



MEMORANDUM

DATE: 04/28/2014

TO: Aaron A. Glick, LEED® AP
City Planner II

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF GRACE FARMS PUD

Old St. Augustine Road, from Loretto Road to Bartram Park Boulevard, is the directly accessed functionally classified roadway. Old St. Augustine Road is a 2-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Old St. Augustine Road has a maximum daily service volume of 11,232 vpd and a 2013 daily traffic volume of 7,887 vpd. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

The land use of Low Density Residential (LDR) for this 17.57 acres of ITE Land Use Code 210, Single Family, with a site development potential of 5 dwelling units per acre and is estimated to be able to accommodate up to 87 dwelling units. The current proposal is for 67* dwelling units which would generate a total of 727 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 210 Single Family – 67* Units)