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**Reference: Grenelefe UEA
 Traffic Conversion Data Analysis**

Mr. Allen,

Tract Engineering has completed the Traffic Conversion Data Analysis for the existing uses listed in the Grenelefe UEA. The existing uses are shown in the table below:

EXISTING UEA TABLE

USE	MAXIMUM LIMITATION
RESORT RESIDENTIAL UNITS	1753
MULTI-FAMILY (WORKFORCE HOUSING)	120
HOTEL ROOMS	300
CONVENTION CENTER	100,000 square feet
OTHER NONE-RESIDENTIAL (COMMERCIAL - RETAIL)	60,000 square feet

Per the Institute of Transportation Engineers 11th Addition Manual (ITE), average daily trips (ADT) were calculated utilizing the ITE Use Code and ADT Multipliers. The following tables list the conversions by use for the Existing and Proposed Uses of the Grenelefe UEA.

EXISTING USE	NO.	ITE CODE	ADT MULTIPLIER	UNIT	SUBTOTAL
RESORT RESIDENTIAL UNITS	1753	210	7.81	PER UNIT	13,690.93
MULTI-FAMILY (WORKFORCE HOUSING)	120	220	6.74	PER UNIT	808.8
HOTEL ROOMS	300	330	7.99	PER ROOM	2397
CONVENTION CENTER	120000	770	12.44	PER 1000 S.F.	1,492.8
OTHER NONE RESIDENTIAL (COMMERCIAL - RETAIL)	60000	821	67.52	PER 1000 S.F.	4,051.2
TOTAL EXISTING ADT =					22,440.73

PROPOSED USE	NO.	ITE CODE	ADT MULTIPLIER	UNIT	SUBTOTAL
TOWNHOMES (SINGLE FAMILY ATTACHED)	419	215	7.2	PER UNIT	3,016.8
34'X120' (SINGLE FAMILY ATTACHED)	38	215	7.2	PER UNIT	273.6
50'X120' (SINGLE FAMILY DETACHED)	1010	210	7.81	PER UNIT	7,888.1
60'X120' (SINGLE FAMILY DETACHED)	574	210	7.81	PER UNIT	4,482.94
125'X160' (ESTATE LOTS)	28	210	7.81	PER UNIT	218.68
OTHER NONE RESIDENTIAL (COMMERCIAL - RETAIL)	60000	821	67.52	PER 1000 S.F.	4051.2
TOTAL PROPOSED ADT =					19,931.32

Based on our calculations, the proposed uses will generate **2,509.41 less trips** than the current entitled uses listed in the Grenelefe UEA.

Direct Conversions:

TRAFFIC COUNT CONVERSIONS (HOTEL AND CONVENTION CENTER)					
EXISTING USE	NO.	ITE CODE	ADT MULTIPLIER	UNIT	SUBTOTAL ADT
HOTEL ROOMS	300	330	7.99	PER ROOM	2,397
CONVENTION CENTER	100000	770	12.44	PER 1000 S.F.	1,244
TOTAL ADT (HOTEL AND CONVENTION CENTER) =					3,641

CONVERTING ABOVE ADT TO DETACHED SINGLE FAMILY					
EXISTING USE	ADT	ITE CODE	ADT MULTIPLIER	UNIT	SUBTOTAL
DETACHED SINGLE FAMILY	3,641	330	7.81	PER ROOM	466

In summary, the total final unit count based on ADT is **1753 (Resort Res) + 120 (Multi-Family) + 466 (Conversion from Hotel and Convention Center) = 2,339 Single Family**

Please contact our office should you have any questions.

Respectfully,



Daniel P. Kovacs, PE - 84168
President
Tract Engineering, LLC