

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

Ref: 5453.12

TECHNICAL MEMORANDUM

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

From: Crystal Mercedes, PTP, RSP1

Date: December 22, 2021

Subject: Ormond Beach Hotels – Hurricane Evacuation Time Evaluation
Ormond Beach, FL

INTRODUCTION

LTG, Inc. (LTG) has been retained by Ormond Beach Holdings, LLC (the CLIENT) to conduct traffic engineering and transportation planning services on behalf of the proposed Ormond Beach Hotel development (the PROJECT). The 2.19-acre property is proposed to be redeveloped as a 134-room hotel and would replace a 143-room hotel that was demolished in 2010. The subject property is located along the east side of SR A1A, south of Seminole Avenue in the City of Ormond Beach (the City), Florida.

The City requires that a level-of-service standard for hurricane evacuation shall be maintained, defining 14 hours as the maximum time to evacuate the population-at-risk within the City's hurricane vulnerability zone and defining 6 hours as the maximum clearance time as implemented in the Land Development Code. LTG has been engaged to study the effect of the proposed project on this evacuation time standard,.

EVACUATION TIME STUDY

Per policies adopted in August 2000, the City's Comprehensive Plan Future Land Use and Coastal Management Elements requires that "The City shall maintain the Coastal Evacuation time, as adopted, based on a level-of service standard D during time of hurricane in any category storm." Furthermore, Policy 5.2.3 states, "Land development-decisions, as regulated by the Land Development Code, affecting the barrier island and hurricane vulnerability zone shall consider the impact to evacuation times. Consequently, no development order shall be issued if the impact of such development reduces the levels-of-service below an acceptable level, unless mitigation is provided."

Based on information provided by the Client, the subject property was formerly a 143-room hotel known as the Surfside Inn & Suites at the time it was demolished in 2010. The current hurricane evacuation standard was in effect during the period the former hotel was in operation. There will be 134 hotel rooms in the proposed Ormond Beach Hotel development. Therefore, the proposed hotel would house less guests than did the former hotel and there will be no increase in the associated hurricane evacuation time as a result.

CONCLUSION

This study was conducted to evaluate the impact of the proposed Ormond Beach Hotel redevelopment in the City of Ormond Beach, Florida. The results of the study are summarized below:

- A 143-room hotel was in operation on this site and was demolished in 2010.
- The redevelopment plan for the property maintains the existing land use of hotel, at a lesser intensity.
- The evacuation/clearance times will not increase as a result of this proposed project since there is no change in land use and a slight decrease in intensity proposed with the redevelopment.

Based on this analysis, there will be no increase in evacuation times. Therefore, this redevelopment project is recommended for approval.

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: Digitally signed
Crystal Mercedes by Crystal
Mercedes

Date: December 22, 2021