



CITY OF DELTONA
Deputy City Clerk

Informal Memo

TO: Mayor and Commission, City Manager, Deputy City Manager, City Attorney, P&DS Director

FROM: Mitch Honaker, DCC

DATE: April 3, 2014

RE: RCM 4-7-2014, Agenda item No. 8-A. Ordinance No. 02-2014: Saxon Sterling Silver BPUD Amendment, Background section, where it states; "An updated peer review letter will be provided upon receipt from the consultant, due to a new TIA submitted by the applicant."

Please see the attached updated peer review letter, dated April 3, 2014.

If you should have any questions please contact City Clerk Joyce Raftery at (386) 878-8502.

Sincerely,



Mitch Honaker

CC:
City Clerk



GMB ENGINEERS & PLANNERS, INC.

TO: Mr. Ron Paradise
FROM: Jorge Tolosa, P.E.
DATE: April 3, 2014
RE: Saxon Sterling Silver BPUD
Transportation Impact Analysis
GMB Project No.: 13-162.02

The purpose of this memorandum is to provide a review of the Saxon Sterling Silver BPUD Transportation Impact Analysis (TIA) dated March 2014 (prepared by TMC). Specific comments and findings are provided below.

Comment #1 (General Comment):

The TIA prepared by TMC only addresses scenario two (2) which is comprised of 45,220 square feet of medical office/urgent care uses, 44,000 square feet of supermarket, and 14,500 square feet of retail. Please note that the review comments provided on January 27, 2014 for the TIA prepared by CPH (dated November 2013) analyzed the impact for scenario one (1) have not been addressed.

Comment #2 (Table 4):

It is noted that Table 4 indicates that the development is anticipated to have an adverse impact on two (2) roadway segments along Saxon Boulevard (from I-4 to Finland Drive and from Finland Drive to Normandy Boulevard) during the future year 2016 conditions. It is recommended that the TIA provides remedial actions to address these deficiencies.

Comment #3 (Appendix G):

Please ensure that the traffic volumes shown in the HCS summary sheets included in Appendix G and the traffic volumes included in Figure 3 – Figure 6 are consistent for all of the analysis intersections. For example:

- The p.m. peak hour existing traffic volumes at the intersection of Saxon Boulevard and Finland Boulevard in the westbound approach should be revised from 79 to 19 for the right turn movement.
- The p.m. peak hour background traffic volumes at the intersection of Saxon Boulevard and Normandy Boulevard in the eastbound approach should be revised from 1,842 to 1,482 for the through movement.

Please revise the analysis results as necessary.

GMB Orlando
2602 E. Livingston St.
Orlando, FL 32803
Office: 407.898.5424
Fax: 407.898.5425

www.GMB.cc

Comment #4 (Intersection Analysis):

It is indicated in Table 5 (page 14) of the report that the intersection of Saxon Boulevard & Normandy Boulevard is operating at LOS F in existing, future background, and future buildout conditions during the a.m. peak hour period. Please provide analysis to identify the improvements that would be needed at this intersection to alleviate the expected adversities during the existing, future background traffic, and future buildout conditions.

Comment #5 (Table 6):

While it is not anticipated to change the results of the analysis, please revise the analysis for the intersection of Sterling Silver Blvd & Alabaster Way during the year 2016 p.m. peak hour buildout conditions using the intersection traffic volumes included in Figure 6 and revise Table 6 accordingly.

Comment # 6 (Turn Lane Analysis):

For ease of review, please provide a figure displaying the project traffic volumes (net new external trips and pass-by trips) at each of the project driveways. Furthermore, it is noted that the City of Deltona Land Development Code (LDC) Section 96-37(a)(10)(c)(5)(ii) indicates that a right-turn lane with a minimum of 150 feet of storage and 100 feet of transition shall be required at each driveway when the speed limit equals or exceeds 35 miles per hour or if the development will generate 100 or more right-turn movements during the peak hour. As such, please revise the Turn Lane Analysis Section based on the following comments and recommendations:

- The northbound right turn movement at the intersection of Sterling Silver Boulevard and Alabaster Way (Driveway 7) is anticipated to service 112 trips during the year 2016 a.m. peak hour conditions. As such, it is recommended that Table 8 be revised to indicate that a minimum of 150 feet of storage and 100 feet of transition will be required at the northbound right turn lane of this intersection.
- Please revise the required right turn lane length for Driveways 1 and 2 along to 250 feet since the speed limit along Saxon Boulevard is greater than 35 miles per hour.



Comment #7 (Table 9):

Based on a review of the approach traffic volumes included in Table 9, which were used for the purposes of conducting the signal warrant analysis for the intersection of Saxon Boulevard and Sterling Silver Boulevard, it is noted that the year 2013 approach volumes were grown using an annual growth rate of approximately 6% to estimate the year 2016 background traffic volumes which is inconsistent with the annual growth rate of 2.5% which was used throughout the analysis. In addition, it is unclear how the project traffic volumes were assigned to the intersection approaches. Please provide a better explanation of how values were derived.

Comment #8 (Alternative Mobility):

Consistent with the first paragraph in page 21 of the report, additional mobility review should be conducted in greater detail through the site planning process to identify opportunities to improve pedestrian connectivity, and to promote alternative modes of transportation such as biking and transit.

Conclusions and Recommendations:

Based on the peer review relating to the TIA supporting the Saxon Sterling Silver BPUD, GMB recommends that the City of Deltona transmits these comments to the Applicant and that a revised TIA be provided addressing these comments. The revised TIA should identify if any additional roadway segments or intersections are anticipated to be adversely impacted by the development during the year 2016 conditions. Should you have any questions on the above, please feel free to call me at (407) 898-5424 ext. 208 or email me at jtolosa@gmb.cc.

