



## Memorandum

To: Calvin Clarke  
Haines City  
620 East Main Street  
Haines City, Florida 33844

Date: April 8, 2024

Project #: 63070.43

From: Joedel Zaballero, PE, PTOE

Re: Sand Hill Shores (formerly known as Feltrim Landing)  
Traffic Impact Analysis and Response to Comments

As per the request of Haines City, VHB has reviewed the Traffic Impact Analysis (TIA) for Sand Hill Shores prepared by Walsh Traffic Engineering, LLC and dated April 2024 as well as the response to comments dated April 6, 2024. We offer the following comments (these have been transmitted to the Applicant as well):

1. While the trip generation for ITE land use code 220 Multifamily Housing (Low-Rise) is higher, 215 Single-Family Attached Housing would be a more appropriate land use for trip generation. Approved methodology in Appendix B uses 215.

**Response: We acknowledge that LUC 215 is more appropriate. However, it should be noted that the study was based on 156 units while the development plan has been revised to restrict the development to 140 units. Based on 156 units and LUC 220, as included in the January 2024 study, the development is projected to generate 71 AM peak-hour trips and 88 PM peak-hour trips. With 140 units and based on LUC 215, the development is projected to generate 67 AM peak-hour trips and 80 PM peak-hour trips. Thus, the project trip impact included within the study is overstated by 4 AM peak-hour trips (6%) and 8 PM peak-hour trips (10%). Therefore, we respectfully request that the trip impact included within the study be accepted since it is conservatively high.**

*Sufficiency Comment: Trip generation is acceptable. No further comment.*

2. What was the basis for the distribution percentages used in the significance table? They do not align with those utilized in the approved methodology.

**Response: Adjustments to the trip distribution within the approved methodology was discussed later in the report under the "Trip Distribution" section of the study on Page 11.**

*Sufficiency Comment: Trip Distribution is acceptable. No further comment.*

3. Please summarize the synchro results for the existing and future conditions at intersections for each movement showing the v/c, delay and LOS for the two peak periods in each scenario. For example:

Intersection	Control	Mvmt	Existing					
			AM			PM		
			v/c	Delay	LOS	v/c	Delay	LOS
Street 1 & Street 2	TWSC	EBL						
		EBT						
		EBR						
		EB						
		WBL						
		WBT						
		WBR						
		WB						
		NBL						
		NBT						
		NBR						
		NB						
		SBL						
		SBT						
		SBR						
		SB						
		All						

**Response: The requested summary tables have been included within the TIA.**

*Sufficiency Comment: No further comment.*

4. Please include 2026 background synchro analysis for the intersections.

**Response: The future buildout conditions of the study roadway segments and intersections, which includes background and project trips, are shown to be highly acceptable. Therefore, it can be concluded that the future background conditions would be even better. Therefore, because background analyses would have no bearing on the conclusion that all roadways and intersections are projected to operate acceptably at buildout of the development, it is respectfully requested that this comment/request be withdrawn.**

*Sufficiency Comment: Comment is withdrawn since no deficiencies were identified under the build condition. No further comments.*

5. Appendix G states the Future Conditions are 2024, please confirm the analysis was done for 2026.

**Response: The analyses were conducted for year 2026. The Appendix G header sheet was in error and has been corrected to show "2026".**

*Sufficiency Comment: No further comments.*

The Sand Hill Shores TIA dated April 2024 for the proposed 156 low-rise multifamily dwelling units is approved. The TIS did not identify any improvements needed to mitigate site related impacts. The applicant shall provide a copy of the approved County driveway permit for the City's files. If you have any questions or would like to discuss further, please do not hesitate to contact us.

JZ