August 1, 2019

Ms. Vicki L. Castro, P.E.
Whitehouse Group, Inc.
401 East Jackson Street, Suite 3300
Tampa, FL 33602

Lakewood Gardens Traffic Impact Statement Acceptance Letter
Project # PA-19-01/ORD19-17    Record # PLN1902-0061

Dear Ms. Castro,

Traffic study reviews are conducted by two Public Works divisions. The first is the Traffic Design Division, whose staff review design, safety, and operational aspects of access points and intersections in the vicinity of the project. For this application, Traffic Design Division review and acceptance will be provided under separate cover, if applicable.

Manatee County Transportation Planning Division staff have reviewed the Lakewood Gardens Traffic the revised Impact Statement (TIS) dated July 17, 2019. The TIS is supporting a Comprehensive Plan Amendment for a 50 ± acre parcel of land and was based on changing the future land use category from Residential 1 (RES-1) to Urban Fringe 3 (UF-3). The TIS was based on the construction of 150 single-family residential dwelling units. The parcel is located east of Lorraine Road and north of SR 70. The TIS was prepared by Whitehouse Group, Inc. Based on the data provided in this document, the Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings.

However, Concurrency may not be granted for a Comprehensive Plan Amendment. An additional analysis shall be required at the time of Preliminary or Final Site Plan with Concurrency Reservation Application.

If you have any questions or require further assistance, please contact Nelson Galeano (x7420, nelson.galeano@mymanatee.org) or me at the extension 7433.

Sincerely,

Merih Wahid, P.E.
Multimodal Transportation Planner
Manatee County Public Works Department
Transportation Planning Division

cc: Rossina Leider
    Nelson Galeano