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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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