

Via email: (Steven.spraker@ormondbeach.org)

Ref: 5453.11

TECHNICAL MEMORANDUM

To: Mr. Steven S. Spraker, AICP
City of Ormond Beach

From: Crystal Mercedes, PTP, RSP1

Date: December 16, 2021

Subject: Ormond Beach Hotels – Rezoning Traffic Impact Analysis
Ormond Beach, FL

INTRODUCTION

LTG, Inc. (LTG) has been retained by Ormond Beach Holdings, LLC (the CLIENT) to conduct traffic engineering and transportation planning on behalf of the proposed Ormond Beach Hotel development. The proposed rezoning will change the zoning designations of the properties from B-6 Oceanfront Tourist Commercial (2.19 acres) and B-1 Professional Office-Hospital (0.76 acres) to Planned Business Development (PBD). The subject properties are located along the east side of SR A1A and on the west side of SR A1A, south of Seminole Avenue in the City of Ormond Beach, Florida.

The methodology and procedures used in this analysis are consistent with the guidelines for the City of Ormond Beach and the River to Sea Transportation Planning Organization (TPO).

TRAFFIC IMPACT FOR THE EXISTING VS PROPOSED ZONING

The existing zoning designations for the site are B-1 and B-6. The permitted uses for these designations are summarized below:

<u>Zoning</u>	<u>Permitted Use</u>
B-1	Office/Institutional Uses & Multifamily at a density of 8 units/acre
B-6	Residential Uses, consistent with City Comprehensive Plan

PBD zoning may incorporate any commercial or residential development allowed as permitted uses in the underlying zoning district designation, as well as any commercial or residential uses allowed under the Code for any district, with certain provisions. The proposed rezoning of these parcels to PBD is to permit the development of a parking lot along the west side of SR A1A as an accessory use to the hotel to be located on the east side of SR A1A. The proposed PBD zoning will not change or increase the densities or intensities of permitted uses allowed by the current zoning designations

The *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 11th Edition, was referenced for a comparison of trip generation between the current and proposed zonings. ITE Land Use Code 610 (Hospital), which was selected as the highest trip generating use permitted for the subject parcel on the west side of SR A1A under the current zoning, generates 3.77 trips per employee during the p.m. peak-hour. The proposed hotel accessory parking lot, ITE Land USE Code 310 (Hotel), would generate 0.93 trips per employee during the p.m. peak-hour. Therefore, the proposed zoning does not represent a potential increase in trips from the uses currently permitted by the existing zoning designation.

CONCLUSION

The study was conducted to evaluate the impact the proposed PBD rezoning would have on area roadways. Based on this analysis, there will be no increase in potential traffic over what is currently allowed by the site's current zoning designations. Therefore, this rezoning is recommended for adoption. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Crystal Mercedes

Signature: Crystal Mercedes
Digitally signed by
Crystal Mercedes

Date: December 16, 2021