Name	Description of Soil	Depth to Water Table	Hydric
9	Bonifay-Alpin complex, 0-5 % slopes	Well drained	60 inches	No
21	Dothan-Fuquay-Cowarts complex, 8 to 15 percent slopes	Well drained	45 inches	No
40	Dothan-Fuquay-Cowarts complex, 15 to 60 % slopes	Moderately well drained	45 inches	No
59	Troup-Lakeland-Lucy complex, 2 to 8 % slopes	Somewhat excessively drained	>79 inches	No
66	Pickney,Dorovan, and Bibb soils, frequently flooded	Very poorly drained	0 inches	Yes

3.0 Vegetative Communities

The environmental survey identified several types of communities within the subject property. These habitats are described below as defined in the *Florida Land Use, Cover and Forms Classification System* (FLUCCS). The location of each FLUCCS code on the parcel is depicted on the aerial map provided in Figure 2. Photographs of the community types are also included. Elevations on the subject property range from 160 ft. to 208 ft.

3.1 Upland Habitats

Upland Coniferous Forests (FLUCCS 410)

The majority of the subject property can be described as coniferous uplands. The dominant canopy species are loblolly pine (*Pinus taeda*) and includes other species such as shortleaf pine (*Pinus echinata*), live oak (*Quercus virginiana*), laurel oak (*Q. laurifolia*), and water oak (*Q. nigra*). The area is periodically maintained by fire and the understory is relatively open. Understory and groundcover includes panic grass (*Panicum* spp.), broomsedge (*Andropogon* spp.), goldenrod (*Solidago* sp.), several species of vines, oak saplings, winged sumac (*Rhus copellina*), and saw palmetto (*Serenoa repens*). Invasive species included Japanese climbing fern (*Lycopodium japonicum*).

Hardwood Conifer Mixed (FLUCCS 434)

The southern parcel has not been maintained by fire as the northern parcel and can be defined as a mixed hardwood and pine upland. Historical aerials show the southern parcel was cleared and utilized for agricultural purposes until the 1970s. Dominant canopy species include laurel oak, water oak, shortleaf pine, loblolly pine and southern magnolia (*Magnolia grandiflora*). Understory and groundcover were low and included blackberry (*Vaccinium arboreum*), Carolina cherry (*Prunus caroliniana*), saw palmetto (*Serenoa repens*), oak seedlings, and several species of vines.

Beech-Magnolia (FLUCCS 431)

The Guide to Natural Communities of Florida (Florida Natural Area Inventory, 1990) describes the beech magnolia forest community as slope forests which are "well-developed, closed canopy forests of upland hardwoods on steep slopes, bluffs and ravines". The slope forests that are present on the property are located on either side of the wetland communities on the northern portion and southern boundary of the subject parcel. Dominant canopy species observed included American beech (*Fagus grandifolia*), loblolly pine, white oak (*Quercus alba*), and American holly (*Ilex opaca*). Observed shrub and groundcover included wild olive (*Osmanthus americanus*), horse sugar (*Symplocos tinctoria*), several species of greenbriar (*Smilax* species), several species of blueberry (*Vaccinium* spp.), wax myrtle (*Myrica cerifera*), and partridgeberry (*Mitchella repens*).

3.2 Wetland Habitat

Bay Swamps (FLUCCS 611)

Two wetlands identified on the subject property wetland communities are defined as bay swamps or bottomland forest. Dominant species include sweetbay (*Magnolia virginiana*), blackgum (*Nyssa biflora*), several species of ferns, and giant cane (*Arundinaria gigantea*). In both areas, a braided meandering stream with no defined channel was observed. The streams were a result of the high amount of rainfall prior to the site inspection and are ephemeral during normal rainfall events. The wetlands totaled 0.49 acres and are shown on the aerial map in Figure 2.

4.0 Wildlife

Prior to conducting listed species surveys onsite, FELSI reviewed the Florida Natural Areas Inventory's (FNAI) tracking list for Gadsden County and the United States Fish and Wildlife Service's (USFWS) Threatened and Endangered Species System (TESS) for the State of Florida to identify protected (i.e., state or federally listed as threatened, endangered, or special concern) species that are known or likely to occur in Gadsden County. An online Biodiversity Matrix records search was obtained from the FNAI website to determine of protected or listed species have previously been recorded in the vicinity of the project. Based on this information, there was one previously documented element within the vicinity of the property, which was the woodstork (*Mycteria americana*). Due to the ephemeral nature of the wetland communities within the subject property, potential habitat for the woodstork is present.

A threatened and endangered species survey was conducted on site by using pedestrian transects throughout the property. The potential of faunal listed species occurring in the project area is low due to proximity of the project to existing roadways and residential areas, however the presence of slope habitats provide some potential for listed flora. Animals that may utilize the area include raptors, resident songbirds, woodpeckers, white-tailed deer, fox, and urbanized animals such as gray squirrel, raccoon, opossum, and mice. A high number of mammalian (possibly fox) burrows were observed. Reptile and amphibian utilization may include snakes, skinks, frogs and turtles.

Table 2 includes FELSI's professional opinion of the possibility of a particular listed species using the habitat present on the property as confirmed, high, moderate or low.

Table 2. Listed species that may occur at subject parcel.

Scientific Name	Common Name	Federal[1]	State[1]	Habitat Use Rank[2]
Amphibians				
Rana capito	Gopher frog	N	LS	Low
Reptiles				
Alligator mississippiensis	American Alligator	SAT	LS	Low
Drymarchon corais couperi	Eastern Indigo snake	LT	LT	Low
Gopherus polyphemus	Gopher Tortoise	N	LT	Low
Macrochelys temminckii	Alligator Snapping Turtle	N	SSC	Low
Pituophis melanoleucus mugitus	Florida pine snake	N	LS	Low
Birds				
Egretta caerulea	Little Blue Heron	N	LS	Mod
Egretta thula	Snowy egret	N	LS	Mod
Eudocimus albus	White Ibis	N	LS	Mod
Mycteria Americana	Woodstork	LE	LE	Low
Vascular Plants				
Agrimonia incise	Incised Groove-Bur	N	LE	Low
Andropogon arctatus	Pinewoods Bluestem	N	LT	Low
Baptisia megacarpa	Apalachicola Wild Indigo	N	LE	Low
Baptisia simplicifolia	Scare-weed	N	LT	Mod
Brickellia cordifolia	Flyr's Brickel-bush	N	LE	Mod
Callirhoe papaver	Polly Mallow	N	LE	Low
Calycanthus floridus	Sweet-Shrub	N	LE	Mod
Carex baltzellii	Baltzell's Sedge	N	LT	Mod
Cornus alternifolia	Alternate-Leaf Dogwood	N	LE	Mod
Croomia pauciflora	Croomia	N	LE	Mod
Cryptotaenia Canadensis	Canada Honewort	N	LE	Mod
Cynoglossum virginianum	Wild Comphrey	N	LE	Low
Dirca palustris	Eastern Leatherwood	N	LE	Low
Erythronium umbilicatum	Trout Lily	N	LE	Low
Euonymus atropurpureus	Burningbush	N	LE	Low
Euphorbia commutate	Wood Spurge	N	LE	Low
Forestiera godfreyi	Godfrey's Privet	N	LE	Low
Hepatica nobilis	Liverleaf	N	LE	Low
Hexastylis arifolia	Heartleaf	N	LT	High
Kalmia latifolia	Mountain Laurel	N	LT	Low
Linum westii	West's Flax	N	LE	Low
Lythrum curtissii	Curtis's Loosestrife	N	LE	Low
Magnolia ashei	Ashe's Magnolia	N	LE	Mod
Magnolia pyramidata	Pyramid Magnolia	N	LE	Low
Malaxis unifolia	Green Ader's Mouth	N	LE	Low
Matelea alabamensis	Alabama Spiny-Pod	N	LE	Low
Matelea floridana	Florida Spiny-Pod	N	LE	Low

Table 2 Cont. Listed species that may occur at subject parcel.

Scientific Name	Common Name	Federal[1]	State[1]	Habitat Use Rank[2]
Pinguicula primuliflora	Primrose-flowered Butterwort	N	LE	Low
Pityopsis flexuosa	Bent Golden Aster	N	LE	Low
Rhododendron chapmanii	Chapman's Rhododendron	LE	LE	Low
Rhododendron austrinum	Florida Flame Azalea	N	LE	Low
Spigelia gentianoides	Gentain Pinkroot	LE	LE	Low
Stewardia malacodendron	Silky Camellia	N	LE	Low
Tipularia discolor	Crane-Fly Orchid	T(USA)	N	Mod
Trillium lancifolium	Narrow-leaved Trillium	N	LE	Low
Uvularia floridana	Florida Merrybells	N	LE	Low
Xyris scabrifolia	Harper's Yellow-eyed Grass	N	LT	Low

[1] = Federal and State ranks for listed species are as follows: LE= Endangered, LS= Species of Special Concern, LT= Threatened, LT*=(for Florida black bear) indicates that the LT status does not apply in Baker and Columbia counties and in the Apalachicola National Forest. N= Not Listed, [2] = The possibility of a particular listed species using the habitat present on the property is ranked as confirmed, high, moderate or low by Florida Environmental and Land Services, Inc. biologists.

Robert Munroe School-Photographs

Residential (FLUCCS 110)

Upland Coniferous Forests (FLUCCS 410)

Robert Munroe School-Photographs

Beech-Magnolia (FLUCCS 431)

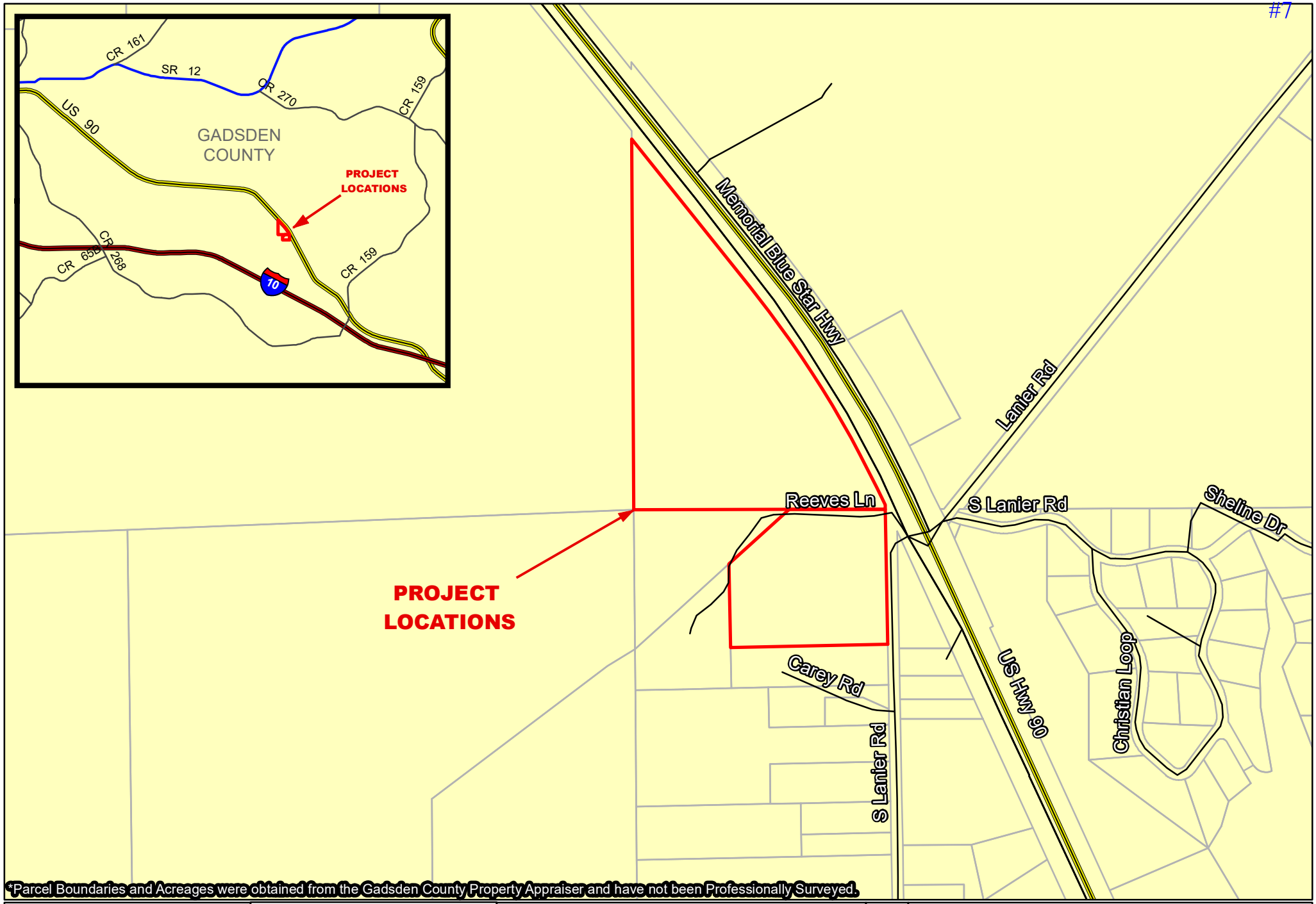
Hardwood-Conifer Upland (FLUCCS 434)

Robert Munroe School-Photographs

Bay Swamps (FLUCCS 611)

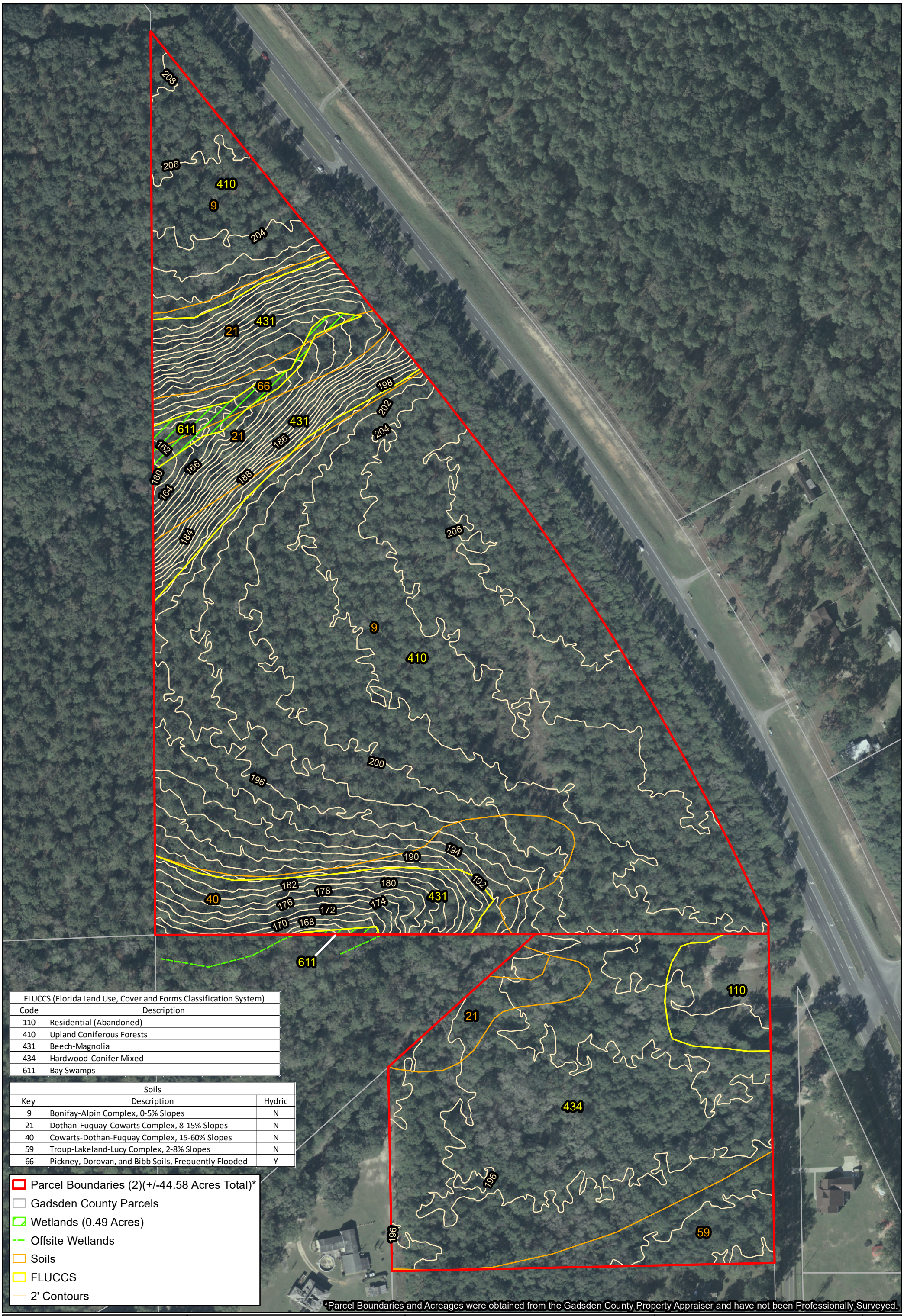
Bay Swamps (FLUCCS 611)

#7



*Parcel Boundaries and Acreages were obtained from the Gadsden County Property Appraiser and have not been Professionally Surveyed.

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FL 32303 (850) 385-6255 (850) 385-6355 (FAX)	PROJECT: **Robert F. Munroe Environmental Survey** GADSDEN COUNTY, FLORIDA	TITLE: **Figure 1- Location Map**			Page: 1 Of: 1	Parcel Boundaries (2)(+/-44.58 Acres Total)* Gadsden County Parcels 0 250 500 1,000 Feet N
		DATE: JAN-10-2019	BY: JLB	CHECK: EP	FELSI PROJECT # 18-1584	



FLUCCS (Florida Land Use, Cover and Forms Classification System)	
Code	Description
110	Residential (Abandoned)
410	Upland Coniferous Forests
431	Beech-Magnolia
434	Hardwood-Conifer Mixed
611	Bay Swamps

Soils		
Key	Description	Hydric
9	Bonifay-Alpin Complex, 0-5% Slopes	N
21	Dothan-Fuquay-Cowarts Complex, 8-15% Slopes	N
40	Cowarts-Dothan-Fuquay Complex, 15-60% Slopes	N
59	Troup-Lakeland-Lucy Complex, 2-8% Slopes	N
66	Pickney, Dorovan, and Bibb Soils, Frequently Flooded	Y

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.

221-4 DELTA COURT
TALLAHASSEE, FL 32303
(850) 385-6255 (850) 385-6355 (FAX)

PROJECT:

Robert F. Munroe Environmental Survey

GADSDEN COUNTY, FLORIDA

TITLE:

Figure 2-Aerial Map

DATE:	BY:	CHECK:	FELSI PROJECT #
JAN-10-2019	JLB	EP	18-1584

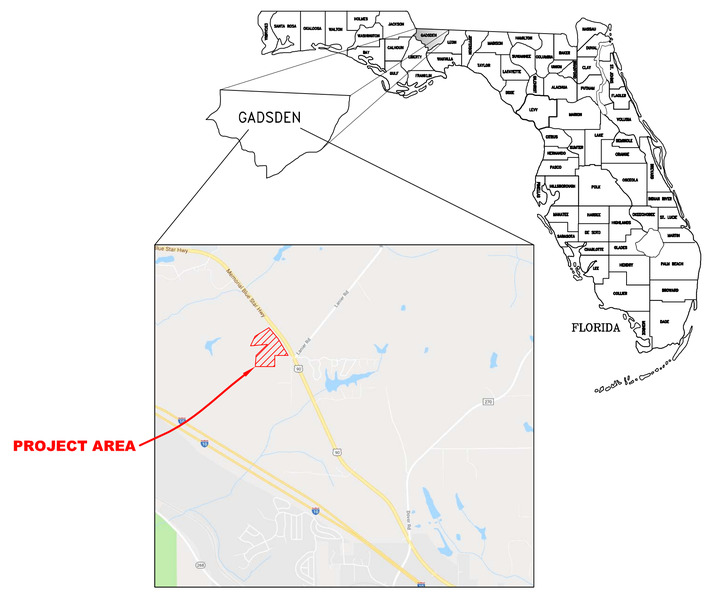
N

0 50 100 200 300 Feet

FDOT AERIALS GADSDEN 2016

ROBERT F. MUNROE DAY SCHOOL MASTERPLAN

GADSDEN COUNTY SPECIAL USE EXEMPTION



LOCATION MAP
N.T.S.

GADSDEN COUNTY
SPECIAL EXCEPTION USE APPROVAL

PROJECT NAME:_____ FILE #:_____

TAX PARCEL ID: _____

BOARD OF COUNTY COMMISSIONER APPROVAL DATE: _____

_____ _____
BUILDING OFFICIAL OR DESIGNEE DATE

INDEX OF SHEETS

C-100	COVER
C-101	EXISTING CONDITIONS
C-102	OVERALL SITE LAYOUT PLAN
C-102.1	SITE PLAN (N)
C-102.2	SITE PLAN (S)
C-103	PHASING PLAN
C-105	UTILITY PLAN (N)
C-105.1	UTILITY PLAN (S)
C-106	LANDSCAPE PLAN

PREPARED FOR:
ROBERT F MUNROE DAY SCHOOL
91 OLD MT. PLEASANT ROAD
QUINCY, FLORIDA 32352

PREPARED BY:
URBAN CATALYST CONSULTANTS
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FL 32308
(850) 999-4241
www.ucceng.com

UTILITY PROVIDER: TALQUIN ELECTRIC COOPERATIVE
LAND USE: RURAL RESIDENTIAL
TAX IDS: 3-30-2N-2W-0000-00323-0100,
3-31-2N-2W-0000-00221-0000

OCTOBER 15, 2019

GADSDEN COUNTY, FLORIDA

ENGINEER OF RECORD:

SEAN K. MARSTON, P.E.
FLORIDA LICENSE No. PE – 55987
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 30572

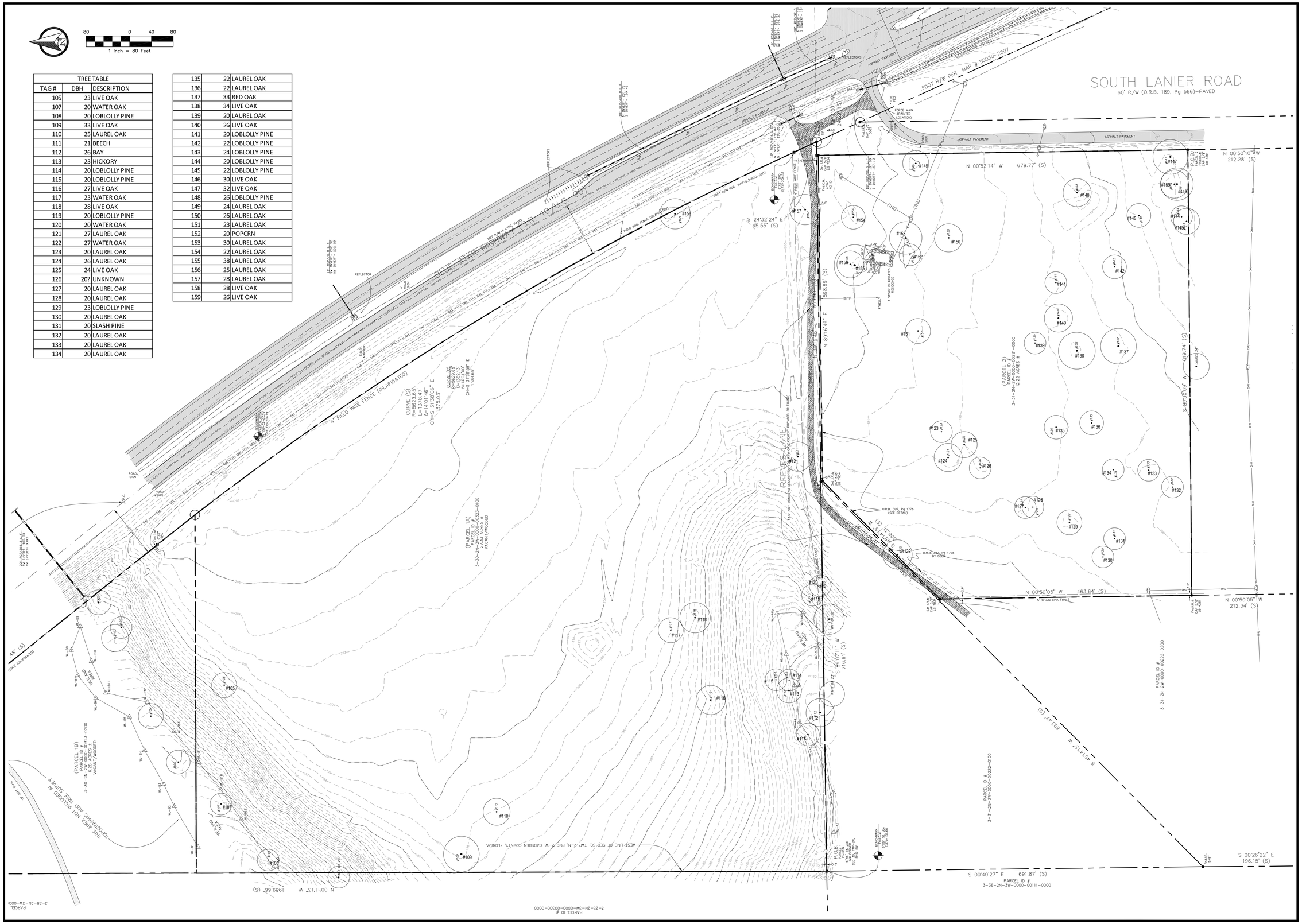
_____
SEAN K MARSTON DATE OF SIGNATURE
PROFESSIONAL ENGINEER

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE, SUITE D
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

F:\19002.00 – RF Munroe Civil Engineering\CADD\BASE.dwg COVER (2) UC2–3 Oct 15,2019–10:51am

80 0 40 80
1 Inch = 80 Feet

TREE TABLE		
TAG #	DBH	DESCRIPTION
105	23	LIVE OAK
107	20	WATER OAK
108	20	LOBLOLLY PINE
109	33	LIVE OAK
110	25	LAUREL OAK
111	21	BEECH
112	26	BAY
113	23	HICKORY
114	20	LOBLOLLY PINE
115	20	LOBLOLLY PINE
116	27	LIVE OAK
117	23	WATER OAK
118	28	LIVE OAK
119	20	LOBLOLLY PINE
120	20	WATER OAK
121	27	LAUREL OAK
122	27	WATER OAK
123	20	LAUREL OAK
124	26	LAUREL OAK
125	24	LIVE OAK
126	20?	UNKNOWN
127	20	LAUREL OAK
128	20	LAUREL OAK
129	23	LOBLOLLY PINE
130	20	LAUREL OAK
131	20	SLASH PINE
132	20	LAUREL OAK
133	20	LAUREL OAK
134	20	LAUREL OAK
135	22	LAUREL OAK
136	22	LAUREL OAK
137	33	RED OAK
138	34	LIVE OAK
139	20	LAUREL OAK
140	26	LIVE OAK
141	20	LOBLOLLY PINE
142	22	LOBLOLLY PINE
143	24	LOBLOLLY PINE
144	20	LOBLOLLY PINE
145	22	LOBLOLLY PINE
146	30	LIVE OAK
147	32	LIVE OAK
148	26	LOBLOLLY PINE
149	24	LAUREL OAK
150	26	LAUREL OAK
151	23	LAUREL OAK
152	20	POPCRN
153	30	LAUREL OAK
154	22	LAUREL OAK
155	38	LAUREL OAK
156	25	LAUREL OAK
157	28	LAUREL OAK
158	28	LIVE OAK
159	26	LIVE OAK



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

#8

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

EXISTING CONDITIONS

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=80'
VERT. SCALE:	

SHEET **C-101**

PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
F:\19002.00 - RF MUNROE CIVIL ENGINEERING\CADD\BASE.DWG

28' BUFFER DETAIL

- UTILIZE EXISTING VEGETATION.
- SHALL INCLUDE MINIMUM ONE (1) SHADE TREE FOR EACH FIFTY (50') LINEAL FEET OR FRACTION THEREOF.
- SHALL INCLUDE 8' HIGH OPAQUE WOODEN FENCE.
- SHRUBS SHALL BE SPACED 3'-0' APART ON CENTER DEPENDENT ON THE INHERENT GROWTH OF THE SPECIES. CREATIVE DESIGN AND SPACING IS ENCOURAGED.
- IF NOT MEETING OPACITY STANDARDS, ADDITIONAL PLANTING WILL BE DONE
- EXISTING VEGETATION WILL BE UTILIZED AS NECESSARY TO MEET OPACITY STANDARDS

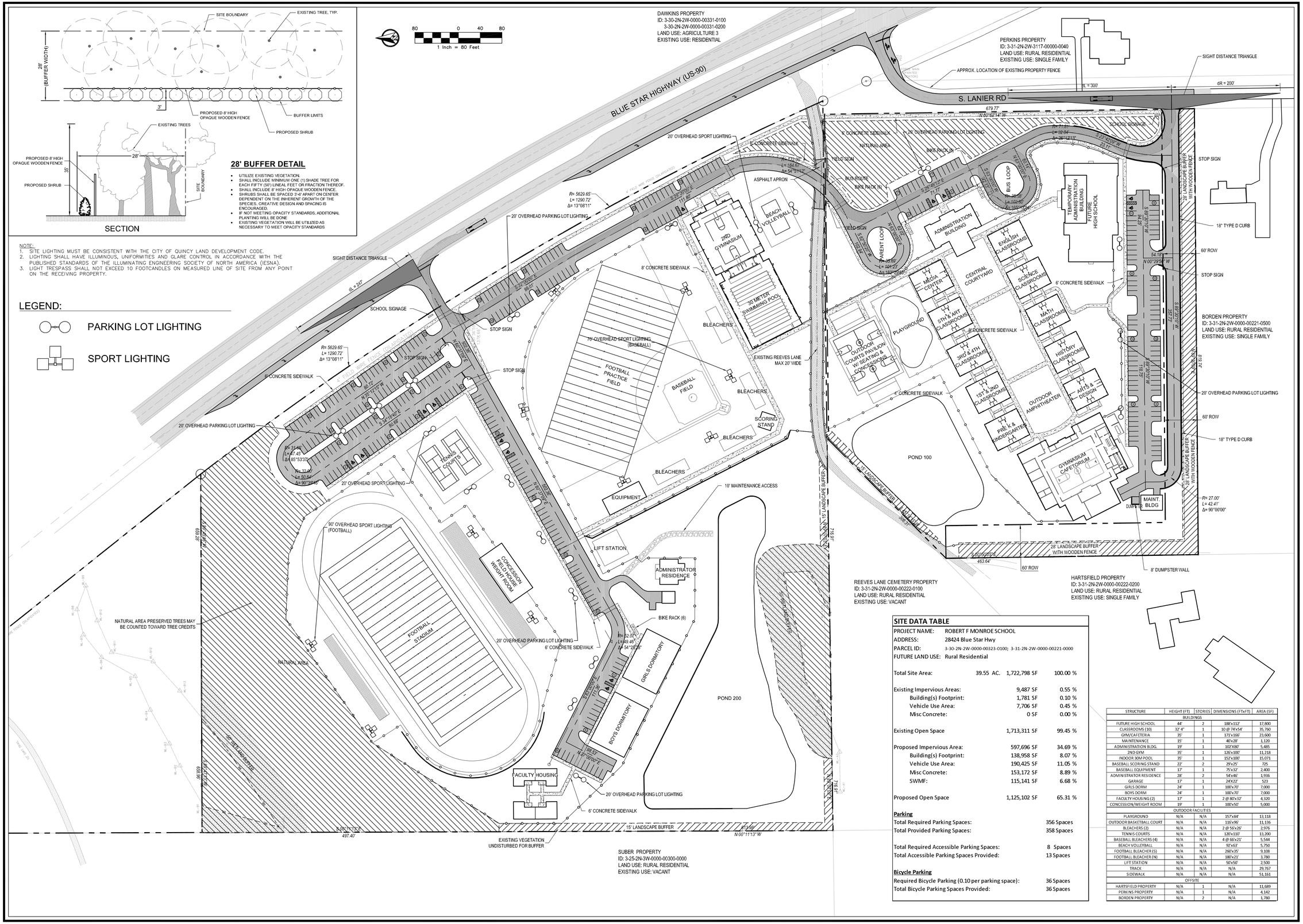
NOTE:
1. SITE LIGHTING MUST BE CONSISTENT WITH THE CITY OF QUINCY LAND DEVELOPMENT CODE.
2. LIGHTING SHALL HAVE ILLUMINOUS, UNIFORMITIES AND GLARE CONTROL IN ACCORDANCE WITH THE PUBLISHED STANDARDS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
3. LIGHT TRESPASS SHALL NOT EXCEED 10 FOOTCANDLES ON MEASURED LINE OF SITE FROM ANY POINT ON THE RECEIVING PROPERTY.

LEGEND:

PARKING LOT LIGHTING

SPORT LIGHTING

80 0 40 80
1 Inch = 80 Feet


DAWKINS PROPERTY
ID: 3-30-2N-2W-0000-00331-0100
3-30-2N-2W-0000-00331-0200
LAND USE: AGRICULTURE 3
EXISTING USE: RESIDENTIAL
BLUE STAR HIGHWAY (US-90)
PERKINS PROPERTY
ID: 3-31-2N-2W-3117-00000-0040
LAND USE: RURAL RESIDENTIAL
EXISTING USE: SINGLE FAMILY
APPROX. LOCATION OF EXISTING PROPERTY FENCE
SIGHT DISTANCE TRIANGLE
S. LANIER RD
dL = 300'
dR = 200'
679.77'
N 00°42'14" W
SCHOOL SIGNAGE
20' OVERHEAD SPORT LIGHTING
8' CONCRETE SIDEWALK
20' OVERHEAD PARKING LOT LIGHTING
NATURAL AREA
YIELD SIGN
BIKE RACK (8)
BUS ROUTE
ASPHALT APRON
BUS LOOP
TEMPORARY ADMINISTRATION BUILDING
FUTURE HIGH SCHOOL
ADMINISTRATION BUILDING
ENGLISH CLASSROOMS
SCIENCE CLASSROOMS
MATH CLASSROOMS
HISTORY CLASSROOMS
ARTS & DESIGN
MEDIA CENTER
5TH & ART CLASSROOMS
3RD & 4TH CLASSROOMS
1ST & 2ND CLASSROOMS
PRE-K & KINDERGARTEN
CENTRAL COURTYARD
PLAYGROUND
OUTDOOR COURTS PAVILION W/ SEATING & CONCESSIONS
OUTDOOR AMPHITHEATER
GYMNASIUM CAFETORIUM
POND 100
MAINT. BLDG
DUMPSTER
8' DUMPSTER WALL
28' LANDSCAPE BUFFER WITH WOODEN FENCE
STOP SIGN
18" TYPE D CURB
60' ROW
BORDEN PROPERTY
ID: 3-31-2N-2W-0000-00221-0500
LAND USE: RURAL RESIDENTIAL
EXISTING USE: SINGLE FAMILY
R= 27.00'
L= 42.41'
Δ= 90°00'00"
463.64'
2ND GYMNASIUM
BEACH VOLLEYBALL
50 METER SWIMMING POOL
8' CONCRETE SIDEWALK
BLEACHERS
76' OVERHEAD SPORT LIGHTING (BASEBALL)
FOOTBALL PRACTICE FIELD
BASEBALL FIELD
EXISTING REEVES LANE MAX 20' WIDE
SCORING STAND
EQUIPMENT
10' MAINTENANCE ACCESS
LIFT STATION
ADMINISTRATOR RESIDENCE
BIKE RACK (6)
TENNIS COURTS
90' OVERHEAD SPORT LIGHTING (FOOTBALL)
CONCESSION FIELD HOUSE WEIGHT ROOM
FOOTBALL STADIUM
NATURAL AREA PRESERVED TREES MAY BE COUNTED TOWARD TREE CREDITS
NATURAL AREA
6' CONCRETE SIDEWALK
R= 52.07'
L= 49.48'
Δ= 54°25'28"
GIRLS DORMITORY
BOYS DORMITORY
FACULTY HOUSING
POND 200
15' LANDSCAPE BUFFER
497.40'
N 00°11'13" W
EXISTING VEGETATION UNDISTURBED FOR BUFFER
SUBER PROPERTY
ID: 3-25-2N-3W-0000-00300-0000
LAND USE: RURAL RESIDENTIAL
EXISTING USE: VACANT
REEVES LANE CEMETERY PROPERTY
ID: 3-31-2N-2W-0000-00222-0100
LAND USE: RURAL RESIDENTIAL
EXISTING USE: VACANT
HARTSFIELD PROPERTY
ID: 3-31-2N-2W-0000-00222-0200
LAND USE: RURAL RESIDENTIAL
EXISTING USE: SINGLE FAMILY
R= 31.44'
L= 47.45'
Δ= 85°53'37"
R= 32.80'
L= 50.64'
Δ= 90°39'46"
R= 5629.65'
L= 1290.72'
Δ= 13°08'11"
dL = 247'
SCHOOL SIGNAGE
STOP SIGN
6' CONCRETE SIDEWALK
20' OVERHEAD PARKING LOT LIGHTING
20' OVERHEAD SPORT LIGHTING
SIGHT DISTANCE TRIANGLE
N 00°29'29" W
S 00°29'29" E
N 00°00'00" E
S 00°00'00" E
N 00°11'13" W
S 00°11'13" E
N 00°00'00" E
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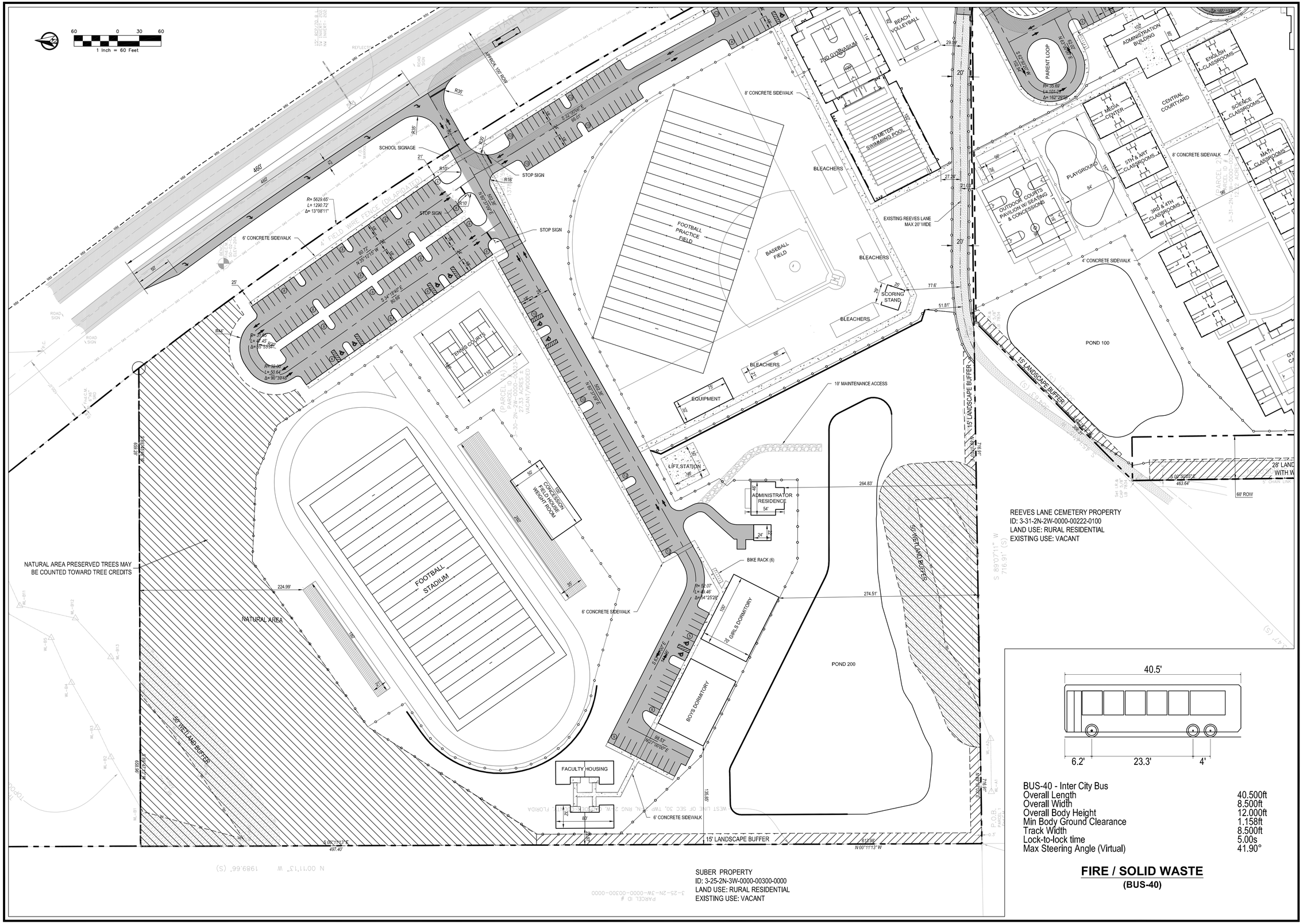

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URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

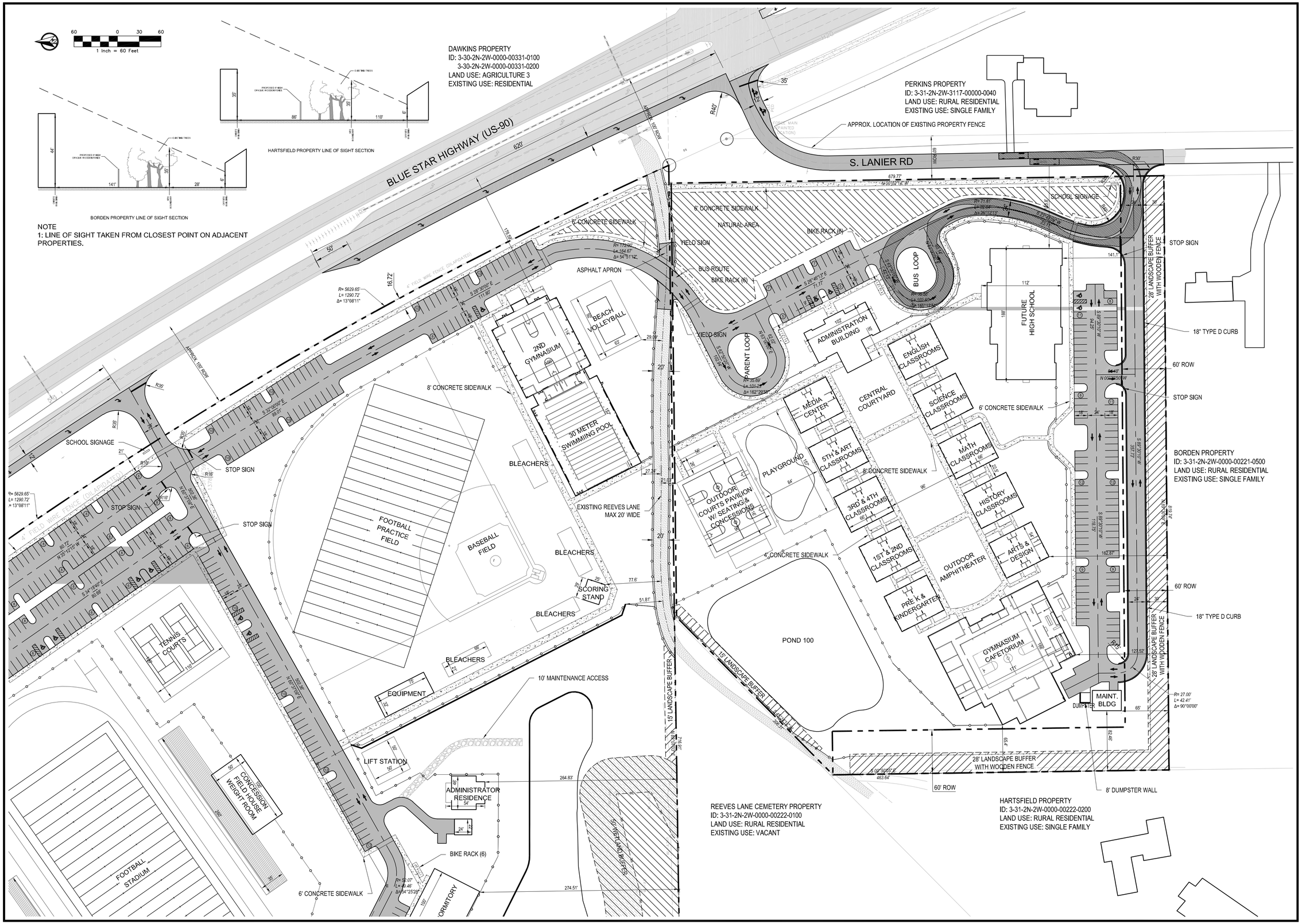
SITE LAYOUT PLAN (N)

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY: B.A.L.
CHECKED BY: S.K.M.
DATE: 10/15/19
HORZ. SCALE: 1"=60'
VERT. SCALE:

SHEET C-102.1
PROJECT No. 19002.00



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DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

SITE LAYOUT PLAN (S)

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET **C-102.2**

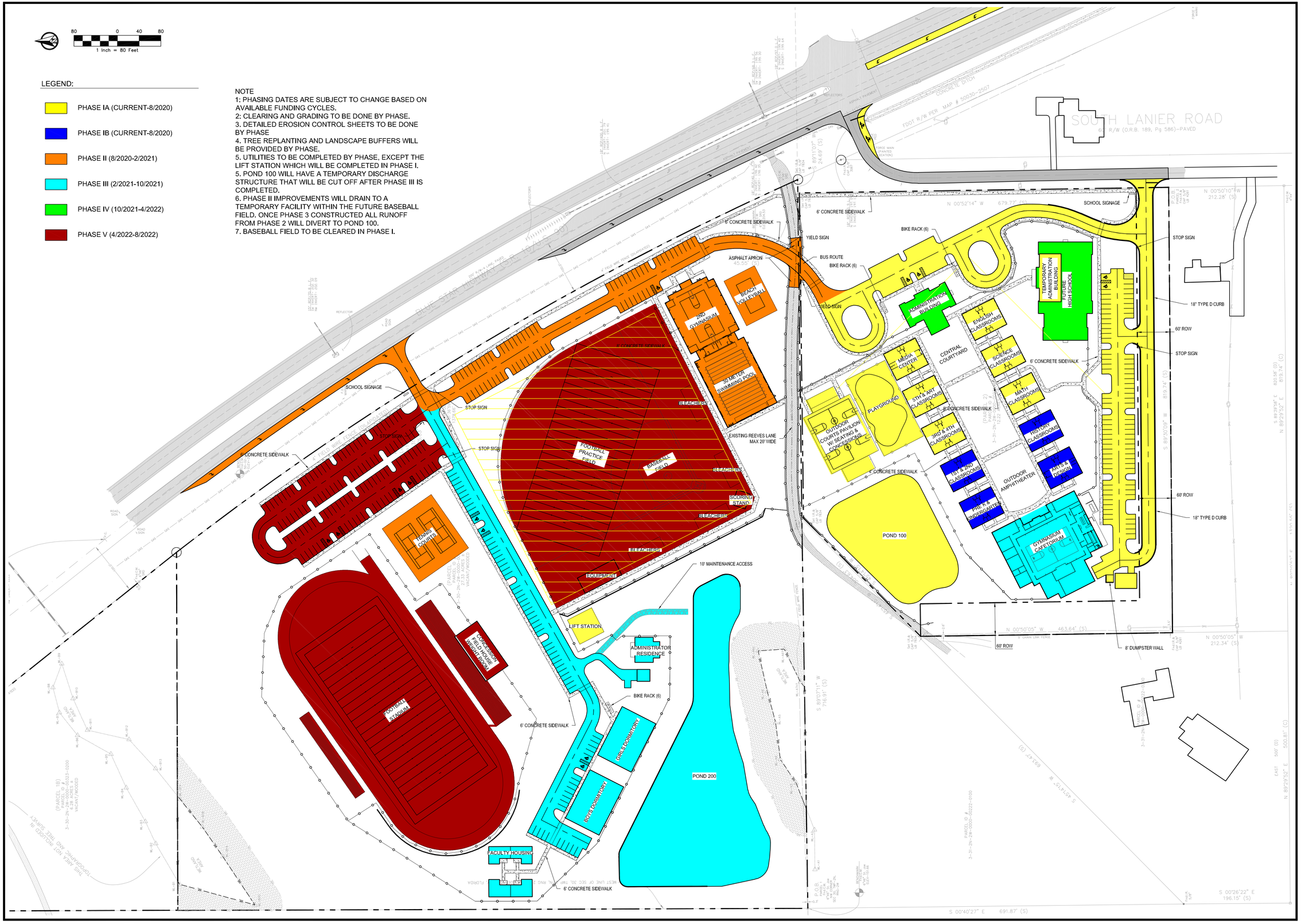
PROJECT No. 19002.00

80 0 40 80
1 Inch = 80 Feet

LEGEND:

- PHASE IA (CURRENT-8/2020)
- PHASE IB (CURRENT-8/2020)
- PHASE II (8/2020-2/2021)
- PHASE III (2/2021-10/2021)
- PHASE IV (10/2021-4/2022)
- PHASE V (4/2022-8/2022)

NOTE
1: PHASING DATES ARE SUBJECT TO CHANGE BASED ON AVAILABLE FUNDING CYCLES.
2: CLEARING AND GRADING TO BE DONE BY PHASE.
3. DETAILED EROSION CONTROL SHEETS TO BE DONE BY PHASE
4. TREE REPLANTING AND LANDSCAPE BUFFERS WILL BE PROVIDED BY PHASE.
5. UTILITIES TO BE COMPLETED BY PHASE, EXCEPT THE LIFT STATION WHICH WILL BE COMPLETED IN PHASE I.
5. POND 100 WILL HAVE A TEMPORARY DISCHARGE STRUCTURE THAT WILL BE CUT OFF AFTER PHASE III IS COMPLETED.
6. PHASE II IMPROVEMENTS WILL DRAIN TO A TEMPORARY FACILITY WITHIN THE FUTURE BASEBALL FIELD. ONCE PHASE 3 CONSTRUCTED ALL RUNOFF FROM PHASE 2 WILL DIVERT TO POND 100.
7. BASEBALL FIELD TO BE CLEARED IN PHASE I.



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DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL
PHASING PLAN
GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=80'
VERT. SCALE:	

SHEET C-103
PROJECT No. 19002.00

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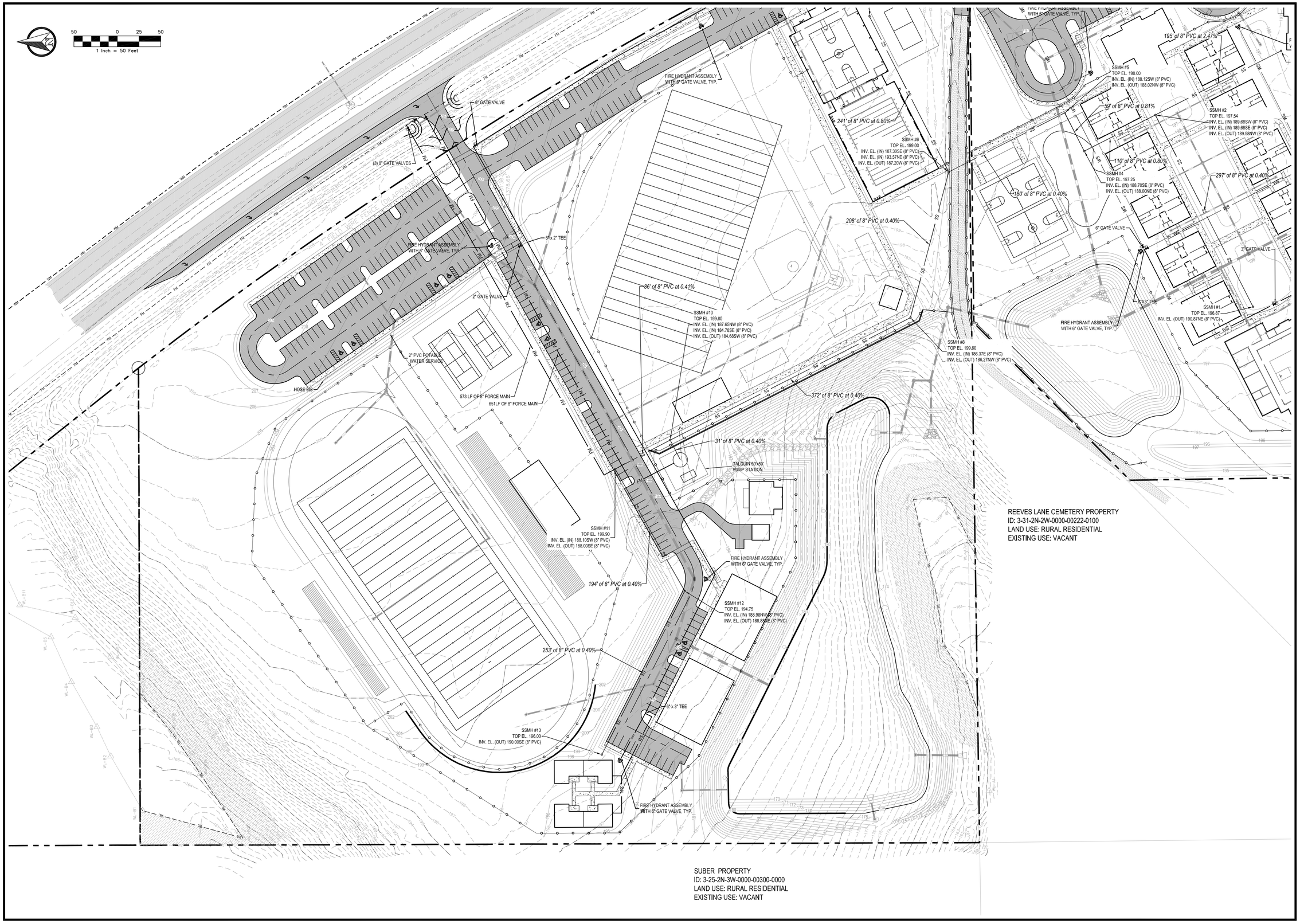

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2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
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DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

UTILITY PLAN (N)

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET C-105

PROJECT No. 19002.00

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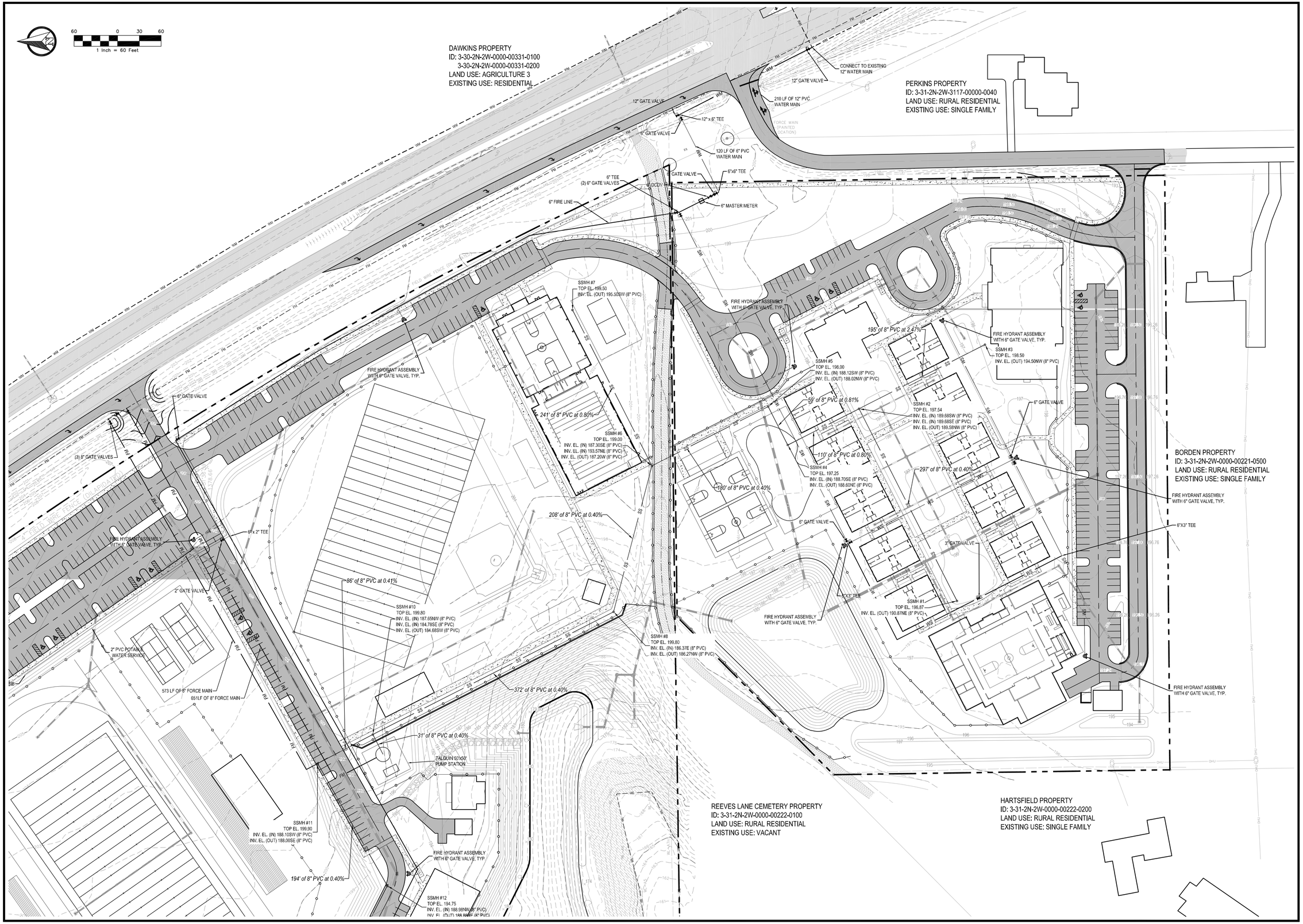

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2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
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DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

UTILITY PLAN (S)

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET C-105.1

PROJECT No. 19002.00

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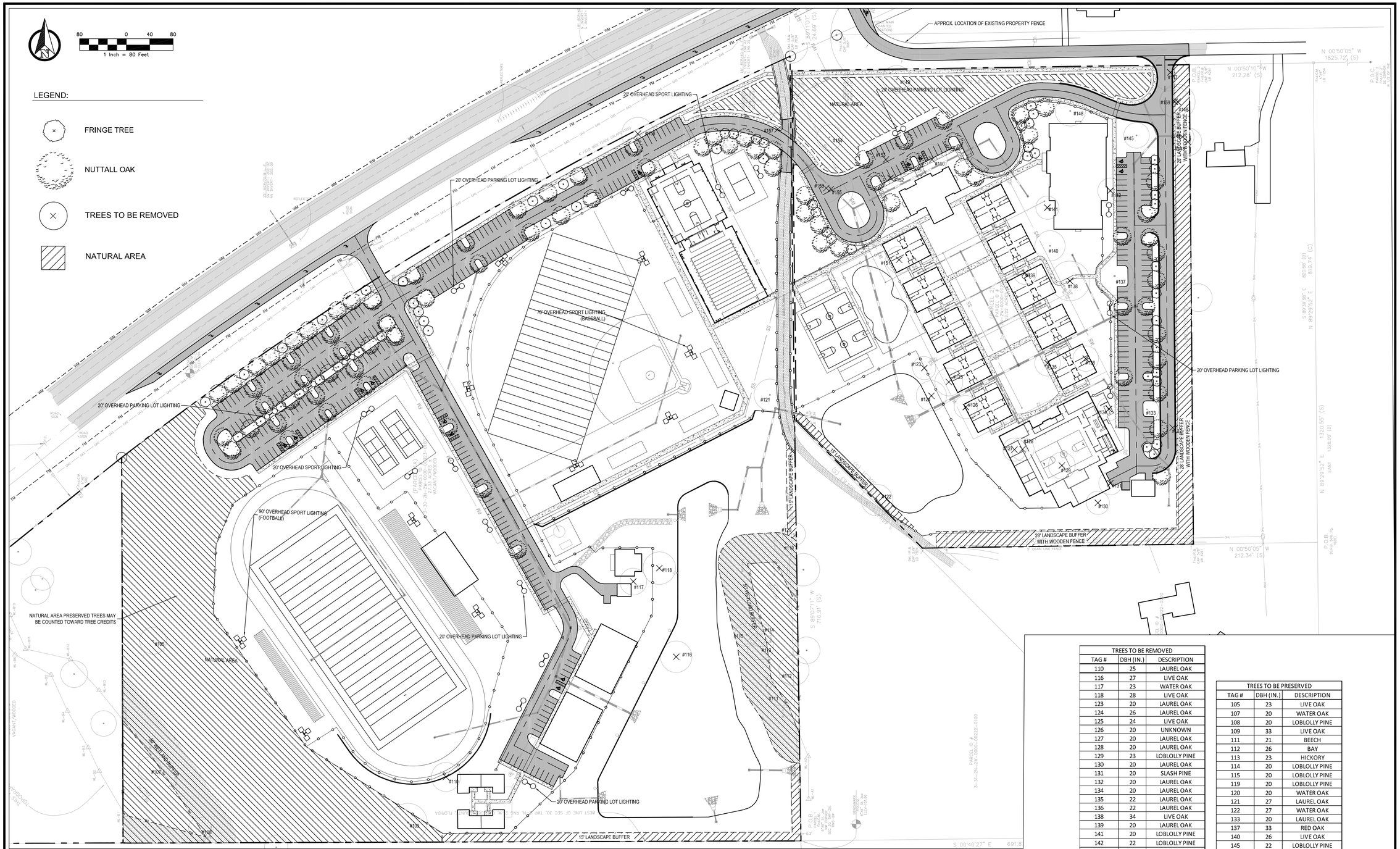

LANDSCAPE NOTES:

1. TREES PLANTED IN RIGHT OF WAY SHALL NOT OBSTRUCT THE TRAFFIC VIEW FROM ENTRANCE.
2. TALL GROWING TREES SHALL BE PLANTED SUCH THAT UPON REACHING MATURITY THE BRANCHES WILL NOT INTERFERE WITH OVERHEAD ELECTRIC FACILITIES.
3. A 36" CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
4. ALL TREES AND SHRUBS ARE TO BE PLANTED MIN. THREE (3) FEET AWAY FROM ALL IMPERVIOUS AREAS.
5. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER (DEEP ROOT UB 24-2 OR APPROVED EQUAL) OF TWO FEET DEEP SHALL BE INSTALLED.
6. AN UNOBSTRUCTED CROSS VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE CENTERLINE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED WITHIN THE SIGHT TRIANGLE.
7. REPLANTING CAN BE ACCOMPLISHED WITHIN THE DEVELOPMENT AREA, ADDITIONAL TREE MITIGATION PROVIDED IN THE NATURAL AREAS AND LANDSCAPE BUFFERS.
8. NATURAL AREA WILL CONSIST OF EXISTING TREES OR WHEN NOT POSSIBLE BE CLEARED/GRADED AND ENHANCED BY TREE MITIGATION.
9. PRIOR TO DAMAGING CONSTRUCTION ACTIVITIES, NECESSARY ROOT CUTS OF ALL ROOTS 1" OR GREATER IN DIAMETER THAT ARE A MINIMUM DEPTH OF 18" SHALL BE PERFORMED CLEANLY WITH SHARP CUTTING DEVICE, I.E., ROOT SAW, PRUNER, ETC. ALL OTHER TRENCHING SHALL BE PERFORMED BY HAND AND FOLLOWED IMMEDIATELY BY HAND PRUNING OF ALL ROOTS GREATER THAN 3/4" IN DIAMETER. ALL EXCAVATED SOIL SHALL BE BACKFILLED IMMEDIATELY TO MINIMIZE DRYING OF THE ROOTS. EXCESS SOIL SHALL NOT BE PILED OVER THE ROOT ZONE.

PLANTING SCHEDULE

PLANT LIST	QUANTITY	COMMON NAME	BOTANICAL NOMENCLATURE	SIZE / SPACING
TREES				
C	81	NUTTALL OAK	Quercus nuttallii	3" caliper, 8' min. ht., spaced as shown.
D	55	FRINGE TREE	Chionanthus virginicus	2" caliper, 8' min. ht., spaced as shown.
SHRUBS				
	257	AZALEA	Rhododenrun obtusum	~4.5' O.C.; 24" min. ht., 24" min. spread

81 3" CAL. TREES AT 1" PER 1" DBH (PLANT LIST C) = 243"
55 2" CAL. TREES AT 1" PER 1" DBH (PLANT LIST D) = 110"
PLANTING TOTAL = 353"

TREES TO BE REMOVED

TAG #	DBH (IN.)	DESCRIPTION
110	25	LAUREL OAK
116	27	LIVE OAK
117	23	WATER OAK
118	28	LIVE OAK
123	20	LAUREL OAK
124	26	LAUREL OAK
125	24	LIVE OAK
126	20	UNKNOWN
127	20	LAUREL OAK
128	20	LAUREL OAK
129	23	LOBLOLLY PINE
130	20	LAUREL OAK
131	20	SLASH PINE
132	20	LAUREL OAK
134	20	LAUREL OAK
135	22	LAUREL OAK
136	22	LAUREL OAK
138	34	LIVE OAK
139	20	LAUREL OAK
141	20	LOBLOLLY PINE
142	22	LOBLOLLY PINE
143	24	LOBLOLLY PINE
144	20	LOBLOLLY PINE
146	30	LIVE OAK
147	32	LIVE OAK
150	26	LAUREL OAK
151	23	LAUREL OAK
152	20	POPCRN
153	30	LAUREL OAK
155	38	LAUREL OAK
156	25	LAUREL OAK
157	28	LAUREL OAK
158	28	LIVE OAK
159	26	LIVE OAK
TOTAL	826	

TREES TO BE PRESERVED

TAG #	DBH (IN.)	DESCRIPTION
105	23	LIVE OAK
107	20	WATER OAK
108	20	LOBLOLLY PINE
109	33	LIVE OAK
111	21	BEECH
112	26	BAY
113	23	HICKORY
114	20	LOBLOLLY PINE
115	20	LOBLOLLY PINE
119	20	LOBLOLLY PINE
120	20	WATER OAK
121	27	LAUREL OAK
122	27	WATER OAK
133	20	LAUREL OAK
137	33	RED OAK
140	26	LIVE OAK
145	22	LOBLOLLY PINE
148	26	LOBLOLLY PINE
149	24	LAUREL OAK
154	22	LAUREL OAK
TOTAL	473	

TOTAL REMOVED =	826"
TOTAL PRESERVED =	473"
TOTAL NEEDED =	353"
TOTAL PROVIDED =	353"

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

RF MUNROE DAY SCHOOL

LANDSCAPE PLAN

LEON COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY: B.A.L.
CHECKED BY: S.K.M.
DATE: 10/15/19
HORZ. SCALE: 1"=80'
VERT. SCALE:

SHEET C-106
PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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Gadsden County Planning Commission
Agenda Request

Date of Meeting: November 14, 2019

To: Honorable Chairperson and Members of the Planning Commission

From: Jill A. Jeglie, AICP, Senior Planner

Through: Suzanne Lex, Planning Director

Subject: Public Hearing (Quasi-Judicial) – Robert F. Munroe Day Conceptual and Preliminary Site Plan (SP 2019-01))

Statement of Issue:

Consideration of an application for a Conceptual and Preliminary Phased Site Plan for the Robert F. Munroe School (RFM) (SP 2019-01).

Background:

The applicant, Robert F. Munroe Day School, Inc. (RFM), represented by Sean Marston, P.E., Urban Catalyst Consultants, has submitted an application a phased development plan for a Pre-k through High School with accessory uses.

Unless specified otherwise cites refer to the Gadsden County Land Development Code (LDC) to provide a reference to the developer, review bodies and to the public.

Analysis & Findings:

The site consists of two parcels to be unified. The site data on Sheet C-102 of the site plan indicates that the total acreage for the plan is 39.53 acres. The survey provided with the application indicates that the northern parcel is 27.33 acres referred to as the southern portion of Tax Parcel ID #3-31-2N-2W-0000-00323-0100 (Suber, Stephen M. et al) and a 12.22 acre parcel referred to by Tax Parcel ID #3-30-2N-2W-0000-00323-0100 (RFM). The 27.33 acre portion of the site is under contract to purchase by RFM and is considered Lot 1A as the result of a Lot Split to be recorded. The development site is located on the south side of Blue Star Highway (SR 90) and west of Lanier Rd, S., a local county road (See Attachment #1).

A five (5) phase development plan is proposed. Phase I will include a temporary administration building, classrooms, playground outdoor courts with pavilions and concession stand, a lift station and stormwater pond (colored in yellow). Subsequent phases include a gymnasium/cafeteria, high school, tennis courts, baseball and football fields, dormitories, faculty and administrator housing, volleyball court and a swimming pool. Primary access for parents and buses will be to S. Lanier Road, a county maintained local roadway with secondary access onto Reeves Lane. Phase II will

include access from Blue Star Highway, (See Attachment #7, Sheet 103 of the Site Plan). To unify the campus, the applicant originally proposed the vacation of Reeves Lane, a publicly used, private roadway. However the applicant withdrew the application. A proposed 60' right-of-way is still shown but is not required.

Existing Land Use Pattern:

The proposed development site is designated as Rural Residential on the adopted Future Land Use Map (FLUM) of the Comprehensive Plan as described by Policy 1.1.1.1. Public and private schools grades K-12 are allowed uses in Rural Residential. However, schools must be located on a collector or arterial roadway. Per Sub. 4204.J of the Land Development Code (LDC) Educational Facilities are to be reviewed as a Class II Site Plan and Special Exception Use requiring Board of County Commissioners (Board) approval (See Attachment #3).

TABLE 1. ADJACENT FUTURE AND CURRENT LAND USEs		
Direction	Future Land Use Category	Current (Existing)Use
North	Agriculture 3	Timber (across SR 90)(467± acres)
West	Rural Residential	Cemetery (6 acres), Timber (317 acres)
South	Rural Residential	Single Family (4.0 acres), and residential development on S. Lanier Road
East	Rural Residential & Agriculture 3	Single Family (1.9 acres) (across S. Lanier Road), US 90 Mobile Home (1 acre),Mobile Home Park (3.25 acres), Timber (467± acres)

Source: Gadsden County Property Appraiser and Gadsden County Future Land Use Map (Attachment #2).

Density and Intensity:

The maximum impervious area permitted within Rural Residential is 50% per Policy 1.1.1.I of the Comprehensive Plan. The proposed maximum impervious area is 34.69% (Attachments #7, Sheet C-102).

TABLE 2. INTENSITY STANDARDS				
Total Area (acres)	Building Area (square feet)	Vehicle Use Area (square feet)	Impervious Surface Area (square feet)	Open Space* (square feet)
39.55 (100%)	138,958 (8.07%)	190,425 (11.05%)	597,696 (34.69%)	1,125,102 (65.31%)

*Per Sub. 5301, Open space is left as a natural protection area; or it can be improved for recreational uses. When open space is improved for recreation, paved surfaces must be counted into the impervious

surface ratio. The minimum open space requirement for Class II development is 10% (Policy 6.4.1 of the Comprehensive Plan).

Concurrency:

Traffic counts provided by the applicant indicate that the proposed development will generate 328 a.m. and 213 p.m. peak hour vehicular trips. The adopted LOS for US 90 is LOS "C". This segment of US 90 is currently operating at Level of Service (LOS) 'B'. As indicated in the table below LOS will not drop below LOS 'B' and therefore is consistent with Policy 2.2.3 of the Comprehensive Plan which adopts LOS 'C'. The Florida Department of Transportation (FDOT) and the county do not analyze LOS on local roadways, such as S. Lanier Road or Reeves Lane (See Attachment #5).

TABLE 3. LEVEL OF SERVICE (LOS) ANALYSIS							
Peak Hour/Peak Day (PH/PD)	% Max Volume PH/PD	Current LOS US 90 Roadway Segment	Local Max Volume PH/PD	% Max Volume PH/PD	Proposed Additional PH/PD Trips	New % Max Volume PH/PD	Resulting LOS
AM	2450	B	685	28%	328	42%	B
PM	2450	B	685	28%	213	26%	B

Transportation Improvements:

The applicant has submitted a Turn Lane and Traffic Operations Analysis dated August 15, 2019. This study indicates that the project will have two connection points: One connection point will be South Lanier Lane and the other will be Highway 90. Several improvements are proposed to offset increased traffic. An extended left turn lane west bound on Highway 90; a right turn lane east bound on Highway 90; and a right turn lane on S. Lanier Road. Traffic will also access on to Reeves Lane, therefore improvements to Reeves Lane appear to be warranted to address school traffic (See Attachment #5 & #7, Sheet 103).

Setbacks:

The proposed development complies with the required setbacks for non-residential uses (See Table 5203.3 of the Land Development Code).

Parking and Driveways:

A parking study is required and was provided. The parking study includes parking for individual uses and provides a justification for reduction in parking for shared uses and staggered demand for parking. The overall number of parking spaces was calculated to handle the parking demand for football games. Parking for Phase I totals 72 parking spaces. 104 spaces are proposed. The additional 32 spaces appear to be proposed to address parking demand for the Phase II gymnasium/cafeteria. Due to the distance, it

is unlikely that parking for Phase I, Phase IV and a Portion of Phase III will be utilized during football games providing a justification for a reduction in parking to decrease impacts and removal of 'protected' trees and to increase the buffer width area adjacent to existing residential development.

It is also recommended that the southern internal driveways be reconfigured into a one-way loop to improve circulation, preserve protected trees and to increase the required buffer width between the classrooms, gymnasium/cafeteria, dumpster and maintenance uses and abutting residential uses. Property separated by a right-of-way, such as S. Lanier Road, is considered abutting (Sub. 2102, Definitions).

Sidewalks (Sub. 5606):

The priority for providing sidewalks is to provide pedestrian access to/from school bus stops, to and from schools and parks and public buildings, to moderate and higher density residential areas and to commercial areas. The County requires that the developer construct a sidewalk, pedway (pedestrian ways), and/or bicycle facility, along the development project street frontage(s) at the time of development. All sidewalks shall extend a connection to curb cuts at all street intersections which provide access to the sidewalk from the street and include accessible ramps to implement the Americans with Disabilities Act (ADA). A minimum 12' wide access easement is required for sidewalks not located within a public right-of-way (Sub. 5605.C).

Environmental (Section 5300 & Section 5400:

An 'environmental survey report' (report) was prepared and submitted (See Attachment #6). The report includes a threatened and endangered species survey. No listed species were observed. The report indicates that the site contains a small area of wetlands and slope forests. The site plan indicates a fifty foot (50') wetland buffer. This buffer is required to be maintained in natural area adjacent to all wetlands (Sub. 5401. B.21-22).

The Environmental Survey Report indicates that there are areas of slope forest that are located on either side of the wetland communities on the northern portion and southern boundary of the subject site. Clarification is required to show that on the site plan the location of slope forests and that they "shall be afforded the highest protection possible" pursuant to Policy 5.2.10 of the Conservation Element of the Comprehensive Plan.

As a Class II non-residential land use activity, a minimum of twenty percent (20%) of the site must be dedicated to open space. The required open space must at all times be maintained by the property owner (Sub. 5301.C.3). Open space shall not be included in area used for stormwater management systems or facilities but may include areas were trees are protected.

Tree Protection (Sub. 2102 and 5404:

A protected tree is "Any tree, except for Genus Pinus (pine tree) that has attained a diameter at breast height (DBH) of twenty inches (20") and is free of disease and is free of trees or major structural defect or any Champion Tree shall be considered a protected tree." The Planning Official retains the right to grant waiver or relief to the strict interpretation of this code based on demonstrated hardship. Replacements are to be calculated on a basis of one diameter inch (1") of replacement for every two inches (2") of trees removed or damaged. There are no credits for replacement of protected trees.

TABLE 4. SITE RECONFIGURATIONS TO INCREASE THE NUMBER OF PROTECTED TREES TO BE PRESERVED		
Protected Trees	Diameter at Breast Height (DBH) and Species	Proposed Site Plan Reconfiguration
#117 #118	23" dbh laurel oak 20" dbh laurel oak	Shift Administrators Residence
#137 #133	33" dbh red oak 20" dbh laurel oak	Reduce 4 spaces in cpz of #137 and 2 spaces in cpz of #133
#138	34" dbh live oak	Relocate sidewalk outside cpz between protected tree #140 & #138.
#146 #147 #159	30" dbh live oak 32" dbh live oak 26" dbh live oak	Reconfigure driveway/parking aisles into a one- way looped driveway with angled parking and shift ingress/egress to the north on Lanier Rd. S.
#130	20" dbh laurel oak	Shift Gymnasium & Cafeteria
#158	28" dbh live oak	Remove parking spaces and shift sidewalk
Additional inches at dbh to be preserved.	10 protected trees totaling 266"of replants.	

Tree replants shall be of a variety native to Gadsden County (Sub. 5405.H). The Florida Department of Agriculture and Consumer Services, 'Forest Trees of Florida', does not include the nuthall oak (Queceus Texana) as a species native to Florida. It is recommended that all replacement trees be replaced with another similar native shade tree. Small trees such as fringe trees are native but reach a mature height of only about 20 feet with up to a 15-foot spread. They make a good understory tree and contrast with darker vegetation so would be excellent located in buffers to create opacity.

Buffers (Sub. 5302):

A minimum 37.5' wide buffer area is required to buffer Special Exception/Public uses from the adjacent to the residential uses to the east, the south and to the west across Lanier Road, S. The buffer requirements may be decreased by up to twenty five percent

(25%) if the buffer incorporates any of the following: a) Utilizes berms and plantings; b) utilize plantings, berms and a wall where the wall is combined with berm to meet minimum height; c) utilize wall plantings were the plantings are parallel for at least 75% of the linear length of the wall and covers at least 25% of the required buffer width. The code refers to masonry walls, not fencing (Attachment #7).

In order to reduce the minimum width by 25%, the proposed buffer includes vegetation and a 6" tall wood fence to reduce the buffer width from a minimum of 37.5' to 28' feet in width adjacent to residential. A natural area is proposed adjacent to S. Lanier Road. This natural area will need to be labelled as a required buffer and the width expanded as necessary to meet the minimum buffer requirements along S. Lanier Road (Attachment #8, Sheet C-102).

Stormwater Management:

The conceptual/preliminary site plan includes a preliminary surface drainage with flow directions and method of disposition (Subsection 5207.B 20 & 21). The stormwater facility, erosion and sediment control, and calculations will be reviewed prior to issuance of a development order for compliance with the County Stormwater Policies and Procedures Manual (SMPPM). The limits of construction are not shown but shall be limited to outside of environmentally sensitive areas and sloped forests. The location of slope forests will be required on the grading plans to insure that development is not impacting the slope forests indicated in the Environmental Survey Report (Policy 5.2.10 of the Comprehensive Plan). Pretreated upland discharge or peak attenuation overflow is to be spread slowly to wetlands by sheet flow or spillway structures with transfer velocities below erosive values (Sec. 3.5.2 Wetland Integration, SMPPM).

Utilities:

Water, sewer and electric utilities will be provided by Talquin Electric Incorporated. A lift station is shown as part of Phase I. Fire hydrants have been located on the site as required per the LDC (Sub. 6305) (See Attachment #7, Sheet 105.1).

Procedures (Subsection 7202):

This is a quasi–judicial action in conjunction with the advertised public hearing per Subsections 1303 through 1305 of the LDC. The presiding body shall make decisions based on findings of fact that are available to all parties involved and shall specifically state the reasons for denial of an application or request. The site plan may be denied when the proposed development does not comply with all applicable standards of the Comprehensive Plan or the LDC.

Public Notice Requirements:

Per Subsection 1304 of the LDC, the public hearing notice has been mailed to all property owners within 1,000 feet of the property; the public hearing was noticed in the local newspapers (3); and, a sign was posted on the premises.

A Citizen's Planning and Growth Management Bill of Rights meeting was held on February 14, 2019. Seventeen (17) members of the public attended; seven attendees live on S. Lanier Road. The applicant indicated that topics of discussion were the impacts of traffic impacts and that a traffic analysis will be conducted. The other concern was buffering of parking facilities for the athletic portion of the project.

Findings:

With conditions, the proposed site plan is in compliance with the Gadsden County Comprehensive Plan and LDC based on the findings in this report.

Options:

1. Recommend approval for the Robert F. Munroe School Conceptual & Preliminary Site Plan (SP 2019-01) with the following conditions and find that the application with conditions is consistent with the Gadsden County Comprehensive Plan and the Land Development Code (LDC):

    a. Revise the application to include the revised area of the site, tax parcel identification number(s), and site data consistent with the site plan.

    b. Provide a copy of a unity of title or legal mechanism, unifying the subject parcels prior to application submittal for Final Site Plan.

    c. Label the required 20' setback along Reeves Lane for all non-residential uses.

    d. Add a no to Sheets 104.1 -104.2, Grading Plan that "No clearing for future phases shall be proceed prior to the issuance of a development order for that phase and a pre-construction meeting with the County. Limits of construction' shall not extend further than 25' from any building or non-residential use per phase."

    e. Revise the plans to preserve the protected trees indicated in Table 4 of this report.

    f. Revise the Landscape Plan and tree replacements to reflect replacements for removal of protected tree at 1" of replant per 2" dbh of removed protected trees; and to remove reference to tree preservation credits (Sub. 5404. G).

    g. Add a note to Sheet C-106, "Replants for tree removal shall be installed prior to issuance of a compliance determination and issuance of a certificate of occupancy."

h. Revise the landscape plan to indicate replacement trees of a species found naturally occurring in Gadsden County (Sub.5405.H). Utilize a shade tree variety to comply with buffer requirements and to shade parking lots and buildings.

i. Revise the plans to provide the required buffer between the school and the single family parcel across S. Lanier Road.

j. Revise the plans to shift the driveway to S. Lanier Rd. north to preserve impacted protected trees as shown on Table 4 of this report.

k. Revise the plans to indicate a one-way driveway with angled parking along the southern property line in Phase I and shift the location to preserve impacted protected trees as shown on Table 4 of this report and to increase the buffer adjacent to residential development.

l. On the site plan indicate a crosswalk with striping and signage across Reeves Lane in accordance with the 'Manual on Uniform Traffic Control Devices'.

m. Extend the sidewalk to the curb cut at all street intersections which provide access connection to the pedestrian way or sidewalk from the street. All sidewalks and access connections shall provide handicapped accessible ramps consistent with the requirements to implement the Americans with Disabilities Act (ADA) (Sub. 5606.C.7).

n. Indicate a minimum 12" wide sidewalk access easement to be recorded prior to submittal of a Final Plan application. The preferred location is for the sidewalks to be within 6" of the street right-of-way (Sub. 5609.C.1 & 3). Sidewalks must be a minimum of 5' wide.

o. Label the required parking stop for all parking spaces or provide a typical parking detail including compliant dimensions and parking stops with curb if applicable.

p. On the plan sheets add a note that the 50' Wetland Buffer is "an undisturbed natural area to be maintained by property owner."(Sub. 5401.B.21).

q. Identify the protected slope forest on the survey/site plan to verify that no grading or disturbance of the slope forest will occur (Policy 5.2.10 of the Comprehensive Plan).

r. Revise the overall grading plan so that the outfall from the stormwater ponds/facilities does not impact areas of sloped forest as well as to indicate that pretreated upland discharge or peak attenuation overflow is spread slowly to wetland and sloped forest by sheet flow or spillway structures with transfer velocities below erosive values (Sec. 3.5.2. Wetlands Integration, SWPPM).

s. Per the 'Turn Lane and Traffic Operations Study', add a note that the flashing school zone signage on US 90, the extended left turn lane west bound on Highway 90, the right turn land east bound on Highway 90 as well as the right turn lane from S. Lanier Road will be completed prior to issuance of a certificate of occupancy.

t. On the site plan indicate that Reeves Lane will be improved to county standards from US 90 to the east side of the proposed driveway crossing Reeves lane.

Label signage, crosswalk, and striping to stop traffic crossing Reeves Lane (MUTCD standards). Two way signs should indicate 'Bus only traffic' to and from the school site until the Phase II driveway on US 90 constructed.

2. Recommend denial of the Robert F. Munroe School Conceptual and Preliminary Site Plan (SP 2019-01) application and provide findings in support of this decision.

3. Discretion of the Planning Commission.

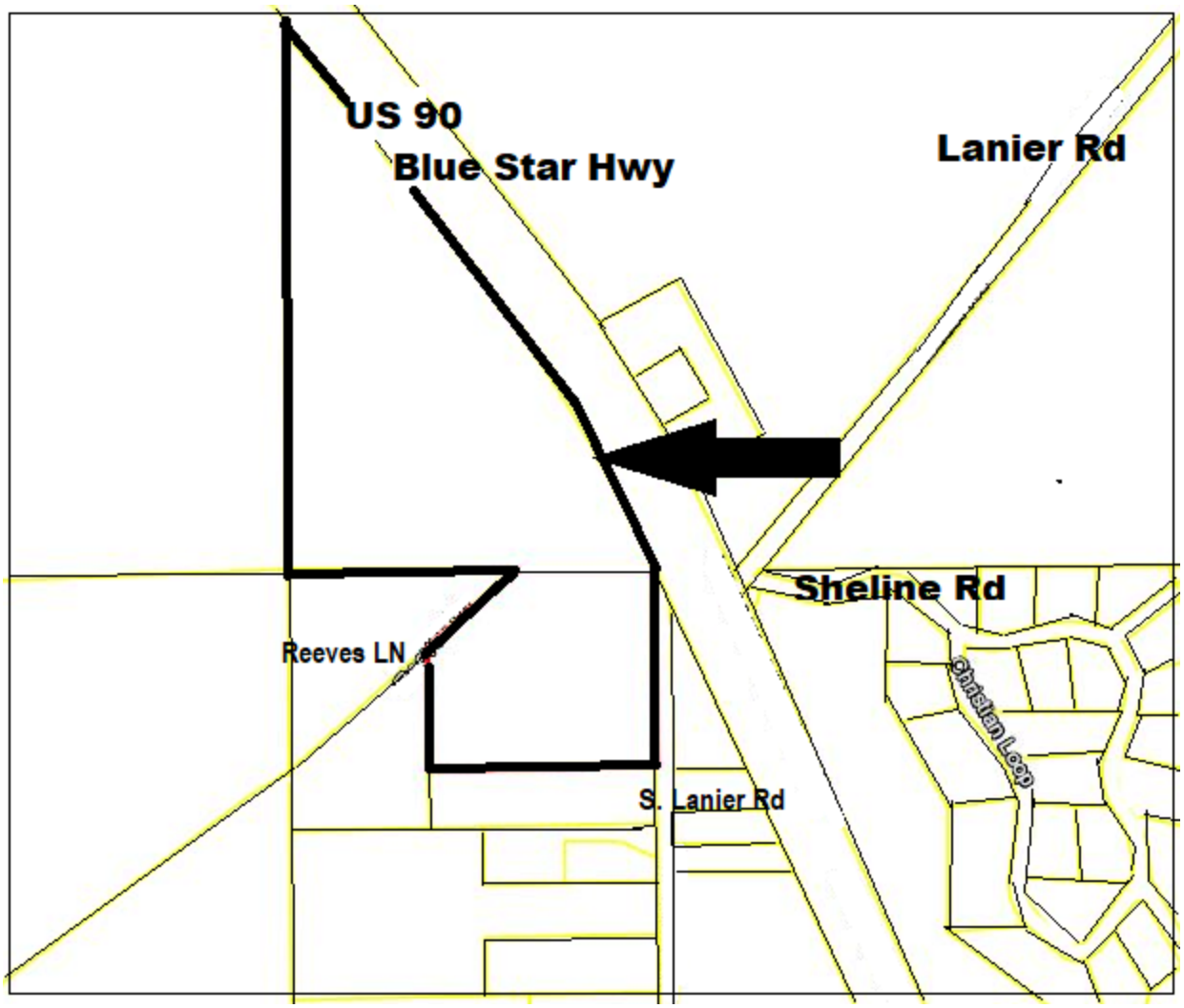
Planning Recommendation:

Option #1

Attachments:

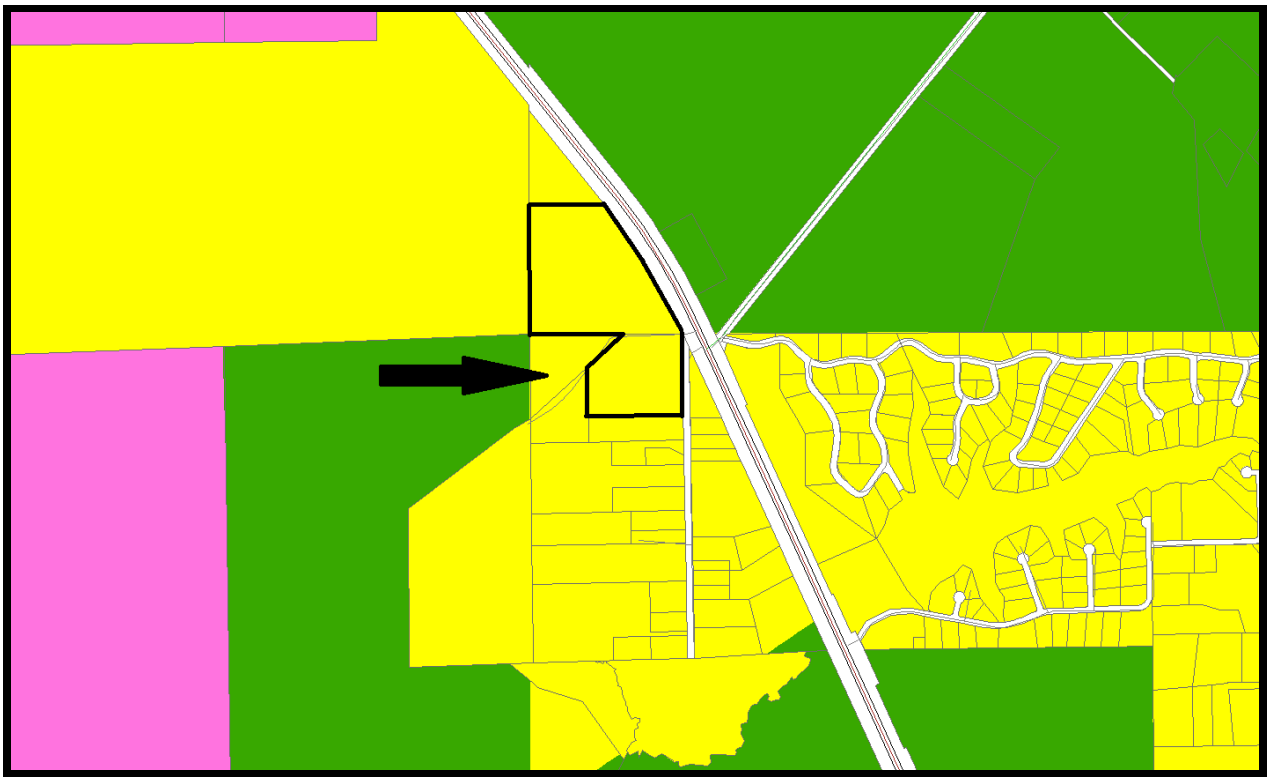
1. Location Map
2. Future Land Use Map
3. Comp Plan Policy 1.1.1.I, Rural Residential & Sub.4202.J Public
4. Narrative, Application and Support Documents, CBOR
5. Concurrency Application &Turn Lane and Traffic Operations Analysis
6. Environmental Survey Report
7. Sub. 5302, Buffer Requirements
8. Site Plan

LOCATION MAP



Future Land Use Map

Yellow – Rural Residential
Pink – Public
Agriculture3 (1:20) - Green



Gadsden County Comprehensive Plan

Future Land Use Element

Objective 1.1: Provide for certainty in growth and development through the adoption of the Future Land Use Map and Future Land Use categories.

Policy 1.1.1: Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within Gadsden County.

I. Rural Residential

1) Purpose and Intent – The intent of this category is to provide areas for residential developments consisting of primarily single-family dwelling units on individual lots.
2) Designation Criteria – Areas used primarily as single-family residential housing units.
3) Density – No more than one dwelling unit per net acre where central water and sewer is not available; no more than one dwelling unit per net half acre where central water and sewer or a wastewater package plant system is available. Net acreage is determined by removing wetlands, perennial waterbodies, floodways, and existing easements which are not developable to calculate the net density.
4) Impervious Surface Area – No more than 0.50 lot coverage, except the centralized utilities uses are exempted from impervious surface requirements.
5) Allowable Uses – Residential single-family and multi-family; public and private schools grades K-12; centralized utilities and package plants; houses of worship; public or non-commercial private recreation; home occupations.
6) Development Restrictions – Schools must be located on a collector or arterial roadway. Any amendment to a Rural Residential category must be contiguous to existing Rural Residential lands designated as such on the Future Land Use Map.

GADSDEN COUNTY LAND DEVELOPMENT CODE

SECTION 4200. LAND USES.

Subsection 4201.

This part of the Code describes the specific types of land use activities allowed in the land use category as described in the Comprehensive Plan and this Land Development Code.

Subsection 4202. Types of Uses.

J. Public/Utility.

This group of activities includes those uses which provide essential or important

public services, and which may have characteristics of outdoor storage or potential nuisances to adjacent properties due to noise, light glare or appearance. Government offices and government agency offices are included in this group of uses. Uses include the following and substantially similar activities, based upon similarity of characteristics. These land use activities are grouped into Class I and Class II Public Service/Utility uses.

Class I Uses:

1. Class I uses are considered uses by right, with proper planning controls.

a. Emergency service activities such as buildings, garages, parking and/or dispatch centers for ambulances, fire, police and EMS services.
b. All local government buildings and facilities.
c. Additions or expansions to existing public or private schools that create less than one hundred twenty-five percent (125%) of existing classroom capacity.

2. Class II Uses:

Class II Public/Utility land use activities are considered special exception uses and require approval by the Planning Commission and the Board of County Commissioners. New public, private, or charter schools can be developed within the Type II review criteria in all residential and agricultural zones noting that site approval and construction requires a subsequent Land Use Amendment change to Public on the next scheduled submission of a Map Amendment to the Department of Community Affairs.

a. New schools, public, private or chartered. Maintenance facilities and storage yards for schools, government agencies, telephone and cable companies.
b. Utility facilities, such as water plants, wastewater treatment plants and their offsite disposal facilities and electricity substations, public landfills.
c. Airports, airfields, and truck or bus terminals.
d. Regional, state and federal government facilities.
e. Wholesale export of water from the County packaged as bottled may be permitable as a Class II use by Special Exception.
f. Export by pipeline

3. Essential Services:

The County may permit essential services by special exception and with planning controls in any land use category. These essential services are hereby defined to include and not be limited to; water, sewer, gas, telephone, television, radio, and electrical systems, (including transmission lines and substations) provided that all other requirements of the Comprehensive Plan are met.

Subsection 5302. Buffer Areas. The buffer areas prescribed in this subsection are intended to reduce, both visually and physically, the actual or perceived negative impacts generated by abutting uses. Buffer areas shall be located on the other perimeter or a lot or parcel, extending to the parcel boundary. Buffer areas shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

A. Standards. The buffer areas prescribed in this subsection are intended to reduce, both visually and physically, the actual or perceived negative impacts generated by abutting uses. Buffer areas shall be located on the other perimeter or a lot or parcel, extending to the parcel boundary. Buffer areas shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

1. Type A, opaque buffer areas. This buffer classification shall be used to separate industrial uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six feet (6') and shall be a minimum of fifty feet (50') wide.

2. Type B, opaque buffer areas. This buffer area shall be used to separate commercial, light industrial, and public uses from all residential uses. These buffer areas shall be completely opaque from the ground up to a height of six feet (6') and shall be a minimum of twenty-five feet wide (25'). Type B buffer may utilize a masonry wall, berm, planted or existing vegetation or any combination thereof which maintains a completely opaque buffer. If vegetation is to be used, then a seventy percent (70%) opaque buffer shall be required at planting, and be capable of full height and opacity within three years. Commercial uses are required to provide for pedestrian ways to access the adjacent residential areas.

3. Type C, opaque buffer areas. This buffer area shall be used to separate mobile home and RV parks from all abutting areas. This buffer shall be fifty feet (50') wide. Where the park abuts an arterial highway, the buffer shall be seventy-five feet (75') wide. This buffer shall not be considered to be a part of an abutting mobile home space, nor shall such buffer be used as part of the stormwater management area. This buffer may utilize a masonry wall, berm planted and/or existing vegetation or any combination thereof. This buffer must be at least six feet (6') in height and one hundred percent (100%) opaque within two (2) years.

4. Type D, opaque buffer areas. This buffer shall be a minimum of fifty feet (50') wide to separate solar power generation facilities from adjacent property in the Rural Residential Future Land Use and existing platted residential subdivisions. The buffer shall be a minimum of one hundred feet (100') wide adjacent to collector or arterial roadways. Vegetation is required to be seventy percent (70%) opaque at planting and a minimum of six feet (6') in height and one hundred (100) percent opaque within two (2) years. Fences or walls may be utilized to meet opacity provided that they are a minimum of six (6) feet in height, opaque and located interior to vegetation. Vegetation is required to be fifty (50) percent

opaque at planting and a minimum of six (6') feet in height within two (2) years.

B. Opacity Standards. Compliance with opacity standards shall be certified by a landscaped architect or other similar, certified landscape design professional.

1. All buffer areas shall include one (1) shade tree for each fifty (50') lineal feet or fraction thereof.

2. Decrease of buffer widths. Minimum buffer yards may be decreased by twenty five percent if the buffer incorporates any of the following components:

   a) Utilize berms and plantings to meet minimum buffer requirements.

   b) Utilize plantings, berms and wall to meet minimum buffer requirements, where wall is combined with berm to meet minimum height requirements.

   c) Utilize wall plantings where the plantings are parallel for at least seventy-five percent (75%) of the linear length of the wall and covers at least twenty-five percent (25%) of the required buffer width.

C. Use of Buffer Yards. All of the buffer areas options may be counted toward open space and setback requirements. Passive recreation uses such as walkways, bikeways, hiking trails may be located within the buffer areas. Playgrounds, swimming pools, tennis courts, vehicular use areas and storage buildings are prohibited in buffer areas.

Urban Catalyst Consultants ngtion Green, Ste. D Tallahassee, FL 32308
(850) 999-4241

Robert F. Munroe Day School Relocation

Parcel ID: 3-30-2N-2W-0000-00323-0100

3-30-2N-2W-0000-00221-0000

Site Plan Narrative

Robert F. Munroe Day School (RFM) is planning on relocating to the above referenced parcels. The project site is located near the intersection of Highway 90 (Blue Star Highway) and South Lanier Road. RFM has recently purchased parcel numbers 3-30-2N-2W-0000-00221-0000, a 12.22 acre parcel, and 3-30-2N-2W-0000-00323-0100, a 27.33 acre parcel. A lot split was recently conditionally approved for parcel 3-30-2N-2W-0000-00323-0100. The total RFM project area will be 39.55 acres.

RFM is a private K-12 school which is currently located at 91 Mt. Pleasant Road, west of Quincy, Florida. The school currently has 300 students and 40 staff members. The master plan will increase the school capacity to 400 students with approximately 50 staff. The master expansion plan will be developed in five phases. The first phase will include ten (10) classroom buildings, a temporary administration building, playground, outside basketball courts, associated parking facilities, stormwater pond #100, regional sewer lift station, left turn lane on Highway 90 and right turn lane on South Lanier Road. Phase II will include an indoor gymnasium and swimming pool, tennis and beach volleyball courts, new driveway connection to Highway 90, right turn lane on Highway 90 and associated parking. Phase III will include a gymnasium/cafetorium, administrator's residence, boys and girls dormitories, faculty housing, stormwater management facility #200 and associated parking. Phase IV will include a new administration building and a high school building. Phase V will be the final phase, which will include the baseball field, football field and associated parking.

An environmental study was performed on the project site which evaluated the property for threatened/ endangered species and any environmentally sensitive features. The report identified a small area of wetlands (0.49 acres) associated with a ravine system, and there were no listed species preserved. In addition, a cultural resource study was conducted on the project site to determine the presence of any historical and/or cultural resources. The study identified some minor areas on-site which consisted of the existing 1952 partially demolished house, some scattered artifacts from the early 1900 and two archaeological occurrences. The report determined that the project should have no adverse effects on sites eligible for the National Registry and recommended no further investigation. The Florida Department of Historical Resources agreed with the report findings and provided a clearance letter dated March 5, 2019.

Water, sewer and electric utilities will be provided by Talquin Electrical Cooperative. There is an existing 12-inch water line located on the south side of Highway 90, which will be tapped to provide water and fire service to the school. A sanitary sewer collection system is designed to provide sewer service for the project. A new regional lift station site will be provided for the construction of a new Talquin Regional lift station. This lift station will be designed to

accommodate RFM flows and future connections. The lift station will also act as a re-pump station from the existing station at the Florida Public Safety Institute and the lift station located at the Hammock Creek Commerce Park.

The project site will also include two stormwater management facilities that will be designed to meet Gadsden County and NWFWMD standards. The stormwater ponds will be designed to discharge to a ravine attached to the project site. The ponds will be constructed within the appropriate phases.

A traffic study was conducted to determine the impacts of the proposed school on the existing roadway infrastructure. The project will have two connection points. One connection point will be South Lanier Lane and the other will be Highway 90. New traffic counts were taken at the Lanier Road intersection to perform the traffic analysis. The analysis indicates a trip generation of 328 a.m. peak vehicles and 213 p.m. peak vehicles. In order to offset the increased traffic, several improvements are proposed. An extending left turn lane west bound on Highway 90 is proposed. Also, a right turn lane east bound on Highway 90 is proposed. The intersection of South Lanier Road will be improved with the addition of a right turn lane.

Gadsden COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone: (850) 875-8663 Fax: (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdengov.net

Class II, Type 11 Site Plan

_X_ Conceptual/Preliminary _____ Conceptual _____ Preliminary

1. APPLICANT/OWNER
NAME (Print): Robert F. Munroe Day School
CONTACT PERSON (If Corporation): Dr. Adam Gaffey
ADDRESS: 91 Old Mt. Pleasant Road
CITY: Quincy STATE: Florida ZIP: 32352
TELEPHONE: (850) 856-5500 E-MAIL: adam.gaffey@rfmunroe.org

2. AUTHORIZED REPRESENTATIVE NAME: Urban Catalyst Consultants, Inc.
ADDRESS: 2851 Remington Green Circle, Suite D
CITY: Tallahassee STATE: Florida ZIP: 32308
TELEPHONE: (850) 999-4241 E-MAIL: smarsten@ucceng.com

3. Parcel Identification Number 3-30-2N-2W-0000-00323-0100 & 3-31-2N-2W-0000-00221-0000

4. Land Use Category: Rural Residential Existing Use: Vacant

5. Project Description: See attached
Total Parcel Area: 39.55 AC. Total Development Area: 39.55 AC.
Number of Buildings: 24 Gross Floor Area: 3.19 AC. Floor Area Ratio: _____
Number of Stories: 1-2 Height: 15'-44' Area in Wetlands: 0
Area of Stormwater Facilities: 2.64 AC. Impervious Surface Area: 13.72 AC.
Number of Seats for Restaurants or other places of Assembly: _____
Parking & Driveway Area Paved: 4.37 AC. Unpaved Parking Area: N/A
Number of Parking Spaces: 358 Number of Handicapped Spaces: 13

6. NFIP# 12039C-0261C Flood Zone: X (Label and Locate on plans.)

7. The following plans and documents are required to complete this application for review (also see County Land Development Code (LDC) Chapter 5, Subsections 5207 and 5208 and Chapter 7, Subsection 7102 (Level I) or Subsection 7103 (Level II)):

a. _X_ Two copies of this application with fee ($400) plus concurrency, if applicable.

b. _X_ Six (6) Folded Preliminary Site Plan 24" x 36" prints, **2 signed and sealed** (copies must include the signature and seal), and **a .pdf copy (electronic copy).** Plans shall addressing the requirements of the LDC (See Sub.5206 & 5207).

c. _X_ An up-to-date survey (signed and sealed) with legal description.

d. _X_ A title opinion (or qualifying deed) with legal descriptions (See Sub. 7103.C of the LDC) .

e. _X_ Indicate FEMA Flood Zones/special flood hazard areas and environmental resources (wetlands, streams, creeks, etc.) and setbacks to be protected on plans, as applicable.

e. X Authorization to Represent, if applicable;

f. X Current signed and sealed survey with legal description (See Sub. 7103.D);

g. X Title certificate with legal description or equivalent (See Sub. 7103.C);

h. X Documentation that a Citizen's Growth Management Bill of Rights was held (Include a copy of advertisement, public mail out, & summary of meeting findings.)

i. X Indication of FEMA Flood Zones and/or wetlands;

j. X Two (2) copies of a certified tree survey and an Environmental Impact Assessment if applicable.

I hereby certify that the information contained in this application is correct and accurate and that I am either the sole property owner of the subject property, or am the authorized representative of the property owner(s) in all regards pertaining to this application pursuant to proof and/or attached authorization.

_____ I AM THE OWNER.

X I AM THE LEGAL REPRESENTATIVE OF THE OWNER (Attach Authorization to Represent) of the property described which is the subject matter of this application.

Sean K Marston

Signature of Owner or Authorized Representative

The foregoing instrument was acknowledged before me this 15th day of August 20[illegible] by Sean K. Marston who is personally known to me, or has produced _____ as identification and who did (did not) take an oath.

Joan DeJarnett Sutton

Notary Signature

Joan DeJarnett Sutton

Notary Printed Name

Commission Number: GG278172

SEAL:

Joan DeJarnett Sutton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG278172
Expires 11/20/2022

ROBERT F. MUNROE
DAY SCHOOL
Established 1970

October 8, 2019

To Whom It May Concern,

Adam Gaffey is the Head of the School of Robert F. Munroe Day School and has been approved to handle all business with the government of Gadsden County for the building of a new campus. He is authorized to conduct any business associated with this project.

The board has also contracted with Sean K. Marston, P.E., President of Urban Catalyst Consultants, Inc., to oversee this project. He is authorized by the board to act as the school's representative in all matters with Gadsden County related to the school's new building project.

Sincerely,

Mary Alice Tiller

Mary Alice Tiller
Board Chair of the Board of Trustees
Robert F. Munroe Day School

RECEIVED
OCT - 8 2019
PLANNING & ZONING

91 Old Mount Pleasent Road
Quincy, FL 32352

#5

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: 7/22/19, 20 19.

I/We, W. Harvey Suber Agent.
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — smarston@ucceng.com
Telephone number — *E-mail Address*

To apply for an Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:
3-30-2N-2W-0000-00221-0100
(Parcel identification number) — *(E911 address)*

W. Harvey Suber
(Signature of property owner or entity & representative)

W Harvey Suber
(Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 22 day of July, 20 19
by W Harvey Suber who is personally known to me/or has produced
_____ as identification and did not take an oath.

Sabrina Chason
Notary Signature

Sabrina Chason
Notary Name Printed

Notary Seal
SABRINA CHASON
MY COMMISSION # GG 00246
EXPIRES: June 14, 2020
Bonded Thru Notary Public Underwriters

#5

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: August 12, 20 19

I/We, Robert F. Munroe Day School
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241
Telephone number

smarston@ucceng.com
E-mail Address

To apply for an Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

8-31-2N-2W-0000-00221-0000
(Parcel identification number)

28424 Blue Star Highway
(E911 address)

(Signature of property owner or entity & representative)

Dr. Adam Gaffey
(Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 12 day of August 2019 by Adam Gaffey who is personally known to me/or has produced _____ as identification and did not take an oath.

Notary Signature

Notary Seal

Dawn Bot
Notary Name Printed

Notary Public State of Florida
Dawn Bot
My Commission GG 007167
Expires 06/29/2020

#5

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: September 26, 20 19

I/We, David Miller Gay
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — *Telephone number*

smarston@ucceng.com — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

(Signature of property owner or entity & representative)

David Miller Gay
(Print name of property owner and/or entity)

State of Florida
County of ~~Gadsden~~ LEON

The foregoing instrument was acknowledged before me this 26th day of September, 20 19 by David Miller Gay who is personally known to me/or has produced _____ as identification and did not take an oath.

Notary Signature

Julie J. Cooper
Notary Name Printed

Notary Seal

JULIE J. COOPER
MY COMMISSION EXPIRES OCTOBER 1, 2020
FF 998102
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: September 26, 2019

I/We, Stephanie G. Wilson
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.

(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — *Telephone number*

smarston@ucceng.com — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

(Signature of property owner or entity & representative)

Stephanie G. Wilson
(Print name of property owner and/or entity)

State of Florida
County of ~~Gadsden~~ LEON

The foregoing instrument was acknowledged before me this 26th day of September, 2019 by Stephanie G. Wilson who is personally known to me/or has produced FLDL as identification and did not take an oath.

Notary Signature

Julie J. Cooper
Notary Name Printed

Notary Seal

JULIE J. COOPER
MY COMMISSION EXPIRES OCTOBER 1, 2020
FF 998102
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Gadsden COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: September 30, 20 19

I/We, Stephen M. Suber, Jr.
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — *Telephone number*

smarston@ucceng.com — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

(Signature of property owner or entity & representative)

Stephen M. Suber, Jr.
(Print name of property owner and/or entity)

State of Florida
County of ~~Gadsden~~ Leon

The foregoing instrument was acknowledged before me this 30th day of September, 20 19 by Stephen M. Suber, Jr. who ~~is personally known to me/or~~ has produced a Florida Driver License as identification and did not take an oath.

Notary Signature

GARVIN B. BOWDEN
Notary Name Printed

Notary Seal

GARVIN B. BOWDEN
Commission # GG 128286
Expires August 14, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: Sept 30, 20 19

I/We, John W. Suber
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241
Telephone number

smarston@ucceng.com
E-mail Address

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

John W Suber
(Signature of property owner or entity & representative)

John W. Suber
(Print name of property owner and/or entity)

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 30 day of Sept., 20 19 by John W Suber who is personally known to me/or has produced _____ as identification and did not take an oath.

Sabrina Chason
Notary Signature

Sabrina Chason
Notary Name Printed

Notary Seal
SABRINA CHASON
MY COMMISSION # GG 002461
EXPIRES: June 14, 2020
Bonded Thru Notary Public Underwriters

Scanned with CamScanner

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: 9.27, 2019

I/We, Turkey Creek Investments William Harvey Suber
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,
Urban Catalyst Consultants, Inc. - Sean K. Marston P.E.
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-999-4241 — *Telephone number*

smarston@ucceng.com — *E-mail Address*

To apply for an Lot Split and Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below:

3-30-2N-2W-0000-00323-0100
(Parcel identification number)

(E911 address)

William Harvey Suber
(Signature of property owner or entity & representative)

William Harvey Suber
(Print name of property owner and/or entity)
Turkey Creek Investment

State of Florida
County of Gadsden

The foregoing instrument was acknowledged before me this 27 day of September, 2019 by William Harvey Suber who is personally known to me/or has produced _____ as identification and did not take an oath.

David Watson
Notary Signature

DAVID WATSON
Notary Name Printed

Notary Seal

DAVID E. WATSON
MY COMMISSION # GG 010251
EXPIRES: July 11, 2020
Bonded Thru Notary Public Underwriters

Scanned with CamScanner

Viegbesie to chair Capital Region Transportation Planning Agency

Anthony Viegbesie

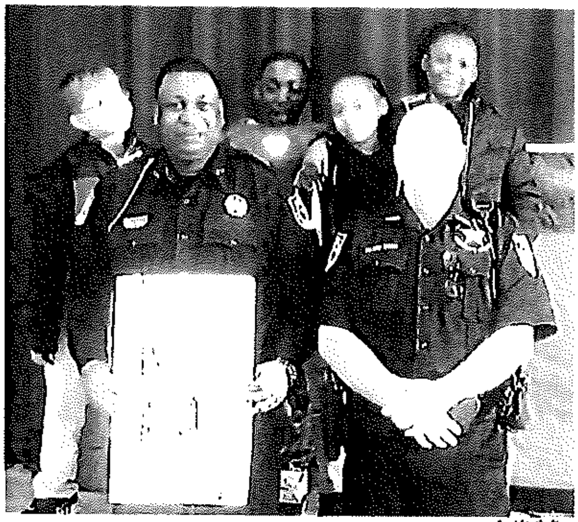
SPECIAL TO THE TIMES

Gadsden County Commissioner Anthony "Dr. V" Viegbesie, Ph.D., has been appointed chair of the Capital Region Transportation Planning Agency (CRTPA), the region's metropolitan planning organization. The CRTPA is responsible for coordinating transportation planning within Florida's Capital Region. The CRTPA includes all of Gadsden, Jefferson, Leon and Wakulla counties.

"I am always grateful and delighted to know that I am seen as possessing the leadership skills and capabilities necessary to be elected to the chairmanship position of an agency like the CRTPA, an agency responsible for coordinating transportation planning within Florida's Capital Region," said Viegbesie. "I will be sure to use this opportunity to highlight some of the transportation and infrastructure needs in Gadsden County."

The mission of the CRTPA is to act as the principal forum for collective transportation policy discussions that result in the development of a long-range transportation plan that creates an integrated regional multimodal transportation network that supports sustainable development patterns and promotes economic growth.

Sheriff celebrates literacy week with special visit



Special to the Times

As part of the Florida Department of Education's Celebrate Literacy Week some school resource deputies with the Gadsden County Sheriff's Office had the opportunity to let students know the importance of reading in order to reach their full potential. One of the special guests who read to the children was Gadsden County Sheriff Morris Young, shown here.

Black History Month events scheduled

Blountstown 2019 Black History Events are as follows:

• 6 p.m. CST Friday, Feb. 8, Fashion Show and Black History Talent Search, St. Mary M. B. Church, 16345 S.E. River St., Blountstown. For information, call Lynette Williams, 850-247-2646; or Dineasi Smith, 850-272-7112.

• Noon to 2 p.m. CST Saturday, Feb. 9, Pageant, W. T. Neal Civic Center, 17773 NE Pear St., Blountstown. For information, call LeTonya Reed, coordinator, at 850-272-2482.

10 a.m. CST Saturday, Feb. 16, Parade in Blountstown. For information, call Curtis Battle, 850-491-0264 or Larry Battles.

• Immediately after the parade Saturday, Feb. 16, festival at Clay Mary Park on River Street in Blountstown. For information, call Dennis Jones, 850-491-6028.

• 5:30 p.m. CST Friday, Feb. 22, Black History Scholarship Banquet, W. T. Neal Civic Center, 17773 NE P. Str., Blountstown. Facilitator will be Dr. Darren Evans, PharmD, MPH, CPh, of Tallahassee. Please RSVP by Feb. 15 to Apostle Sheard, Marjorie Peterson or Patricia Mathis.

Gloria C. Ramos, M.D.

Would like to thank the citizens of Gadsden County for the opportunity to care for them for the past 41 years.
As of February 2, 2019, the *Gadsden Family Clinic, PA* will be closing its doors.
Written requests for medical records with proper authorization may be made to
14 Lenox Pointe, Atlanta Georgia 30324
Thank you for letting me

Be Something Original In Gadsden County.

COMMUNITY EVENTS

Upcoming signing features Coach 'Q'

The Literacy Center Inc. will host Coach Franqua "Q" Bedell, who is head coach of TCC's women's basketball team, at 6 p.m. Monday, Feb. 11, at the McGill Library in Quincy for a talk and book-signing event. The next Literacy Center book-signing event will be at 6 p.m. Feb. 28, with local author and veteran newspaperman Byron Spires.

Literacy Center seeks volunteers

The Literacy Center Inc. trains volunteer tutors to assist adults who wish to improve their reading skills or learn to read for the first time. Volunteers are also needed for Adult Spelling Bees, Pie and Prose Events and Family Literacy.

Training is free of charge and all materials are provided by The Literacy Center Inc.

For information, call 662-3329

WORKSHOP NOTICE

The Gadsden County
Board of County Commissioners
will hold a Workshop to discuss the
Gadsden Senior Services
on Tuesday, February 12, 2018
at 4:30 p.m.
In the Gadsden County
Board of County Commissioners
Meeting Chambers
9 B East Jefferson Street, Quincy,
Florida 32351

If you are a person with a disability who needs any accommodation to participate in this meeting, you are entitled, at no cost to you, the provision of certain assistance. Persons needing assistance in obtaining any information from the County or attending the meeting must contact the Gadsden County Facilities Management Office, 1-B E. Jefferson Street, Quincy, Florida, (850) 875-8665 or (850) 510-7839, at least 48 hours prior to the meeting; if you are hearing or voice impaired, call 711.

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$185.00

Contact:
I.F.W. Security Academy
(850) 627-0200
104 E. Washington St. Suite F
Quincy, Florida 32351

NOTICE OF INTENT

NOTICE IS HEREBY GIVEN to all concerned that the Gadsden County Board of County Commissioners intends to hear the following agenda item at their regularly scheduled meeting to be held on Tuesday, February 19, 2019 at 6:00 p.m. in the Board of County Commission Chambers located at 7 East Jefferson Street, Quincy, FL, as follows:

BRADWELL FUTURE LAND USE MAP AMENDMENT (Legislative) (SSPA 2019-01) - Consideration of Ordinance #2019-001 to transmit and adopt a small scale amendment to the Future Land Use Map from Agriculture 3 (AG-3) to Agriculture 1 (AG-1) for five (5) acres located on the west side of McCall Bridge Road, Quincy, FL (Parcel ID 4-25-1N-4W-0000-00321-0500) and transmit them to the Florida Department of Economic Opportunity as follows:

ORDINANCE #2019-001

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR THE PARCEL IDENTIFIED BY PARCEL ID NUMBER [illegible] TOTALING [illegible] ACRES FROM AGRICULTURE 3 TO AGRICULTURE 1 PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING, AND PROVIDING FOR AN EFFECTIVE DATE.

ALLEN'S EXCAVATION FUTURE LAND USE MAP AMENDMENT (Legislative) (LSPA 2019-01) - Consideration of Ordinance #2019-002 to transmit and adopt amendments an amendment to the Future Land Use Map from Agriculture 3 (AG-3) to Mining for 42.95 acres located on Roberts Sand Road, Quincy, FL (Parcel ID #5-0L-0R-05-0000-59310-0000) to the Florida Department of Economic Opportunity as follows:

ORDINANCE #2019-002

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR THE PARCEL IDENTIFIED BY PARCEL ID NUMBER [illegible], TOTALING 42.95 ACRES FROM AGRICULTURE 3 TO MINING PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING, AND PROVIDING FOR AN EFFECTIVE DATE.

CAPITAL IMPROVEMENTS SCHEDULE (Legislative) (LSPA 2019-01) - Consideration of Ordinance #2019-003 to adopt the FY 2018/19 - 2022/23 Capital Improvements Schedule of the Capital Improvement Element of the Comprehensive Plan and transmit to the Florida Department of Economic Opportunity as follows:

ORDINANCE 2019-003

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA ADOPTING THE FISCAL YEARS 2018/19 THROUGH 2022/23 CAPITAL IMPROVEMENTS SCHEDULE OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN, PROVIDING FOR REPEAL, SEVERABILITY, AND CORRECTION OF SCRIVENER'S ERRORS, AND PROVIDING AN EFFECTIVE DATE.

Persons wishing to review the files on the above projects may do so on the County website at www.gadsdencountyfl.gov or at the Gadsden County Building & Planning Department located at 1-B East Jefferson Street, Quincy FL. In accordance with the Americans with Disabilities Act, persons needing assistance in obtaining any information from the County or attending the public hearing should contact the County by calling 850-875-8665 or 850-510-7842, at least 48 hours prior to the hearing.

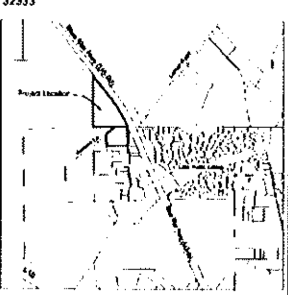
INTERESTED PARTIES MAY APPEAR AT THE MEETING AND BE HEARD WITH RESPECT TO THE PROPOSALS. IF A PERSON DECIDES TO APPEAL ANY DECISION WITH RESPECT TO THESE MATTERS, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MUST ASSURE THAT A VERBATIM RECORDING OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Notice of Citizen's Bill of Rights Meeting

A meeting will be held at 28424 Blue Star Highway, Havana, FL 32333 on Thursday, February 14, 2019, beginning at 6:00 p.m. and ending at 8:00 p.m. to discuss the relocation of the Robert F. Munroe Day School.

The proposed relocation site of Robert F. Munroe Day School is located on two parcels, identified as 3-31-2N-2W-0000-00221-0000 and 3-30-2N-2W-0000-00323-0100, on approximately 30 acres, for property located at 28424 Blue Star Highway, Havana FL, 32333.

Site Map – 28424 Blue Star Highway, Havana FL 32333



If you are unable to attend or have any questions please call: Urban Catalyst Consultants, Inc., Sean K. Marston, P.E., phone 850-999-4241.

THE GADSDEN COUNTY TIMES
112 E. Washington St., Quincy, FL 32351
A member of the Florida Press Association
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Times
112 E. Washington St.
Quincy, FL 32351
(850) 627-7649

#5

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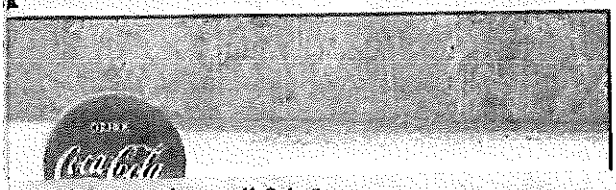
Servicing Tampa, Orlando, FL Panhandle

SPORTS

pie tournament this weekend



mpetition anglers will fish from 7 a.m. to 3 p.m. and

- Steven Burdick - senior, defensive line
- Tyler Dickey - freshman, defensive line
- Julian Harrison - senior athlete
- Michael Starling – senior linebacker/running back

All-North Florida Football Conference Team:

- Steven Burdick
- Julian Harrison
- Michael starling
- Max Reinhard - individual sportsmanship award.

By Jim Glass

There is nothing simple with hunting.

Here's a breakdown of the survey group: For [illegible] 12 years old, 20-30, 36 were 30-50 and

More local sports coverage, pg. 8

It seems like it was just yesterday Havana's one and only Pub, Hops De Vine, opened its doors to our community. Would you believe it has been a year??!! That's right; Hops De Vine celebrated its first year of serving Havana's faithful and surrounding communities with cold beer, great wine, Friday night live music and good old fashion fun.

Saturday, February 2, marked the special day for celebration. Nearly 100 patrons participated in the festive gala. Free drink drawings for individuals and rounds for tables, a Parrot naming contest, as well as, live entertainment by Twisted Rooster (blues). Boston butt, pork tenderloin, chicken, sausage, chili, smoked fish and all the trimmings were provided by "great friends" (too many to name and I'm afraid someone's name would be left out.)

Several of Havana's young adults were present and enjoying the music and dance. One of their own was celebrating a birthday. It was great to see them enjoying the fun and frolic with the "ole timers".

A very special thank you to our patrons who bring friendship, laughter, and enjoyment to Hops De Vine.

Stop by and visit our Parrot, "Havana Pete".....and have a refreshing adult beverage.

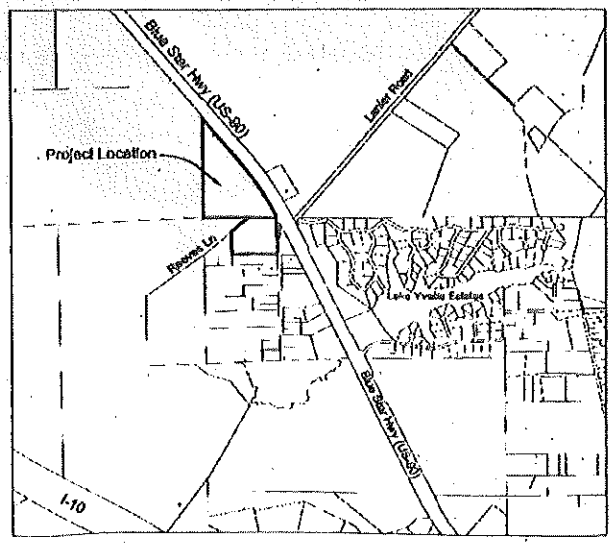
A very special thank you to all,
Mindy and Reggie

Hops De Vine
206 1ST STREET NW, HAVANA

Notice of Citizen's Bill of Rights Meeting

A meeting will be held at 28424 Blue Star Highway, Havana, FL 32333 on Thursday, February 14, 2019, beginning at 5:00 p.m. and ending at 6:00 p.m. to discuss the relocation of the Robert F. Munroe Day School.

The proposed relocation site of Robert F. Munroe Day School is located on two parcels, identified as 3-31-2N-2W-0000-00221-0000 and 3-30-2N-2W-0000-00323-0100, on approximately 30 acres, for property located at 28424 Blue Star Highway, Havana FL, 32333.



Site Map – 28424 Blue Star Highway, Havana FL 32333

If you are unable to attend or have any questions please call: Urban Catalyst Consultants, Inc., Sean K. Marston, P.E., phone 850-999-4241.

Urban Catalyst Consultants

Memorandum

To: Dr. Adam Gaffey
From: Sean K. Marston, P.E.
Re: Robert F. Munroe Day School Relocation Citizens Bill of Rights Meeting
Date: February 14, 2019

A Citizens Bill of Rights meeting was held on February 14, 2019 at 5:00 p.m., at 28424 Blue Star Highway, Havana, FL. The meeting was well attended, with 17 citizens' signatures on the sign-in sheet. Overall, the comments were positive, with several concerns about traffic and buffering.

We shared with the citizens that a traffic study is underway, which will analyze the additional traffic impacts to the intersection of Lanier Road and Highway 90. FDOT will be the authority over Highway 90 and Gadsden County will be the authority over Lanier Road. Once the traffic study is complete, it will be part of the permit submittal.

The other discussion was concerned with buffering along the Highway 90 frontage. The main concern was buffering parking facilities for the athletic portion of the project. These buffering issues will be determined during site plan review.

CITIZENS BILL OF RIGHTS MEETING, FEB. 14, 2019

R.F. MUNROE DAY SCHOOL RELOCATION

NAME	ADDRESS	TELEPHONE
Justin Harris	22 Carey Rd Havana, FL	850-294-8444
John Borden	150 S. Lanier Rd, Havana FL	850-274-2308
David Smithwick	252 Christian Loop	850-539-5480
Linda Reid	80 Hans Ct, Havana	
Joseph Bathwick	252 Christian Loop	850-539-5480
[illegible]	4482 Shady Rest	545-8029
John Harris	294 Christian Loop, Havana	(314) 303-1424
Jason Harbour	24 Engwall Cir Havan	539 1420
Belinda George	409 S Lanier Rd, Havan	539 7609
MIKE RYAN	405 Sheline DR.	539-0631
Jeanette Francis	483 South Lanier Rd HAV	539-7111
Bobbie Blackshear	385 S. Lanier Rd Hav	539-6818
David Blackshear	↓	↓
Latysha Perkins	27 S. Lanier Rd Hav	(850) 933-3316
Eric Blackshear	385 S lanier rd	(850) 686 8016
ERWIN Harbour	190 S Lanier Rd	(850) 322 7923
Gary Sabitsch	37 Yvonne Ct Havana, FL 32333	850 241-4965

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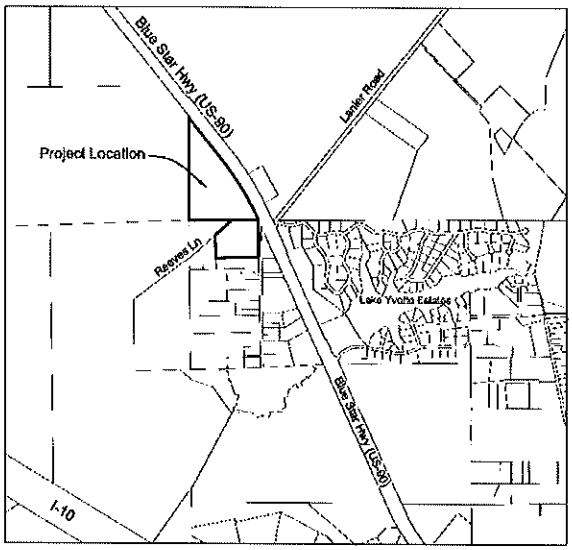


If you are unable to attend or have any questions please call: Urban Catalyst Consultants, Inc., Sean K. Marston, P.E., phone 850-999-4241.

Mail Out

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4	OwnerAddress5
3-31-2N-2W-0000-00224-0300	AKINS TAMBRIA	186 S LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0620	ARD WILMER M & BRENDA K	P O BOX 626	EASTPOINT, FL 32328		
3-31-2N-2W-0584-0000A-0601	ARD WILMER M & BRENDA K	P O BOX 626	EASTPOINT, FL 32328		
3-31-2N-2W-0584-0000A-0590	ARD WILMER M JR AND BRENDA K	P O BOX 626	EASTPOINT, FL 32328		
3-31-2N-2W-0000-00233-0300	BELFORD ROOSEVELT	122 DELORIS MADISON DR	MIDWAY, FL 32343		
3-31-2N-2W-0000-00233-0000	BELFORD STACEY ETAL	470 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0000-00233-0200	BELFORD STACEY ETAL	470 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0630	BHAKTA NARENDRA & GITABEN N	10 YVONNE CT	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-1000	BLACKSHEAR DAVID	385 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-0500	BLACKSHEAR DAVID JR & BOBBIE R	385 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0000-00221-0500	BORDEN JOHN F & CYNTHIA Y	150 LANIER RD S	HAVANA, FL 32333		
3-36-2N-3W-0000-00111-0000	BRADLEY ROAD PARTNERSHIP LLC	150 SAN BONITA BLVD	HAVANA, FL 32333		
3-31-2N-2W-0000-00133-0000	BRITT MAURICE & JANICE D	126 RAYMOND RD	HAVANA, FL 32333		
3-31-2N-2W-0584-0000B-0020	BUSH LISA M AND	WILSON RICHARD J	47 ENGWALL CIRCLE	HAVANA, FL 32333	
3-31-2N-2W-0581-0000B-0020	CARMICHAEL GLEN P	32 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0581-0000D-0050	CARROLL ROBERT F JR	CARROLL PINGHUA	326 CHRISTIAN LOOP	HAVANA, FL 323339737	
3-31-2N-2W-0000-00222-0100	CEMETERY	.	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0579	CRISTOFARI MARCO	111 YVONNE CT	HAVANA, FL 32333		
3-31-2N-2W-0581-0000A-0030	DALTON CAROLE	231 SHELINE DR	HAVANA, FL 32333		
3-31-2N-2W-0000-00232-0300	DAVIS WINNIE J	REVOCABLE INTER VIVOS TRUST	738 E 7TH AVE	TALLAHASSEE, FL 32301	
3-30-2N-2W-0000-00331-0100	DAWKINS KEVIN DANIEL (LE)	28305 BLUE STAR HIGHWAY	HAVANA, FL 32333		
3-30-2N-2W-0000-00331-0200	DAWKINS RONNIE A ETAL	4082 SHADY REST ROAD	HAVANA, FL 32333		
3-31-2N-2W-0000-00210-0300	ENZOR DORIS	50 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0000-00223-0100	FORD HENRY	C/O HENRY FORD JR	2915 CALUMET DR	ORLANDO, FL 32810	
3-31-2N-2W-0000-00242-0700	FOSTER JOSEPH	28758 BLUE STAR HWY	HAVANA, FL 323334613		
3-31-2N-2W-0000-00242-0900	FOSTER JOSEPH	28758 BLUE STAR HWY	HAVANA, FL 323334613		
3-31-2N-2W-0000-00242-0400	FRANCIS JEANETTE R TASWELL	P O BOX 563	MIDWAY, FL 32343		
3-31-2N-2W-0000-00212-0200	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-30-2N-2W-0000-00343-0100	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0000-00110-0100	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0580-00000-0001	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0000-00110-0100	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0581-00000-0001	GADSDEN COUNTY	PO BOX 1799	QUINCY, FL 323531799		
3-31-2N-2W-0000-00242-0100	GAMBLE JEAN	28814 BLUE STAR HWY	HAVANA, FL 323339733		
3-31-2N-2W-0000-00242-0800	GEORGE FARRIS JR & BELINDA	409 LANIER RD S	HAVANA, FL 32333		
3-31-2N-2W-0581-0000D-0020	GERVIN JOE JR & LAWANA HAYNES	422 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0581-0000B-0010	GIBSON DON & SHIRLEY S	14 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00233-0100	GOLDWIRE DOROTHY	456 LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0530	GORDON JOHN D & SHARON T	132 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0000-00224-0200	GREEN LINDA FORD	190 LANIER ROAD S	HAVANA, FL 32333		
3-31-2N-2W-0581-0000A-0010	HAMPTON BARBARA	133 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0650	HARBOUR JASON J & TRACY A	24 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0000-00310-0000	HARRELL TIMOTHY D TRUSTEE OF	THE TIMOTHY D HARRELL FAMILY	TRUST DATED NOV 3, 2011 2908 PLANT ST	TALLAHASSEE, FL 32304	
3-31-2N-2W-0000-00320-0000	HARRELL TIMOTHY D TRUSTEE OF	THE TIMOTHY D HARRELL FAMILY	TRUST DATED NOV 3, 2011 2908 PLANT ST	TALLAHASSEE, FL 32304	
3-36-2N-3W-0000-00140-0000	HARRELL TIMOTHY D TRUSTEE OF	THE TIMOTHY D HARRELL FAMILY	TRUST DATED NOV 3, 2011 2908 PLANT ST	TALLAHASSEE, FL 32304	
3-31-2N-2W-0581-00008-0090	HARRIS BENJAMIN	268 CHRISTIAN LOOP	HAVANA, FL 323334788		
3-31-2N-2W-0581-00008-0100	HARRIS JOHN AND	JILL HOSMER	294 CHRISTIAN LOOP	HAVANA, FL 32333	
3-31-2N-2W-0581-0000C-0070	HARROD RICHARD A AND LAURA G	353 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00222-0200	HARTSFIELD DEBRA M	249 REEVES LANE	HAVANA, FL 32333		
3-31-2N-2W-0000-00224-0100	HOWARD VIOLA	P O BOX 383	QUINCY, FL 323530383		
3-31-2N-2W-0584-0000B-0030	HUDLEY RICHARD & VALERIE	135 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0581-0000C-0020	JONES MICHAEL WORTH AND	SAMMI NICOLE ELMORE JONES	216 SHELINE DRIVE	HAVANA, FL 32333	
3-31-2N-2W-0000-00221-0000	KELLY JOHNNY E	12712 GOODHILL RD	SILVER SPRING, MD 20906		
3-31-2N-2W-0000-00100-0100	LAKE YVETTE HOMEOWNERS ASSOC	INC	96 RAYMOND ROAD	HAVANA, FL 323339801	
3-31-2N-2W-0584-0000B-0010	MANSON-HING JON & TIFFANY E	27 ENGWALL CIRCLE	HAVANA, FL 32333		
3-31-2N-2W-0000-00133-0100	MCGUFF JR RUSSELL E	3510 CASTLEBAR CIRCLE	TALLAHASSEE, FL 32309		
3-31-2N-2W-0581-0000D-0040	MCNEECE CARL AARON & SHERRILL	380 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0020	MEADE EDNA P	P O BOX 88	MIDWAY, FL 323430088		
3-31-2N-2W-0581-0000C-0060	MEADE LARRY G	2955 COMPTON WAY	TALLAHASSEE, FL 32309		
3-31-2N-2W-0584-0000A-0450	MELLO KENNETH J AND SUE ELLEN	190 ROZENA LOOP	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0600	MENENDEZ ALPHONSO EMANUEL AND	SABRINA KAY MENENDEZ	88 YVONNE COURT	HAVANA, FL 32333	
3-31-2N-2W-0581-0000B-0050	MILLARD C MCCORD REV TRUST	160 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00232-0400	MOORE LINDA B	82 CAREY RD	HAVANA, FL 32333		
3-29-2N-2W-0000-00310-0000	MUNROE INA JEAN & CLARICE M	3815 E MILLERS BRIDGE	TALLAHASSEE, FL 32312		
3-30-2N-2W-0000-00344-0100	MUNROE INA JEAN AND	3815 E MILLERS BRIDGE	TALLAHASSEE, FL 32312		
3-31-2N-2W-0581-0000C-0010	NORMAN RICHARD III AND	TAMMY LYNN JTWROS	186 SHELINE DR	HAVANA, FL 32333	
3-31-2N-2W-0584-0000A-0460	NOYES DAVID W & LESLIE D	180 ROZENA LOOP	HAVANA, FL 32333		
3-31-2N-2W-0581-0000C-0080	O'CONNORS CHARLES & LARISSA	210 NORTH DRIVE	SAN ANTONIO, TX 78201		
3-31-2N-2W-0584-0000A-0550	PATEL YOGESH AND ALKA	203 W CRAWFORD ST	QUINCY, FL 32351		
3-31-2N-2W-0581-0000C-0040	PENNYWELL JESSE & VANESSA	8733 PAT THOMAS PKWY	QUINCY, FL 32351		
3-31-2N-2W-3117-00000-0040	PERKINS OTIS AND LAKYSHA F	27 S LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-3117-00000-0030	PERKINS OTIS JR & LAKYSHA F	27 SOUTH LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0581-0000A-0020	PRICE ROBERT M III	201 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0000-00233-0400	RIVAS JOSE LUIS LOPEZ	488 SOUTH LANIER RD	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-0300	ROMACK STEWART F AND SIDNEY L	28670 BLUE STAR HWY	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0010	RYAN MICHAEL T & MARIANNE E	405 SHELINE DRIVE	HAVANA, FL 32333		
3-31-2N-2W-0584-0000A-0570	SABITSCH GARY A AND LINDA P	97 YVONNE CT	HAVANA, FL 32333		
3-31-2N-2W-0000-00242-0600	SHIRLEY SAMANTHA S	28852 BLUE STAR HWY	HAVANA, FL 32333		
3-31-2N-2W-0000-00244-0100	SHIRLEY SAMANTHA S	28852 BLUE STAR HWY	HAVANA, FL 32333		
3-31-2N-2W-0581-0000B-0080	SMITHWICK DAVID & VEARL	252 CHRISTIAN LOOP	HAVANA, FL 32333		
3-31-2N-2W-0000-00300-0000	ST JOE TIMBERLAND COMPANY OF	133 SOUTH WATERSOUND PKWY	WATERSOUND, FL 32413		
3-29-2N-2W-0000-00221-0100	SUBER JESSIE F ET AL	C/O JESSE SUBER	1006 MIMOSA DR	TALLAHASSEE, FL 32310	
3-30-2N-2W-0000-00323-0100	SUBER STEPHEN M JR ET AL	6324 CENTERVILLE RD	TALLAHASSEE, FL 323092026		
3-25-2N-3W-0000-00300-0000	SUBER STEPHEN M JR ET AL	6324 CENTERVILLE RD	TALLAHASSEE, FL 323092026		
3-31-2N-2W-0581-0000A-0040	THURSBY HOWARD C & PAMELA B	249 SHELINE DRIVE	HAVANA, FL 323339791		
3-31-2N-2W-0584-0000A-0540	TURNER ESTHER L	2711 CHUMLEIGH CIRCLE	TALLAHASSEE, FL 32309		

#5

3-31-2N-2W-0581-0000D-0030	VANDERMEER LEIGH A	410 CHRISTIAN LOOP	HAVANA, FL 32333
3-31-2N-2W-0581-0000D-0010	VARGO JESS R. & EVELYN F.	609 CANOE COURT	ALBANY, GA 31707
3-31-2N-2W-0581-0000B-0040	WILLIAMS RANDY E & LORRIE U	94 CHRISTIAN LOOP	HAVANA, FL 32333
3-31-2N-2W-0000-00232-0200	YOUNG JAMES & EARNESTINE	P O BOX 816	MIDWAY, FL 32343
3-31-2N-2W-0000-00232-0500	YOUNG JAMES AND EARNESTINE	304 LANIER RD S	HAVANA, FL 32333
3-31-2N-2W-0584-0000A-0640	ZAVION SHERYL S	50 ENGWALL CIRCLE	HAVANA, FL 32333

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdengov.net

APPLICATION FOR CONCURRENCY REVIEW

Parcel Identification Number: 3-30-2N-2W-0000-00323-0100 & 3-31-2N-2W-0000-00221-0000
Location/Address: 28424 Blue Star Highway

Property Owner (Print): Robert F. Munroe Day School
Address: 91 Mt. Pleasant Road City: Quincy State: FL Zip: 32352
Phone: 850-856-5500 E-Mail: adam.gaffey@rfmunroe.org

Authorized Representative (Print): Urban Catalyst Consultants, Inc. - Sean K. Marston, P.E.
Address: 2851 Remington Green Circle, Ste. D City: Tallahassee State: FL Zip: 32308
Phone: 850-999-4241 E-Mail: smarston@ucceng.com

Preliminary Development Orders may be issued without a concurrency evaluation. At the applicant's option, concurrency evaluation may be deferred until a site development construction plan development order is applied for. No building permit will be issued until concurrency review is approved.

Submittal Requirements:

X Fee ($110.00). Checks to be made out to the Gadsden County Board of County Commissioners

X Completed Application

X Transportation and/or turn lane analysis (as required by County Engineer and/or FDOT)

Size of the project parcel: 33.61 # of Phases: _____

Specific Uses or uses proposed to be expanded: Relocation of Robert F. Munroe Day School

Type and # of Residential Units (single family, duplex, multi-family, etc.): N/A

Type and Square footage of non-residential uses (e.g. club house, restaurant, office, manufacturing, etc.): _____

See Narrative

Gross Floor Area (GFA), Square footage and number of units for each phase:

Existing GFA, # of units and/or square footage: N/A

Proposed GFA, # of units and/or square footage: 148,632

Total GFA, # of units and/or square footage: 148,632

Stormwater:

X On site _____ Master stormwater system

Water:

_X_____ Central Water System _____Well(s), on-site

Sewer:

_X___ Central Sewer _____ Central, Package Plant _____ Septic System _____ Septic, Advanced treatment,

Transportation Impacts:

ITE Code and Existing Level of Service (Attach additional tables & data if necessary.) Include Trips generated by the proposed project using the latest ITE Trip-Generation Handbook.

ITE Code	Land Use	# Units	Daily Trips	Peak Hour Trips
See attached traffic report				
	Totals			

Include the following information for State & County roads impacted by the proposed development.

Road	Segment	Maximum Service Volume	LOS	Existing Peak Hour Volume	PM Peak Hour Trips Added	New Peak Hour Volume
See attached traffic report						

LOS standards do not apply to local roads. LOS information required may be obtained from the FDOT District 3 Level of Service Tables at http://www.fdot.gov/planning/systems/programs/SM/los/districts/district3/2016/Gadsden.pdf.

Public School Capacity:

Planning will calculate impact to LOS based on # of Residential units proposed.

Parks:

Planning will calculate impact to LOS based on # of Residential units proposed.

I hereby certify that the information contained in this application is true and accurate and that I am either the owner or the subject property, or am the authorized representative of the property owner in regards to this matter.

_____ I AM THE OWNER

_X_____ I AM THE LEGAL AUTHORIZED REPRESENTATIVE OF THE OWNER (Reference attached Authorization to Represent submitted with the development application.)

_____

Signature of Owner or Authorized Representative Date

#5

RECEIVED
AUG 15 2019
PLANNING & ZONING

TURN LANE AND TRAFFIC OPERATIONS ANALYSIS

Robert F. Munroe Day School Master Plan
Lanier Road/US 90, Gadsden County, FL

Prepared For:

Urban Catalyst Consultants, Inc.
2851 Remington Green Circle, Suite D
Tallahassee, FL 32308
Mr. Sean Marston, P.E.
(850)999-4241

Prepared By:

Deborah M. Dantin, P.E.
Florida Professional Engineer #43258
Certificate of Authorization #28500

Dantin Consulting, LLC
506 Frank Shaw Road
Tallahassee, FL 32312
(850) 544-3062
debbie@dantinconsultingllc.com

DANTIN
CONSULTING, LLC

Dantin 8/15/19

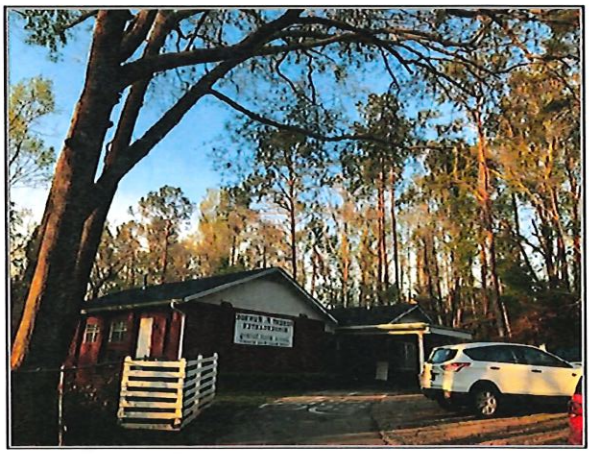
August 15, 2019

Robert F. Munroe Day School Master Plan
FDOT Turn Lane and Traffic Operations Analysis
Lanier Road/US 90

I. Project Overview

The proposed Robert F. Munroe K-12 Day School is located on the west side of US 90 at Lanier Road in Gadsden County, Florida. Currently, the kindergarten and 1st-12th grades are located in separate facilities in Quincy, further west than the proposed campus. A new master planned site will combine all grades of the private school to a new location at S. Lanier Road/US 90.

Main Campus 1st-12th, 91 Old Mt. Pleasant Road



Kindergarten - 1800 West King Street, Quincy

Buildings total 65,900 square feet (SF) consisting of 36,000 SF classroom space, 4,800 SF administration, 23,300 SF cafetorium and 1,800 SF maintenance building. A separate enclosed 27,200 SF athletic facility is also proposed. The new school will accommodate up to 400 students and 50 staff members. Currently, the school has 300 students with 40 staff members. In addition, one (1) single family unit and 38 multi-family units (30 dorm rooms and 8 duplexes) are proposed on campus. Residential units are solely for school students or faculty members. A conceptual site plan used in this analysis is shown on **Exhibit 1**, prepared by others.

School times are as follows:

Drop-off times - 8:00 - 8:25 AM
School Start - 8:30 AM, School End - 3:20 PM
Pick-up times - 3:20 - 3:45 PM

Transportation for students will also be provided using one (1) bus and two (2) vans with the school's planned expansion. An after school program ending at 5:45 PM will also be offered.

Access to the new school is proposed at the intersection of US 90 off of S. Lanier Road with an additional right-in/right-out proposed along US 90 approximately 900' north of the Lanier Road intersection. Since US 90 is configured in a northwest-southeast direction, for the purpose of this analysis US 90 is referenced as north-south and Lanier Road as east-west. A full median opening exists at this US 90/Lanier Road intersection. Northbound right and southbound left turn lanes exist at this time serving N. Lanier Road.

To obtain an FDOT connection permit, the following traffic studies have been requested:

- Warrants for a new southbound right turn lane into the site
- Warrants for a new northbound left turn lane at the Lanier Road intersection
- Operational review of the US 90/Lanier Road intersection before and after project traffic

FDOT has an ongoing project, Financial Project ID 438272-2-52-01 with completed design plans to install a southbound right turn lane at S. Lanier Road along US 90. FDOT plans identify a 620' in length southbound right turn lane onto S. Lanier Road (see **Appendix A** for excerpts from FDOT design plans). Due to the FDOT planned project, this study excludes analysis of the proposed southbound right turn lane at the intersection, but includes a southbound right turn lane warrant study at the right-in/right-out driveway north of Lanier Road.

US 90 is currently posted at 65 mph in this section of roadway. A 55 mph posted speed is located 0.9 miles north of the Lanier Road intersection prior to Gadsden County High School-Florida Public Safety Institute, and reduces to 55 mph 1.9 miles south of the site and to 45 mph approaching I-10. **Exhibit 2** shows the proposed school and US 90 posted speed limits locations. Consideration to reduce the posted speed limit in this area is being requested in addition to a proposed 45 mph school zone with flashing overhead signs, similar to Gadsden County High School. A formal request to reduce the posted 65 mph speed limit is forthcoming, in a separate study to be submitted to FDOT District 3 in accordance with FDOT requirements.

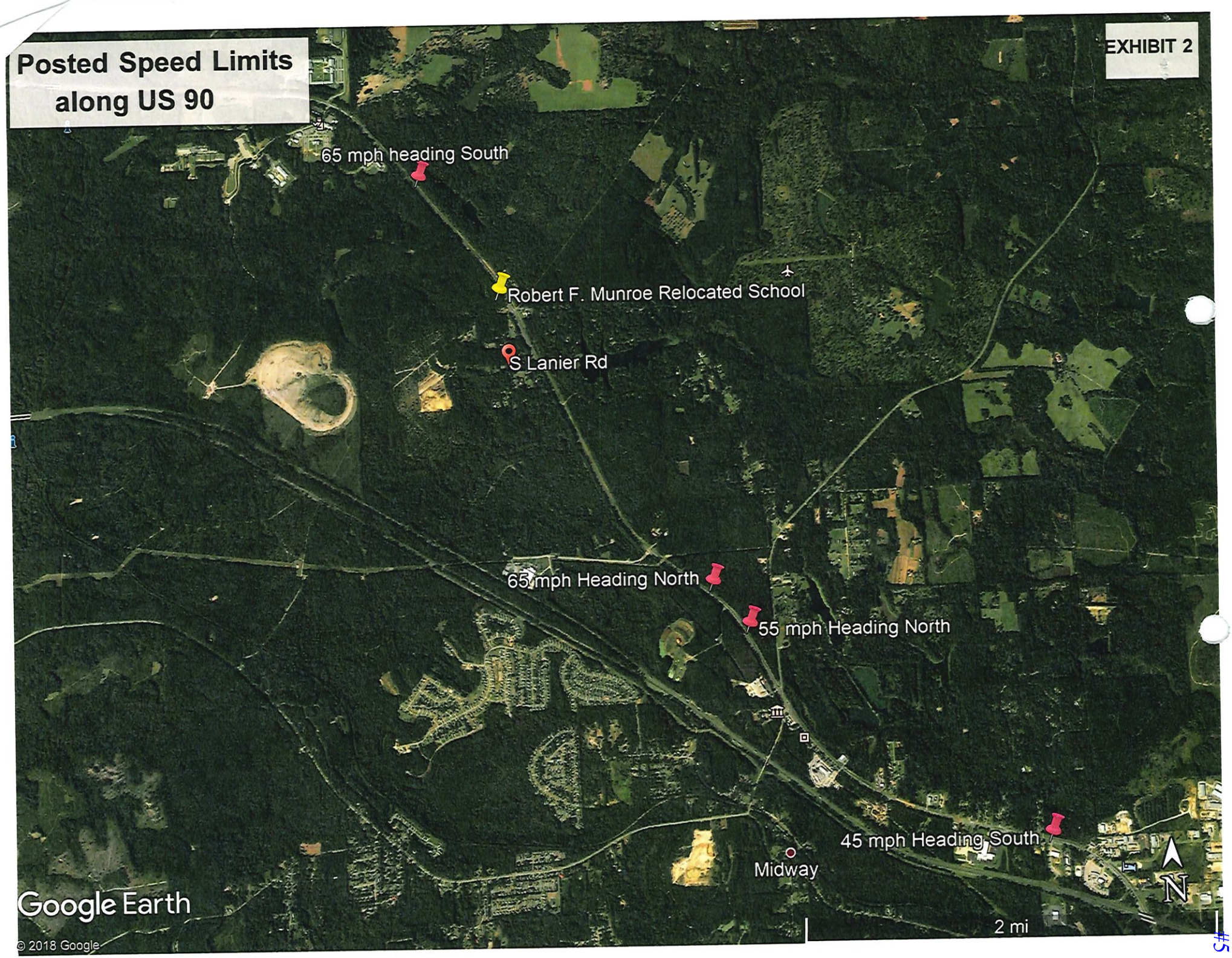
II. Proposed Trip Generation and Distribution

Land Uses

The primary building space with 65,900 SF and proposed 400 student capacity was compared. As previously indicated, residential uses are also proposed for students or faculty members and 100% internally captured, on-site trips during school operating hours. No additional trip generation was applied for residential uses since the peak hour periods of the site occurs during the school start and end periods.

Trip Generation

Using the *ITE 10th Edition Trip Generation Manual* trip generation was calculated for a private school (K-12), land use category #536. Refer to **Exhibit 3** for the trip generation for all periods. In summary, the trip generation using number of students during the peak hour periods of the generator (school) was applied to assess turn lanes and for the intersection operational analysis.


Posted Speed Limits along US 90
EXHIBIT 2
65 mph heading South
Robert F. Munroe Relocated School
S Lanier Rd
65 mph Heading North
55 mph Heading North
45 mph Heading South
Midway
N
2 mi
Google Earth
© 2018 Google

#5

Robert F. Munroe Day School, Private K-12
Buildout Conditions

Comparison of ITE Trip Generation Per Period
Trip Generation -10th Edition ITE Trip Generation Manual

AM Peak Hour Period (Coincides with Adjacent Roadway one hour bet. 7-9AM)

Development	ITE Code	Indep. Variable	No. Units	AM Peak Hour Trip Rate/Equation	AM Enter Split	AM Exit Split	AM Pk Trips	AM Enter	AM Exit	External Trips Total	External Trips Enter	External Trips Exit
Institutional												
Private School (K-12)	536	Students	400	T=0.80(X)-3.57	61%	39%	316	193	123	316	193	123
Private School (K-12)	536	1000 SF	65,900	NA								

Time
8-9 AM

AM Peak Hour Period (of Generator)

Development	ITE Code	Indep. Variable	No. Units	AM Peak Hour Trip Rate/Equation	AM Enter Split	AM Exit Split	AM Pk Trips	AM Enter	AM Exit	External Trips Total	External Trips Enter	External Trips Exit	
Institutional													
Private School (K-12)	536	Students	400	T=0.77(X)+19.92	61%	39%	328	199	129	328	199	129	<==USE
Private School (K-12)	536	1000 SF	65,900	3.54	63%	37%	233	147	86	233	147	86	

Time
School Start 8:30
Drop off 8:10-8:25
1 bus, 2 vans

PM Peak Hour Period (of Generator)

Development	ITE Code	Indep. Variable	No. Units	AM Peak Hour Trip Rate/Equation	AM Enter Split	AM Exit Split	AM Pk Trips	AM Enter	AM Exit	External Trips Total	External Trips Enter	External Trips Exit	
Institutional													
Private School (K-12)	536	Students	400	T=0.43(X)+79.59	42%	58%	253	107	146	253	107	146	<==USE
Private School (K-12)	536	1000 SF	65,900	5.5	28%	72%	362	101	261	362	101	261	

Time
2:30-3:30
Pick up 3:20-3:40
1 bus, 2 vans

PM Peak Hour Period (Coincides with the Adjacent Road one hour between 4-6PM)

Development	ITE Code	Indep. Variable	No. Units	PM Peak Hour Trip Rate/Equation	PM Enter Split	PM Exit Split	PM Pk Trips	PM Enter	PM Exit	External Trips Total	External Trips Enter	External Trips Exit
Institutional												
Private School (K-12)	536	Students	400	0.17	43%	57%	68	29	39	68	29	39
Private School (K-12)	536	1000 SF	65,900	NA								

Time
one hour bet 4-6PM

Daily Traffic

Development	ITE Code	Indep. Variable	No. Units	Daily Trip Rate/Equation	Daily Enter Split	Daily Exit Split	Daily Pk Trips	Daily Enter	Daily Exit	External Trips Total	External Trips Enter	External Trips Exit
Institutional												
Private School (K-12)	536	Students	400	2.48	50%	50%	992	496	496	992	496	496
Private School (K-12)	536	1000 SF	65,900	NA								

Proposed Students: 400 65,900 Total Building GFA (A - 65,900 SF Classroom, cafetorium, maintenance and B - 27,200 SF enclosed athletic buildings)

Additional Uses considered 100% internal trips during school peak hour periods: 1 single family DU, 38 multi-family (30 dorm rooms/8 duplexes)

EXHIBIT 3

#5

Trip Generation, vehicles per hour (vph):

	Total	Enter	Exit
AM Peak (7:30-8:30 AM)	328	199	129
PM Peak (3:00-4:00 PM)	253	107	146

Trip Distribution

FDOT latest count data was obtained and reviewed for existing traffic patterns and directional traffic splits. FDOT count stations along US 90 (Memorial Blue Star Parkway) are located both south Sta. #0321 (closer to I-10 near Dupont Road) and north Sta. #1503 (towards Quincy near Ranch Road). Station #0321 is closest to this site; whereas, neither count is in close proximity to the proposed school site. New traffic counts were taken at the Lanier Road intersection to perform traffic analyses. Traffic counts include:

1. 8 hour turning movement count (6-9 AM, 11 AM-12 PM and 3-7 PM)
2. 24 hour bi-directional counts on Lanier Road (east of US 90)
3. Volume count and speed study along US 90

All traffic counts are provided in **Appendix B** with daily US 90 counts summarized below:

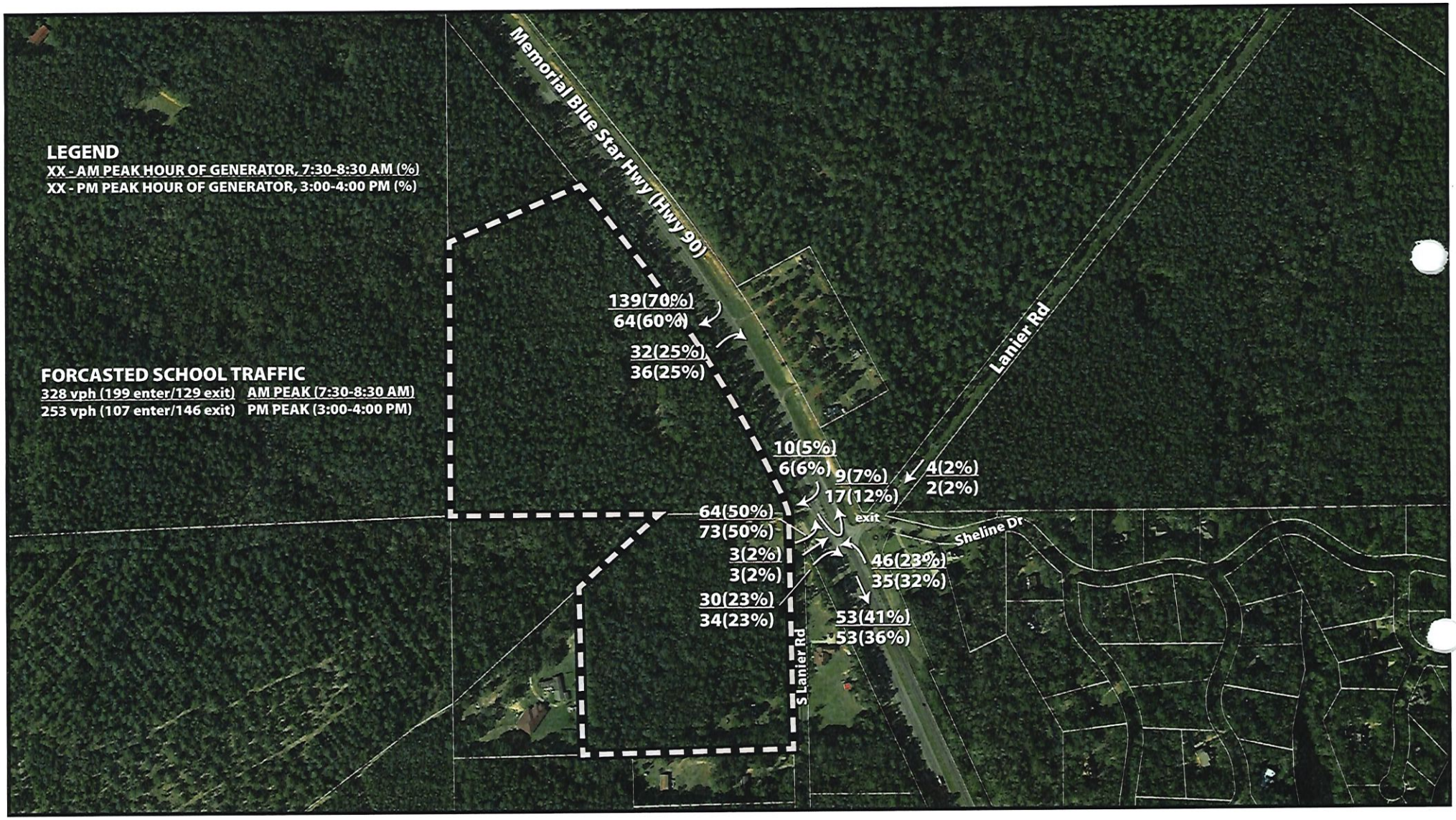
Existing 2018 Counts:	#0321 near I-10	Daily = 19,500 vehicles per day (vpd)
	#1503 near Quincy	Daily = 13,100 vpd
New 2019 Count:	at Lanier Road	Daily = 13,931 vpd (Raw Count)
Capacity (LOS D):	4LD Class I Arterial	Daily = 39,800

To forecast project traffic movements entering and exiting the site, we used general information provided by school administration staff, the site layout and existing traffic patterns. With the school's current location on the west end of Quincy, student draw comes from Chattahoochee and Quincy with few from Leon County. The school's relocation is anticipated to draw more students from Leon County and Havana and less from Chattahoochee. Parent's commute route to/from Leon County from Quincy was also taken into consideration for school traffic patterns. A summary of forecasted AM and PM peak hour trip distribution is shown on **Exhibit 4**.

III. Turn Lane Analyses

Turn Lane Volume Warrants

New intersection turning movement counts taken on Tuesday, March 5 (while school was in session) were used as background traffic with added school traffic. To assess US 90 turn lane need, peak hours of 7:30-8:30 AM and 3:00-4:00 PM were applied to coincide with the school's peak periods.



PANTIN CONSULTING, LLC

Relocation of Robert F. Munroe School - Trip Distribution

EXHIBIT 4

#5

The following documents and criteria were used to perform turn lane analyses:

- National Cooperative Highway Research Program (NCHRP): Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide, Fig. 2-4 (side road), Fig. 2-5 (left turn), Fig. 2-6 (right turn)
- FDOT: Roadway and Traffic Design Standards (Florida Design Manual)
- Florida Design Manual (FDM 212.14) Intersections, January 2019

Turn lane warrant results are provided in **Appendix C**. The NCHRP analysis shows a northbound left turn lane onto S. Lanier is warranted during both AM and PM peak hour conditions. Southbound right turn lanes are also required at the right-in/right-out driveway and onto S. Lanier Road (as designed by FDOT).

An NCHRP analysis was conducted for the eastbound side road approach from S. Lanier Road, exiting the school site. This analysis reflected a single lane approach was sufficient; however, a more comprehensive intersection operational analysis was reviewed.

Turn Lane Design Standards

To determine the northbound left turn lane length requirement at the S. Lanier/US 90 intersection, we applied a standard 2.0 seconds per vehicle delay for this unsignalized intersection to calculate left turn lane vehicle storage. In addition, since parent drop-off or pick-up typically occurs within a 20-30 minute period, this was considered in the calculations:

Using the higher left turns during the AM peak hour period = 46 vehicles
= 46 vehicles/25 minutes x 2 minutes = 3.7 (use 4 vehicles)
= 4 vehicles x 25' = 100' vehicle storage

Northbound Left Turn Lane ➔ 100' + 460' deceleration (65 mph) = 560' total length

A southbound right turn lane at the right-in/right-out driveway forecasted with 139 vehicles (AM) and 64 (PM) vehicles required site specific conditions review. This driveway entrance is generally unimpeded for movements to enter the site and turn left to access the parent drop-off/pick-up lane, located nearly 900' from the access to US 90. This movement will operate as a free-flow condition, with low vehicle speeds turning into the school and possibly a reduced speed limit (of 45-55 mph). No additional vehicle storage is required.

Southbound Right Turn Lane ➔ 460' total length

IV. Intersection Operations

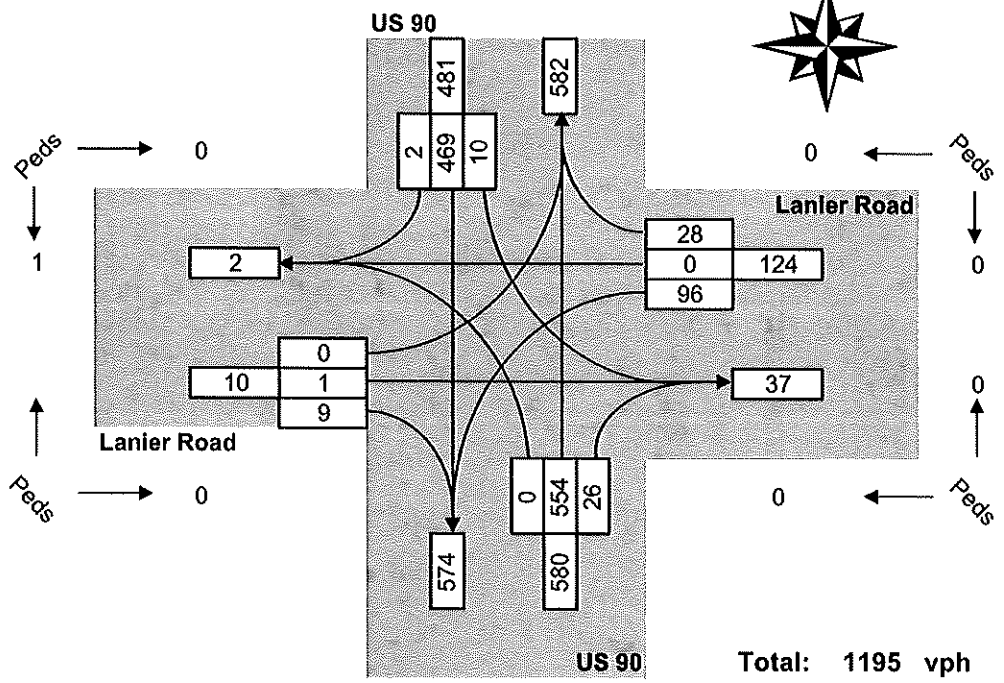
A pre-development and post development analysis of Lanier Road/US 90 intersection was conducted. Intersection turning movements are summarized on **Exhibits 5 and 6** for AM and PM conditions, both before and after project traffic.

TURNING MOVEMENT STUDY

Intersection: US 90 (SR 10) @ Lanier Road Date: 3/5/19

EXISTING

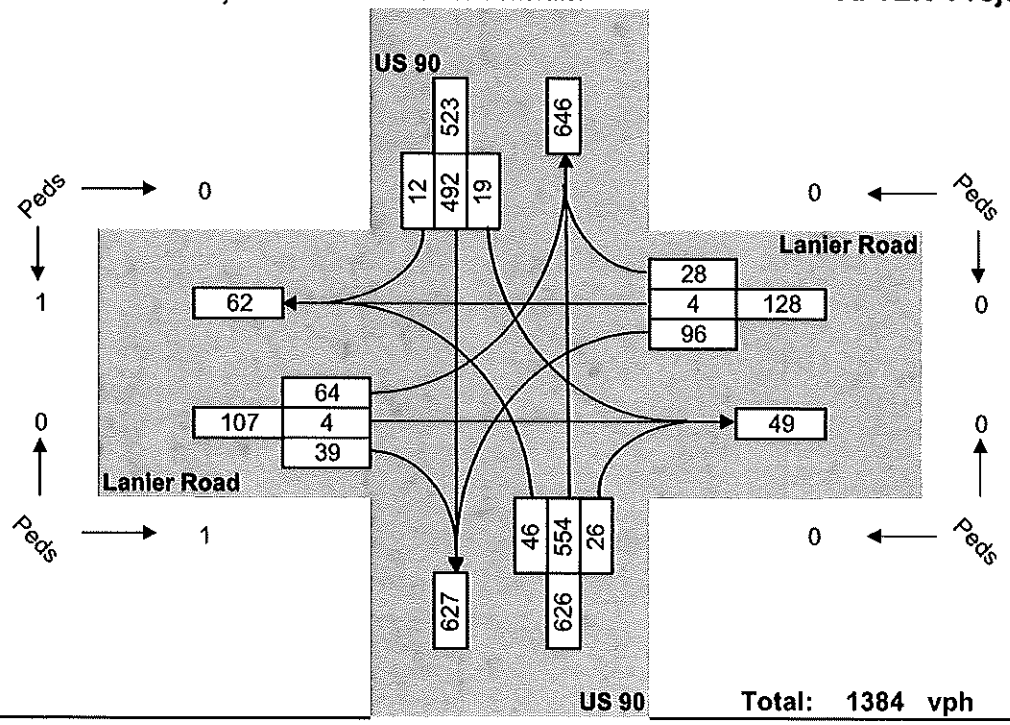
AM Peak: Existing Count - BEFORE Project - 7:30-8:30 Peak of Generator



Total: 1195 vph

AM Peak AFTER Project - 7:30-8:30 Peak of Generator

'AFTER' Project



Total: 1384 vph

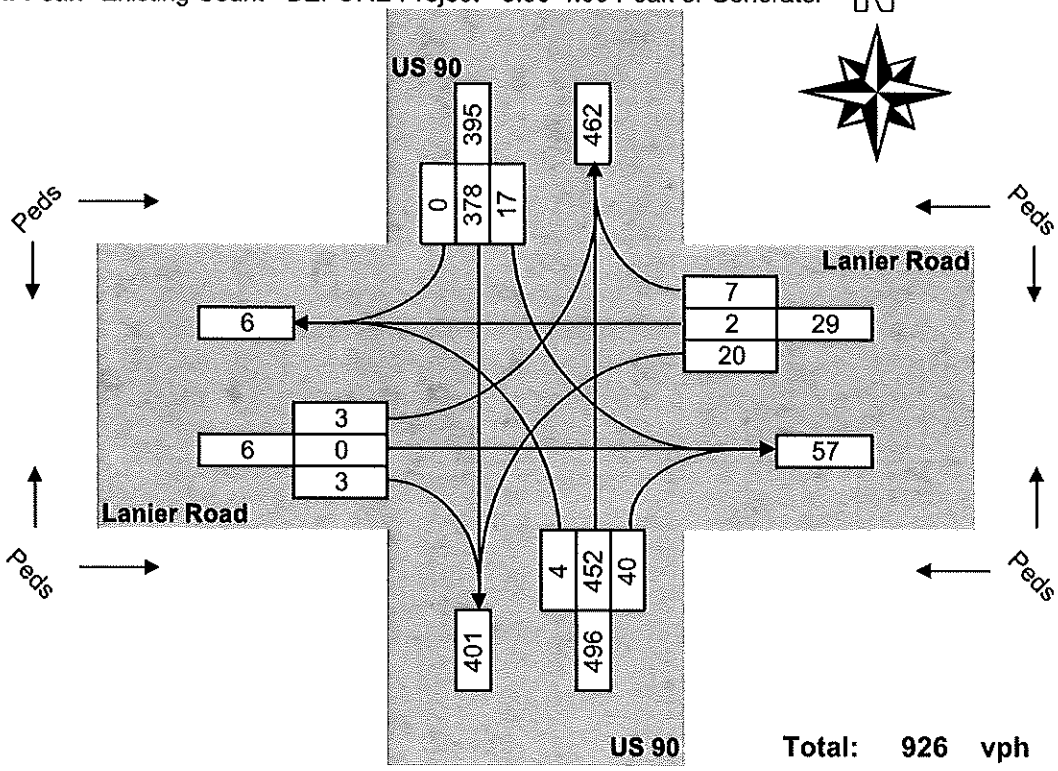
EXHIBIT 5

TURNING MOVEMENT STUDY

Intersection: US 90 (SR 10) @ Lanier Road Date: 3/5/19

EXISTING

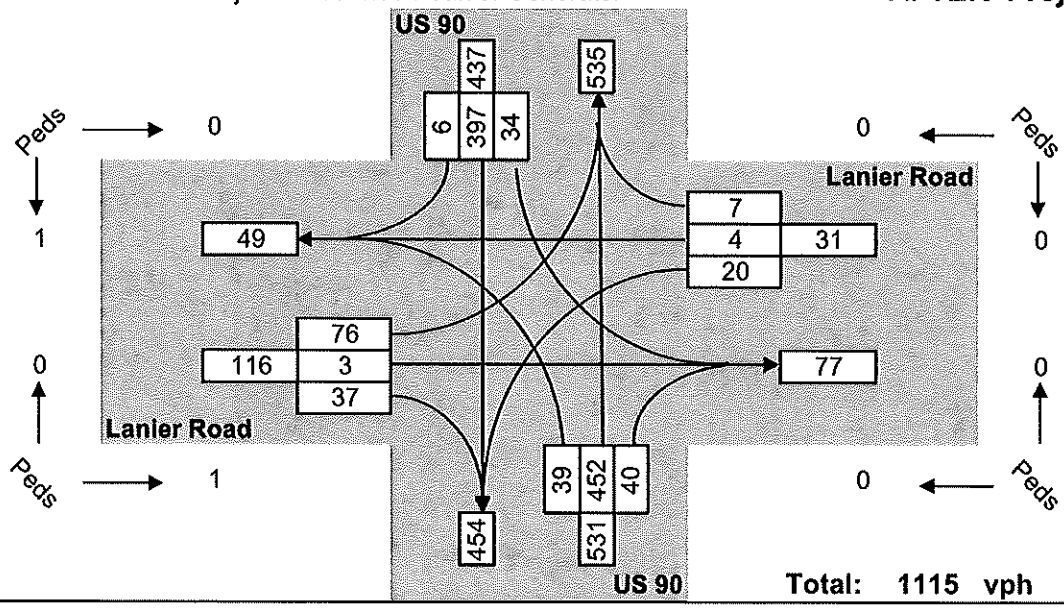
PM Peak Existing Count - BEFORE Project - 3:00-4:00 Peak of Generator



Total: 926 vph

PM Peak AFTER Project - 3:00-4:00 Peak of Generator

'AFTER' Project



Total: 1115 vph

EXHIBIT 6

Pre-Development Conditions

Aerial imaging data from Google Earth and field verification was used to identify existing intersection lane designations, lane widths, turn lane lengths, posted speed limits, etc. to model the intersection in SYNCHRO. New intersection turning movement counts were used for AM and PM peak hour conditions.

Post Development Conditions

Forecasted project traffic was added to existing counts for post conditions. Required turn lanes were included in the model. A single and two-lane eastbound approach was also evaluated. Intersection operations slightly improve with addition of a 2nd eastbound lane on S. Lanier Road. Intersection results show an overall LOS A both before and after project traffic during AM and PM peak hour periods coinciding with the school peak hours. The westbound left turn movement exiting N. Lanier Road, currently 96 vehicles per hour, experiences higher delays in the morning due to the addition of a new northbound left turn lane and opposing vehicle movements entering/exiting the school (refer to Exhibit 5). As shown in SYNCHRO, delay increases from 32 seconds to 59 seconds for the left turn movement which results in LOS F for an unsignalized intersection.

Two-Way Stop Control - Level of Service
Highway Capacity Software Criteria

Control Delay Per Vehicle	LOS
< or = 10	A
10 to 15	B
15 to 25	C
25 to 35	D
35 to 50	E
>50	F

A summary of before and after intersection operations can be found on **Exhibit 7**. SYNCHRO output files for before and after conditions are provided in **Appendix D**.

V. Speed Limit Reduction and School Zone Request

US 90 is posted at 65 mph in this section of roadway. Data obtained and identified in this study will be submitted to FDOT District 3 Traffic Operations office to formally request a reduction in the posted speed limit and for a school zone. Key issues regarding this request include:

- A 55 mph speed limit is located 0.9 miles north of this site, see Exhibit 2.
- The 85th percentile speed along US 90 averages at 73 mph northbound-southbound.
- The 10 mph pace is 60.5% total for all northbound-southbound vehicles.
- There are currently zero (0) pedestrians crossing at this intersection today.

Robert Munroe Day School
SYNCHRO Intersection Operational Results
US 90 (Memorial Blue Star Parkway) @ Lanier Road

After Project: Northbound Left and Southbound Right (FDOT project)

	AM Peak			PM Peak	
	Existing - Pre-Development	Post Development (2nd Lane Eastbound)	Post (Single Lane Eastbound)	Existing - Pre-Development	Post Development
	Stop Sign EB and WB			Stop Sign EB and WB	
Vehicle Level of Service					
SBL	na	B	B	na	A
SBT (combined with right)	free	na	na	free	na
SBT (after with FDOT project)	na	free	free	na	free
SBR (after with FDOT project)	na	free	free	na	free
SB Approach	free	free	free	free	free
NBL (after project)	na	A	A	na	A
NBT	free	free	free	free	free
NBR	free	free	free	free	free
NB Approach	free	free	free	free	free
WBL	D	F	F	C	D
WBT (combined with right)	B	B	B	A	B
WB Approach	D	E	F	C	C
EB (all movements)	B	na	E	B	na
EBL (after project)	na	E	na	na	C
EBT (combined with right - after project)	na	B	na	na	A
EB Approach	B	D	E	B	C
Overall Intersection LOS	**A**	**A**	**A**	**A**	**A**
Overall Intersection (v/c Ratio)	**0.46**	**0.66**	**0.71**	**0.19**	**0.42**
Delay - Total Movement and Approach (sec.)					
SBL	8.8	10.1	10.1	8.6	8.6
SBT (combined with right)	free	na	na	free	free
SBT (after with FDOT project)	na	free	free	na	free
SBR (after with FDOT project)	na	0	0	na	0
SB Approach	0.1	0.4	0.4	0.4	0.7
NBL (after project)	na	8.7	8.7	na	8.3
NBT	free	free	free	free	free
NBR	free	free	free	-	free
NB Approach	0	0.6	0.4	0.1	free
WBL	32.0	59.1	62.8	18.3	31.1
WBT (combined with right)	10.4	13.1	10.4	9.8	11.2
WB Approach	27.1	47.6	51.3	16.2	24.4
EB (all movements)	11.3	na	38.3	13.1	na
EBL (after project)	na	41.8	na	na	24.5
EBT (combined with right - after project)	na	12.6	na	na	9.8
EB Approach	11.3	30.1	38.3	13.1	21.2
Overall Intersection Delay (sec.)	**3.0**	**7.5**	**8.6**	**0.8**	**4.2**
95th%ile Vehicle Queue (vehicle - unsignalized)					
SBL	0	0.1	0.1	0.1	0.1
NBL (after project)	na	0.2	0.2	na	0.1
WBL	2.1	3.6	3.8	0.3	2.0
WBT (combined with right)	0.1	0.2	0.1	0	0.3
EB (all movements)	0.1	na	3.3	0	na
EBL (after project)	na	2.3	na	na	0.4
EBT (combined with right - after project)	na	0.4	na	na	0

EXHIBIT 7

- Forecasted pedestrian traffic crossing US 90 with the school is expected to be low but may occur.
- A pedestrian gap study with crossings on the most narrow, north leg of the intersection at 45' in width (to median) was conducted using Form 750-020-08 from *FDOT's Manual on Uniform Traffic Studies (MUTS)* for adequate gap times is shown in **Appendix E**.

VI. Findings and Recommendations

Lanier Road/US 90 Intersection

The addition of an upstream southbound right-in/right-out access will help reduce vehicle traffic at the Lanier Road/US 90 intersection. Side street traffic will increase with the school, although these volumes are not significant. Delay is added to the Lanier Road side streets particularly during the AM peak hour period when intersection traffic, coinciding with the school's peak traffic period, is highest. No pavement markings currently exist for the westbound approach. Adding a separate lane to the eastbound approach is needed to reduce future delay for left turn movements.

We recommend:

- New northbound left turn lane 560' in length (including taper).
- Verify FDOT's construction schedule of the southbound right turn lane onto S. Lanier Road will be installed prior to the school's opening.
- Add pavement markings to the westbound approach, combining the through/right lane with a separate left turn lane; maximize vehicle storage length to approx. 50' for left turns.
- Add 2nd eastbound approach lane, combining through/right with separate left turn lane.
- Improve alignment of eastbound (S. Lanier) and westbound (N. Lanier) lanes.
- Ensure alignment of all left turn movements do not overlap.
- No modification to the existing southbound acceleration or northbound acceleration lanes are proposed. It is noted that SYNCHRO models show acceleration lanes do not improve intersection operations, although use is highly dependent on driver's behavior/comfort.

School's Right-in/Right-out Driveway

- Add southbound right turn lane 460' in length.

Safety and Site Circulation

1) Decrease posted speed limit from 65 mph to 55 mph. A formal request with vehicle speed study data (included in Appendix B) is proposed, to be submitted separately to FDOT District 3 per FDOT requirements.
2) Allow for flashing school zone similar to Gadsden County High School, with 45 mph speed limit. School zone study with gap study (Appendix D) is to be submitted separately.
3) Vehicular access at the parent drop-off/pick-up lane from both directions is important.
4) Northbound motorists are expected to turn left into S. Lanier Road during school hours. Parking areas on the north end of campus are primarily for special events or overflow. Access to enter these parking areas from the north may occur via a U-turn at the downstream median opening, particular during special events, located approximately 0.4 miles to the north. This median opening does not have a left/U-turn lane.

APPENDICES

APPENDIX A
FDOT Turn Lane Design Plans (Excerpts)

THIS PROJECT TO BE LET TO CONTRACT
WITH FINANCIAL PROJECT ID:
438272-1-52-01

CONTRACT PLANS COMPONENTS

ROADWAY PLANS
SIGNING AND PAVEMENT MARKING PLANS

STATE OF FLORIDA

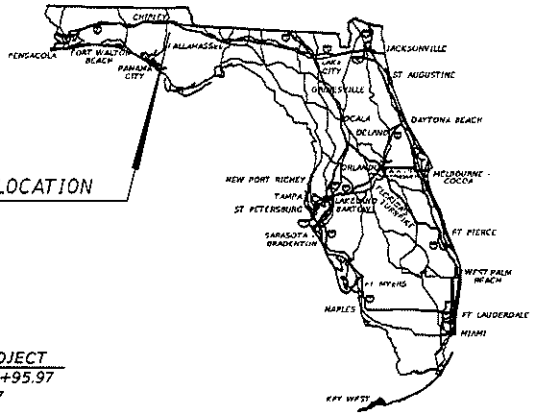
DEPARTMENT OF TRANSPORTATION

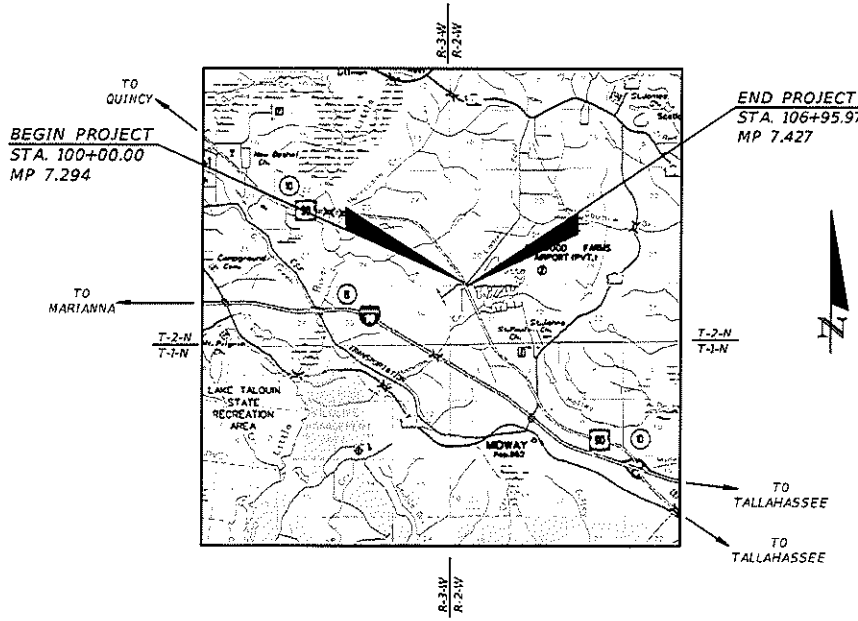
CONTRACT PLANS

FINANCIAL PROJECT ID 438272-2-52-01
(FEDERAL FUNDS)
GADSDEN COUNTY (50030)
STATE ROAD NO. 10 (US 90)
AT LANIER ROAD INTERSECTION

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 4	SUMMARY OF PAY ITEMS
5	TYPICAL SECTION
6	SUMMARY OF DRAINAGE STRUCTURES
7	OPTIONAL MATERIALS TABULATION
8	PROJECT CONTROL
9	GENERAL NOTES
10 - 11	ROADWAY PLAN
12	WETLAND TABLES
13	DRAINAGE STRUCTURES
14	ROADWAY SOIL SURVEY
15 - 20	CROSS SECTIONS
21 - 25	TEMPORARY TRAFFIC CONTROL PLAN
26	VERIFIED UTILITY LOCATE
SO-1 - SO-5	SUMMARY OF QUANTITIES





PHASE IV SUBMITTAL
10/8/2018

GOVERNING DESIGN STANDARDS:

Florida Department of Transportation, FY 2018-2019 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: http://www.fdot.gov/design/standardplans

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2018 Standard Specifications for Road and Bridge Construction at the following website:
http://www.fdot.gov/programmanagement/implemented/SpecBooks

ROADWAY PLANS ENGINEER OF RECORD:

RYAN W. PATTERSON, P.E. NO.: 62964
PROTEAN DESIGN GROUP
2473 CARE DRIVE SUITE 101
TALLAHASSEE, FL 32308
(850) 727-5707
CONTRACT NO.: C9X58
VENDOR NO.: F59-3473441
CERTIFICATE OF AUTHORIZATION NO.: 7865

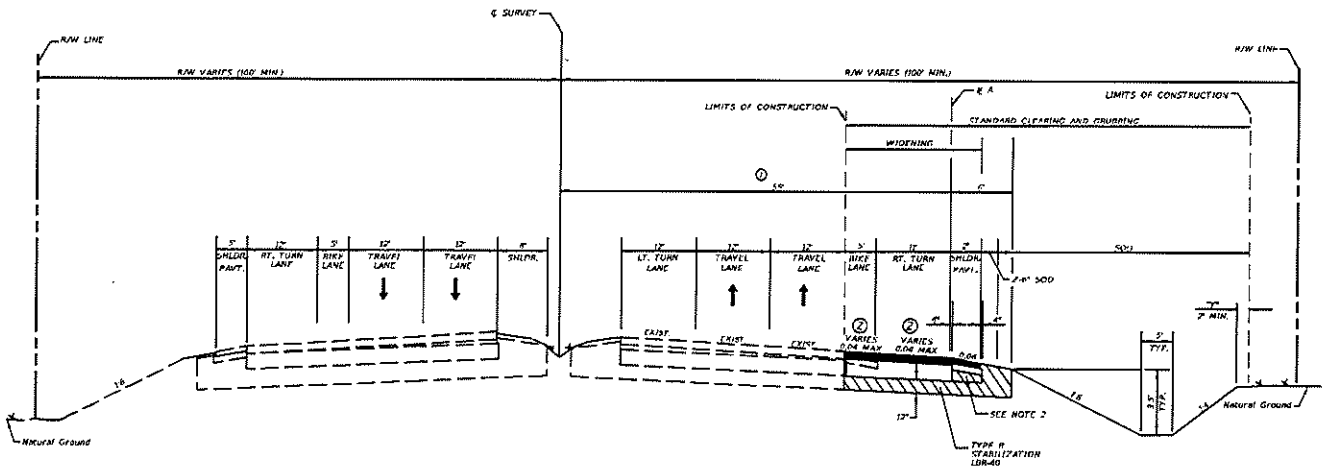
FDOT PROJECT MANAGER:

JIMMY SMITH, P.E.
850-372-4126

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
TBD	19	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

#5



TYPICAL SECTION
SR 10 (US 90) AT LANIER ROAD
ADDITION OF RIGHT TURN LANE AND BICYCLE KEYHOLE LANE
STA. 376+35.42 TO STA. 382+55.47 ℄ SURVEY =
STA. 100+29.34 TO STA. 106+49.39 ℞ A

WIDENING

OPTIONAL BASE GROUP 6 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (3") (PG 76-22)
AND FRICTION COURSE FC-5 (3/4") (PG 76-22)

SHOULDER

OPTIONAL BASE GROUP 1 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (1 1/2") (PG 76-22)
AND FRICTION COURSE FC-5 (3/4") (PG 76-22)

TRAFFIC DATA

CURRENT YEAR = 2016 AADT = 19200
ESTIMATED OPENING YEAR = 2020 AADT = 20000
ESTIMATED DESIGN YEAR = 2040 AADT = 24300
K = 9.0% D = 56.7% T = 6.37% (24 HOUR)
DESIGN HOUR T = 3.19%
DESIGN SPEED = 70 MPH

1.) ① THE OFFSET FROM ℄ SURVEY TO ℞ A, WHICH REPRESENTS THE TURN LANE EDGE OF PAVEMENT, IS AN AVERAGE MEASUREMENT. THE INTENT IS TO MAINTAIN THE EXISTING LANE WIDTHS AND PROPOSED TURN LANE.

2.) ② SEE CROSS SECTION SHEETS TO IDENTIFY WHERE CROSS SLOPE TRANSITIONS FROM 0.04 TO 0.03.

3.) THIS AREA MAY BE CONSTRUCTED OF BASE MATERIAL AT NO ADDITIONAL COMPENSATION.

4.) ACTUAL WIDTH OF BASE WIDENING MAY VARY DUE TO ACTUAL EXISTING PAVEMENT WIDTH. A UNIFORM WIDTH BASE WIDENING STRIP MAY BE CONSTRUCTED AT NO ADDITIONAL COST.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN W. PATTERSON, P.E.
P.E. NO. 62964
PROTEAN DESIGN GROUP
2473 CARE DRIVE, SUITE 101
TALLAHASSEE, FL 32308
CERTIFICATE OF AUTHORIZATION: 7865

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
S.R. 10	GADSDEN	438272-2-52-01

TYPICAL SECTION

SHEET NO. 5

KPATTERSON 10/08/2018 9:33:53 AM C:\Users\kpatterson\Desktop\438272-2-52-01\roadway TYP(R01).dgn

#5

CURVE DATA BL35
PI STA. = 373+95.15
Δ = 14° 04' 00" (RT.)
D = 0° 59' 44"
T = 710.10
L = 1,413.07
R = 5,755.65
PC STA. = 366+85.05
PT STA. = 380+98.12
c = 0.037

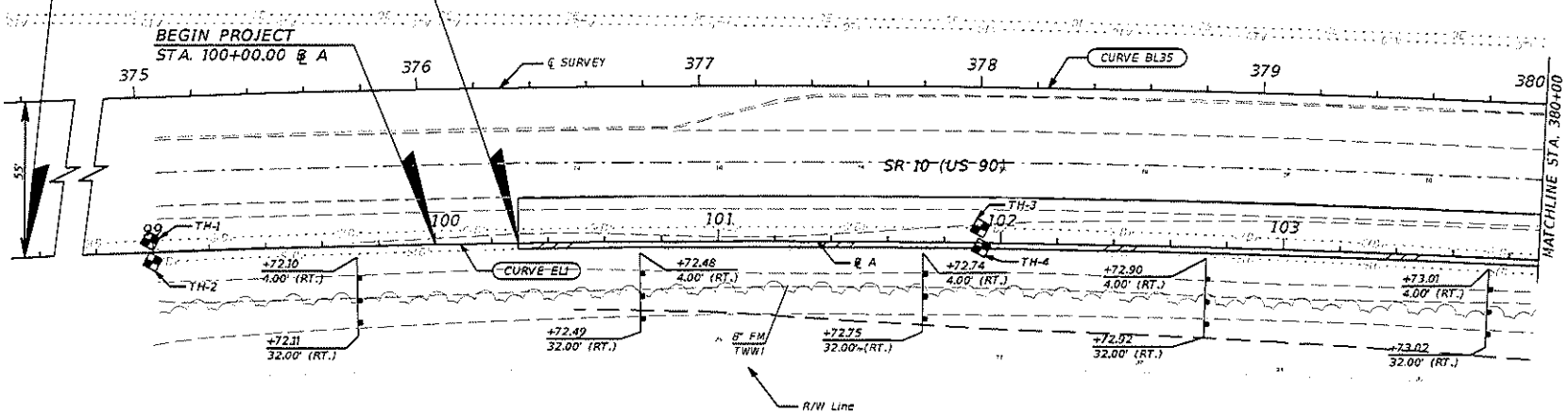
1" = 40'

WARNING: GAS PIPE LINE
IN AREA OF CONSTRUCTION

BEGIN CONSTRUCTION
STA. 323+56.39 ℄ SURVEY
STA. 47+50.31 ⓡ A

BEGIN WIDENING
CONNECT TO EXIST. PAVT.
STA. 100+29.34 ⓡ A

BEGIN PROJECT
STA. 100+00.00 ⓡ A



CURVE DATA EL1
PI STA. = 99+45.47
Δ = 10° 55' 53" (RT)
D = 1° 00' 18"
T = 545.47
L = 1,087.63
R = 5,700.65
PC STA. = 94+00.00 ⓡ A = STA. 350+20.00 ℄ SURVEY
PT STA. = 104+87.63 ⓡ A = STA. 361+07.63 ℄ SURVEY

LEGEND

SEDIMENT BARRIER

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REVISIONS			
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RYAN W. PATTERSON, P.E.
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2473 CARE DRIVE, SUITE 101
TALLAHASSEE, FL 32308
CERTIFICATE OF AUTHORIZATION: 7865

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
S.R. 10	GADSDEN	438272-2-52-01

PLAN SHEET

SHEET NO. 10

10/8/2018 9:45:04 AM C:\Users\rpatterson\Desktop\438272-2\roadway plans01.dgn

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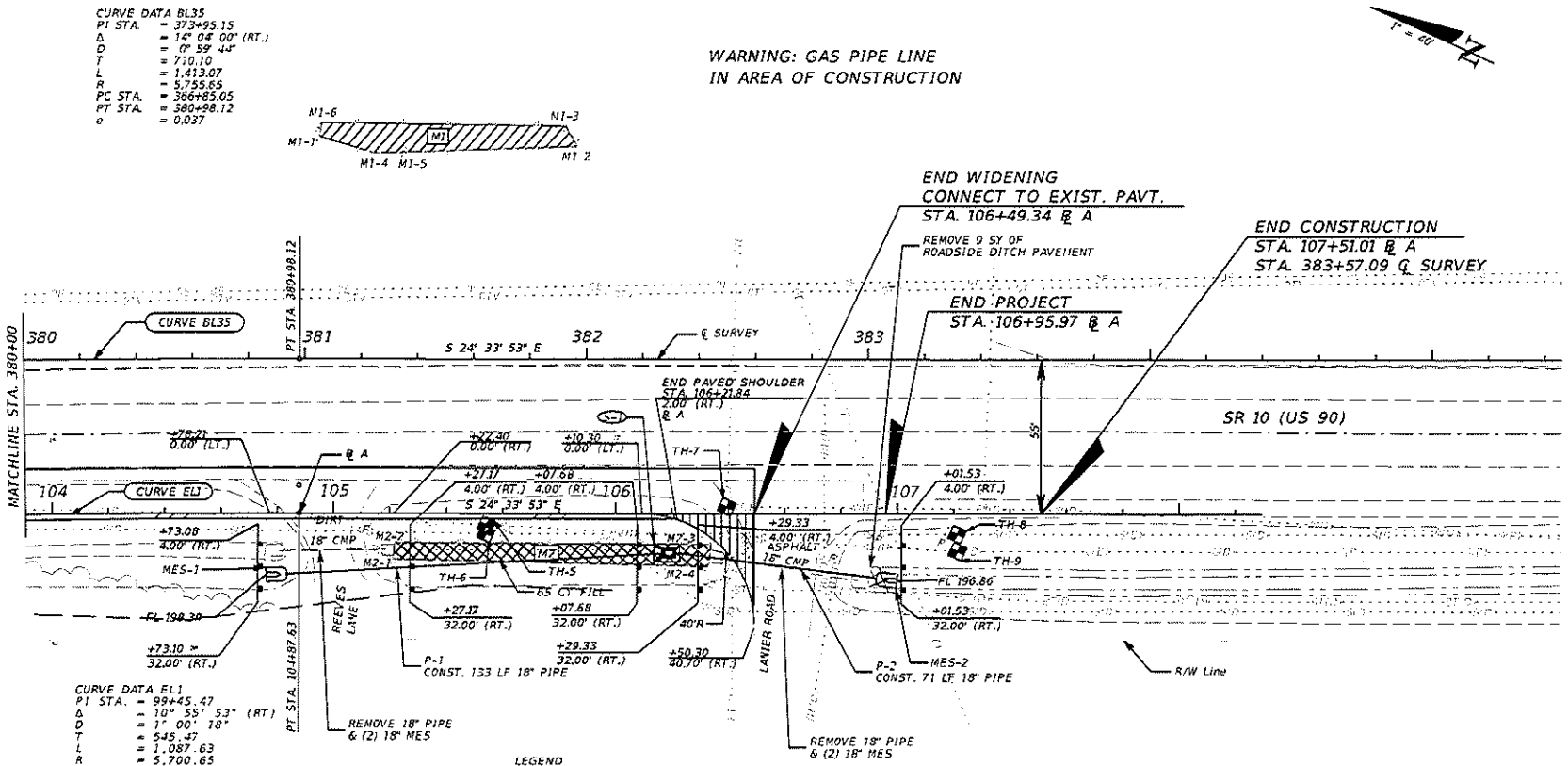
CURVE DATA BL35
PI STA. = 373+95.15
Δ = 14° 04' 00" (RT.)
D = 0° 59' 43"
T = 710.10
L = 1,413.07
R = 5,755.65
PC STA. = 366+85.05
PT STA. = 380+98.12
e = 0.037

WARNING: GAS PIPE LINE
IN AREA OF CONSTRUCTION

1" = 40'



CURVE DATA EL1
PI STA. = 99+45.47
Δ = 10° 55' 53" (RT)
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L = 1,087.63
R = 5,700.65
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PT STA. = 104+87.63 ℄ A = STA. 361+07.63 ℄ SURVEY
e = 0.037

LEGEND

- WETLAND JURISDICTIONAL AREA SEE SHEET WETLAND TABLES FOR DEFINED LIMITS.
- IMPACTED WETLAND JURISDICTIONAL AREA. SEE SHEET WETLAND TABLES FOR DEFINED LIMITS.
- UTILIZE ROADWAY WIDENING PAVEMENT DESIGN FOR LANIER ROAD RADIUS IMPROVEMENT.
- SEDIMENT BARRIER

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

RYAN W. PATTERSON, P.E.
P.E. NO. 62964
PROTEAN DESIGN GROUP
2473 CARE DRIVE, SUITE 101
TALLAHASSEE, FL 32308
CERTIFICATE OF AUTHORIZATION: 7865

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
S.R. 10	GADSDEN	438272-2-52-01

PLAN SHEET

SHEET NO. 11

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#5

APPENDIX B
Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 50 - GADSDEN

SITE: 0321 - SR 10(US 90) - 1000' W OF DUPONT RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	19500 C	E 9500	W 10000	9.00	58.00	6.80
2017	19600 F	E 9600	W 10000	9.00	55.90	6.40
2016	19200 C	E 9400	W 9800	9.00	56.70	6.40
2015	17000 C	E 8300	W 8700	9.00	56.60	5.80
2014	16900 C	E 8300	W 8600	9.00	56.60	6.00
2013	16900 C	E 8300	W 8600	9.00	56.90	6.20
2012	15800 C	E 7700	W 8100	9.00	57.30	7.00
2011	16500 C	E 8000	W 8500	9.00	56.50	6.30
2010	17000 C	E 8400	W 8600	10.25	56.03	6.10
2009	19000 C	E 9100	W 9900	10.58	60.54	6.80
2008	18100 C	E 9000	W 9100	10.02	58.00	7.20
2007	19700 C	E 9700	W 10000	10.21	57.31	8.50
2006	18700 C	E 9300	W 9400	10.47	56.05	8.00
2005	17000 C	E 8600	W 8400	10.60	57.60	6.90
2004	17600 C	E 8600	W 9000	10.30	56.80	6.90
2003	18100 C	E 8800	W 9300	10.50	58.60	7.80

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

#5

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 50 - GADSDEN

SITE: 1503 - SR 10 (US90) - 350' E OF RANCH RD, E OF HOSPITAL

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	13100 C	E 6400	W 6700	9.00	58.00	5.10
2017	12500 C	E 6000	W 6500	9.00	55.90	4.30
2016	12500 C	E 6100	W 6400	9.00	56.70	5.40
2015	11200 C	E 5400	W 5800	9.00	56.60	5.50
2014	10900 C	E 5200	W 5700	9.00	56.60	5.50
2013	11900 C	E 5700	W 6200	9.00	56.90	5.20
2012	11100 C	E 5200	W 5900	9.00	57.30	7.90
2011	10800 C	E 5200	W 5600	9.00	56.50	6.90
2010	12100 C	E 5800	W 6300	10.25	56.03	6.90
2009	12100 C	E 6200	W 5900	10.58	60.54	7.50
2008	11700 C	E 5700	W 6000	10.02	58.00	8.20
2007	12400 C	E 6300	W 6100	10.21	57.31	9.40
2006	13100 C	E 6400	W 6700	10.47	56.05	8.00
2005	12200 C	E 6000	W 6200	10.60	57.60	4.70
2004	12600 C	E 6200	W 6400	10.30	56.80	7.10
2003	13800 C	E 6700	W 7100	10.50	58.60	10.20

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

#5

Peggy Malone & Associates
(888) 247-8602

School begin : 8:30 Am
drop-off open : 7:30AM

File Name : US 90 and Lanier Rd AM
Site Code :
Start Date : 3/5/2019
Page No : 1

1/3

Groups Printed- Combined

	US 90 Southbound					Lanier Rd Westbound					US 90 Northbound					Lanier Rd Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:00 AM	0	84	1	0	85	0	0	5	0	5	1	27	0	0	28	1	0	2	0	3	121
06:15 AM	0	113	0	0	113	4	0	11	0	15	2	48	0	0	50	2	0	0	0	2	180
06:30 AM	0	118	0	0	118	6	0	22	0	28	0	56	0	0	56	0	0	1	0	1	203
06:45 AM	0	166	1	0	167	7	1	15	0	23	2	56	1	0	59	1	0	0	0	1	250
Total	0	481	2	0	483	17	1	53	0	71	5	187	1	0	193	4	0	3	0	7	754
07:00 AM	0	159	3	0	162	5	0	27	0	32	4	77	0	0	81	1	0	0	0	1	276
07:15 AM	1	193	4	0	198	10	0	31	0	41	0	122	0	0	122	1	1	0	0	2	363
07:30 AM	0	177	6	0	183	10	0	27	0	37	6	176	1	0	183	2	1	2	0	5	408
07:45 AM	0	157	2	0	159	9	0	29	0	38	8	151	0	0	159	3	0	0	0	3	359
Total	1	686	15	0	702	34	0	114	0	148	18	526	1	0	545	7	2	2	0	11	1406
08:00 AM	0	110	1	0	111	7	0	22	0	29	5	126	1	0	132	0	0	0	0	0	272
08:15 AM	1	125	1	0	127	2	0	18	0	20	7	101	1	0	109	4	0	0	0	4	260
08:30 AM	0	92	1	0	93	3	0	10	0	13	2	109	3	0	114	0	0	1	0	1	221
08:45 AM	0	105	0	0	105	1	0	7	0	8	2	75	0	0	77	0	0	0	0	0	190
Total	1	432	3	0	436	13	0	57	0	70	16	411	5	0	432	4	0	1	0	5	943
Grand Total	2	1599	20	0	1621	64	1	224	0	289	39	1124	7	0	1170	15	2	6	0	23	3103
Apprch %	0.1	98.6	1.2	0		22.1	0.3	77.5	0		3.3	96.1	0.6	0		65.2	8.7	26.1	0		
Total %	0.1	51.5	0.6	0	52.2	2.1	0	7.2	0	9.3	1.3	36.2	0.2	0	37.7	0.5	0.1	0.2	0	0.7	

	US 90 Southbound				Lanier Rd Westbound				US 90 Northbound				Lanier Rd Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	159	3	162	5	0	27	32	4	77	0	81	1	0	0	1	276
07:15 AM	1	193	4	198	10	0	31	41	0	122	0	122	1	1	0	2	363
07:30 AM	0	177	6	183	10	0	27	37	6	176	1	183	2	1	2	5	408
07:45 AM	0	157	2	159	9	0	29	38	8	151	0	159	3	0	0	3	359
Total Volume	1	686	15	702	34	0	114	148	18	526	1	545	7	2	2	11	1406
% App. Total	0.1	97.7	2.1		23	0	77		3.3	96.5	0.2		63.6	18.2	18.2		
PHF	.250	.889	.625	.886	.850	.000	.919	.902	.563	.747	.250	.745	.583	.500	.250	.550	.862

#5

School End: 3:20-3:25 PM

after school End = 4:45 PM

Peggy Malone & Associates
(888) 247-8602

File Name : US 90 and Lanier Rd PM
Site Code :
Start Date : 3/5/2019
Page No : 1

3/3

Groups Printed- Combined

	US 90 Southbound					Lanier Rd Westbound					US 90 Northbound					Lanier Rd Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
03:00 PM	0	96	9	0	105	1	0	5	0	6	6	93	0	0	99	1	0	0	0	1	211
03:15 PM	0	97	2	0	99	3	1	7	0	11	10	100	1	0	111	0	0	1	0	1	222
03:30 PM	0	91	3	0	94	2	1	2	0	5	12	129	0	0	141	1	0	1	0	2	242
03:45 PM	0	94	3	0	97	1	0	6	0	7	12	130	3	0	145	1	0	1	0	2	251
Total	0	378	17	0	395	7	2	20	0	29	40	452	4	0	496	3	0	3	0	6	926
04:00 PM	0	126	5	0	131	1	0	2	0	3	9	139	0	0	148	1	0	0	0	1	283
04:15 PM	1	112	3	0	116	3	0	3	0	6	9	160	6	0	175	2	0	1	0	3	300
04:30 PM	0	124	6	0	130	1	0	3	0	4	15	134	1	0	150	0	0	1	0	1	285
04:45 PM	1	98	3	0	102	3	0	9	0	12	10	158	1	0	169	0	0	0	0	0	283
Total	2	460	17	0	479	8	0	17	0	25	43	591	8	0	642	3	0	2	0	5	1151
05:00 PM	2	174	6	0	182	1	0	6	0	7	19	176	2	0	197	2	0	1	0	3	389
05:15 PM	0	160	1	0	161	1	0	5	0	6	23	197	0	0	220	1	0	1	0	2	389
05:30 PM	0	142	4	0	146	1	0	5	0	6	28	196	2	0	226	1	0	0	0	1	379
05:45 PM	0	98	2	0	100	3	0	1	0	4	9	204	3	0	216	0	0	0	0	0	320
Total	2	574	13	0	589	6	0	17	0	23	79	773	7	0	859	4	0	2	0	6	1477
06:00 PM	0	100	5	0	105	6	0	4	0	10	13	155	1	0	169	1	1	0	0	2	286
06:15 PM	3	89	1	0	93	0	1	5	0	6	10	143	1	0	154	0	0	1	0	1	254
06:30 PM	0	64	3	0	67	3	0	6	0	9	20	130	0	0	150	0	0	1	0	1	227
06:45 PM	0	50	4	0	54	0	1	4	0	5	18	96	1	0	115	2	0	0	0	2	176
Total	3	303	13	0	319	9	2	19	0	30	61	524	3	0	588	3	1	2	0	6	943
Grand Total	7	1715	60	0	1782	30	4	73	0	107	223	2340	22	0	2585	13	1	9	0	23	4497
Apprch %	0.4	96.2	3.4	0		28	3.7	68.2	0		8.6	90.5	0.9	0		56.5	4.3	39.1	0		
Total %	0.2	38.1	1.3	0	39.6	0.7	0.1	1.6	0	2.4	5	52	0.5	0	57.5	0.3	0	0.2	0	0.5	

3-4

4-5

	US 90 Southbound				Lanier Rd Westbound				US 90 Northbound				Lanier Rd Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 06:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	2	174	6	182	1	0	6	7	19	176	2	197	2	0	1	3	389
05:15 PM	0	160	1	161	1	0	5	6	23	197	0	220	1	0	1	2	389
05:30 PM	0	142	4	146	1	0	5	6	28	196	2	226	1	0	0	1	379
05:45 PM	0	98	2	100	3	0	1	4	9	204	3	216	0	0	0	0	320
Total Volume	2	574	13	589	6	0	17	23	79	773	7	859	4	0	2	6	1477
% App. Total	0.3	97.5	2.2		26.1	0	73.9		9.2	90	0.8		66.7	0	33.3		
PHF	.250	.825	.542	.809	.500	.000	.708	.821	.705	.947	.583	.950	.500	.000	.500	.500	.949

#5

School Start - 8:30
END - 3:20/3:25

1/1

Peggy Malone and Associates

TWO CHANNEL SUMMARY
Starting: 3/5/2019

Station: Site A
ID: 000000023957
Loc:: Lanier Rd, E of US 90

File: Site A, Lanier E of US 90.PRN
Info:: 19-073 AW Min
GPS: 30.53757, -84.47308

END

TIME	LANE 1 EAST am	LANE 1 EAST pm	LANE 2 WEST am	LANE 2 WEST pm	TOTAL am	TOTAL pm
00:15	0	3	0	3	0	6
00:30	1	11	1	9	2	20
00:45	0	7	0	7	0	14
01:00	2 3	8 29	0 1	9 28	2 4	17 57
01:15	1	6	0	6	1	12
01:30	1	7	0	3	1	10
01:45	0	2	0	4	0	6
02:00	0 2	4 19	0 0	6 19	0 2	10 38
02:15	1	5	0	2	1	7
02:30	0	5	0	8	0	13
02:45	0	9	0	3	0	12
03:00	0 1	8 27	0 0	6 19	0 1	14 46
03:15	0	14	0	6	0	20
03:30	0	10	0	9 3-4PM	0	19
03:45	2	13	0	3	2	16
04:00	0 2	11 48	1 1	5 23	1 3	16 71
04:15	0	7	2	7 4-5PM	2	14
04:30	0	5	2	6	2	11
04:45	0	24	1	3	1	27
05:00	0 0	9 45	1 6	9 25	1 6	18 70
05:15	0	21	2	8	2	29
05:30	1	19	1	4	2	23
05:45	0	25	5	3	5	28
06:00	0 1	9 74	2 10	3 18	2 11	12 92
06:15	0	16	3	8	3	24
06:30	1	9	12	4	13	13
06:45	0	12	21	6	21	18
07:00	3 4	14 51	20 56	4 22	23 60	18 73
07:15	3	3	19	3	22	6
07:30	6	3	28	2	34	5
07:45	10	3	33	3	43	6
08:00	9 28 31	4 13 7:30	33 113	3 11	42 141	7 24
08:15	7	5	23 103	1	30	6
08:30	5	3 8:30 AM	14	1	19	4
08:45	1	6	12	0	13	6
09:00	1 14	2 16	4 53	4 6	5 67	6 22
09:15	3	4	3	3	6	7
09:30	6	3	3	1	9	4
09:45	5	5	1	1	6	6
10:00	7 21	1 13	5 12	0 5	12 33	1 18
10:15	8	2	6	3	14	5
10:30	4	0	7	0	11	0
10:45	7	1	3	1	10	2
11:00	6 25	2 5	7 23	0 4	13 48	2 9
11:15	5	0	6	2	11	2
11:30	3	0	6	0	9	0
11:45	3	0	6	0	9	0
12:00	6 17	3 3	3 21	1 3	9 38	4 6
TOTALS	461		479		940	
AM Times	07:30		07:30		07:30	
AM Peaks	32		117		149	
Factors	PHF: 0.80		PHF: 0.89		PHF: 0.87	
PM Times	17:00		12:30		17:00	
PM Peaks	74		31		98	
Factors	PHF: 0.74		PHF: 0.86		PHF: 0.84	

#5

School Start - 8:30 (open 7:30 today)
END - 3:20/3:25 (after school ends 5:45p)

1/4

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

END TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
00:15	0	0	1	0	0	0	0	1	3	0	1	1	0	0	7
00:30	0	0	0	0	0	1	1	0	2	0	0	0	0	0	4
00:45	0	0	0	0	1	1	0	1	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	2	1	1	0	0	0	0	4
Hour Total	0	0	1	0	1	2	1	4	6	1	1	1	0	0	18
01:15	0	0	0	0	0	0	0	1	1	1	0	0	0	0	3
01:30	0	0	0	0	0	0	0	2	0	2	0	0	0	0	4
01:45	0	0	0	0	0	0	1	2	1	1	1	0	0	0	6
02:00	0	0	0	0	0	1	0	1	2	0	0	0	0	0	4
Hour Total	0	0	0	0	0	1	1	6	4	4	1	0	0	0	17
02:15	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2
03:00	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Hour Total	0	0	0	0	1	0	0	1	1	0	1	0	0	0	4
03:15	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
03:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	1	2	0	0	0	0	0	3
Hour Total	0	0	0	0	0	0	1	1	3	0	0	0	0	0	5
04:15	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2
04:30	0	0	0	0	0	0	1	0	2	0	0	0	0	0	3
04:45	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
05:00	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Hour Total	0	0	0	0	1	0	1	1	5	1	0	0	0	0	9
05:15	0	0	0	0	0	0	1	0	0	1	0	0	0	0	2
05:30	0	0	0	0	0	0	1	1	1	0	0	0	0	0	3
05:45	0	0	0	0	0	0	4	2	2	1	0	0	0	0	9
06:00	0	0	0	0	1	2	2	3	1	0	1	0	0	0	10
Hour Total	0	0	0	0	1	2	8	6	4	2	1	0	0	0	24
06:15	0	0	0	0	0	1	2	4	1	0	0	0	0	0	8
06:30	0	0	0	0	0	6	4	9	4	0	0	0	0	0	23
06:45	0	0	0	0	0	3	5	5	5	3	1	0	0	0	22
07:00	0	0	0	0	0	2	4	12	4	0	0	0	0	0	22
Hour Total	0	0	0	0	0	12	15	30	14	3	1	0	0	0	75
07:15	0	0	0	0	0	0	5	11	10	7	2	0	0	0	35
07:30	0	0	0	0	0	0	7	9	18	17	1	0	0	0	52
07:45	0	0	0	0	0	0	3	22	41	27	1	0	0	0	94
08:00	0	0	0	0	0	0	8	26	28	12	8	0	0	0	82
Hour Total	0	0	0	0	0	0	23	68	97	63	12	0	0	0	263
08:15	0	0	0	0	0	0	1	11	37	18	1	0	0	0	68
08:30	0	0	0	0	0	1	9	10	23	11	3	0	0	0	57
08:45	0	0	0	0	0	0	3	12	22	11	5	0	0	0	53
09:00	0	0	0	0	0	0	1	6	14	5	3	0	0	0	29
Hour Total	0	0	0	0	0	1	14	39	96	45	12	0	0	0	207

PROPOSED START DROP-OFF PERIOD 301

#5

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

2/4

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
09:15	0	0	0	0	0	0	4	6	10	9	3	1	0	0	33
09:30	0	0	0	0	0	1	6	8	13	3	1	0	0	0	32
09:45	0	0	0	0	0	0	0	5	8	7	1	0	0	0	21
10:00	0	0	0	0	0	0	2	11	9	5	3	1	0	0	31
Hour Total	0	0	0	0	0	1	12	30	40	24	8	2	0	0	117
10:15	0	0	0	0	0	0	1	7	10	5	1	0	0	0	24
10:30	0	0	0	0	0	0	2	11	9	2	0	0	0	0	24
10:45	0	0	0	0	0	0	2	5	9	8	0	1	0	0	25
11:00	1	0	0	0	1	2	2	5	16	6	3	0	0	0	36
Hour Total	1	0	0	0	1	2	7	28	44	21	4	1	0	0	109
11:15	0	0	0	0	0	1	5	6	10	5	6	1	0	1	35
11:30	0	0	0	0	0	3	1	11	14	5	2	0	0	0	36
11:45	0	0	0	0	0	0	6	6	12	7	2	0	0	0	33
12:00	0	0	0	0	0	0	1	8	5	9	1	0	0	0	24
Hour Total	0	0	0	0	0	4	13	31	41	26	11	1	0	1	128
12:15	0	0	0	0	0	1	2	4	14	6	0	2	0	0	29
12:30	0	0	0	0	0	0	0	5	19	8	2	1	0	0	35
12:45	0	0	0	0	0	0	1	9	25	10	0	0	0	0	45
13:00	0	0	0	0	0	0	3	4	14	13	2	1	1	0	38
Hour Total	0	0	0	0	0	1	6	22	72	37	4	4	1	0	147
13:15	0	0	0	0	0	0	4	6	9	5	2	2	0	0	28
13:30	1	0	0	0	0	0	2	6	9	4	3	1	0	0	26
13:45	0	0	0	0	0	0	0	9	14	7	4	1	0	0	35
14:00	0	0	1	0	0	0	3	6	12	12	3	0	0	1	38
Hour Total	1	0	1	0	0	0	9	27	44	28	12	4	0	1	127
14:15	0	0	0	0	0	1	3	10	13	15	6	0	0	0	48
14:30	0	0	0	0	0	0	2	5	14	12	6	2	1	0	42
14:45	0	0	0	0	0	0	1	7	12	11	6	2	0	0	39
15:00	0	0	0	0	0	0	2	10	12	6	3	0	0	0	33
Hour Total	0	0	0	0	0	1	8	32	51	44	21	4	1	0	162
15:15	0	0	0	0	0	0	1	5	11	8	5	4	0	1	35
15:30	0	0	0	0	0	0	1	6	15	10	8	0	0	0	40
15:45	0	0	0	0	0	0	1	12	19	16	1	1	0	0	50
16:00	0	0	0	0	0	0	2	6	18	17	8	1	0	0	52
Hour Total	0	0	0	0	0	0	5	29	63	51	22	6	0	1	177
16:15	0	0	0	0	0	0	1	9	31	13	7	0	0	0	61
16:30	0	0	0	0	0	0	2	9	25	20	3	2	0	0	61
16:45	0	0	0	0	0	0	1	8	23	16	5	0	0	0	53
17:00	0	0	0	0	0	1	3	17	31	19	2	0	0	0	73
Hour Total	0	0	0	0	0	1	7	43	110	68	17	2	0	0	248
17:15	0	0	0	0	0	0	3	16	37	18	5	0	0	0	79
17:30	0	0	0	0	0	0	3	12	33	38	6	1	0	0	93
17:45	0	0	0	0	0	1	3	20	31	23	7	0	0	0	85
18:00	0	0	0	0	0	0	3	9	57	24	4	1	0	0	98
Hour Total	0	0	0	0	0	1	12	57	158	103	22	2	0	0	355

3-4 PM

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

3/4

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
18:15	0	0	0	0	1	0	5	9	32	14	9	1	0	0	71
18:30	0	0	0	0	0	0	0	8	24	19	4	0	0	0	55
18:45	0	0	0	0	0	0	2	18	24	13	4	0	0	0	61
19:00	0	0	0	0	0	1	3	15	16	7	1	0	0	0	43
Hour Total	0	0	0	0	1	1	10	50	96	53	18	1	0	0	230
19:15	0	0	0	0	0	2	5	14	18	7	2	1	0	0	49
19:30	0	0	0	0	0	1	4	13	20	7	1	0	0	0	46
19:45	0	0	0	0	0	0	2	10	17	6	2	0	0	0	37
20:00	0	0	0	0	0	0	2	9	7	3	4	1	1	0	27
Hour Total	0	0	0	0	0	3	13	46	62	23	9	2	1	0	159
20:15	0	0	0	0	0	0	2	10	8	6	2	0	0	0	28
20:30	0	0	0	0	0	1	1	7	8	8	2	0	0	0	27
20:45	0	0	0	0	0	0	2	3	11	4	1	0	0	0	21
21:00	0	0	0	0	0	0	1	7	12	7	0	0	0	0	27
Hour Total	0	0	0	0	0	1	6	27	39	25	5	0	0	0	103
21:15	0	0	0	0	0	1	2	5	5	2	0	0	0	0	15
21:30	0	0	0	0	2	1	2	1	7	3	1	0	0	0	17
21:45	0	0	0	0	0	1	3	6	6	7	1	0	1	0	25
22:00	0	0	0	0	0	1	3	4	9	1	0	0	0	0	18
Hour Total	0	0	0	0	2	4	10	16	27	13	2	0	1	0	75
22:15	0	0	0	0	0	0	1	7	5	2	0	0	0	0	15
22:30	0	0	0	0	0	0	1	6	6	0	2	1	0	0	16
22:45	0	0	0	0	0	1	1	3	4	3	0	0	0	0	12
23:00	0	0	0	0	0	1	1	4	5	2	0	0	0	1	14
Hour Total	0	0	0	0	0	2	4	20	20	7	2	1	0	1	57
23:15	0	0	0	0	0	1	0	0	4	1	0	0	0	0	6
23:30	0	0	0	0	0	0	2	4	2	1	2	0	0	0	11
23:45	0	0	0	0	0	0	3	3	2	2	0	0	0	0	10
24:00	0	0	0	0	0	0	1	3	4	3	0	0	0	0	11
Hour Total	0	0	0	0	0	1	6	10	12	7	2	0	0	0	38
DAY TOTAL	2	0	2	0	8	41	192	624	1109	649	188	31	4	4	2854
PERCENTS	0.1%	0.0%	0.1%	0.0%	0.3%	1.4%	6.7%	21.9%	38.9%	22.7%	6.6%	1.1%	0.1%	0.1%	100.0%

#5

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

4/4

Station: Site B-NBI
ID: 000000008511
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Inside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total

Statistical Information...

15th Percentile Speed
61.5 mph

Median Speed
67.5 mph

10 MPH Pace Speed
65 mph to 75 mph
1758 vehicles in pace
Representing 61.7% of the total vehicles

85th Percentile Speed
73.4 mph

Average Speed
67.4 mph

Vehicles > 65 MPH
1981
69.5%

#5

Peggy Malone and Associates

School Start - 8:30 (open 7:30 drop-off.
END - 3:20 / 3:25 (after school ends 5:45pm

SPEED SUMMARY
Tue 3/5/2019

1/4

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

END

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
00:15	0	0	0	0	0	1	0	5	2	2	0	1	0	0	11
00:30	0	0	0	0	0	0	4	2	1	0	2	0	0	0	9
00:45	0	0	0	2	1	0	0	2	4	1	2	0	0	0	12
01:00	0	0	0	0	0	3	1	2	2	0	1	0	0	0	9
Hour Total	0	0	0	2	1	4	5	11	9	3	5	1	0	0	41
01:15	0	0	0	1	1	0	1	4	2	2	0	0	0	0	11
01:30	0	0	0	0	0	0	3	3	2	3	0	0	0	0	11
01:45	0	0	0	0	0	2	0	0	2	1	1	0	0	0	6
02:00	0	0	0	0	0	1	0	3	1	0	0	0	0	0	5
Hour Total	0	0	0	1	1	3	4	10	7	6	1	0	0	0	33
02:15	0	0	0	0	0	0	1	1	1	1	0	0	0	0	4
02:30	0	0	0	0	0	0	0	1	0	1	0	0	0	0	2
02:45	0	0	0	0	0	1	2	0	2	1	0	0	0	0	6
03:00	0	0	0	0	1	0	1	2	0	0	1	1	0	0	6
Hour Total	0	0	0	0	1	1	4	4	3	3	1	1	0	0	18
03:15	0	0	0	0	0	0	1	2	1	0	0	0	0	0	4
03:30	0	0	0	0	0	0	0	2	2	2	0	0	0	0	6
03:45	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Hour Total	0	0	0	1	0	0	1	7	3	2	0	0	0	0	14
04:15	0	0	0	0	1	2	0	2	0	2	0	0	0	0	7
04:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
04:45	0	0	0	0	0	0	0	1	2	1	0	0	0	0	4
05:00	0	0	0	0	0	2	0	1	1	0	0	0	0	0	4
Hour Total	0	0	0	0	1	4	0	5	3	3	0	0	0	0	16
05:15	0	0	0	0	1	0	2	2	2	0	0	0	0	0	7
05:30	0	0	0	0	1	1	4	1	0	0	1	0	0	0	8
05:45	0	0	0	0	2	2	4	3	2	0	0	0	0	0	13
06:00	0	0	0	0	1	1	3	1	0	1	0	0	0	0	7
Hour Total	0	0	0	0	5	4	13	7	4	1	1	0	0	0	35
06:15	0	0	0	1	2	4	5	4	2	1	0	0	0	0	19
06:30	0	0	0	4	3	7	10	4	2	1	0	0	0	0	31
06:45	0	0	0	0	2	5	7	14	3	4	0	0	0	0	35
07:00	1	0	0	0	2	4	13	8	5	5	0	0	0	0	38
Hour Total	1	0	0	5	9	20	35	30	12	11	0	0	0	0	123
07:15	0	0	0	0	3	2	14	12	12	6	0	0	0	0	49
07:30	0	0	0	0	0	2	6	25	18	16	0	2	0	0	69
07:45	0	0	0	0	1	2	12	34	26	18	1	0	0	0	94
08:00	0	0	0	1	1	2	5	20	32	8	3	0	0	0	72
Hour Total	0	0	0	1	5	8	37	91	88	48	4	2	0	0	284
08:15	0	0	0	0	0	8	10	17	22	10	2	0	0	0	69
08:30	0	0	1	0	2	1	10	12	13	9	3	0	0	0	51
08:45	0	0	1	1	3	3	9	13	17	8	3	1	0	0	59
09:00	0	0	0	0	1	1	7	17	18	5	1	1	0	1	52
Hour Total	0	0	2	1	6	13	36	59	70	32	9	2	0	1	231

USE
7:30-8:30
286
8-9AM

#5

2/4

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
09:15	0	0	0	1	1	3	7	17	15	8	3	0	0	0	55
09:30	0	0	0	0	0	2	12	11	11	3	0	0	0	0	39
09:45	0	0	0	0	0	2	6	22	12	5	2	0	0	0	49
10:00	0	0	0	0	0	4	8	14	14	9	1	1	0	0	51
Hour Total	0	0	0	1	1	11	33	64	52	25	6	1	0	0	194
10:15	0	0	0	0	1	4	9	16	13	4	3	1	0	0	51
10:30	0	0	0	0	1	2	10	13	18	2	1	0	0	0	47
10:45	0	0	0	0	0	4	11	12	11	7	1	0	0	0	46
11:00	1	0	0	0	2	5	3	12	8	3	1	0	0	0	35
Hour Total	1	0	0	0	4	15	33	53	50	16	6	1	0	0	179
11:15	0	0	0	0	1	3	12	13	9	4	0	0	0	0	42
11:30	0	0	0	1	1	2	10	19	11	6	1	0	0	0	51
11:45	0	0	0	0	0	1	5	16	11	7	3	0	0	0	43
12:00	0	0	0	0	1	7	12	18	9	8	2	0	0	0	57
Hour Total	0	0	0	1	3	13	39	66	40	25	6	0	0	0	193
12:15	0	0	0	0	1	0	7	13	11	8	3	0	0	0	43
12:30	0	0	0	0	0	1	14	19	12	6	2	1	0	0	55
12:45	0	0	0	0	1	5	11	21	10	14	2	0	0	0	64
13:00	0	0	0	2	0	3	9	18	22	11	0	2	0	0	67
Hour Total	0	0	0	2	2	9	41	71	55	39	7	3	0	0	229
13:15	0	0	0	0	0	2	8	15	20	7	0	0	1	0	53
13:30	0	0	0	0	1	0	9	21	13	6	1	0	0	0	51
13:45	0	0	0	0	1	2	9	12	15	12	1	0	0	1	53
14:00	0	0	0	0	0	5	13	16	18	7	2	1	0	0	62
Hour Total	0	0	0	0	2	9	39	64	66	32	4	1	1	1	219
14:15	0	0	0	1	3	4	9	13	17	6	3	0	0	0	56
14:30	1	1	0	0	0	0	7	18	26	14	0	0	0	0	67
14:45	0	0	0	0	0	3	10	22	22	11	2	0	0	0	70
15:00	0	0	0	0	0	6	7	13	29	7	2	0	0	0	64
Hour Total	1	1	0	1	3	13	33	66	94	38	7	0	0	0	257
15:15	0	0	0	0	1	7	5	17	19	11	2	1	0	0	63
15:30	0	0	0	1	1	1	7	29	24	12	2	1	0	0	78
15:45	0	0	0	0	0	2	14	30	27	10	3	3	0	0	89
16:00	0	0	0	0	1	2	14	26	36	17	3	0	0	0	99
Hour Total	0	0	0	1	3	12	40	102	106	50	10	5	0	0	329
16:15	0	0	0	0	0	0	10	34	31	11	2	2	0	0	90
16:30	0	0	0	0	0	3	14	31	37	22	1	0	0	0	108
16:45	0	0	0	0	1	9	9	15	47	15	4	0	0	0	100
17:00	0	0	0	0	1	3	12	28	29	18	9	0	0	0	100
Hour Total	0	0	0	0	2	15	45	108	144	66	16	2	0	0	398
17:15	0	0	0	0	0	3	18	29	46	21	5	0	0	1	123
17:30	0	0	0	0	1	5	18	49	49	16	2	1	0	0	141
17:45	0	0	0	0	1	6	17	41	48	17	4	0	1	0	135
18:00	0	0	0	0	0	1	12	36	44	16	4	0	0	0	113
Hour Total	0	0	0	0	2	15	65	155	187	70	15	1	1	1	512

3-4 PM

#5

3/4

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total
18:15	0	0	0	0	0	6	17	24	39	15	7	1	0	0	109
18:30	0	0	0	0	0	2	13	32	26	14	1	1	0	1	90
18:45	0	0	0	0	2	5	13	28	21	14	5	0	0	0	88
19:00	0	0	0	0	0	3	15	20	27	11	1	0	0	0	77
Hour Total	0	0	0	0	2	16	58	104	113	54	14	2	0	1	364
19:15	0	0	0	0	1	5	14	26	17	7	0	0	0	0	70
19:30	0	0	0	0	1	4	12	20	24	5	2	0	0	0	68
19:45	0	0	0	0	2	5	13	16	11	6	2	0	0	0	55
20:00	0	0	0	1	0	10	13	10	11	8	3	1	0	0	57
Hour Total	0	0	0	1	4	24	52	72	63	26	7	1	0	0	250
20:15	0	0	0	0	0	1	9	16	21	5	2	0	0	0	54
20:30	0	0	0	0	0	2	2	9	16	10	1	0	0	0	40
20:45	0	0	0	3	0	0	6	10	14	10	0	0	0	0	43
21:00	0	0	0	0	1	4	13	12	8	9	0	0	0	0	47
Hour Total	0	0	0	3	1	7	30	47	59	34	3	0	0	0	184
21:15	0	0	0	0	0	3	3	11	12	4	1	0	0	1	35
21:30	0	0	0	0	0	1	5	7	11	6	1	0	0	0	31
21:45	0	0	0	0	1	2	3	11	16	9	1	0	0	0	43
22:00	0	0	0	0	0	2	7	8	2	1	2	1	0	0	23
Hour Total	0	0	0	0	1	8	18	37	41	20	5	1	0	1	132
22:15	0	0	0	0	0	0	2	11	8	4	3	0	0	0	28
22:30	0	0	0	0	1	2	4	7	5	3	0	1	0	0	23
22:45	0	0	0	0	0	1	2	6	5	3	2	0	0	0	19
23:00	0	0	0	0	0	1	3	10	5	2	1	0	0	0	22
Hour Total	0	0	0	0	1	4	11	34	23	12	6	1	0	0	92
23:15	0	0	0	0	1	0	3	2	2	2	1	0	0	0	11
23:30	0	0	0	0	0	5	4	5	3	2	0	1	0	0	20
23:45	0	0	0	0	0	1	3	1	6	1	1	0	0	0	13
24:00	0	0	0	0	0	1	2	3	6	1	1	0	0	0	14
Hour Total	0	0	0	0	1	7	12	11	17	6	3	1	0	0	58
DAY TOTAL	3	1	2	21	61	235	684	1278	1309	622	136	26	2	5	4385
PERCENTS	0.1%	0.0%	0.0%	0.5%	1.4%	5.4%	15.6%	29.1%	29.9%	14.2%	3.1%	0.6%	0.0%	0.1%	100.0%

Peggy Malone and Associates

SPEED SUMMARY
Tue 3/5/2019

Station: Site B-NBO
ID: 000000008518
Loc:: NB US 90, S of Lanier Rd
Direction: NORTH
Lane: 1

File: Site B, NB Outside US 90 S of Lanier.PRN
Info:: 19-073 AW TRS
GPS: 30.53218, -84.47376

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<120	Total

Statistical Information...

15th Percentile Speed
57.5 mph

Median Speed
64.6 mph

10 MPH Pace Speed
60 mph to 70 mph
2587 vehicles in pace
Representing 59.1% of the total vehicles

85th Percentile Speed
71.0 mph

Average Speed
64.3 mph

Vehicles > 65 MPH
2095
47.8%

#5

SCA Start - 8:30
End - 3:20/3:25

1/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

END TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
00:15	0	0	0	0	0	2	0	2	2	1	0	0	0	0	7
00:30	0	0	0	0	0	1	0	2	1	4	0	0	0	0	8
00:45	0	0	0	0	0	0	1	1	2	0	0	0	0	0	4
01:00	0	0	0	0	0	1	0	0	1	2	0	0	0	0	4
Hour Total	0	0	0	0	0	4	1	5	6	7	0	0	0	0	23
01:15	0	0	0	0	0	0	2	1	0	0	1	0	0	0	4
01:30	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
01:45	0	0	0	0	0	1	2	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
Hour Total	0	0	0	0	0	1	5	1	3	0	1	0	0	0	11
02:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	1	0	0	3	1	0	0	0	0	5
02:45	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
03:00	0	0	0	1	0	0	0	1	1	1	0	0	0	0	4
Hour Total	0	0	0	1	0	1	0	1	4	3	0	0	0	0	10
03:15	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
03:30	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
03:45	0	0	0	0	0	0	1	0	2	0	1	0	0	0	4
04:00	0	0	0	0	0	0	0	2	2	1	0	0	0	0	5
Hour Total	0	0	0	0	0	0	1	4	4	1	1	0	0	0	11
04:15	0	0	0	0	0	0	1	2	0	2	0	0	0	0	5
04:30	0	0	0	0	0	0	1	3	0	0	0	0	0	0	4
04:45	0	0	0	0	0	0	0	1	1	2	0	0	0	0	4
05:00	0	0	0	0	1	0	0	1	2	0	0	0	0	0	4
Hour Total	0	0	0	0	1	0	2	7	3	4	0	0	0	0	17
05:15	0	0	0	0	1	0	1	3	3	1	0	0	0	0	9
05:30	0	0	0	0	0	0	1	5	5	5	0	0	0	0	16
05:45	0	0	0	0	0	0	1	1	5	5	2	0	0	0	14
06:00	0	0	0	0	0	0	0	5	8	4	4	0	0	0	21
Hour Total	0	0	0	0	1	0	3	14	21	15	6	0	0	0	60
06:15	0	0	0	0	0	0	1	6	15	13	4	0	0	0	39
06:30	0	0	0	0	0	0	2	7	14	14	4	1	0	1	43
06:45	0	0	0	0	0	0	0	13	30	20	0	3	0	0	66
07:00	0	0	0	0	0	0	2	11	30	17	4	1	0	0	65
Hour Total	0	0	0	0	0	0	5	37	89	64	12	5	0	1	213
07:15	0	0	0	0	0	2	5	15	26	15	1	0	0	0	64
07:30	0	0	0	0	0	1	3	18	43	22	2	0	0	0	89
07:45	0	0	0	0	0	0	1	15	39	23	6	0	0	0	84
08:00	0	0	0	0	0	0	1	11	27	18	11	0	0	0	68
Hour Total	0	0	0	0	0	3	10	59	135	78	20	0	0	0	305
08:15	0	0	1	0	0	0	2	9	26	5	4	1	0	0	48
08:30	0	0	0	0	0	1	2	19	12	5	1	0	0	0	40
08:45	0	0	0	0	0	0	2	10	9	4	2	0	0	0	27
09:00	0	0	0	0	1	1	6	14	14	5	0	0	0	0	41
Hour Total	0	0	1	0	1	2	12	52	61	19	7	1	0	0	156

7:30 - 8:30 AM
240

#5

2/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
09:15	0	0	0	0	0	2	3	7	10	6	0	0	0	0	28
09:30	0	0	0	0	0	0	2	16	9	3	0	0	0	0	30
09:45	0	0	0	0	0	1	4	11	11	5	1	0	0	0	33
10:00	0	0	0	0	0	1	4	2	8	4	3	0	0	0	22
Hour Total	0	0	0	0	0	4	13	36	38	18	4	0	0	0	113
10:15	0	0	0	0	0	0	1	2	5	5	1	1	0	0	15
10:30	0	0	0	1	0	0	2	2	6	8	3	0	0	0	22
10:45	0	0	0	0	0	0	2	1	14	13	3	0	0	0	33
11:00	0	0	0	0	0	0	1	5	7	7	4	0	0	0	24
Hour Total	0	0	0	1	0	0	6	10	32	33	11	1	0	0	94
11:15	0	0	0	0	0	2	2	6	6	6	3	0	0	0	25
11:30	0	0	0	0	0	1	3	6	6	6	1	1	0	0	24
11:45	0	0	0	0	0	2	2	8	16	6	4	1	0	0	39
12:00	0	0	0	0	1	1	1	3	5	11	0	0	0	0	22
Hour Total	0	0	0	0	1	6	8	23	33	29	8	2	0	0	110
12:15	0	0	0	0	0	1	2	12	9	8	0	0	0	0	32
12:30	0	0	0	0	0	0	3	8	13	7	1	0	0	0	32
12:45	0	0	0	0	0	0	1	3	14	8	3	0	0	0	29
13:00	0	0	0	0	0	0	3	1	11	5	4	0	0	0	24
Hour Total	0	0	0	0	0	1	9	24	47	28	8	0	0	0	117
13:15	0	0	0	0	0	0	0	7	5	7	0	0	0	0	19
13:30	0	0	0	0	0	0	2	8	6	1	3	1	0	0	21
13:45	0	0	0	0	0	0	1	7	10	8	0	1	0	0	27
14:00	0	0	0	0	0	1	2	3	12	7	1	0	0	0	26
Hour Total	0	0	0	0	0	1	5	25	33	23	4	2	0	0	93
14:15	0	0	0	0	0	0	2	9	10	8	0	0	0	0	29
14:30	0	0	0	0	0	0	3	8	8	3	1	1	0	0	24
14:45	0	0	0	0	0	1	3	8	11	5	1	1	1	0	31
15:00	0	0	0	0	1	2	3	14	17	6	3	0	0	0	46
Hour Total	0	0	0	0	1	3	11	39	46	22	5	2	1	0	130
15:15	0	0	0	0	0	1	2	13	14	6	1	3	0	1	41
15:30	0	0	0	0	0	0	2	4	10	11	5	0	0	0	32
15:45	0	0	0	0	0	0	3	6	13	9	7	0	0	1	39
16:00	0	0	0	0	0	1	3	3	15	9	4	0	0	0	35
Hour Total	0	0	0	0	0	2	10	26	52	35	17	3	0	2	147
16:15	0	0	0	0	0	1	4	7	16	7	4	3	1	0	43
16:30	0	0	0	0	0	1	2	7	16	10	5	1	0	0	42
16:45	0	0	0	0	0	0	1	13	15	15	6	0	0	0	50
17:00	0	0	0	0	0	0	3	5	16	10	5	0	0	0	39
Hour Total	0	0	0	0	0	2	10	32	63	42	20	4	1	0	174
17:15	0	0	0	0	0	0	2	8	42	20	9	3	0	0	84
17:30	0	0	0	0	1	0	1	4	25	24	7	0	0	0	62
17:45	0	0	0	0	0	0	3	10	19	5	0	1	0	0	38
18:00	0	0	0	0	0	0	1	14	11	5	5	0	0	0	36
Hour Total	0	0	0	0	1	0	7	36	97	54	21	4	0	0	220

3-4 PM

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
18:15	0	0	0	0	0	0	0	10	7	7	1	1	0	0	26
18:30	0	0	0	0	0	0	6	4	8	4	2	0	0	1	25
18:45	0	0	0	0	0	0	2	5	11	4	4	0	0	0	26
19:00	0	0	0	0	0	0	2	6	4	4	0	1	0	0	17
Hour Total	0	0	0	0	0	0	10	25	30	19	7	2	0	1	94
19:15	0	0	0	0	0	0	2	6	8	4	4	0	0	0	24
19:30	0	0	0	0	0	0	1	2	4	6	1	1	0	0	15
19:45	1	0	0	0	0	0	3	4	7	5	1	0	0	0	21
20:00	0	0	0	0	0	1	1	3	11	7	1	0	0	0	24
Hour Total	1	0	0	0	0	1	7	15	30	22	7	1	0	0	84
20:15	0	0	0	0	0	1	0	4	10	3	0	0	0	0	18
20:30	0	0	0	0	0	0	3	5	7	3	0	0	0	0	18
20:45	0	0	0	0	0	0	6	6	7	1	0	0	0	0	20
21:00	0	0	0	0	0	0	3	4	6	4	2	1	0	0	20
Hour Total	0	0	0	0	0	1	12	19	30	11	2	1	0	0	76
21:15	0	0	0	0	1	0	1	6	6	3	0	0	0	1	18
21:30	0	0	0	0	0	0	0	12	5	3	1	1	0	0	22
21:45	0	0	0	0	0	1	4	1	2	7	1	0	0	0	16
22:00	0	0	0	0	0	0	3	5	4	1	0	0	0	0	13
Hour Total	0	0	0	0	1	1	8	24	17	14	2	1	0	1	69
22:15	0	0	0	0	0	1	1	4	8	2	1	0	0	0	17
22:30	0	0	0	0	0	0	1	3	6	0	1	1	0	0	12
22:45	0	0	0	0	0	2	2	1	7	4	0	0	0	0	16
23:00	0	0	0	0	0	0	3	4	4	0	1	0	0	0	12
Hour Total	0	0	0	0	0	3	7	12	25	6	3	1	0	0	57
23:15	0	0	0	0	1	1	1	1	1	2	1	0	0	0	8
23:30	0	0	0	0	0	0	0	6	1	0	1	0	0	0	8
23:45	0	0	0	0	0	1	0	4	0	2	0	0	0	0	7
24:00	0	0	0	0	0	0	0	2	4	0	0	1	0	0	7
Hour Total	0	0	0	0	1	2	1	13	6	4	2	1	0	0	30
DAY TOTAL	1	0	1	2	8	38	163	539	905	551	168	31	2	5	2414
PERCENTS	0.0%	0.0%	0.0%	0.1%	0.3%	1.6%	6.8%	22.3%	37.5%	22.8%	7.0%	1.3%	0.1%	0.2%	100.0%

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-In
Site ID: 000000023697
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Inside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total

Statistical Information...

15th Percentile Speed
61.4 mph

Median Speed
67.5 mph

10 MPH Pace Speed
65 mph to 75 mph
1456 vehicles in pace
Representing 60.5% of the total vehicles

85th Percentile Speed
73.6 mph

Average Speed
67.4 mph

Vehicles > 45 MPH
2405
99.9%

School - pnt - 8:30
END - 3:20/3:25

#5

1/4

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

ENDTIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
00:15	0	0	0	0	0	2	0	1	1	1	0	0	0	0	5
00:30	0	0	0	0	0	1	1	2	3	0	2	0	0	0	9
00:45	0	0	0	1	0	1	0	3	1	0	0	0	0	0	6
01:00	0	0	0	0	0	1	0	1	1	2	0	0	0	0	5
Hour Total	0	0	0	1	0	5	1	7	6	3	2	0	0	0	25
01:15	0	0	0	0	0	0	1	1	0	1	0	0	0	0	3
01:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
01:45	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
02:00	0	0	0	0	0	1	1	1	0	2	0	0	0	0	5
Hour Total	0	0	0	0	0	1	2	4	2	3	0	0	0	0	12
02:15	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
02:30	0	0	0	1	0	0	1	0	1	1	1	0	0	0	5
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	2
Hour Total	0	0	0	1	0	0	2	1	3	1	1	0	0	0	9
03:15	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
03:30	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
03:45	0	0	0	0	0	0	1	0	2	0	0	0	0	0	3
04:00	0	0	0	0	0	0	0	2	2	0	1	0	0	0	5
Hour Total	0	0	0	0	0	1	2	3	5	0	1	0	0	0	12
04:15	0	0	0	0	0	1	0	2	0	4	0	0	0	0	7
04:30	0	0	0	0	0	0	0	1	4	1	0	0	0	0	6
04:45	0	0	0	0	0	2	3	0	3	1	1	0	1	0	11
05:00	0	0	0	0	0	0	0	2	6	0	0	0	0	0	8
Hour Total	0	0	0	0	0	3	3	5	13	6	1	0	1	0	32
05:15	0	0	0	1	0	0	1	4	2	2	0	0	0	0	10
05:30	0	0	0	0	0	0	9	8	6	3	2	0	0	0	28
05:45	0	0	0	0	0	1	1	6	12	6	2	0	1	0	29
06:00	0	0	0	0	0	0	8	9	6	6	2	0	0	0	31
Hour Total	0	0	0	1	0	1	19	27	26	17	6	0	1	0	98
06:15	0	0	0	1	1	0	4	23	20	8	3	1	0	0	61
06:30	0	0	0	0	0	3	8	21	25	8	6	0	1	0	72
06:45	0	0	0	0	0	2	8	29	27	15	5	0	0	0	86
07:00	1	0	0	0	1	6	8	20	30	13	8	1	0	0	88
Hour Total	1	0	0	1	2	11	28	93	102	44	22	2	1	0	307
07:15	0	0	0	0	1	7	18	33	22	14	5	1	0	0	101
07:30	0	0	0	0	1	2	12	39	30	23	5	0	0	0	112
07:45	0	0	0	0	0	2	10	46	38	6	3	1	0	0	106
08:00	0	0	0	0	0	1	10	21	26	18	20	0	0	0	96
Hour Total	0	0	0	0	2	12	50	139	116	61	33	2	0	0	415
08:15	0	0	0	0	0	3	8	29	30	17	4	1	0	0	92
08:30	0	0	0	1	1	5	14	13	27	11	3	0	0	0	75
08:45	0	0	0	0	1	2	12	22	25	8	0	0	0	0	70
09:00	0	0	0	0	2	8	10	22	18	7	2	0	0	0	69
Hour Total	0	0	0	1	4	18	44	86	100	43	9	1	0	0	306

7:30-8:30
369

#5

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Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
09:15	0	0	1	1	0	5	10	20	25	2	1	0	0	0	65
09:30	0	0	0	0	0	4	9	31	17	4	0	0	0	0	65
09:45	0	0	0	0	1	1	11	27	16	5	0	0	0	0	61
10:00	0	0	0	0	0	1	4	9	23	11	3	0	0	0	51
Hour Total	0	0	1	1	1	11	34	87	81	22	4	0	0	0	242
10:15	0	0	0	0	0	0	4	12	19	13	4	1	1	0	54
10:30	1	0	0	1	0	4	7	15	21	12	6	0	0	0	67
10:45	0	0	0	0	1	2	6	13	21	9	2	1	0	0	55
11:00	1	0	0	0	0	4	5	20	20	11	1	0	0	0	62
Hour Total	2	0	0	1	1	10	22	60	81	45	13	2	1	0	238
11:15	0	0	0	0	0	1	5	8	22	4	2	1	0	0	43
11:30	0	0	0	0	1	8	10	14	23	5	1	0	0	0	62
11:45	0	0	0	0	4	5	8	20	19	10	0	0	0	0	66
12:00	0	0	0	0	0	2	3	21	20	9	1	0	0	0	56
Hour Total	0	0	0	0	5	16	26	63	84	28	4	1	0	0	227
12:15	0	0	0	0	0	2	7	12	16	9	0	0	0	0	46
12:30	0	0	0	1	0	4	11	18	14	7	1	1	0	0	57
12:45	0	0	0	0	0	1	11	12	26	8	5	0	0	1	64
13:00	0	0	0	0	1	2	7	18	24	7	1	0	0	0	60
Hour Total	0	0	0	1	1	9	36	60	80	31	7	1	0	1	227
13:15	0	0	0	0	1	0	8	16	14	18	4	0	0	0	61
13:30	0	0	0	0	1	3	6	16	18	8	0	0	1	0	53
13:45	0	0	0	0	0	1	13	12	16	9	1	0	0	0	52
14:00	0	0	0	0	1	1	5	11	21	6	3	1	0	0	49
Hour Total	0	0	0	0	3	5	32	55	69	41	8	1	1	0	215
14:15	0	0	0	0	0	5	12	23	15	10	3	0	0	0	68
14:30	1	0	0	0	0	2	9	18	21	6	0	1	0	0	58
14:45	0	0	0	0	0	0	8	17	21	12	4	0	0	0	62
15:00	0	0	0	0	0	8	11	25	13	5	0	0	0	0	62
Hour Total	1	0	0	0	0	15	40	83	70	33	7	1	0	0	250
15:15	0	0	0	0	0	1	10	16	21	14	2	0	0	0	64
15:30	0	0	0	0	0	2	11	13	20	7	4	0	0	0	57
15:45	0	0	0	0	0	1	3	8	24	16	1	4	1	0	58
16:00	3	0	0	0	0	2	5	11	24	11	2	1	0	0	59
Hour Total	3	0	0	0	0	6	29	48	89	48	9	5	1	0	238
16:15	0	0	0	0	3	2	6	17	31	14	5	0	0	0	78
16:30	0	0	0	0	0	2	7	13	21	18	6	2	0	0	69
16:45	2	1	0	0	2	2	11	11	22	12	2	0	0	0	65
17:00	0	0	0	0	0	5	7	21	27	12	2	1	0	0	75
Hour Total	2	1	0	0	5	11	31	62	101	56	15	3	0	0	287
17:15	0	0	0	0	3	5	8	27	51	22	9	0	0	0	125
17:30	0	0	0	0	0	1	9	21	29	31	8	1	0	0	100
17:45	0	0	0	0	1	1	4	16	33	9	4	1	0	0	69
18:00	0	0	0	0	0	0	9	8	32	7	4	1	0	0	61
Hour Total	0	0	0	0	4	7	30	72	145	69	25	3	0	0	355

3-4 PM

#5

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Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total
18:15	0	0	0	0	0	3	3	17	12	11	1	0	0	0	47
18:30	0	0	0	0	0	1	6	16	17	13	1	0	1	1	56
18:45	0	0	0	0	0	0	3	12	14	17	3	2	0	0	51
19:00	1	0	0	0	0	0	6	13	10	8	2	1	0	0	41
Hour Total	1	0	0	0	0	4	18	58	53	49	7	3	1	1	195
19:15	0	0	0	0	1	2	1	10	21	10	2	0	0	0	47
19:30	0	0	0	0	0	1	3	8	14	6	4	0	1	0	37
19:45	0	0	0	0	0	2	1	9	14	7	3	1	0	0	37
20:00	0	0	0	0	0	2	7	8	17	6	0	3	0	0	43
Hour Total	0	0	0	0	1	7	12	35	66	29	9	4	1	0	164
20:15	0	0	0	0	0	3	9	13	16	6	0	0	0	0	47
20:30	0	0	0	0	1	0	7	9	10	3	3	0	0	0	33
20:45	0	0	1	1	0	3	5	13	8	5	1	0	1	0	38
21:00	0	0	0	0	1	1	8	12	9	3	0	2	0	0	36
Hour Total	0	0	1	1	2	7	29	47	43	17	4	2	1	0	154
21:15	0	0	0	0	0	2	4	12	9	8	3	0	0	0	38
21:30	0	0	0	0	0	3	5	8	13	5	1	0	0	0	35
21:45	0	0	0	0	0	2	6	9	7	4	0	0	0	0	28
22:00	0	0	0	0	1	4	2	11	4	3	2	0	0	0	27
Hour Total	0	0	0	0	1	11	17	40	33	20	6	0	0	0	128
22:15	0	0	0	0	0	2	2	13	13	6	1	0	0	0	37
22:30	0	0	0	0	0	1	2	9	3	2	2	0	0	0	19
22:45	0	0	0	0	0	0	4	4	8	3	1	1	1	0	22
23:00	0	0	1	1	0	1	3	4	6	1	0	0	0	0	17
Hour Total	0	0	1	1	0	4	11	30	30	12	4	1	1	0	95
23:15	0	0	0	0	1	1	3	5	1	2	0	0	0	0	13
23:30	0	0	0	0	0	1	6	1	1	2	1	0	0	0	12
23:45	0	0	0	0	0	1	2	3	3	1	2	0	0	0	12
24:00	1	0	0	0	0	1	0	4	2	1	1	0	0	0	10
Hour Total	1	0	0	0	1	4	11	13	7	6	4	0	0	0	47
DAY TOTAL	11	1	3	10	33	179	529	1178	1405	684	201	32	10	2	4278
PERCENTS	0.3%	0.0%	0.1%	0.2%	0.8%	4.2%	12.4%	27.5%	32.8%	16.0%	4.7%	0.7%	0.2%	0.0%	100.0%

Peggy Malone and Associates

SPEED SUMMARY
Wed 3/13/2019

Station #: Site C-Out
Site ID: 000000023701
Loc: SB US 90, N of Lanier Rd
Direction: SOUTH
Lane: 1

File: Site C-SB US 90, N of Lanier_SB Outside.prn
Info: 19-073 RW Max
GPS: 30.53875, -84.47308

TIME	<30	<35	<40	<45	<50	<55	<60	<65	<70	<75	<80	<85	<90	<95	Total

Statistical Information...

15th Percentile Speed
58.9 mph

Median Speed
65.7 mph

10 MPH Pace Speed
60 mph to 70 mph
2583 vehicles in pace
Representing 60.6% of the total vehicles

85th Percentile Speed
72.1 mph

Average Speed
65.4 mph

Vehicles > 45 MPH
4251
99.7%

APPENDIX C
Turn Lane Analyses

AM Peak (7:30-8:30) - Northbound Left Turn Lane onto S. Lanier Road

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

4-lane roadway

INPUT

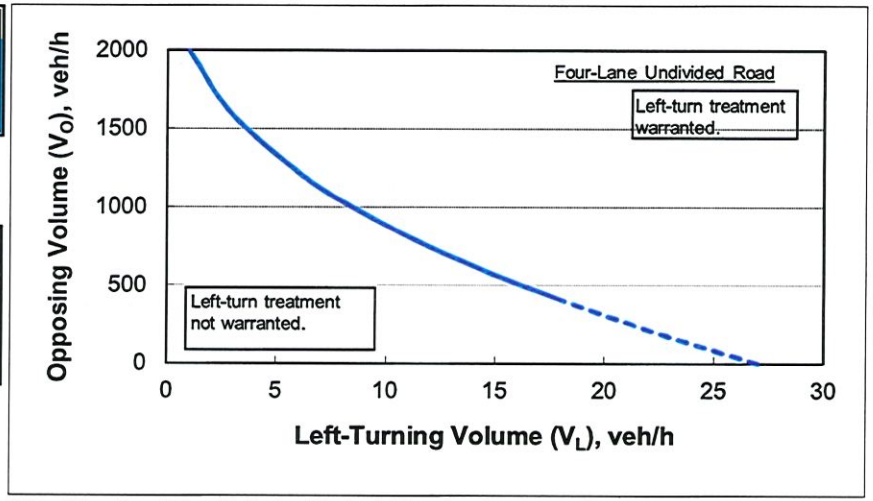
Variable	Value
Left-turning volume (V_L), veh/h:	46
Advancing volume (V_A), veh/h:	626
Opposing volume (V_O), veh/h:	523

OUTPUT

Variable	Message
Opposing volume (Vo) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When V_O < 400 veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h (V_A > 400 veh/h).

#5

PM Peak (3:00-4:00) - Northbound Left Turn Lane onto S. Lanier Road

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

4-lane roadway

INPUT

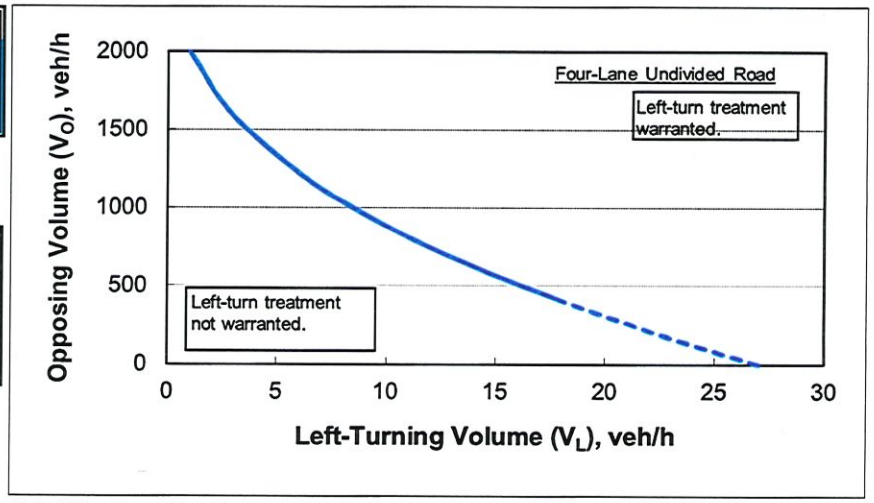
Variable	Value
Left-turning volume (V_L), veh/h:	39
Advancing volume (V_A), veh/h:	496
Opposing volume (V_O), veh/h:	395

OUTPUT

Variable	Message
Opposing volume (Vo) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0



Note: When V_O < 400 veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h (V_A > 400 veh/h).

#5

AM Peak (7:30-8:30) - Side Road S. Lanier Eastbound Lane Approach NCHRP Analysis

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

INPUT

Variable	Value
Major-road volume (total of both directions), veh/h:	1079
Percentage of right-turns on minor road, %:	36%
Minor-road volume (one direction), veh/h:	107

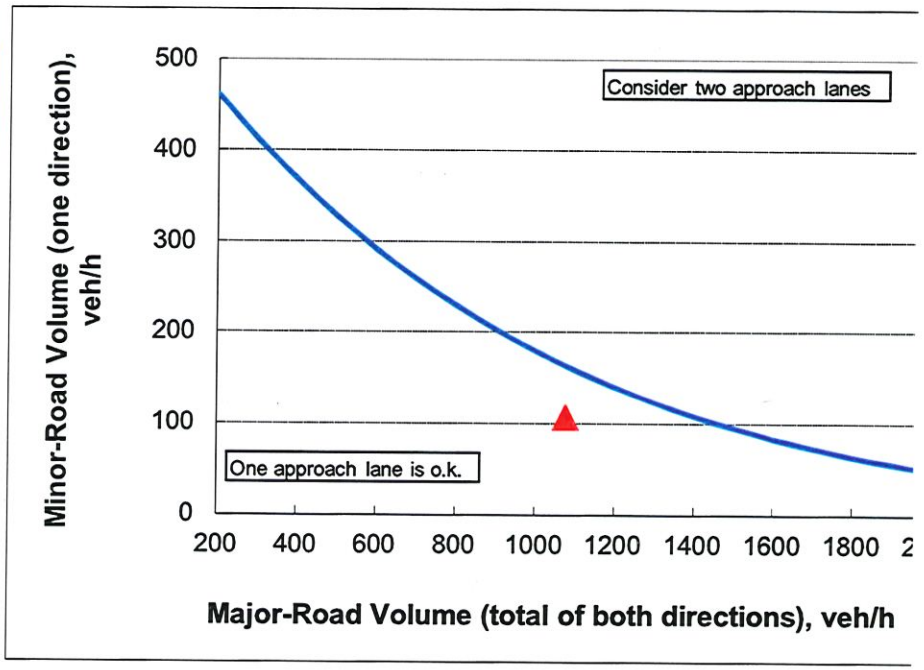
OUTPUT

Variable	Value
Limiting minor-road volume (one direction), veh/h:	163
Guidance for determining minor-road approach geometry:	
ONE approach lane is o.k.	

CALIBRATION CONSTANTS

Minor Road	Critical gap, s:	Follow-up gap, s:
Right-turn capacity, veh/h:	6.2	3.3
Left-turn and through capacity, veh/h:	6.5	4.0

* according to Table 17 - 5 of the HCM



#5

PM Peak (3:00-4:00) - Side Road S. Lanier Eastbound Lane Approach NCHRP Analysis

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

INPUT

Variable	Value
Major-road volume (total of both directions), veh/h:	967
Percentage of right-turns on minor road, %:	0.32%
Minor-road volume (one direction), veh/h:	116

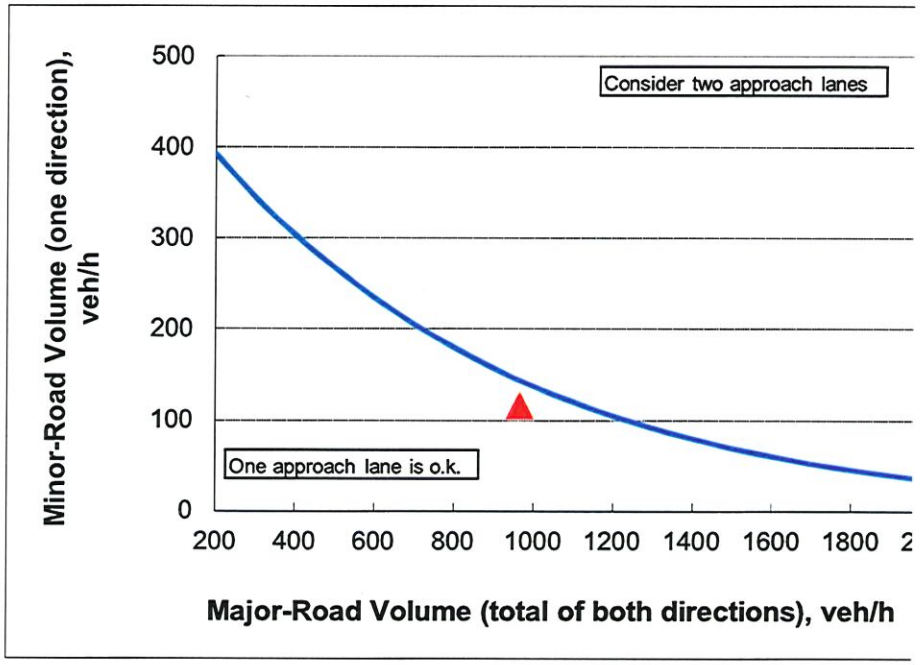
OUTPUT

Variable	Value
Limiting minor-road volume (one direction), veh/h:	144
Guidance for determining minor-road approach geometry:	
ONE approach lane is o.k.	

CALIBRATION CONSTANTS

Minor Road	Critical gap, s:	Follow-up gap, s:
Right-turn capacity, veh/h:	6.2	3.3
Left-turn and through capacity, veh/h:	6.5	4.0

* according to Table 17 - 5 of the HCM



#5

AM Peak (7:30-8:30) - Southbound Right Turn Lane at School's Right-in/Right-out Driveway

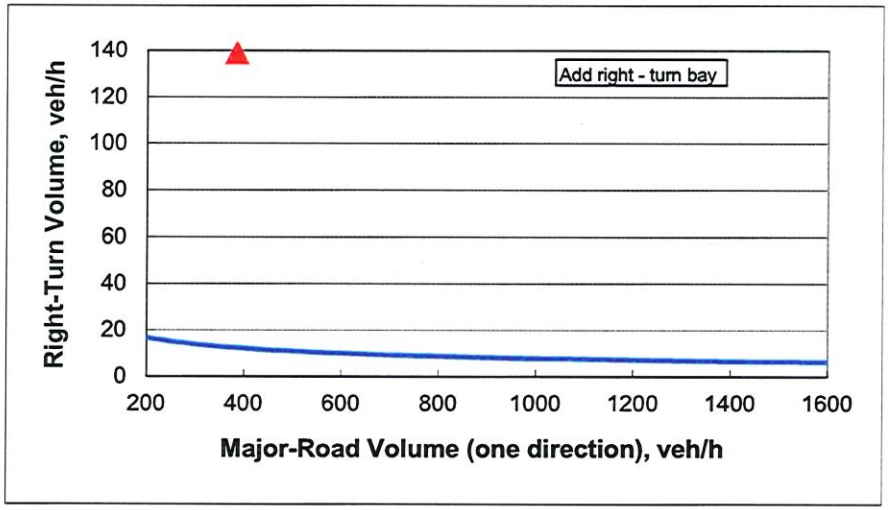
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	**Value**
Major-road speed, mph:	65
Major-road volume (one direction), veh/h:	384
Right-turn volume, veh/h:	139

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	12
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



#5

PM Peak (3:00-4:00) - Southbound Right Turn Lane at School's Right-in/Right-out Driveway

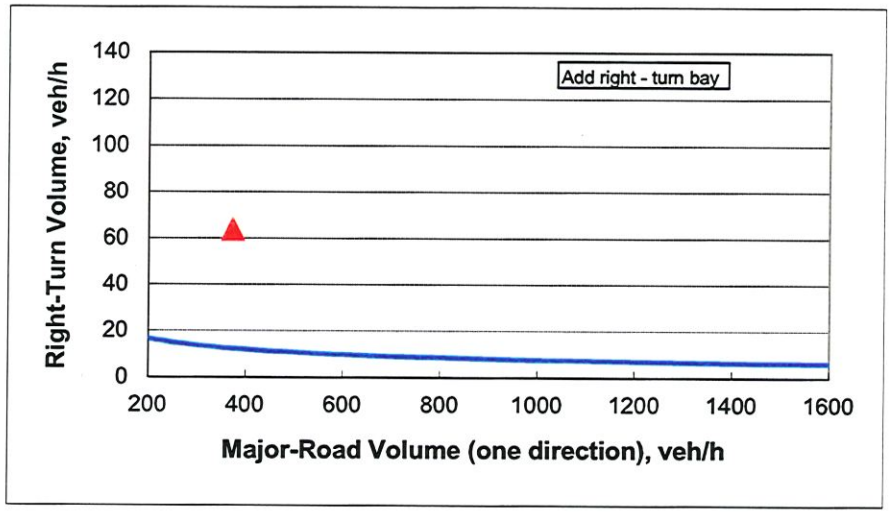
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	**Value**
Major-road speed, mph:	65
Major-road volume (one direction), veh/h:	373
Right-turn volume, veh/h:	64

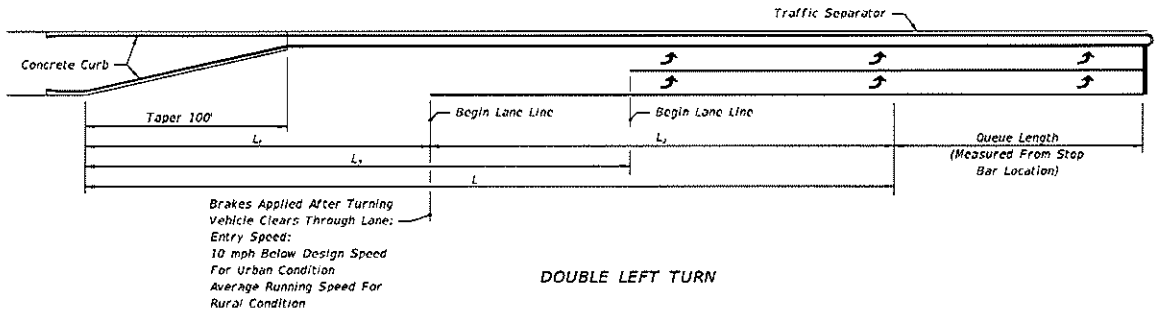
OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	12
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	

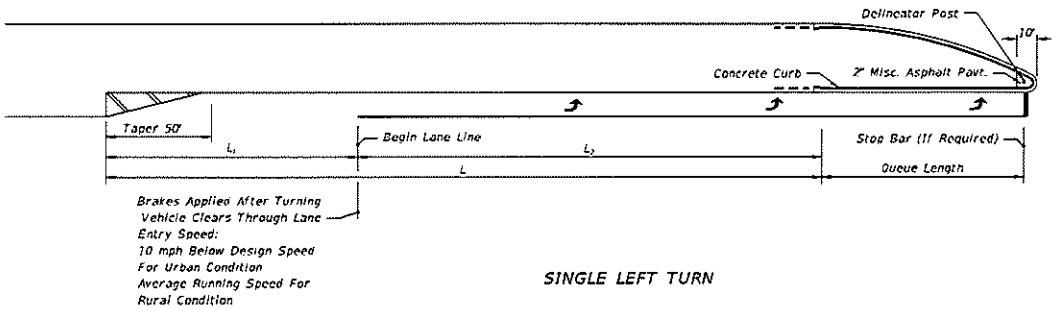


#5

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

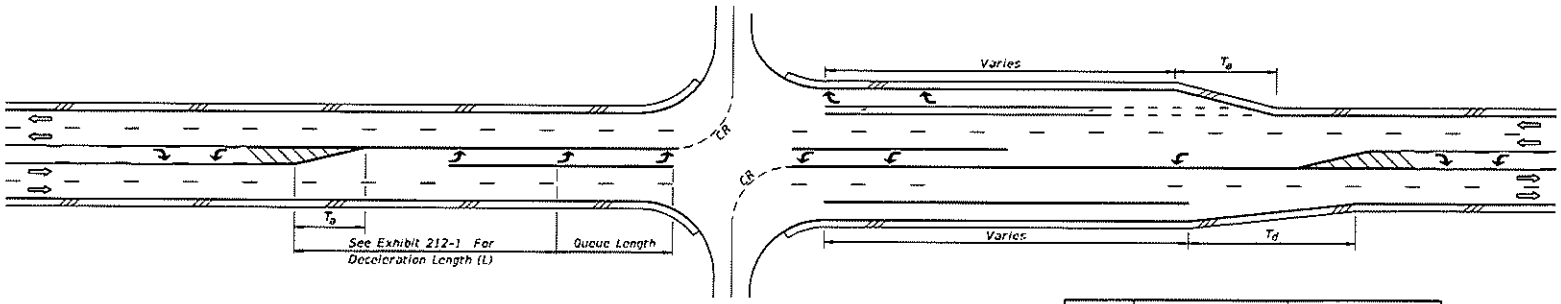
MEDIAN TURN LANES								
			URBAN CONDITIONS			RURAL CONDITIONS		
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
35	25	70	75	145	110	—	—	—
40	30	80	75	155	120	—	—	—
45	35	85	100	185	135	—	—	—
50	40/44	105	135	240	160	185	290	160
55	48	125	—	—	—	225	350	195
60	52	145	—	—	—	260	405	230
65	55	170	—	—	—	290	460	270

NOT TO SCALE

EXHIBIT 212-1
01/01/2018

#5

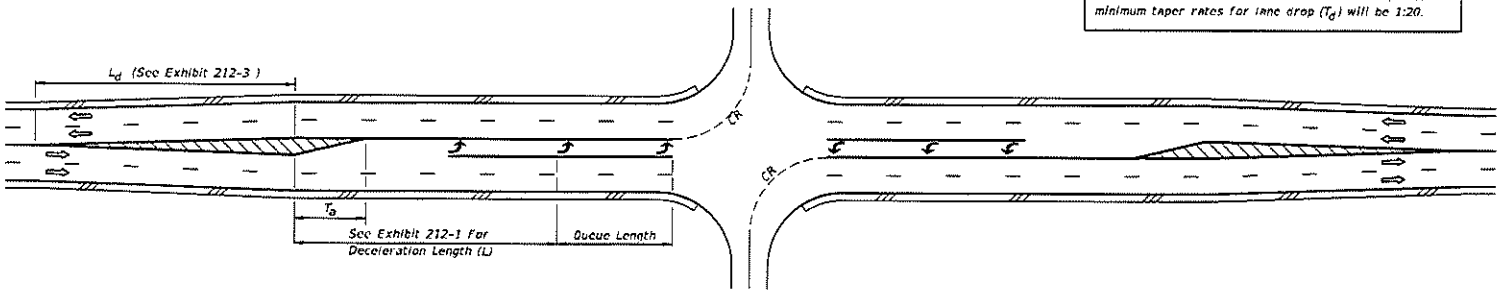
LANE TRANSITIONS: 4-LANE ROADWAYS



TWO-WAY LEFT-TURN LANES

DESIGN SPEED (mph)	T_a (ft.)	T_d
<30	1:4, 50 ft. min.	1:25
30-45		1:30
>45		1:40

Note: For locations with unrelocatable control points minimum taper rates for lane drop (T_d) will be 1:20.



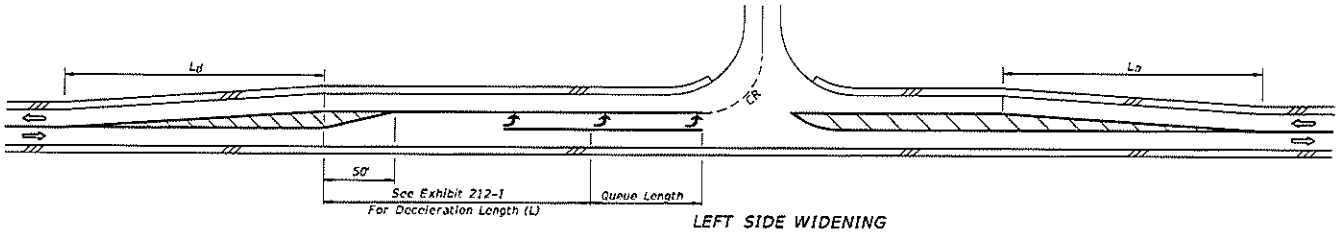
UNDIVIDED FLARED - SYMMETRICAL

NOT TO SCALE

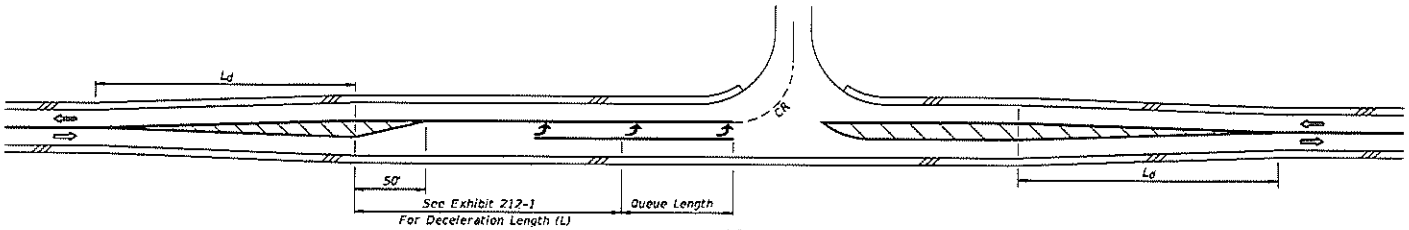
EXHIBIT 212-2
01/01/2018

#5

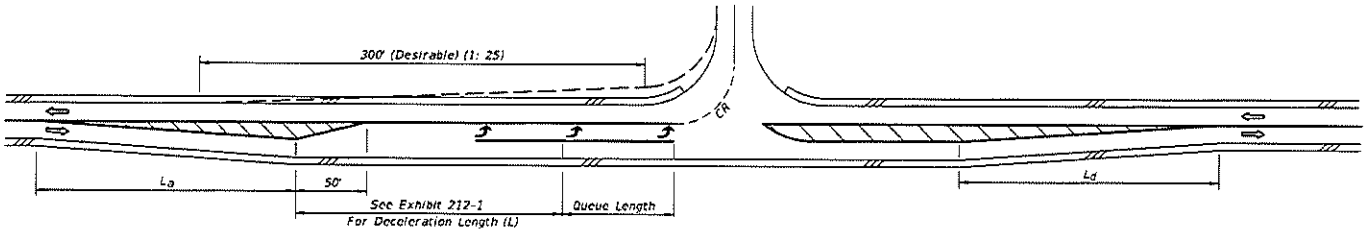
LANE TRANSITIONS: 2-LANE ROADWAYS



LEFT SIDE WIDENING



CENTERED WIDENING



RIGHT SIDE WIDENING

FLARED & PAINTED LEFT TURNS FOR 2-LANE ROADWAYS

DESIGN SPEED (mph)	L_a (Ft.)		L_d (Ft.)	
	STANDARD	MINIMUM UNDER CONSTRAINTS	STANDARD	MINIMUM UNDER CONSTRAINTS
30	180	120	180	120
40	320	150	240	150
50	500	180	360	180
60	720	240	480	240

NOT TO SCALE

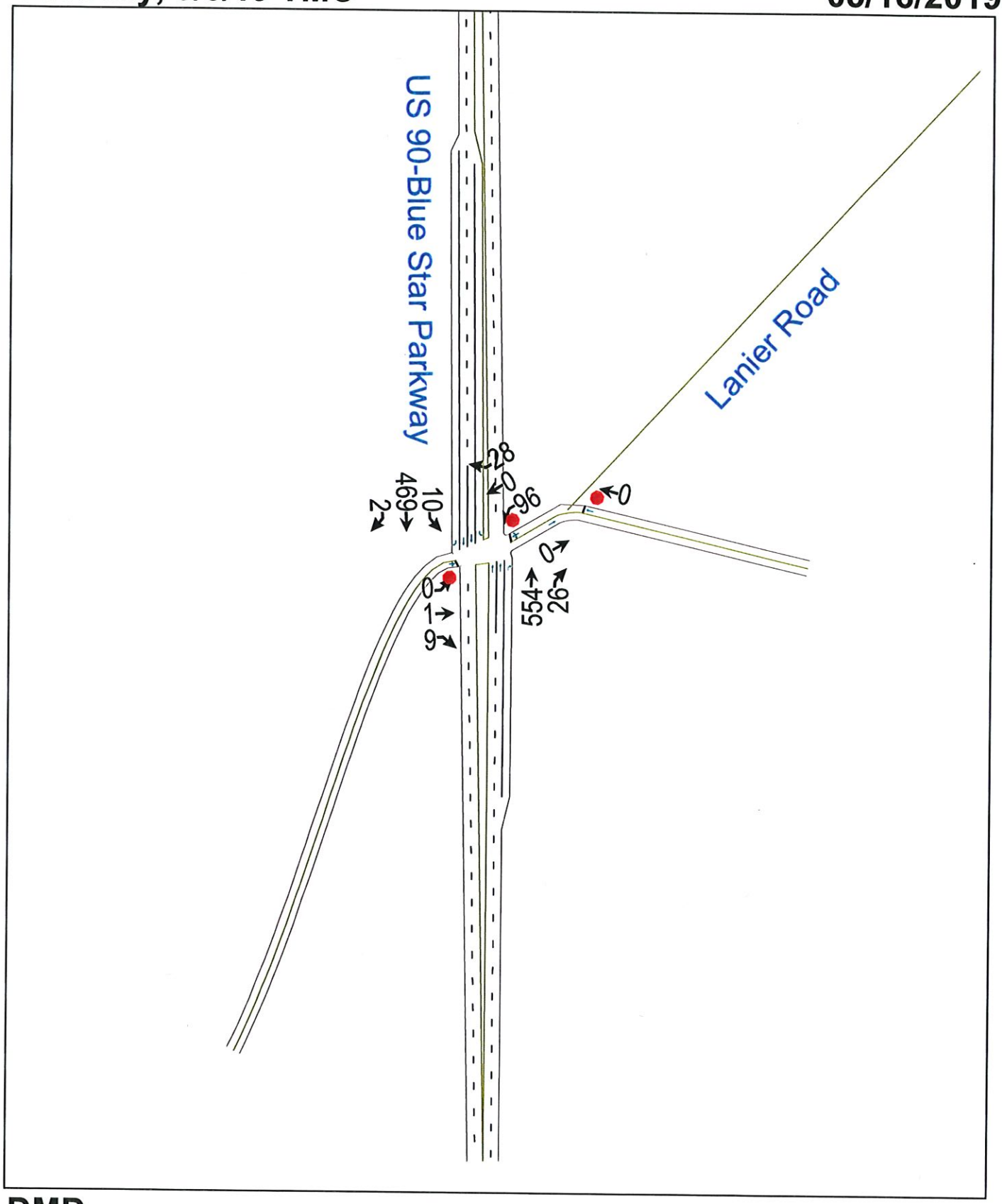
EXHIBIT 212-3
01/01/2018

#5

APPENDIX D
SYNCHRO Output Files

US 90 @ Lanier
Tuesday, 3/5/19 TMC

AM 7:30-8:30 - Before Project
05/16/2019



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Dantin Consulting

SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

AM Peak Before Project 7:30-8:30
05/16/2019

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	1	9	96	0	28	0	554	26	10	469	2
Future Vol, veh/h	0	1	9	96	0	28	0	554	26	10	469	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	20	-	-	350	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1	10	104	0	30	0	602	28	11	510	2

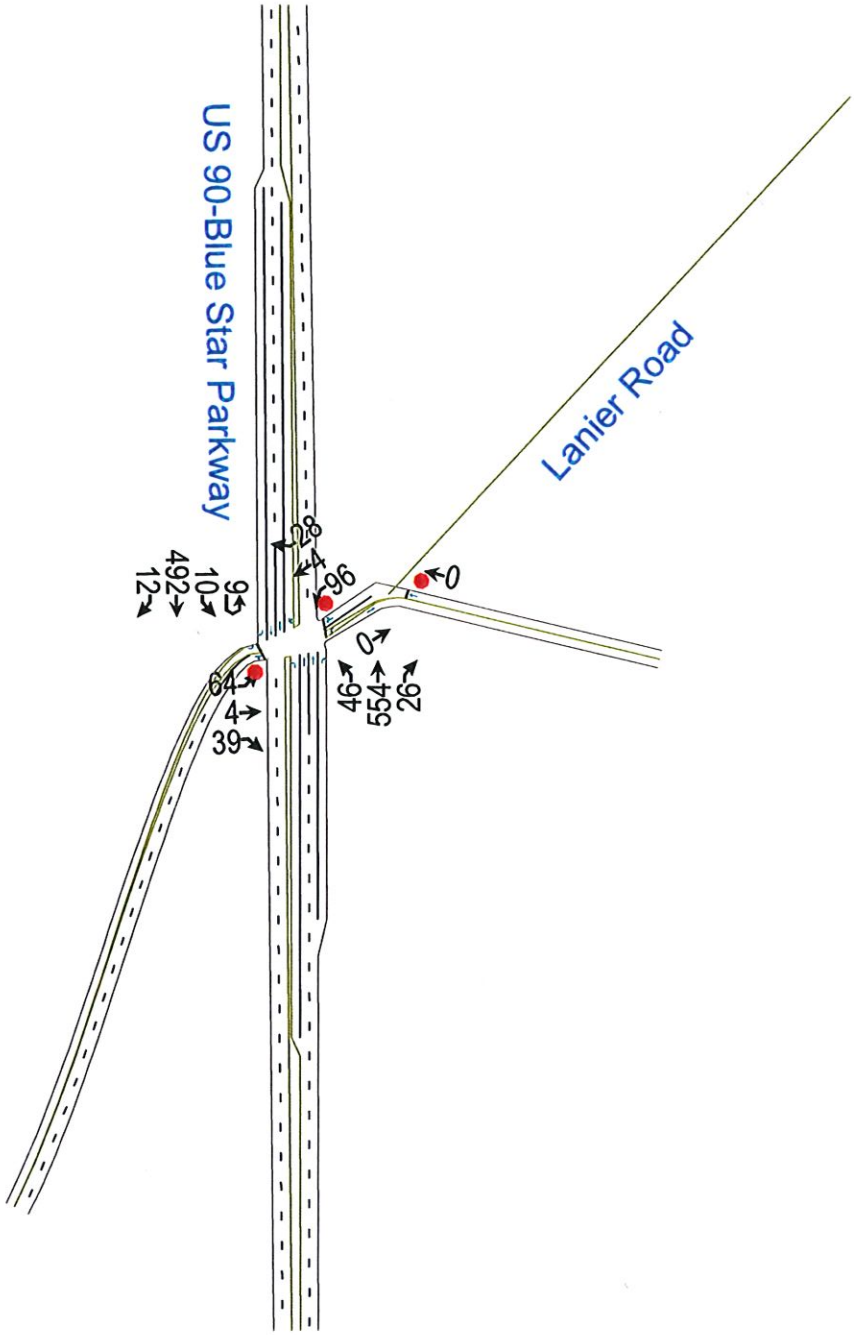
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	833	1162	255	880	1136	301	-	0	0	630	0	0
Stage 1	532	532	-	602	602	-	-	-	-	-	-	-
Stage 2	301	630	-	278	534	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	-	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	-	-	-	2.22	-	-
Pot Cap-1 Maneuver	261	194	744	241	201	695	0	-	-	948	-	-
Stage 1	499	524	-	453	487	-	0	-	-	-	-	-
Stage 2	683	473	-	705	523	-	0	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	247	192	744	235	199	695	-	-	-	948	-	-
Mov Cap-2 Maneuver	247	192	-	235	199	-	-	-	-	-	-	-
Stage 1	499	518	-	453	487	-	-	-	-	-	-	-
Stage 2	653	473	-	686	517	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.3	27.1	0	0.2
HCM LOS	B	D		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	-	-	578	235	695	948	-	-
HCM Lane V/C Ratio	-	-	0.019	0.444	0.044	0.011	-	-
HCM Control Delay (s)	-	-	11.3	32	10.4	8.8	-	-
HCM Lane LOS	-	-	B	D	B	A	-	-
HCM 95th %tile Q(veh)	-	-	0.1	2.1	0.1	0	-	-

US 90 @ Lanier
Add NB Left Turn at 510'

AM 7:30-8:30 - AFTER Project
07/02/2019



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SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

AM Peak AFTER Project 7:30-8:30
07/2/2019

Intersection	
Int Delay, s/veh	7.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Future Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	-	None
Storage Length	0	-	-	-	-	20	510	-	350	-	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	70	4	42	104	4	30	50	602	28	10	11	535	13

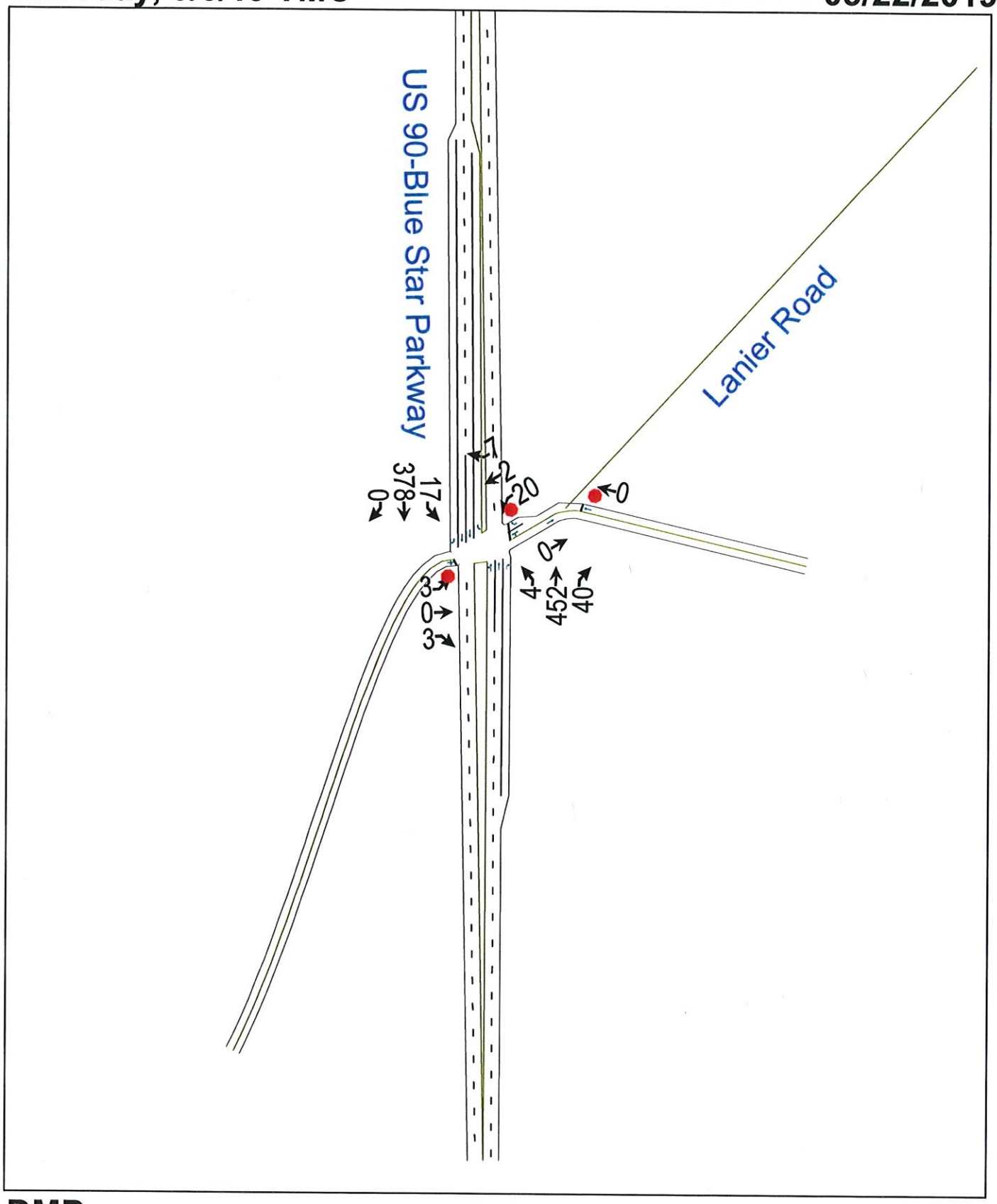
Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	980	1307	268	1014	1292	301	548	0	0	602	630	0	0
Stage 1	577	577	-	702	702	-	-	-	-	-	-	-	-
Stage 2	403	730	-	312	590	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	6.44	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.52	2.22	-	-
Pot Cap-1 Maneuver	204	158	730	193	162	695	1018	-	-	596	948	-	-
Stage 1	469	500	-	395	439	-	-	-	-	-	-	-	-
Stage 2	595	426	-	673	493	-	-	-	-	-	-	-	-
Platoon blocked, %								-	-			-	-
Mov Cap-1 Maneuver	180	146	730	167	150	695	1018	-	-	723	723	-	-
Mov Cap-2 Maneuver	180	146	-	167	150	-	-	-	-	-	-	-	-
Stage 1	446	486	-	376	417	-	-	-	-	-	-	-	-
Stage 2	535	405	-	610	479	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.2	49.5	0.6	0.4
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1018	-	-	180	532	166	695	723	-	-
HCM Lane V/C Ratio	0.049	-	-	0.386	0.088	0.655	0.044	0.029	-	-
HCM Control Delay (s)	8.7	-	-	37.1	12.4	60.5	10.4	10.1	-	-
HCM Lane LOS	A	-	-	E	B	F	B	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.7	0.3	3.7	0.1	0.1	-	-

US 90 @ Lanier
Tuesday, 3/5/19 TMC

PM 3:00-4:00 - Before Project
05/22/2019



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SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

PM Peak 3-4 PM Before Project
05/22/2019

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	3	20	2	7	4	452	40	17	378	0
Future Vol, veh/h	3	0	3	20	2	7	4	452	40	17	378	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	20	-	-	350	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	0	3	22	2	8	4	491	43	18	411	0

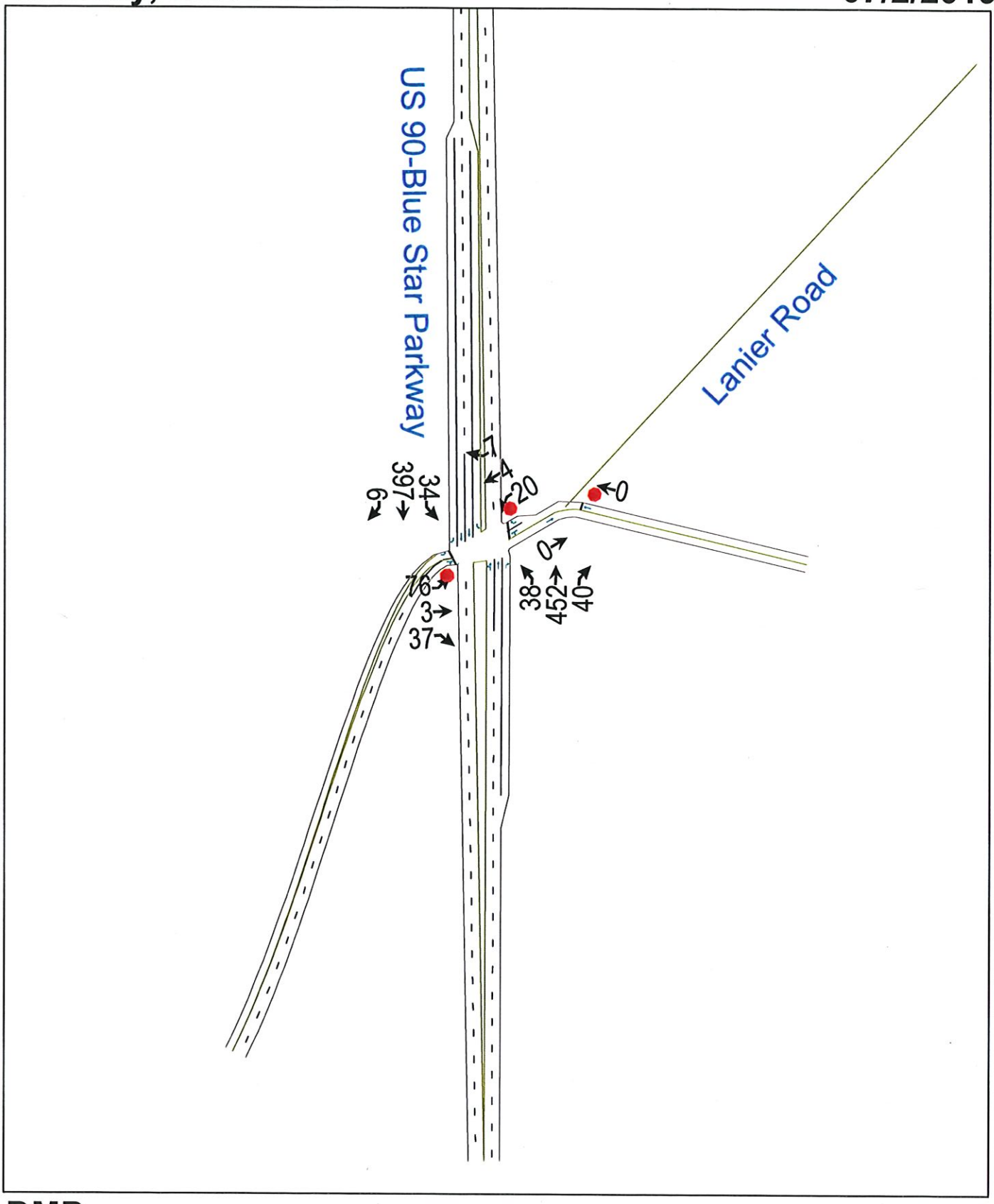
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	702	989	206	741	946	246	411	0	0	534	0	0
Stage 1	447	447	-	499	499	-	-	-	-	-	-	-
Stage 2	255	542	-	242	447	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	325	245	800	305	260	754	1144	-	-	1030	-	-
Stage 1	560	572	-	522	542	-	-	-	-	-	-	-
Stage 2	727	518	-	740	572	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	314	240	800	299	254	754	1144	-	-	1030	-	-
Mov Cap-2 Maneuver	314	240	-	299	254	-	-	-	-	-	-	-
Stage 1	557	562	-	519	539	-	-	-	-	-	-	-
Stage 2	713	515	-	724	562	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.1	16.2	0.1	0.4
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1144	-	-	451	294	754	1030	-	-
HCM Lane V/C Ratio	0.004	-	-	0.014	0.081	0.01	0.018	-	-
HCM Control Delay (s)	8.2	-	-	13.1	18.3	9.8	8.6	-	-
HCM Lane LOS	A	-	-	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.3	0	0.1	-	-

US 90 @ Lanier
Tuesday, 3/5/19 TMC

PM 3:00-4:00 - After Project
07/2/2019



DMD
Dantin Consulting

SYNCHRO 10

HCM 2010 TWSC
US 90 @ Lanier Road

PM Peak AFTER Project 3:00-4:00 PM
07/2/2019

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	76	3	37	20	4	7	38	452	40	34	397	6
Future Vol, veh/h	76	3	37	20	4	7	38	452	40	34	397	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	20	-	-	350	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	101	4	49	22	4	8	41	491	43	37	432	7

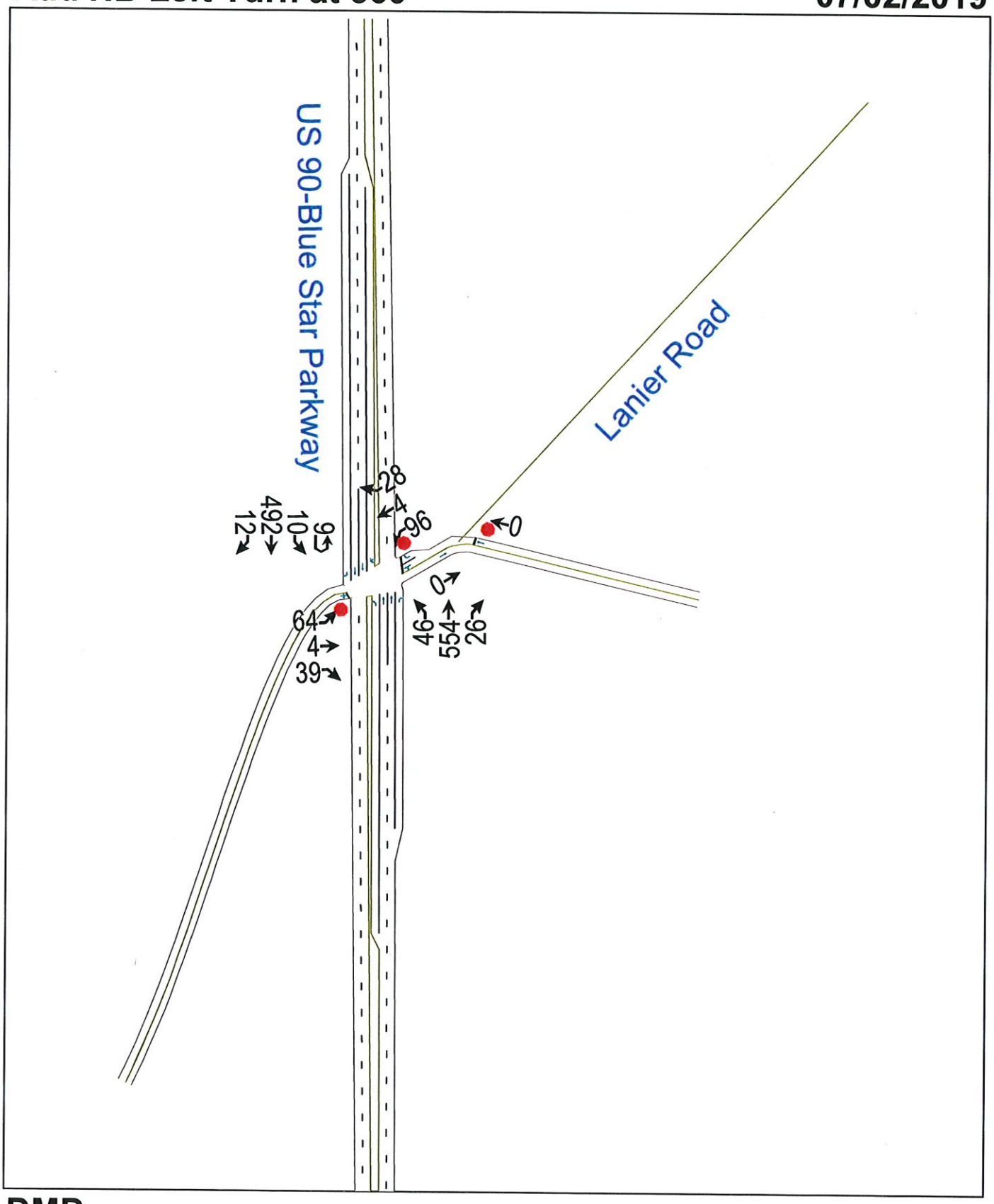
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	836	1122	216	865	1086	246	439	0	0	534	0	0
Stage 1	506	506	-	573	573	-	-	-	-	-	-	-
Stage 2	330	616	-	292	513	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	260	205	789	248	215	754	1117	-	-	1030	-	-
Stage 1	517	538	-	472	502	-	-	-	-	-	-	-
Stage 2	657	480	-	692	534	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	236	187	789	214	196	754	1117	-	-	1030	-	-
Mov Cap-2 Maneuver	236	187	-	214	196	-	-	-	-	-	-	-
Stage 1	490	519	-	447	475	-	-	-	-	-	-	-
Stage 2	610	455	-	621	515	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.4	21.2	0.6	0.7
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1117	-	-	236	636	211	754	1030	-	-
HCM Lane V/C Ratio	0.037	-	-	0.429	0.084	0.124	0.01	0.036	-	-
HCM Control Delay (s)	8.3	-	-	31.3	11.2	24.5	9.8	8.6	-	-
HCM Lane LOS	A	-	-	D	B	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2	0.3	0.4	0	0.1	-	-

US 90 @ Lanier
Add NB Left Turn at 560'

AM - AFTER Single Lane EB
07/02/2019



DMD
Dantin Consulting

SYNCHRO 10

Intersection	
Int Delay, s/veh	8.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Future Vol, veh/h	64	4	39	96	4	28	46	554	26	9	10	492	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	-	None
Storage Length	-	-	-	-	-	20	510	-	350	-	560	-	580
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	-	0	-
Peak Hour Factor	75	75	75	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	85	5	52	104	4	30	50	602	28	10	11	535	13

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	980	1307	268	1014	1292	301	548	0	0	602	630	0	0
Stage 1	577	577	-	702	702	-	-	-	-	-	-	-	-
Stage 2	403	730	-	312	590	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	6.44	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.52	2.22	-	-
Pot Cap-1 Maneuver	204	158	730	193	162	695	1018	-	-	596	948	-	-
Stage 1	469	500	-	395	439	-	-	-	-	-	-	-	-
Stage 2	595	426	-	673	493	-	-	-	-	-	-	-	-
Platoon blocked, %								-	-			-	-
Mov Cap-1 Maneuver	180	146	730	164	150	695	1018	-	-	723	723	-	-
Mov Cap-2 Maneuver	180	146	-	164	150	-	-	-	-	-	-	-	-
Stage 1	446	486	-	376	417	-	-	-	-	-	-	-	-
Stage 2	535	405	-	600	479	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	38.3	51.3	0.6	0.4
HCM LOS	E	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1018	-	-	245	163	695	723	-	-
HCM Lane V/C Ratio	0.049	-	-	0.582	0.667	0.044	0.029	-	-
HCM Control Delay (s)	8.7	-	-	38.3	62.8	10.4	10.1	-	-
HCM Lane LOS	A	-	-	E	F	B	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	3.3	3.8	0.1	0.1	-	-

APPENDIX E
MUTS Gap Study

Debbie Dantin

From: Melchi, Tammy <Tammy.Melchi@dot.state.fl.us>
Sent: Tuesday, April 09, 2019 3:48 PM
To: Debbie Dantin
Cc: Boyd, Dallas
Subject: RE: Speed Limit Reductions/Relocation

Good afternoon Debbie,

Thank you for contacting me regarding your inquiries below:

Speed Limit Decrease:
Please submit a speed study based upon current conditions. Typically, the existing speed limit within a speed zone should not be changed if the 85th percentile speed or upper limit of the 10 mph pace is within +/- 3 mph of posted speed limit (Manual on Uniform Traffic Studies (MUTS) Chapter 12).

School Zone:
Please submit a school zone study. At a minimum, the engineering study should include a *Vehicle Spot Speed Study*, a *Gap Study* (MUTS Chapter 8) and *a Pedestrian and Bicycle Volume Sheet Form* (MUTS Chapter 9). Please submit the plan for the internal circulation for the new school (including counts for Pedestrian/Bicycle, Bus and Private Vehicle Traffic).

Respectfully,

Tammy Melchi
Traffic Specialist III
FDOT Traffic Operations Office
P.O. Box 607
Chipley, FL 32428
Office: 850-330-1269
Fax: 850-330-1273

From: Debbie Dantin [mailto:debbie@dantinconsultingllc.com]
Sent: Tuesday, March 26, 2019 8:17 AM
To: Melchi, Tammy <Tammy.Melchi@dot.state.fl.us>
Subject: Speed Limit Reductions/Relocation

EXTERNAL SENDER: Use caution with links and attachments.

Good morning Tammy,

I hope you are well. I left you a voice mail this AM re: this topic, referred by Michello Williams after pre-application meetings on these two (2) projects.

We are working on a new relocated large private school site (Robert F. Munroe, K-12) on a section of US 90 (at Lanier Road) that is posted 65 mph in Gadsden County approx. 1.5 mile east of the (mostly closed) Gadsden High School and FL

Public Safety Institute. We would propose maintaining the 55 regulatory posted speed through this area with 45 mph school flashers – similar to Gadsden County H.S. We would need to know the process for this request as we are working on the traffic analysis at this time for new turn lanes and intersection operations.

Second site is along US 90E east of I-10 in Tallahassee, at Summit East Office Park. It is getting unsafe and difficult for drivers to exit this site, from 2 roads, especially during the PM peak hour. It is posted 55 mph just east of I-10 east and west of Apex Drive. Traffic work is ongoing at this time to review the best way for a growing office park to safely egress this site. I'll be getting with Dallas and/or Steve in the near future to discuss some options at this location. In the meantime, please send me the process on how to request how to maintain this 45 mph post speed limit (relocation of approx. 0.5 miles) of 45 mph in this immediate area.

Thank you! Have a blessed day.

Debbie M. Dantin, P.E.
Dantin Consulting, LLC
President/CEO
506 Frank Shaw Road
Tallahassee, FL 32312
(850) 544-3062

#5

Buses Lanier -3 3- NB 1- SB

State of Florida Department of Transportation

Form 750-020-08
TRAFFIC ENGINEERING
10/15

GAP STUDY

SITE INFORMATION		GENERAL INFORMATION	
Roadway ID	SR10 ☑ Intersection ☐ Segment	Analyst	DMD
Roadway Name	US 90	Agency/Company	Dantin Consulting, LLC
Cross Street	Lanier - S Lanier	Date Performed	July 9 - PM, July 16 - AM
City	Quincy	Remarks	
County	Gadsden		

ADEQUATE GAP SIZE (SEC)	S Lanier - NB		Lanier - SB		NUMBER OF GAPS Northbound		Southbound	
	PERIOD		PERIOD		PERIOD		PERIOD	
	FROM: 2:55 PM		FROM: 3:15		FROM: 8:15		FROM: 8:00	
	TO: 3:15 PM		TO: 3:35		TO: 8:30		TO: 8:15	
	TALLY	TOTAL	TALLY	TOTAL	TALLY	TOTAL	TALLY	TOTAL
4	5 I	6	5 5 I	11	5 IIII	9	5 5 5	15
5	5 IIII	9	5 I	6	5 III	9	5 5 IIII	14
6	5 I	6	5 II	7	5 I	6	5 5 II	12
7	5 I	6	5 III	8	II	2	5 I	6
8	5	5	III	3	III	3	5	5
9	5	5	5	5	5	6	5 I	6
10	IIII	4	5 5 I	11	IIII	4	5	5
11	III	3	III	3	II	2	IIII	4
12	II	2	II	2	III	3	5	5
13	I	1	I	1	5	5	III	3
14	II	2	II	2			I	1
15	III	3	I	1				
16	IIII	4	II	2	I	1	II	2
17	III	3	III	3	I	1		
18	II	2	I	1	I	1	I	1
19	III	3	I	1				
20	II	2						
21			II	2	II	2		
22	I	1						
23			II	2				
24							I	1
25								
26	II	2	I	1				
27								
28	I	1						
29			I	1			I	1
30	I	1	I	1				
31	II	2			I	1		
32								
33			II	2				
34	I	1						
35	I	1	III	3				
ADEQUATE GAPS	31% 23	75	24% 19	79	11% 6	55	62 5	81

Use 16 sec. as adequate gap time to cross North leg of intersection @ 45 feet (to median)

Robert Munroe Day School - New Campus
S. Lanier Road/ US 90 (SR 10)
Adequate Gap Time (G) Calculations - to Cross US 90 from Site

Pedestrian Crossings:

G = (W/s) + 3 + (N - 1) 2

No Pedestrians at this time

W = crossing distance, feet
S = walking speed, ft/sec. - assumed value is 3.5 ft/sec
N = predominant number of rows
N-1 = pedestrian clearance time in seconds
3 = perception and reaction time
2 = time interval between rows in seconds

G = (44/3.5) + 3 + (12.6)2
G = 12.57 Sec. + 3 Sec. = 15.57 Sec. = 16 Seconds **USE**

Calculations for Vehicle to Cross

Perception reaction 3 seconds

Crossing: Use 45 feet (store in median) north leg

Vehicle Speed: 20 mph

$$20 \frac{\text{Miles}}{\text{Hour}} \quad \frac{1 \text{ Hour}}{3600 \text{ Sec.}} \quad \frac{5280 \text{ Feet}}{1 \text{ Mile}} = 29.333333 \text{ Ft/Sec.}$$

To Cross one-direction:

1.534265 + 3 = 4.5342653 = **5 Seconds**

Robert F. Munroe School
Environmental Survey Report
Gadsden County, Florida

January 2019

Prepared by:

Florida Environmental & Land Services, Inc.
221-4 Delta Court
Tallahassee, Florida 32303
(850) 385-6255
(850) 385-6355 fax

Robert F. Munroe School
Environmental Report
Gadsden County, Florida

1.0 Introduction

The subject property totals approximately 45 acres and consists of two parcels. The project area is located off of Highway 90, in Sections 30 and 31, Township 2N, Range 2W. The project area is made up of the properties identified by the Gadsden County Parcel ID# 3-31-2N-2W-0000-00221-0000 and Parcel ID# 3-30-2N-2W-0000-00323-0100. A location map is shown as Figure 1.

An environmental site inspection of the property was conducted on January 3rd, 2018 to identify any significant environmental features such as protected species and wetlands. This report is a summary of the environmental features and was prepared by utilizing historical aerial photographs, site reconnaissance, soil maps, and protected species populations data. Approximately 0.49 acres of wetlands were identified. No listed species were observed.

2.0 Soil Characteristics

The soil series and descriptions, as described in the online USDA NRCS Web Soil Survey of the subject property are listed below. The soils are shown on the aerial map in Figure 2.

Table 1: Soil Information for the Subject Property.

Symbol	Soil Name	Description of Soil	Depth to Water Table	Hydric
9	Bonifay-Alpin complex, 0-5 % slopes	Well drained	60 inches	No
21	Dothan-Fuquay-Cowarts complex, 8 to 15 percent slopes	Well drained	45 inches	No
40	Dothan-Fuquay-Cowarts complex, 15 to 60 % slopes	Moderately well drained	45 inches	No
59	Troup-Lakeland-Lucy complex, 2 to 8 % slopes	Somewhat excessively drained	>79 inches	No
66	Pickney,Dorovan, and Bibb soils, frequently flooded	Very poorly drained	0 inches	Yes

3.0 Vegetative Communities

The environmental survey identified several types of communities within the subject property. These habitats are described below as defined in the *Florida Land Use, Cover and Forms Classification System* (FLUCCS). The location of each FLUCCS code on the parcel is depicted on the aerial map provided in Figure 2. Photographs of the community types are also included. Elevations on the subject property range from 160 ft. to 208 ft.

3.1 Upland Habitats

Upland Coniferous Forests (FLUCCS 410)

The majority of the subject property can be described as coniferous uplands. The dominant canopy species are loblolly pine (*Pinus taeda*) and includes other species such as shortleaf pine (*Pinus echinata*), live oak (*Quercus virginiana*), laurel oak (*Q. laurifolia*), and water oak (*Q. nigra*). The area is periodically maintained by fire and the understory is relatively open. Understory and groundcover includes panic grass (*Panicum* spp.), broomsedge (*Andropogon* spp.), goldenrod (*Solidago* sp.), several species of vines, oak saplings, winged sumac (*Rhus copellina*), and saw palmetto (*Serenoa repens*). Invasive species included Japanese climbing fern (*Lycopodium japonicum*).

Hardwood Conifer Mixed (FLUCCS 434)

The southern parcel has not been maintained by fire as the northern parcel and can be defined as a mixed hardwood and pine upland. Historical aerials show the southern parcel was cleared and utilized for agricultural purposes until the 1970s. Dominant canopy species include laurel oak, water oak, shortleaf pine, loblolly pine and southern magnolia (*Magnolia grandiflora*). Understory and groundcover were low and included blackberry (*Vaccinium arboreum*), Carolina cherry (*Prunus caroliniana*), saw palmetto (*Serenoa repens*), oak seedlings, and several species of vines.

Beech-Magnolia (FLUCCS 431)

The Guide to Natural Communities of Florida (Florida Natural Area Inventory, 1990) describes the beech magnolia forest community as slope forests which are "well-developed, closed canopy forests of upland hardwoods on steep slopes, bluffs and ravines". The slope forests that are present on the property are located on either side of the wetland communities on the northern portion and southern boundary of the subject parcel. Dominant canopy species observed included American beech (*Fagus grandifolia*), loblolly pine, white oak (*Quercus alba*), and American holly (*Ilex opaca*). Observed shrub and groundcover included wild olive (*Osmanthus americanus*), horse sugar (*Symplocos tinctoria*), several species of greenbriar (*Smilax* species), several species of blueberry (*Vaccinium* spp.), wax myrtle (*Myrica cerifera*), and partridgeberry (*Mitchella repens*).

3.2 Wetland Habitat

Bay Swamps (FLUCCS 611)

Two wetlands identified on the subject property wetland communities are defined as bay swamps or bottomland forest. Dominant species include sweetbay (*Magnolia virginiana*), blackgum (*Nyssa biflora*), several species of ferns, and giant cane (*Arundinaria gigantea*). In both areas, a braided meandering stream with no defined channel was observed. The streams were a result of the high amount of rainfall prior to the site inspection and are ephemeral during normal rainfall events. The wetlands totaled 0.49 acres and are shown on the aerial map in Figure 2.

4.0 Wildlife

Prior to conducting listed species surveys onsite, FELSI reviewed the Florida Natural Areas Inventory's (FNAI) tracking list for Gadsden County and the United States Fish and Wildlife Service's (USFWS) Threatened and Endangered Species System (TESS) for the State of Florida to identify protected (i.e., state or federally listed as threatened, endangered, or special concern) species that are known or likely to occur in Gadsden County. An online Biodiversity Matrix records search was obtained from the FNAI website to determine of protected or listed species have previously been recorded in the vicinity of the project. Based on this information, there was one previously documented element within the vicinity of the property, which was the woodstork (*Mycteria americana*). Due to the ephemeral nature of the wetland communities within the subject property, potential habitat for the woodstork is present.

A threatened and endangered species survey was conducted on site by using pedestrian transects throughout the property. The potential of faunal listed species occurring in the project area is low due to proximity of the project to existing roadways and residential areas, however the presence of slope habitats provide some potential for listed flora. Animals that may utilize the area include raptors, resident songbirds, woodpeckers, white-tailed deer, fox, and urbanized animals such as gray squirrel, raccoon, opossum, and mice. A high number of mammalian (possibly fox) burrows were observed. Reptile and amphibian utilization may include snakes, skinks, frogs and turtles.

Table 2 includes FELSI's professional opinion of the possibility of a particular listed species using the habitat present on the property as confirmed, high, moderate or low.

Table 2. Listed species that may occur at subject parcel.

Scientific Name	Common Name	Federal[1]	State[1]	Habitat Use Rank[2]
Amphibians				
Rana capito	Gopher frog	N	LS	Low
Reptiles				
Alligator mississippiensis	American Alligator	SAT	LS	Low
Drymarchon corais couperi	Eastern Indigo snake	LT	LT	Low
Gopherus polyphemus	Gopher Tortoise	N	LT	Low
Macrochelys temminckii	Alligator Snapping Turtle	N	SSC	Low
Pituophis melanoleucus mugitus	Florida pine snake	N	LS	Low
Birds				
Egretta caerulea	Little Blue Heron	N	LS	Mod
Egretta thula	Snowy egret	N	LS	Mod
Eudocimus albus	White Ibis	N	LS	Mod
Mycteria Americana	Woodstork	LE	LE	Low
Vascular Plants				
Agrimonia incise	Incised Groove-Bur	N	LE	Low
Andropogon arctatus	Pinewoods Bluestem	N	LT	Low
Baptisia megacarpa	Apalachicola Wild Indigo	N	LE	Low
Baptisia simplicifolia	Scare-weed	N	LT	Mod
Brickellia cordifolia	Flyr's Brickel-bush	N	LE	Mod
Callirhoe papaver	Polly Mallow	N	LE	Low
Calycanthus floridus	Sweet-Shrub	N	LE	Mod
Carex baltzellii	Baltzell's Sedge	N	LT	Mod
Cornus alternifolia	Alternate-Leaf Dogwood	N	LE	Mod
Croomia pauciflora	Croomia	N	LE	Mod
Cryptotaenia Canadensis	Canada Honewort	N	LE	Mod
Cynoglossum virginianum	Wild Comphrey	N	LE	Low
Dirca palustris	Eastern Leatherwood	N	LE	Low
Erythronium umbilicatum	Trout Lily	N	LE	Low
Euonymus atropurpureus	Burningbush	N	LE	Low
Euphorbia commutate	Wood Spurge	N	LE	Low
Forestiera godfreyi	Godfrey's Privet	N	LE	Low
Hepatica nobilis	Liverleaf	N	LE	Low
Hexastylis arifolia	Heartleaf	N	LT	High
Kalmia latifolia	Mountain Laurel	N	LT	Low
Linum westii	West's Flax	N	LE	Low
Lythrum curtissii	Curtis's Loosestrife	N	LE	Low
Magnolia ashei	Ashe's Magnolia	N	LE	Mod
Magnolia pyramidata	Pyramid Magnolia	N	LE	Low
Malaxis unifolia	Green Ader's Mouth	N	LE	Low
Matelea alabamensis	Alabama Spiny-Pod	N	LE	Low
Matelea floridana	Florida Spiny-Pod	N	LE	Low

Table 2 Cont. Listed species that may occur at subject parcel.

Scientific Name	Common Name	Federal[1]	State[1]	Habitat Use Rank[2]
Pinguicula primuliflora	Primrose-flowered Butterwort	N	LE	Low
Pityopsis flexuosa	Bent Golden Aster	N	LE	Low
Rhododendron chapmanii	Chapman's Rhododendron	LE	LE	Low
Rhododendron austrinum	Florida Flame Azalea	N	LE	Low
Spigelia gentianoides	Gentain Pinkroot	LE	LE	Low
Stewardia malacodendron	Silky Camellia	N	LE	Low
Tipularia discolor	Crane-Fly Orchid	T(USA)	N	Mod
Trillium lancifolium	Narrow-leaved Trillium	N	LE	Low
Uvularia floridana	Florida Merrybells	N	LE	Low
Xyris scabrifolia	Harper's Yellow-eyed Grass	N	LT	Low

[1] = Federal and State ranks for listed species are as follows: LE= Endangered, LS= Species of Special Concern, LT= Threatened, LT*=(for Florida black bear) indicates that the LT status does not apply in Baker and Columbia counties and in the Apalachicola National Forest. N= Not Listed, [2] = The possibility of a particular listed species using the habitat present on the property is ranked as confirmed, high, moderate or low by Florida Environmental and Land Services, Inc. biologists.

Robert Munroe School-Photographs

Residential (FLUCCS 110)

Upland Coniferous Forests (FLUCCS 410)

Robert Munroe School-Photographs

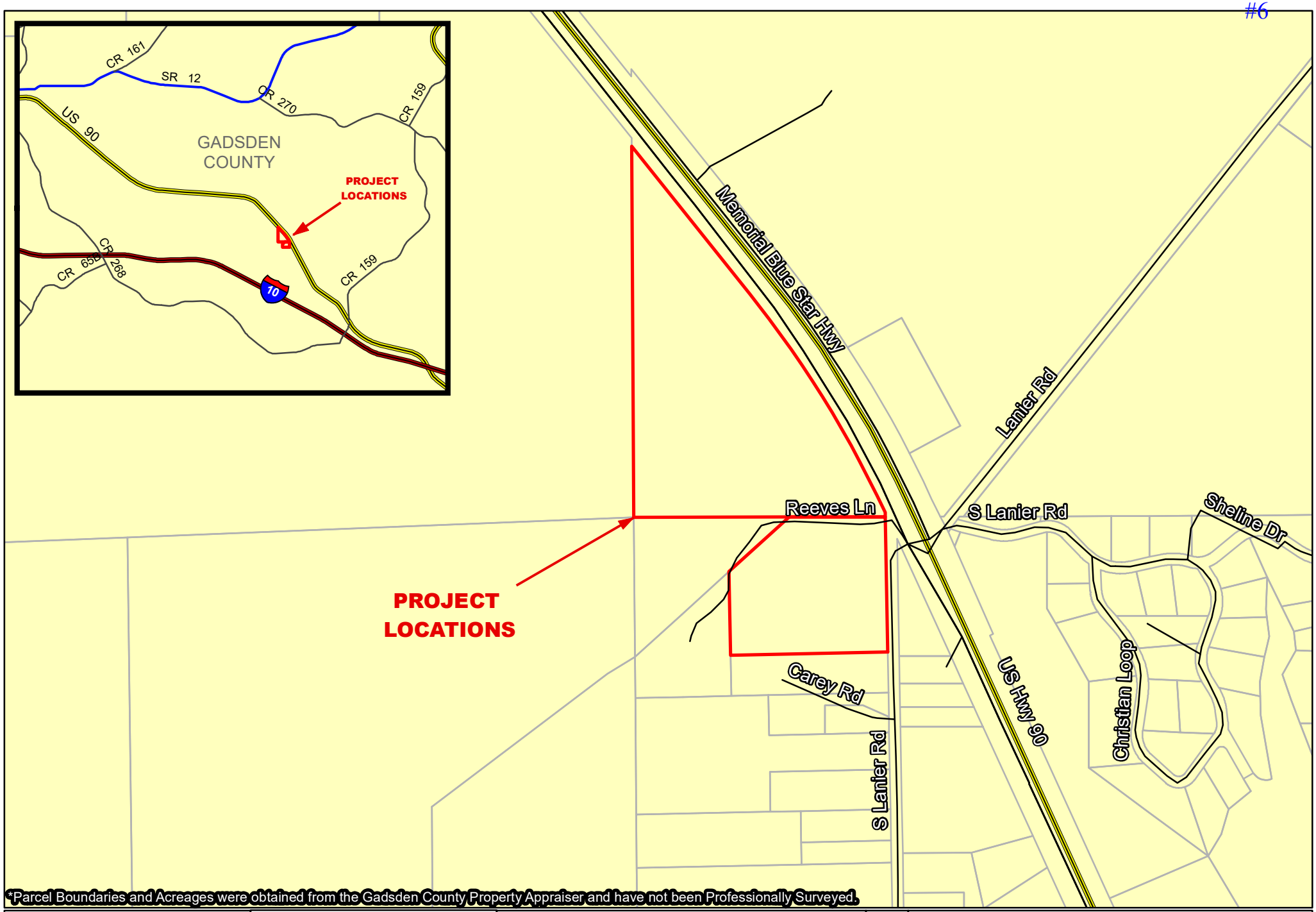
Beech-Magnolia (FLUCCS 431)

Hardwood-Conifer Upland (FLUCCS 434)

Robert Munroe School-Photographs

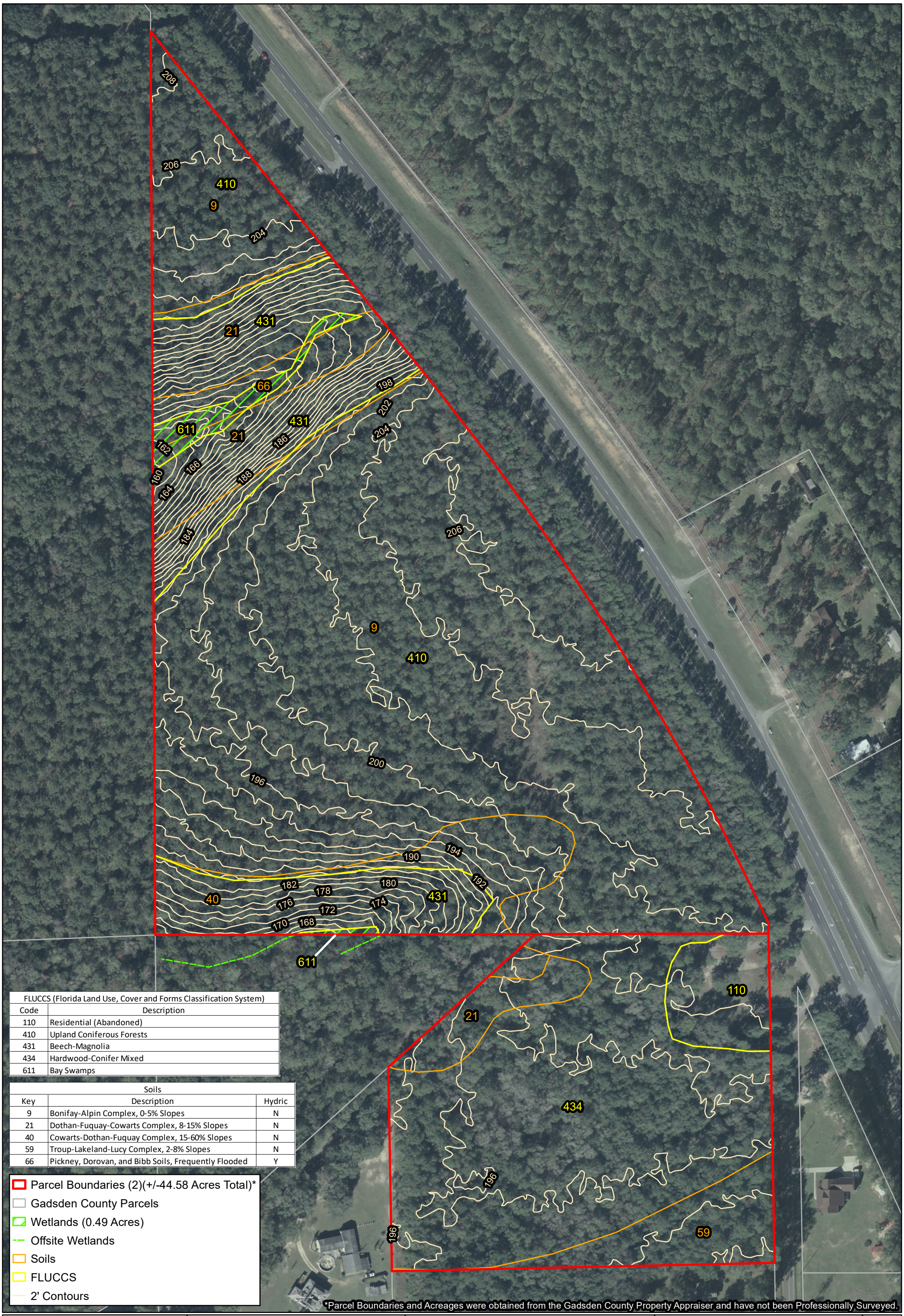
Bay Swamps (FLUCCS 611)

Bay Swamps (FLUCCS 611)



*Parcel Boundaries and Acreages were obtained from the Gadsden County Property Appraiser and have not been Professionally Surveyed.

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC. 221-4 DELTA COURT TALLAHASSEE, FL 32303 (850) 385-6255 (850) 385-6355 (FAX)	PROJECT: **Robert F. Munroe Environmental Survey** GADSDEN COUNTY, FLORIDA	TITLE: **Figure 1- Location Map**			Page: 1 Of: 1	Parcel Boundaries (2)(+/-44.58 Acres Total)* Gadsden County Parcels 0 250 500 1,000 Feet N
		DATE: JAN-10-2019	BY: JLB	CHECK: EP	FELSI PROJECT # 18-1584	



FLUCCS (Florida Land Use, Cover and Forms Classification System)	
Code	Description
110	Residential (Abandoned)
410	Upland Coniferous Forests
431	Beech-Magnolia
434	Hardwood-Conifer Mixed
611	Bay Swamps

Soils		
Key	Description	Hydric
9	Bonifay-Alpin Complex, 0-5% Slopes	N
21	Dothan-Fuquay-Cowarts Complex, 8-15% Slopes	N
40	Cowarts-Dothan-Fuquay Complex, 15-60% Slopes	N
59	Troup-Lakeland-Lucy Complex, 2-8% Slopes	N
66	Pickney, Dorovan, and Bibb Soils, Frequently Flooded	Y

FLORIDA ENVIRONMENTAL AND LAND SERVICES, INC.

221-4 DELTA COURT
TALLAHASSEE, FL 32303
(850) 385-6255 (850) 385-6355 (FAX)

PROJECT:

Robert F. Munroe Environmental Survey

GADSDEN COUNTY, FLORIDA

TITLE:

Figure 2-Aerial Map

DATE:	BY:	CHECK:	FELSI PROJECT #
JAN-10-2019	JLB	EP	18-1584

N

0 50 100 200 300 Feet

FDOT AERIALS GADSDEN 2016

Subsection 5302. Buffer Areas. The buffer areas prescribed in this subsection are intended to reduce, both visually and physically, the actual or perceived negative impacts generated by abutting uses. Buffer areas shall be located on the other perimeter or a lot or parcel, extending to the parcel boundary. Buffer areas shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

A. Standards. The buffer areas prescribed in this subsection are intended to reduce, both visually and physically, the actual or perceived negative impacts generated by abutting uses. Buffer areas shall be located on the other perimeter or a lot or parcel, extending to the parcel boundary. Buffer areas shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

1. Type A, opaque buffer areas. This buffer classification shall be used to separate industrial uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six feet (6') and shall be a minimum of fifty feet (50') wide.

2. Type B, opaque buffer areas. This buffer area shall be used to separate commercial, light industrial, and public uses from all residential uses. These buffer areas shall be completely opaque from the ground up to a height of six feet (6') and shall be a minimum of twenty-five feet wide (25'). Type B buffer may utilize a masonry wall, berm, planted or existing vegetation or any combination thereof which maintains a completely opaque buffer. If vegetation is to be used, then a seventy percent (70%) opaque buffer shall be required at planting, and be capable of full height and opacity within three years. Commercial uses are required to provide for pedestrian ways to access the adjacent residential areas.

3. Type C, opaque buffer areas. This buffer area shall be used to separate mobile home and RV parks from all abutting areas. This buffer shall be fifty feet (50') wide. Where the park abuts an arterial highway, the buffer shall be seventy-five feet (75') wide. This buffer shall not be considered to be a part of an abutting mobile home space, nor shall such buffer be used as part of the stormwater management area. This buffer may utilize a masonry wall, berm planted and/or existing vegetation or any combination thereof. This buffer must be at least six feet (6') in height and one hundred percent (100%) opaque within two (2) years.

4. Type D, opaque buffer areas. This buffer shall be a minimum of fifty feet (50') wide to separate solar power generation facilities from adjacent property in the Rural Residential Future Land Use and existing platted residential subdivisions. The buffer shall be a minimum of one hundred feet (100') wide adjacent to collector or arterial roadways. Vegetation is required to be seventy percent (70%) opaque at planting and a minimum of six feet (6') in height and one hundred (100) percent opaque within two (2) years. Fences or walls may be utilized to meet opacity provided that they are a minimum of six (6) feet in height, opaque and located interior to vegetation. Vegetation is required to be fifty (50) percent

opaque at planting and a minimum of six (6') feet in height within two (2) years.

B. Opacity Standards. Compliance with opacity standards shall be certified by a landscaped architect or other similar, certified landscape design professional.

1. All buffer areas shall include one (1) shade tree for each fifty (50') lineal feet or fraction thereof.

2. Decrease of buffer widths. Minimum buffer yards may be decreased by twenty five percent if the buffer incorporates any of the following components:

   a) Utilize berms and plantings to meet minimum buffer requirements.

   b) Utilize plantings, berms and wall to meet minimum buffer requirements, where wall is combined with berm to meet minimum height requirements.

   c) Utilize wall plantings where the plantings are parallel for at least seventy-five percent (75%) of the linear length of the wall and covers at least twenty-five percent (25%) of the required buffer width.

C. Use of Buffer Yards. All of the buffer areas options may be counted toward open space and setback requirements. Passive recreation uses such as walkways, bikeways, hiking trails may be located within the buffer areas. Playgrounds, swimming pools, tennis courts, vehicular use areas and storage buildings are prohibited in buffer areas.

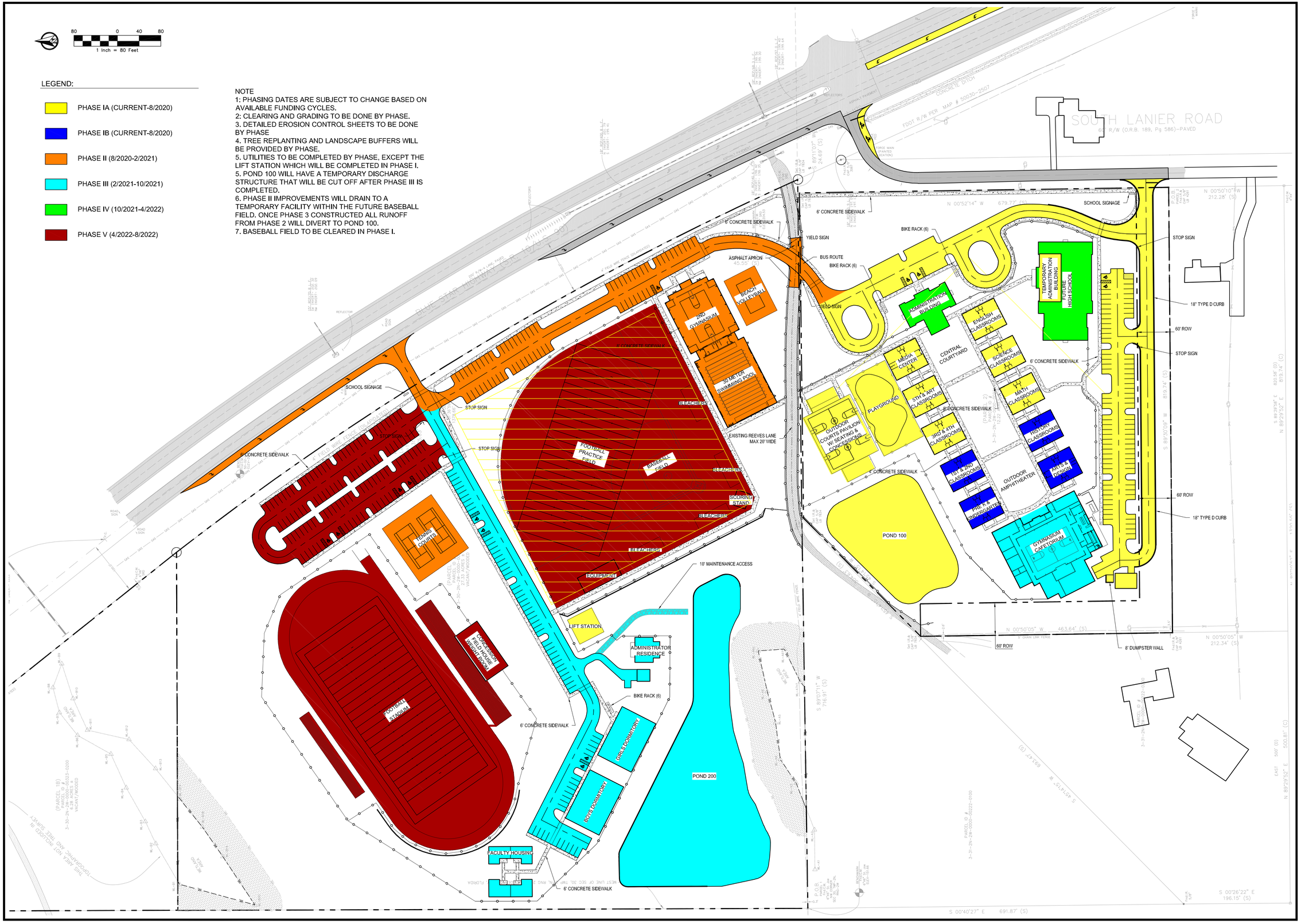
#8

80 0 40 80
1 Inch = 80 Feet

LEGEND:

- PHASE IA (CURRENT-8/2020)
- PHASE IB (CURRENT-8/2020)
- PHASE II (8/2020-2/2021)
- PHASE III (2/2021-10/2021)
- PHASE IV (10/2021-4/2022)
- PHASE V (4/2022-8/2022)

NOTE
1: PHASING DATES ARE SUBJECT TO CHANGE BASED ON AVAILABLE FUNDING CYCLES.
2: CLEARING AND GRADING TO BE DONE BY PHASE.
3. DETAILED EROSION CONTROL SHEETS TO BE DONE BY PHASE
4. TREE REPLANTING AND LANDSCAPE BUFFERS WILL BE PROVIDED BY PHASE.
5. UTILITIES TO BE COMPLETED BY PHASE, EXCEPT THE LIFT STATION WHICH WILL BE COMPLETED IN PHASE I.
5. POND 100 WILL HAVE A TEMPORARY DISCHARGE STRUCTURE THAT WILL BE CUT OFF AFTER PHASE III IS COMPLETED.
6. PHASE II IMPROVEMENTS WILL DRAIN TO A TEMPORARY FACILITY WITHIN THE FUTURE BASEBALL FIELD. ONCE PHASE 3 CONSTRUCTED ALL RUNOFF FROM PHASE 2 WILL DIVERT TO POND 100.
7. BASEBALL FIELD TO BE CLEARED IN PHASE I.



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL
PHASING PLAN
GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=80'
VERT. SCALE:	

SHEET C-103
PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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#8

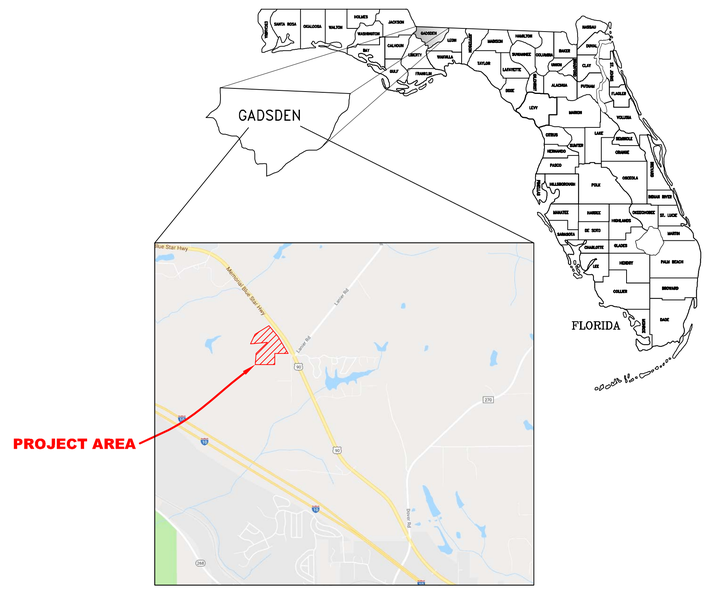
ROBERT F. MUNROE DAY SCHOOL MASTERPLAN

GADSDEN COUNTY

PRELIMINARY / CONCEPTUAL SITE PLAN SUBMITTAL

INDEX OF SHEETS

C-100	COVER
C-101	EXISTING CONDITIONS
C-102	OVERALL SITE LAYOUT PLAN
C-102.1	SITE PLAN (N)
C-102.2	SITE PLAN (S)
C-103	PHASING PLAN
C-104	OVERALL GRADING PLAN
C-104.1	GRADING PLAN (N)
C-104.2	GRADING PLAN (S)
C-104.3	STRUCTURE TABLE
C-105	UTILITY PLAN (N)
C-105.1	UTILITY PLAN (S)
C-106	LANDSCAPE PLAN



LOCATION MAP
N.T.S.

GADSDEN COUNTY
PRELIMINARY/CONCEPTUAL SITE PLAN APPROVAL

TITLE:_____ SITE PLAN FILE NO._____

TAX PARCEL ID #:_____

BOCC APPROVAL DATE:_____

_____ _____
BUILDING OFFICIAL OR DESIGNEE DATE

PREPARED FOR:
ROBERT F MUNROE DAY SCHOOL
91 OLD MT. PLEASANT ROAD
QUINCY, FLORIDA 32352

PREPARED BY:
URBAN CATALYST CONSULTANTS
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FL 32308
(850) 999-4241
www.ucceng.com

UTILITY PROVIDER: TALQUIN ELECTRIC COOPERATIVE
LAND USE: RURAL RESIDENTIAL
TAX IDS: 3-30-2N-2W-0000-00323-0100,
3-31-2N-2W-0000-00221-0000

OCTOBER 15, 2019

GADSDEN COUNTY, FLORIDA

ENGINEER OF RECORD:

SEAN K. MARSTON, P.E.
FLORIDA LICENSE No. PE – 55987
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 30572

_____
SEAN K MARSTON DATE OF SIGNATURE
PROFESSIONAL ENGINEER

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE, SUITE D
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

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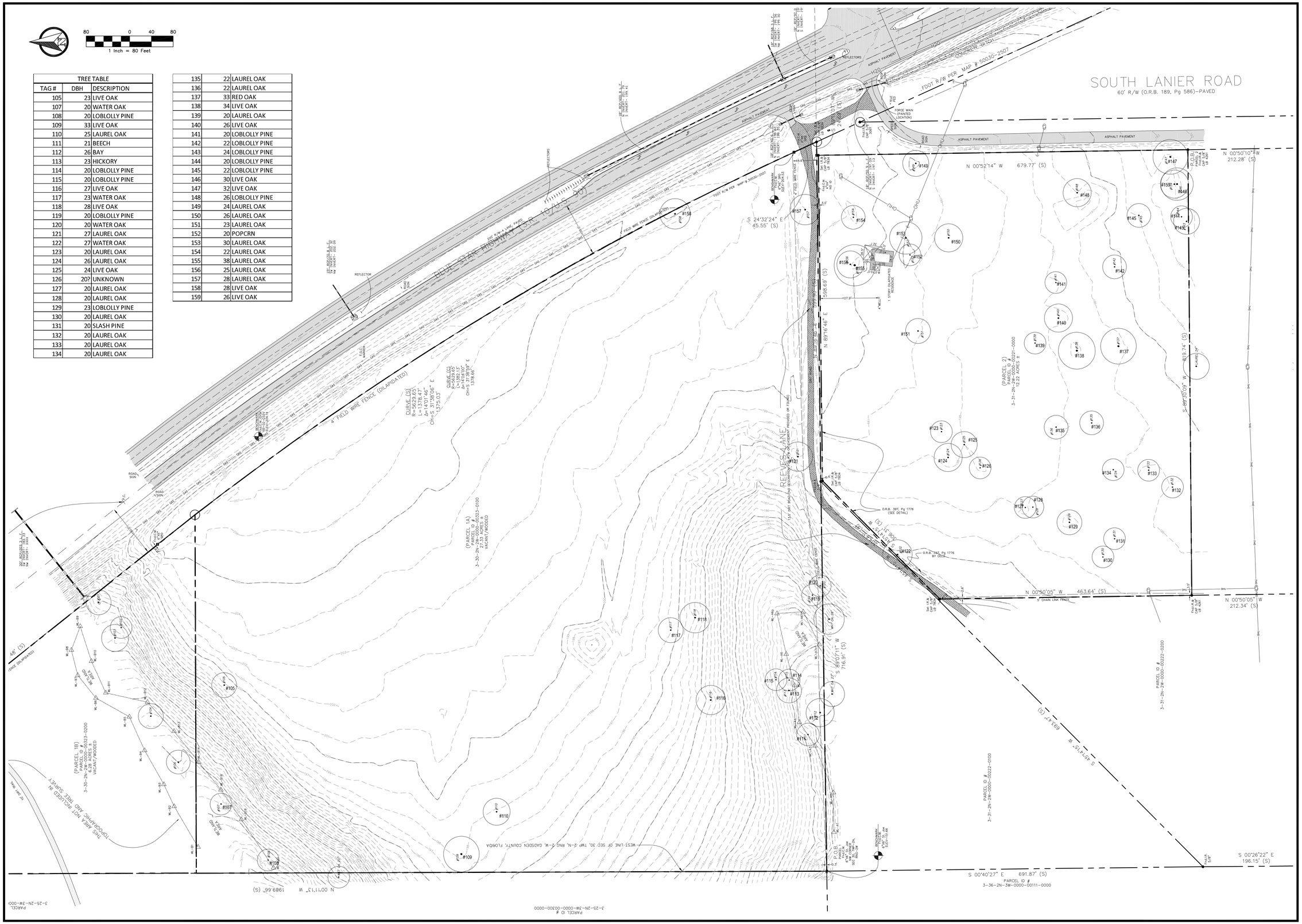
80 0 40 80
1 Inch = 80 Feet

TREE TABLE		
TAG #	DBH	DESCRIPTION
105	23	LIVE OAK
107	20	WATER OAK
108	20	LOBLOLLY PINE
109	33	LIVE OAK
110	25	LAUREL OAK
111	21	BEECH
112	26	BAY
113	23	HICKORY
114	20	LOBLOLLY PINE
115	20	LOBLOLLY PINE
116	27	LIVE OAK
117	23	WATER OAK
118	28	LIVE OAK
119	20	LOBLOLLY PINE
120	20	WATER OAK
121	27	LAUREL OAK
122	27	WATER OAK
123	20	LAUREL OAK
124	26	LAUREL OAK
125	24	LIVE OAK
126	20?	UNKNOWN
127	20	LAUREL OAK
128	20	LAUREL OAK
129	23	LOBLOLLY PINE
130	20	LAUREL OAK
131	20	SLASH PINE
132	20	LAUREL OAK
133	20	LAUREL OAK
134	20	LAUREL OAK
135	22	LAUREL OAK
136	22	LAUREL OAK
137	33	RED OAK
138	34	LIVE OAK
139	20	LAUREL OAK
140	26	LIVE OAK
141	20	LOBLOLLY PINE
142	22	LOBLOLLY PINE
143	24	LOBLOLLY PINE
144	20	LOBLOLLY PINE
145	22	LOBLOLLY PINE
146	30	LIVE OAK
147	32	LIVE OAK
148	26	LOBLOLLY PINE
149	24	LAUREL OAK
150	26	LAUREL OAK
151	23	LAUREL OAK
152	20	POPCRN
153	30	LAUREL OAK
154	22	LAUREL OAK
155	38	LAUREL OAK
156	25	LAUREL OAK
157	28	LAUREL OAK
158	28	LIVE OAK
159	26	LIVE OAK



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2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL
EXISTING CONDITIONS
GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=80'
VERT. SCALE:	

SHEET **C-101**
PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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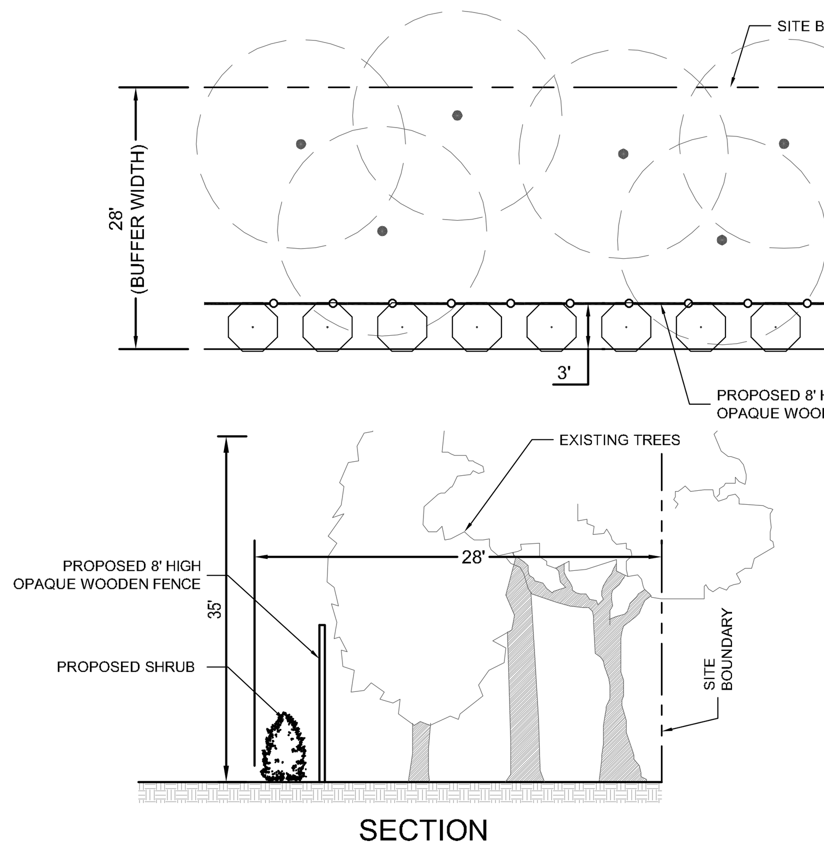


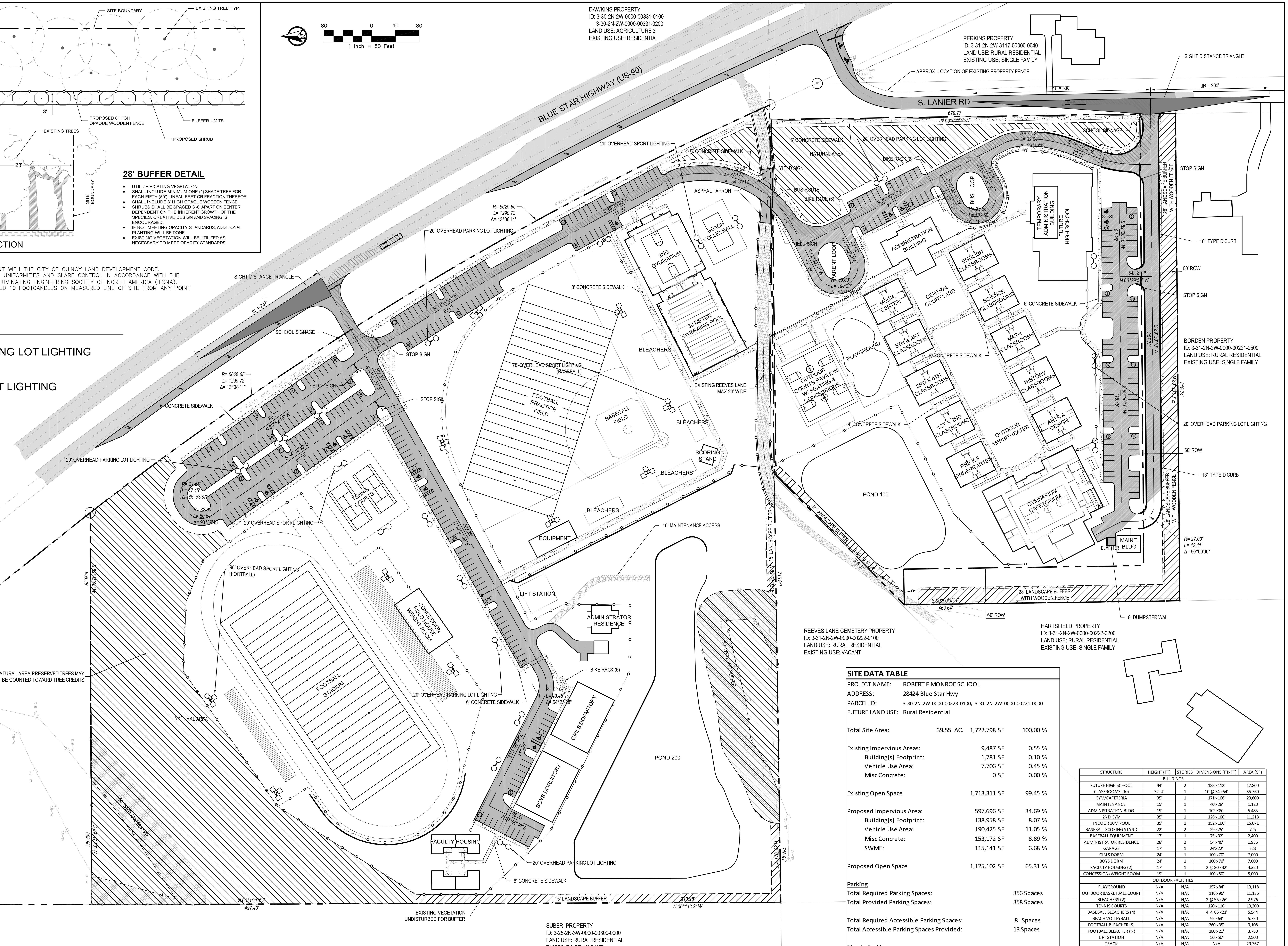
28' BUFFER DETAIL

- UTILIZE EXISTING VEGETATION.
- SHALL INCLUDE MINIMUM ONE (1) SHADE TREE FOR EACH FIFTY (50') LINEAL FEET OR FRACTION THEREOF.
- SHALL INCLUDE 8' HIGH OPAQUE WOODEN FENCE.
- SHRUBS SHALL BE SPACED 3'-6' APART ON CENTER DEPENDENT ON THE INHERENT GROWTH OF THE SPECIES. CREATIVE DESIGN AND SPACING IS ENCOURAGED.
- IF NOT MEETING OPACITY STANDARDS, ADDITIONAL PLANTING WILL BE DONE
- EXISTING VEGETATION WILL BE UTILIZED AS NECESSARY TO MEET OPACITY STANDARDS

NOTE:
1. SITE LIGHTING MUST BE CONSISTENT WITH THE CITY OF QUINCY LAND DEVELOPMENT CODE.
2. LIGHTING SHALL HAVE ILLUMINOUS, UNIFORMITIES AND GLARE CONTROL IN ACCORDANCE WITH THE PUBLISHED STANDARDS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA).
3. LIGHT TRESPASS SHALL NOT EXCEED 10 FOOTCANDLES ON MEASURED LINE OF SITE FROM ANY POINT ON THE RECEIVING PROPERTY.

LEGEND:

- PARKING LOT LIGHTING
- SPORT LIGHTING



SITE DATA TABLE

PROJECT NAME:	ROBERT F MONROE SCHOOL		
ADDRESS:	28424 Blue Star Hwy		
PARCEL ID:	3-30-2N-2W-0000-00323-0100; 3-31-2N-2W-0000-00221-0000		
FUTURE LAND USE:	Rural Residential		
Total Site Area:	39.55 AC.	1,722,798 SF	100.00 %
Existing Impervious Areas:		9,487 SF	0.55 %
Building(s) Footprint:		1,781 SF	0.10 %
Vehicle Use Area:		7,706 SF	0.45 %
Misc Concrete:		0 SF	0.00 %
Existing Open Space		1,713,311 SF	99.45 %
Proposed Impervious Area:		597,696 SF	34.69 %
Building(s) Footprint:		138,958 SF	8.07 %
Vehicle Use Area:		190,425 SF	11.05 %
Misc Concrete:		153,172 SF	8.89 %
SWMF:		115,141 SF	6.68 %
Proposed Open Space		1,125,102 SF	65.31 %
Parking			
Total Required Parking Spaces:			356 Spaces
Total Provided Parking Spaces:			358 Spaces
Total Required Accessible Parking Spaces:			8 Spaces
Total Accessible Parking Spaces Provided:			13 Spaces
Bicycle Parking			
Required Bicycle Parking (0.10 per parking space):			36 Spaces
Total Bicycle Parking Spaces Provided:			36 Spaces

STRUCTURE	HEIGHT (FT)	STORIES	DIMENSIONS (FTxFT)	AREA (SF)
BUILDINGS				
FUTURE HIGH SCHOOL	44'	2	188'x112'	17,800
CLASSROOMS (10)	32' 4"	1	10 @ 74'x54'	35,760
GYM/CAFETERIA	35'	1	171'x166'	23,600
MAINTENANCE	15'	1	40'x28'	1,120
ADMINISTRATION BLDG.	19'	1	102'X80'	5,485
2ND GYM	35'	1	126'x100'	11,218
INDOOR 30M POOL	35'	1	152'x100'	15,071
BASEBALL SCORING STAND	22'	2	29'x25'	725
BASEBALL EQUIPMENT	17'	1	75'x32'	2,400
ADMINISTRATOR RESIDENCE	28'	2	54'x46'	1,936
GARAGE	17'	1	24'X22'	523
GIRLS DORM	24'	1	100'x70'	7,000
BOYS DORM	24'	1	100'x70'	7,000
FACULTY HOUSING (2)	17'	1	2 @ 80'x32'	4,320
CONCESSION/WEIGHT ROOM	19'	1	100'x50'	5,000
OUTDOOR FACILITIES				
PLAYGROUND	N/A	N/A	157'x84'	13,118
OUTDOOR BASKETBALL COURT	N/A	N/A	116'x96'	11,136
BLEACHERS (2)	N/A	N/A	2 @ 56'x26'	2,976
TENNIS COURTS	N/A	N/A	120'x110'	13,200
BASEBALL BLEACHERS (4)	N/A	N/A	4 @ 66'x21'	5,544
BEACH VOLLEYBALL	N/A	N/A	92'x63'	5,750
FOOTBALL BLEACHER (S)	N/A	N/A	260'x35'	9,108
FOOTBALL BLEACHER (N)	N/A	N/A	180'x21'	3,780
LIFT STATION	N/A	N/A	50'x50'	2,500
TRACK	N/A	N/A	N/A	29,767
SIDEWALK	N/A	N/A	N/A	51,161
OFFSITE				
HARTSFIELD PROPERTY	N/A	1	N/A	11,689
PERKINS PROPERTY	N/A	1	N/A	4,142
BORDEN PROPERTY	N/A	2	N/A	1,780

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

REVISIONS

DATE	BY	

ROBERT F MUNROE SCHOOL

OVERALL SITE LAYOUT PLAN

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY: B.A.L.

CHECKED BY: S.K.M.

DATE: 10/15/19

HORZ. SCALE: 1"=80'
VERT. SCALE:

SHEET C-102

PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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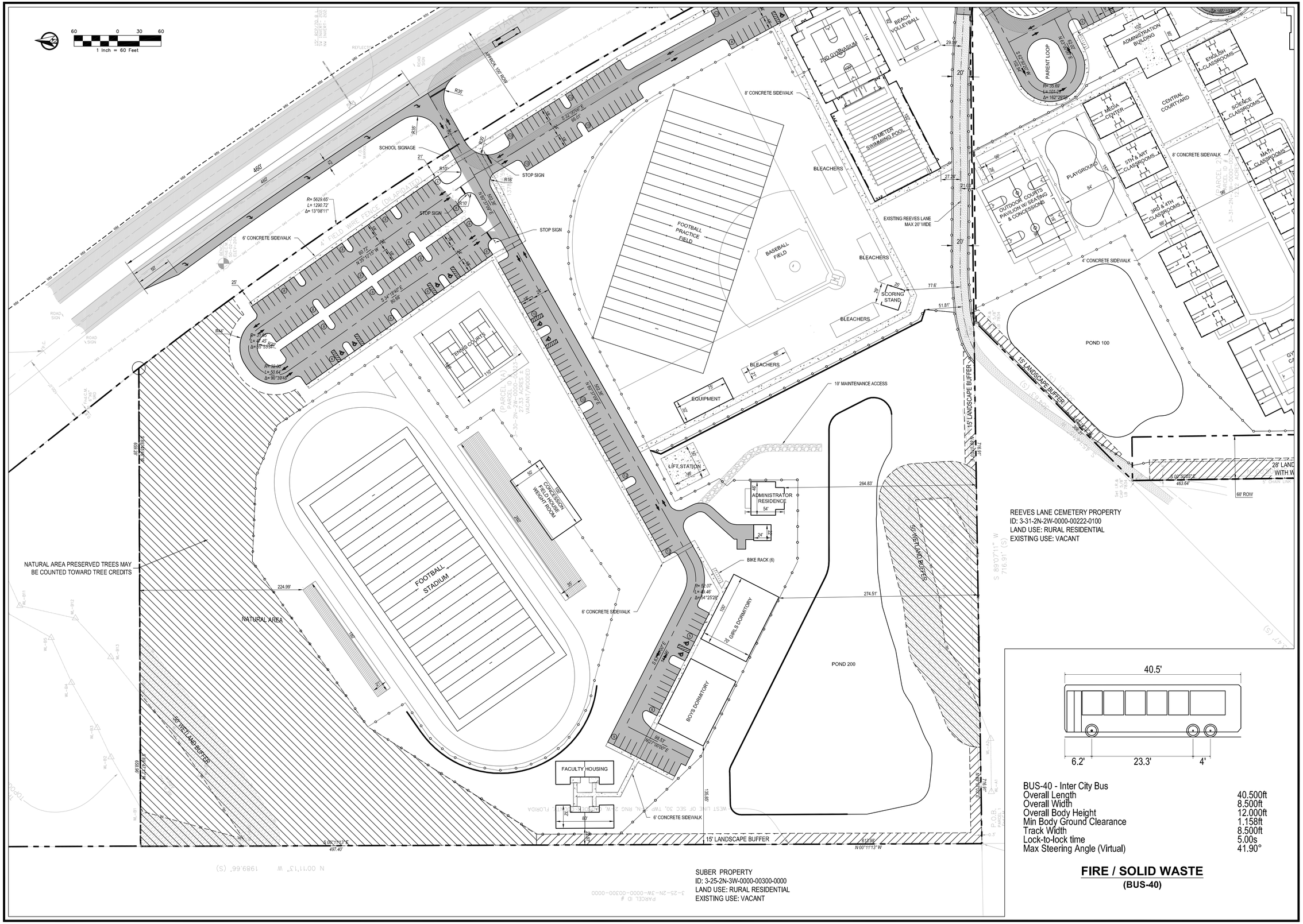

BUS-40 - Inter City Bus	
Overall Length	40.500ft
Overall Width	8.500ft
Overall Body Height	12.000ft
Min Body Ground Clearance	1.158ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	41.90°

FIRE / SOLID WASTE
(BUS-40)

URBAN CATALYST CONSULTANTS, INC.
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WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL
SITE LAYOUT PLAN (N)
GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET C-102.1
PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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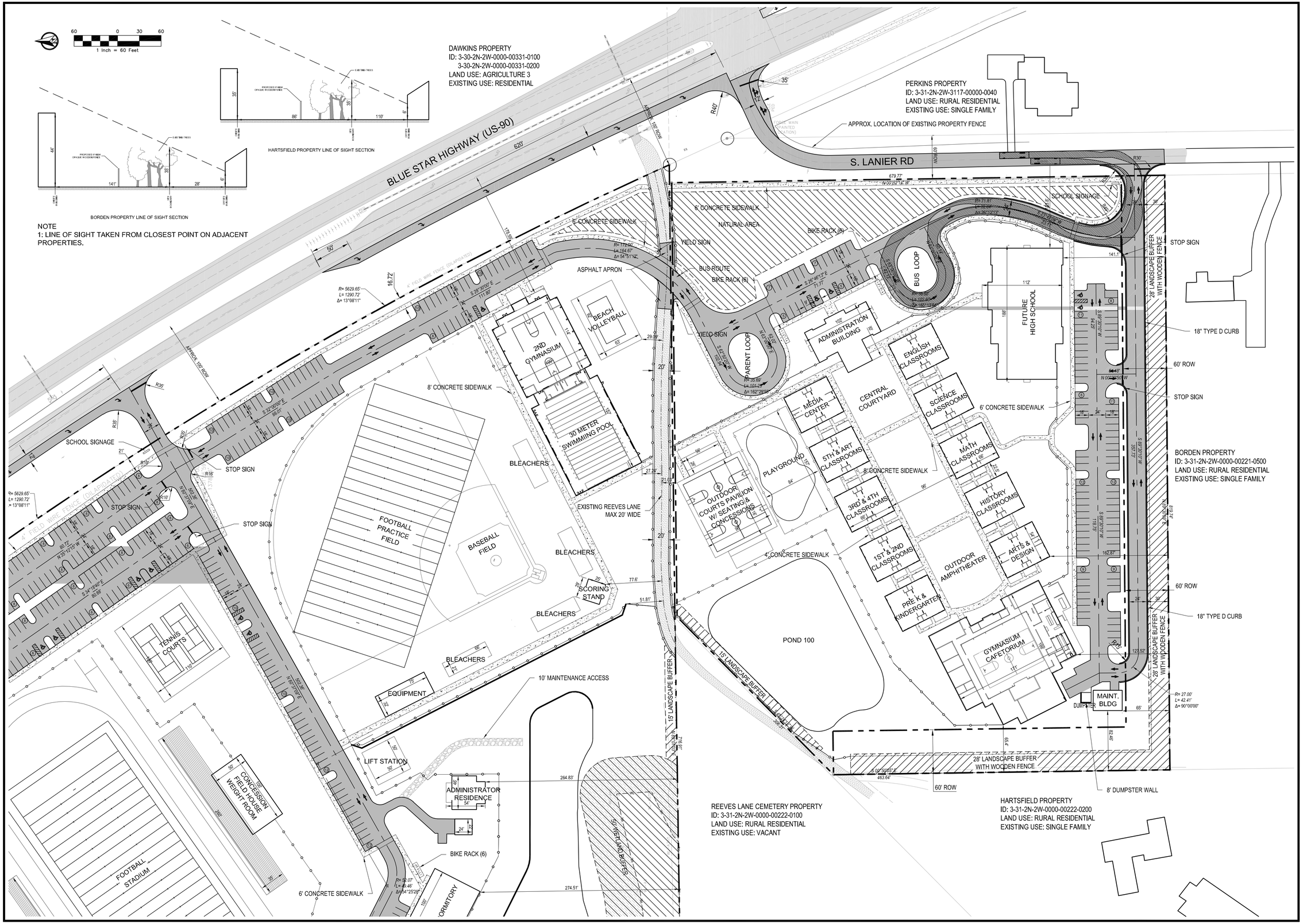

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PHONE: (850) 999-4241
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DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

SITE LAYOUT PLAN (S)

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET C-102.2

PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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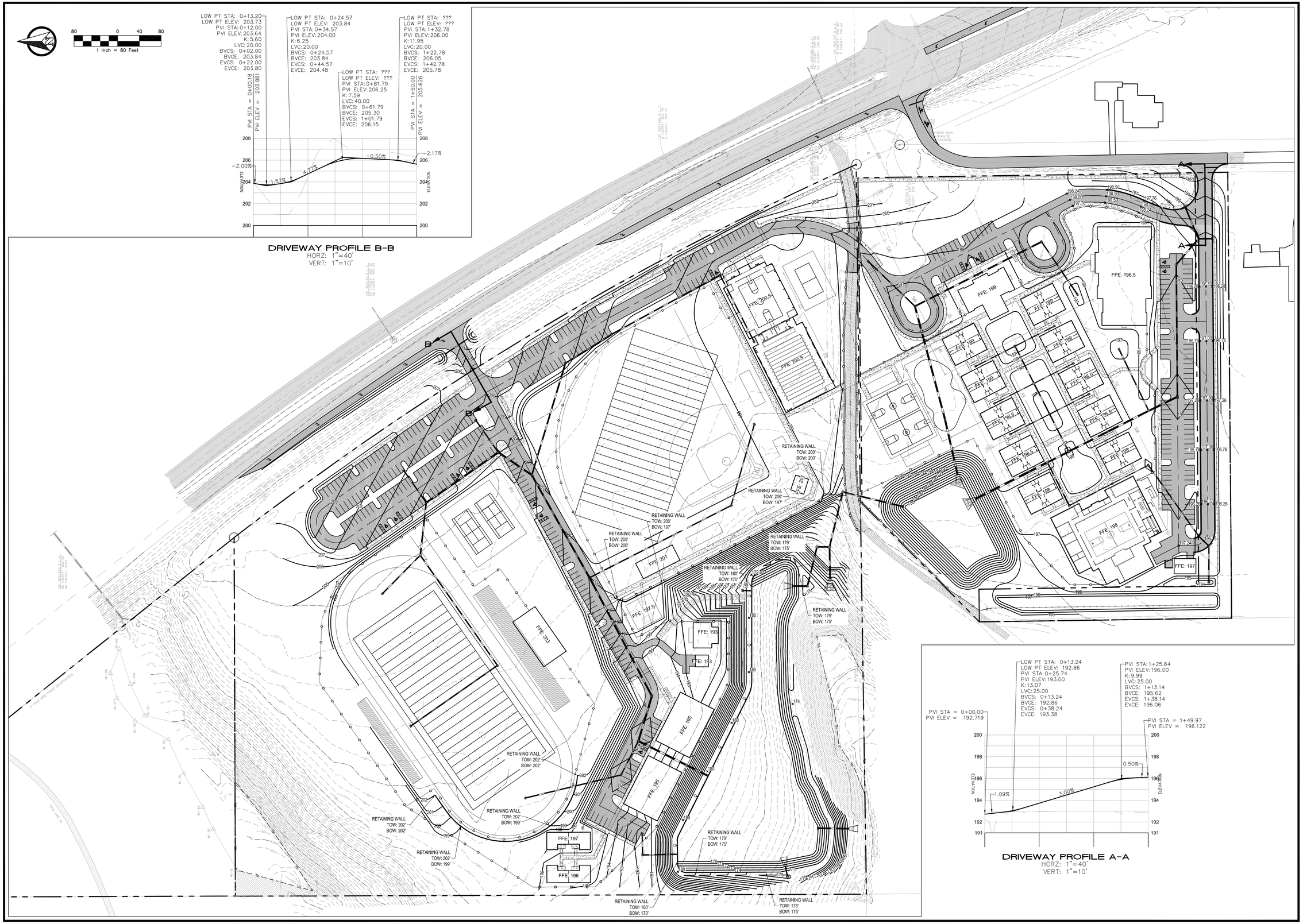
80 0 40 80
1 Inch = 80 Feet

DRIVEWAY PROFILE B-B
HORZ: 1"=40'
VERT: 1"=10'



DRIVEWAY PROFILE A-A
HORZ: 1"=40'
VERT: 1"=10'

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

OVERALL GRADING PLAN

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY: B.A.L.
CHECKED BY: S.K.M.
DATE: 10/15/19
HORZ. SCALE: 1"=80'
VERT. SCALE:

SHEET C-104
PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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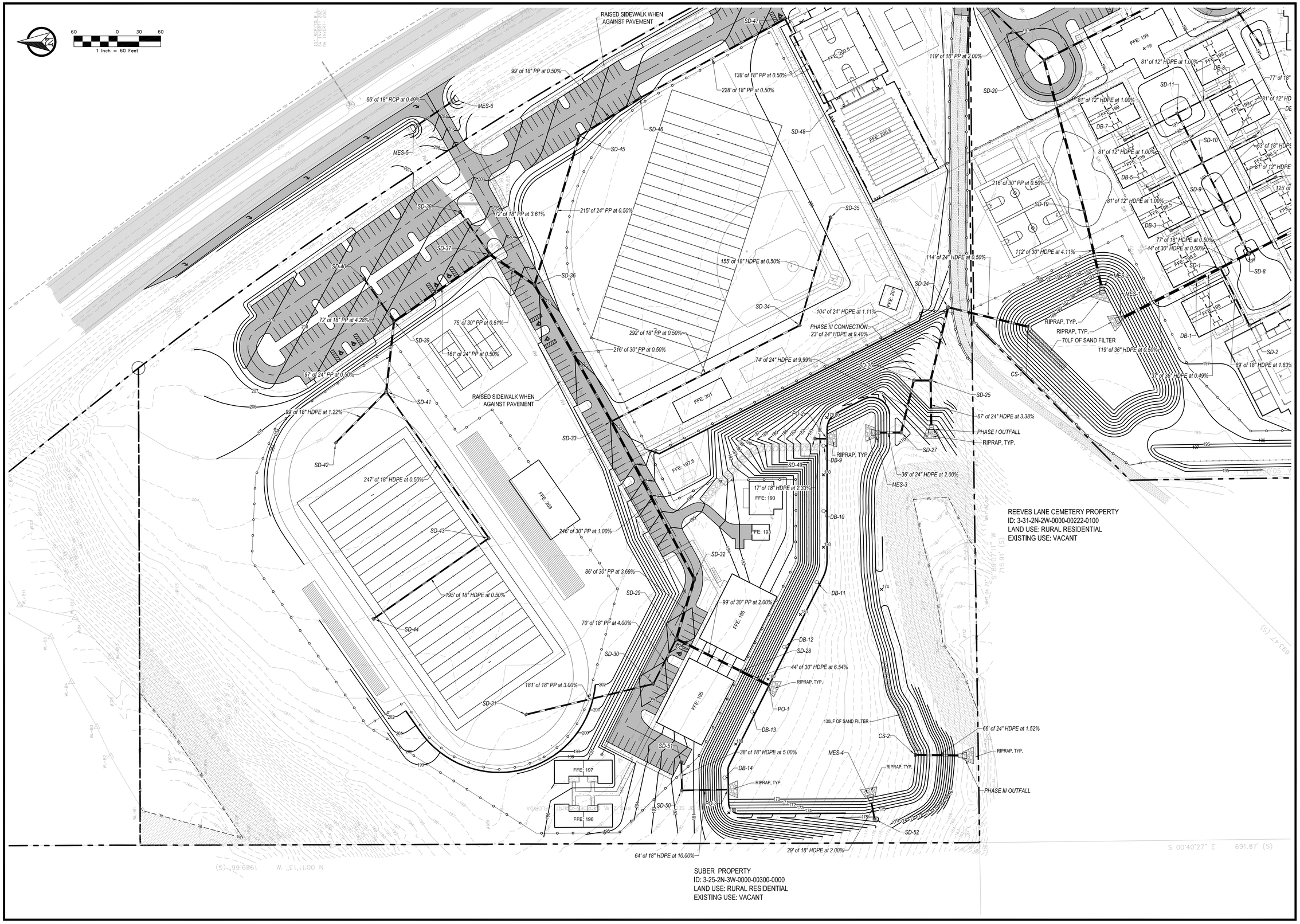

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TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
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FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL
GRADING PLAN (N)
GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
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SHEET **C-104.1**

PROJECT No. 19002.00

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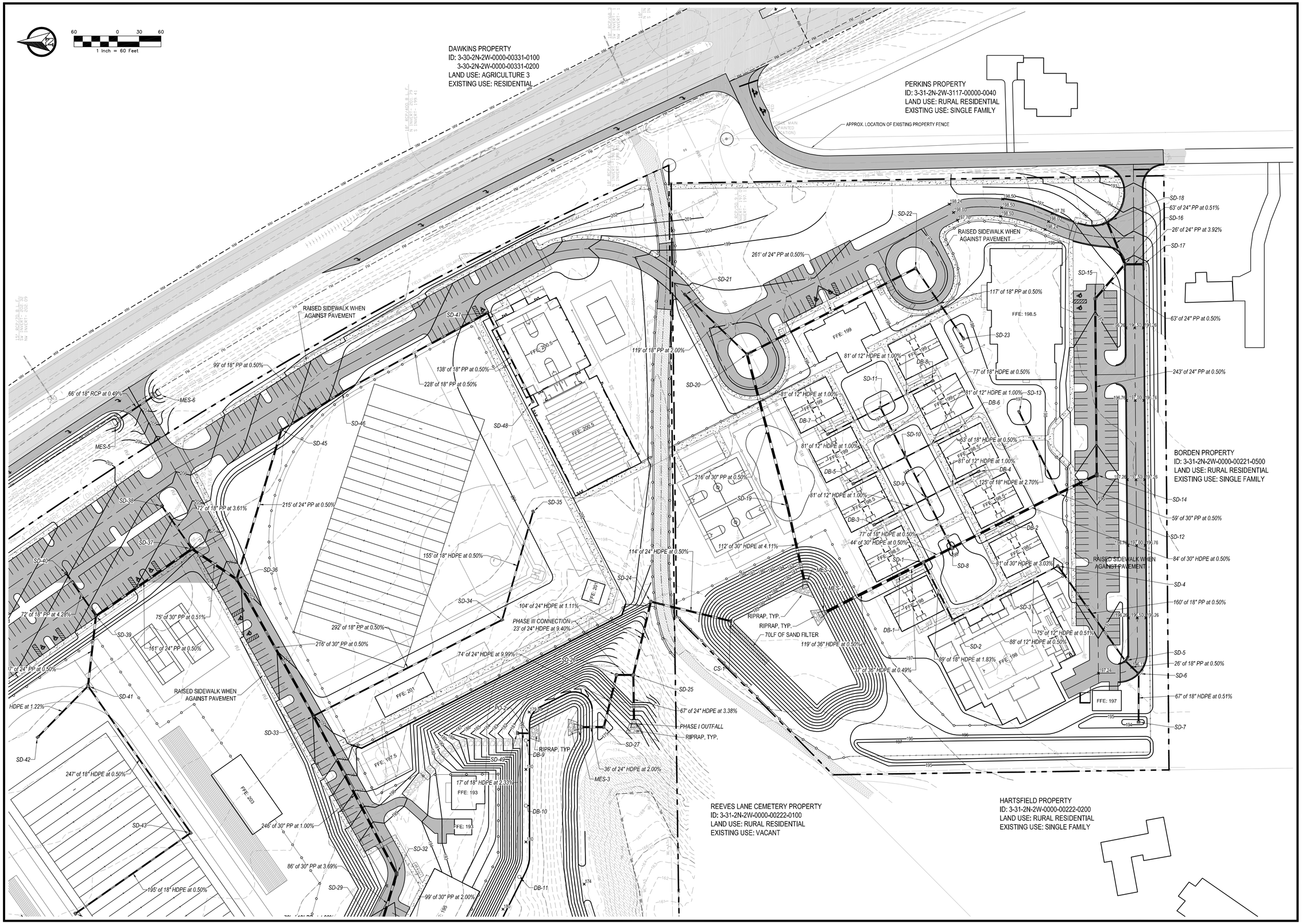

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DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL
GRADING PLAN (S)
GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET **C-104.2**

PROJECT No. 19002.00

#8

Structure Table	
Structure Name	Details
CS-1	RIM = 186.000 INV OUT = 182.000
CS-2	RIM = 171.083 INV OUT = 166.000
DB-1	12" DB RIM = 197.500 INV IN = 185.600 INV OUT = 185.600
DB-2	12" DB RIM = 197.500 INV IN = 188.450 INV OUT = 188.450
DB-3	12" DB RIM = 197.500 INV OUT = 193.500
DB-4	12" DB RIM = 197.500 INV OUT = 193.500
DB-5	12" DB RIM = 197.500 INV OUT = 193.500
DB-6	12" DB RIM = 197.500 INV OUT = 193.500
DB-7	12" DB RIM = 197.500 INV OUT = 193.500
DB-8	12" DB RIM = 197.500 INV OUT = 193.500
DB-9	8" DB RIM = 179.500 INV OUT = 170.100
DB-10	8" DB RIM = 179.500 INV OUT = 170.100
DB-11	8" DB RIM = 179.500 INV OUT = 170.100
DB-12	8" DB RIM = 179.500 INV OUT = 170.100
DB-13	8" DB RIM = 179.500 INV IN = 170.100
DB-14	8" DB RIM = 179.500 INV IN = 170.100

Structure Table	
Structure Name	Details
MES-1	INV IN = 185.000
MES-2	INV IN = 185.000
MES-3	INV IN = 170.000
MES-4	INV IN = 170.000
PHASE I OUTFALL	INV IN = 178.000
PHASE III OUTFALL	INV IN = 165.000
PO-1	INV IN = 170.000
PO-2	INV IN = 170.000
PO-3	INV IN = 170.000
SD-1	MANHOLE RIM = 195.000 INV IN = 185.780 INV IN = 185.780 INV OUT = 185.780
SD-2	TYPE C RIM = 197.800 INV IN = 187.410 INV OUT = 187.410
SD-3	TYPE C RIM = 197.800 INV IN = 187.850 INV OUT = 187.850
SD-4	TYPE C RIM = 195.500 INV IN = 188.230 INV OUT = 188.230
SD-5	P-5 RIM = 195.910 INV IN = 189.030 INV OUT = 189.030
SD-6	P-5 RIM = 195.910 INV IN = 189.160 INV OUT = 189.160
SD-7	TYPE C RIM = 193.500 INV OUT = 189.500

Structure Table	
Structure Name	Details
SD-8	TYPE E RIM = 195.610 INV IN = 186.000 INV IN = 191.610 INV OUT = 186.000
SD-9	TYPE C RIM = 196.000 INV IN = 191.990 INV IN = 192.690 INV IN = 192.690 INV OUT = 191.990
SD-10	MANHOLE RIM = 197.350 INV IN = 192.310 INV IN = 192.690 INV IN = 192.690 INV OUT = 192.310
SD-11	TYPE C RIM = 196.690 INV IN = 192.690 INV IN = 192.690 INV OUT = 192.690
SD-12	MANHOLE RIM = 197.250 INV IN = 188.870 INV IN = 188.870 INV OUT = 188.870
SD-13	TYPE C RIM = 196.250 INV OUT = 192.250
SD-14	TYPE E RIM = 195.000 INV IN = 189.160 INV OUT = 189.160
SD-15	MANHOLE RIM = 197.200 INV IN = 190.370 INV OUT = 190.370
SD-16	P-5 RIM = 195.700 INV IN = 190.680 INV IN = 190.680 INV OUT = 190.680
SD-17	P-5 RIM = 195.700 INV OUT = 191.700
SD-18	P-6 RIM = 195.000 INV OUT = 191.000
SD-19	TYPE C RIM = 197.000 INV IN = 189.600 INV OUT = 189.600
SD-20	TYPE C RIM = 196.000 INV IN = 190.670 INV OUT = 190.670
SD-20-P2	RIM = 196.000 INV IN = 190.670
SD-21	TYPE C RIM = 197.750 INV OUT = 193.040
SD-22	TYPE C RIM = 196.000 INV IN = 191.980 INV OUT = 191.980

Structure Table	
Structure Name	Details
SD-23	TYPE C RIM = 196.570 INV OUT = 192.570
SD-24	MANHOLE RIM = 198.000 INV IN = 181.430 INV OUT = 181.430
SD-25	MANHOLE RIM = 185.660 INV IN = 180.280 INV OUT = 180.280
SD-25-P1	RIM = 185.660 INV OUT = 180.280
SD-26	MANHOLE RIM = 183.330 INV IN = 178.110 INV OUT = 178.110
SD-27	TYPE C RIM = 174.720 INV IN = 170.720 INV OUT = 170.717
SD-28	MANHOLE RIM = 190.230 INV IN = 182.880 INV OUT = 172.880
SD-29	TYPE E RIM = 193.500 INV IN = 184.870 INV IN = 186.720 INV OUT = 184.870
SD-30	TYPE C RIM = 193.500 INV IN = 191.080 INV OUT = 189.510
SD-31	TYPE C RIM = 201.042 INV OUT = 196.500
SD-32	TYPE E RIM = 194.500 INV IN = 188.060 INV OUT = 188.060
SD-33	TYPE E RIM = 200.000 INV IN = 190.520 INV IN = 194.560 INV OUT = 190.520
SD-34	TYPE C RIM = 200.700 INV IN = 196.010 INV OUT = 196.010
SD-35	TYPE C RIM = 200.790 INV OUT = 196.790
SD-36	TYPE E RIM = 202.320 INV IN = 193.120 INV IN = 191.600 INV OUT = 191.600
SD-37	TYPE C RIM = 204.050 INV IN = 193.500 INV IN = 199.000 INV OUT = 193.500

Structure Table	
Structure Name	Details
SD-38	TYPE C RIM = 205.600 INV OUT = 201.600
SD-39	TYPE C RIM = 205.500 INV IN = 200.000 INV IN = 194.300 INV OUT = 194.300
SD-40	TYPE C RIM = 207.100 INV OUT = 203.080
SD-41	MANHOLE RIM = 202.000 INV IN = 194.790 INV IN = 194.790 INV OUT = 194.790
SD-42	TYPE C RIM = 200.542 INV OUT = 196.000
SD-43	TYPE C RIM = 201.000 INV IN = 196.030 INV OUT = 196.030
SD-44	TYPE C RIM = 201.000 INV OUT = 197.000
SD-45	TYPE C RIM = 204.150 INV IN = 192.670 INV OUT = 192.670
SD-46	TYPE C RIM = 202.100 INV IN = 193.170 INV OUT = 193.170
SD-47	TYPE C RIM = 200.200 INV IN = 194.310 INV OUT = 194.310
SD-48	TYPE C RIM = 199.542 INV OUT = 195.000
SD-49	TYPE C RIM = 180.350 INV OUT = 170.390
SD-50	TYPE C RIM = 191.650 INV IN = 183.780 INV OUT = 176.415
SD-51	TYPE C RIM = 191.700 INV OUT = 185.700
SD-52	TYPE C RIM = 174.750 INV OUT = 170.580

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

STRUCTURE TABLE

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY: B.A.L.
CHECKED BY: S.K.M.
DATE: 10/15/19
HORZ. SCALE:
VERT. SCALE: X:X

SHEET C-104.3
PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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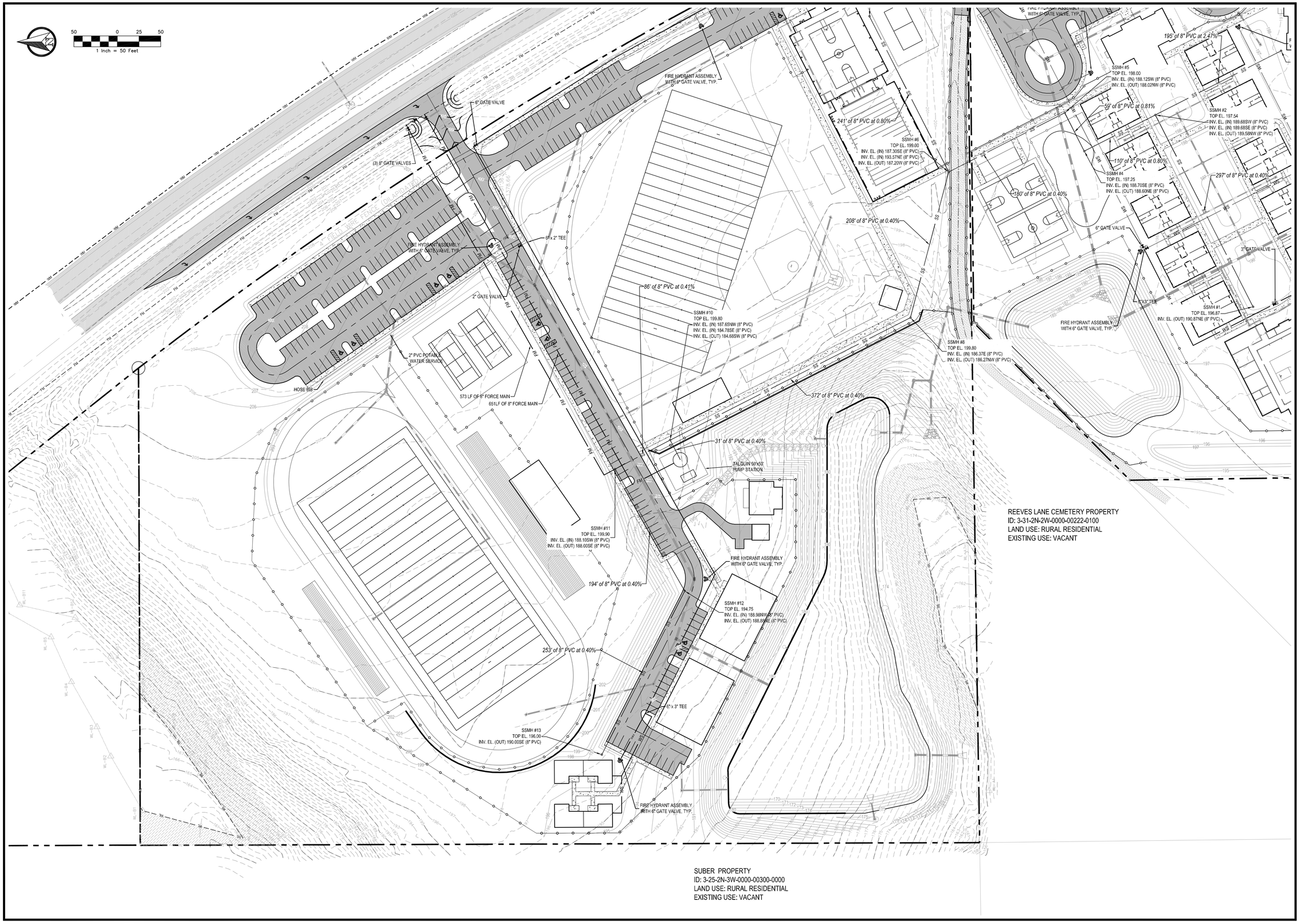

#8

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2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
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FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

UTILITY PLAN (N)

GADSDEN COUNTY FLORIDA

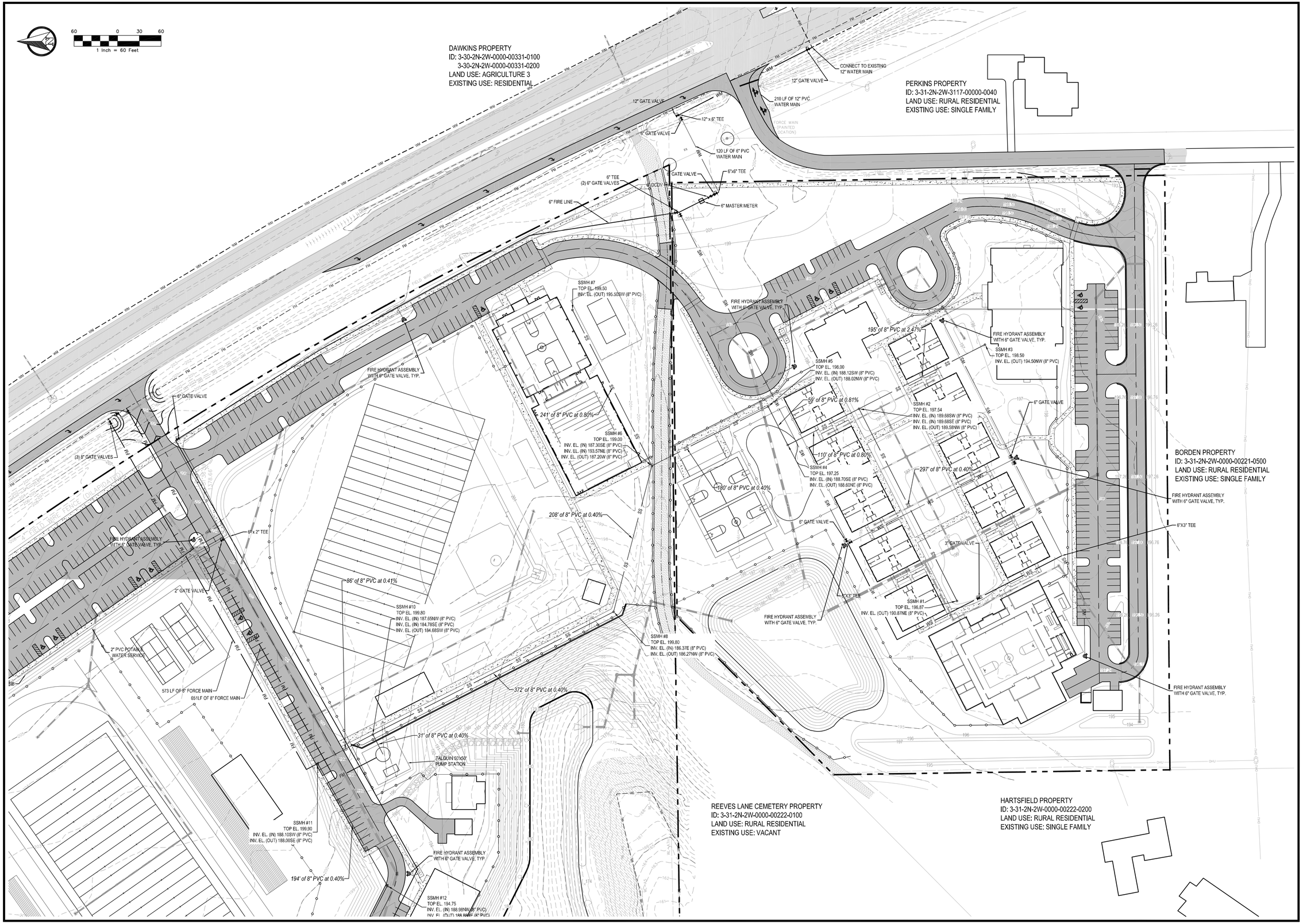
SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET C-105

PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
F:\19002.00 - RF MUNROE CIVIL ENGINEERING\CAD\BASE.DWG



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URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

ROBERT F MUNROE SCHOOL

UTILITY PLAN (S)

GADSDEN COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/15/19
HORZ. SCALE:	1"=60'
VERT. SCALE:	

SHEET C-105.1

PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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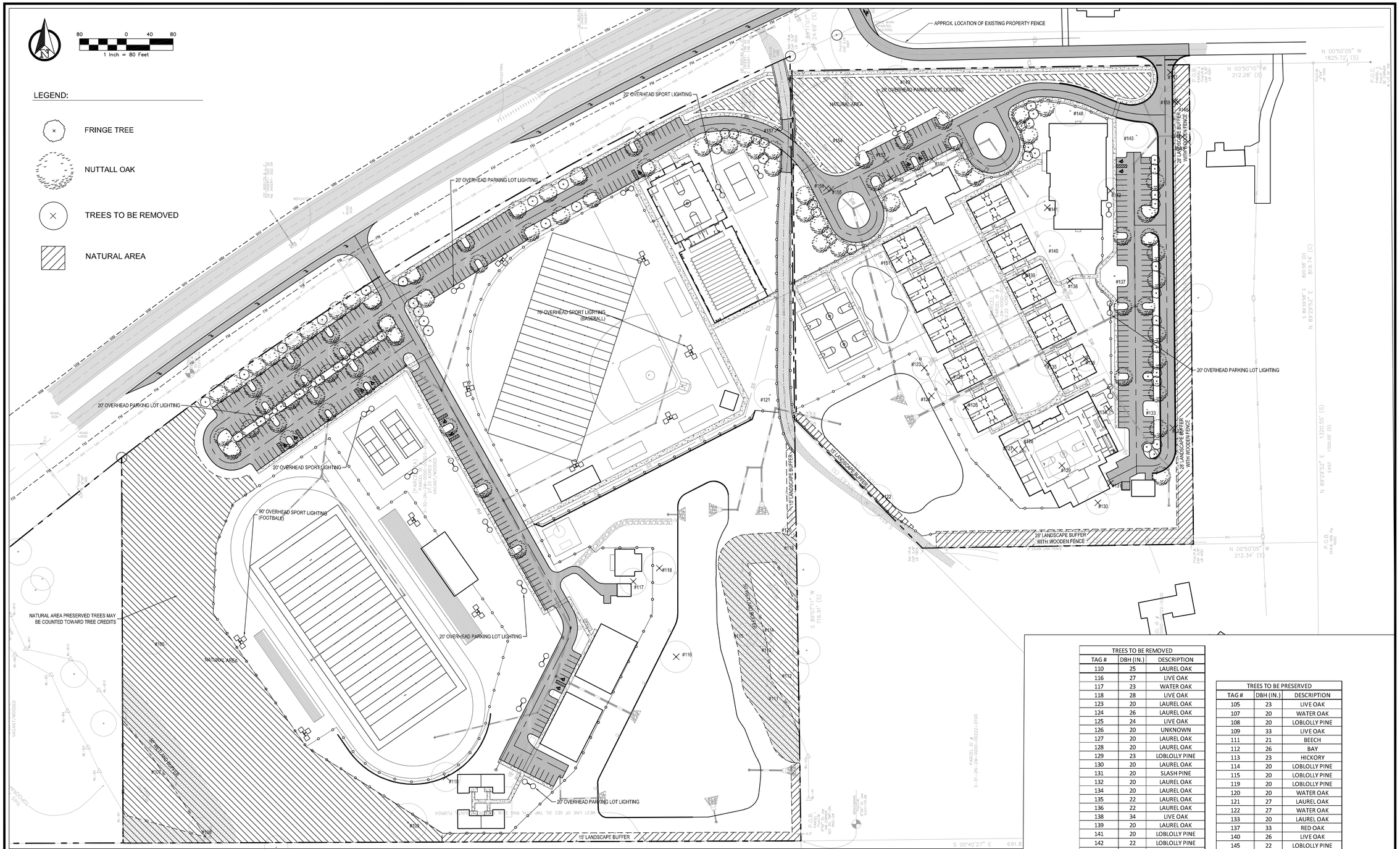

LANDSCAPE NOTES:

1. TREES PLANTED IN RIGHT OF WAY SHALL NOT OBSTRUCT THE TRAFFIC VIEW FROM ENTRANCE.
2. TALL GROWING TREES SHALL BE PLANTED SUCH THAT UPON REACHING MATURITY THE BRANCHES WILL NOT INTERFERE WITH OVERHEAD ELECTRIC FACILITIES.
3. A 36" CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
4. ALL TREES AND SHRUBS ARE TO BE PLANTED MIN. THREE (3) FEET AWAY FROM ALL IMPERVIOUS AREAS.
5. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER (DEEP ROOT UB 24-2 OR APPROVED EQUAL) OF TWO FEET DEEP SHALL BE INSTALLED.
6. AN UNOBSTRUCTED CROSS VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE CENTERLINE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED WITHIN THE SIGHT TRIANGLE.
7. REPLANTING CAN BE ACCOMPLISHED WITHIN THE DEVELOPMENT AREA, ADDITIONAL TREE MITIGATION PROVIDED IN THE NATURAL AREAS AND LANDSCAPE BUFFERS.
8. NATURAL AREA WILL CONSIST OF EXISTING TREES OR WHEN NOT POSSIBLE BE CLEARED/GRADED AND ENHANCED BY TREE MITIGATION.
9. PRIOR TO DAMAGING CONSTRUCTION ACTIVITIES, NECESSARY ROOT CUTS OF ALL ROOTS 1" OR GREATER IN DIAMETER THAT ARE A MINIMUM DEPTH OF 18" SHALL BE PERFORMED CLEANLY WITH SHARP CUTTING DEVICE, I.E., ROOT SAW, PRUNER, ETC. ALL OTHER TRENCHING SHALL BE PERFORMED BY HAND AND FOLLOWED IMMEDIATELY BY HAND PRUNING OF ALL ROOTS GREATER THAN 3/4" IN DIAMETER. ALL EXCAVATED SOIL SHALL BE BACKFILLED IMMEDIATELY TO MINIMIZE DRYING OF THE ROOTS. EXCESS SOIL SHALL NOT BE PILED OVER THE ROOT ZONE.

PLANTING SCHEDULE

PLANT LIST	QUANTITY	COMMON NAME	BOTANICAL NOMENCLATURE	SIZE / SPACING
TREES				
C	81	NUTTALL OAK	Quercus nuttallii	3" caliper, 8' min. ht., spaced as shown.
D	55	FRINGE TREE	Chionanthus virginicus	2" caliper, 8' min. ht., spaced as shown.
SHRUBS				
	257	AZALEA	Rhododenrun obtusum	~4.5' O.C.; 24" min. ht., 24" min. spread

81 3" CAL. TREES AT 1" PER 1" DBH (PLANT LIST C) = 243"
55 2" CAL. TREES AT 1" PER 1" DBH (PLANT LIST D) = 110"
PLANTING TOTAL = 353"

TREES TO BE REMOVED

TAG #	DBH (IN.)	DESCRIPTION
110	25	LAUREL OAK
116	27	LIVE OAK
117	23	WATER OAK
118	28	LIVE OAK
123	20	LAUREL OAK
124	26	LAUREL OAK
125	24	LIVE OAK
126	20	UNKNOWN
127	20	LAUREL OAK
128	20	LAUREL OAK
129	23	LOBLOLLY PINE
130	20	LAUREL OAK
131	20	SLASH PINE
132	20	LAUREL OAK
134	20	LAUREL OAK
135	22	LAUREL OAK
136	22	LAUREL OAK
138	34	LIVE OAK
139	20	LAUREL OAK
141	20	LOBLOLLY PINE
142	22	LOBLOLLY PINE
143	24	LOBLOLLY PINE
144	20	LOBLOLLY PINE
146	30	LIVE OAK
147	32	LIVE OAK
150	26	LAUREL OAK
151	23	LAUREL OAK
152	20	POPCRN
153	30	LAUREL OAK
155	38	LAUREL OAK
156	25	LAUREL OAK
157	28	LAUREL OAK
158	28	LIVE OAK
159	26	LIVE OAK
TOTAL	826	

TREES TO BE PRESERVED

TAG #	DBH (IN.)	DESCRIPTION
105	23	LIVE OAK
107	20	WATER OAK
108	20	LOBLOLLY PINE
109	33	LIVE OAK
111	21	BEECH
112	26	BAY
113	23	HICKORY
114	20	LOBLOLLY PINE
115	20	LOBLOLLY PINE
119	20	LOBLOLLY PINE
120	20	WATER OAK
121	27	LAUREL OAK
122	27	WATER OAK
133	20	LAUREL OAK
137	33	RED OAK
140	26	LIVE OAK
145	22	LOBLOLLY PINE
148	26	LOBLOLLY PINE
149	24	LAUREL OAK
154	22	LAUREL OAK
TOTAL	473	

TOTAL REMOVED =	826"
TOTAL PRESERVED =	473"
TOTAL NEEDED =	353"
TOTAL PROVIDED =	353"

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TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

DATE	BY	REVISIONS

RF MUNROE DAY SCHOOL

LANDSCAPE PLAN

LEON COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER. 55987

DRAWN BY: B.A.L.
CHECKED BY: S.K.M.
DATE: 10/15/19
HORZ. SCALE: 1"=80'
VERT. SCALE:

SHEET C-106
PROJECT No. 19002.00

October 15, 2019 (09:28:03 EST)
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Gadsden County Planning Commission
Meeting Agenda Report

Date of Meeting: November 14, 2019

To: Honorable Chairman and Members of the Planning Commission

From: Suzanne K. Lex, AICP, Growth Management Director

Date: November 1, 2019

Subject: Proposed to Amendments to the Land Development Code Chapter Four

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Statement of Issue:

Discussion of amendments to Chapter 4 of the Land Development Code as it applies to the creation of an Agricultural Zoning District in Gadsden County and the accompanying Land Use Zoning Map in Chapter 4; and the processes for the approval of development. The current Chapters Four and Seven will be deleted in its entirety and replaced in order to implement zoning.

Background:

The Board of County Commissioners has given direction to staff that they want to move from solely assigning Future Land Use categories to parcels of property, to additionally create zoning districts as well. This initial step forward to that planning standard will create zoning districts that are aligned with the existing Future Land Use categories. At the March 14, 2019 Planning Commission Meeting the Commissioners reviewed the proposed zoning districts and identified issues for clarification. The two primary concerns were the process for the approval of the uses and minor revisions to the proposed uses allowed in a zoning district. Chapter 7 is provided as a supplement for reference only.

Zoning is a planning tool that many cities and counties use to provide additional and more detailed standards regarding the development of property. The history of zoning is that it was established to separate incompatible uses from each other, such as industrial uses from residential uses, for health and safety reasons. In Florida, Future Land Uses follow that technique in a broader sense, where zoning can create additional separations from types of specific uses such as residential (lower density residential to higher density residential) and commercial (smaller, neighborhood-scale commercial to higher big box retail).

The zoning districts will lie within corresponding Future Land Use categories, and will be identifiable by location by map. Just as the Future Land Use Map shows categories assigned by parcel, so will the Zoning Map. These are primarily identified by computer using a Geographical Information System (GIS). At the start, only the existing categories will be assigned to the Zoning Map, are those listed in the Comprehensive Plan. The Introduction to Chapter 4 clarifies that the Zoning Districts will be assigned from the current Future Land Use Map.

Chapter 4: Currently, Chapter 4 of the Land Development Code is entitled "Land Use Categories" and addresses the established Future Land Use categories of the Comprehensive Plan. The newly written Chapter 4, as revised, will follow similar format, describing each of the zoning districts (which will replace the land use categories).

For this meeting the sixth zoning district, Agriculture Zone is revised to include recommend changes and the process for approval. As part of the final approval, and so recommended by the Planning Commission, Section 4100 will be revised accordingly as all uses in Agriculture Zones I, II and II are listed completely in Subsection 4106.

Staff Analysis:

Previous discussion by the Planning Commission at the September 17, 2019 meeting addressed the proposed size limitation for the produce stand in Subsection B.6.; the reference to fur-bearing animals in Subsection B.9.; and the limitation on the lot size associated with the family exception size.

Staff has increased the allowable size of the produce stand for as of right development to 2500 square feet. For a produce stand greater than 2500 square feet it will be reviewed as a special exception.

The reference to "fur-bearing" was removed as Florida Statutes, 379.101 (19), defines "Fur-bearing animals" to mean muskrat, mink, raccoon, otter, civet cat, skunk, red and gray fox, and opossum. Since this use would be reviewed as a Special Exception Use, the details of the proposed animal facility will be subject to the requirements of the Citizen's Bill of Rights process.

Originally, as presented to the Planning Commission the Agricultural I zoning category prohibited splitting of a parcel for a family exception. At the September 19, 2019 staff recommended a change in the Agriculture I district to allow a lot split for a family exception with a minimum lot size of 2.5 acres. This minimum lot size would also apply to lands in Agriculture II and III. Currently the minimum lot size for a family exception is 3 acres.

The Planning Commission requested that staff evaluate the determination that a minimum lot size be 3 acres, and provide data that supports this requirement. Additionally, the Planning Commission requested that staff query other local

government regulations regarding the minimum lot size for parcels created by family exception.

Staff has evaluated two counties that are predominately rural in nature, Washington, and Jackson Counties, and two counties that have a mix of lands in agricultural and urban land uses, Walton, Hillsborough and Marion Counties. (Attachment Four) In all five Counties the Comprehensive Plan contains a provision for a family exception lot size of one-acre, with one exception of a minimum lot size of a half an acre with roadway frontage.

In order for a parcel to be developed for a single family home Chapter 64E-6.005(7)(c), Florida Administrative Code, requires the minimum lot size of a .50 of a net acre to support a well and a septic system. To determine net acreage all surface water bodies (floodways and wetlands) and all public or private right-of-ways or easements are subtracted from the gross acreage. (Attachment Five)

Therefore, staff proposes that the Agriculture Zone allow for lot splits under the provisions of the family exception for a one-acre parcel which must contain a minimum of .50 of a net acre.

In addition, amendments to the Gadsden County Land Development Code SECTION 6700 (Attachment Six) are necessary to reflect the minimum lot size and the net acreage. If directed by the Planning Commission, staff will bring those proposed changes as an amendment to the Land Development Code to implement the minimum lot size immediately. The item would be presented as a Public Hearing at the December meeting.

Attachments:

1. Newly created, as revised, Chapter 4 of the Land Development Code, Zoning District 4106 in strikethrough.
2. Newly created, as revised, Chapter 4 of the Land Development Code, Zoning District 4106 in strikethrough.
3. Chapter 7 of the Land Development Code for reference. (Previously Provided)
4. Example of Family Exception Lot Standards
5. Florida Administrative Code, Chapter 64E-6.005
6. Gadsden County Land Development Code SECTION 6700

Recommendation:

1. No recommendation is provided as this is a Workshop and seeks the Planning Commissions and public input.

CHAPTER 4
ZONING DISTRICTS AND REGULATIONS

SECTION 4000. ZONING.

SECTION 4100. Zoning Districts. In order to carry out the purpose and provisions of the Gadsden County Comprehensive Plan, the County hereby creates the following zoning districts:

A. Historical (H)
B. Conservation (CSV)
C. Silviculture (SIL)
D. Recreation (REC)
E. Public/Institutional (P/I)
F. Agriculture-1 (AG-1)
G. Agriculture-2 (AG-2)
H. Agriculure-3 (AG-3)
I. Rural Residential (RR)
J. Suburban Residential (SR)
K. Urban Residential (UR)
L. Neighborhood Commercial (NC)
M. General Commercial (GC)
N. Nature Center (NC)
O. Mixed Use (MU)
P. Light Industrial (LI)
Q. Heavy Industrial (HI)
R. Mining (M)

The Board of County Commissioners shall follow the requirements of Chapter 553, Part IV, Florida Statues and permits manufactures homes, as defined in Chapter 2 of this Code, to be allowed as a matter of right in all zoning classifications which allow the construction of a dwelling unit for habitation.

Subsection 4106. Agriculture Zones. The purpose of each of the following Agriculture zoning districts is to provide areas for farming, ranching, keeping of livestock and production of foods. These zoning districts are Agriculture-1, Agriculture-2, and Agriculture-3. Nothing in this Code shall be construed to impede or prohibit agriculture activities as allowable by Florida Statutes, specifically the Right to Farm Act.

A. <u>General Character and Location of Agriculture Zones</u>: Agriculture zones are designed to support and sustain agriculture activities in Gadsden County, such as

larger parcels designed for the growing of crops, ranchland, and smaller farms with homesteads. Parcels within this district are low-density.

For the protection of agriculture activities, the location of any Agriculture district shall be limited to the rural areas of the County, ~~not adjacent to a City limit~~.

B. Allowable Uses. Allowable uses within the Agriculture zoning districts shall include~~:~~

1. Those which are related to agriculture activities, as defined in Chapter 2 of this Land Development Code, with the exceptions of the those listed below that require Major Development ~~.~~Review.

2. Residential uses as the primary residence of the person or family conducting the agriculture activities on the site (see Table 4106).

3. Agritourism/agrotourism activities as defined in Chapter 2 of this Land Development Code in Agricultural I (5 acres), II (10 acres) or III (20 acres).

4. Private airstrips and airplane hangars ancillary to a bonafide Agricultural use in Agricultural-2 (10 acres) or Agricultural-3 (20 acres).

5. Bed and breakfast lodging as an agrotourism use in Agricultural I (5 acres), II (10 acres) or III (20 acres).

6 Produce stands no greater than ~~2,000~~ 2500 square feet in Agricultural I (5 acres), II (10 acres) or III (20 acres), for the sale of farm products. At a minimum 50% of the product sold is harvested on site.

7 Houses of Worship on a minimum of 1 acre.

8 Commercial feed lots of any size Agricultural II (10 acres) or III (20 acres) as a Special Exception,

9 Raising, breeding or the rescue facilities ~~of furbearing~~ animals, in Agricultural-2 (10 acres) or Agricultural-3 (20 acres) as a Special Exception

10 Commercial riding academies, livery or boarding stables or dog kennels. in Agricultural-2 (10 acres) or III (20 acres)

11 Solar Farms in Agricultural-2 (10 acres) or Agricultural-3 (20 acres) as a Special Exception

12 Produce stands greater than 2500 square feet in Agricultural I (5 acres), II (10 acres) or III (20 acres), for the sale of farm products shall be reviewed as a Special Exception. At a minimum 50% of the product sold is harvested on site.

C Bulk Regulations. The Agriculture zoning districts bulk development regulations are as established in Table 4106 below.

Table 4106. Agriculture Zones Bulk Regulation Standards

Regulation	Agriculture-1 Zone	Agriculture-2 Zone	Agriculture-3 Zone
Maximum Density[1]	Maximum one dwelling unit per five acres.	Maximum one dwelling unit per 10 acres.	Maximum one dwelling unit per 20 acres.
Minimum Lot Frontage	25 feet	25 feet	25 feet
Minimum Lot Size	Five acres	Ten acres	Twenty acres
Minimum Yard Setbacks			
Front	20 feet	20 feet	20 feet
Side	10 feet	10 feet	10 feet
Rear	20 feet	20 feet	20 feet
Maximum Building Height	36 feet	36 feet	36 feet
Maximum Impervious Surface	No more than 0.10 lot coverage	No more than 0.10 lot coverage	No more than 0.05 lot coverage

[1]Allowable density may be different if subject to the Immediate Family Exception provision with a minimum lot size of ~~2.5 acres~~ 1 acre with a net .50 of an acre consistent with requirements of Section 6700.~~.~~

D Development Restrictions. The following development restrictions shall apply to any development within the Agriculture zoning districts:

1. The Immediate Family Exception as provided for in this Land Development Code shall apply to those lands zones Agriculture-1, Agriculture-2 and Agriculture-3 ~~only~~.

2. Except for the provision of the Immediate Family Exception, the proposed subdivision of land in any Agriculture zoning district adjacent to land uses or zoning districts that are not classified as agriculture shall be subject to a

compatibility analysis to ensure compatibility of adjacent uses to agriculture activities.

E. Development Review:

The uses listed in Subsection 4106 (B)1-7 shall be reviewed consistent with Subsection 7101 Administrative Development Review. The development of the other allowable uses in Subsection 4106 (B) 8-11 shall be reviewed consistent with the processes established in Subsection 7103 Major Development Review.

Additionally, the uses identified as Special Exceptions will be subject to the provisions of the Citizens Bill of Rights found in this code reference is dependent on future action by the Board of County Commissioners and will be included in the final version.

CHAPTER 4
ZONING DISTRICTS AND REGULATIONS

SECTION 4000. ZONING.

SECTION 4100. Zoning Districts. In order to carry out the purpose and provisions of the Gadsden County Comprehensive Plan, the County hereby creates the following zoning districts:

A. Historical (H)
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H. Agriculure-3 (AG-3)
I. Rural Residential (RR)
J. Suburban Residential (SR)
K. Urban Residential (UR)
L. Neighborhood Commercial (NC)
M. General Commercial (GC)
N. Nature Center (NC)
O. Mixed Use (MU)
P. Light Industrial (LI)
Q. Heavy Industrial (HI)
R. Mining (M)

The Board of County Commissioners shall follow the requirements of Chapter 553, Part IV, Florida Statues and permits manufactures homes, as defined in Chapter 2 of this Code, to be allowed as a matter of right in all zoning classifications which allow the construction of a dwelling unit for habitation.

Subsection 4106. Agriculture Zones. The purpose of each of the following Agriculture zoning districts is to provide areas for farming, ranching, keeping of livestock and production of foods. These zoning districts are Agriculture-1, Agriculture-2, and Agriculture-3. Nothing in this Code shall be construed to impede or prohibit agriculture activities as allowable by Florida Statutes, specifically the Right to Farm Act.

A. General Character and Location of Agriculture Zones: Agriculture zones are designed to support and sustain agriculture activities in Gadsden County, such as larger parcels designed for the growing of crops, ranchland, and smaller farms with homesteads. Parcels within this district are low-density.

For the protection of agriculture activities, the location of any Agriculture district shall be limited to the rural areas of the County.

B. Allowable Uses: Allowable uses within the Agriculture zoning districts shall include:

1. Those which are related to agriculture activities, as defined in Chapter 2 of this Land Development Code, with the exceptions of the those listed below that require Major Development Review.

2. Residential uses as the primary residence of the person or family conducting the agriculture activities on the site (see Table 4106).

3. Agritourism/agrotourism activities as defined in Chapter 2 of this Land Development Code in Agricultural I (5 acres), II (10 acres) or III (20 acres).

4. Private airstrips and airplane hangars ancillary to a bonafide Agricultural use in Agricultural-2 (10 acres) or Agricultural-3 (20 acres).

5. Bed and breakfast lodging as an agrotourism use in Agricultural I (5 acres), II (10 acres) or III (20 acres).

6. Produce stands no greater than 2,500 square feet in Agricultural I (5 acres), II (10 acres) or III (20 acres), for the sale of farm products. At a minimum 50% of the product sold is harvested on site.

7. Houses of Worship on a minimum of 1 acre.

8. Commercial feed lots of any size Agricultural II (10 acres) or III (20 acres) as a Special Exception.

9. Raising, breeding or the rescue facilities for animals, in Agricultural-2 (10 acres) or Agricultural-3 (20 acres) as a Special Exception.

10. Commercial riding academies, livery or boarding stables or dog kennels. in Agricultural-2 (10 acres) or III (20 acres).

11. Solar Farms in Agricultural-2 (10 acres) or Agricultural-3 (20 acres) as a Special Exception.

12. Produce stands greater than 2500 square feet in Agricultural I (5 acres), II (10 acres) or III (20 acres), for the sale of farm products shall be reviewed as a Special Exception. At a minimum 50% of the product sold is harvested on site.

C. Bulk Regulations: The Agriculture zoning districts bulk development regulations are as established in Table 4106 below.

Table 4106. Agriculture Zones Bulk Regulation Standards

Regulation	Agriculture-1 Zone	Agriculture-2 Zone	Agriculture-3 Zone
Maximum Density[1]	Maximum one dwelling unit per five acres.	Maximum one dwelling unit per 10 acres.	Maximum one dwelling unit per 20 acres.
Minimum Lot Frontage	25 feet	25 feet	25 feet
Minimum Lot Size	Five acres	Ten acres	Twenty acres
Minimum Yard Setbacks			
Front	20 feet	20 feet	20 feet
Side	10 feet	10 feet	10 feet
Rear	20 feet	20 feet	20 feet
Maximum Building Height	36 feet	36 feet	36 feet
Maximum Impervious Surface	No more than 0.10 lot coverage	No more than 0.10 lot coverage	No more than 0.05 lot coverage

[1]Allowable density may be different if subject to the Immediate Family Exception provision with a minimum lot size of 1 acre with a net .50 of an acre consistent with requirements of Section 6700.

D. Development Restrictions: The following development restrictions shall apply to any development within the Agriculture zoning districts:

1. The Immediate Family Exception as provided for in this Land Development Code shall apply to those lands zones Agriculture-1, Agriculture-2 and Agriculture-3.

2. Except for the provision of the Immediate Family Exception, the proposed subdivision of land in any Agriculture zoning district adjacent to land uses or zoning districts that are not classified as agriculture shall be subject to a compatibility analysis to ensure compatibility of adjacent uses to agriculture activities.

E. Development Review:

The uses listed in Subsection 4106 (B)1-7 shall be reviewed consistent with Subsection 7101 Administrative Development Review. The development of the other allowable uses in Subsection 4106 (B) 8-11 shall be reviewed consistent with the processes established in Subsection 7103 Major Development Review.

Additionally, the uses identified as Special Exceptions will be subject to the provisions of the Citizens Bill of Rights found in this code reference and is dependent on future action by the Board of County Commissioners and will be included in the final version.

CHAPTER 7

DEVELOPMENT REVIEW, DEVELOPMENT ORDERS, AND DEVELOPMENT AGREEMENTS

SECTION 7000. PURPOSE AND INTENT. The purpose of this chapter is to provide specific procedures and parameters of site development within Gadsden County. "Development" shall be as defined in Chapter 2 of this LDC. The process for receiving approval to conduct development activities within Gadsden County shall be as outlined in this Chapter. Development shall be considered approved upon issuance of a development permit or final development order.

Subsection 7001. Development Approval Required. No development allowed by this LDC may be established or changed without approval. No structure shall be erected, constructed, reconstructed, or altered with respect to its use after the effective adoption of this Code until Final Site Plan Approval is received.

Subsection 7002. Legal Authority to Submit Development Approval Applications. Applications for development approval shall only be accepted with signatures from persons having the legal authority to submit them. Persons with legal authority shall include:

A. An owner or owners of a property, as identified by the Warranty Deed or the Gadsden County Property Appraiser's records.

B. Lessees of a property, with a notarized affidavit of permission of the property owner to file the application.

C. An agency of the property owner(s), with a notarized affidavit of permission of the property owner to file the application.

D. Persons who have contracted to purchase property contingent upon receiving the necessary approval under this LDC, or the agents of such persons, with a notarized affidavit of permission of the property owner to file the application.

E. If a corporation holds ownership, the applicant may (NEED DAVID's HELP ON THIS).

The Planning Official may require an applicant to present evidence of authority to submit the application on behalf of the property owner(s) whenever there appears to be a reasonable basis for questioning the required documents.

Subsection 7003. Authority to Access the Property. The submittal of an application for development approval shall by default include the ability for Gadsden County staff to enter the subject property. The owner(s) of property shall make

available to Gadsden county staff a means of reasonable access to the property for which an application has been submitted.

Subsection 7004. Time Limitations of Approved Development Activity. The site plan review of a development and the issuance of a Development Order shall be subject to expiration.

A. Expiration of a development review shall be upon 180 days of approval if the development has not received a development order. Two extensions may be granted, not to exceed three months each, by official request to the Planning Official. A request is deemed official when submitted in writing. Written submissions may include postal or electronic mail. Requests shall be submitted no later than fifteen (15) days prior to the expiration of the plan approval for consideration of the extension. Any extension of a development review must demonstrate that all concurrency standards are still met.

B. Expiration of a Development Order shall be upon 180 days of approval if the development has not received or demonstrated one of the following:

    1. A building permit.
    2. Execution of any agreement for water and/or sewer services.
    3. Issuance to the applicant of any applicable state or federal permits that are associated with the subject development.
    4. The completion of site improvements, such as on-site grading or clearing, construction of stormwater management facilities, or construction of any infrastructure.

    If any of the activities listed above have occurred, the timing for the expiration of the Development Order shall be from the date of the completion or receipt of the most recent activity.

C. The Planning Official, or designee, shall issue written notification to the property owner or authorized agent prior to expiration of any development review or Development Order approval. Written notification shall be sent at least thirty (30) days prior to the relevant expiration date.

D. If the time allowance has exceeded for a Development Order without extension, and the applicant or authorized agent has not provided evidence that one of activities listed in Subsection 7004.B has not occurred, the Planning Official, or designee, shall issue written notification to the applicant or authorized agent that the Development Order has expired and is void. Written notification shall be sent within fifteen (15) days after the expiration date.

SECTION 7100. LEVELS OF DEVELOPMENT REVIEW.

The level of development reviews further defined in Subsections 7101; 7102 and 7103 govern the approval process for development in the Land Use Zoning Categories set forth in Chapter 4.

Subsection 7101. Administrative Development Review. Administrative review of development is that which is deemed appropriate for Gadsden County staff to review internally. The Planning Official, or designee, shall be responsible for review and approval of this type of review. No public hearing is required for those developments processed under this level of review. In addition to the uses listed in the zoning classifications ~~A~~administrative review shall include the approval of the following developments:

A. Placement of accessory structures on a parcel

B. Signage

C. Communications towers

D. Utility substations

~~E. Recreational vehicle parks and campgrounds~~

~~F.~~E. State licensing verifications

~~G.~~F. Verification for home occupations

~~H.~~G. Request for tree removal

~~I.~~H. Any development that is not considered a substantial deviation of an existing development, as defined in Chapter 2 of this Code.

~~J.~~I. A change of use to a permitted use within the zoning district.

~~K.~~J. Those actions listed in Subsection 6003 of this Code.

Subsection 7102. Minor Development Review. Minor review of development shall constitute a review by staff and the Development Review Committee. In addition to the uses listed in the zoning classifications ~~M~~minor development review shall include:

A. Any non-residential site plan review for a site which is one half acre or less.

B. Any non-residential use that contains ~~less than~~ 5,000 square feet or less of gross floor area.

C. Any use that is exempt from stormwater requirements.

D. Recreational vehicle parks and campgrounds on 10 acres or less.

~~C.~~E. A manufactured/mobile home park which consists of ~~less than~~ twenty (20) acres or less .

Subsection 7103. Major Development Review. In addition to the uses listed in the zoning classifications ~~M~~major review of development shall constitute a review by staff, the Development Review Committee, the Planning Commission and the Board of County Commissioners. The Planning Commission and Board of County Commissioners reviews shall be conducted at an adequately advertised public hearing. The Board of County Commissioners shall approve the development by a majority vote. Major development review shall include any development not included in Subsections 7101 or 7102, or as defined in the Land Use Zoning Categories set forth in Chapter 4, including but not limited to:

A. Any non-residential use greater than 5,000 square feet of gross floor area.

B. Recreational vehicle parks and campgrounds on greater than 10 acres.

C. A manufactured/mobile home park which consists of more than twenty (20) acres.

D. Any Map Amendment to the Gadsden County Land Use Zoning Map.

Subsection 7104. Exceptions. The following types of development shall not be subject to a development review process.

A. Any land clearing by hand.

B. Any land clearing that does not remove any trees greater than three (3) inches in diameter.

C. The construction or placement of an accessory structure less than 300 square feet in size.

D. Silvicultural activities.

SECTION 7200. PROCEDURES FOR ADMINISTRATIVE REVIEW APPROVAL. The procedures set herein shall be set for the approval of any administratively approved development.

Subsection 7201. Submission of Application. Any development activities listed in Subsection 7101 shall be reviewed by Gadsden County on forms supplied by Gadsden County, or on forms supplied by the State of Florida.

Subsection 7202. Timing of Review and Notice of Approval or Denial. Upon submittal to Gadsden County, the Planning Official, or designee, shall review those development activities that apply to this Subsection within fourteen (14) days of submission. After review, the Planning Official, or designee, shall provide written notice regarding the approval or denial of the development request. Written notice may be provided electronically or by post.

SECTION 7300. PROCEDURES FOR MINOR AND MAJOR DEVELOPMENT REVIEW APPROVAL. The procedures set herein shall be set for the approval of all minor and major developments.

Subsection 7301. Pre-application Meeting. Prior to any submission of an application or any documents for development review, a meeting shall be held with the Planning Official, or designee, to review specific characteristics of the development plan that will influence the parameters of the development. The following information shall be provided to the Planning Official, or designee, within two (2) days of any scheduled pre-application meeting:

A. The parcel ID number (s).

B. General site location and description of the proposed development plan.

C. The contact information of the property owner or authorized agent, to include name, telephone number, and email address.

The information may be submitted to the Planning Official by email, or by a form provided by Gadsden County.

Subsection 7302. Determination of Completeness. After the pre-application meeting has been held, an application and all required documents shall be submitted to Gadsden County for development review. The application will be reviewed at time of submission to Gadsden County for all required elements of the application. An application shall be deemed complete by the Planning Official, or designee, when it contains all of the required documentation. Any application not deemed complete shall be promptly returned to the applicant and shall not be held or reviewed by Gadsden County.

Subsection 7303. Submittal Requirements. Five (5) copies of all documents and an electronic copy shall be submitted. Required information shall include:

A. A completed application provided by Gadsden County, which shall include the name of the development, the property owner's name address and telephone

number, and the name and contact information of the project application representative, and the submission date on each copy of the materials submitted. The application shall also include the Future Land Use category and Zoning District assigned to the project parcels.

B. Authorization for representation if the applicant is not the property owner.

C. A copy of the Warranty Deed and a legal description of the project and the total acreage.

D. A Certified Boundary Survey which has been completed within five years of the application date.

E. All applicable parcel ID numbers, as assigned by the Gadsden County Property Appraiser.

F. A plan set prepared and sealed by a licensed engineer that includes the following:

1. Locations of all proposed improvements with dimensions from two intersection property lines to the proposed structures.

2. Locations of all ingress and egress access ways and parking areas. A statement of how these provisions relate to the requirements of the LDC shall be provided. A statement of the number of parking and loading spaces required, the number proposed, and the number of accessible (handicapped) spaces shall be provided. The total impervious vehicular use area, expressed in square feet, shall be provided. Any FDOT permit received shall be submitted with the application.

3. Locations and sizes of existing private and public utility infrastructure to include wells and septic systems. Proposed methods of provision of water and wastewater disposal shall be provided.

4. Identification of natural resources, to include waterways, steep grades, wetlands and flood zones.

~~3.~~5. Locations of all existing and proposed easements, labeled as to type, to include the official book and page numbers as recorded by the Gadsden County Clerk of Court.

~~4.~~6. The location, size, and height of all existing and proposed buildings and structures on the site with setbacks noted from outer property lines.

~~5.~~7. The location of the nearest existing and proposed fire hydrant.

~~F.A. Authorization for representation if the applicant is not the property owner.~~

~~1. Statements of how the development plan is consistent with the Comprehensive Plan and the Land Development Code.~~

~~G.A. Demonstration that the proposed development meets the adopted concurrency standards of Gadsden County.~~

~~H. Identification of natural resources, to include waterways, wetlands and flood zones.~~

~~6.~~8. A tree survey and landscape plan to include landscaped parking areas, natural areas and any proposed irrigation system. Sufficient dimensions to enable a determination that all required landscaped areas are included shall be provided.

~~7.~~9. The locations of all earth or water retaining walls and earth berms.

~~8.~~10. A signage plan/locations.

~~9.~~11. A lighting plan to include lighting orientation.

~~10.~~12. Description of the solid waste disposal and recycling plan, as applicable.

~~11.~~13. Stormwater management, erosion and sediment control plans.

~~12.~~14. Topographic survey in one-foot contours or key spot elevations.

~~13.~~15. Phasing plan, if applicable.

~~I.A. A copy of the Warranty Deed and a legal description of the project and the total acreage.~~

16. Shadow cast information if any proposed building is twenty-four (24) feet or higher than any structure on an immediately adjacent parcel, or if the height of the tallest structure is greater than any distance from the setback to the nearest project boundary.

17. Statements of how the development plan is consistent with the Comprehensive Plan and the Land Development Code.

18. Demonstration that the proposed development meets the adopted concurrency standards of Gadsden County.

~~J.~~G. Applicable fees.

~~K.~~H. All geographical information shall be submitted on sheets not to exceed twenty-four (24) by thirty-six (36) inches, and shall be drawn to a minimum scale of one inch equals one-hundred (100) feet. Each sheet shall contain a north arrow, scale, date prepared, and project name with contact information.

Subsection 7304~~3~~. Sufficiency Review. After the Planning Official, or designee, has deemed an application to be complete, a sufficiency review shall be conducted to ensure the application has been submitted with professionally accepted standards and technically prepared documents. The sufficiency review shall be conducted within ten (10) working days of determination of completeness. The date the application has been deemed sufficient shall be the official date of the application.

If an application has been deemed insufficient, Gadsden County shall notify the applicant or authorized agent in writing within ten (10) working days of determination of completeness. The applicant shall then have ninety (90) days from the date of the written notification of insufficiency to provide all the necessary information to remedy an insufficient application. The application shall be considered withdrawn unless the applicant provides the required information and documents within ninety (90) days.

Subsection 7305~~4~~. Preliminary Development Review. After the application has been deemed sufficient, the Planning Official, or designee, shall review a development application against the Gadsden County Land Development Code and Comprehensive Plan requirements. The Planning Official, or designee, shall be responsible for the coordination of the development review.

A. The application shall be distributed to the Development Review Committee (DRC) for review.

B. The DRC shall have fifteen (15) days to review and make comment to the Planning Commission regarding the merits of the application.

C. The Planning Official, or designee, shall collate the comments from the DRC as part of the report for the preliminary development review.

D. The Planning Official, or designee, shall within thirty (30) days of the official date of the application provide written notification as to whether the development meets the requirements of the Land Development Code and the Comprehensive Plan.

E. If the development meets the requirements of the Land Development Code and the Comprehensive Plan, and the DRC and the Planning Official have no objections to the proposed development based on said review, the applicant may then seek development permit or Development Order approval, as applicable.

Subsection 7306~~5~~. Development Order Approval. The final stage for the applicant to present the fully engineered final development plan to the Planning Official, or designee. This stage shall demonstrate compliance with the Land Development Code and Comprehensive Plan. A written notice that a Development Order has been approved shall be issued within ten (10) working days following the decision. Minor and Major Development Orders shall be considered as follows:

A. Minor Development Order approval requires approval by the Planning Official, after review by the DRC.

B. Major Development Order approval requires a recommendation from the Planning Commission and approval from the Board of County Commissioners, and shall be processed as a quasi-judicial hearing pursuant to Subsection 1304 of this Code.

All Development Orders shall be recorded in the official records of the Gadsden County Clerk of Courts. Such recording shall be carried out so that the document is associated with all applicable sender and receiver sites. The cost of the recording shall be borne by the applicant.

Subsection 7307~~6~~. Conditional Approval. Conditional approval of a development order may be granted when the proposed development meets all applicable standards of the LDC and the Comprehensive Plan, but lacks a procedural requirement. A written notice that a Development Order has been conditionally approved shall be issued within ten (10) working days following the decision. However, the Development Order itself shall not be granted until the specific conditions have been satisfied. Conditional approvals shall expire sixty (60) days after issuance of the conditional approval. The applicant must receive approval of a Development Order within sixty (60) days to remain valid.

Subsection 7308~~7~~. Denial of a Development Order. A Development Order may be denied if the proposed development does not comply with the approval of the development plan application, any applicable standard of the Land Development Code, or any provision of the Comprehensive Plan. A written notice that a Development Order has been denied shall be issued within ten (10) working days following the decision.

Subsection 7309~~8~~. Resubmission of a Denied Application. Applicants receiving denial of a development may resubmit the development request after six (6) months of receiving the written notification that the development application has been denied. Any further application for development must be submitted as a new application, and must follow the process as outlined herein.

Subsection 7310~~09~~. Appeal of a Development Order. The appeal of an issued or denied Development Order shall be pursuant to Section 1600 of this Code. Filing an appeal under the provisions of this Code shall operate as an automatic stay on the

effectiveness of any Development Order, and no development activities may occur on the site applicable to the Development Order until the appeal has been fully processed.

Subsection 7311~~0~~. Withdrawal or Cancellation of a Development Order. The failure of an applicant, or authorized agent, to comply with an approved Development Order shall constitute grounds upon which the County may:

A. Deny or refuse initial or subsequent building permits or Certificates of Occupancy.

B. Cause discontinue of utility service

C. Refuse further process of any other permits in connection with the approved Development Order.

Subsection 7312. Expiration of a Minor or Major Development Plan.

A. If an application for a development order is not submitted and approved within 180 days of approval of a minor or major development plan and construction has not begun.~~If a conceptual plat or concept plan is required for a particular development permit or development order, the preliminary plat or preliminary site plan shall be submitted within 180 days after the approval of the conceptual plat or plan.~~ the development plan ~~A conceptual plat or concept plan~~ shall be deemed automatically canceled after 180 days. ~~and a new concept plan shall be required prior to consideration of a site plan.~~ No person shall rely upon, nor shall the County be obligated to grant further approvals based on a previously approved ~~concept or~~ site plan which has expired due to failure of the applicant or agent to comply with this Subsection. ~~Existing qualified or unqualified ABoard of County Commissioner a~~pproval is automatically declared null and void unless the ~~such~~ development ~~conceptual plat or concept~~ plan shall, within 180 days of adoption of this Code, comply fully with the requirements of this ~~S~~subsection.

Subsection 7313. Citizen's Growth Management and Planning Bill of Rights

This section established additional requirements for Comprehensive Plan Amendments and Major Land Development Reviews including but not limited to variances, special Exceptions, major Site Plans and major Subdivision in Gadsden County. All small scale and large scale Comprehensive Plan Amendments and Major Land Development Reviews shall comply with the following requirements:

A. Mandated Citizen Participation Plan--Developers must prepare a citizen participation plan and notify by mail and newspaper impacted property owners and neighborhood associations within one half mile of the development site property boundaries. The Growth Management Department

must verify that proper notification has occurred. The Developer shall conduct workshops with citizens impacted to identify all issues of concern prior to any public hearing. The developer must present to the Planning Commission and Board of County Commissioners a list of all issues raised, and indicate if and how they were resolved. Unresolved issues then become the focus of P & Z and BOCC discussion.

B. Neighborhood Participation—Gadsden County's Department of Planning and Community Development Department (Department) must compile a list of all valid neighborhood associations (with contact person) operating within the unincorporated areas. Within 10 business days of the filing of any applications or proposals filed for comprehensive plan amendments or land development regulations, the Department shall notify potentially impacted neighborhood associations of such filings. Prior to submittal to DCA of plan amendments that would change future land use map a Community or neighborhood meeting must be held 30 calendar days before the application is filed and the application must verify that the meeting was held. A second Community or Neighborhood meeting must be held 15 business days before the amendment adoption hearing after review by DCA.

C. Seven Day "Cooling Off" Period--Plan amendments cannot be changed in the seven (7) business days prior to the advertised public hearing. This will allow the citizens, commissioners, and others to fairly evaluate the document. If the plan amendment is revised within that period, the hearing will be postponed unless all affected parties agree otherwise. Any material changes to proposed plan amendments must be submitted and made available to the public at least five (5) business days prior to the hearing at the adoption stage.

D. "Super Majority"--Votes for ALL COMPREHENSIVE PLAN amendments, and Major Land Development Reviews including but not limited to variances, special exceptions, major site plans and major subdivision shall require a "super majority" vote of the BOCC. A super majority vote of the BOCC is required to amend or repeal this ordinance.

E. All comprehensive land use map changes and site development applications shall protect Gadsden County Environmental Resources as identified in and in compliance with the adopted Comprehensive Plan requirements and Land Development Code.

F. "No Free Density"--The conversion of rural and agricultural land to urban density--in the form of compact, walkable, mixed use communities in appropriate locations--shall only be undertaken where land for significant public benefit is offered in fair and equitable exchange. This shall include the permanent preservation of natural and agricultural lands and open spaces;

G. "Establish Reasonable Urban Service Boundaries" --County government will work with the municipalities and other appropriate parties to establish reasonable urban services boundaries within the DCA mandated timeframe of 2014.

SECTION 7400. DEVELOPMENT REVIEW. An application for development shall be reviewed within thirty (30) days of submission.

Subsection 7401. Development Permits. The following permits shall be required for any development, as applicable. Required permits for development include, but are not necessarily limited to:

A. Environmental Management Permit. Prior to engaging in any development activity, and prior to removing, damaging, or destroying any protected tree, the person proposing to engage in such activity and the owner of the land on which such activity is proposed to occur shall first apply for and obtain an Environmental Management permit. Applications for tree removal shall not be necessary for the removal of any trees when the removal is part of a bona fide Silvicultural activity, pursuant to BMP's and other exempt activities. Responsibility for monitoring tree and vegetation removals on developed land and for enforcement of the standards of this Code shall rest with the Department of Planning.

B. Stormwater Management Permit. Subsequent to construction of a stormwater retention or detention facility, a stormwater management permit shall be obtained from the Florida Department of Environmental Protection, the Northwest Florida Water Management District, Gadsden County, or any other applicable agency.

C. Right-of-way Placement Permit. Utility work or other construction of improvements undertaken in an existing public right-of-way may be permitted. Work is to be performed in a manner consistent with the requirements of Gadsden County.

D. Land Clearing Permits. The clearing of any deciduous tree greater than eight (8) inches in diameter at breast height (DBH) shall be permitted. Land clearing prior to the issuance of a development permit or a final development order shall require an approved clearing or landscaping plan and shall have appropriate barricades and erosion control measures approved prior to clearing operations.

E. Building Permits. Permits for construction of any structure shall be filed with the Gadsden County Building Department. No building permit shall be issued without the applicant providing a copy of any applicable federal or state permits.

F. Other Permits. Every permit issued pursuant to this Code is issued with the condition that the applicant procure and comply with all other necessary federal, state, and local agency permits.

SECTION 7500. DEVELOPMENT ORDERS. Prior to the issuance of a building permit for the construction of structures on a site, or any other action having the effect of permitting the development of land, a final development order shall be issued. The terms of a final development order are enforceable by the Gadsden County Board of County Commissioners.

Subsection 7501. Violations of a development order. Violations of a final development order may result in monetary penalties of up to $15,000 and/or order to restore areas to preexisting conditions at the expense of the applicant or property owner. Failure to comply with the Board of County Commissioners orders may result in liens against the property.

SECTION 7600. DEVELOPMENT AGREEMENTS

Subsection 7601. Applicability. Gadsden County may enter into a development agreement with any person having a legal or equitable interest in real property located within the unincorporated portion of the County. All requirements of Sections 163.3220 – 163.3243, Florida Statutes, must be met. However, a development agreement may not be written to delegate the Board of County Commissioners' power to reclassify a land use category for any parcel or rezone any parcel at a future time.

Subsection 7602. Submittal requirements. An application for a development agreement must include the following information.

A. Legal description of the lands subject to the agreement;

B. The persons, firms, or corporation having a legal or equitable interest in the land;

C. The desired duration of the development agreement, but not exceeding thirty (30) years;

D. The development uses permitted on the land including population densities and building intensity and heights;

E. A description of all existing and proposed public facilities that will serve the land, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of development;

F. A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;

G. A description of any reservation or dedication of land for public purposes;

H. A description of all local development permits approved or needed to be approved for the development of the land;

I. A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens;

J. A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

K. A description of all environmentally sensitive lands, Florida Department of Environmental Protection (DEP) jurisdictional wetlands, lands which are considered environmentally sensitive pursuant to the Gadsden County Comprehensive Plan, and land subject to the jurisdiction and regulations of the Northwest Florida Water Management District shall be shown on a survey of the property.

Subsection 7603. Contents of Development Agreement. At minimum, the following must be addressed in the development agreement:

A. Relevant findings, including those items as described Subsection 7702 of this Code and Section §163.3227, Florida Statutes.

B. Definitions which apply to the terms and conditions used within the Agreement. The local regulatory stability or relief the developer is seeking throughout the term of the Agreement.

C. A Regulating Plan or Master Plan, attached as an exhibit to the Agreement, which will be used to determine impacts of future development to Gadsden County infrastructure and services.

D. Identified public benefits pursuant to the Agreement.

E. A dispute resolution process.

Subsection 7604. Public notice and hearing requirements. Public notice and hearing requirements shall be as specified in §163.3225. In addition:

A. The Notice of Intent to consider the development agreement shall be mailed to all subject property owners and owners of property within a 1,000 foot radius of the subject parcel(s) no more than thirty (30) calendar days or less than ten (10) calendar days of the first scheduled public hearing.

B. The date, time and place of the second public hearing shall be announced at the first public hearing.

B. The first public hearing shall be held before the Planning Commission. The Planning Commission shall make a recommendation to the Board of County Commissioners to approve, don't approve, or approve with recommended changes the application for the development agreement.

D. The second public hearing shall be held before the Board of County Commissioners.

NOTES:

Move Section 7300 (Special Exception Uses) to end of Chapter 4 – zoning – Not a DO issue

Move existing Section 7400 (vacation of ROW) to Chapter 5 – Not a DO issue

Attachment 4

Florida Statutes Section 163.3179 Family homestead

A local government may include in its comprehensive plan a provision allowing the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the plan. Such a provision shall apply only once to any individual.

WALTON COUNTY: Comprehensive Plan: Future Land Use Element

Policy L-1.11.4: Pursuant to Florida Statutes §163.3179, homestead property subdivided for the use of an immediate family member (grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual) for their homestead may be permitted as an exception to the density provisions contained in this element, with the exception of lots in platted subdivisions within the Residential Preservation Zoning District. Such family member may be permitted to develop a single-family residence on a smaller lot provided that any such development must be consistent with the other provisions of this plan, including concurrency requirements. This exception shall apply only once to any such family member.

- Exception to the density provisions; Does not list a minimum lot size.
- Shall apply only once to any such family member;
- Exception of lots in platted subdivisions within the Residential Preservation Zoning District.

HILLSBOROUGH COUNTY: Comprehensive Plan Future Land Use Element

In addition to language consistent with the provisions of Florida Statutes Section 163.3179, Future Land Use Element Policy 29.4

Policy 29.4: Pursuant to Florida Statute 163.3179, to preserve and protect the viability of the basic family farm as well as to provide homesteads for the relatives of agricultural land holders, a family homestead parcel may be created in the Rural land use categories regardless of the underlying plan density assigned to the parcel. Residential development of agriculturally designated land for use of family members as their permanent residence is permitted at densities higher than normally in the respective rural agricultural categories but not to exceed 1 dwelling unit per gross acre. These parcels must be of at least one acre in size. This policy is intended to perpetuate family farm by making it possible for family members to both work and reside on the property devoted to agricultural uses and shall apply only once to any individual.

- Exception to the density provisions not to exceed one dwelling unit per gross acre;
- Shall apply only once to any such family member;
- Intended to perpetuate family farming and agricultural activities.

Attachment 4

MARION COUNTY: Comprehensive Plan 2045 Future Land Use Element

Policy 2.1.16: Rural Land (RL)

This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC:

1. Family Division: A parcel of record within Rural Land may be permitted to be subdivided up to 40 three times, provided that no resulting lot is less than one acre outside of the FPA and not less than three (3) acres inside the FPA consistent with Section 163.3179, F.S. and as further defined in the LDC.

Farmland Preservation Area (FPA): The FPA is a boundary that automatically qualifies properties designated Rural Land as being within the Sending Area due to the concentration of agricultural activities and designated locally important and prime farmland areas.

- **Exception to the density provisions not to exceed one dwelling unit per acre in FPA;**
- **Exception to the density provisions not to exceed one dwelling unit per three acres outside the FPA;**
- **May only be subdivided three times.**

JACKSON COUNTY: Comprehensive Plan Future Land Use Element

1) Agricultural activities, including Silviculture and other agricultural activities for the Agriculture 1 (AG-1) land use category are specified in Policy 2.2(1) of the Future Land Use Element in the Jackson County Comprehensive Plan. Densities Allowable densities within the AG-1 land use category are specified in Policy 2.2(1) of the Future Land Use Element in the Jackson County Comprehensive Plan. In accordance with Policy 2.2(1), new residential development is allowable, not to exceed one unit per 20 acres. However, this may be exceeded in cases of transfer of property to immediate family members as provided by Florida statute, provided that other applicable requirements are met during development. Clustering is encouraged. Minimum lot size in Agriculture 1 is .5 acres with 100' of road frontage.

- **Exception to the density provisions not to exceed one dwelling unit per acre or .50 of an acre with 100' road frontage;**
- **Supports clustering.**

WASHINGTON COUNTY: Comprehensive Plan Future Land Use Element

I. Agriculture/Silviculture and Vacant/Undeveloped Land Use Density – Clustering in Agriculture on Continuous Paved Roadway. The maximum density does not limit the conveyance of one-acre lots from one family member to another immediate family member or of lots of record as of April 1991.

- **Exception to the density provisions not to exceed one dwelling unit per acre;**
- **Limits to lots of record as of April 1991;**

within this subdivision are not owned or maintained by Gadsden County. Should the roads or other improvements ever be maintained by Gadsden County, it will be done at the expense of the property owners within this subdivision."

D. The developer shall post and maintain a sign at each entrance to the private subdivision stating that the road is not maintained by Gadsden County.

SECTION 6600. VACATION AND RE-DIVISION OF PLATTED LANDS. Decisions on applications for the vacation and annulment of recorded plats and the replatting of lands shall be quasi-judicial actions subject to the hearing and notice requirements set forth in Subsection 1304 of this Code. In addition, vacation, annulment, and replatting shall be pursuant to and in accordance with Section 177.101, F.S.

(Ord. # 1996-005, 7-2-96)

SECTION 6700. FAMILY EXCEPTION.

Subsection 6701. Purpose and Intent. In accordance with the provisions of §163.3179, Florida Statues, Policy 1.1.6 of the Comprehensive Plan and this Section, a Family Exception may be granted on a parcel designated Agricultural on the County Comprehensive Plan's Future Land Use Map, without meeting the density standards of the corresponding Agricultural land use designation, when the criteria of this Section are met.

Subsection 6702. Applicability. Any newly created parcels or lots created within the requirements of this section shall only be conveyed to an immediate family member and shall not be conveyed to any person other than a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild.

A. Conveyance to relative. Once the property, parcel or lot is conveyed to the relative as defined above (aka grantee), the grantee must homestead the same property, parcel or lot.

B. Ownership. Each parcel created by Family Exception shall be owned and homesteaded by the grantee for at least three (3) years from the date of County approval.

C. Grantee. The provisions of this Section shall only apply once to each grantee individual immediate family member, as defined above.

Subsection 6703. Standards and Restrictions. The creation of parcels or lots under the parameters of this section must meet the following criteria:

A. Previously platted parcels, lots or subdivisions. Family Exception parcels shall not be permitted from previously platted parcels, recorded plat(s), or subdivisions.

B. Land Use. Any property located outside of an Agriculture land use category is ineligible for this Family Exception.

C. Minimum size. Lots created from the parent parcel shall be three (3) acres or more in size. The parent parcel shall retain a minimum of three (3) acres.

D. Maximum number of lots. Under this exception, no more than four (4) lots shall be created in perpetuity including the original parent parcel.

E. Further divisions. Once subdivided or created, the new parcels cannot be further subdivided until such time as an amendment to the Future Land Use Map is adopted by ordinance to a land use category that allows smaller lot sizes.

F. Transferability. The Family Exception parcel(s) shall not be transferable to an individual or entity outside of the immediate family before three (3) years after the County approval date.

G. Non-conforming parcels. Any parcel(s) made non-conforming as a result of any adoption of a Comprehensive Plan amendment by the County, with less than the minimum lot size required in the corresponding Agricultural land use category, shall be allowed only when no resulting parcel is less than three (3) acres.

H. Frontage requirements. All parcels must have frontage on an existing publicly maintained road, or:

1. Provide a recorded easement for a joint driveway access to a public road, which shall be restricted to the use of two lots; or

2. Have obtained joint access to a private recorded easement as follows:

a. For only one driveway access point, Section 6003(G)6 shall apply.

b. For two or more access points Section 6003(F)5 shall apply.

Section 5611(G) shall apply to the creation of access points.

Subsection 6704. Restrictions. Lots created per the Family Exception shall include a legal description and a deed with real covenants that run with the land. Said restrictions shall include language that addresses the following, and must be recorded.

A. Resale. A negative covenant which prohibits the sale of the created lot outside of the immediate family of the owner of record of the parent tract for a period of three (3) years from approval.

Subsection 6705. Procedures. The creation of a lot or lots through the Family Exception shall require the following. The application shall be reviewed as a Level I Review.

A. Application. A complete application as provided by the County shall be submitted in accordance with Section 7100 this Code, and additionally shall include the submittal of:

1. Copies of all existing survey documents, legal descriptions and other pertinent legal documents.

2. All applicable fees.

3. The draft deed restrictions.

4. Proof of ownership.

5. Proof of current homestead exemption status by the grantor.

6. An affidavit verifying that:

a. The grantor and grantee of the properties are related as defined in Subsection 6602(A).

b. Acknowledgement that the grantor and grantee shall not transfer any property subject to this Section within a three (3) year period from the date of approval.

B. Incomplete applications. In regard to deficient or incomplete applications, the applicant shall have ninety (90) days from the date of the issuance of comments from the County to the applicant to make required corrections to the application and resubmit said application for review. Failure to resubmit a revised application within ninety (90) days shall have the same effect as denial of the application without prejudice.

C. Recording of documents. Copies of all survey documents, legal descriptions and recorded deeds with restrictions must be recorded in the public records with the Clerk of the Court and provided to the Planning & Community Development Department within ninety (90) business days of a Notice of Approval. Failure to record the Family Exception parcels in a timely manner shall result in the approved application becoming null and void.

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3. The draft deed restrictions.

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5. Proof of current homestead exemption status by the grantor.

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D. Application for building permit, requirement. Applications for building permits shall include an official copy of the deed covenants and restrictions with the required language as specified in Subsection 6604.

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Attachment 6

64E-6.005 Location and Installation.

All systems shall be located and installed so that with proper maintenance the systems function in a sanitary manner, do not create sanitary nuisances or health hazards and do not endanger the safety of any domestic water supply, groundwater or surface water. Sewage waste and effluent from onsite sewage treatment and disposal systems shall not be discharged onto the ground surface or directly or indirectly discharged into ditches, drainage structures, ground waters, surface waters, or aquifers. To prevent such discharge or health hazards:

(1) Systems and septage stabilization facilities established after the effective date of the rule shall be placed no closer than the minimum distances indicated for the following:

(a) Seventy-five feet from a private potable well as defined in paragraph 64E-6.002(44)(a), F.A.C., or a multi-family water well as defined in paragraph 64E-6.002(44)(c), F.A.C.

(b) One-hundred feet from a public drinking water well as defined in paragraph 64E-6.002(44)(b), F.A.C., if such a well serves a facility with an estimated sewage flow of 2,000 gallons or less per day.

(c) Two-hundred feet from a public drinking water well as defined in paragraph 64E-6.002(44)(b), F.A.C., if such a well serves a facility with an estimated sewage flow of more than 2,000 gallons per day.

(d) Fifty feet from a non-potable water well as defined in subsection 64E-6.002(39), F.A.C.

(e) Ten feet from any storm sewer pipe, to the maximum extent possible, but in no instance shall the setback be less than 5 feet.

(f) Fifteen feet from the design high-water line of retention areas, detention areas, or swales designed to contain standing or flowing water for less than 72 hours after a rainfall or the design high-water level of normally dry drainage ditches or normally dry individual-lot stormwater retention areas.

(2) Systems shall not be located under buildings or within 5 feet of building foundations, including pilings for elevated structures, or within 5 feet of mobile home walls, swimming pool walls, or within 5 feet of property lines except where property lines abut utility easements which do not contain underground utilities, or where recorded easements are specifically provided for the installation of systems for service to more than one lot or property owner.

(a) Sidewalks, decks and patios shall not be subject to the 5 foot setback, however, drainfields shall not be installed beneath such structures. Any tank located beneath a driveway shall have traffic lids as specified in paragraph 64E-6.013(1)(f), F.A.C. Concrete structures which are intended to be placed over a septic tank shall have a barrier of soil or plastic material placed between the structure and the tank so as to preclude adhesion of the structure to the tank.

(b) Systems shall not be located within 10 feet of water storage tanks in contact with the ground or potable water lines unless such lines are sealed with a water proof sealant within a sleeve of similar material pipe to a distance of at least 10 feet from the nearest portion of the system or the water lines themselves consist of schedule 40 PCV or stronger. In no case shall the water line be located within 24 inches of the onsite sewage treatment and disposal system. Potable water lines within 5 feet of the drainfield shall not be located at an elevation lower than the drainfield absorption surface. Non-potable water lines shall not be located within 24 inches of the system without backflow devices per Sections 381.0065(2)(l)1. and 2., F.S., being installed on the water line to preclude contamination of the water system.

(c) Systems shall be setback a minimum of 15 feet from groundwater interceptor drains.

(3) Except for the provisions of Section 381.0065(4)(g)1. and 2., F.S., systems and septage stabilization facilities shall not be located laterally within 75 feet of the boundaries of surface water bodies. Systems and septage stabilization facilities shall be located a minimum of 15 feet from the design high water line of a swale, retention or detention area designed to contain standing or flowing water for less than 72 hours after a rainfall, or the design high water level of normally dry drainage ditches or normally dry individual lot storm water retention areas.

(4) Suitable, unobstructed land shall be available for the installation and proper functioning of the system. The minimum unobstructed area shall:

(a) Be at least 1.5 times as large as the drainfield absorption area required by rule. For example, if a 200 square feet drainfield is required, the total unobstructed area required, inclusive of the 200 square feet drainfield area, would be 300 square feet. Unobstructed soil area between drain trenches shall be included in the unobstructed area calculation.

(b) Be contiguous to the drainfield.

(c) Be in addition to the setbacks required in subsections (1), (2), and (3), above.

(5) Onsite sewage treatment and disposal systems if installed in fill material, the fill shall be required to settle for a period of at least 6 months, or has been compacted to a density comparable to the surrounding natural soil. The fill material shall be of a suitable,

slightly limited soil material.

(6) To prevent soil smear and excessive soil compaction, drainfields shall not be installed in soils with textures finer than sand, loamy sand, or sandy loam when the soil moisture content is above the point at which the soil changes from semi-solid to plastic.

(7) Onsite sewage treatment and disposal systems shall be installed where a sewerage system is not available and when conditions in Sections 381.0065(4)(a)-(g), F.S., are met. Onsite graywater tank and drainfield systems may, at the homeowners' discretion, be utilized provided blackwater is disposed into a sanitary sewerage system when such sewerage system is available. Graywater systems may, at the homeowners' discretion, be utilized in conjunction with an onsite blackwater system where a sewerage system is not available for blackwater disposal.

(a) The minimum area of each lot under Section 381.0065(4)(a), F.S., shall consist of at least 1/2 acre (21,780 square feet) exclusive of all paved areas and prepared road beds within public rights-of-way or easements and exclusive of surface water bodies.

(b) The determination of lot densities under Section 381.0065(4)(b), F.S., shall be made on the basis of the net acreage of the subdivision which shall exclude from the gross acreage all paved areas and prepared road beds within public or private rights-of-way or easements and shall also exclude surface water bodies.

(c) Maximum daily sewage flow allowances specified in Sections 381.0065(4)(a), (b) and (g), F.S., shall be calculated on an individual lot by lot basis. The acreage or fraction of an acre of each lot or parcel of land shall be determined and this value shall be multiplied by 2,500 gallons per acre per day if a public drinking water well serving a public system as defined in subparagraph 64E-6.002(44)(b)1., 2., or 3., F.A.C., is utilized, or be multiplied by 1,500 gallons per acre per day if a public drinking water well serving a public water system as defined in subparagraph 64E-6.002(44)(b)4., F.A.C., or a private potable well or cistern is utilized. Contiguous unpaved and non-compacted road rights-of-way, and easements with no subsurface obstructions that would affect the operation of drainfield systems, shall be included in total lot size calculations. Where an unobstructed easement is contiguous to two or more lots, each lot shall receive its pro rata share of the area contained in the easement. Surface water bodies shall not be included in total lot size calculations. subsection 64E-6.008(1), F.A.C., Table I, shall be used for determining estimated average daily sewage flows.

(d) Platted residential lots shall be subject to the requirements set forth in Sections 381.0065(4)(g)1. and 2., F.S.

(e) When portions of a lot or lots which were platted prior to January 1, 1972 are combined in such a manner that will decrease the total density of the subdivision, pre-1972 lot provisions shall apply. However, the maximum setback possible to surface water bodies shall be maintained with a minimum setback of 50 feet.

(8) Notwithstanding the requirements of this section, where an effluent transmission line consists of schedule 40 PVC, the transmission line shall be set back from private potable wells, irrigation wells or surface water bodies by not less than 25 feet when installed. Effluent transmission lines constructed of schedule 40 PVC shall be set back from property lines and building foundations by not less than 2 feet. Schedule 40 PVC effluent transmission lines shall be set back from potable water lines and storm water lines by no less than 5 feet unless all portions of the potable water line or storm water line within 5 feet of the effluent transmission line are:

(a) A minimum of 12 inches above the top of the effluent transmission line; and,

(b) Sealed with a waterproof sealant within a sleeve of schedule 40 PVC or stronger pipe or the water line itself consists of schedule 40 PVC or stronger pipe.

(9) Onsite sewage treatment and disposal systems for estimated establishment domestic sewage flows exceeding 5,000 gallons per day but not exceeding 10,000 gallons per day shall be located and installed under the following conditions.

(a) The average estimated daily sewage flow from the establishment shall be divided by the net land area associated with the establishment. The resulting number shall not exceed 2,500 gallons per acre per day for establishments which use a water supply as defined in subparagraphs 64E-6.002(44)(b)1., 2. and 3, F.A.C.

(b) No more than 5,000 gallons of wastewater shall be discharged into any single onsite sewage treatment and disposal system serving the establishment.

Rulemaking Authority 381.0065(3)(a), 489.553, 489.557(1) FS. Law Implemented 381.0065, 489.553 FS. History–New 12-22-82, Amended 2-5-85, Formerly 10D-6.46, Amended 3-17-92, 1-3-95, Formerly 10D-6.046, Amended 11-19-97, 2-3-98, 3-22-00, 5-24-04, 6-25-09.

DRAFT

GADSDEN COUNTY PLANNING COMMISSION

2020 MEETING SCHEDULE

January 16

February 13

March 12

April 16

May 14

June 11

July 16

August 13

September 10

October 15

November 12

December 10

This schedule is prepared in accordance with Chapter 2, Subsection 2-173 of the Gadsden County Code of Ordinances. The Planning Commission meets the second Thursday after the first monthly meeting of the Board of County Commissioners. All meetings will begin at 6:00 pm in the Board of County Commissioners Chamber at 9 East Jefferson Street, Quincy, Florida. Additional meeting and workshop dates may be supplemented as needed. Planning Commission meeting agenda's and materials will be posted on the County website at gadsdencountyfl.gov, approximately a week prior to the meeting.