

Vista Tranquila

TRAFFIC REPORT EVALUATION



Items Reviewed

- 1.) TRANSPORTATION STUDY, PONTE VEDRA CORPORATION - PROSSER
- 2.) VISTA TRANQUILA COMPREHENSIVE PLAN LDTA - CTS
- 3.) PONTE VEDRA/PALM VALLEY TRAFFIC STUDY – NORTH FLORIDA TPO
- 4.) STAFF REPORT COMPAMD 2019-03 – ST. JOHNS COUNTY P&Z



Neck Road

- 1.) IF YOU USE THE LATEST TRAFFIC COUNTS, CALCULATE TRIP GENERATION CORRECTLY, AND TAKE INTO ACCOUNT THE 39 VACANT LOTS ALONG NECK ROAD, THEN NECK ROAD **WILL MEET** THE 2000 VEHICLE PER DAY THRESHOLD FOR COLLECTOR STATUS
- 2.) THE MICKLER ROAD/NECK ROAD INTERSECTION WAS NOT STUDIED IN ANY OF THE REPORTS. HOWEVER, IT IS CLEAR THAT THIS INTERSECTION WOULD BENEFIT TREMENDOUSLY FROM **EXCLUSIVE TURN LANES** ON MICKLER ROAD AND A **SECOND APPROACH LANE** ON NECK ROAD.



LDTA RESULTS (Traffic Concurrency)

- 1.) CTS REPORT HAS ERRORS IN TRIP GENERATION, TRIP DISTRIBUTION, STUDY AREA IDENTIFICATION, AND DESIGN YEAR CHOICE.
- 2.) THE CTS REPORT DID NOT ANALYZE NEARBY DEFICIENT INTERSECTIONS AS REQUIRED BY COUNTY GUIDELINES.
- 3.) THE CTS REPORT IS NOT A TRAFFIC IMPACT STUDY. IT LOOKS ONLY AT THE WEEKDAY PM PEAK HOUR AND IGNORES THE WEEKDAY AM PEAK HOUR AND ANY WEEKEND (BEACH) PEAK HOUR.



PROPORTIONATE FAIR SHARE (PFS)

- 1.) THE PFS CONTRIBUTION FOR VISTA TRANQUILA IS ESTIMATED AT \$500,000
- 2.) THE MONEY REQUIRED TO WIDEN CURRENTLY DEFICIENT MICKLER ROAD IS ESTIMATED AT \$18,000,000
- 3.) WHERE WILL THE OTHER 97% OF THE ROAD IMPROVEMENT FUNDS COME FROM?



NEARBY CRITICAL INTERSECTIONS

1.) THE NORTH FLORIDA TPO RATES THE CURRENT PALM VALLEY ROAD/MICKLER ROAD ROUNDABOUT AT LEVEL OF SERVICE F.

2.) THEY ALSO HAVE THE SIGNALIZED SR A1A/MICKLER ROAD INTERSECTION OPERATING AT LEVEL OF SERVICE F IN THE FUTURE IF NO IMPROVEMENTS ARE MADE.



MY EXPERT OPINIONS:

1.) WE NEED AN ACCURATE AND COMPLETE TRAFFIC IMPACT STUDY.

2.) NECK ROAD AND THE MICKLER ROAD/NECK ROAD INTERSECTION WILL NEED IMPROVEMENTS.

3.) MICKLER ROAD REQUIRES WIDENING BUT THE PROPOSED DEVELOPMENT WILL ONLY CONTRIBUTE ABOUT 3% OF THE COST.

4.) THE PALM VALLEY ROAD/MICKLER ROAD INTERSECTION AND THE SR A1A/MICKLER ROAD INTERSECTION ALSO REQUIRE SUBSTANTIAL IMPROVEMENTS THAT ARE CURRENTLY UNFUNDED.

