

## MEMORANDUM

TO: Cody Sisk, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Debora Leal, Public Works

DATE: May 7, 2026

SUBJECT: P25-165 / P23-119 LTC Ranch-West POD 8C  
Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated November 5, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, LTC Ranch West (Wylder) Development and Public Works Policy 19-01pwd.

The proposed project is anticipated to generate 1,871 Average Daily, 141 AM Peak Hour and 172 PM Peak Hour driveway trips. The Wylder Development is conducting improvements on Wylder Parkway and at the intersections of Glades Cut-off Road and Midway Road. In addition to the Wylder Development improvements, a dedicated southbound left turn lane and a right turn lane at the POD 8 driveway will be required with this development.