



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

October 25, 2017

Wendy Then, AICP, DFM
Senior Planner
Town of Lady Lake
Municipal Complex
409 Fennell Boulevard
Lady Lake, Florida 32159

RE: WAWA Convenience Market and Gas Station, Lady Lake – Southwest corner of US 27/US 441 and CR 466

Ms Then,

The Lake~Sumter MPO has reviewed the revised documents submitted for the WAWA Convenience Market and Gas Station in Lady Lake dated October 6, 2017. The project is to be located on the Southwest corner of US 27/US 441 and CR 466. Lake~Sumter MPO offers the following Observations and Comments:

Observations Regarding the Project:

1. The project is a redevelopment of five existing structures on six lots into a 6,119 square foot WAWA convenience store and gas station.
2. The existing structures include 10,072 square feet of Specialty Retail and three (3) Residential dwelling units.
3. The net new trips generated by the WAWA will be approximately 1,451 daily trips, 79 AM Peak Hour Trips, and 76 PM Peak Hour Trips.
4. The site will have three (3) access points as follows:
 - a. Two (2) full access driveways on S. Old Dixie Hwy.
 - b. One (1) right in / right out driveway on US 27/US 441.
5. The revised TIS contains the applicant's responses to the comments submitted on August 29, 2017 (Appendix A of the document).
6. The document did not include a response to the Recommended Multimodal Accommodations comments.

Comments Regarding Traffic Impacts:

1. Page 15, Figure 5 'Projected Intersection Volumes': The HCS input for US 27 at CR 466 has 419 NB Left and U-Turns, it should be 429 (411 LT plus 18 U-Turns). Please revise to see if the LOS changes.
2. Regarding the intersection of US 27 at CR 466:
 - a. Although the overall LOS of the intersection is 'D' the EB, WB, and SB approaches operate at LOS 'E' with the project traffic.
 - b. There is a safety and operational concern for the NB Left Turns. The project will generate significant U-Turns for patrons wanting to access the WAWA. At present there is a single left turn lane with an

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