



MEMORANDUM

DATE: 08/25/2014

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

FROM: Soliman Peter Salem, MPA
City Planner II

**SUBJECT: TRANSPORTATION REVIEW OF NEW BAYMEADOWS PARCEL ‘A’
PUD**

Baymeadows Road (SR 152), from I-95 to Old Baymeadows Road, is the directly accessed functionally classified roadway. Baymeadows Road is a 4-lane divided class I arterial I in this vicinity and is currently operating at an unacceptable LOS E. Baymeadows Road has a maximum daily service volume of 39,800 vpd and a 2013 daily traffic volume of 35,000 vpd. This road segment currently has insufficient capacity to accommodate the traffic generated by this development. Access to this site via Baymeadows Road must be subject to FDOT access management requirements.

The land use of Medium Density Residential (MDR) for this 12.43 acres of ITE Land Use Code 210, Single Family, with a site development potential of 15 dwelling units per acre and is estimated to be able to accommodate up to 186 dwelling units. The current proposal is for 20 dwelling units which would generate a total of 239 vpd and does not exceed the amount of allowable trip generation for this property but does exceed the amount of trips available on this facility.

(ITE 210 Single Family – 20 DU)