



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.

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