



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

March 20, 2018

Mr. Richard Stiles
Stantec Consulting Services, Inc.
777 South Harbour Island Boulevard, Suite 600
Tampa, FL 33602

**RE: Project Name: The Woodlands at Lakewood Ranch (Parcel B) - Northeast Sector.
Project # PDR-17-35 (Z)(G) DTS # 20170725**

Dear Mr. Stiles,

Manatee County Transportation Planning Division staff have on February 22, 2018 reviewed and accepted the Traffic Impact Analysis (TIA) named Northeast Sector Traffic Study dated December 2018. This traffic study is the technical support for the Local Development Agreement (LDA 17-01). The proposed land use for the Northeast Sector contains approximately 3,200 acres located north of State Road 70, south of State Road 64, east of Lorraine Road and west of Bourneside Boulevard. The Northeast Sector project comprises 15 discrete projects that will include a total of 6,355 single-family detached units, 810 single-family attached units, 659 senior adult housing detached units, 700 apartment units, and 627,265 square feet of commercial uses. The location of The Woodlands at Lakewood Ranch (Parcel B) project is included in the Attachments section of this letter.

Acceptance

Traffic study reviews are conducted by two Public Works divisions. The transportation planning division reviews studies for concurrency purposes, and as set forth in this letter, staff find that the proposed project can satisfy the transportation concurrency requirements. Traffic Design Division staff also review traffic studies. Their role is to consider the design, safety, and operational aspects of access points and intersections in proximity to access points. This letter acknowledges that for this application, an analysis of access locations and intersections within proximity to accesses to establish the final location, geometry, and dimensions of any required safety and operational improvements has been submitted. Our understanding is that Traffic Design Division staff will provide their related review comments under separate cover.

This acceptance letter is limited to the CLOS for Northeast Sector Parcel B including 990 single-family detached homes and 510 single-family attached homes. The project is located on the south side of the planned extension of 44th Avenue, north of the Rangeland Parkway and is bounded on the west and east by Lorraine Road and Uihlein Rd, respectively.

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The traffic The Woodlands at Lakewood Ranch (Parcel B) on significantly impacted roadway segments is summarized as follows:

Roadway Name and Segment	Link	Parcel B	
		Percent Project Traffic	Project Traffic
SR 64			
Bourneside Blvd to Uihlein Rd	3070	1.9%	20
Uihlein Rd to Lorraine Rd	3070	0.7%	7
Lorriane Rd to Rye Rd	3063	14.7%	155
SR 70			
CR 675 to Bourneside Blvd	3130	1.7%	18
Bourneside Blvd to Uihlein Rd	3130	2.4%	25
Lorraine Road			
SR 70 to Rangeland Pkwy	2650	4.9%	52
Rangeland Pkwy to 44th Ave E	2650	2.3%	24
44th Ave E to SR 64	2650	15.3%	162
44th Ave E			
Bourneside Blvd to Uihlein Rd	N/A	1.7%	18
Uihlein Rd to Lorraine Rd	N/A	31.8%	336
Lorraine Rd to White Eagle Blvd	4280	13.6%	144
White Eagle Blvd to Lakewood Ranch Blvd	4280	13.2%	139
Rangeland Parkway			
Bourneside Blvd to Uihlein Rd	N/A	1.4%	15
Uihlein Rd to Lorraine Rd	N/A	50.4%	532
Uihlein Rd			
SR 70 to Rangeland Parkway	N/A	3.9%	41
Rangeland Parkway to 44th Ave E	N/A	5.1%	54
44th Ave E to SR 64	N/A	5.1%	54
Bourneside Blvd			
SR 70 to Rangeland Parkway	N/A	0.0%	0
Rangeland Parkway to 44th Ave E	N/A	0.0%	0
44th Ave E to SR 64	N/A	1.0%	11

Concurrency*Background improvements*

The Northeast Sector Traffic Study identified 10 roadway segment improvements and 26 intersection improvements attributable to existing traffic and traffic from approved-but-not-yet-built development. These “background” related deficiencies are listed below. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate adverse

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impacts caused by background traffic. Therefore, these improvements are listed in this acceptance letter for tracking purposes only:

Roadway Segments:

- SR 70 from Post Boulevard to Lorraine Road
-Widen to 4-lanes divided
- Lorraine Road from SR 70 to SR 64
-Widen to 4-lanes divided

Intersections:

- SR 64 and Lorraine Road
-Signalize
-Add 2 Northbound left-turn lanes
- SR 64 and White Eagle Boulevard/Rye Road
-Add Westbound right-turn bypass lane
-Convert Northbound right-turn lane to a shared left-through-right lane
-Add 2nd circulating lane to east side of roundabout
-Add Eastbound left-turn lane
- SR 70 and Lorraine Road
-Add 2nd Northbound left-turn lane
-Convert Southbound shared through-right lane to a through-only lane
-Add Southbound right-turn lane
- SR 70 and Post Boulevard
-Signalize
- Lakewood Ranch Boulevard and 44th Avenue East
-Add 2nd Eastbound right-turn lane

Project Related Improvements

The Northeast Sector Traffic Study identified 3 roadway segments and 7 intersections with concurrency related improvements which are attributable to projects impacts. The improvements are as follows:

Project Related Roadway Improvements

Roadway Segment	Improvement
State Road 70 from Post Boulevard to Bourneside Boulevard	Widen to 4-lanes divided
State Road 64 from Lorraine Road to Rye Road	Widen to 6-lanes divided
State Road 64 from Bourneside Boulevard to Lorraine Road	Widen to 4-lanes divided

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Intersections:	Improvement
State Road 64 and Lorraine Road	<ul style="list-style-type: none"> • Extend third Eastbound through lane (constructed as part of the project-required six-laning of SR 64 from White Eagle Boulevard/Rye Road to Lorraine Road) through intersection as drop-off lane • Add Eastbound right-turn lane
State Road 64 and Bourneside Boulevard	<ul style="list-style-type: none"> • Signalize • Extend 2nd Eastbound through lane through intersection as drop-off lane (as part of 4-laning improvement) • Extend 2nd Westbound through lane through intersection as add-on lane (as part of 4-laning improvement) • Add Eastbound right-turn lane • Add Westbound left-turn lane
State Road 64 and White Eagle Boulevard/Rye Road	<ul style="list-style-type: none"> • Extend 3rd Westbound through lane (constructed as part of the project-required six-laning of SR 64 from White Eagle Boulevard/Rye Road to Lorraine Road) through the roundabout as a 3rd circulating lane on the north side and drop west of the roundabout • Change the Eastbound left turn lane to a shared left/through to develop the 3rd Eastbound through lane (constructed as part of the project-required six-laning of State Road 64 from White Eagle Boulevard/Rye Road to Lorraine Road) through the roundabout as a 3rd circulating lane on the south side. • Add a 2nd Northbound left-turn lane • Convert the Northbound shared left-through-right lane (required as part of background conditions) to a shared through-right lane.
State Road 70 and Lorraine Road	<ul style="list-style-type: none"> • Extend 3rd Westbound through lane east of intersection as add-on lane • Extend 3rd Eastbound through lane east of intersection as drop-off lane • Add 2nd Northbound right-turn lane • Add 2nd Eastbound left-turn lane • Change Eastbound right-turn type to permitted + overlap • Change Southbound right-turn type to permitted + overlap
State Road 70 and Post Boulevard	<ul style="list-style-type: none"> • Add 2nd Eastbound through lane (included in roadway improvement) • Add 2nd Westbound through lane

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	(included in roadway improvement)
	<ul style="list-style-type: none"> • Add 2nd Eastbound left-turn lane
Uihlein Road and 44th Avenue East	<ul style="list-style-type: none"> • Signalize • Each approach should be 1 left-turn lane, 2 through lanes, 1 right-turn lane
Uihlein Road/Rangeland Parkway	<ul style="list-style-type: none"> • Signalize • Each approach should be 1 left-turn lane, 2 through lanes, 1 right-turn lane

The method for addressing transportation concurrency mitigation shall be proportionate fair-share mitigation as set forth in the executed Local Development Agreement LDA-17-01.

Access/Site Related Improvements

Final location, geometry, and dimensions of any required safety and operational improvements related to the Parcel B – Woodlands at Lakewood Ranch will be provided by Traffic Design Division in separate correspondence.

Any required site-related, safety, and operational improvements shall be shown and labeled with dimensions on the applicable Preliminary Site Plan, Final Site Plan and/or Construction Plan submittals, both graphically and in text. In addition, the improvements shall be installed, certified, inspected, accepted, and consistent with the applicable Final Site Plans and/or Construction Plans.

The Applicant shall be responsible for ensuring that all development proceeds with the terms and conditions of Transportation Concurrency requirements for the site, including being subject to requirements of the Local Development Agreement LDA-17-01, Land Development Code (LDC), and the Comprehensive Plan.

Site plan concepts with inferior quality design propose sites with that utilize significantly high number of cul-de-sacs, that fragment the neighborhood connectivity network; have large block sizes, promoting higher vehicular speeds; and have a limited number of access points (less than three), compromising efficient ingress and egress for the development. It is highly recommended to incorporate neighborhood connectivity in site plan concepts that facilitates non-motorized mobility for residents. Provisions of pathways, as direct as possible, encourage both residents and visitors to opt for non-motorized modes. For further detail related to Manatee County multi-modal mobility visit the complete streets manual:

<http://www.mymanatee.org/dms/departments/public-works/Utility-Standards/Traffic-Manual-with-Complete-Streets/Traffic%20Manual%20with%20Complete%20Streets.pdf>

Please submit two (2) hard copies of the finalized signed and sealed Traffic Impact Analysis (TIA) study which includes a copy of this acceptance letter, along with a CD of all electronic files including a PDF copy of the final study. Also, please indicate on the cover of the TIA the acceptance date **(03/19/2018)** and **stamped accepted**. The package will be routed to the Building and Development Services Department, at 1112 Manatee Avenue West, Bradenton, FL 34205, 4th floor Reviewer on Call for Concurrency and Permanent Records.

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If you have any questions or require further assistance, please contact Clarke Davis (941.708.7450 x7272, clarke.davis@mymanatee.org).

Sincerely,



Nelson Galeano, P.E., PTP
Transportation Systems Engineer
Manatee County Public Works Department
Transportation Planning Division

cc: Clarke Davis

Attachment

