

Via Email: (TMHConsulting@cfl.rr.com)

Ref: 5361.02

May 16, 2022

Steven Spraker, AICP
Planning Director
Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174

**Re: Tomoka Oaks Development, Traffic Impact Analysis (TIA) Methodology – Response to Comments
Ormond Beach, Florida**

Dear Mr. Spraker:

LTG, Inc. is in receipt of March 17, 2022, comments from the City of Ormond Beach as applicable to the March 1, 2022, TIA Methodology letter for the Tomoka Oaks Development. The City's comments are presented below in plain text with our responses in **bold** text.

- 1.) Comment: Local road impact analysis. Staff believes that there will be a discussion of trips that utilize South Saint Andrews Drive and then either Iroquois Trail or Rio Pinar Trail to access West Granada Boulevard. Please include in the analysis a local road impact analysis with the projected project trips to use South Saint Andrews Drive seeking to gain access onto West Granada Boulevard .

Response: It should be noted that the referenced local streets were coded into the CFRPM model run, with their existing lane configurations and speeds and the model assigned only three percent of project traffic to the St. Andrews Drive/ Iroquois Trail/Main Trail travel path. However, the following intersections have been added to the proposed study area to facilitate the requested local road impact analysis:

- **St. Andrew's Drive at Rio Pinar Trail**
- **St. Andrew's Drive at Iroquois Trial**
- **Main Trail at SR 40**

- 2.) Comment: Traffic signal at Nova Road and Tomoka Oaks Boulevard. Page 3 of the methodology includes the Nova Road and Tomoka Oaks Boulevard intersection as signalized. The intersection currently is not signalized. Please detail why it is listed as signalized. Has a signal warrant study been performed?

Response: The Nova Road/Tomoka Oaks Boulevard, which is an unsignalized location, was incorrectly included in the signalized intersection list. Note that analyses of existing, 2026 background, and 2026 build-out conditions will be conducted for this location under its existing STOP-control. If the need for signalization is identified and recommended as an improvement, analyses of this location under signal control will be included as a recommended improvement and a traffic signal warrant study will be submitted for consideration.

- 3.) Comment: Correspondence received. City staff has received four (4) correspondences on the methodology letter that include:

- A. Barbara Doliner (received March 2, 2022, at 12:45 p.m.)
- B. Bob Bridger (received March 3, 2022, at 12:42 p.m.)
- C. Jeffrey W. Buckholtz, dated March 13, 2022 (received March 15, 2022, at 9:06 a.m.)
- D. Thomas Harowski, dated March 2, 2022 (received March 15, 2022, at 9:06 a.m.)

Please include these correspondences in the methodology and traffic impact study.

Response: This correspondence has been added as an Exhibit to the updated methodology letter and will be included in the Methodology Appendix of the TIA when it is submitted.


- 4.) Comment: Buckholz Traffic Review. Please see the review and respond to the comments provided from the Tomoka Oaks HOA traffic consultant, Jeffery Buckholtz, Buckholz Traffic.

Response: Responses to the Buckholz review are provided as Attachment 2.

If you have any questions or comments regarding our responses and/or revised analysis, please feel free to call me at (386) 257-2571.

Sincerely,

LTG, INC.



R. Sans Lassiter, P.E.
President

Attachments:

- Attachment 1: Updated Methodology Letter
- Attachment 2: Response to Buckholz Engineering Comments

c:

- Sheldon W. Rubin, Manager, Triumph Oaks of Ormond Beach I, LLC (sheldonwrubin@gmail.com)
- Emily Rubin, Triumph Oaks of Ormond Beach I, LLC (emily@rubincommunities.com)
- Carl Velie, Triumph Oaks of Ormond Beach I, LLC (carlvelie@gmail.com)
- Ray Barshay, Triumph Oaks of Ormond Beach I, LLC (raybar10@aol.com)
- Dwight Durant, Zev Cohen & Associates (ddurant@zevcohen.com)
- Rob Merrell, Cobb Cole (rob.merrell@cobbcole.com)
- Jessica Gow, Cobb Cole (jessica.gow@cobbcole.com)