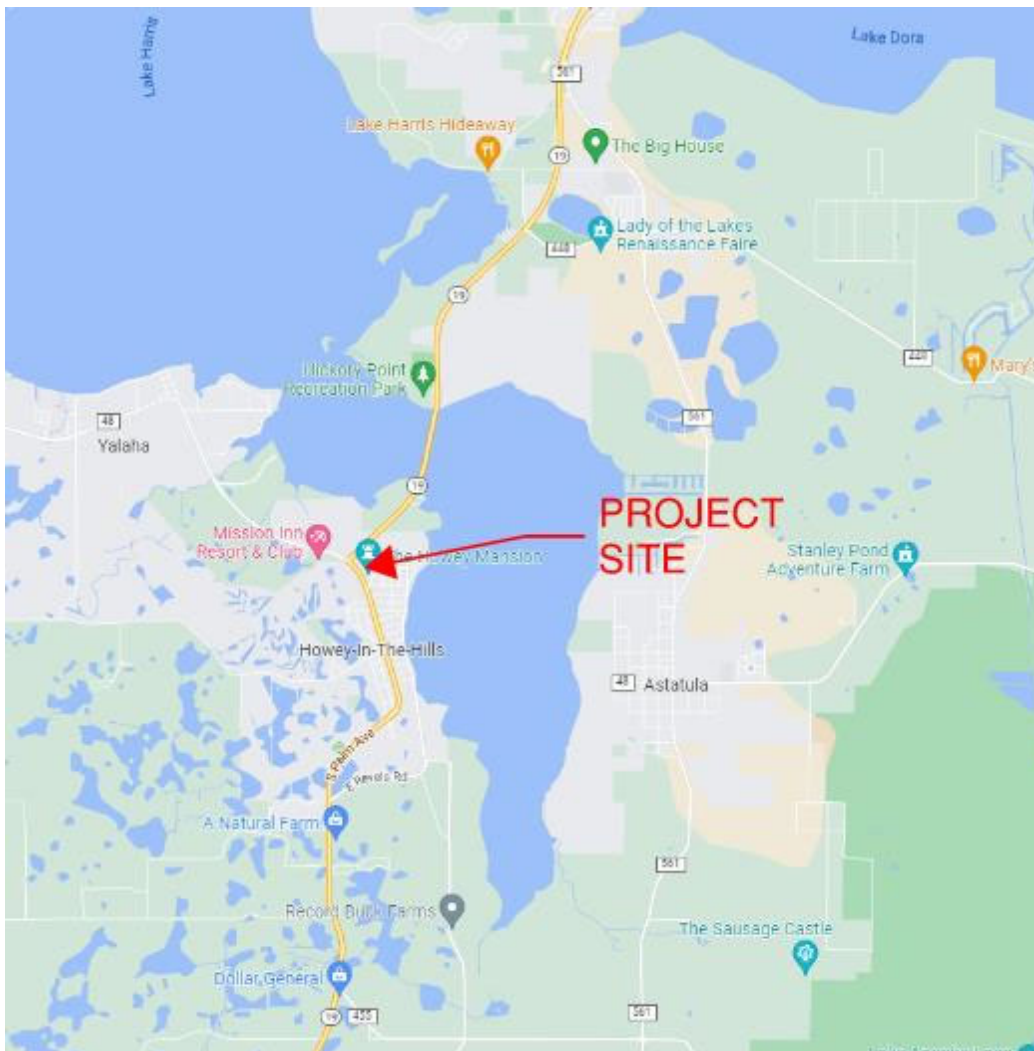
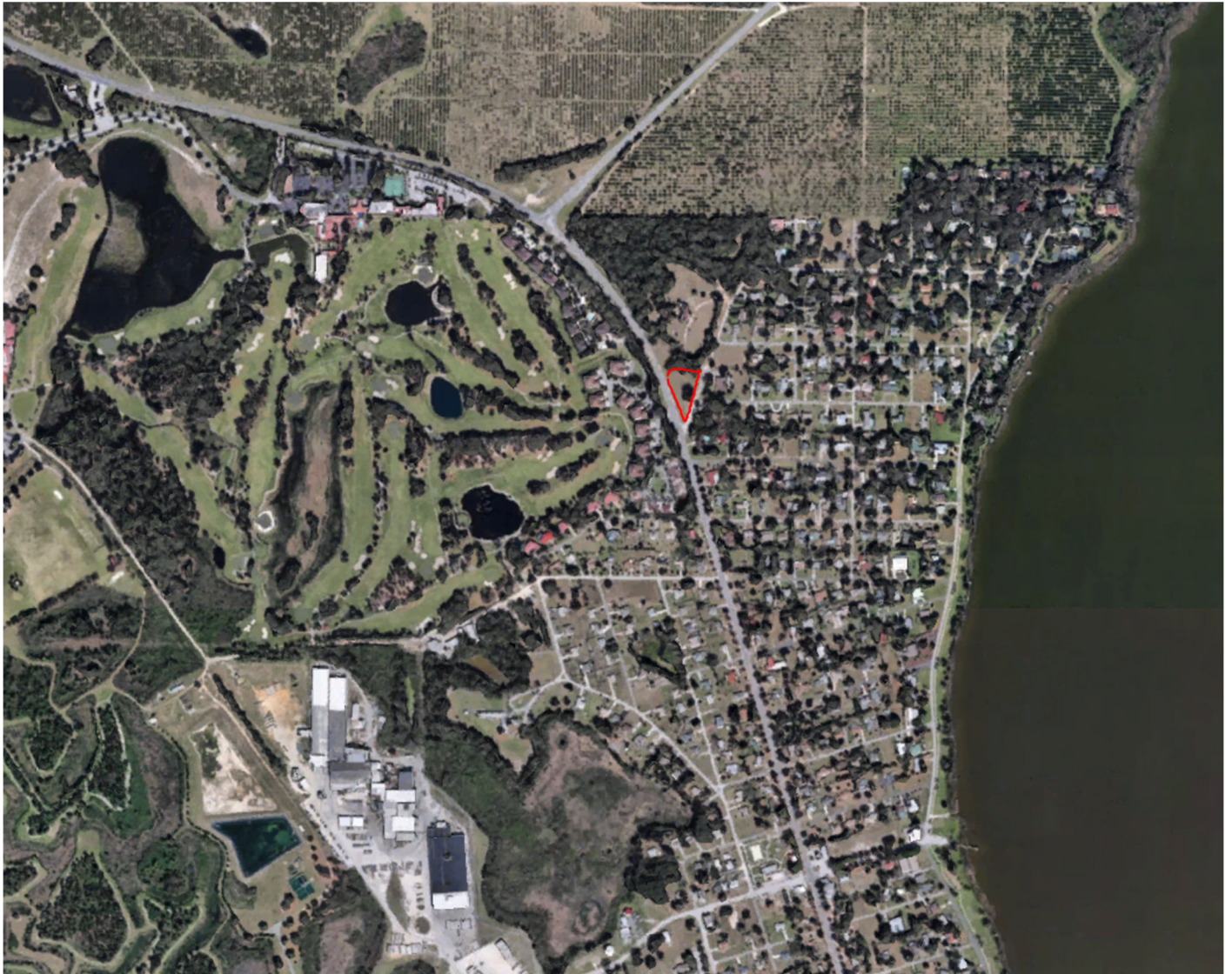


Asma Commercial Building Request for Exemption from Doing a Tier 1 Traffic Analysis

The purpose of this evaluation is to provide a traffic analysis for a proposed office development. The site is located on the northeast corner of SR 19 and Citrus Avenue in the Town of Howey in the Hills. The project will have approximately +/- 4,500 SF of building area. The existing site is vacant land. The following exhibits show the project boundary on a vicinity map and an aerial map.

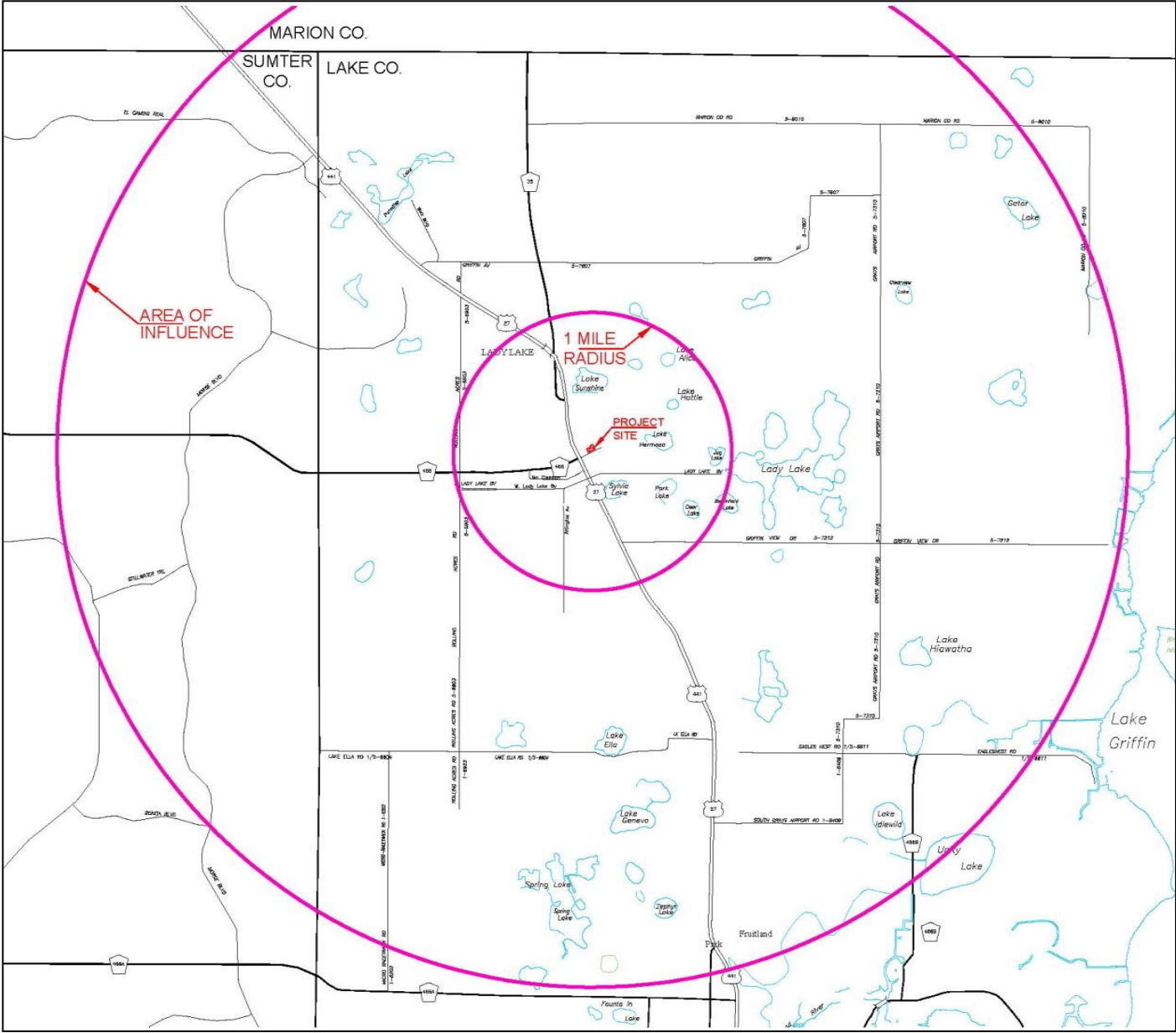


ARIEL IMAGE



AREA OF INFLUENCE

The following exhibit shows the typical area of influence based on 1/2 of the trip length for an office land use.



TRIP GENERATION

Trip rates used in this analysis are from the ITE publication, Trip Generation, 11th Edition. Table 1 below summarizes the land use types, land use codes and trip rates for the development. Table 2 shows the trip generation for the proposed site. Table 3 shows the net new trips generated by the project.

Table 1 - ITE Trip Rates

LAND USE	LUC	UNIT RATE	24 HOUR VOL	PM PEAK HOUR VOL		
			EQUATION	EQUATION	% In	% Out
General Office Building	710	Trips/1,000 SF GFA	$\ln(T) = 0.87\ln(x) + 3.05$	$\ln(T) = 0.83\ln(x) + 1.29$	17%	83%

Table 2 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	24 HR VOL	PM PK HR		
			Vol.	In	Out
General Office Building	4,500 SF of GFA	78	13	2	11

Table 3 – Net New Trips

CONDITION	24 HOUR	PM PEAK HOUR		
	Vol.	Vol.	In	Out
Existing	0	0	0	0
Proposed	78	13	2	11
Net New Trips	78	13	2	11

ROAD CAPACITY

The Transportation Management segment most affected by the project are SR 19 (N Palm Ave) from CR 48 to Central Avenue. Existing SR 19 (N. Palm Ave) is currently a two-lane undivided urban road and is projected to remain two-lane through 2026 projections based on the Lake County CMP Database. The CMP Database indicates 2021 PM Pk Hr/Pk Directional Service volume is 700 trips; with 441 NB/EB trips and 374 SB/WB trips respectively. This segment has a v/c ratio of 0.63.

The project will add 8 northbound trips to this segment. The new volumes will be 449 with v/c ratios of 0.64 for the northbound direction. The peak direction project traffic in this scenario represents 1.1% of the link capacity.

REQUEST FOR EXEMPTION FOR A TIER 1 TRAFFIC IMPACT ANALYSIS

The proposed project will result in 2 inbound trips and 11 outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore, we request an exemption from a Tier 1 Traffic Impact Analysis.



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Fang S Young
Date: 2023.02.16
12:16:07 -05'00'

Y.F. Steve Young, P.E. # 58821
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This item has been electronically signed and sealed by Y.F. Steve Young, P.E. on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.