A stylized, colorful illustration of a city street scene. The buildings are rendered in shades of orange, red, and yellow, with simple rectangular windows. A yellow car is driving on the road in the foreground. The background is a light blue sky with a few white clouds. The entire scene is framed by a blue border with decorative corner pieces.

Manatee County Government

Transportation Concurrency Exception Area 14th Street West & South County Community Redevelopment Areas



Overview

Introduction

Manatee County established Transportation Concurrency Exception Areas (TCEA) in February 2008. TCEAs are established to promote urban infill and redevelopment where opportunities for expansion or addition of new transportation corridors are limited.

The TCEAs are situated contiguous and within the 14th Street West CRA and the South County CRA (Community Redevelopment Areas – see attached maps). The CRAs are geographic areas of Manatee County targeted for redevelopment and urban infill.

Specifically, TCEAs allow development/redevelopment projects within their boundaries to address their transportation impacts and mitigation through alternative means. This means alternative methods will be examined and considered instead of the typical roadway widening and automotive capacity enhancing improvement projects consistent with the following policies.

Manatee County Comprehensive Plan TCEA Policies are located in the Transportation Element of the Comprehensive Plan, primarily contained under Objective 5.0.4. These policies outline the potential alternative mitigation measures.

Objective 5.0.4: Establish Transportation Concurrency Exception Areas (TCEA) within the Urban Core Area which promote economic revitalization and community redevelopment goals.

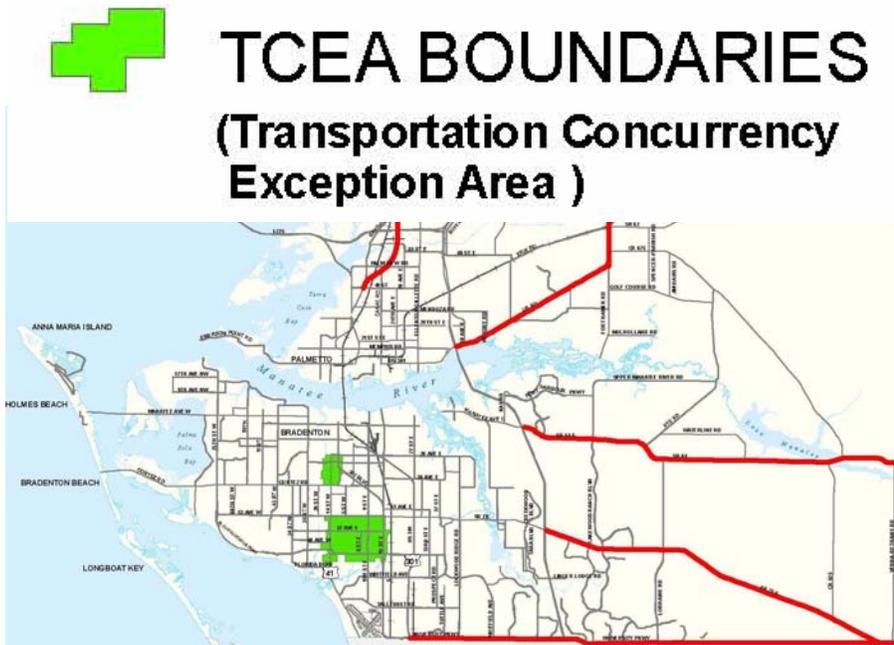
- Development/Redevelopment within the TCEA shall mitigate transportation impacts through mechanisms supporting the CRA plan and multi-modal objectives and policies of the Plan.
- Mitigating measure(s) shall be in proportion to the transportation impacts.
- Mitigating measure(s) shall advance the goals of adopted area or subject matter plans such as:
 - Community Redevelopment Plans
 - Neighborhood Revitalization Plans
 - Corridor Revitalization Plans
 - Bike and Pedestrian Master Plan
 - Transit Development Plan
- Mitigating measure(s) may include but not be limited to the following:
 - Operational and/or Capital
 - Enhancements for MCAT
 - Participation in a transit pass program for employees, van pooling and/or ride sharing programs
 - Pedestrian Improvements
 - Bus shelter/Transit stop improvements
 - Bicycle Improvements
 - Lighting Improvements
 - Connectivity Improvements
 - Roadway/Intersection Improvements
 - Streetscape Improvements
 - Enhancements to the Automated Traffic Management System (ATMS)
 - Creating parallel travel ways connecting adjacent development
 - Financial contributions to implement actions consistent with this policy
 - Any other measures which increase mobility options and inter-modal connections as may be approved by the County.

Policy 5.0.4.6 Any development or redevelopment project within the TCEA that impacts roadway segments or intersections outside the TCEA shall be subject to concurrency requirements for those impacts outside the TCEA.

Procedurally, projects inside the TCEAs follow the same steps for the Land Development Applications as any other project outlined in the Land Development Code. Submitted traffic studies will identify the “typical” mitigation improvements required.

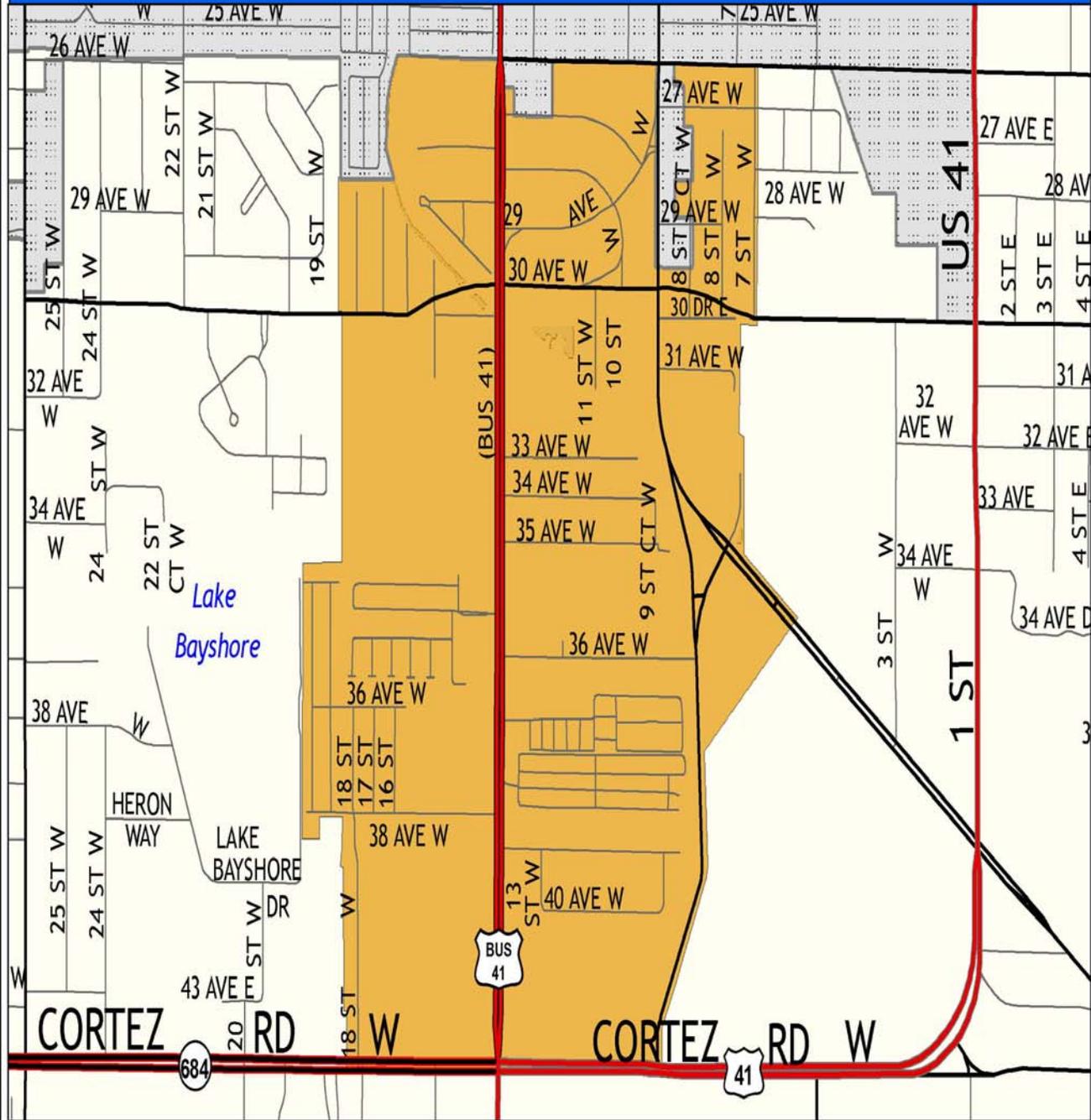
Cost estimates will be required from the applicant for these improvements. Once verified by County staff, these values will be used to determine the mitigating measure(s).

Please be advised, projects may have impacts outside of the TCEA and those improvements will still be required. These measures will be consistent with the previous policies to mitigate the transportation impacts of the project and further the goals of promoting economic revitalization and community redevelopment.



TRANSPORTATION CONCURRENCY EXCEPTION AREA

MAP I - 14TH ST WEST CRA



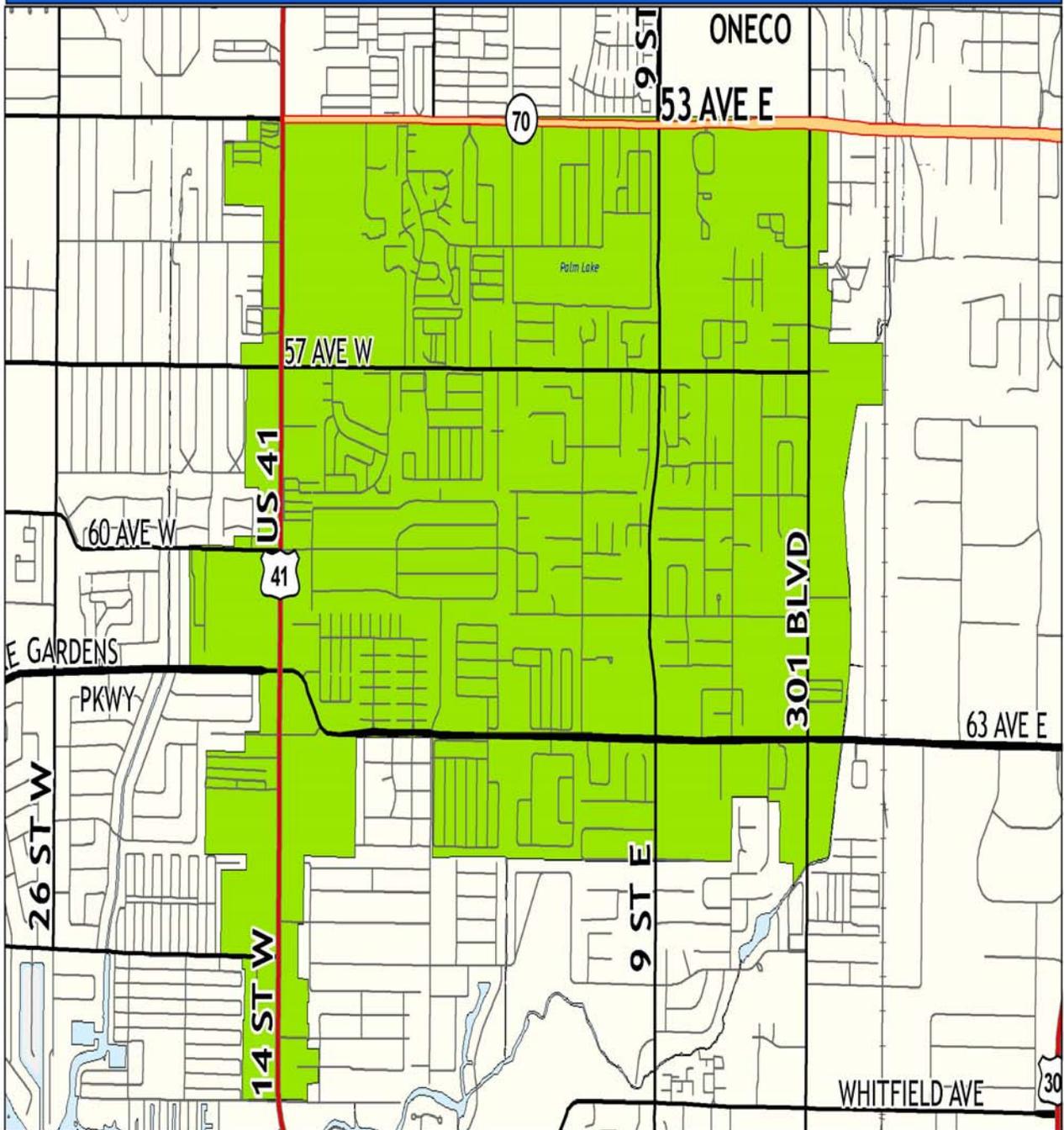
14TH ST WEST CRA

MUNICIPALITIES

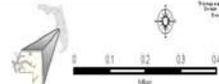
Map scale: 0 0.05 0.1 0.15 0.2 Miles

Source: Data provided by the State of Minnesota, Department of Transportation, and other sources. Map is not to scale. All rights reserved. © 2012

TRANSPORTATION CONCURRENCY EXCEPTION AREA
MAP J - SOUTH COUNTY CRA



 South County CRA



Scale: 0 0.1 0.2 0.3 0.4
Miles

South County CRA
Map J - South County CRA
Scale: 1 inch = 0.5 miles
Date: 10/20/2010
Map No: 100000001
Map Date: 10/20/2010
Map No: 100000001
Map Date: 10/20/2010

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