

**Table 8
2045 Projected Conditions Analysis**

Seg ID	Roadway	Segment		# of LOS PHD			2045					2045 Background			Sustanee PD			Total Projected		
		From	To	Lns	Std	Cap	AADT	Dir	Volume	LOS	v/c	Meets	Dist	Volume	Volume	LOS	v/c	Meets		
24.10	Avalon Park Blvd	Colonial Dr	Waterford Chase Pkwy	4	E	2,000	30,638	SB	1,388	C	0.69	YES	5%	30	1,418	C	0.71	YES		
61.00	Chuluota Rd	Colonial Dr	Lake Pickett Rd	2	D	740	17,141	SB	855	F	1.16	NO	5%	30	885	F	1.20	NO		
62.00	Chuluota Rd	Lake Pickett Rd	Sustanee	2	D	740	16,218	NB	755	E	1.02	YES	3%	29	784	E	1.06	NO		
62.00	Chuluota Rd	Sustanee	Seminole CL	2	D	740	16,218	NB	755	E	1.02	YES	18%	106	861	E	1.16	NO		
135.00	Colonial Dr (E)	Alafaya Tr	Woodbury Rd	6	E	3,020	66,412	EB	2,676	C	0.89	YES	12%	116	2,792	C	0.92	YES		
135.10	Colonial Dr (E)	Woodbury Rd	Lake Pickett Rd	6	E	3,020	93,233	EB	4,066	F	1.35	NO	22%	213	4,279	F	1.42	NO		
136.00	Colonial Dr (E)	Lake Pickett Rd	Avalon Park Blvd	6	E	3,020	92,791	EB	4,109	F	1.36	NO	12%	111	4,220	F	1.40	NO		
136.02	Colonial Dr (E)	Avalon Park Blvd	S. Tanner Rd	4	D	1,580	60,449	EB	2,767	F	1.75	NO	18%	174	2,941	F	1.86	NO		
136.10	Colonial Dr (E)	S. Tanner Rd	West Rd	4	D	1,580	63,597	EB	2,875	F	1.82	NO	14%	136	3,011	F	1.91	NO		
136.10	Colonial Dr (E)	West Rd	East Rd	4	D	1,580	63,597	EB	2,875	F	1.82	NO	8%	78	2,953	F	1.87	NO		
136.10	Colonial Dr (E)	East Rd	Chuluota Rd	4	D	1,580	63,597	EB	2,875	F	1.82	NO	6%	35	2,910	F	1.84	NO		
137.00	Colonial Dr (E)	Chuluota Rd	SR 520	4	D	2,660	51,032	EB	2,271	D	0.85	YES	6%	35	2,306	D	0.87	YES		
155.00	Ft. Christmas Rd	Seminole C.L.	Phillips Rd	2	D	740	3,070	NB	169	B	0.23	YES	1%	6	175	B	0.24	YES		
233.00	Lake Pickett Rd	Colonial Dr	Percival Rd	2	E	880	19,800	NB	792	C	0.90	YES	13%	126	918	F	1.04	YES		
234.00	Lake Pickett Rd	Percival Rd	N. Tanner Rd	2	D	740	13,631	EB	822	F	1.11	NO	16%	155	977	F	1.32	NO		
234.00	Lake Pickett Rd	N. Tanner Rd	S. Tanner Rd	2	D	740	14,047	EB	848	F	1.15	NO	43%	417	1,265	F	1.71	NO		
235.00	Lake Pickett Rd	S. Tanner Rd	West Rd	2	D	740	11,353	EB	678	D	0.92	YES	62%	601	1,279	E	1.73	NO		
235.00	Lake Pickett Rd	West Rd	East Rd	2	D	740	11,353	EB	678	D	0.92	YES	36%	349	1,027	E	1.39	NO		
235.00	Lake Pickett Rd	East Rd	Chuluota Rd	2	D	740	11,854	EB	709	D	0.96	YES	4%	24	733	D	0.99	YES		
236.00	Lake Pickett Rd	Chuluota Rd	Ft. Christmas Rd	2	D	740	5,776	EB	326	C	0.44	YES	2%	12	338	C	0.46	YES		
523.00	McCulloch Rd	Alafaya Tr	Lockwood Blvd	4	E	2,000	36,121	EB	1,738	C	0.87	YES	5%	48	1,786	C	0.89	YES		
524.00	McCulloch Rd	Lockwood Blvd	N. Tanner Rd	2	E	880	24,179	EB	1,256	F	1.43	NO	24%	233	1,489	F	1.69	NO		
n/a	S Tanner Rd	Colonial Dr	Lake Pickett Rd	2	E	880	5,492	NB	367	C	0.42	YES	4%	39	406	C	0.46	YES		
427.80	N Tanner Rd	Lake Pickett Rd	Seminole C.L.	2	E	1,050	14,897	SB	722	C	0.69	YES	26%	252	974	D	0.93	YES		
349.70	Percival Rd	N. Tanner Rd	Lake Pickett Rd	2	E	800	8,690	SB	342	C	0.43	YES	3%	29	371	D	0.46	YES		
n/a	West Rd	Colonial Dr	S. Grow Ave	4	E	2,000	10,520	NB	521	C	0.26	YES	10%	97	618	C	0.31	YES		
n/a	West Rd	S. Grow Ave	Lake Pickett Rd	2	E	880	8,882	NB	440	C	0.50	YES	15%	145	585	C	0.66	YES		
n/a	East Rd	Colonial Dr	S. Grow Ave	4	E	2,000	9,204	NB	456	C	0.23	YES	12%	116	572	C	0.29	YES		
n/a	East Rd	S. Grow Ave	Lake Pickett Rd	2	E	880	8,834	NB	437	C	0.50	YES	13%	126	563	C	0.64	YES		
n/a	East Rd	Lake Pickett Rd	Sustanee	2	E	880	3,318	NB	164	C	0.19	YES	31%	300	464	C	0.53	YES		
n/a	North Blvd	East Rd	Chuluota Rd	2	E	880	3,686	WB	182	C	0.21	YES	21%	203	385	C	0.44	YES		



**Table 9
2045 Transportation Capacity Needs**

Seg ID	Roadway	Segment		LOS	2045		2045 Capacity Need		
		From	To		Std Volume	Lns	Cap	v/c	Notes
61.00	Chuluota Rd	Colonial Dr	Lake Pickett Rd	D	885	4	1,580	0.56	Need 4-lane capacity
62.00	Chuluota Rd	Lake Pickett Rd	Sustanee	D	784	4	1,580	0.50	Need 4-lane capacity
62.00	Chuluota Rd	Sustanee	Seminole CL	D	861	4	1,580	0.54	Need 4-lane capacity
135.10	Colonial Dr (E)	Woodbury Rd	Lake Pickett Rd	E	4,279	4*	5,020	0.85	Need new 4-lane corridor*
136.00	Colonial Dr (E)	Lake Pickett Rd	Avalon Park Blvd	E	4,220	4*	5,020	0.84	Need new 4-lane corridor*
136.02	Colonial Dr (E)	Avalon Park Blvd	S. Tanner Rd	D	2,941	6	3,020	0.97	Need 6-lane capacity
136.10	Colonial Dr (E)	S. Tanner Rd	West Rd	D	3,011	6	3,020	1.00	Need 6-lane capacity
136.10	Colonial Dr (E)	West Rd	East Rd	D	2,953	6	3,020	0.98	Need 6-lane capacity
136.10	Colonial Dr (E)	East Rd	Chuluota Rd	D	2,910	6	3,020	0.96	Need 6-lane capacity
233.00	Lake Pickett Rd	Colonial Dr	Percival Rd	E	918	4	2,000	0.46	Need 4-lane capacity
234.00	Lake Pickett Rd	Percival Rd	N. Tanner Rd	D	977	4	2,000	0.49	Need 4-lane capacity
234.00	Lake Pickett Rd	N. Tanner Rd	S. Tanner Rd	D	1,265	4	2,000	0.63	Need 4-lane capacity
235.00	Lake Pickett Rd	S. Tanner Rd	West Rd	D	1,279	4	2,000	0.64	Need 4-lane capacity
235.00	Lake Pickett Rd	West Rd	East Rd	D	1,027	4	2,000	0.51	Need 4-lane capacity
524.00	McCulloch Rd	Lockwood Blvd	N. Tanner Rd	E	1,489	4	2,000	0.74	Need 4-lane capacity

* Orange County's LRTP and NEOCATS needs plan include the Richard Crotty Parkway as planned 4-lane reliever roadway

**Table 10
Proportionate Share Calculation**

Seg ID	Roadway	Segment		Lanes		Capacity			Improvement		Project Share		
		From	To	Pre	Post	Pre	Post	Δ	Length	Project Cost	Trips	% Share	Prop Share
61.0	Chuluota Rd	Colonial Dr	Lake Pickett Rd	2	4	740	1,580	840	1.93	\$32,518,995	30	3.6%	\$1,161,393
62.0	Chuluota Rd	Lake Pickett Rd	Sustanee	2	4	740	1,580	840	1.50	\$25,273,830	29	3.5%	\$872,549
62.0	Chuluota Rd	Sustanee	Seminole CL	2	4	740	1,580	840	0.30	\$5,054,766	106	12.6%	\$637,863
135.1	Colonial Dr (E)	Woodbury Rd	Lake Pickett Rd	6	4	3,020	5,020	2,000	0.76	\$12,805,407	213	10.7%	\$1,363,776
136.0	Colonial Dr (E)	Lake Pickett Rd	Avalon Park Blvd	6	4	3,020	5,020	2,000	1.01	\$17,017,712	111	5.6%	\$944,483
136.0	Colonial Dr (E)	Avalon Park Blvd	S. Tanner Rd	4	6	2,000	3,020	1,020	1.08	\$27,295,736	174	17.1%	\$4,656,332
136.1	Colonial Dr (E)	S. Tanner Rd	West Rd	4	6	2,000	3,020	1,020	0.27	\$6,823,934	136	13.3%	\$909,858
136.1	Colonial Dr (E)	West Rd	East Rd	4	6	2,000	3,020	1,020	0.36	\$9,098,579	78	7.6%	\$695,774
136.1	Colonial Dr (E)	East Rd	Chuluota Rd	4	6	2,000	3,020	1,020	0.53	\$13,395,130	35	3.4%	\$459,637
233.0	Lake Pickett Rd	Colonial Dr	Percival Rd	2	4	880	2,000	1,120	1.06	\$17,860,173	126	11.3%	\$2,009,269
234.0	Lake Pickett Rd	Percival Rd	N. Tanner Rd	2	4	880	2,000	1,120	0.42	\$7,076,672	155	13.8%	\$979,361
234.0	Lake Pickett Rd	N. Tanner Rd	S. Tanner Rd	2	4	880	2,000	1,120	0.82	\$13,816,360	417	37.2%	\$5,144,127
235.0	Lake Pickett Rd	S. Tanner Rd	West Rd	2	4	880	2,000	1,120	1.00	\$16,849,220	601	53.7%	\$9,041,412
235.0	Lake Pickett Rd	West Rd	East Rd	2	4	880	2,000	1,120	0.50	\$8,424,610	349	31.2%	\$2,625,169
524.0	McCulloch Rd	Lockwood Blvd	N. Tanner Rd	2	4	880	2,000	1,120	1.06	\$17,860,173	233	20.8%	\$3,715,554
Total Proportionate Share												\$35,216,555	

Orange County generalized cost is \$4,212,305 / lane-mile

7.0 SUMMARY AND FINDINGS

This traffic analysis was prepared in support of the proposed Sustanee PD located northwest of the Lake Pickett Road and Chuluota Road, in Orange County, Florida. In accordance with the Lake Pickett Policies, the PD is required to enter into a roadway network agreement addressing the development's share of the offsite impacts on the transportation network. The proposed PD includes 1,800 residential units with supporting uses, including a 35,000 square foot community center, 55,000 square feet of ancillary community amenities (HOA buildings), a K-8 public school, and a fire station. The findings of the analysis are summarized as follows:

- Trip Generation – 15,112 daily trips, of which 1,560 trips occur in the PM peak hour.
- 2045 Transportation Needs

Roadway	Segment		2045 Need
	From	To	
Chuluota Rd	Colonial Dr	Seminole CL	Need 4-lane capacity
Colonial Dr	Alafaya Tr	Avalon Park Blvd	Need new 4-lane reliever corridor
Colonial Dr	Avalon Park Blvd	Chuluota Rd	Need 6-lane capacity
Lake Pickett Rd	Colonial Dr	East Rd	Need 4-lane capacity
McCulloch Rd	Lockwood Blvd	Tanner Rd	Need 4-lane capacity

- Proportionate Share Mitigation

Facility	Prop Share
Chuluota Rd	\$2,671,805
Colonial Dr	\$9,029,859
Lake Pickett Rd	\$19,799,338
McCulloch Rd	\$3,715,554
Total	\$35,216,555

- Transportation Impact Fee Estimate
\$25.13 million