



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

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**TO:** City Council **MEETING DATE:** November 10, 2020  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Review and approval of Resolution No. R-29-2020, implementing Traffic Study Guidelines for New Development

### BACKGROUND

Due to the potential for large scale development projects coming into the City, coupled with the comprehensive plan requirements that necessitate new development comply with the designated Level of Service standards for transportation facilities, staff has created Traffic Impact Analysis Guidelines. The guidelines are designed to require developers to hire a traffic engineer to analyze roadways within the study area and determine if the projected traffic from the proposed development will degrade the roadways below the established Level of Service. If so, the applicant will be required to pay a proportionate fair share of the cost of the improvements as specified in the City's Concurrency Ordinance.

The traffic study guidelines are broken into two sections –

#### Methodology:

- Describes the Proposed Development
- Provides a trip generation rate and assumptions regarding trip generation (pass-by, internal capture etc)
- Provides a trip distribution analysis
- Provides a Study Period
- Defines a Study Area
- Provides existing conditions
- Provides Background Traffic rates

#### Traffic Study:

- Provides Existing Conditions
- Provides Committed Traffic (projects that have been approved but not yet constructed)
- Provides Planned Improvements (To be included as part of analysis)
- Provides Project Analysis
- Provides Intersection and Segment analysis
- Provides Future Conditions Analysis
- Required Mitigation

### FISCAL IMPACT

New development will pay their proportionate share of roadway impacts which will supplement the City's Capital Improvements Plan.

## RECOMMENDATION

Staff recommends approval of Resolution No. R-29-2020, implementing the Traffic Impact Analysis Guidelines.

### **Recommended Motion:**

To approve Resolution No. R-29-2020, implementing the Traffic Impact Analysis Guidelines.