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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

August 27, 2018

Sharon Lewis, M.S.
Engineer III/Senior Transportation Planner
Public Works, Engineering
350 N. Sinclair Avenue
Tavares, FL 32778

**RE: Clonts Groves Property/Ridgeview Planned Unit Development (PUD)
Application for Preliminary Plat, Project #2017110018, AR# 3516**

MS Lewis,

The Lake~Sumter MPO has reviewed the documents submitted for the Application for Preliminary Plat for the Clonts Groves Property/Ridgeview PUD (RZ-17-29-2), Project #2017110018, AR#3516, AK #1594600. The request is for Preliminary Plat approval for a Planned Unit Development (PUD) with 578 residential units. The Lake~Sumter MPO offers the following Observations and Recommendations:

Observations Regarding the Project:

1. The project site of approximately 153.32 acres is currently part of a citrus grove on the east side of US 27, between Schofield Road and N. Bradshaw Road, in southeast Lake County, Florida.
2. The documents submitted indicate that this project is within the proposed Wellness Way Area Plan (WWAP) and Wellness Way Urban Service Area (WWUSA).
3. Ordinance 2018-20 for the Clonts Groves Property/Ridgeview PUD (RZ-17-29-2) was approved, has an effective date of April 24, 2018 and will govern the development.
4. The PUD will consist of 578 single family dwelling units (DUs) in six (6) phases as stated in the Ordinance. This results in approximately 4 DUs per acre. No phasing dates were proposed.
5. The submitted preliminary plat shows only 5 phases.
6. The trip generation for this proposed project would be approximately 5,456 Daily trips, 428 Am Peak Hour trips, and 572 PM Peak Hour trips (as calculated using the ITE 10th Edition Trip Generation Manual).
7. To date, a Tier 3 Traffic Impact Study (TIS) has not been submitted for this agency to review.

Recommendations Regarding Traffic Impacts:

1. The Lake~Sumter MPO reiterates the following comments made in it's reviews on December 15, 2017 and January 17, 2018:
 - a. The project as proposed would require a Methodology to be submitted and approved prior to a Tier 3 Traffic Impact Study (TIS).

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**225 W. Guava St. Suite 211, Lady Lake, Florida 32159
Phone (352) 315-0170**

CLONTS PROPERTY

Project № 17125
January 2018

**TRAFFIC IMPACT STUDY
LAKE COUNTY
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

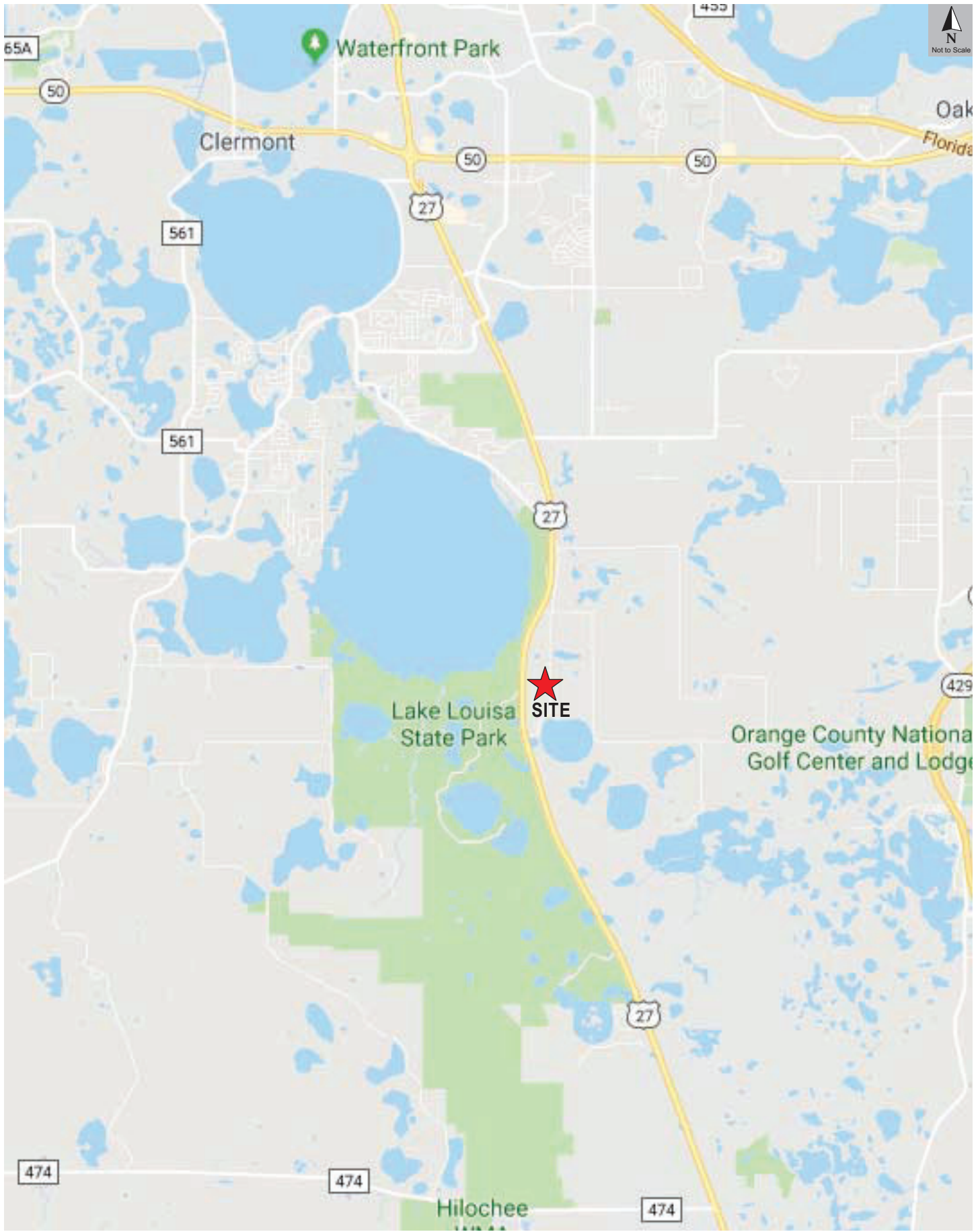
Prepared for:

Hanover Land Company LLC
605 Commonwealth Avenue
Orlando, Florida 32803

1.0 INTRODUCTION

The following analysis was conducted to assess the potential offsite transportation impacts resulting from the proposed Clonts Property development. The project is a residential subdivision of 575 dwelling units. The site is located on US 27 across from the Lake Louisa State Park Entrance in Lake County, Florida. The project is anticipated to be built-out by the year 2022. The site location and surrounding transportation network are illustrated in **Figure 1**. A preliminary site plan is included in **Appendix A**.

The analysis was prepared in accordance with a Tier 3 traffic analysis methodology of the Lake~Sumter Metropolitan Planning Organization (LSMPO), and Lake County. Information used in the analysis was obtained from the LSMPO, Lake County, Florida Department of Transportation (FDOT), and/or the project team.



3.0 PROJECT TRAFFIC

3.1 Trip Generation

A trip generation analysis was performed for the development using the trip generation information from the Institute of Transportation Engineers (ITE) *Trip Generation Handbook, 10th Edition*. The regression equations or trip rates, as appropriate, were applied based on the total units for the development. The ITE information sheets are included in **Appendix F**.

Table 4 summarizes the trip generation calculations. The project is estimated to generate 5,198 daily trips, of which 414 trips occur during the AM peak hour and 546 trips occur during the PM peak hour.

Table 4
Trip Generation Calculation

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family	575 DU	9.04	5,198	0.72	414	104	310	0.95	546	344	202

3.2 Trip Distribution

The Central Florida Regional Planning Model (CFRPM 6.1) based on the Florida Standard Transportation Model Structure (FSUTMS) was utilized to analyze the project's trip distribution percentages onto the roadway network. The currently adopted model was modified to include the proposed development in a project specific Traffic Analysis Zone (TAZ) and to reflect the existing and committed (E+C) transportation network in the vicinity of the project site.

A select zone analysis was executed to isolate development related traffic from background traffic in the buildout year, which results in a projected trip distribution pattern on the roadway network. A plot of the model generated distribution pattern for the project is provided in **Appendix G**. Minor manual adjustments to the model generated distribution were applied to better reflect the surrounding transportation network, land uses, and known access routes. The final trip distribution pattern used in the analysis is illustrated in **Figure 4**.

