



March 7, 2019

Dairian Burke  
Town Clerk/Finance Director  
Town of Howey-in-the-Hills  
101 N. Palm Avenue  
PO Box 128  
Howey-in-the-Hills, FL 34737

**RE: Mission Rise Tier 2 Traffic Impact Analysis (TIA)**

MS Burke,

Please forward this review comment document to Tom Harowski at [tmhconsulting@cfl.rr.com](mailto:tmhconsulting@cfl.rr.com) for him to review. The Lake~Sumter MPO has reviewed the documents submitted for the Mission Rise Tier 2 Traffic Impact Analysis (TIA) dated February 2019. The Lake~Sumter MPO offers the following Comments:

**Comments Regarding the Project:**

1. The project site is located on the west side of SR 19, at the intersection of Revels Road, in the Town of Howey-in-the-Hills, Lake County, Florida.
2. The project is for the construction of 629 single family residential dwelling units on approximately 241 acres of vacant land.
3. The project is to be constructed in three (3) phases with approximately 210 units per phase. The proposed buildout year is 2024.
4. There are three (3) access points proposed for the project as follows:
  - The primary access will be provided via a driveway onto SR 19 just south of Revels Road.
  - One driveway onto Number 2 Road/W. Central Avenue (narrow paved road with no center line).
  - One driveway onto Orange Blossom Road (narrow paved road with no center line).A map or site plan that clearly shows the access points was not provided as requested.
5. The trip generation for this development as shown in Table 4 uses the ITE Equations. It was requested that when the equations are used, the inputs and calculations would be shown (either in the text of the document or in the appendix) so that non-transportation professionals can understand how the trip generation rates and volumes were derived. This was not done.
6. The trip generation shows the proposed development would have approximately 5,648 daily trips, 453 AM Peak Hour Trips, and 591 PM Peak Hour Trips.

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

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

7. Table 1 'Study Area': for the Roadway segments to study:
  - Add CR 561 from CR 48 to South Astatula. The trips do not attenuate in this segment.
  - Add CR 455 from SR 19 to CR 561. With 15% of project trips and 4.7% of the capacity, this segment needs to be looked at.
  - The roadway segment list needs to be corrected for Central Ave. It lists the segment as from 'Blue Sink Road to Mare Avenue'. It should read 'Mare Avenue to SR 19'.
8. The following 'Study Intersections' listed on Page 4 need to include the following locations:
  - Site access intersections.
  - SR 19 at Revels Road.
  - SR 19 at Orange Blossom Road.
9. Although Figure 1 'Site Location Map' shows the intersections to be studied, it does not indicate the roadways being studied. Please provide a separate map showing the study area roadway segments and intersections to be studied.
10. The other developments in the study area (Talichet and Venezia) were not added as background traffic. If you need the trip generation for these developments please contact them and get the information.
11. The intersection of SR 19 at Revels Road was not shown on Figures 2, 3, 5, or 6. Please revise to include this intersection.
12. There was no existing condition Synchro analysis for the intersection of SR 19 at Revels Road.
13. There was no explanation of the modifications to trip percentages between the model output and those shown in Figure 4 'Project Trip Distribution'. Please provide explicit explanations for any adjustments made.
14. There was no presentation of the future background traffic information. This is needed to see what deficiencies exist before project trips are added.
15. Related to the comment above, in Table 6 'Projected Intersection Capacity Analysis' there are two intersections (SR 19 at CR 48 and SR 19 at Orange Blossom Road) where 'improvements' are analyzed and the results shown. Please show the analysis with these improvements on just the 2024 background traffic volumes.
16. In Table 6 'Projected Intersection Capacity Analysis', the analysis information for SR 19 at Revels Road was not provided. Please do so.
17. On Page 16, at the top of the page, the intersection is shown as SR 18 instead of SR 19. Please correct.
18. It is recommended that a monitoring and modeling provision be included at the end of each phase of development in the development order or Ordinance (or whatever document will govern the development) in order to determine the need for mitigation.
19. The analysis should be re-done with the requested above comments included.
20. The Lake~Sumter MPO reserves the right to provide additional recommendations which may include expanding the scope of the analysis based on the results of the initial TIA.
21. Please include the Recommended Multimodal Accommodations listed below when developing the project site plan.

#### **Recommended Multimodal Accommodations:**

1. Provide continuous pedestrian facilities along all major streets; these should be direct and interconnect with all other modes of transportation within the project and onto adjacent properties.
2. Require the developer to provide ramps and curb cuts throughout the pedestrian system for physically challenged persons.

*"Promoting Regional Transportation Partnerships"*

[www.LakeSumterMPO.com](http://www.LakeSumterMPO.com)

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

Should you have any questions please contact me by email at [bhutt@lakesumtermpo.com](mailto:bhutt@lakesumtermpo.com) or by phone at (352) 315-0170 ext. 3.

Thank You,

*Brian R. Hutt*

Brian R. Hutt, AICP  
Lake~Sumter MPO  
TMS Project Manager

*"Promoting Regional Transportation Partnerships"*

[www.LakeSumterMPO.com](http://www.LakeSumterMPO.com)

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