

**Submitted by William G. Brown
To Leon County Growth Management
Attention: Scott Brockmeier**

Analysis of Crump Road Gas Station & Convenience Store Project

The analysis started with the total population of Leon County in 2010, which was 275,487, which is 15.05 percent more than it was in 2000. Leon County population density is 392.55 people per square mile, which is higher than the state average density of 285.91 people per square mile.¹ We took the density population numbers and applied them to the trade area. The trade area consists of 712 rooftops within one square mile, multiplied by the average number of persons within a household, 2.29,² for a total number of 1,630.48 people per square mile. Our analysis also showed that there are 15 subdivisions within the trade area. Those subdivisions are listed below.

Emerald Acres	}	
Emerald Acres Phase III	}	127 homes
Emerald Acres Phase IV	}	
Kimberly Estates		38 homes
Miccosukee Meadows		64 homes
Homestead Ridge Unrec.		124 homes
Hawks Landing		89 homes
Foxwood Glen		42 homes
Miccosukee Coop Annex		26 homes
Miccosukee Coop		89 homes

¹ <http://www.usa.com/leon-county-fl-population-and-races.htm>

² <http://quickfacts.census.gov/qfd/states>

Indian Trails Unrec.	9 homes
Sunrise Community Unrec.	22 homes
Miccosukee Woods	41 homes
New Kingdom Unrec.	21 homes
Pinetree Circle	20 homes
Total Number	712 Homes

I also contacted the Leon County Parks & Recreation Department and asked them for the number of people who specifically use the Crump Road trail head of the Miccosukee Canopy Road Greenway. Although the Department does not keep an actual record of the number of users of the Greenway, I was given a best estimate of approximately 100-120 people per month who use the Crump Road trail head.

Also looked at was the number of vehicle trips at the intersection of Crump and Miccosukee Roads. The average numbers were taken during morning peak (7-9) and morning off-peak hours (9-11); mid-day peak hours (11-1) and mid-day off-peak hours (2-4); evening peak hours (5-7) and evening off-peak hours (8-10). The average number of vehicle trips during the peak hours was 445 vehicles, and the average number of vehicle trips during the off-peak hours was 380 vehicles.

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