

MEMORANDUM

TO: Ivan Betancourt, Planning & Zoning

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

FROM: Debora Leal, Project Coordinator, Public Works

DATE: January 29, 2026

SUBJECT: Southern Grove-America Walks - Parcel C (P25-023)
Traffic Generation, Stacking & Circulation Approval

This application prepared by JFO Group Inc. dated January 29, 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 the Southern Grove DRI, Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed 24,655 SF commercial development consisting of 7,347 SF Fast-Food Restaurant with Drive-Through Window, 13,740 SF Retail, and 3,568 SF Retail/Medical Office on Parcel C of the Mattamy SG7 property. It is anticipated to generate 4,377 daily trips, 504 AM and 603 PM peak hour trips for the development. These trips will be distributed between (5) internal driveway connections. The overall Southern Grove SG7 provides the required driveway connections to Becker Road.