



**MEMORANDUM**

**DATE:** 4/10/2017

**TO:** Susan Kelly  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2017-221**

McCormick Road (SR 116), from the Fort Caroline Road to Monument Road, is the directly accessed functionally classified roadway. McCormick Road is a 4-lane divided Class II Minor Arterial in this vicinity and is currently operating at 57.78% of capacity. This McCormick Road segment has a maximum daily service volume of 39,800 vpd and a 2016 daily traffic volume of 23,000 vpd.

Monument Road, from McCormick Road to St. Johns Bluff Road, is the directly accessed functionally classified roadway. Monument Road is a 4-lane divided Class I Collector in this vicinity and is currently operating at 68.72% of capacity. This Monument Road segment has a maximum daily service volume of 36,700 vpd and a 2016 daily traffic volume of 25,223 vpd.

This proposal is for 6,500 square feet of ITE 945 Gas Station w/Convenience Market, which would generate 7,040 vpd, up to 30,000 square feet of ITE 710 General Office, which would generate up to 526 vpd, and up to 23,500 square feet of ITE 820 Shopping Center, which would generate up to 2,649 vpd, for a combined total of 10,671 vpd of new proposed trips. The proposed location currently has 9,600 square feet of ITE 710 General Office on the existing site, which will be incorporated to the new PUD, which would generate up to 106 vpd, for a total of 10,777 vpd of new and existing trips.

(ITE 945 Gas Station w/Convenience Market- 6,500 sq. ft.)  
(ITE 710 General Office- 30,000 sq. ft.)  
(ITE 820 Shopping Center- 23,500 sq. ft.)  
(ITE 710 General Office- 9,600 sq. ft.)