

St. James Park Preliminary Plat

The proposed residential development is a sequential phase of the St. James Park residential subdivision. This proposed final phase is to contain 373 single-family residential lots. This development will be located north of Cedar Lane Road with access provided by two, new full-access public street connections at Lyric Street and at 24th Avenue SE. The site is expected to generate 261 AM peak hour trips, 351 PM peak hour trips, and 3,517 trips on an average weekday. Obviously being above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic study was prepared for the application by Traffic Engineering Consultants, Inc. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Cedar Lane Road	4	4,700	2,286	6,986	22,000	21.36	31.75

The proposed development will take access to/from two new full-access public street intersections, Lyric Street and 24th Avenue SE, north of Cedar Lane Road. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated. There are a number of traffic impact fees to be paid with the filing of the Final Plat for improvements in the area that were originally identified in the Destin Landing Traffic Study. In total, these traffic impact fees total \$23,559.49. These fees will increase once the developer provides a construction cost estimate for the preferred alternate at one key intersection adjacent to the site. These fees are broken down to improvements at the following:

1. \$7,332 for improvements at the US 77 intersection with Cedar Lane Road
2. \$3,628.45 for improvements at the US 77 intersection with Post Oak Road
3. \$4,581.63 for improvements at the SH 9 intersection with 36th Avenue SE
4. \$8,017.42 for improvements to Cedar Lane Road east of Black Locust Court
5. Traffic impact fees will need to be calculated for the intersection of Cedar Lane Road with 24th Avenue SE once the developer provides a construction cost estimate for the preferred alternative at this intersection.