

MEMORANDUM

TO: Ms. Geri Waksler
McCrary Law Firm

FROM: Reid C. Fellows, P.E.
Vice President

DATE: July 26, 2018

RE: Sonoma Preserve PUD Amendment
Trip Generation Comparison

TR Transportation Consultants, Inc. has completed a trip generation comparison to permit the modification of single family home sites to senior housing manufactured homes within the Sonoma Preserve PUD located along the east side of Kings Highway in Desoto County, FL. The PUD was approved under Zoning Resolution 2015-36. The current zoning permits the development of up to 400 Single Family Homes and 599 Multi-Family dwelling units. Access to the site is provided along Kings Highway. The applicant desires to modify the PUD Zoning from single and multi-family dwelling units by adding an alternative site plan for 999 Senior Housing manufactured home sites.

A trip generation comparison was completed to analyze the difference in trips associated with the existing and proposed land uses. As mentioned above it is anticipated that the site would still have a maximum of 999 units but are deed restricted by age. TR Transportation referenced the Institute of Transportation Engineer's (ITE) report, *Trip Generation 10th Edition*, in order to determine the weekday peak hour and daily trip generation for the proposed land use. ITE Land Use Code 252 (Senior Adult Housing) was utilized for the proposed land use. Land Use Code 210 (Single-Family Detached Housing) and Land Use 230 (Residential Condo/Townhouse) was utilized for the uses that are currently permitted in the existing Schedule of Uses. The existing trip generation for the single family units was taken from TR Transportation Consultants, Inc. Report dated, May 23, 2014. The equations for these land uses are attached to this memo for reference. **Table 1** illustrates the proposed trip generation while **Table 2** shows the approved trip generation. **Table 3** illustrates the comparison between the two uses.

**Table 1
Trip Generation
Sonoma Preserve (PROPOSED)**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Senior Adult Housing (999 Units)	78	157	235	177	113	290	4,264

**Table 2
Trip Generation
Sonoma Preserve (APPROVED)**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single Family Homes (400 Units)	70	220	290	230	135	356	2,760
Multi-Family Homes (599 Units)	35	180	215	175	85	260	3,055
Total Trips	105	400	505	405	220	616	5,815

**Table 3
Trip Generation Comparison
Sonoma Preserve PUD**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily 2-way
	In	Out	Total	In	Out	Total	
Proposed Uses (50,991 square feet)	78	158	235	177	113	290	4,294
Approved Uses (50,991 square feet)	-105	400	-505	-405	-220	-616	-5,815
Trip Difference	-27	-242	-270	-228	-107	-326	-1,521

A negative number in the trip difference row indicates a trip REDUCTION due to request

As can be seen from Table 3, modifying the existing zoning to Senior Adult Housing would result in a net peak hour and daily trip **reduction** from what was previously permitted for the same property.

If you have any additional questions regarding this matter, please do not hesitate to contact me.