

The Final SR 72 Project Traffic Analysis Report (PTAR), 3/9/2013, for the SR 72 Project Development and Environment (PD&E) Study did not account for a major mixed-use development (3-H Ranch) located south of SR 72 and east of I-75. 3-H Ranch should have been considered as in the PTAR as it was in the entitlement process with Sarasota County Government. Table 3-3 (taken from the PTAR) below and outlined in red, underestimates both the residential and non-residential development growth on the south side of SR 72. Additionally, the development assumed for LT Ranch (now Skye Ranch) appears to be less than what was approved. LT Ranch was approved for 3,450 dwelling units and 300,000 square feet of non-residential development.

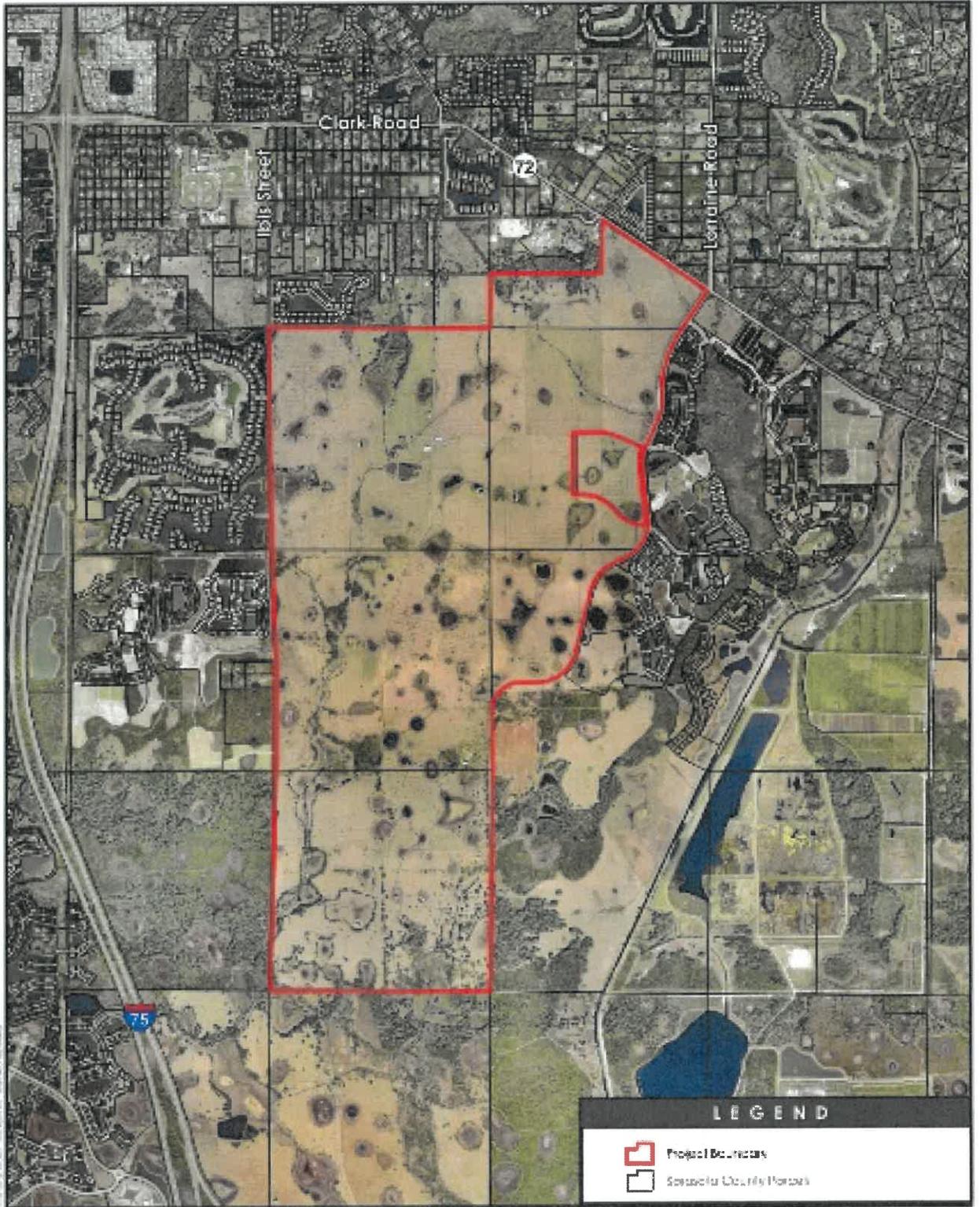
Location	TAZ No.	2015 DUs	2045 DUs	INCREASE	2015 EMP	2045 EMP	INCREASE
South Side of SR 72	5521	134	1,231	1,097	447	447	0
	5714	99	188	89	147	147	0
	5703	0	1,725	1,725	6	6	0
Location	TAZ No.	2015 DUs	2045 DUs	INCREASE	2015 EMP	2045 EMP	INCREASE
North Side of SR 72	5231	432	441	9	19	31	12
	5232	125	128	3	49	81	32
	5233	2198	2,203	5	559	626	67
	5234	506	507	1	124	153	29
Total		3,494	6,423	2,929	1,351	1,491	140
Avg. Yearly Increase			2.79%			0.35%	

DUs = Dwelling Units (Single Family + Multi-Family)

EMP = Total Employment (Industrial + Commercial + Service Employment)

3-H Ranch

This development was approved in the fall of 2023 and had been in the entitlement process with Sarasota County for over a year. The project location map is shown as Figure 1 below.



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Figure 1: Project Location
SH Ranch

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 Calgary, Alberta T2C 1K5
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Scale: 1:5000
 Date: 2023-08-01

While 3-H Ranch had not received final County approval yet, it would have been reasonable to account for the proposed development in the PD&E Study. The development size, type and trip generation are summarized below in Table 1 of the 3-H Ranch Development of Critical Concern (DOCC) Traffic Analysis (3-H DOCC TIA), 10/3/2023 below.

Table 1: PM Peak-Hour Trip Generation

ITE Land Use Category	Size	PM Peak Total Trips			Internal Capture %	Pass-by %	New External Trips		
		Total	Enter	Exit			Total	Enter	Exit
Residential Planned Unit Development - 270	6,576 du	4,392	2,855	1,537	5%	0%	4,170	2,704	1,466
General Office Building - 710	120,000 sf	193	33	160	33%	0%	129	4	125
Shopping Center (>150k) - 820	250,000 sf	1,092	524	568	22%	34%	561	290	271
TOTALS		5,677	3,412	2,265	9%	5%	4,860	2,998	1,862

The approved 6,576 dwelling units and 370,000 square feet of non-residential uses affect the capacity analysis of SR 72, as summarized below in Table 16 from the 3-H DOCC TIA.

Table 16: 2042 Total Traffic Roadway Analysis

Road Name and Segment	Adopted LOS			2042 Bkgd Traffic	Project Traffic (w/ I-75 & SR 681 Interchange)	Project Traffic (w/o I-75 & SR 681 Interchange)	2042 Total Traffic	v/c Ratio	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume						
Aston Road									
Honore Ave to Ganff Rd	D	2	931	273	53	19	326	0.35	No
Bay Street									
Pine Ranch East Rd to Honore Ave	D	2	1,264	598	102	5	700	0.55	No
Bee Ridge Road (SR 758)									
Beneva Rd to Sawyer Rd	D	6	5,390	3,891	224	326	4,217	0.78	No
Sawyer Rd to McIntosh Rd	D	6	5,390	4,294	228	330	4,624	0.86	No
Bee Ridge Road									
Bent Tree Blvd to Lorraine Rd	D	6	4,851	3,722	73	68	3,795	0.78	No
Cattlemen Road									
Cattleridge Blvd to Bee Ridge Rd	D	4	3,401	2,758	151	180	2,938	0.86	No
Bee Ridge Rd to Center Point Dr	D	4	2,774	2,894	209	248	3,142	1.13	Yes
Center Pointe Dr to Wilkinson Rd	D	4	3,401	1,867	272	321	2,188	0.64	No
Wilkinson Rd to Proctor Rd	D	4	3,401	1,799	569	744	2,543	0.75	No
Clark Road (SR 72)									
Beneva Rd to Sawyer Rd	D	6	5,390	4,574	292	340	4,914	0.91	No
Sawyer Rd to McIntosh Rd	D	6	5,390	4,574	296	374	4,948	0.92	No
McIntosh Rd to Honore Ave	D	6	5,660	4,574	413	491	5,065	0.89	No
Honore Ave to Ganff Rd	D	6	5,390	4,574	627	792	5,366	1.00	No
Ganff Rd to Calamaran Dr	D	8	7,210	4,971	763	885	5,856	0.81	No
Calamaran Dr to I-75	D	8	7,210	4,971	763	885	5,856	0.81	No
I-75 to Ibis St	D	4	3,759	2,548	1,220	1,439	3,987	1.06	Yes
Ibis St to Proctor Rd	D	4	3,759	2,548	1,064	1,166	3,714	0.99	No
Proctor Rd to Lorraine Rd	D	4	3,759	3,098	1,094	1,249	4,347	1.16	Yes
Lorraine Rd to N-S Rowdy B	D	4	3,759	2,468	136	156	2,624	0.70	No

This analysis indicates that with four travel lanes on SR 72, the additional traffic generated from 3-H Ranch is projected to exceed the adopted level of service (LOS) for two segments of SR 72 and will be nearly at capacity (volume/capacity= 0.99) for an additional segment.

It's understood that the PTAR was finalized before approval of 3-H Ranch; however, this approval is likely to change the number of lanes needed on SR 72 from four (4) lanes to six (6) lanes. Additional analysis should be performed to address the need for additional rights-of-way, additional impacts, and the intersection controls assumed in the current PD&E Study.

Access

The 3-H DOCC has designated the area in the southwest quadrant of SR 72/Lorraine Road as a Village Center. This Village Center may include up to 300,000 square feet of commercial use (retail and office) and/or mixed uses with multifamily residential development. This Village Center area is circled below:

As shown below, the contemplated commercial shopping center would function better with a full median opening across from Timberland Lane. This location is approximately ¼-mile west from the Lorraine Road intersection.

Additionally, the shown locations of the roadway stormwater ponds will be better served in a different location as joint-use ponds where the future private end-user would maintain the ponds. This is a common practice in Sarasota County.

