



October 18, 2016

Mark Johnson, City Manager  
City of Minneola

RE: Apartments at Hills of Minneola – Traffic Impact Study Submittal

The MPO has reviewed the traffic impact study performed by Trident Engineering dated August 29, 2016 for the Apartments at the Hills of Minneola. The project is located in the northeast corner of the intersection of Hancock Road and Fosgate Road and includes 297 apartments. There is an internal sidewalk system within the development that is shown to connect to a new asphalt trail along Gatewood Avenue along the north side of the development. Vehicular access is shown via Gatewood Avenue to Hancock Road, which will be a full access median opening according to the methodology correspondence with Lake County. The methodology states that the School Board would not allow connection to Fosgate Road, although emergency access is shown. The traffic impact analysis generally follows the methodology approved by Lake County and the Lake County TIS Guidelines.

MPO Staff Comments and Observations;  
Multimodal accommodations required:

1. Provide an additional separated pedestrian bicycle access to the trail along Gatewood Avenue on the west side of the proposed driveway allowing pedestrian and bicycle access.
2. Gatewood Avenue Trail should be constructed utilizing Lake County Trails Masterplan Guidelines Section 4.4 - Shared-Use Trail Geometric Design Criteria - Major and Minor Arterial Roadways Section.
3. Trail crossing and trail intersection at Gatewood Avenue and Hancock Rd. should utilize Lake County Trails Masterplan guidelines - Section 4.6 Intersection Concepts and Signal Analysis Section.
4. Provide pedestrian and bicycle access to and from the proposed apartment complex near the intersection of Hancock Rd. and Fosgate Rd.
5. Provide pedestrian and bicycle access to and from the apartment complex near the proposed apartment driveway location onto Fosgate Rd.
6. Provide sidewalks on the both sides of Fosgate Rd. from eastern project property line to the intersection of Hancock Rd. and Fosgate Rd.
7. Provide a midblock pedestrian crossing of Fosgate Rd. to the school property east of the existing school parking lot driveway and coordinate with LCS for pedestrian access onto school property.
8. Provide pedestrian scale street lighting along Gatewood Avenue, Hancock Rd. and Fosgate Rd.

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9. Provide additional extensive information about land-use potential to generate trips onto Gatewood Avenue. A master plan indicating number of trips onto said roadways would suffice.

Consultant comments and observations on the analysis;

1. The following TCMS roadway segments within the study area were not included in the evaluation; however, the roadway segments are anticipated to have sufficient capacity to accommodate the traffic from the proposed development.

- Citrus Tower Boulevard, from US 27 to Oakley Seaver Drive (Segment 1670)
- SR 50, from US 27 to Hancock Road (Segment 3540)
- SR 50, from Hancock Road to CR 455 (Segment 3550)
- US 27/SR 25, from CR 561A to CR 561 (Segment 3850)

2. The peak hour factors utilized for the intersection analysis are not consistent with those observed during the turning movement counts. The analysis should be updated to reflect actual traffic conditions.

3. The project traffic distribution utilized for the buildout conditions analysis of the roadway segment of CR 50, from US 27 to Hancock Road does not match the model output. However, use of the correct distribution will not affect the overall analysis results.

4. Forecasted traffic volumes along Hancock Road appear low considering the future connection to Florida's Turnpike.

Respectfully,

*Francis Franco*

Francis Franco, GISP  
GIS Manager