



Lake County
Sumter County
Town of Astatula
City of Bushnell
City of Center Hill
City of Clermont
City of Coleman
City of Eustis
City of Fruitland Park
City of Groveland
Town of Howey-in-the-Hills
Town of Lady Lake
City of Leesburg
City of Mascotte
City of Minneola
Town of Montverde
City of Mount Dora
City of Tavares
City of Umatilla
City of Webster
City of Wildwood
Florida Central Railroad
Lake County Schools
Sumter County Schools

March 8, 2018

Mr. John E. Kruse, AICP
Senior Planner
Development Services Dept.
685 W. Montrose St.
Clermont, FL 34711

RE: Eddy Property, Traffic Impact Study Review Comments

Mr. Kruse,

The Lake~Sumter MPO has reviewed the document submitted from Traffic Mobility Consultants (TMC) for the Eddy Property Traffic Impact Study (dated February 2018). The Lake~Sumter MPO (LSMPO) offers the following Observations and Comments:

Observations Regarding the Project:

1. The project site is on approximately 115 acres of Land which is currently agricultural and has one existing dwelling unit and a barn. The site is located on the north side of Hartwood Marsh Road approximately 0.8 miles west of the Lake County/Orange County line.
2. The project will consist of 340 single family detached residential units with a buildout year of 2022.
3. Access to the property is proposed to be onto Hartwood Marsh Road via the existing Eddy Drive. However, according to the submitted Conceptual Site Plan 'A' there will be two gated driveways onto Hartwood Marsh Road. The main gated driveway will be a primary access and is located approximately at the midpoint of the property and aligned with Lovers Lane. A secondary gated access, to the west of the main driveway, is shown as a secondary emergency access. This secondary access is shown to the west of the existing Eddy Drive, and apparently will be closed.
4. The proposed residential land use will generate approximately 3,237 daily trips, 248 AM Peak Hour Trips, and 316 PM Peak Hour Trips. These calculations were done using the ITE equations (not the rates).
5. With 316 PM Peak Hour trips, this project qualifies for a Tier 3 Traffic Impact Study, which is acknowledged in the Methodology.
6. The study radius for roadway segments is 4.55 miles from the site.
7. The project distribution was determined using FSUTMS and the CFRPM (V6.1) as indicated in the model plot attachment.
8. Hartwood Marsh Road is currently operating at LOS 'F' from US 27 to the Orange County Line.

EXECUTIVE SUMMARY

Project Information

Name: Eddy Property
Location: Hartwood Marsh Road between US 27 and the Orange County Line, in the City of Clermont, Florida.
Description: 340 Single Family Residential Units

Findings

Trip Generation: 3,237 Daily Trips / 248 AM Peak Hour Trips / 316 PM Peak Hour Trips
Access Plan: Full access driveway on Hartwood Marsh Road at Lovers Lane.
Roadway Capacity: Roadway segments of Hartwood Marsh Road from US 27 to Orange County Line are currently backlogged / No programmed improvements within the study area.
Intersection Capacity: Adequate
Access: Delay on the southbound approach when accessing Hartwood Marsh Road.

Recommendations

Access Improvements: Roundabout or a signal at Hartwood Marsh and Lovers Lane.
A 185-foot westbound right turn deceleration lane is necessary with the roundabout improvement.
Turn lanes are not necessary with the signal improvement.