URS

January 12, 2007

Ms. Nicole Petrick - Planning Commission Coordinator
MONROE COUNTY PLANNING DEPARTMENT
2798 Overseas Highway - Suite 410
Marathon, Florida 33050-2227

via e-Mail & US Mail

Re: Tavernier Hotel Redevelopment – Tavernier Traffic Impact Letter

Dear Ms. Petrick:

We have reviewed the Traffic Impact Letter prepared by *Transport Analysis Professionals, Inc. (TAP)* for the applicant *Tavernier Hotel, LLC.* The letter was transmitted to URS on January 11, 2007. An application package, excluding the traffic impact letter was transmitted to URS on September 8, 2006, and a revised site plan was transmitted on January 3, 2007. Our findings are as follows:

- *Background data:* Applicant is proposing to redevelop an exiting multi use site that consist of 18 hotel rooms, one apartment, 1,912 s.f. restaurant , and 1,896 s.f. of retail space. The traffic report, however incorrectly lists the restaurant and retail spaces as 2,416 s.f. and 1,329 s.f. respectively. According to the application, most of the exiting buildings on this site is designated as 'historic significant'. The proposed redeveloped site will consist of 6 apartment units, 1,912 s.f. restaurant, and 4,704 s.f. of retail space.

- *Trip Generation*: According to the traffic letter, reduced numbers of trips are anticipated for the redeveloped site. As stated previously, the trip generation for the existing site is based on incorrect floor space. However with the correct usage of the floor space, the trip generation numbers are anticipated to be less than that being generated by the existing use.

- *U.S. 1 Traffic Impact and Reserve Capacity:* No new trips are anticipated due to the redevelopment.

- *Site Plan*: A full-size site plan, signed and sealed on November 21, 2006, and prepared by *Keys Engineering Services, Inc.*, was transmitted with the application package. The site plan shows the primary access to the existing and proposed site is through a two-way driveway located on Circle Drive, along the west side of the property. The site plan shows parking spaces abutting US 1 and is not clear how they can be accessed. Also, it is not clear how the dumpster can be accessed with fence and parking spaces surrounding the dumpster.

We agree with the findings that the proposed redevelopment of this site will have little or no change to the trip generation. However, the site plan needs to show clear site triangles, attesting there are no obstructions to site visibility as vehicles exit the site, including at US 1, if any. The site plan also needs to show vehicle maneuverability through the site, and vehicles accessibility of parking spaces along the front of the building, and the dumpster area.

Should you have any questions, feel free to call me.

Sincerely,
URS Corporation Southern

Raj Shanmugam, P.E.
Senior Traffic Engineer

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cc: Mr. Joe Heberman - Monroe County Planner