

MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

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

FROM: Evan Delgado, Project Coordinator, Public Works

DATE: February 3, 2026

SUBJECT: P13-056-A2 - ClubMed/Sandpiper Resort Site Plan Amendment
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by Simmons & White dated January 6, 2026 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, and Public Works Policy 19-01pwd.

The existing site plan uses generate 1,030 Average Daily, 141 AM Peak Hour and 154 PM Peak Hour driveway trips per the Institute of Traffic Engineers Trip Generation Manual, 12th Edition. No additional mitigation for impacts is anticipated. The PUD Amendment No. 2 that was reviewed at City Council on January 26, 2026, provides conditions to address parking and/or off-site stacking concerns if any of these issues arise in the future.