



- 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

Thad Carroll, AICP, LEED Green Associate  
Growth Management Director  
Town of Lady Lake

RE: Green Key Village – Traffic Impact Study Requirements

Per your request regarding the Green Key Village Preliminary Plat Submittal, a traffic study will not be required at this time.

In an e-mail from Judi Jankosky to Thomas Burke dated December 1, 2009, the Traffic Analysis for the Park Place (aka Nine Oaks Subdivision) was deemed complete and approved as submitted by GMB Engineering. This analysis was based upon the impact of 272 single-family residences (ITE Land use code 210) to the adjacent roadway networks, including Rolling Acres Road, U.S. 27/441, Lake Ella Road, CR466, CR 466a, Cherry Lake Road, and Micro Racetrack Road. While it was realized that there were concerns on impacts to US 27/441, the analysis according to Mr. Burke showed that the "... project would not break the link and push it over capacity." Since that time, through the approval of the construction plan process, the developer mitigated impacts to Lake Ella Road via the installation of a deceleration lane (right-in) at the projects entrance, and also a left-in from the westbound approach to the entrance; the back entrance remains gated to Abeble Road, therefore will not generate trips other than via emergency responders.

Given that the Green Key Village Subdivision is only requesting to plat 42 lots at this time, the reduction to the adjacent network should be greatly reduced from what was anticipated under the prior proposal (Park Place) of 242 homes. Further, planning for improvements to Rolling Acres widening is underway as well as improvements to US 27/441 in accordance with FDOT for which ROW acquisition is nearly complete; other segments have seen little growth since the time of the study approval aside from CR 466 which has been widened in its entirety between 27/441 and the Sumter County line. At this time the trips generated by the 42 homes will be deemed vested under the prior development construction plan process. Subsequent additions would be required to perform a traffic impact study or request exemption as is practice under the MPO Guidelines. These studies will provide a process to update the TMS for new figures going forward.

Regards,

Olga V. Marcondes  
Transportation Planner

*"Promoting Regional Transportation Partnerships"*  
[www.LakeSumterMPO.com](http://www.LakeSumterMPO.com)

1616 South 14<sup>th</sup> Street, Leesburg, Florida 34748  
Phone (352) 315-0170 – Fax (352) 315-0993

Project Name: Green Key Village

Jurisdiction: Town of Lady Lake

LEVEL OF SERVICE (LOS) - PROJECT CAPACITY RESERVATION

Segment ID	Roadway	Segment		Adopted LOS	Adopted Capacity	Pk Hr/Pk Dir Volume Capacities					Existing + Committed PM Peak Hour/Peak Direction						V/C Ratio	Available Capacity	Project Trip Distr (%)	Project Impact (%)		
		From	To			A	B	C	D	E	NB/EB	Project	Total	LOS	SB/WB	Project					Total	LOS
2250	LAKE ELLA ROAD	SUMTER COUNTY LINE	ROLLING ACRES ROAD	D	520	0	306	488	520	520	172	3	175	B	204	2	206	B	0.40	314	12%	0.58%
2255	LAKE ELLA ROAD	ROLLING ACRES ROAD	US 27	D	520	0	306	488	520	520	164	13	177	B	160	21	181	B	0.35	339	80%	4.04%
2580	MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	D	520	0	306	488	520	520	163	3	166	B	176	1	177	B	0.34	343	10%	0.58%
2770	ROLLING ACRES ROAD	CR 466	LAKE ELLA ROAD	D	520	0	306	488	520	520	226	1	227	B	327	2	329	C	0.63	191	8%	0.38%
3700	US 27/US441	CR 466	LAKE ELLA ROAD	D	1,960	0	1,560	1,890	1,960	1,960	1,683	7	1,690	C	1,684	10	1,694	C	0.86	266	40%	0.51%
3710	US 27/US441	LAKE ELLA ROAD	CR 466A / MILLER BOULEVARD	D	2,940	0	2,400	2,860	2,940	2,940	1,281	10	1,291	B	981	7	988	B	0.44	1,649	40%	0.34%

Note: Existing + Committed Volumes are based on the Lake County TMS Report dated December 20, 2012  
 Project submitted for preliminary plat of a 42-lot single family home subdivison. Capacity reservation is for one phase only. Additional phases will require a traffic stud;