

MEMORANDUM

TO: Ivan Betancourt, Planning & Zoning

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

FROM: Kaitlynn Larrivee, Public Works

DATE: February 6, 2026

SUBJECT: P23-145-A1 - Southern Grove-Plat No. 42 - TCC Tract "B"
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by JFO Group Inc dated October 6, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the Southern Grove DRI, the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed project is anticipated to generate 452 Average Daily, 61 AM Peak Hour and 68 PM Peak Hour driveway trips. No external traffic mitigation is required for this development.