



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

November 25, 2019

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

Parrish Land Investments LLC; Our Lives
Comprehensive Plan Map Amendment Traffic Impact Statement Acceptance Letter
Project # PA-19-02/ORD19-22 Record # PLN1902-0234

Dear Ms. Castro,

Manatee County Transportation Planning Division staff have reviewed and accepted the Parrish Land Investments LLC; Our Lives - Comprehensive Plan Amendment Traffic Impact Statement (TIS) dated February 27, 2019, revised August 7, 2019 and November 17, 2019. The TIS was based on changing the existing future land use map categories from Residential-3 (RES-3) and Residential-6 (RES-6) to Mixed Use (MU) for a 40 ± acre parcel of land that represents the northeast quarter of the 160 ± acres that were included in the original application. The parcel is located in the southeast quadrant of Ellenton Gillette Road and 29th Street East.

Staff found that the TIS was prepared consistent with the applicable policies and regulations, and staff concur with its findings to the extent they are applicable for this stage of review. Therefore, Transportation Planning Division accept the Comprehensive Plan Amendment Traffic Impact Statement (TIS) for Parrish Land Investments LLC; Our Lives project.

The County Land Development Code does not allow a Certificate of Level of Service (CLOS) to be issued for a Plan Amendment. At the time site plans are submitted with subsequent site plan and CLOS applications, updated TIS/TIA(s) shall be provided. Any future traffic study may rely on data collected for a maximum of one year from the date of the traffic counts to be deemed current and valid.

Any traffic study TIS/TIA for future site plans shall include an updated trip distribution and assignment based on roadway network and development characteristics for the site plan under consideration. Specifically, the travel demand model data should locate new traffic analysis zones (TAZs) using "A Recommended Approach to Delineating Traffic Analysis Zones in Florida," that among other things, specifies using arterials, collectors and roadways as zone boundaries.

Site-related and operational impacts will be analyzed in more detail at the site plan review stage. With every Final Site Plan submittal for any development within Parrish Land Investments LLC, the applicant shall submit a traffic operational and safety analysis for Manatee County review that, at a minimum, includes an internal intersection and driveway trip distribution, traffic signal warrant analyses, and evaluates site-specific improvements per the latest Manatee County Traffic Study Guidelines. Any

improvements identified in a traffic operational and safety analysis shall be implemented prior to or concurrent with site improvement construction for the development.

An important consideration of future detailed analysis will be trip generation. The Comprehensive Plan Amendment study was based on a high number of project trips being made entirely within and among project land uses (internal capture). Therefore, Transportation Planning staff expect the site to be developed in a form and with transportation infrastructure that allows and supports multimodal travel to achieve the assumed trip efficiency. The study should analysis a balance between freight movement with community needs such as safe and walkable neighborhoods. Livability as a goal of the planning process fosters more transportation choices, improves economic competitiveness of neighborhoods and therefore supports strong communities. The mobility interactions among Parrish Land Investments land uses will be improved with optimal pedestrian/bicycle connectivity that reduces traffic conflicts, minimizes crossing distances, reduces vehicular traffic speeds, raises user awareness, shares automobile parking, and provides multimodal transportation facilities and complementing transit services. Combining these with other transportation demand management strategies will increase mobility interactions within the project.

Prior to Sign-Off

Please submit the finalized signed Traffic Impact Statement (TIS) study along with a copy of this acceptance letter. Also, please indicate on the cover of the final TIS the accepted date **(11/25/2019)** and **stamped "accepted"**. The final TIS and 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,



Prony BonnaireFils, Ph.D.
Multimodal Transportation Planner
Manatee County Public Works Department
Transportation Planning Division

cc: Jamie Schindewolf
Nelson Galeano