



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414

April 7, 2025

Project/File: Milano PUD Traffic- 215811383

Patrick K. Neal
Laurel Road Investments, LLC.
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

Dear Pat,

Reference: Milano PUD TIA ARC Review

We have evaluated the August 14, 2024, Review Letter from Alex Roark Engineering (ARC) and offer the following responses:

It should be noted that the Traffic Impact Analysis (TIA) completed by Stantec was prepared after the methodology was approved by the City of Venice and their independent transportation review consultant. The TIA was then reviewed and approved by the City of Venice, their independent transportation review consultant, and Sarasota County. Additionally, the October 2023 study was not the latest study. The study was updated, with the final version produced in November 2023. Additionally, based on the comments, ARC appears to be unfamiliar with the TIA process followed by the City of Venice and Sarasota County. As for individual responses, see below.

1. The guidance in the ITE handbook states should, not shall. While the 70,000 sf is not within the 100,000 sf to 2 million sf range, the internal capture estimate between the different land uses follows similar patterns. Even within ITE's range, a 100,000-sf mixed use development likely has a different internal capture rate than a 2 million sf development, but ITE does not differentiate between the two. As stated on page 2, the detailed trip generation and internal capture calculations, which document the entering and exiting internal capture traffic, are provided in Appendix C.
2. The manual adjustments were reviewed and approved by both the City of Venice's consultant and Sarasota County as part of the methodology prior to conducting the traffic analysis. The proposed Publix on Laurel Road will serve the surrounding residential areas north and east of I-75; therefore, greater weight was put on the interaction with those TAZs. The travel demand model does not distinguish different types of retail trips and is unaware that there is a Publix on Laurel Road just west of I-75 and another one on Jacaranda Boulevard just south of I-75. Customers are not likely to pass one Publix to go to another Publix. A quick review of the surrounding areas using Google Earth illustrates this.
3. All northbound pass-by traffic on Jacaranda (25 trips) utilizes the full access on Jacaranda. The pass-by traffic turning left at the full access on Laurel Road (6 trips) are westbound pass-by traffic coming from east of Jacaranda. It is logical to assume that vehicles will utilize the access closest to their destination within the shopping center. The 50/50 split of southbound pass-by traffic between the two Jacaranda access points is reasonable given the location of development with regard to the

4. The service volumes used in the analysis match what is in Sarasota County's Generalized LOS tables as shown below.

[illegible]

- Stantec Consulting Services Inc.**

Attachment: ARC Letter