



February 26, 2015

**MEMORANDUM**

TO: Bruce Lewis, City Planner Supervisor  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Melissa Grove PUD  
Revised Site Plan  
R-2015-64**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Access for Parcel B (commercial) shall be limited to one access on Kendall Drive at the existing median opening. Per the City Traffic Engineer, there shall be no access to Parcel B from Regency Square Boulevard N because it will introduce rear end collisions at an irregular point of a controlled junction (in middle of turn lane at signal).
2. Access for Parcel A (multi-family) shall be limited to:
  - One(1) right in/right out only driveway on Kendall Drive at the existing stub out.
  - One (1) full access at median opening on Kendall Drive at existing stub out. This existing driveway shall remain for access to adjacent parcel to the north RE #120820 2010.
  - One(1) right in/right out driveway on Regency Square Boulevard North, that shall align with existing western driveway of 9090 Regency Square Boulevard North RE#120821 0205 and be designed to prohibit a left turn movement in or out of site.
  - One (1) driveway to Mill Creek Road that is located a minimum of 250' from the existing signalized intersection of Mill Creek Road & Regency Square Boulevard North. The design and final location to be reviewed and approved by the City Traffic Engineer.
3. Parking lot shall me design requirements of Section 656.607 of the current Zoning Code (dimensions of parking spaces, backup/drive aisle and sidewalk widths).
4. Provide sidewalks along frontages of Mill Creek Road and Regency Square Boulevard North per the 2030 Comprehensive Plan and Land Development Procedures Manual.
5. Any proposed signs, fence, wall and landscaping shall be located so that they do not obstruct horizontal line of sight as outlined in FDOT Index 546 for site driveways as well as the intersection of Kendall Dr & Regency Square Boulevard North.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.