



Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7450
www.mymanatee.org

February 26, 2019

Ms. Robin Palmer,
Weiler Engineering Corporation
201 W Marion Avenue, Suite 1306
Punta Gorda, FL 33950

River Loft, Inc./Linger Lodge RV Resort Traffic Impact Statement Review Comments

Project # PDRV-18-04(Z)(G)

Record # PLN1803-0046

Dear Ms. Palmer,

Manatee County Transportation Planning Division staff have reviewed and accepted the River Loft, Inc./Linger Lodge RV Resort rezone (Z) with a General Development Plan (GDP) application and Traffic Impact Statement (TIS) revised on February 25, 2019. The TIS was based on changing the existing zoning of a 17.72 ± acre parcel of land from Commercial Recreation Vehicle (CRV), Planned Development Recreational Vehicle (PDRV), Planned Development Residential (PDR) and Suburban Agriculture (A-1) to Planned Development Recreational Vehicle (PDRV) to accommodate an RV park. The project is located south of Linger Lodge Road. Based on the data provided in this document, the Applicant has addressed the Comprehensive Plan requirements for a General Development Plan (GDP) with a rezone application. However, concurrency may not be granted for a GDP application and a detailed analysis will be required at the time of concurrency application.

Prior to Sign-Off

Please submit the finalized signed Traffic Impact Statement (TIS) which includes a copy of this acceptance letter, along with a PDF copy of the final study enclosed with the acceptance letter. Also, please indicate on the cover of the final TIS the accepted date **(2/26/2019)** and **stamped accepted**. Prior to sign-off from the Transportation Planning Division, the final TIA with enclosed acceptance letter shall be uploaded into the online application software, Accela.

If you have any questions or require further assistance, please contact Nelson Galeano (941.708.7450 x7420, nelson.galeano@mymanatee.org) or me at the number above.

Sincerely,

Merih Wahid
Multimodal Transportation Planner
Manatee County Public Works Department
Transportation Planning Division

cc: Rossina Leider
Nelson Galeano



Weiler Engineering Linger Lodge Incremental Increase

TRAFFIC IMPACT STATEMENT Submitted December 14, 2018

Record #: PLN 1803-0046/Project Number: PDRV-18-04(Z)(G)

Narrative

This project is located at 7205 85th Street Ct E just south of Linger Lodge Road in Bradenton, Florida. The current application under review for this project is for a rezone with general development plan (GDP). The property has historically been used as an RV Park. Table 1 below shows the existing zoning (PDRV, CRV, A-1, and PDR) to the proposed zoning (PDRV). The future land use is RES-1 and will remain RES-1. The land use for existing and proposed conditions is available in Table 1. The proposed rezoning will allow for a maximum incrementally increase of 40 RV sites. This Traffic Impact Statement (TIS) is supporting a rezoning application for a rezone with general development plan (GDP).

Table 1 below shows the existing and proposed zoning for the site by parcel.

Parcel ID	Parcel Size (Acres)	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning
1920500006	6.52 (PD-RV, 3.635 (CRV), Total: 10.16	RV Campground / Restaurant	RV Campground / Restaurant	PD-RV, CRV	PD-RV
1903400305	1.97	Vacant	Check-in Office & Manager's Single-Family Home	A-1	PD-RV
1916710054	0.931	Vacant (Previously Demolished Structure)	RV Campground	A-1	PD-RV
1916700006	0.663	Vacant (Previously Demolished Structure)	RV Campground	A-1	PD-RV
1902301009	4.00	Manager's Single- family Home	RV Campground	PD-R	PD-RV
Total:	17.72				

Trip Generation

Tables 2a and 2b below indicates the estimated trips using ITE Trip Generation 9th Edition for existing and proposed conditions. Table 2b shows the maximum traffic generated for the proposed 144 campsites as part of the rezone application.

TABLE 2a. Trip Generation- Existing Conditions

ITE Code	Land Use Type	Size	PM Peak- Hour Trips In	PM Peak- Hour Trip Out	PM Peak- Hour Total Trips
416	RV Park	104	20	14	34
210	Single-Family Detached	2	1	0	2
930	High-Turnover Sit Down Restaurant	5.8	36	29	65
	Total		57	43	101

TABLE 2b. Trip Generation- Proposed Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
416	RV Park	144	28	19	47
210	Single Family Detached	2	2	0	2
930	High-Turnover Sit Down Restaurant	5.8	36	29	65
	Total		65	48	114

Note: If the trip generation was based upon the maximum possible allowed per zoning then the RV park could ultimately have 213 RV sites, though as mentioned above, only 144 are proposed are requested and will be capped by the PD approval. If 213 RV sites were to be proposed, that would generate 41 PM Peak-Hour Trips In, 28 PM Peak Hour Trips Out, and 69 PM Peak Hour Total Trips. That would result in a total of 135 overall PM Peak Hour Total Trips for the entire project, with only 35 additional Peak Hour Project Traffic over the existing conditions.

Impact Area

The significant impact area includes first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five percent of the pm peak hour service volume ("capacity") at adopted level of service (LOS). Linger Lodge Road is the first-impacted thoroughfare and is included in the analysis. Table 3 below indicates the impacted roadway links and the project traffic (under worst case scenario per code) impacts on the impacted links and the capacity of those facilities.

Table 3. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
2635	Linger Lodge Rd	I-75	85 ST CT E	2U	D	950	13	1.4%

As shown in Table 3, the development's traffic (net increase from existing to proposed conditions) does not meet the five percent threshold on the first-impacted road segment. This segment is expected to carry the most project traffic, and because the five percent test is not met for it, it is assumed not to be met for any other road segments.

Level of Service Analysis

Table 4 summarizes the generalized level of service analysis on impacted roadways. Based on the analysis, the impacted segment of Linger Lodge Road is expected to operate at or above the adopted LOS D standard.

Table 4. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	LOS
Linger Lodge Rd	I-75	85 ST CT E	104	0	13	117	C

Access

The project has an existing access via a driveway on 85th Street Court E.

No operational access analysis is required as the existing drive way exists at the right angle intersection of two roads each having 25 mph speed limits.

Right of Way

This is not a determination of right of way. The Applicant will coordinate with Manatee County and/or FDOT regarding right of way needs. For Manatee County roadways, please contact Susan Barfield, Sr. Development Review Specialist. Her telephone number is 941-708-7450 ext. 7218. For FDOT roadways, please contact the FDOT Land Acquisition Department at 800-292-3368.

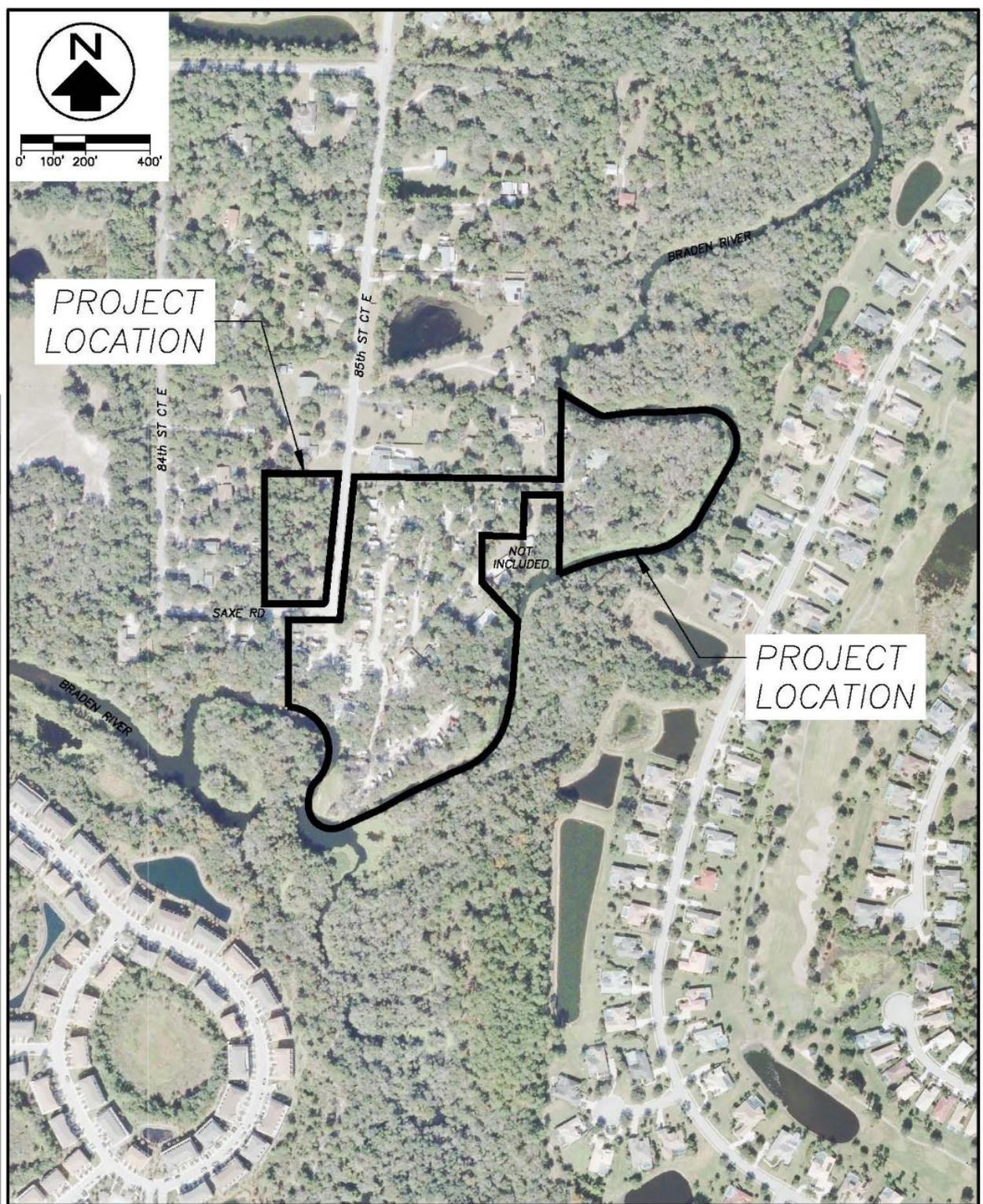
Multi-Modal Transportation

Regarding the existing multi-modal transportation facilities in the vicinity of the project site, the site is not currently served by any existing sidewalks, transit routes, or bicycle lanes. The site has historically been used as an RV Park and will continue to an automobile oriented use. A bus stop is not located within a reasonable walkable distance from the site.

This project will encourage the RV campers to enhance their recreational experience by bicycling on adjacent roads.

Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The thoroughfare link Linger Lodge Road from I-75 to 85th Street Court E will be impacted with 13 additional PM Peak Hour trips.



WEC *ellence in engineering*
WELER ENGINEERING CORPORATION
201 WEST MARION AVENUE, SUITE 1308
PUNTA GORDA, FLORIDA 33960
OFFICE: (841) 505-1700
FAX: (841) 505-1702 EB # 6656

LOCATION MAP
RIVER LOFT, LLC

SHEET
NO.
1

Signature: Robin Palmer

Name : Robin Palmer, EI

Company Name: Weiler Engineering

Support Documentation

The following is a list of support documentation that may be required as a part of the Traffic Impact Statement submittal. This will be determined at the time of the methodology.

N/A