



ENGINEERING

Ghyabi & Associates

PLANNING

November 18, 2015

Mr. Matt Boerger, AICP
Growth Management Director
City of DeBary
16 Colomba Road
DeBary, FL 32713

RE: City of DeBary Review – Shoppes at Pine Meadows Traffic Impact Analysis
Ghyabi & Associates Project No. 3048.000

Dear Mr. Boerger:

On behalf of the City of DeBary, Ghyabi & Associates, Inc. reviewed the Traffic Impact Analysis for the Shoppes at Pine Meadows (updated October 2015). The study fulfills the requirements outlined in the River to Sea TPO's Transportation Impact Analysis (TIA) Guidelines, which were adopted by the City of DeBary, and the methodology previously agreed to in July 2014.

Based on our review and although there is a minor increase in trip generation, the project continues to meet the criteria for transportation concurrency and is in accordance with the adopted LOS standards.

Please call or email if you would like to discuss further. I may be reached at 904.396.5727 or mmoore@ghyabi.com.

Kind regards,


Martha L. Moore, PE

c: Mr. Jerry Finley, Finley Engineering Group

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