Continued to April 23, 2026

March 5, 2026 - Land Use Meeting

Subject

PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1 - APPLICANT REQUESTS CONTINUANCE TO APRIL 23, 2026

A rezone of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

MOTION TO CONTINUE:

I move to continue the public hearing for PDR-23-48(Z)(P) to April 23, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers.

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDR-23-48(Z)(P); APPROVE the Preliminary Site Plan with Stipulations A.1-A.5; B.1-B.8; C.1-C.12 and D.1.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-23-48(Z)(P), and DENY the Preliminary Site Plan, as recommended by the Planning Commission and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISION ACTION:
On January 15, 2026, by a vote of 6-0, Planning Commission voted to recommend Denial with one seat vacant.

PUBLIC COMMENT AND CORRESPONDENCE:
January 15, 2026 – Planning Commission
Public Comments:
• Bryan Kinzer commented on traffic and flooding concerns in the area surrounding the project.
• Shaun O'Neal used a slide presentation reviewing the proposed project, addressing flooding and traffic concerns, density, and the traffic study.
• Dana Stump spoke on the traffic study.
• Glen Gibellina addressed the added zoning value for the Developer, as well as zoning and flooding concerns related to the proposed project.
• Tim Richey discussed concerns regarding overdevelopment in the County.
• James Alveno addressed concerns about outdated codes and flooding.

• Update memo with staff report changes (in strikethrough/underline format) regarding Neighborhood Workshop information, revised Attachments list, Updated Background and Discussion (in strikethrough/underline format), and added Neighborhood Meeting summary were entered into the record.

Background Discussion
• Request
This application proposes a rezone of 31.32 acres from A (General Agriculture) to PDR (Planned Development Residential) with a Preliminary Site Plan (PSP) for up to 733 dwelling units on 464.74 acres, which includes two parcels to the north with a total of 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR.
o Specific Approval
None
o Stipulations

There are multiple stipulations from several reviewing divisions, please see the staff report and ordinance.

• General Information
o Location
The project site is located on the west side of North Rye Road, north and south of the future extension of Mulhollan Road, approximately 1 mile north of Upper Manatee River Road. The northern portion, adjacent to the future extension of Mulholland Road, is proposed to be rezoned, consolidating this zoning district for the entire site to PDR, as this already is the current zone of the southern portion.
o Acreage of Project
The total acreage is 464.74 acres of which 31.32 acres are proposed to be rezoned to PDR.
o Density/Intensity of Project
o Density(*) : 1.8 DU/GA (733 units/408.25 acres)
(*) GA considers wetland transfer
o Intensity: Not applicable

• Affordable Housing
n/a

• Neighborhood Workshop
The applicant sent notices for two virtual meetings, scheduled for 6/11/2024 and 9/25/2025. The notice, list of addresses, summary and issues, suggestion and concerns were provided (Attachment 9). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

• Future Land Use Category
UF-3 (Urban Fringe-3)

• Land Use History
o 1990: The adopted Zoning Map shows the property within the A zoning district.
o 2002: The southern portion was rezoned to PDR, under PDR-01-09, and a PSP was approved for Rutland Ranch/ River Chase development with a total of 231 single family lots. This PSP was never developed.
o 2005: A new PSP for Yort LLC/River Chase was approved by the BCC, but it was also never implemented.

• Surrounding Areas
o North: Residential subdivision and single-family units/ PDR (Planned Development Residential) and A (General Agriculture)
o South: Camp Flying Eagle (Historical Boy Scout Camp), Single family units and a residential subdivision / A (General Agriculture), RSF-1 (Residential Single Family-1) and PDR (Planned Development Residential
o East: North Rye Rd and across it a mixed-use development not built but partially platted) / PDMU (Planned Development Mixed Use)
o West: Residential subdivision and single-family units/ PDR (Planned Development Residential) and A (General Agriculture)

- Conclusion

The proposed rezone and PSP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISION ACTION:
On January 15, 2026, by a vote of 6-0, Planning Commission voted to recommend Denial with one seat vacant.
BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:
On January 12, 2026, by a vote of 7-0, the Board of County Commissioners voted to continue the public hearing to March 5, 2026, Board of County Commissioners Land Use Meeting.

PUBLIC COMMENT AND CORRESPONDENCE:
January 15, 2026 – Planning Commission
Public Comments:
• Bryan Kinzer commented on traffic and flooding concerns in the area surrounding the project.
• Shaun O'Neal used a slide presentation reviewing the proposed project, addressing flooding and traffic concerns, density, and the traffic study.
• Dana Stump spoke on the traffic study.
• Glen Gibellina addressed the added zoning value for the Developer, as well as zoning and flooding concerns related to the proposed project.
• Tim Richey discussed concerns regarding overdevelopment in the County.
• James Alveno addressed concerns about outdated codes and flooding.

• Update memo with staff report changes (in strikethrough/underline format) regarding Neighborhood Workshop information, revised Attachments list, Updated Background and Discussion (in strikethrough/underline format), and added Neighborhood Meeting summary were entered into the record.
January 12, 2026 – Board of County Commissioners
- There were no public comments.

• Additional Public comment was entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter # FY25/26-0096 on December 15, 2025.

Instructions to Board Records Emailed 3/5/2026
Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

March 5, 2026 - Land Use Meeting

Subject
Updates to Agenda - February 27, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 2/27/2026) for the meeting of March 5, 2026 - Land Use Meeting

J. ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) - QUASI-JUDICIAL

Presentations Scheduled

2. PA-24-10 / Ordinance 06-07 fka 25-38 – Penler Lorraine CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2406-0144-Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added Neighborhood workshop notes and revised staff report see changes below

Transportation Link Capacity Analysis

The short-range scenario analysis indicated that the impacted roadway segment of Lorraine Road is currently operating at or above the level of service (LOS) performance standard~~s~~ D at project buildout (2028). However, the impacted segment ~~and~~ is projected to be deficient by 2031.

***

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Lorraine Road	2648	D	D	E~~/C*~~	E~~/C*~~

~~*2050 future circulation shows Lorraine Road as 4 lanes.~~

3. PDR-24-18(Z)(P) – Penler Lorraine – T Ralph Taylor JR Family Limited Partnership LLLP (Owner) – Penler Development LLC (Contract Purchaser)– PLN2406-0126 - Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added Neighborhood workshop notes and revised staff report see changes below

Section 3 Site Design Details (Page 8)

TRANSPORTATION

Transportation Link Capacity Analysis

The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is currently operating at or above the level of service (LOS) performance standard~~s~~ D and will continue to operate at LOS performance standard D at project buildout (2028). However, the impacted segment is projected to be deficient by 2031.

Section 5 Consistent with Comprehensive Plan

Policy 2.1.2.7

The PSP submitted by the applicant shows a 25.5-foot setback from the eastern property boundary, where adjacent to low density residential development.~~Please refer to the table for nearby developments in Section 3 of this staff report.~~

***

The applicant will be required to pay ~~their proportionate share~~ for any improvements to public utility infrastructure due to the impact of the proposed development.

Section 6 Positive/Negative Aspects and Mitigating Measures

Mitigating Measures

- Applicant proposes a 25.5-foot setback from the eastern property boundary where adjacent to low density residential development, which greatly exceeds the minimum rear setback of 15 feet. (Planning)
- A bus stop shelter will be provided at FSP if requested either by Manatee County or the School District. (Planning)
- Project will utilize NOAA Atlas 14 rainfall data for stormwater modeling. (Stormwater Engineering)

Section 6 Stipulations

4. NOAA Atlas 14 rainfall data shall be used for stormwater modeling.

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas	14 FLMOD
25-year/24-hour	NOAA Atlas	14 FLMOD
50-year/24 hour	NOAA Atlas	14 FLMOD
100-year/24-hour	NOAA Atlas	14 FLMOD
100-year/72-hour	18 inches	FDOT-72

50-year storm event modeling applies to thoroughfare drainage systems only.

L. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request
5. PDR-24-29(P) – Willow Bend Phase V – CWES XV LLC – PLN2409-0023- Quasi-Judicial-CJ Mills, Planner II - District 1 - APPLICATION HAS BEEN WITHDRAWN.

8. PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1 - APPLICANT REQUESTS FOR A CONTINUANCE TO APRIL 23, 2026, AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD - Project has also been moved to presentations upon request.

Presentations Scheduled

7. First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1- Added Anti-Human Traffic Affidavits

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

February 25, 2026

Honorable Commissioner Tal Siddique, Chair
Manatee County Board of County Commissioners
1112 Manatee Avenue W
Bradenton, FL 34205

RE: **Yort- 2351 – Rezone with Preliminary Site Plan**
PLN2309-0137

Honorable Commissioner Siddique,

ZNS Engineering, LC respectfully submits this letter requesting a continuance of the Board of County Commission Land Use Meeting for the Yort-2351 Project, currently scheduled for March 5, 2026.

During the January 15, 2026 Planning Commission hearing on this application, concerns were raised regarding the surrounding roadway infrastructure. Since that hearing, the Applicant has continued to work with the County Engineer on an Agreement that will allow the proposed project to help advanced planned thoroughfare improvements in the area. The Applicant has been diligently working on the Agreement with County staff; however, the proposed Agreement was unable to be finalized with staff prior to the publication of the current agenda. Accordingly, the Applicant is requesting a continuance of the rezone hearing to the next available Land Use Hearing Date of **April 23, 2026**.

Please do not hesitate to contact me with any questions or comments regarding this request.

Respectfully submitted,
ZNS Engineering, LC



K. Paige Estigarribia, AICP
Director of Planning/Assistant Vice President

cc: Bruce Danielson
Jeb Mulock, PE, ZNS Engineering, LC
Kyle Grimes, Esq., Grimes Galvano, PL

Board of County Commissioners: 03/05/2026

PDR-23-48(Z)(P) – YORT- 2351 - 2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 1/15/2026
Board of County Commissioners: 2/12/2026 and 03/05/2026

ALTERNATIVE MOTIONS:

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDR-23-48(Z)(P); APPROVE the Preliminary Site Plan with Stipulations A.1-A.5; B.1-B.8; C.1-C.12 and D.1.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-23-48(Z)(P), and DENY the Preliminary Site Plan, as recommended by the Planning Commission and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

PLANNING COMMISION ACTION:
On January 15, 2026, by a vote of 6-0, Planning Commission voted to recommend Denial with one seat vacant.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:
On January 12, 2026, by a vote of 7-0, the Board of County Commissioners voted to continue the public hearing to March 5, 2026, Board of County Commissioners Land Use Meeting.

PUBLIC COMMENT AND CORRESPONDENCE:
January 15, 2026 – Planning Commission
Public Comments:

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- **Tim Richey discussed concerns regarding overdevelopment in the County.**
- **James Alveno addressed concerns about outdated codes and flooding.**

- **Update memo with staff report changes (in strikethrough/underline format) regarding Neighborhood Workshop information, revised Attachments list, Updated Background and Discussion (in strikethrough/underline format), and added Neighborhood Meeting summary were entered into the record.**

January 12, 2026 – Board of County Commissioners

- **There were no public comments.**
- **Additional Public comment was entered into the record.**

APPLICATION REQUEST
The applicant is requesting approve a rezoning of 31.32 acres from A (General Agriculture) to PDR (Planned Development Residential) with a Preliminary Site Plan (PSP) for up to 733 dwelling units on 464.74 acres, which includes two parcels to the north with a total of 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Compliance with the Land Development Code
5	Compliance with the Comprehensive Plan
6	Positive/Negative Aspects and Mitigating Measures
7	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
Case Number	PDR-23-48(Z)(P)/ PLN2309-0137
Project Name	Yort 2351
Section/ Township/ Range(s)	10 / 34S / 19E 11 / 34S / 19E 13 / 34S / 19E 14 / 34S / 19E 15 / 34S / 19E
Parcels and Address *See aerial images on Page 4*	513010509 (1921 North Rye Rd, Parrish) 512000001 (1381 North Rye Rd, Parrish) 513100109 (2351 North Rye Rd, Parrish) 513100209 (2357 North Rye Rd, Parrish) 513510159 (Not assigned address/ North Rye Rd, Parrish) 515810000 (1621 North Rye Rd, Parrish) 521800003 (Not assigned address/ Hickory View Cir) 524800000 (Not assigned address/ Boston Ln)
Site and Project Acreage	Site and Project: 464.74 acres (per Boundary Survey) • 31.32 acres (Subject to rezoning to PDR) • 433.42 acres (Remaining acreage, retaining PDR zoning and overlays)
General Location	West side of North Rye Road, approximately 1 mile north of Upper Manatee River Road
Owners	2351 Rye Road LLC (parcels to be rezoned) Yort, LLC (remaining acreage)
Applicant(S) / Agent	ZNS Engineering
Future Land Use Category	**Existing:** UF-3 (Urban Fringe-three dwelling units per acre) **Proposed:** No changes
Zoning	**Existing:** • A (General Agriculture): 31.32 acres • PDR (Planned Development Residential): 433.42 **Proposed:** PDR (Planned Development Residential) for the entire development
Use of Property	**Existing:** Vacant **Proposed:** Single family residential subdivision

DENSITY *Dwelling Units Per Gross Acre (DU/GA)*	**Permitted:** ≤3 DU/GA, site total* 1,224 DU or ≤9 DU/GA with Affordable Housing/Mixed Use Bonus, site total* 3,674 DU **Proposed:** 1.8 DU/GA, site total* 733 DU *408.25 acres considering wetland transfer
Affordable Housing Component	Not applicable
Intensity *Floor Area Ratio (FAR)*	**Permitted:** ≤ 0.35 /0.5 at activity nodes **Proposed:** Not applicable
Overlays / Special Areas	Southern portion of the property* is within: • CEA (Coastal Evacuation Area Overlay) • CHH (Coastal High Hazard Area Overlay) • CPA (Coastal Planning Area Overlay) *PIDs 524800000, 51810000, 521800003 and 513510159
Specific Approval Request(s)	None
Neighborhood Workshop *Refer to Page 11*	First virtual workshop held 6/11/2024 Second virtual workshop held 9/25/2025
Planner/Case Manager	Laura Gonzalez, Principal Planner

SECTION 2

MAPS & DISCUSSION

2. MAPS & DISCUSSION

The project site consists of 464.74 acres, located on the west side of North Rye Road, north and south of the future extension of Mulhollan Road, approximately 1 mile north of Upper Manatee River Road. The 31.32-acre northern portion, adjacent to the future extension of Mulholland Road, is proposed to be rezoned from A to PDR, consolidating this zoning district for the entire site to PDR, as this already is the current zone of the southern portion. The applicant also seeks approval of a Preliminary Site Plan (PSP) for a residential subdivision with a total of 733 residential single-family detached dwelling units on the total extension of the property.

Aerial Map

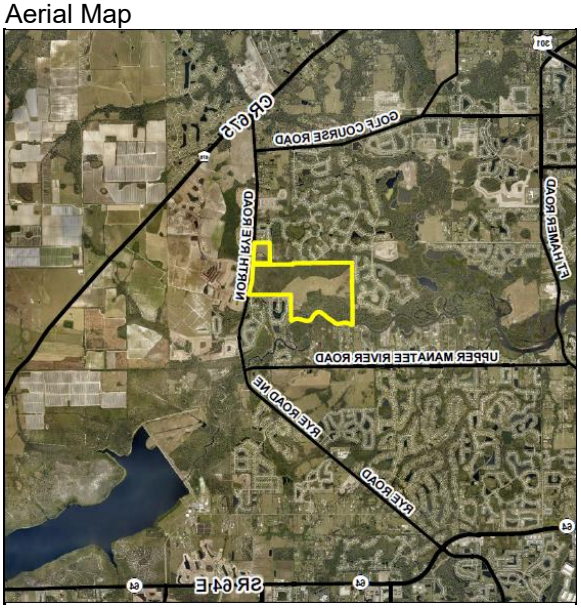


Image Source: Manatee County GIS

Aerial Reference



Image Source: Manatee County GIS

The entire site is within the UF-3 Future Land Use Category (FLUC) which is projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The proposed residential subdivision with a density of 1.8 DU/GA is consistent with the UF-3 range of permitted uses, which allows low density residential use.

In 1990, with the adoption of the Land Development Code (LDC), the property was zoned A. However, in 2002 the southern portion was rezoned to PDR, under PDR-01-09, and a PSP was approved for Rutland Ranch/ River Chase development with a total of 231 single family lots. This PSP was never developed, and a new PSP for Yort LLC/River Chase was approved by the BCC in 2005, which was also not implemented. During these years, the northern portion was never rezoned.

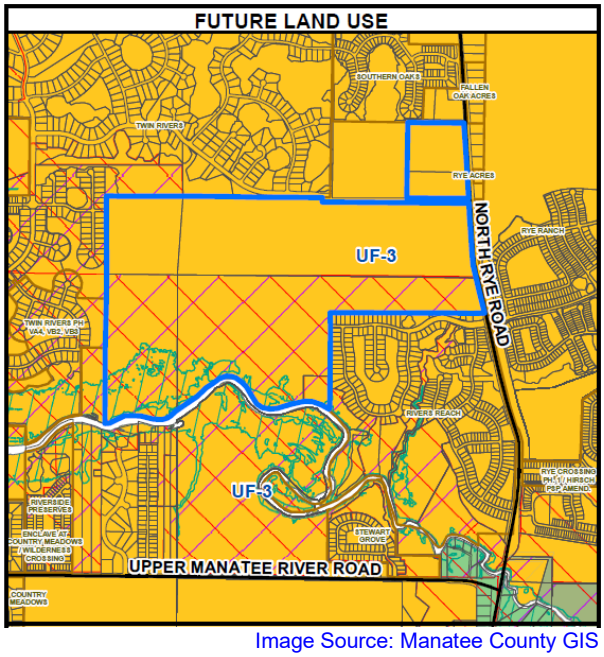


Image Source: Manatee County GIS

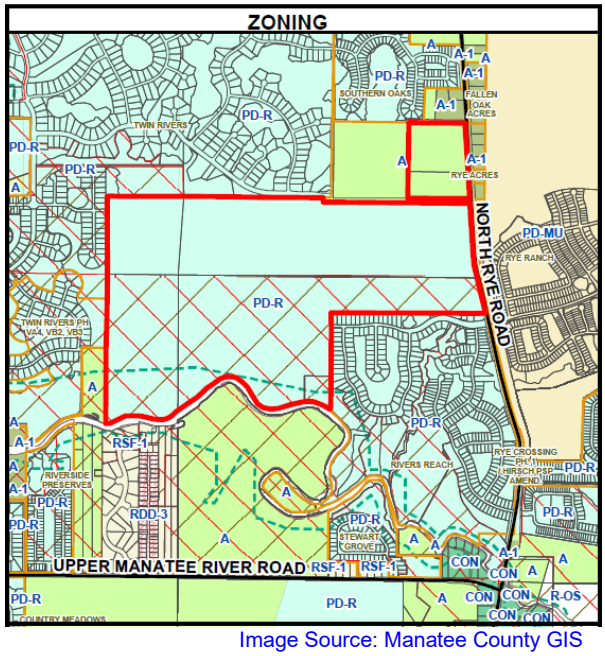


Image Source: Manatee County GIS

SURROUNDING USES AND ZONING		
Direction	Use	Zoning
North	Residential subdivision Single family units	Planned Development Residential General Agriculture
South	Camp Flying Eagle (Historical Boy Scout Camp) Single family units Residential subdivision	General Agriculture Residential Single Family-1 Planned Development Residential
East (across North Rye Road)	Mixed-use development not built but partially platted	Planned Development Mixed Use
West	Residential subdivision Single family units	Planned Development Residential General Agriculture

3. PROJECT DETAILS

Preliminary Site Plan

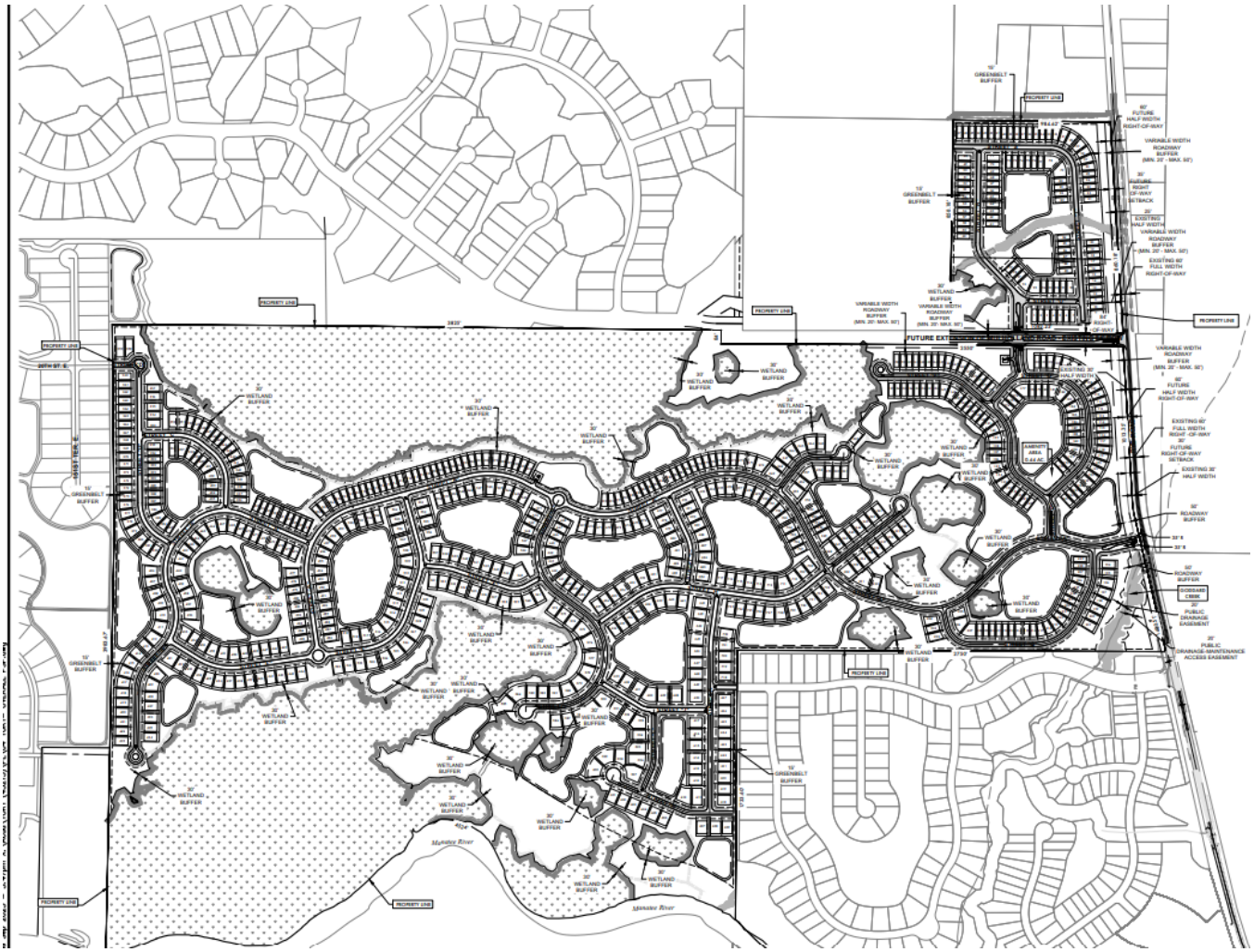


Image Source: Applicant

The PSP for the proposed residential subdivision includes:

- 733 lots for single-family detached units
- 149.44 acres of wetlands (not impacted)
- Two designated amenity areas (1.99 acres), plus additional trails and passive parks totaling 7.72 acres
- 56.87 acres of stormwater facilities distributed in 26 ponds
- Two access points off North Rye Road
- Two existing inter-neighborhood ties: one to 20th Street East and the other to River Reach Subdivision for Emergency access only
- 266.31 acres of open space
- Variable width roadway buffers (20-foot minimum and 50-foot maximum) along North Rye Road and the future extension of Mulholland Road – Existing 84-foot right-of-way (ROW)
- 15-foot greenbelt buffer along the other property lot lines

SITE DESIGN DETAILS	
Setbacks (*Required* (*) and Proposed) (*) Minimum if project-specific setbacks are not proposed.	Front Yard: • *25 feet* /25 feet (front loaded garages) • *20 feet* / 20 feet (side loaded garages/ secondary front) Side Yard: *8 feet* / 5 feet Rear: • *15 feet* / 15 feet • 5 feet accessory structure Wetland buffer setback: *15 feet* / 15 feet
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Single-family detached: • 4,800 square feet (width 40 feet x length 120 feet) • 6,000 square feet (width 50 feet x length 120 feet) • 7,200 square feet (width 60 feet x length 120 feet) • 8,400 square feet (width 70 feet x length 120 feet)
HEIGHT	Two stories
OPEN SPACE	**Required:** 140.06 acres • Coastal Overlay District - 35% (83.55 acres) • Outside of Coastal Overlay District – 25% (56.51 acres) **Provided:** 58% or 272.98 acres
ACCESS	• Two main access points on North Rye Road (one of them being the future extension of Mulholland Road) • Existing inter-neighborhood tie at 20th Street East within the Twin Rivers Subdivision Phase V • Existing inter-neighborhood tie on Rivers Reach Boulevard for emergency access only
FLOOD ZONE(S)	• FLOODWAY, AE-Zone with a Base Flood elevation of 15.5' NAVD thru16.6' NAVD, A-Zone, X-Zone, Panel#12081C0195F & 12081C0215F, 8/10/2021
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall **Project Subject to flow reduction:** Yes, 50% reduction in allowable pre-development runoff rate for Gamble Creek Watershed. **Project subject to OFW:** NA. **Watershed/Basin:** Gamble Creek, Goddard Creek and Manatee River Watershed. **Project located within Floodplain and/or Floodway (Present FIRM):** Project is located in the FEMA 2014 FIRM 100-year floodplain and floodway. Project is also located in the Gamble Creek Watershed 100-year floodplain. Note that the FEMA FIRM will be updated in the near future (effective August 2021) to reflect the Gamble Creek Watershed Study 100-year floodplain. The preliminary FEMA FIRM showing the change is available from FEMA and Manatee County upon request. **Applicable Watershed Studies:** Gamble Creek Watershed. The associated Watershed Study is available from Stormwater Engineering staff upon request. **Methodology Meeting:** A methodology meeting is recommended with respect to drainage design (attenuation, floodplain impacts, tailwater, water quality, etc.). **Drainage Easements/Access Easements required for existing system(s):** Refer to Comments below. **Impairment:** Gamble Creek Watershed (WBID 1819) appears impaired for fecal coliform. Please verify with FDEP and SWFWMD and provide required net improvement where applicable.

UTILITIES	POTABLE WATER INFRASTRUCTURE • Existing County 30-inch water main on the west side of Rye Road ROW with 8-inch stub to site WASTEWATER INFRASTRUCTURE • Existing County 6-inch force main on the east side of Rye Road ROW. RECLAIMED WATER INFRASTRUCTURE • Existing County 30-inch reclaim main on the east side of Rye Road OW • Existing private 8-inch reclaim on the north side of 20th Street East

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance	Comments
BUFFERS			
20-foot roadway buffer (Rye Road)	Min. 20 feet – Max. 50 feet	Yes	LDC Section 402.7.D.1
20-foot roadway buffer (Future Mulholland Road Extension)	Min. 20 feet – Max. 50 feet	Yes	LDC Section 402.7.D.1
15-feet greenbelt buffer	15 feet	Yes	LDC Section 402.7.D.5
SIDEWALKS			
5-foot sidewalks	5-foot both sides of the development roadways	Yes	LDC Section 1001.6.A
DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
Access Points	Access driveways and driveway separation designed to Public Works Standards, Part 3. Highway & Traffic Standards Manual	N/A	To be reviewed at time of Final Site Plan
Internal Roadways	Internal drive aisles designed to Public Works Standards, Part 3. Highway & Traffic Standards Manual	N/A	To be reviewed at time of Preliminary and Final Site Plan

TRANSPORTATION

Major Transportation Facilities
The site is located on the west side of Rye Road, approximately 1.0 mile north of Upper Manatee River Road. The project will impact the following roadways, adjacent to and near the project site:

- Rye Road is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned ROW width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- Upper Manatee River Road is an existing two-lane road with a 45-mph posted speed. It is designated as a two-lane arterial roadway with a planned ROW width of 84 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- Mulholland Road is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned ROW width of 84 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis
The application includes a proposed Rezone with a Preliminary Site Plan (PSP). The application has been reviewed by the Transportation Planning and Traffic Engineering Division, and it has been determined that the impacted roadway segment is expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Rye Road	**2921**	**D**	**C**	**F/D***	**F/D***

***With Rye Road widening from 2 lanes to 4 lanes according to CIP Project ID: PJ6118362.

Access
As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CONCURRENCY

CLOS APPLIED FOR: No, the applicant has elected to defer concurrency.

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
Required Open Space

- Total Required Open Space – 140.06 acres
  - Coastal Overlay District - 35% (83.55 acres) (LDC Section 403.8.D.8)
  - Outside of Coastal Overlay District – 25% (56.51 acres) (LDC Section 402.7.D.2)

Provided Open Space: 57% (266.31 acres)

Wetlands:

Overall Wetland Acreage:	149.44
Proposed Impact Acreage:	0.00

Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Reason for Impact	Explanation
A	62.807	0.00	Forested Wetland (FLUCFCS 610) / Mixed Wetland Hardwoods (FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
B	0.486	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
C	0.888	0.00	Mixed Wetland Hardwoods (FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
D	0.285	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
E	0.871	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
F	5.960	0.00	Mixed Wetland Hardwoods	N/A	N/A	No Impact Proposed

			(FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)			
G	65.437	0.00	Forested Wetland (FLUCFCS 610) / Mixed Wetland Hardwoods (FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
H	1.344	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
I	0.241	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
J	2.210	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
K	0.875	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
L	0.317	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
M	0.810	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
N	1.742	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
O	4.905	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
AA	0.262	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
TOTAL	149.44	0.00				

Wetland Buffers: Wetland Buffers are proposed as an average 30 feet, 15-foot minimum, exceeding the SWFWMD ERP A.H. Volume 1 10.2.7 which requires an average 25 feet. The PSP demonstrates the 30-foot average and 15-foot minimum wetland buffers.

A Wetland Buffer Enhancement Plan has been proposed, which in addition to the required nuisance, exotic plant removal, demonstrates enhancement plantings based on the pre-development conditions of the wetland buffers. This plan is detailed in the Wetland Buffer Enhancement Plan provided by Steinbaum and Associates, Inc. (July 21, 2025).

Uplands:
Per the Revised Ecological Narrative provided by Steinbaum and Associates, Inc. (July 21, 2025) the subject site is comprised of Open Lands (FLUCFCS 190; 3.039 acres), Improved Pasture (FLUCFCS 211; 154.034 acres), Abandoned Groves (FLUCFCS 224; 9.926 acres), Shrubs and Brushland (FLUCFCS 320; 5.141 acres), Shrubs and Brushland/Disturbed Land (FLUCFCS 320 & 740; 35.573 acres), Pine Flatwoods (FLUCFCS 411; 6.316 acres), Mixed Pine (FLUCFCS 415; 3.675 acres), and Mixed Hardwoods (FLUCFCS 438; 87.634 acres).

Approximately 238.71 acres of this project is located within the Coastal Planning Area, Coastal Overlay District. Fifty percent of the required minimum open space exclusive of areas used for surface water retention/detention shall be retained in the natural vegetation of native upland communities including understory vegetation. If the/ native upland community areas are less than 50% of the required minimum open space exclusive of surface water

retention/detention areas, then all of the vegetation shall be retained (LDC Sec. 403.8.F.2). The applicant is required to preserve 41.78 acres of Native Upland Communities which is being provided as 60.68 acres of Mixed Hardwoods (FLUCCS 438) and Pine Flatwoods (FLUCCS 411).

Preservation of Existing Plant Communities:
Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. The applicant is required to preserve 49.02 acres of native plant communities which is being exceeded with 210.12 acres total (149.44 acres wetland and 60.68 acres of upland habitat).

Endangered Species:
Per the Revised Ecological Narrative provided by Steinbaum and Associates, Inc. (July 21, 2025) an on-site assessment was conducted August 22, 23, and 27, 2023 for listed floral and faunal species. The survey entailed systematically walking (or driving) transects in open pasture and walking remaining transects (e.g., upland vegetation associations, wetlands) and observing both understory, tree canopies/constituents for listed species or signs of species that are considered endangered, threatened, or species of special concern by the FWC or afforded other protection. The result of the August 2023 listed species survey is that 13 potentially occupied gopher tortoise burrows were the only sign of listed species observed. The Preliminary Survey exceeded 15% of upland habitat. An additional potentially occupied burrow was observed on January 22, 2024 during wetland delineation field work. Ninety days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

Trees and Landscaping:
Tree Removal and Replacement will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Rye Road)	20 feet	Min. 20 – Max. 50 feet	LDC Section 402.7.D.1
Roadway Buffer (Future Mulholland Rd Extension)	20 feet	Min. 20 – Max. 50 feet	LDC Section 402.7.D.1
Greenbelt Buffer	15 feet	15 feet	LDC Section 402.7.D.5

Landscaping will be reviewed with FSP, in accordance with LDC Section 701.

LOCATION MAP



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

Section 312.6-Neghborhood Workshop

Section 322.2 – Preliminary Site Plan Review Criteria

Section 342 – Amendments to Official Zoning Atlas

Section 402.6 – General Design Requirements for All Planned Development Site Plans

Section 402.7 – Planned Development Residential

Section 403.8 Coastal Overlay Districts (CHHA, CEA and CPA)

Compliance with the LDC Sections 312.6, 342, 322.2, 402.6 and 402.7 was analyzed and demonstrated for the entire site.

SECTION 312.6 – NEIGHBORHOOD WORKSHOP

Neighborhood Workshop Details*		
Required Documents	**Requirement Met**	
Date and Time of Workshop	June 11, 2024	September 25, 2025, 5:30 pm
Workshop Format	Virtual	Virtual
Workshop Requirement	• Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process	• Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process
Citizen Attendees	50 attendees including applicant's team	41 members of the public attended
Sign-In Sheet	Provided	Provided
Summary	Provided	Provided
Issues, Suggestions, and Concerns	Provided	Included in the Summary.
Mail Notice	• Copy of mail notice provided • Notice mailed to 194 addresses • Mailing distance/radius: Information not provided	• Copy of mail notice provided • No information on the number of notices that were mailed • Mailing distance/radius: 1,400 feet in all directions (per Department Director instructions). Map provided
Workshop Signage	• Information not provided	• 2 signs posted on Rye Road • Signage photos provided

*For further details, please see attachments for the Neighborhood Workshop Summaries.

SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. Previous Approvals.
Analysis: In 2002 the southern portion was rezoned to PDR, under PDR-01-09 - Rutland Ranch/ River Chase, with a PSP for 231 single family lots. This PSP expired and in 2005; a new PSP, under PDR-05-05(P)- Yort LLC/River Chase, was approved for 231 single family residential subdivision. This PSP also expired. During these years, the northern portion was never rezoned, keeping the original A Zoning District.

B. Comprehensive Plan.
Analysis: Please see following *Compliance with the Comprehensive Plan* Section for a detailed analysis on how the proposed PSP complies with the applicable policies of the Comprehensive Plan, including Policy 2.2.1.11, regarding the UF-3 FLUC.

C. Land Development Code.
Analysis: Please see following *Compliance with the Land Development Code* Section for a detailed analysis on how the proposed PSP complies with the LDC Sections 312.6- Neighborhood Workshop, 402.6 – General Requirements for All Planned Development Site Plans, and Section 402.7. – PDR – Planned Development Residential.

D. Use and District Requirements.
Analysis: The proposed single-family residential use is the same use contained in previous approvals, permitted in the PDR Zoning District.

E. Environment.
Analysis: Please see the analysis provided in the environmental information section of the staff report.

F. Circulation.
Analysis: Main access points are proposed on North Rye Road and the extension of Mulholland Road. Existing inter-neighborhood ties at 20th Street East within the Twin Rivers Subdivision and on River Reach Boulevard will remain with the second one as emergency access only. Internal circulation throughout the project is shown on the PSP. In addition to vehicular connectivity, there is also pedestrian connectivity. Sidewalks and nature trails provide access to the various amenity centers and natural features within the project. Roadways will be designed to meet the minimum criteria for access in the event of a natural disaster or medical or fire emergency.

G. Concurrency.
Analysis: Applicant has submitted a Concurrency Deferral application with this PSP and will apply for a Certificate of Level of Service at time of the FSP/ Construction Drawing submittal.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

1. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
Analysis: This request seeks to unify the project's site under the PDR Zoning District by rezoning the 31.32-acre northern portion from A to PDR, the existing zoning district of the southern portion. The site is surrounded by the PDR Zoning District to the north, southeast, and west. To the east, across North Rye Road, a Planned Development Mixed Use project, Rye Ranch, has been approved for residential, commercial, and public use facility. The residential Phases IIA, IIB, and IIC, adjacent to North Rye Road, have been platted.

2. **Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.**
Analysis: The nearby area has experienced changes in the conditions upon which the original A Zoning District designation was based, as rezoning to the planned development zoning districts have been approved in the last twenty years.

3. **Consistency with the Current Comprehensive Plan.**
Analysis: This request for 1.8 DU/GA is in compliance with the UF-3 Future Land Use Category, which allows for low density residential and medium density clustered development with a maximum 3 DU/GA. Please see following Section Compliance with Comprehensive Plan for a detailed analysis on how the proposed PSP complies with other policies of the Comprehensive Plan.

4. **Conflicts with Existing or Planned Public Improvements.**
Analysis: There are no existing or planned public improvements which will conflict with the proposed development.

5. **Availability of Public Facilities.**

(a) Impact on the Traffic Characteristics – Specifically Trip Generation Potential.
Analysis: It is estimated that the proposed project will generate approximately 617 PM Peak Trips ends. Based on the traffic study, the project PM peak hour volumes plus reserved trips exceed the capacity of Rye Road and Golf Course Road. Required improvements have been identified in the Traffic Study, consistent with the 2045 Future Traffic Circulation Number of Lanes. Although, it is important to note that a generalized capacity analysis shows that 4-lanes would be required on Golf Course Road from Jim Davis Road to Rye Road to meet Level of Service (LOS) Standard, exceeding the Comprehensive Plan provisions; however, a detailed arterial analysis demonstrates that only 2-lanes will be adequate and consistent with the projected 2045 Map. However, the widening of Rye Road from 2-lanes to 4-lanes is required to meet the LOS Standard

The project proposes to build the Mulholland Road extension with the existing 84-foot ROW, along the frontage of the adjacent parcel to the north providing an entrance area connected to North Rye Road to the east, but not all the way to Twin Rivers.

(b) Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.
Analysis: Staff has evaluated the impact of the proposed density on the current availability of infrastructure and services and found that they can support the proposed number of dwelling units.

- The Utilities Section of the Site Design Table identifies the available potable water, wastewater, and reclaimed water infrastructure in the area. Note 22 of the PSP indicates that the project is planning to connect into County utilities in accordance with the most recent County Master Plan for this area; and Note 25 that water main and force main connections will extend from Rye Road to the project site.
- Recreational areas in the vicinity of the project: Fort Hamer Park, Fort Hamer Rowing Facility, Buffalo Creek Park, Buffalo Creek Golf Course, Ola Mae Sims Park, and Rye Preserve.
- The subject property is served by existing elementary, middle, and high schools. The current school year attendance zones are Williams Elementary, Buffalo Creek Middle School, and Parrish Community High School. The School Board has provided a preliminary report, which states that School capacity is available or expected to be available within the School Service Area (SSA) or contiguous SSA, but it is not reserved at this time. When the final site plan is submitted, a School Concurrency Analysis will be required, and the final analysis may differ from this preliminary analysis.

(c) Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity
Analysis: There is CIP **Project ID:** PJ6118362 which consist of “Evaluate, design, permit, and construct: (i) four-lane widening of North Rye Road from south of Rosedown Glen to County Road 675”. Approximate completion date December 2029.
The Applicant shall be required to pay the cost of or design and construct their proportionate share of the improvements required due to the off-site impacts of the Project, in accordance with a written agreement .

6. **Health, Safety or Welfare of the Neighborhood and County.**
Analysis: The proposed change is not expected to have a negative impact on the health, safety, or welfare of the neighborhood or County. Although the site is in the floodway, lots are not proposed on this area and the project shall comply with County regulations not adding adverse flooding impacts. The applicant has submitted an Emergency Preparedness Plan that will be reviewed in detail at time of the FSP submittal.

7. **Conformance with All Applicable Requirements of this Code.**
Analysis: Please see following Section Compliance with the LDC for a detailed analysis on how the proposed PSP complies with Sections 402.6 General Design Requirements for All Planned Development Section and 402.7 Planned Development Residential.

8. **Consistency with the Development Patterns in the Area.**
Analysis: The property is located in an area transitioning from agricultural lands to residential subdivisions and supporting non-residential developments. Development and planned development zoning approvals have been approved for properties surrounding the site. The proposed residential development with a density of 1.8 DU/GA is consistent with this pattern.

9. **Logical Expansion of Adjacent Zoning Districts.**
Analysis: As noted above, the requested rezoning of a 31.32-acre portion is intended to unify the zoning of the entire property to PDR as the southern portion of the site, as well as the surrounding properties to north, southeast, and west.

10. **Impact on Historic Resources.**
Analysis: There are no known historic resources associated with this site. If any historic resources are found at time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

11. **Environmental Impacts.**
Analysis: 144.49 acres, representing 32% of the property, consist of wetland areas that will be preserved (no impacts are proposed). More detailed information on Environmental Impacts is provided in the Environmental Information presented in the Site Design Details Section.

12. **Types of Allowable Uses and Impact of those on Surrounding Residential Areas.**
Analysis: The project comprises single-family detached residential units, similar to the residential units in the surrounding area. Four minimum lot sizes are proposed, ranging from 4,800 square feet to 8,400 square feet.

13. **Relocation of Mobile Homeowners.**
Analysis: Not Applicable.

14. **Consistency with the Planned Development District Standards.**
Analysis: Please see following Compliance with the LDC Section for a detailed analysis on how the project complies with the LDC Sections 402.6 – General Requirements for All Planned Development Site Plans and Section 402.11. – PDC – Planned Development Commercial.

15. **Any Other Matters Which May Be Appropriate.**
Analysis: None.

16. **Transportation Impact Review pursuant to Section 343.**
Analysis: Refer to Section 342.3.5(a) Impact on the Traffic Characteristics – Specifically Trip Generation Potential and to the accepted Traffic Study for more details.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The proposed development appears to account for the sensitive physical characteristics of the site. Although the property is located within the floodway, no lots are proposed within this area. Compliance with County regulations will be required at the time of FSP approval to ensure the project does not result in adverse flooding impacts. The site plan includes approximately 54 acres of stormwater facilities distributed throughout the site to address drainage needs. Wetlands comprise 144.49 acres, equivalent to 32% of the property; wetland buffers are proposed as an average 30 feet in width with a 15-foot minimum width, exceeding the SWFWMD requirements and a Wetland Buffer Enhancement Plan has been proposed. An Emergency Preparedness Plan has also been submitted and will be subject to detailed review during the FSP process.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The project is in an area of the County where municipal utilities are available. The above Sections Site Design Details and E, Availability of Public Facilities, provides more details on the services that will be available for the future nonresidential activities. See following Section discussing the impact of the project on the transportation network.

EMS will be provided by Manatee County Department of Public Safety, Fire Protection by the Parrish Fire District, and policing by the Sheriff's Department.

C. Relation to Major Transportation Facilities.
Analysis: First impacted thoroughfares are Mulholland Road from the existing eastern terminus to Rye Road, and Rye Road from Golf Course Road to Upper Manatee River Road. Rye Road is projected to be deficient due to the background traffic. The Traffic Study has identified the required improvements for this road segment to operate at an acceptable level of service. The project proposes to build the Mulholland Road extension within 84-foot ROW, along the frontage of the adjacent parcel to the north, to provide an entrance area connected to North Rye Road to the east, but not all the way to Twin Rivers.

D. Compatibility.
Analysis: The request to rezone the northern portion of 31.32 acres to PDR will unify the project site under the PDR Zoning District, the current zoning district of the remaining area to the south. The site is surrounded by the PDR Zoning District to the north, southeast, and west, which corresponds to the transition from agricultural land to planned development subdivisions that has occurred from west to east in this part of the county over the past two decades.

E. Transitions.
Analysis: The proposed development is in eastern Manatee County which is transitioning away from suburban residential and agricultural uses to medium density residential, mixed-use, and neighborhood serving commercial uses. This transition is evident through the approval of several surrounding planned development residential and mixed-use projects. The proposed lots are for single family detached units as surrounding subdivisions. As required by Code, buffers will separate the proposed lots from adjacent uses.

F. Design Quality. (Section 402.7.D.1; Section 402.7.D.4; Section 402.7.5; Section 402.7.D.8)
Analysis: The PSP outlines the proposed 733-unit single-family residential subdivision, which includes variable-width roadway buffers and 15-foot greenbelt buffer as required by Code, two access points from North River Road, and two existing inter-neighborhood connections, one designated for emergency use only. The site plan also shows 43 acres of stormwater ponds, two amenity areas, and additional parks and trails totaling 7.72 acres. These are integrated with a circulation network designed for both vehicle and pedestrian movement. Despite the extensive presence of wetlands (144.49 acres), no wetland impacts have been proposed.
.

G. Relationship to Adjacent Property.
Analysis: As mentioned above, the project includes variable roadway buffers widths ranging from 20 to 50 feet, and 15-foot greenbelt buffers along the remaining property lines, which separate the development form adjacent properties. The project also incorporates two existing inter neighborhood ties to connect and facilitate circulation to the surrounding communities.

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H. Access. (Section 402.7.D.6)
Analysis: The project is proposed to have two full access points to Rye Road, which is collector road, separated by a distance of approximately 1,240 feet. This configuration complies with LDC Section 1001.C.2, which allows two means of access on the same street when no alternative access to another street is available, provided that the primary street is a public bi-directional thoroughfare, and both access points are separated by a minimum of 300 feet. The northern access point will be via the future extension of Mulholland Road.
The project also incorporates the existing two inter neighborhood ties: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)
Analysis: Internal streets are depicted on the PSP. Minimum 5-foot wide sidewalk provides internal access to the lots, amenities, and open spaces. As required by Code, two parking spaces will be provided for each lot. More information shall be provided with the FSP and Construction Drawings application to demonstrate compliance with all Manatee County requirements. As per School Board request, at the time of the FSP submittal, the developer shall request a meeting with the School District to discuss the establishment of one or more centralized bus stops serving the development. The proposed Amenity Center(s) shall be considered as preferred locations for such bus stops. These locations shall include a bus shelter, bicycle racks, lighting, and designated parking areas to accommodate students and parents waiting for school transportation.

J. **Pedestrian Systems.**
Analysis: Sidewalks are shown on both sides of the development roadways as well as northern and southern nature trails throughout the development. Development sidewalks and the nature trails provide access to the various amenity centers, pocket parks, and natural features within the project.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There are no historic resources or natural habitats on the site. Please refer to Environmental narrative submitted with this application.

L. Density/Intensity.
Analysis: The proposal is for a maximum density of 1.8 DU/GA. This number is below the maximum density permitted under the UF-3 FLUC, which allows up to 3 DU/GA. It is also below the maximum density allowed when accounting for wetland transfer calculations, as demonstrated below:

Wetland Transfer Calculations:
Gross Residential Acreage: 464.74 acres
Wetlands: 149.44 acres (32%> 20% of the total acreage)
Uplands: 315.3 acres
Maximum acreage to calculate number of dwelling units: 315.3 acres + (464.74 acres*20%) = 408.25 acres
408.25 acres * 3 DU/GA = **1224 dwelling units**

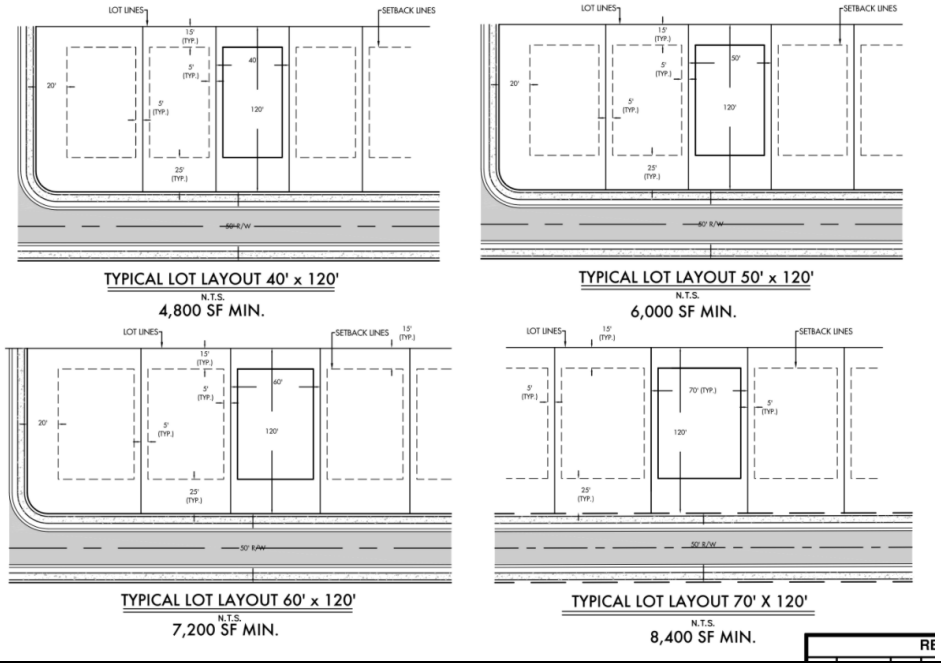
Total Units allowed: 1,224 dwelling units, representing a maximum of 2.63 dwelling units

The proposed density of 1.8 DU/GA represents 68% of the maximum 2.63 DU/GA.

M. Height. (Section 402.7.D.9)
Analysis: The project proposes a maximum height of 2-stories.

N. Fences and Screening.
Analysis: 15-foot greenbelt buffers are proposed along the perimeters of the development. A variable-width 50-foot roadway buffer is proposed adjacent to North Rye Road and the extension of Mulholland Road, with a minimum width of 20 feet.

O. Yards and Setbacks. (Section 402.7.D.7)
Analysis: The proposed setbacks are indicated in the Site Design Table and complemented with the following Lot Layout included in the PSP:



P. Trash and Utility Plant Screens.
Analysis: Note 18 of the GDP states that solid waste disposal will be provided by individual can pick up provided by Manatee County.

Q. Signs.
Analysis: All signs will be determined at time of the FPS and will comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)
Analysis: Detailed landscaping plans will be provided with the FSP and shall meet the standards in Section 701.
.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: Not applicable

T. Environmental Factors.
Water Conservation.
Analysis: Water conservation methods will be provided as a part of FSP construction drawings.

Minimum Open Space Requirements. ***(Section 402.7.D.2)***
Analysis: Site design provides 58% open space, or 272.98 acres, exceeding the required 25% (Non-CPA Overlay) and 35% (CPA Overlay).

Preservation of Existing Plant Communities.
Analysis: Preservation areas in the amount of 204.53 acres exceeds the minimum requirement of 49.02 acres.

U. Rights-of-Way and Utility Standards.
Analysis: All ROWs and utilities improvements will be constructed in accordance with the requirements of the Manatee County Development Standards and will be reviewed with the PSP/FSP submittal.

V. Stormwater Management.
Analysis: Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the LDC, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control), the Public Works Standards Manual and the project specific stipulations.

W. Consistency with Comprehensive Plan.
Analysis: The project is consistent with the Comprehensive Plan, as discussed in Section “Compliance with the Comprehensive Plan”.

X. Other Factors.
Analysis: None.

LDC SECTION 402.7. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

1. **Site Planning.** Refer to Section 402.6.F- Design Quality.

2. **Landscaped Open Space and Pervious Area Requirements**. Refer to Section 402.6.R. Landscaping and 402.6.T. Environmental Factors.

3. **Frontage and Accessibility.** Refer to Sections 402.6.H. **Access** and 402.6.I **Streets, Drives, Parking and Service Areas.**

4. **Neighborhoods.** The proposed residential subdivision is designed with wetland preservation, amenity centers, pocket parks, and a nature trail system as the focal points for the development.

5. **Greenbelts.** Refer to Sections 402.6.F **Design Quality**.

6. **Traffic Circulation.** Refer to Sections 402.6.H **Access.**

7. **Yards and Setbacks.** Refer to Site Design Table and Section 402.6.O, which includes lot layouts.

8. **Minimum Lot Width.** Refer to Site Design Table.

9. **Building Height.** Refer to Site Design Table and Section 402.6.M. Height

LDC SECTION 403.8.- Coastal Overlay Districts (CHHA, CEA and CPA).

The southern portion lies within the CPA (Coastal Planning Area), CEA(Costal Evacuation Area) and the CHHA (Coastal High Hazard Area) overlays, affecting the following parcels: PIDs 524800000, 51810000, 521800003 and 513510159. However, the portion of CHHA that runs along the southern boundary is within the wetland area.
Analysis:

- The project does not propose any uses prohibited in the CPA and CHHA Overlays.
- As stated in the Environmental Section, approximately 238.71 acres of this project is located within the Coastal Planning Area, Coastal Overlay District. The applicant is required to preserve 41.78 acres of Native Upland Communities which is being provided as 60.68 acres of Mixed Hardwoods (FLUCCS 438) and Pine Flatwoods (FLUCCS 411).
- The project exceeds required 35% of open space for residential development within the CPA.
- The applicant has submitted an Emergency Preparedness Plan that will be reviewed in detail at time of the FSP submittal.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development in the area east of the established Future Development Area Boundary (FDAB).
Analysis: The site of the proposed project is located approximately 1.0 to 1.5 miles west of the FDAB

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: This project may be considered as a contiguous expansion of the built environment, between two approved planned developments currently under construction: Twin Rivers to the west and Rye Ranch to the east, as well as the existing residential subdivisions of Southern Oaks to the north and Rivers Reach to the south.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: As previously noted, the proposed residential subdivision is compatible with the surrounding residential neighborhoods. The proposed density remains below the maximum permitted under the UF-3 FLUC, even after

adjustment by wetland transfer calculations. The development pattern is responsive to the site's environmental constraints, and the area is currently supported by existing utility infrastructure.
However, transportation impacts must be carefully considered. Please refer to the responses provided for Section 342.3.5(a) *Impact on Traffic Characteristics* and Section 402.6.C *Relation to Major Transportation Facilities*, which address how the current road network is affected by this project. These impacts may influence the timing of development and its compliance with this policy.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The project complies with buffers and landscape requirements of the Code and provide adequate separation from the adjacent residential uses. Preserved wetland areas provide additional separation to the north and south.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan guarantees the achievement of maximum development potential, noted in this element and the Future Land Use Map.

Analysis: The proposed density of 1.8 DU/GA is below the maximum density allowed in the UF-3 FLUC, including adjustment for wetland transfer calculation (2.63 DU/GA). See LDC 402.6. L Density/Intensity for details.

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 future land use category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:
Three (3) dwelling units per acre.
Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).
Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:
Nine (9) dwelling units per acre.
Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).
12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
0.35.
0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:
Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).
Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed density remains below the maximum permitted under the UF-3 FLUC, even after adjustment by wetland transfer calculations (2.63 DU/GA). See Section 402.6.L Density/Intensity.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: Not applicable. Only residential uses are proposed.

6. POSITIVE/ NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- The proposed rezone is within a suburban area of the County characterized by existing and planned residential development, transitioning agricultural uses, and vacant land. The proposed land use is consistent with the existing land use in the vicinity.
- The proposed density remains below the maximum permitted under the UF-3 FLUC, even after adjustments through wetland transfer calculations. This supports land use compatibility and ensures that natural resource considerations are addressed in accordance with the Comprehensive Plan.
- The area is currently supported by existing utility infrastructure.
- Site design provides 58% open space, or 272.98 acres, exceeding the required 25% (Non-CPA) and 35% (CPA).
- There are no wetland impacts proposed with this project.
- 30 foot Wetland Buffers are being provided, exceeding the minimum required 25 feet
- A Wetland Buffer Enhancement Plan is provided.
- The site design provides a Min. 20 – Max. 50-foot roadway buffer, exceeding the required 20-foot roadway buffer.
- The site design provides a total of 210.12 acres of Preserved Native Plant Communities through 60.68 acres of Upland Native Plant Communities and 149.44 acres of Wetland Native Plant Communities. The minimum required amount is 49.02 acres.

- Two inter neighborhood ties have been incorporated into the design: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.
- The project site is located west of the FDAB.

NEGATIVE ASPECTS

- There were 14 potentially occupied Gopher Tortoise burrows identified during the Preliminary Listed Species Survey.
- The proposed project is located in an auto-dependent area. The inexistence of sidewalks, bicycle lanes, and transit facilities creates auto dependency which limits the ability of the residents to bike and walk to the community.
- The project, by adding 599 pm peak hour trips, will impact link 2921 (Rye Road from Golf Course Road to Upper Manatee River Road Road) that is projected to be deficient in terms of level of service due to vested trips. The projected deficiency will require Rye Road to be widened to 4 lanes to meet the adopted LOS standard according to CIP Project ID: PJ6118362.

MITIGATING MEASURES

- Gopher Tortoise Relocation Permit required with Florida Fish and Wildlife Conservation Commission (FWC).
- The applicant has voluntarily proffered to pay all impact fees upfront to help mitigate costs for Rye Road improvements.

SECTION 7

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.

3. Prior to Final Site Plan Approval, the applicant shall gain approval of the Emergency Preparedness Plan. The Homeowner's Association will be responsible for its implementation, taking over from the developer. The plan will continue to be updated annually or as circumstances warrant, with relevant information distributed at the yearly HOA meeting and prior to hurricane season. Affected residents or users will be informed annually, prior to hurricane season or as needed, of relevant emergency preparedness details, including hurricane evacuation routes and shelter information.

4. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.
   a) Property is located in a Flood Prone Area, the Coastal Planning, Coastal High Hazard, and Coastal Evacuation Areas
   b) An Emergency Preparedness Plan will be implemented by the Homeowner's Association, responsible for distributing relevant information at the yearly HOA meeting and prior to hurricane season—or as needed, including hurricane evacuation routes and shelter information
   c) There are two inter neighborhood ties: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.

5. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources

shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the Environmental Narrative prepared by Steinbaum and Associates (July 21, 2025), 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

5. A Wetland Buffer Enhancement Plan shall be provided at time of Final Site Plan in accordance with the Wetland Buffer Enhancement Plan Narrative prepared by Steinbaum and Associates (July 21, 2025). Plantings shall be provided in all wetland buffer areas where there is nuisance, exotic plant removal, gaps in native vegetation, temporary wetland buffer impacts, and buffer compensation areas based on the pre-development conditions as outlined in the Narrative.

6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.

7. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:

   (a) Digital photographs of the well along with nearby reference structures (if existing);
   (b) GPS coordinates (latitude/longitude) of the well;
   (c) The methodology used to secure the well during construction (e.g. fence, tape); &
   (d) The final disposition of the well - used, capped, or plugged.

8. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER

1. Any fill within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation (utilizing cup-for-cup methodology) shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). 100-year floodplain compensation utilizing combination of cup-for-cup and/or storage in the master drainage system (drainage modeling approach) shall utilize drainage modeling and demonstration of no adverse impacts (no-rise) for design storms up to the 100 year 24 hour storm event including the mean annual, 10 year and 25 year storm events.

2. The following stormwater and floodplain information shall be provided:

   • Identify the 25 and 100-year Base Flood Elevation(s) for the project area.
   • Identify the 25-year and 100-year flood stage(s) for the project area.
   • Identify the area and percentage of the project area within the 25 and 100-year floodplain.
   • Identify the proposed retention/detention pond and floodplain compensation area associated with this

project area.
• Identify the 25 and 100-year floodplain impact and compensation area.

3. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   Storm Frequency Cumulative Rainfall Rainfall Distribution
   10-year/24-hour NOAA Atlas 14 FLMOD
   25-year/24-hour NOAA Atlas 14 FLMOD
   50-year/24 hour NOAA Atlas 14 FLMOD
   100-year/24-hour NOAA Atlas 14 FLMOD
   100-year/72-hour 18 inches FDOT-72

   50-year storm event modeling applies to thoroughfare drainage systems only.

   The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along the drainage conveyances associated with the Gamble Creek, Goddard Creek the Manatee River and their tributaries within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along this conveyance. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

   A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for the Manatee River and Goddard Creek within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

5. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

6. Drainage design should maximize available storage in the master drainage system where possible and maintain existing historic basin storage. This may include for example evaluation of SHWT so that stormwater ponds and floodplain compensation ponds (historic storage areas) SHWT are set as low as practical to maximize available storage in the system. Access to the floodplain compensation areas should be such that immediate and unrestricted access is provide as well as means to immediately recover the required compensation volume after the storm event. Such design shall accommodate maintenance. We recommend methodology meeting separately with stormwater engineering staff regarding this matter.

7. Drainage Flowage and Maintenance Access Easements shall be provided for existing drainage system which runoff from public ROW. Manatee County is only responsible for maintaining the free flow of drainage within these systems.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

9. All residential lots shall be located outside of the post-development 25-year floodplain.

10. A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of the Manatee River. Any existing or proposed structures within the floodway shall be modeled.

11. There shall be a full 25-year attenuation on all stormwater ponds within the development.

12. Drainage modeling shall utilize the Gamble Creek Watershed Study (attenuation, water quality and floodplain analysis).

D. UTILITIES

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

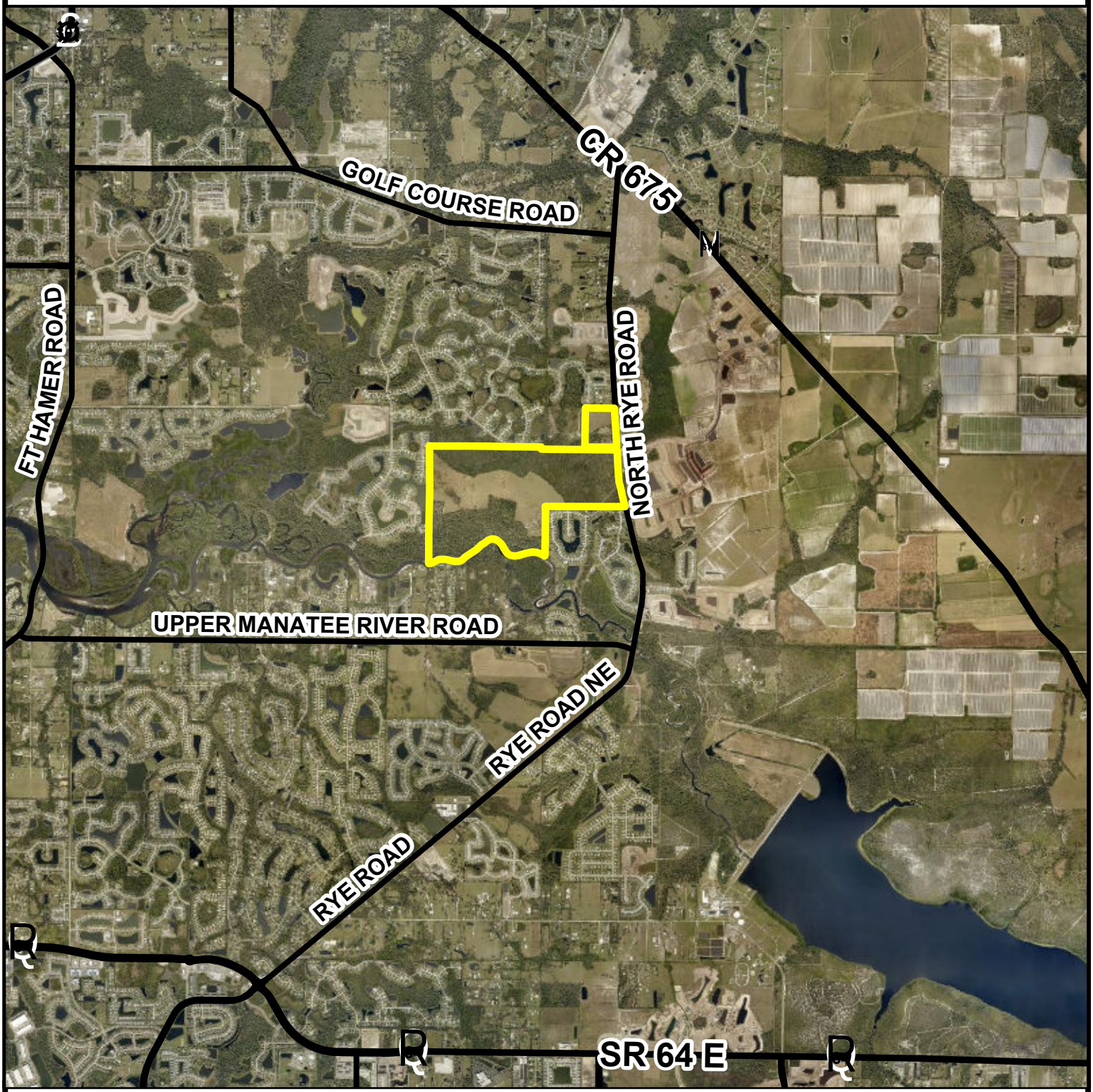
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

Attachments

1. **Staff Report Maps/Aerials**
2. **Preliminary Site Plan**
3. **Accepted Traffic Study**
4. **Concurrency Deferral Form**
5. **Environmental Narrative**
6. **School Report**
7. **Zoning Disclosure Affidavit**
8. **Emergency Preparedness Plan**
9. **Neighborhood Workshop Summary**
10. **Affidavit of Publishing**
11. **Public Comment**
12. **Ordinance PDR-23-48(Z)(P)**

AERIAL



Parcel ID #(s) Multiple

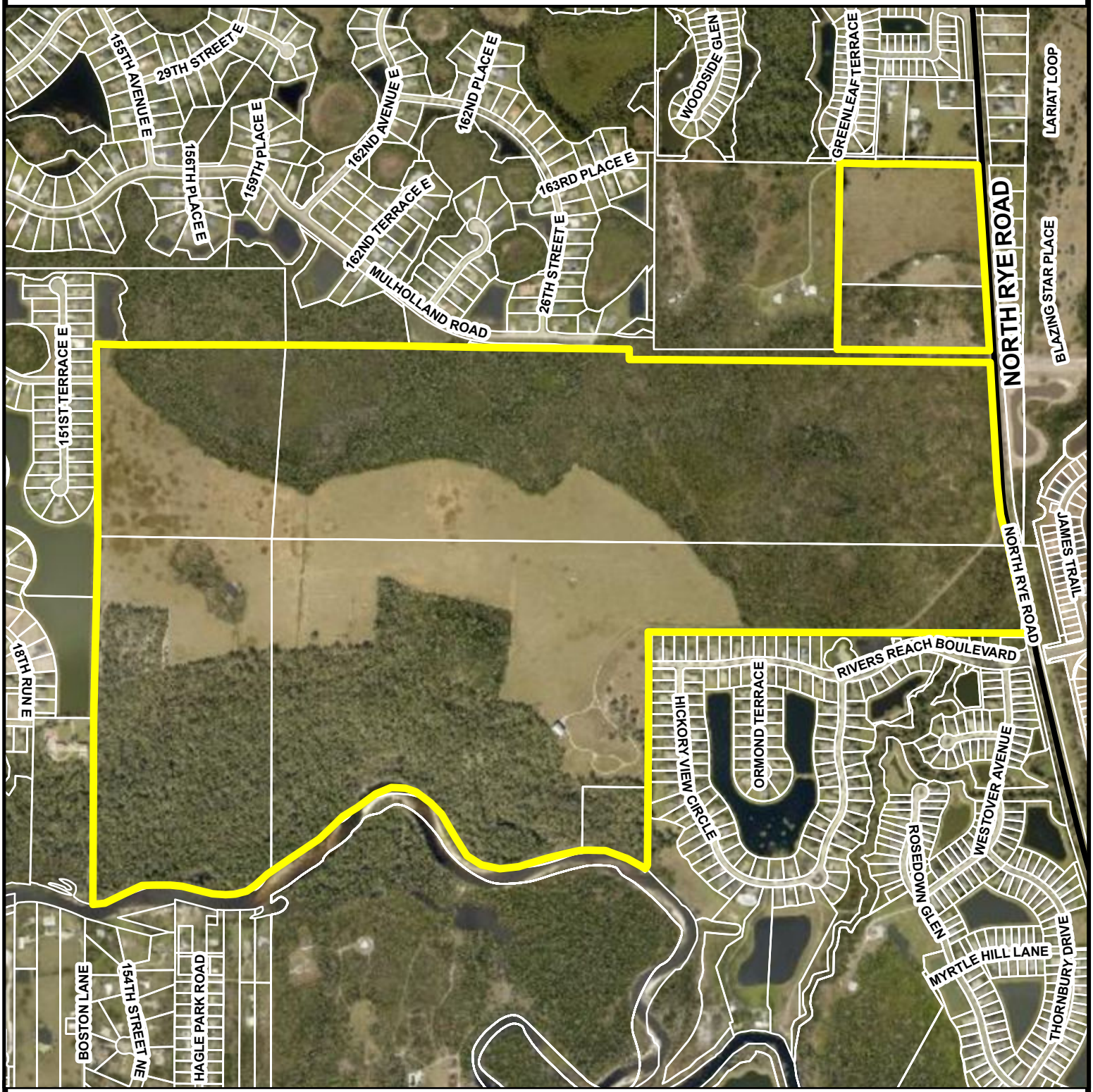
Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1:54,735

AERIAL



Parcel ID #(s) Multiple

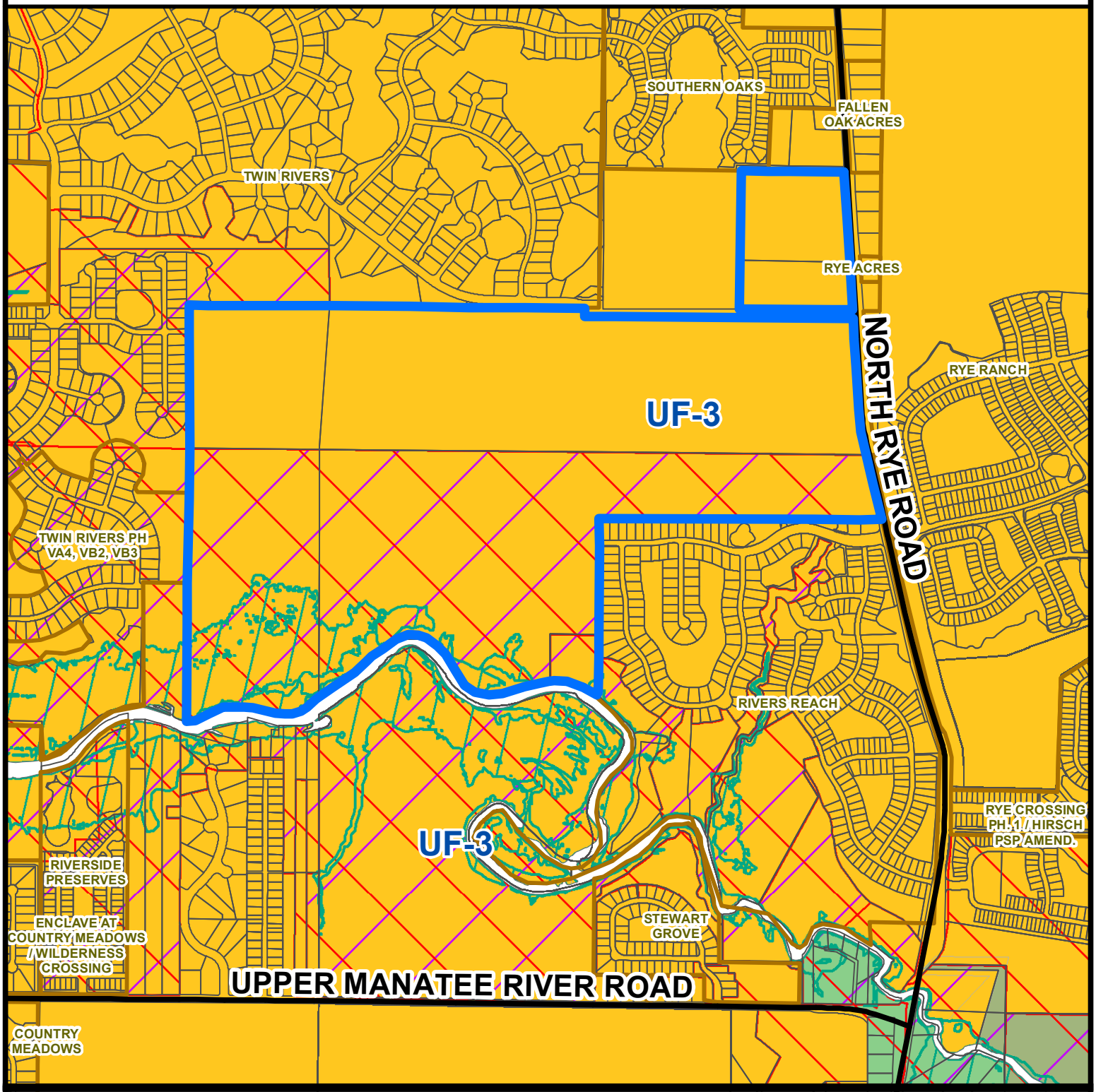
Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1:11,486

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

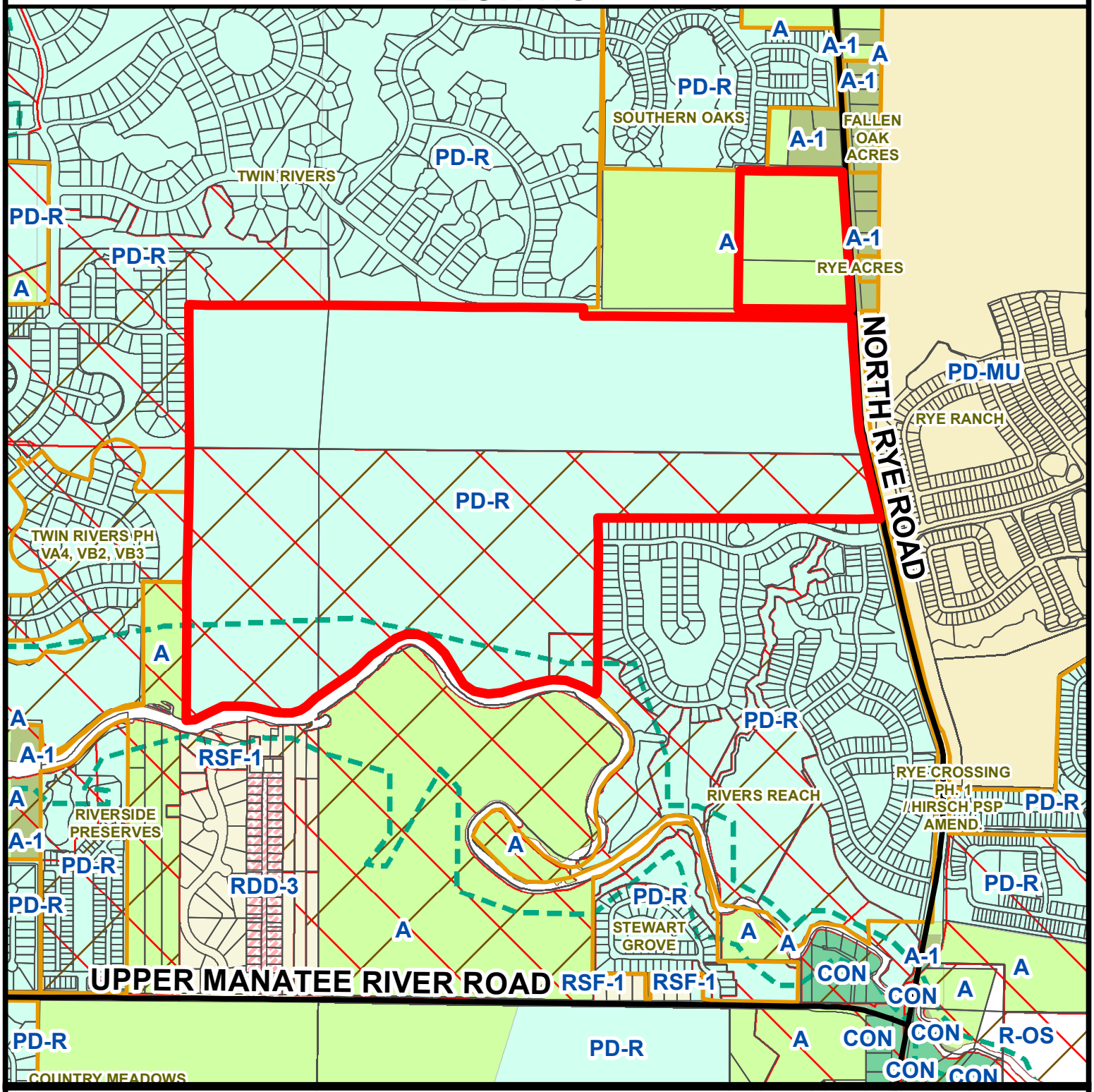
S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Coastal Evacuation Area
Coastal Planning Area
CHHA

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1 inch = 1,292 feet

ZONING



Parcel ID #(s) Multiple

Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Coastal Evacuation Area
Coastal Planning Area
Coastal High Hazard - Zoning

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1 inch = 1,292 feet

NOTES

1. THE SITE IS CURRENTLY ZONED A, PD-R AND IS PARTIALLY WITH IN THE COASTAL OVERLAY DISTRICT (COA, CHHA, CEA) AND SHALL BE SUBJECT TO LDC SECTION 403.8. THE FUTURE LAND USE CATEGORY IS UF-3.
2. ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) THE CONVERSION FROM NAVD TO NGVD IS +0.96'
3. SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES HAVE NOT BEEN LOCATED EXCEPT AS SHOWN
4. SITE LIES IN FLOODWAY LINE: AE-ZONE A-ZONE AND BASE FLOOD ELEVATION OF 15.2 THRU 16.6' NAVD. PANEL No 12081C0195F 12081C0215F EFFECTED AUGUST 10 2021
5. THIS PROJECT IS WITHIN THE GAMBLE CREEK BASIN AND MANATEE BELOW RIVER DAM
6. THERE ARE NO KNOWN EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN
7. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD, FDEP OR ACOE WITHIN THE BOUNDARIES OF THIS PLAN
8. THERE ARE EXISTING WELLS ON THIS PROJECT SITE THAT WILL BE MAINTAINED FOR ANY CONTINUED AGRICULTURAL USE AND OTHER IRRIGATION PURPOSES. ANY WELLS NOT USED FOR IRRIGATION WILL BE CAPPED IN ACCORDANCE WITH MANATEE COUNTY REGULATIONS
9. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
10. RESIDENCES WILL BE SINGLE FAMILY DETACHED WITH A MAXIMUM HEIGHT OF TWO STORIES
11. THE DEVELOPMENT INTENT IS TO SUBMIT FSP/CONSTRUCTION PLANS WITHIN THREE YEARS OF PSP APPROVAL
12. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION. LIGHTING WILL MEET OR EXCEED THE REQUIREMENTS OF SECTION 806 OF THE LDC AT TIME OF FINAL SITE PLAN
13. THERE WILL BE PROPOSED SIGNS TO IDENTIFY THE SUBDIVISION. SIGNAGE WILL BE IN COMPLIANCE WITH SECTION 605 OF THE LDC.
14. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE 2027- 2030 AND WILL BE COMPLETED WITHIN THREE YEARS UPON CONSTRUCTION PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL
15. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND PUBLICLY MAINTAINED
16. A 10' MINIMUM UTILITY EASEMENT WILL BE LOCATED ALONG ALL FRONT LOT LINES
17. SUBDIVISION "STREETS" SHALL BE CONSTRUCTED TO MANATEE COUNTY TRANSPORTATION DEPARTMENT STANDARDS LATEST REVISION AT TIME OF "CONSTRUCTION DRAWING" APPROVAL AND PUBLICLY MAINTAINED
18. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL CAN PICK-UP
16. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 21" ABOVE THE CROWN OF THE ADJACENT ROADWAY OR IF WITHIN THE 100 YEAR FLOOD PLAIN, A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
17. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED
18. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NO CONFORM TO THESE DOCUMENTS, AND AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTAINED AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS
19. ANY IMPROVEMENTS THAT IMPACT EXISTING ROADWAY LIGHTING STRUCTURES WILL NEED TO BE RESOLVED BY RELOCATING EXISTING POLES OR INSTALLING NEW LIGHT POLES SHALL BE RELOCATED SUCH THAT LIGHTING LEVELS ARE MAINTAINED TO COUNTY STANDARDS. PHOTOMETRIC ANALYSIS AND LIGHTING PLANS TO BE PROVIDED TO MANATEE COUNTY TRAFFIC ENGINEERING FOR APPROVAL.
20. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH SECTIONS 701, 702 (PLANNED DEVELOPMENT) AND 703 B (COASTAL OVERLAY) AND ALL TREE REMOVAL/REPLACEMENT WILL BE IN ACCORDANCE WITH LDC SECTION 720
21. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE ANALYZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS
22. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA
23. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY AND TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS
24. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON PSP.
25. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
26. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
27. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
28. THE PROPOSED DRAINAGE EASEMENT AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
29. ANY PROPOSED WATERFRONT STRUCTURE SHALL BE DESIGNED TO MEET THE STANDARDS OF LDC SECTION 811.17. WATERFRONT STRUCTURES, DETAILS WILL BE REVIEWED WITH THE FINAL SITE PLAN APPLICATION, AS APPLICABLE.
30. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH THE SCHOOL DISTRICT AS TO THE LOCATION AND DESIGN OF ANY FUTURE SCHOOL BUS STOPS WITHIN THE PROJECT.

PLANNED DEVELOPMENT RESIDENTIAL PRELIMINARY SITE PLAN

TO SERVE:

YORT - 2351

LOCATED IN:

SECTION 10,11,13,14, & 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

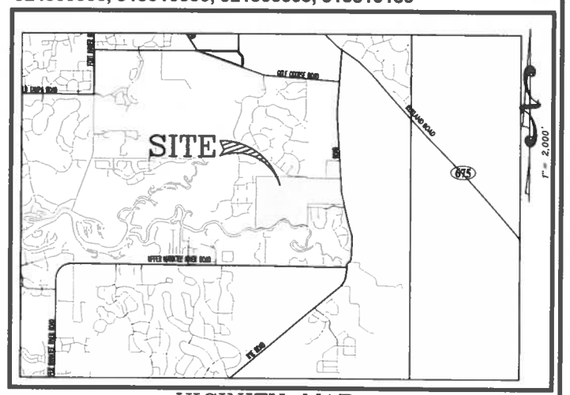
EXISTING ZONING: A,PD-R/CEA,CPA,CHHA

PROPOSED ZONING: PLANNED DEVELOPMENT RESIDENTIAL (PDR)

FUTURE LAND USE: UF-3

PLN2309-0137/ PDR-23-48(Z)(P)

PID# 512000001, 513010509, 513100209, 513100109, 524800000, 515810000, 521800003, 513510159



VICINITY MAP

SITE DATA:

TOTAL PROJECT AREA:		464.74 ACRES
TOTAL PROJECT UNITS:		733 UNITS
WETLANDS:		149.44 ACRES
20% OF TOTAL PROJECT ACREAGE:		92.95 ACRES
GROSS ACREAGE:		408.25 ACRES
92.95 AC (20% OF TOTAL PROJECT SITE) + 315.30 AC = 408.25 AC		
GROSS DENSITY: (733 LOTS/408.25 AC)		1.80 DU/GROSS ACRE
NET ACREAGE (464.74 - 149.44):		315.30 ACRES
WETLANDS:		149.44 ACRES
NET DENSITY: (733 LOTS/315.30 AC)		2.32 DU/NET ACRE
TYPICAL LOT SIZE:	40' X 120'	4,800 SQ. FT.
TYPICAL LOT SIZE:	50' X 120'	6,000 SQ. FT.
TYPICAL LOT SIZE:	60' X 120'	7,200 SQ. FT.
TYPICAL LOT SIZE:	70' X 120'	8,400 SQ. FT.

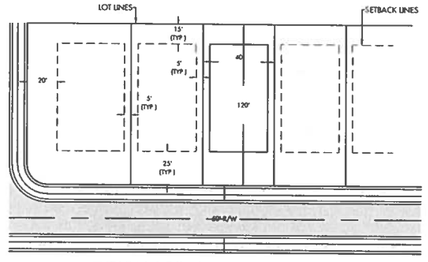
OPEN SPACE REQUIRED:	140.06 ACRES
226.03 ACRES x 0.25=	56.51 ACRES
238.71 ACRES x 0.35 (CPA) =	83.55 ACRES
OPEN SPACE PROVIDED:	272.98 ACRES
WETLANDS:	149.44 ACRES
WETLAND BUFFERS: (22.66 AC TOTAL - 0.03 IMPACTED):	22.63 ACRES
UPLANDS (EXCLUDING WETLAND BUFFERS, TRAILS AND PARKS):	36.32 ACRES
PASSIVE PARKS/TRAILS/ OTHER AMENITIES:	7.72 ACRES
STORMWATER PONDS: (+/- 24% OF PROVIDED OPEN SPACE):	56.87 ACRES
EXISTING PLANT COMMUNITIES IN PRE DEVELOPMENT:	248.53 ACRES
EXISTING UPLAND NATIVE PLANT COMMUNITIES (FLUCCS 320, 411 & 438):	99.09 ACRES
EXISTING WETLAND NATIVE PLANT COMMUNITIES (FLUCCS 600, 610, 617, 641):	149.44 ACRES
REQUIRED PRESERVATION CALCULATIONS:	
UPLAND PRESERVATION 50% OF REQUIRED OPEN SPACE IN CPA (83.55 x 0.50):	41.78 ACRES
NATIVE PLANT COMMUNITIES PRESERVATION (WHICHEVER IS LESS)	
35% OF REQUIRED OPEN SPACE (140.06 x 0.35):	49.02 ACRES
-OR-	
75% EXISTING NATIVE PLANT COMMUNITIES (248.53 x 0.75):	186.40 ACRES
TOTAL REQUIRED UPLAND PRESERVATION:	49.02 ACRES
UPLAND PRESERVATION PROVIDED:	60.68 ACRES
PRESERVED NATIVE PLANT COMMUNITIES PROVIDED:	210.12 ACRES
PRESERVED UPLAND NATIVE PLANT COMMUNITIES (FLUCS 411 AND 438):	60.68 ACRES
PRESERVED WETLAND NATIVE PLANT COMMUNITIES:	149.44 ACRES

BUFFERS:

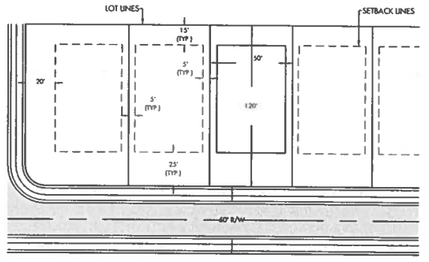
	MINIMUM REQUIRED	PROVIDED
MULHOLLAND ROAD	20'	MIN. 20' - MAX. 50'
RYE ROAD	20'	MIN. 20'- MAX. 50'
GREENBELT	15'	15'
WETLAND	25' AVERAGE/ 15' MIN.	30' AVERAGE/15' MIN.
AMENITY CENTER	10' ALL SIDES	10' ALL SIDES

SETBACKS:

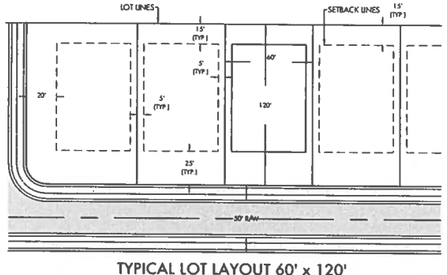
SINGLE FAMILY DETACHED		
FRONT YARD	25'	FRONT LOADED GARAGE
FRONT YARD	20'	SIDE LOADED GARAGE/SECONDARY FRONT
SIDE YARD	5'	
REAR YARD	15'	
REAR YARD ACCESSORY STRUCTURE	5'	
WETLAND BUFFER SETBACK	15'	
AMENITIES CENTER	20' ALL SIDES	



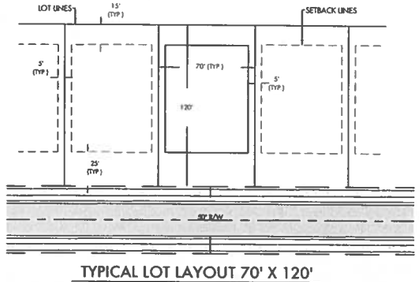
TYPICAL LOT LAYOUT 40' x 120'
N.T.S.
4,800 SF MIN.



TYPICAL LOT LAYOUT 50' x 120'
N.T.S.
6,000 SF MIN.



TYPICAL LOT LAYOUT 60' x 120'
N.T.S.
7,200 SF MIN.



TYPICAL LOT LAYOUT 70' X 120'
N.T.S.
8,400 SF MIN.

WETLAND DATA

WETLAND	WETLAND ACREAGE	WETLAND IMPACT ACREAGE	WETLAND BUFFER	ROADWAY BUFFER IMPACT	BUFFER IMPACT AT LOT	BUFFER IMPACT MITIGATION
A	62.807	0	A	0	0	0
B	0.486	0	B	0.02	0	0.02
C	0.888	0	C	0	0	0
D	0.285	0	D	0.01	0	0.01
E	0.871	0	E	0	0	0
F	5.96	0	F	0	0	0
G	65.437	0	G	0	0	0
H	1.344	0	H	0	0	0
I	0.241	0	I	0	0	0
J	2.21	0	J	0	0	0
K	0.875	0	K	0	0	0
L	0.317	0	L	0	0	0
M	0.81	0	M	0	0	0
N	1.742	0	N	0	0	0
O	4.905	0	O	0	0	0
AA	0.262	0	AA	0	0	0
WETLAND TOTAL	149.440	0	TOTAL	0.03	0	0.03
OSW	9.959					

INDEX

- [X] COVER SHEET 01
- [X] EXISTING CONDITIONS AND AERIAL 02
- [X] AERIAL SITE PLAN 03
- [X] UPLAND PRESERVATION AERIAL 03A
- [X] OVERALL PRELIMINARY SITE PLAN 04
- [X] PRELIMINARY SITE PLANS 5-19
- [X] PRELIMINARY ENGINEERING PLANS 20-34
- [X] OVERALL BASIN PLAN 35
- [X] BASIN AREAS ..... 35 A
- [X] SECTIONS AND DETAILS 36
- [X] SECTIONS AND DETAILS 36A
- [X] PRELIMINARY PLANTING PLANS, NOTES AND DETAILS 37
- [X] PRELIMINARY PLANTING PLANS 38-51
- [X] SHEETS INCLUDED

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

EB 0027476 LB 0006982 LC 0000365

1023 MANATEE AVENUE WEST 7TH FLOOR BRADENTON, FL 34205

E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

Digitally signed by Jeb Mulock
Date: 2026.01.06 11:53:48-05'00'

PREPARED FOR:
DANIELSON DEVELOPMENT, LLC
36 WINSTON DRIVE
BELLEAIR, FL 33756

PREPARED BY:
ZNS ENGINEERING
1023 MANATEE AVENUE WEST, 7TH FLOOR
BRADENTON, FLORIDA 34208
(941) 748-8080

REVISIONS

	DATE	BY	DESCRIPTION
01	12/23	KGH	V1 COMMENTS, NOTES, SITE DATA REVISIONS
02	04/24	KGH	V2 REVISE NOTES
03	9/24	PE	REVISE UPLAND PRESERVATION NUMBER

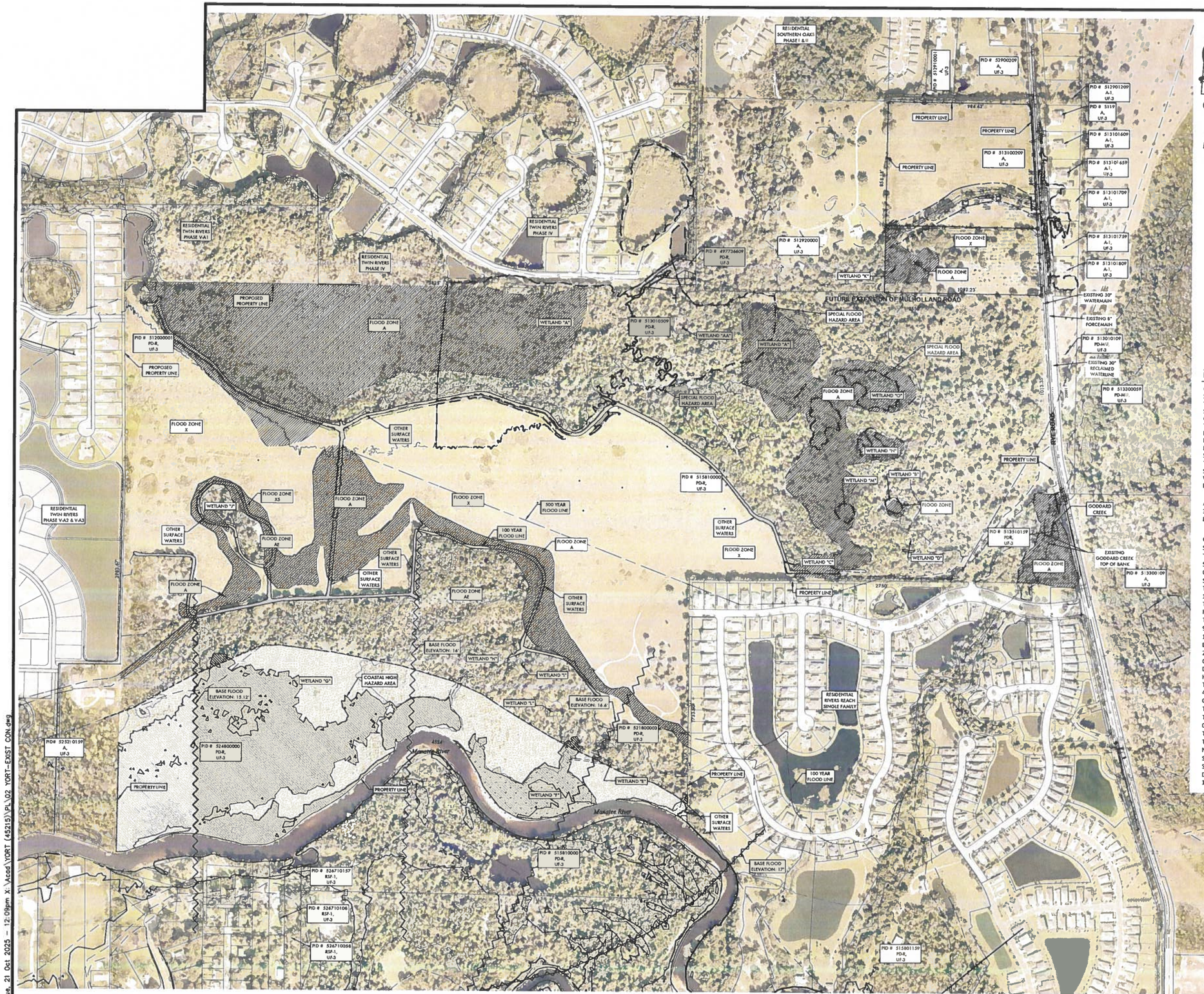
PROJECT DATA:
YORT - 2351
45215

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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

SHEET 01

Tue, 06 Jan 2026 - 11:31am K:\Acad\YORT (45215)\PL\01 YORT-COV.dwg



LEGEND

	100 YEAR FLOODLINE/FLOODZONE "A" (FEMA MARCH 17, 2014 EFFECTIVE FLOOD INSURANCE RATE MAPS (FIRM) 12081C0215F AND 12081C0195F)	97.96 ACRES
	100 YEAR FLOODWAY	67.12 ACRES
	COASTAL HIGH HAZARD	35.79 ACRES
	OTHER SURFACE WATERS	8.78 ACRES
	WETLAND	149.44 ACRES
	SPECIAL FLOOD HAZARD	

LEGEND FLUM

PARCEL PID # 513100209, 513100109

UF-3 31.32 ACRES

PARCEL PID# 512000001, 513010509, 513100209, 513100109, 524800000, 515810000, 521800003

UF-3/CEA/CPA 433.41 ACRES

ZONING

PARCEL PID # 513100209, 513100109

A 31.32 ACRES

PARCEL PID# 512000001, 513010509, 513100209, 513100109, 521800003

PD-R 433.41 ACRES

PARCEL PID# 524800000, 515810000

CEA/CPA 238.33 ACRES

CHHA 35.79 ACRES

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION S 89°07'04" E, A DISTANCE OF 1310.99 FEET; TO THE POINT OF BEGINNING; THENCE S 89°17'45" E, A DISTANCE OF 984.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY OF NORTH RYE ROAD; THENCE S 03°25'33" E ALONG SAID MAINTAINED RIGHT OF WAY A DISTANCE OF 1323.31 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 89°19'48" W, A DISTANCE OF 1082.11 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 00°47'46" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1320.52 FEET; TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, S 00°17'19" W, A DISTANCE OF 1335.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S 00°55'34" W, A DISTANCE OF 84.00 FEET; TO THE POINT OF BEGINNING; THENCE S 89°47'48" E, A DISTANCE OF 1299.94 FEET; THENCE S 89°19'48" E, A DISTANCE OF 1084.41 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF NORTH RYE ROAD; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES; 1) S 03°20'57" E, A DISTANCE OF 970.55 FEET; 2) S 06°17'25" E, A DISTANCE OF 66.08 FEET; 3) S 13°02'29" E, A DISTANCE OF 880.45 FEET; 4) S 23°49'39" W, A DISTANCE OF 15.99 FEET; THENCE N 89°48'37" W, A DISTANCE OF 2672.39 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14 ; THENCE S 00°22'50" W ALONG SAID EAST LINE A DISTANCE OF 1687 FEET MORE OR LESS TO THE NORTH ORDINARY HIGH WATER LINE OF MANATEE RIVER; THENCE MEANDER ALONG THE SAID NORTH ORDINARY HIGH WATER LINE FOR A DISTANCE OF 4697 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N 01°09'15" E, A DISTANCE OF 2624 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 00°30'55" W, A DISTANCE OF 1322.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S 89°41'07" E, A DISTANCE OF 1340.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE S 89°20'17" E ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 2470.26 FEET; THENCE S 00°37'00" W, A DISTANCE OF 84.00 FEET; THENCE S 89°20'13" E, A DISTANCE OF 133.53 FEET; TO THE POINT OF BEGINNING.

JEB C. MULLOCK
PROFESSIONAL ENGINEER #44092
SIGNATURE

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REVISIONS
1 JJL COMMENTS 12.03.25
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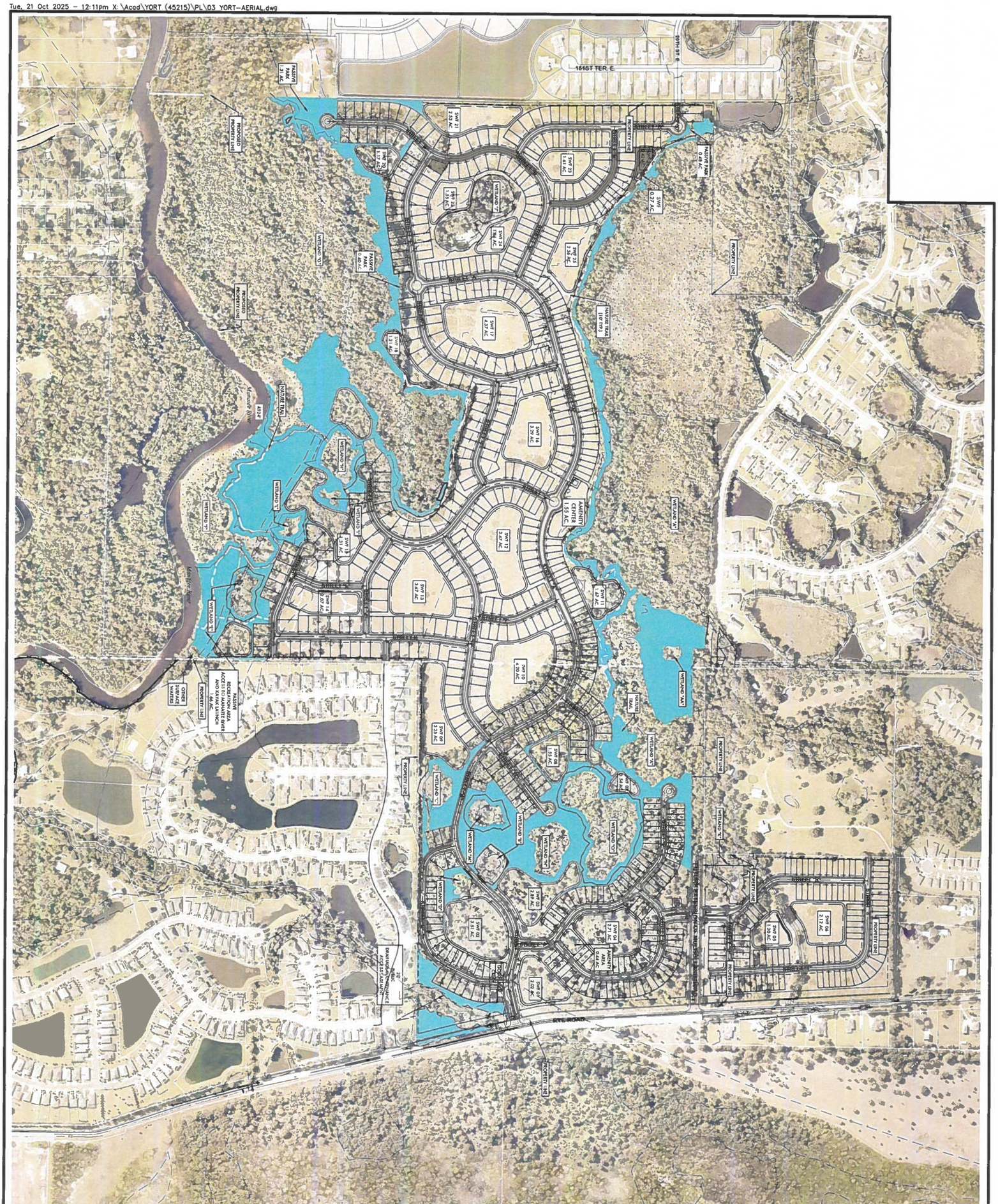
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EXISTING CONDITIONS/AERIAL
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JJL
DRAWN KSC
DATE TUE. 21 OCT. 2025
PROJECT NO. 45215
SCALE 1"=300'
SHEET 22

Tue, 21 Oct 2025 - 12:09pm X:\Acad\YORT (45215)\PL\02 YORT-EXIST CON.dwg

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\03 YORT-AERIAL.dwg


161ST TER. E.
PROPOSED PROPERTY LINE
PROPERTY LINE
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WETLAND "C"
WETLAND "D"
WETLAND "E"
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RESIDENTIAL TWIN RIVERS PHASE V-A1
RESIDENTIAL TWIN RIVERS PHASE IV
RESIDENTIAL TWIN RIVERS PHASE V-A2 & V-A3
RESIDENTIAL RIVERS REACH SINGLE FAMILY
PROPERTY LINE
PROPOSED PROPERTY LINE
PASSIVE PARK 0.48 AC.
PASSIVE PARK 0.40 AC.
PASSIVE PARK 1.31 AC.
AMENITY CENTER 1.55 AC.
AMENITY AREA 0.44 AC.
NATURE TRAIL (10' TYP.)
NATURE TRAIL
20TH ST. E.
165FT TER. E.
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
PICTURE PATH ON US. MEDICINE LAND ROAD
RIVER ROAD
SWF 01 2.02 AC.
SWF 02 3.51 AC.
SWF 03 2.82 AC.
SWF 04 2.71 AC.
SWF 05 1.20 AC.
SWF 06 2.12 AC.
SWF 07 0.54 AC.
SWF 08 1.55 AC.
SWF 09 3.25 AC.
SWF 10 .20 AC.
SWF 11 1.67 AC.
SWF 12 3.47 AC.
SWF 13 3.47 AC.
SWF 14 2.07 AC.
SWF 15 1.31 AC.
SWF 16 3.29 AC.
SWF 17 4.37 AC.
SWF 18 1.21 AC.
SWF 19 1.43 AC.
SWF 20 1.17 AC.
SWF 21 2.53 AC.
SWF 22 1.55 AC.
SWF 23 1.61 AC.
SWF 24 1.04 AC.
SWF 25 2.36 AC.
SWF 0.27 AC
SWF 0.42 AC
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WETLAND "AA"
WETLAND "B"
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452'
Manatee River
Manatee River
PID # 497736609 PD-R, UF-3
PID # 512920000 A, UF-3
PID # 513010509 PD-R, UF-3
PID # 515810000 PD-R, UF-3
PID # 524800000 PD-R, UF-3
PID # 525210159 A, UF-3
PID # 526710157 RSF-1, UF-3
PID # 526710108 RSF-1, UF-3
PID # 526710058 RSF-1, UF-3
PID # 512000001 PD-R, UF-3
PID # 52900209 A, UF-3
PID # 512910001 A, UF-3
PID # 513100209 A, UF-3
PID # 512901209 A-1, UF-3
PID # 5119 A, UF-3
PID # 513101609 A-1, UF-3
PID # 513101659 A-1, UF-3
PID # 513101709 A-1, UF-3
PID # 513101759 A-1, UF-3
PID # 513101809 A-1, UF-3
PID # 513010109 A, UF-3
PID # 513300059 PD-MU, UF-3
PID # 513300109 A, UF-3
PID # 513501059 PD-R, UF-3
PID # 515801159 PD-R, UF-3
PID # 521800003 PDR, UF-3
PASSIVE RECREATION AREA ACCESS TO MANATEE RIVER AND KAYAK LAUNCH 1.66 AC.
OTHER SURFACE WATERS
50' PUBLIC DRAINAGE & INGRESS/EGRESS ACCESS EASEMENT
DOCK CONNECTION

1" = 300'

JEB C. MULLOCK
PROFESSIONAL ENGINEER #84692
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027676 LB 0000965 LC 0000265
1223 MANATEE AVENUE WEST · BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE (941) 748-8080 FAX (941) 748-2316

REVISIONS
1 BUFFERS AND WATER, WETLAND RESERVATION 12/23/2025
2
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AERIAL
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KSH
DATE 12/23/25
JOB NO. 2351
SCALE 1"=300'
SHEET 01

Tue, 21 Oct 2025 - 12:09pm X:\Acad\YORT (45215)\PL\03_YORT-AERIAL.dwg

JEB C. MULLOCK
PROFESSIONAL ENGINEER #64892
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006992 LC 0000365
11023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

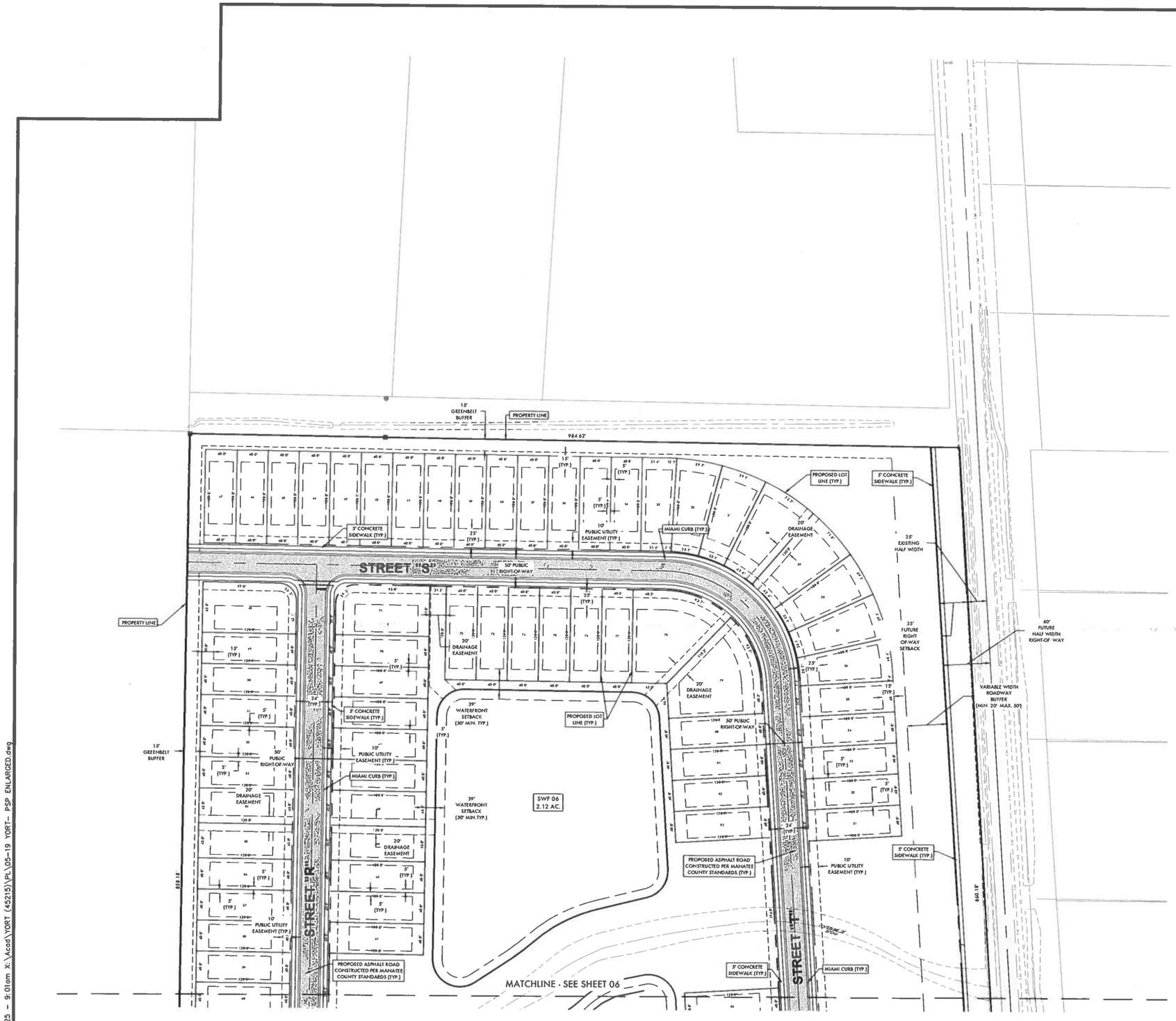
REVISIONS
1 BUFFERS AND NOTES, GLOS&SEC.&SEDIMEN. ADJUSTMENTS 13.23 KGH
2 V2 COMMENTS, BOARDWAY CALLOUTS 04.24 KGH
3 REMOVED ODW BUFFER 10.24 KC
4
5
6
7

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OVERALL PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AK
DRAWN KGH
DATE 03/12
JOB NO. 45215
SCALE 1"=300'
SHEET 04

Tue, 21 Oct 2025 – 12:10pm X:\Acad\YORT (45215)\PL\04 YORT– OVERALL PSP.dwg



1" = 60'

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	149.44 ACRES
	WETLAND BUFFERS	22.66 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEREMIE JAKUBIAK, PROFESSIONAL ENGINEER #84483 — SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
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E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.2316

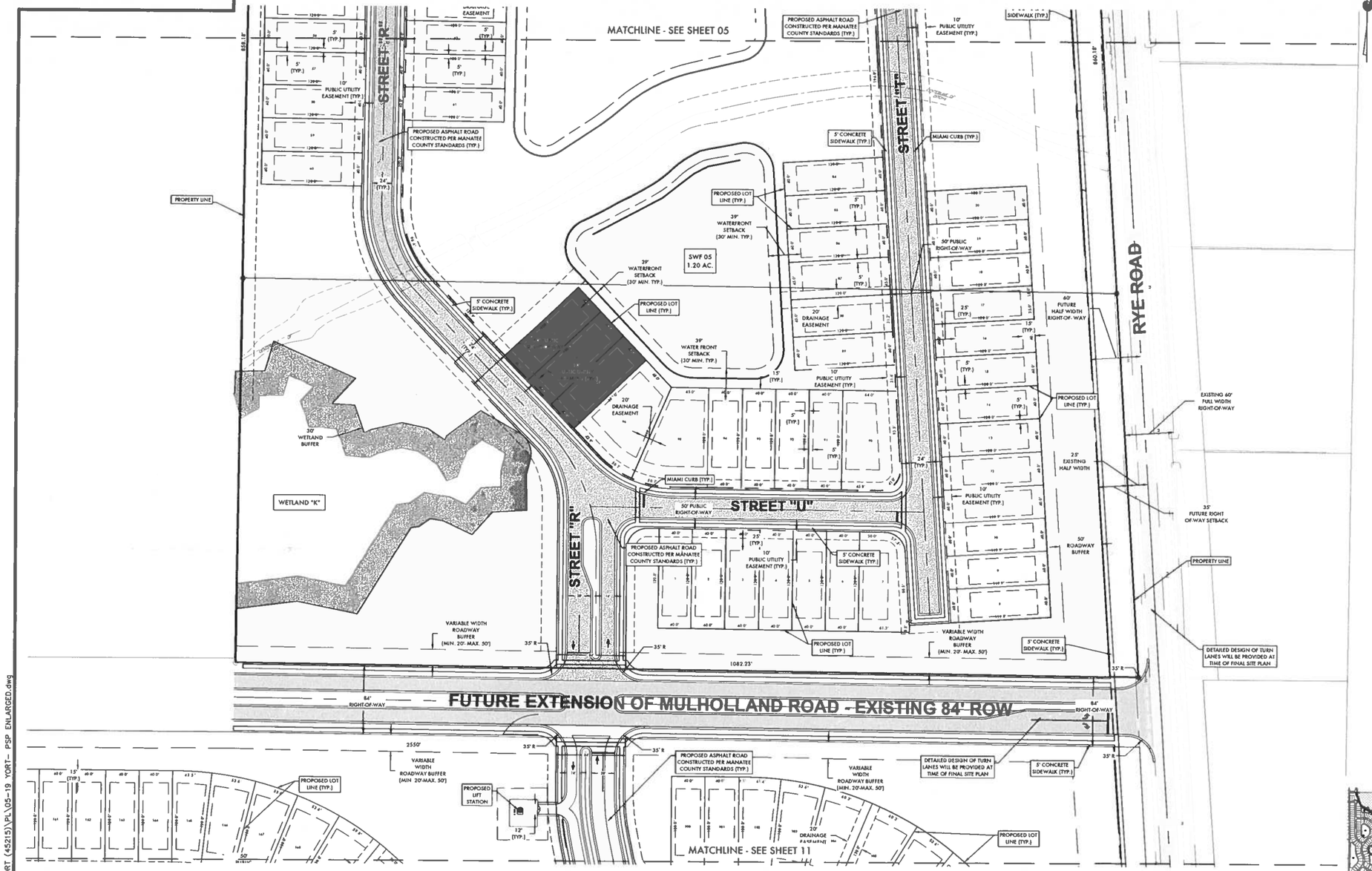
REVISIONS
1. BUFFERS AND MODEL CULDESAC/SIDEWALK — 12.23.24 MW
2. REMOVED GOLF BUFFER — 1.10.25 MW
3.
4.
5.
6.
7.

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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KSH
DATE
JOB NO 4521.5
SCALE 1"=60'
SHEET 05

Tue, 22 Jul 2025 - 9:01am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

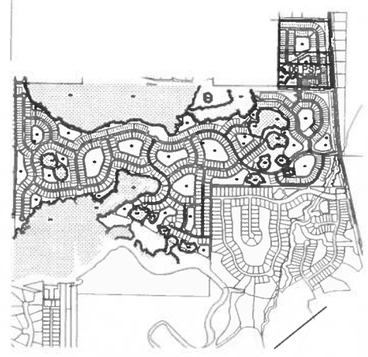


LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEREMIE JAKUBOWSKI
PROFESSIONAL ENGINEER #84468
SIGNATURE

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E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE 941-482-8800 FAX 941-748-3316

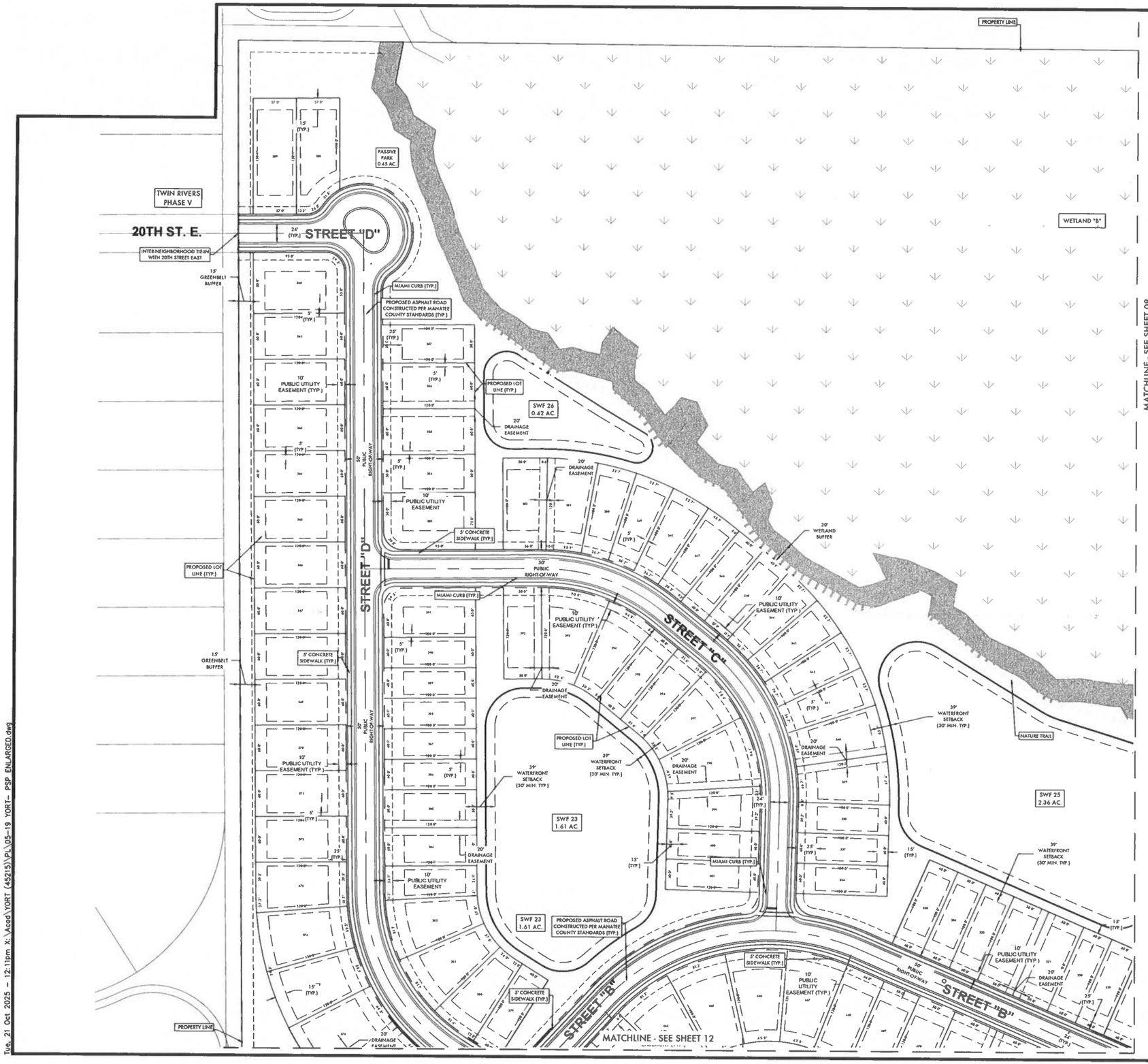
REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KSH
2 REMOVED 0.03 W BUFFER 10/24 MF
3
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PRELIMINARY SITE PLAN
FOR
YORT - 23511
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AR
DRAWN KSH
DATE 4/21/25
JOB NO. 23511
SCALE 1"=60'
SHEET 04

Tue, 22 Jul 2025 – 9:01am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



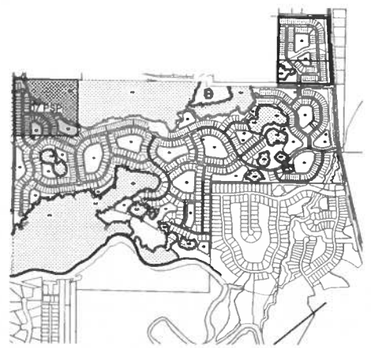
1" = 60'

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30'IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #44692
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
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11727 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1. BUFFERS AND MISTEL GILOS SEASONAL — 12/23/2024
2. VE COMMENTS, BUFFER IMPACT — 04/24/2025
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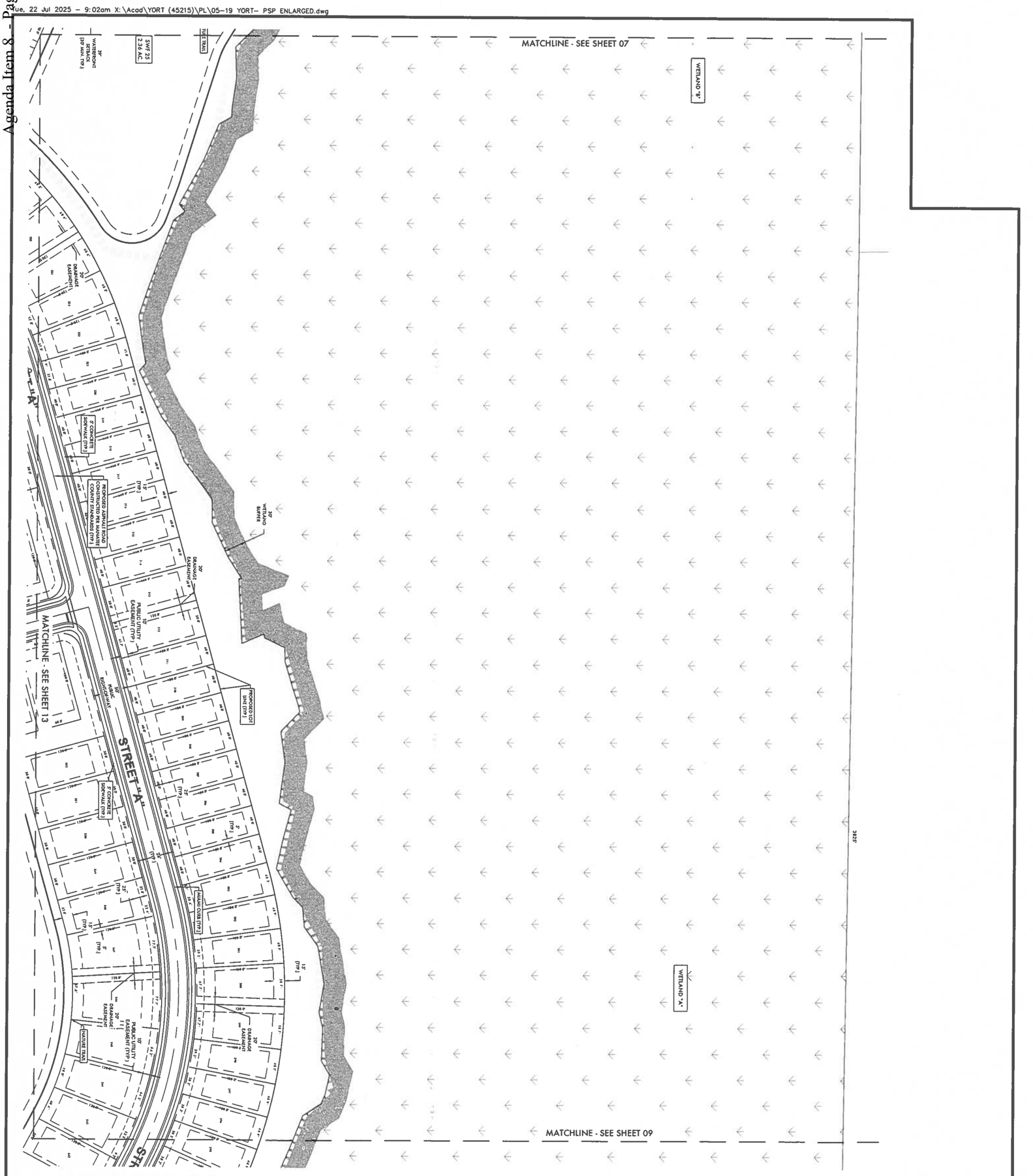
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JM
DRAWN: KGH
DATE:
JOB NO: 45215
SCALE: 1"=60'
SHEET: 07

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

Tue, 22 Jul 2025 - 9:02am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



1" = 60'

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	169.44 ACRES
	WETLAND BUFFERS	72.64 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATIVE TREES (10" WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, FINAL TRAFFIC ENGINEERING REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTION.
3. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, FDOT DESIGN STANDARDS, AND ALL APPLICABLE LOCAL REGULATIONS.
4. WHERE TREE REMOVAL IS PROPOSED WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY, MITIGATION SHALL BE PROVIDED AT A RATIO OF 1:1 FOR ALL TREES DELINEATED SHOULD CORNER OF SHELL OR GRAVITY TO PREVENT EROSION OR SEDIMENTATION. A FENCE SHALL BE INSTALLED AT THE WETLAND BUFFER LINE TO BE CONSTRUCTED

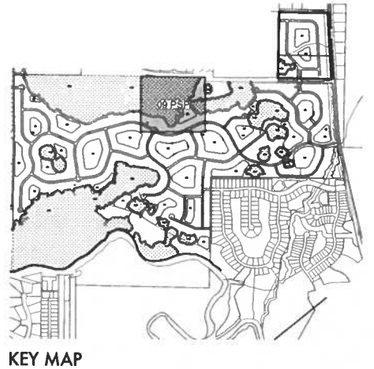


LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #84492
SIGNATURE

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REVISIONS
1. BUFFERS AND HOTEL - CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH

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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JK
DRAWN KGH
DATE 10/21/25
JOB NO. 45215
SCALE 1"=60'
SHEET 08

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

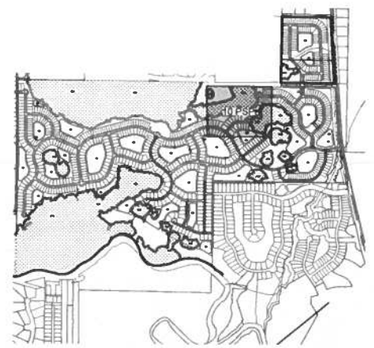


LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH. EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
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4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #44492
SIGNATURE

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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 FLOH
2 LX COMMENTS, BUFFER IMPACT FLOH
3
4
5
6
7

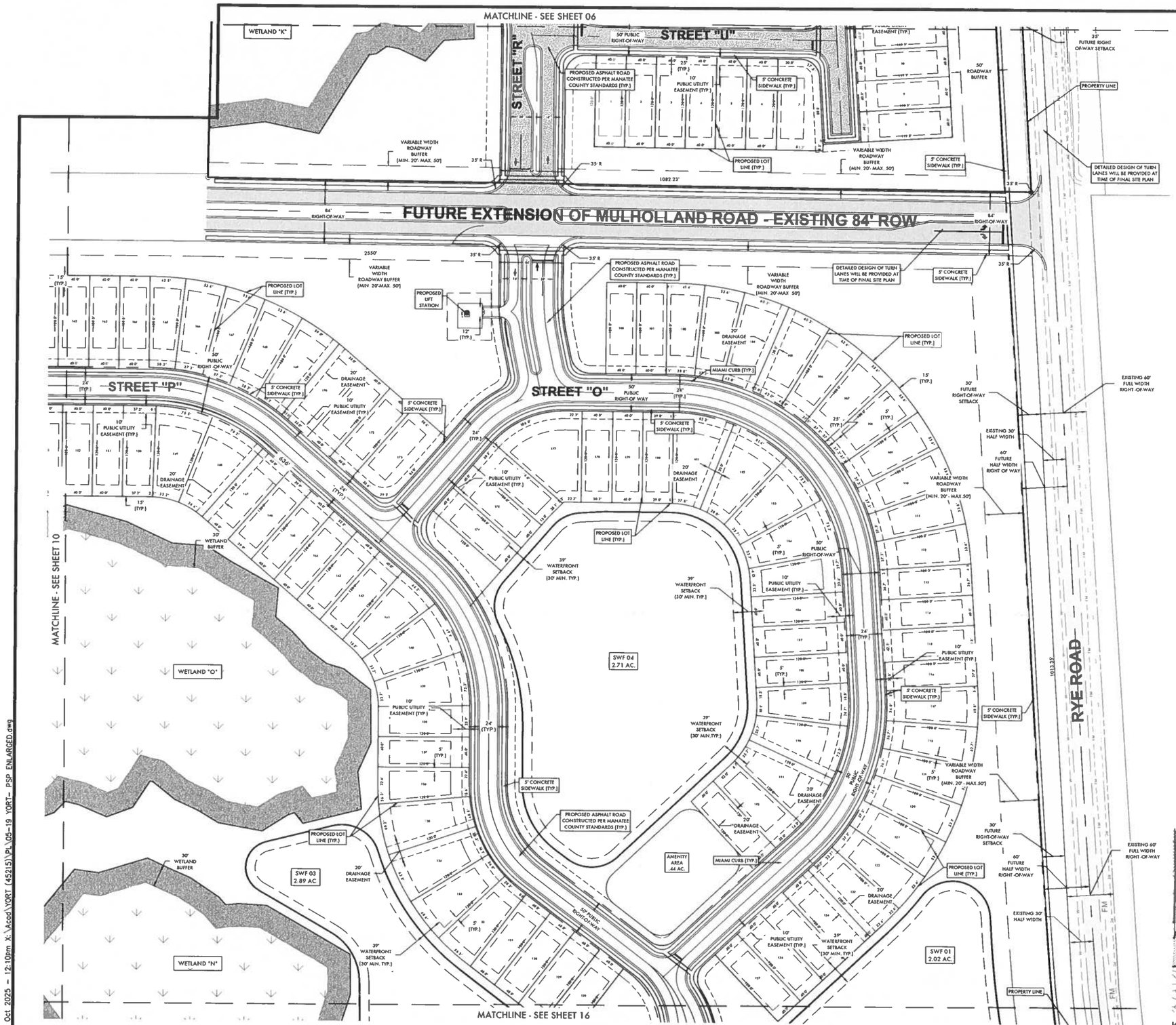
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KCH
DATE
JOB NO. 4531.8
SCALE 1"=60'

SHEET 10

Tue, 21 Oct 2025 – 12:10pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	149.44 ACRES
	WETLAND BUFFERS	22.66 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH. EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

JEB C. BULLOCK
PROFESSIONAL ENGINEER #64492
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ZNS ENGINEERING
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1002 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 BUFFERS AND NOTES - CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23/2025
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN GG
JOB NO. 4521.5
SCALE 1"=60'
SHEET 11

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

MATCHLINE - SEE SHEET 07

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 17

STREET "A"

STREET "B"

STREET "E"

WETLAND "J"

SWF 20
1.17 AC.

SWF 21
2.53 AC.

SWF 22
1.55 AC.

SWF 24
1.04 AC.

NATURE TRAIL

30' WETLAND BUFFER

PROPOSED ASPHALT ROAD CONSTRUCTED PER MANATEE COUNTY STANDARDS (TYP.)

PROPOSED LOT LINE (TYP.)

5' CONCRETE SIDEWALK (TYP.)

MIAMI CURB (TYP.)

39' WATERFRONT SETBACK (30' MIN. TYP.)

20' DRAINAGE EASEMENT

10' PUBLIC UTILITY EASEMENT (TYP.)

50' PUBLIC RIGHT-OF-WAY

15' GREENBELT BUFFER

787'

3983.47'

1" = 60'

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
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5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027474 LB 0006982 LC 0000565
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

JEB C. MULDOON
PROFESSIONAL ENGINEER #64482
SIGNATURE

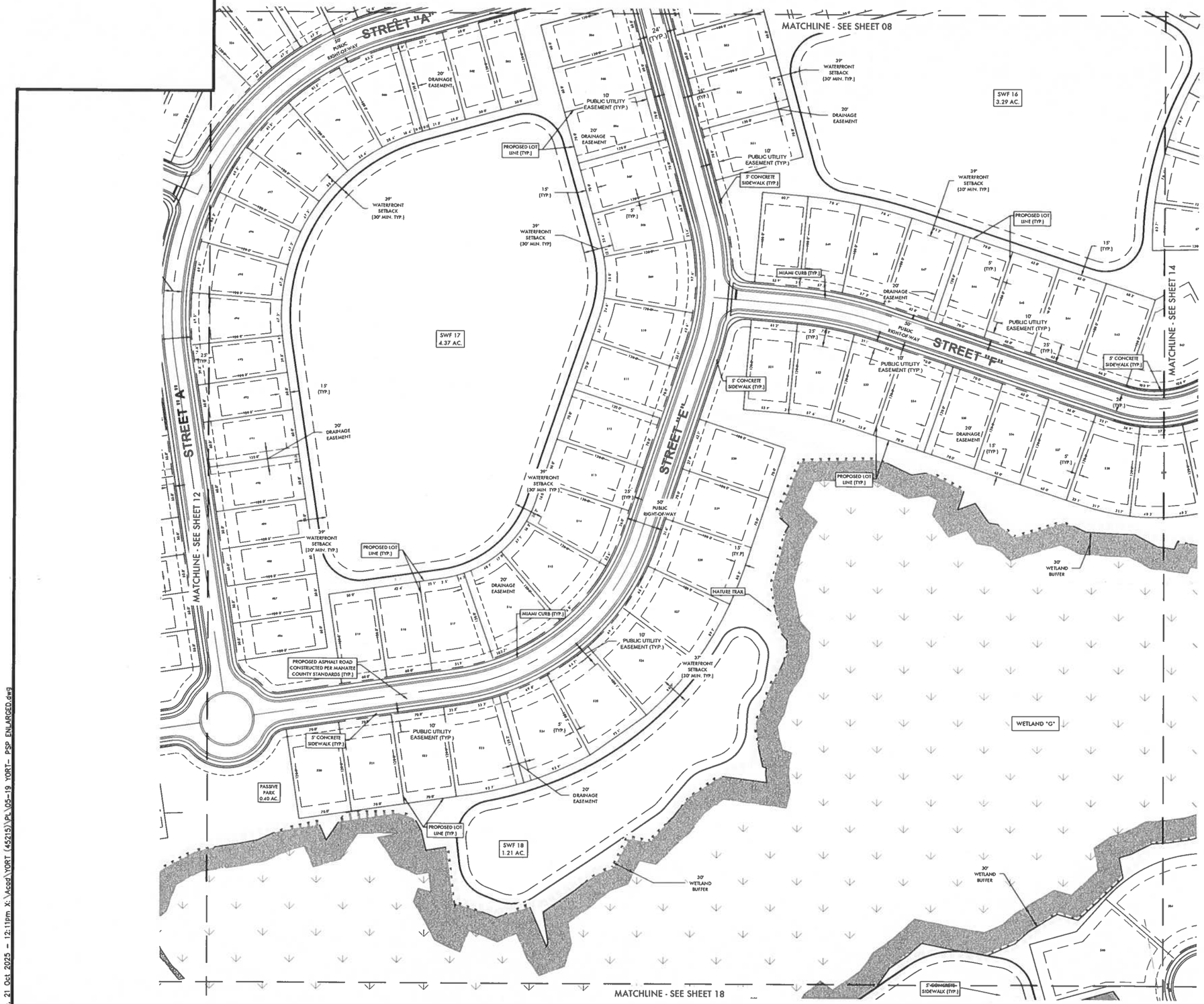
REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REVISIONS 12/22/25

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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN KCH
DATE
JOB NO. 45515
SCALE 1"=60'
SHEET 12

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

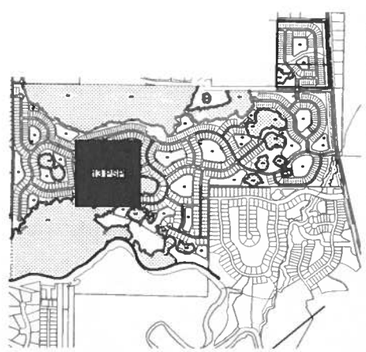


LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

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5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEB C. MULLOCK
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CERTIFICATE OF AUTHORIZATION #27593
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REVISIONS
1 BUFFERS AND LOOPS - CULDESAC REDESIGN, ROW DIMENSIONS 12/23 KGH
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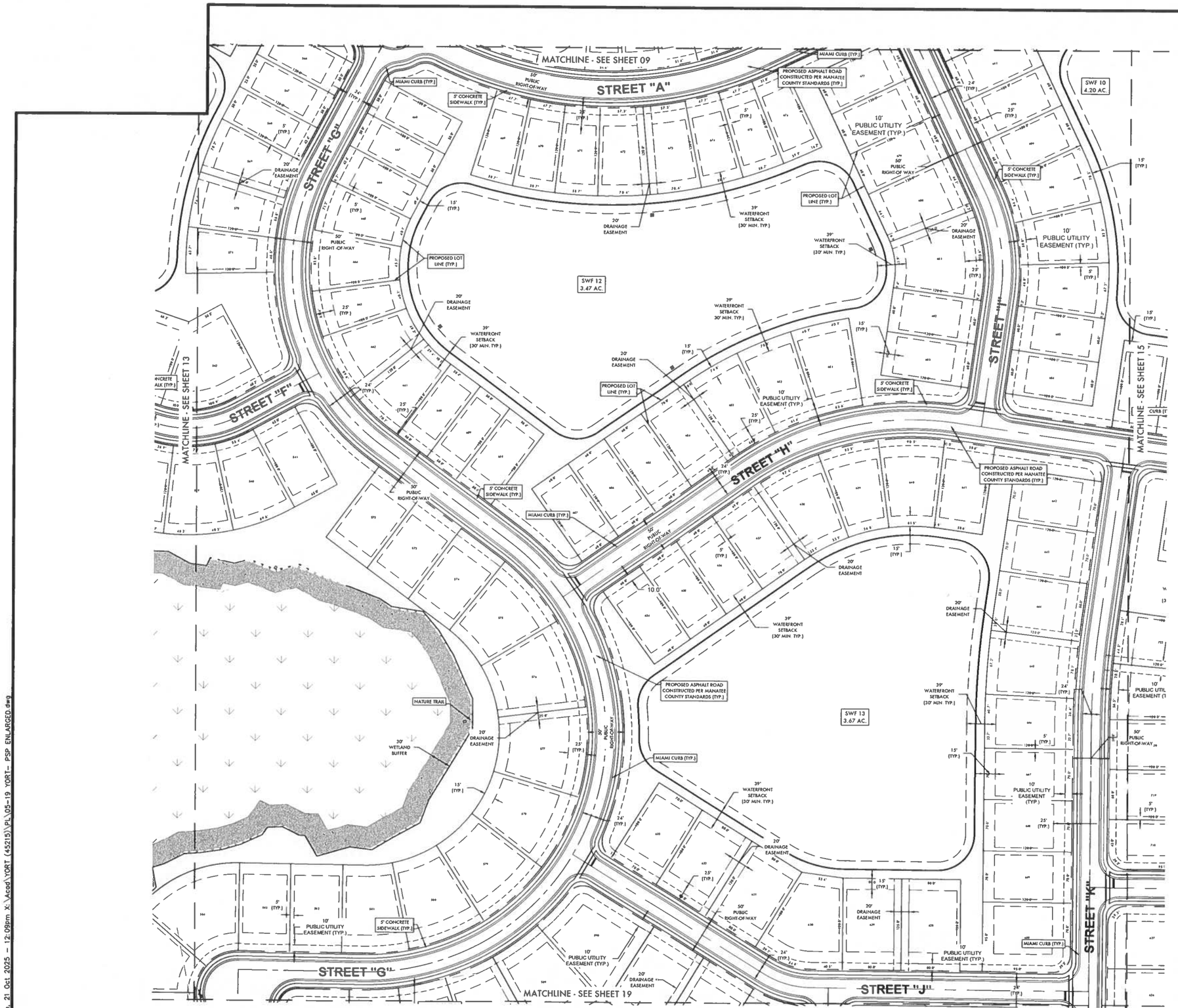
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PELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 13

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

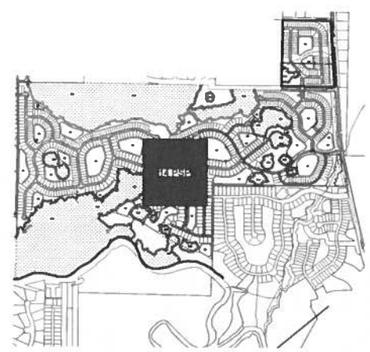


LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	149.44 ACRES
	WETLAND BUFFERS	22.66 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
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	NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

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5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
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1022 MANATEE AVE W BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.2316

REVISIONS
1. BUFFERS AND NOTES, CUL-DE-SAC, REDESIGN, ROW DIMENSIONS 17.23.10DL
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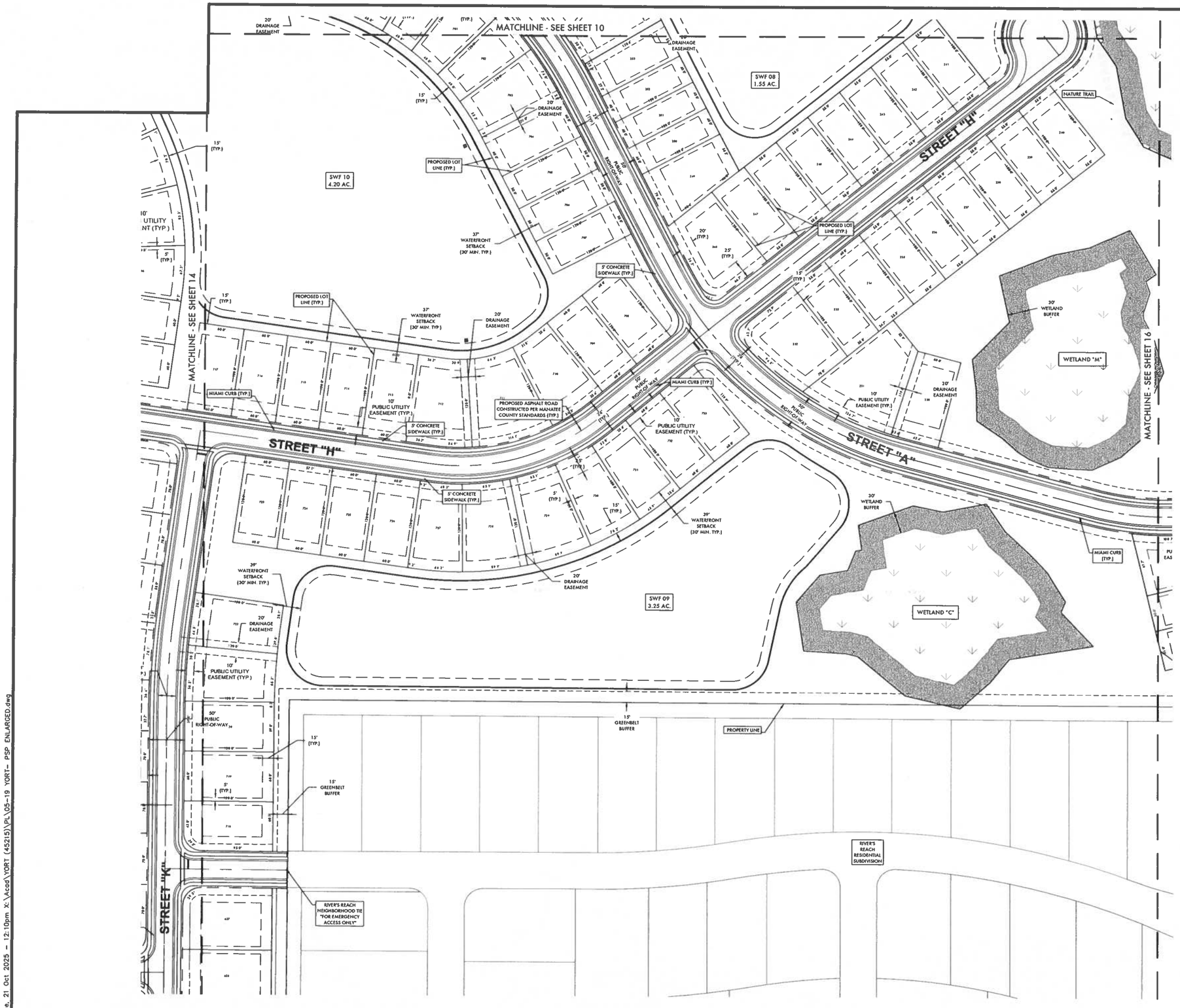
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JM
DRAWN: GDC
DATE:
JOB NO: 4521.5
SCALE: 1"=60'

SHEET 14

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

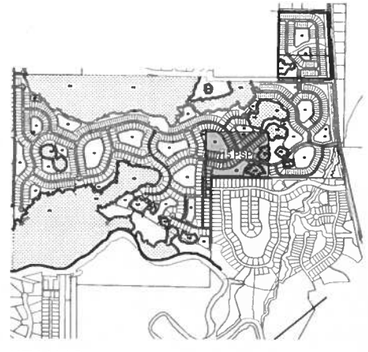


LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

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5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JED C. MILLOCK
PROFESSIONAL ENGINEER #44402
SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
LB #30005
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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REVISIONS
1 BUFFERS AND SIDEWALKS 12-23-24
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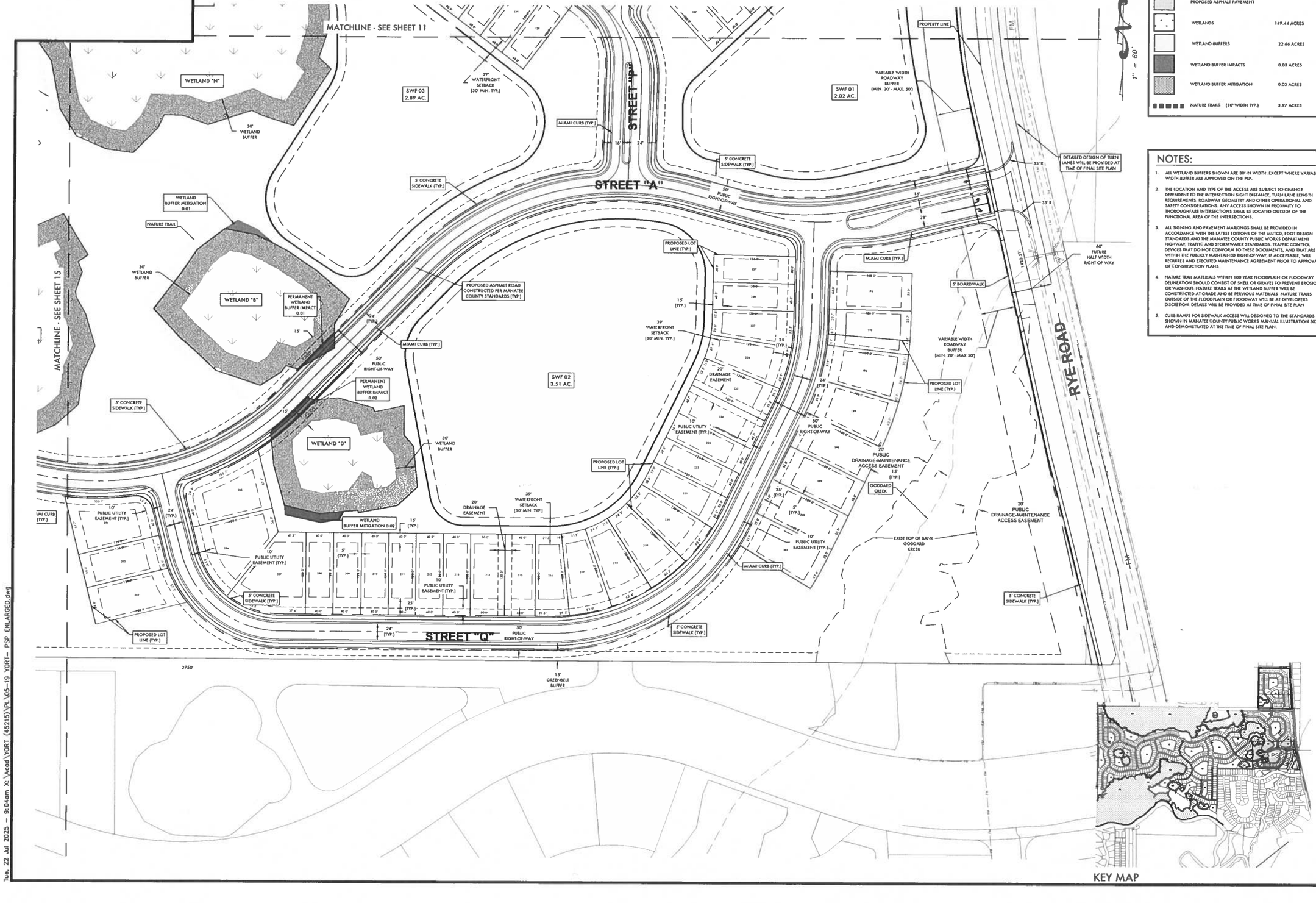
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN EGC
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 13

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
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KEY MAP

JEREMIE MATTHEWS
PROFESSIONAL ENGINEER #84466
SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
EB 0027478 LC 0000365
1023 MANATEE AVE WEST, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941-748-8080 FAX 941-748-3316

REVISIONS
1. BUFFERS AND HOTEL CUL-DE-SAC REDESIGN 12/23 KGH
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1"=60'
SHEET 1.6

Tue, 22 Jul 2025 - 9:04am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 18

MIAMI CURB (TYP.)

5' CONCRETE SIDEWALK (TYP.)

PROPOSED ASPHALT ROAD CONSTRUCTED PER MANATEE COUNTY STANDARDS (TYP.)

PASSIVE PARK 1.31 AC

30' WETLAND BUFFER

WETLAND "G"

PROPOSED PROPERTY LINE

PROPERTY LINE

1" = 60'

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
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1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #44859
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027416 LC 0000365
1222 MANATEE AVE WEST, BRADENTON, FL 34205
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REVISIONS
1. BUFFERS AND SHOTS, CULDESAC RADII/ROW DIMENSIONS 12/23 KGH

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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KGH
DATE
JOB NO. #2351
SCALE 1"=60'
SHEET 17

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 19

WETLAND "G"

WETLAND "H"

30' WETLAND BUFFER

NATURE TRAIL

5' CONCRETE SIDEWALK (TYP.)

SWF 19
1.55 AC

4524

Manatee River

PROPERTY LINE

1" = 60'

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	149.44 ACRES
	WETLAND BUFFERS	22.66 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

JEROME J. JAKUBOWSKI
PROFESSIONAL ENGINEER
SIGNATURE

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REVISIONS
1 BUFFERS AND NOTES, COLOR SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
4
5
6
7

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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED KGH
DRAWN
DATE 4/23
JOB NO. 11"=60'
SCALE
SHEET 18

Tue, 22 Jul 2025 - 9:05am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 18

MIAMI CURB (TYP.)

15' (TYP.)

39' WATERFRONT SETBACK (30' MIN.TYP.)

20' DRAINAGE EASEMENT

SWF 15 3.40 AC.

WETLAND "H"

WETLAND "I"

30' WETLAND BUFFER

5' CONCRETE SIDEWALK (TYP.)

5'

25' (TYP.)

MIAMI CURB (TYP.)

20' DRAINAGE EASEMENT

PROPOSED ASPHALT ROAD CONSTRUCTED PER MANATEE COUNTY STANDARDS (TYP.)

5' CONCRETE SIDEWALK (TYP.)

STREET "L"

SWF 14 1.73 AC.

10' PUBLIC UTILITY EASEMENT (TYP.)

30' WATERFRONT SETBACK (30' MIN TYP.)

20' DRAINAGE EASEMENT

5'

25' (TYP.)

15' (TYP.)

15' GREENBELT BUFFER

10' PUBLIC UTILITY EASEMENT (TYP.)

STREET "M"

WETLAND "L"

30' WETLAND BUFFER

5' CONCRETE SIDEWALK (TYP.)

24' (TYP.)

MIAMI CURB (TYP.)

25' (TYP.)

1733.60'

10' PUBLIC UTILITY EASEMENT (TYP.)

15' (TYP.)

30' WETLAND BUFFER

NATURE TRAIL

WETLAND "E"

30' WETLAND BUFFER

NATURE TRAIL

WETLAND "F"

30' WETLAND BUFFER

SWF 27 1.15 AC

PROPERTY LINE

PROPERTY LINE

Manatee River

PASSIVE RECREATION AREA ACCESS TO MANATEE RIVER KAYAK LAUNCH AND KAYAK STORAGE STRUCTURE 1.97 AC

1" = 60'

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	149.44 ACRES
	WETLAND BUFFERS	22.66 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
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5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

JEB C. MULLOCK PROFESSIONAL ENGINEER (#44932) — SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LB #26843 LA #6667890
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 BUFFERS AND NOTES - COUNTY COMMENTS 12/23 MSH
2
3
4
5
6
7

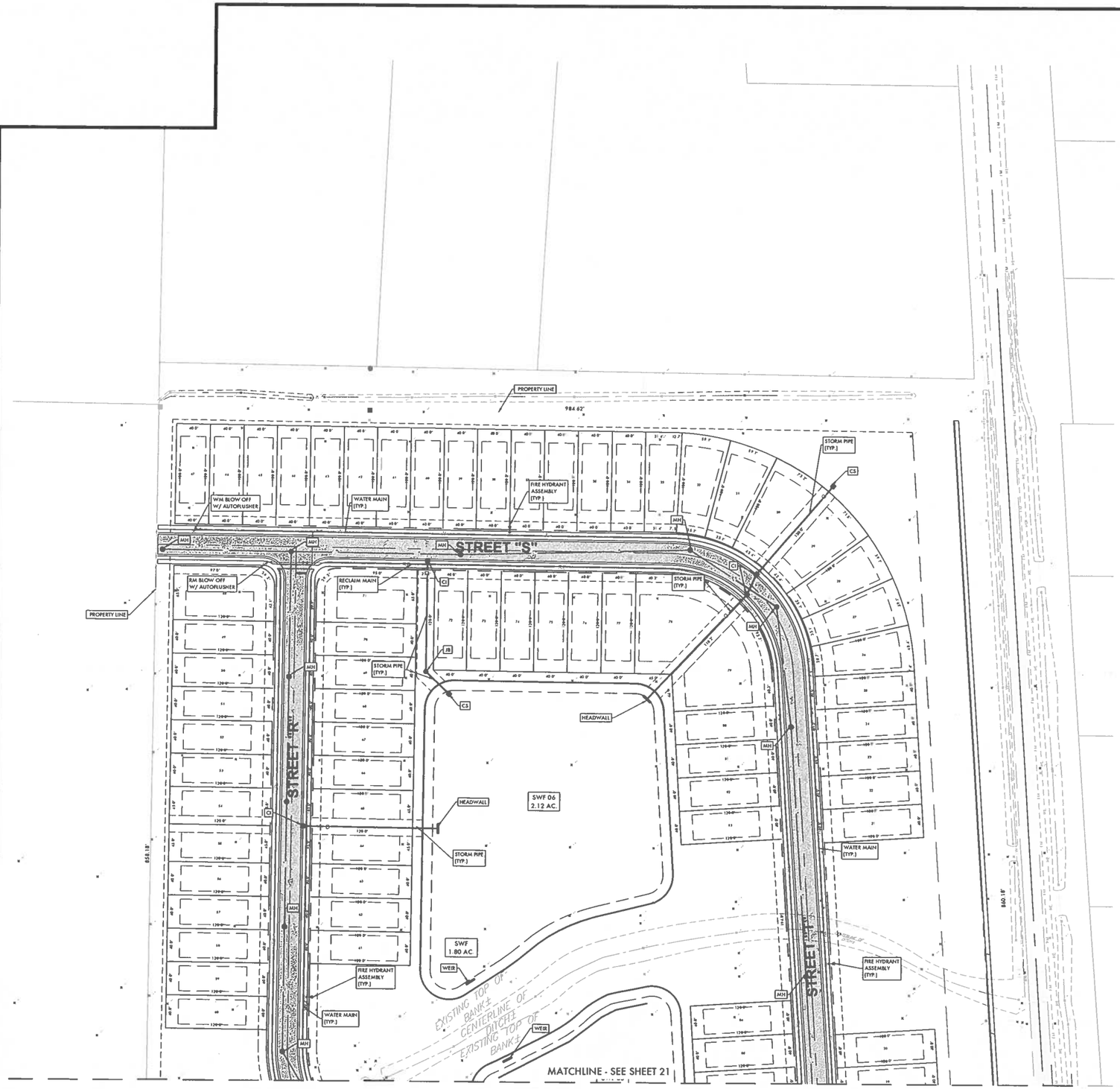
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JK
DRAWN MDC
JOB NO. 452.1
SCALE 1"=60'

SHEET 19

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\Pl\05-19 YORT- PSP ENLARGED.dwg



1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE. RECLAIMED WATER USE GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL



KEY MAP

JEREMIAH J. MATTHEWS
PROFESSIONAL ENGINEER #44483
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC #0000265
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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REVISIONS
1. BUFFERS AND NOTES, CUL-DE-SAC, RADIUSES, ROW DIMENSIONS — 12.23.RGH
2.
3.
4.
5.
6.
7.

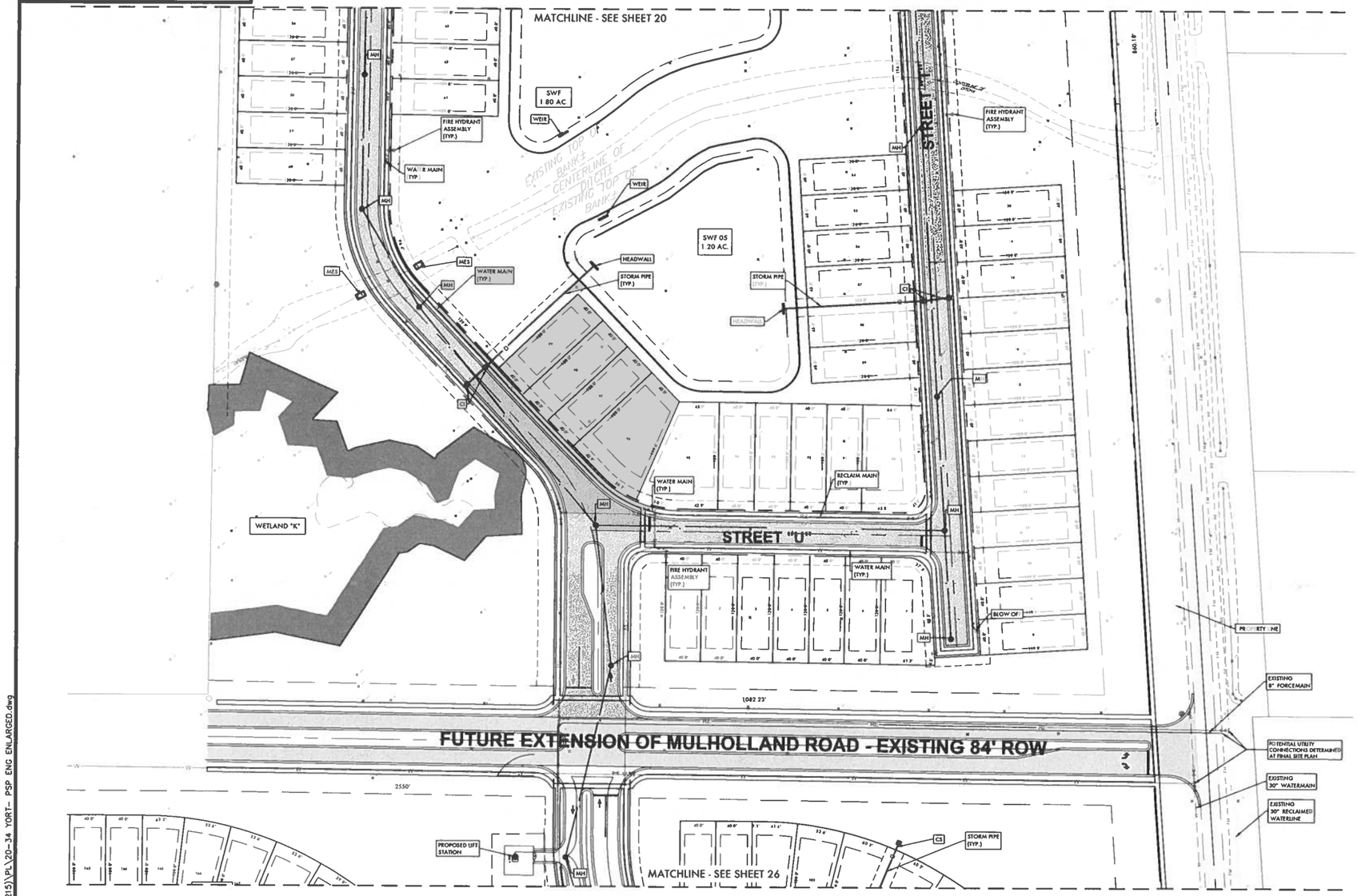
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KSH
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 20

Tue, 22 Jul 2025 – 9:05am X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



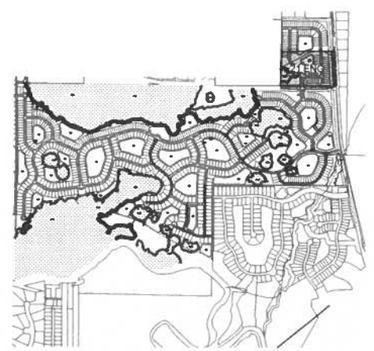
1" = 60'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI CURB INLET
- CS CONTROL STRUCTURE
- GI GRATE INLET
- JB JUNCTION BOX
- FH FIRE HYDRANT
- MH MANHOLE
- MES MITERED END SECTION
- NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL



KEY MAP

JEREMY ANTHONY
PROFESSIONAL ENGINEER 84483
SIGNATURE

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11023 MANATEE AVENUE WEST, SUITE 800 BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE 941.748.8080 FAX 941.748.2316

REVISIONS
1. BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23/2025

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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JAL
DRAWN RSH
DATE
JOB NO. 45215
SCALE 1"=60'
SHEET 21

Tue, 22 Jul 2025 – 9:06am X:\Acad\YORT (45215)\PL\20-34_YORT- PSP ENG ENLARGED.dwg





KEY MAP

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE RECLAIMED WATER USE. GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

JEB C. MULLOCK
PROFESSIONAL ENGINEER #44922
SIGNATURE

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L.C.A.0000265
11223 MANATEE AVENUE WEST, BRADENTON, FL. 34210
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

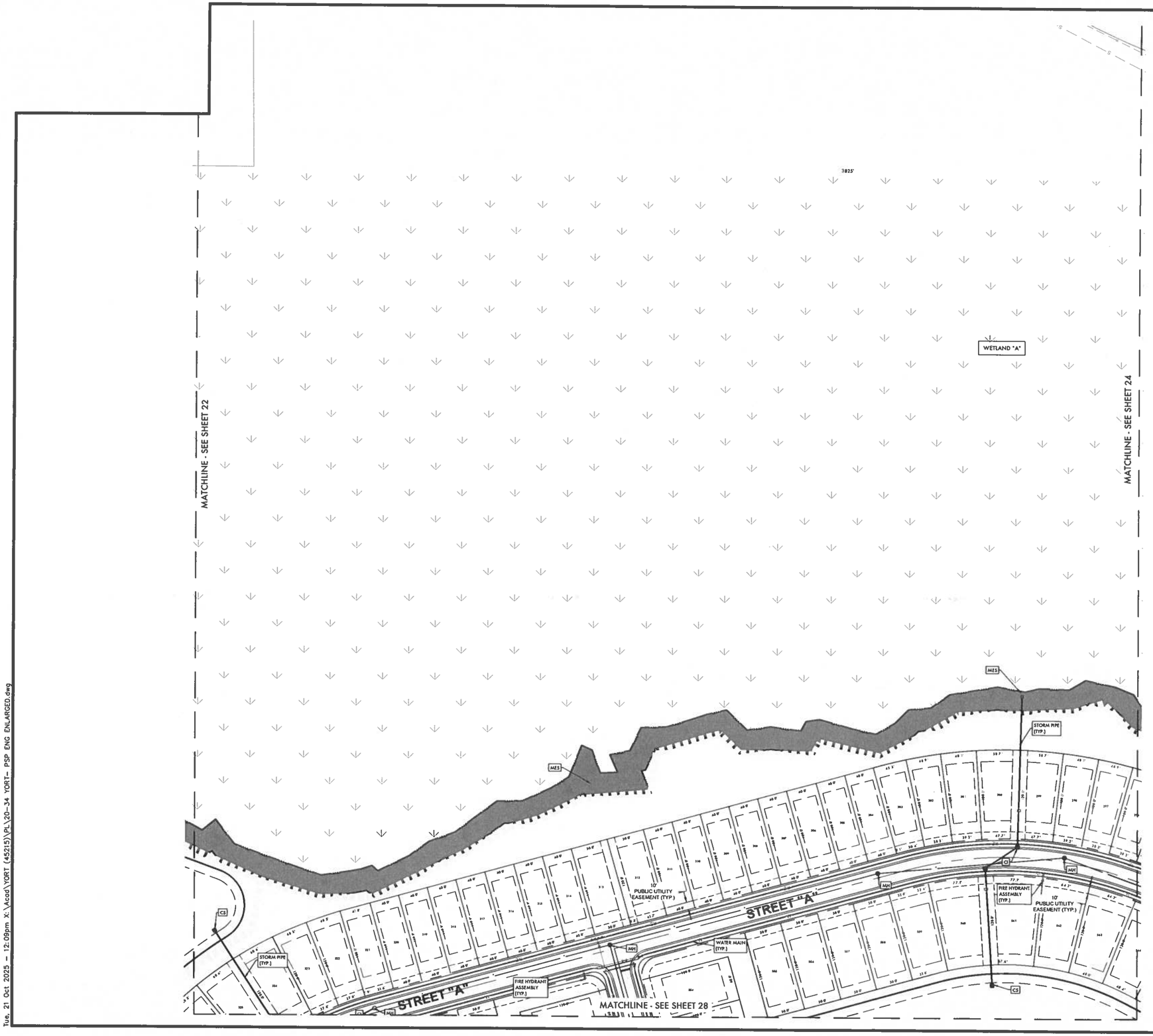
REVISIONS
1. BUFFERS AND HOTEL CULDESAC REDESIGN 12.23.25 KGH
2. VS COMMENTS, BUFFER IMPACT 04.24.26 KGH
3.
4.
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6.
7.

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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JEL
DRAWN: KGH
DATE:
JOB NO: 4521.1
SCALE: 1"=60'
SHEET 23

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



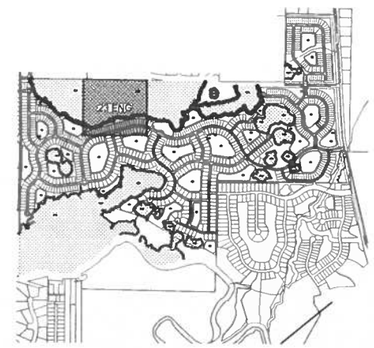
LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

1" = 60'

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE
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KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC 0000565
13 0004962
13 0007476
1933 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 BUFFERS AND MOTEL, CULDESAC REDESIGN, ROW DIMENSIONS 12/23/25/GSH
2
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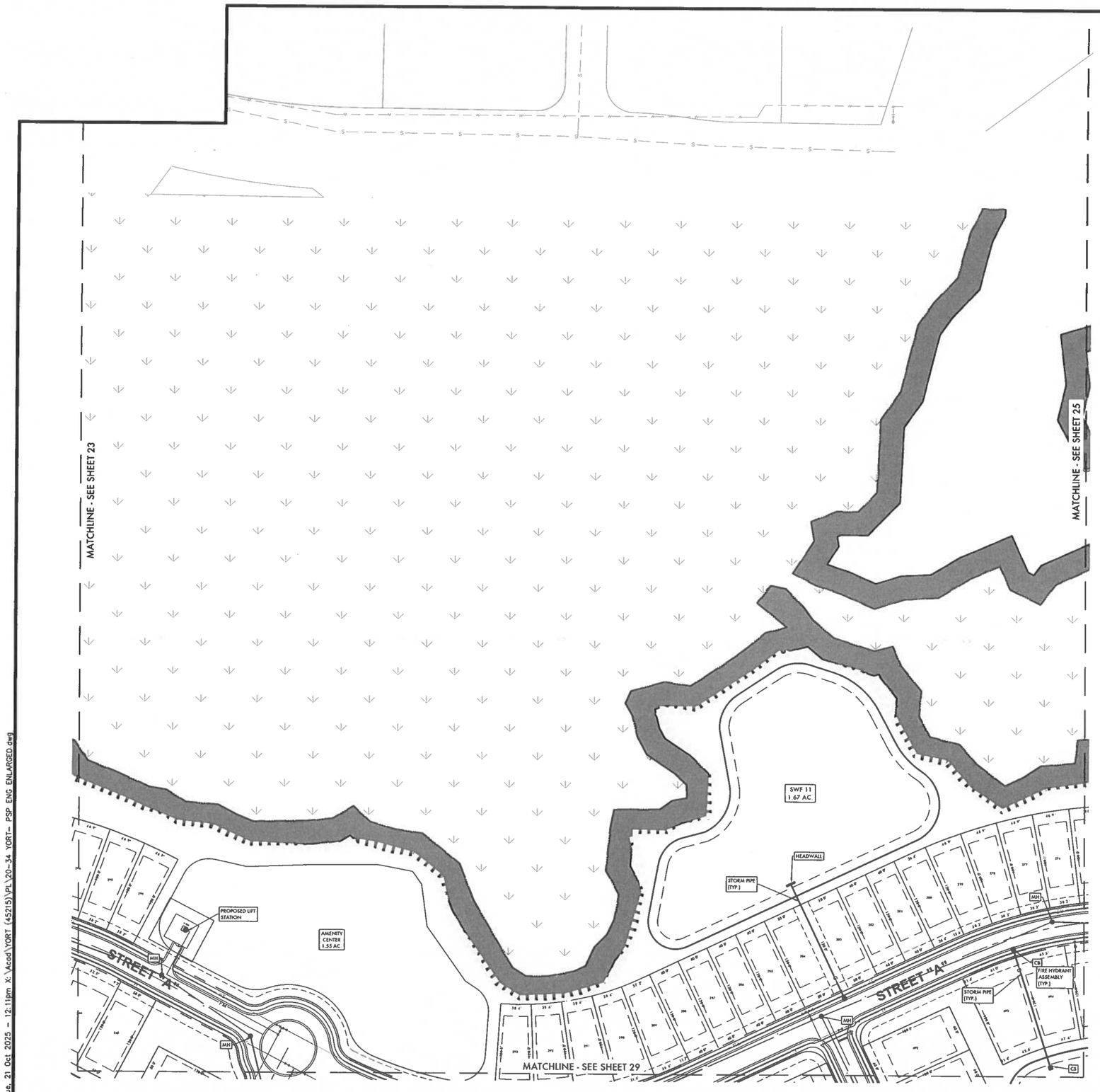
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JM
DRAWN: GSH
DATE:
JOB NO: 457.5
SCALE: 1"=60'

SHEET 23

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



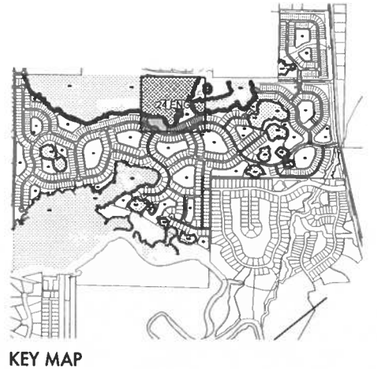
1" = 60'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI — CURB INLET
- CS — CONTROL STRUCTURE
- GI — GRATE INLET
- JB — JUNCTION BOX
- FH — FIRE HYDRANT
- MH — MANHOLE
- MES — MITERED END SECTION
- NATURE TRAILS — 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 802 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
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KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #44892
SIGNATURE

ZNS ENGINEERING
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LC #26000063
1223 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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REVISIONS
1 BUFFERS AND NOTES, CULDESAC REDESIGN 12/23/2025
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KDC
DATE 4/22/25
JOB NO. 1" = 60'
SCALE
SHEET 24

Tue, 21 Oct 2025 - 12:11pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



1" = 60'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI CURB INLET
- CS CONTROL STRUCTURE
- GI GRATE INLET
- JB JUNCTION BOX
- FH FIRE HYDRANT
- MH MANHOLE
- MES MITERED END SECTION
- NATURE TRAILS — 3.30 ACRES

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KEY MAP

JEB C. MULDOCK
PROFESSIONAL ENGINEER #44492
SIGNATURE

ZNS ENGINEERING
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LB 0002494
LA 0002494
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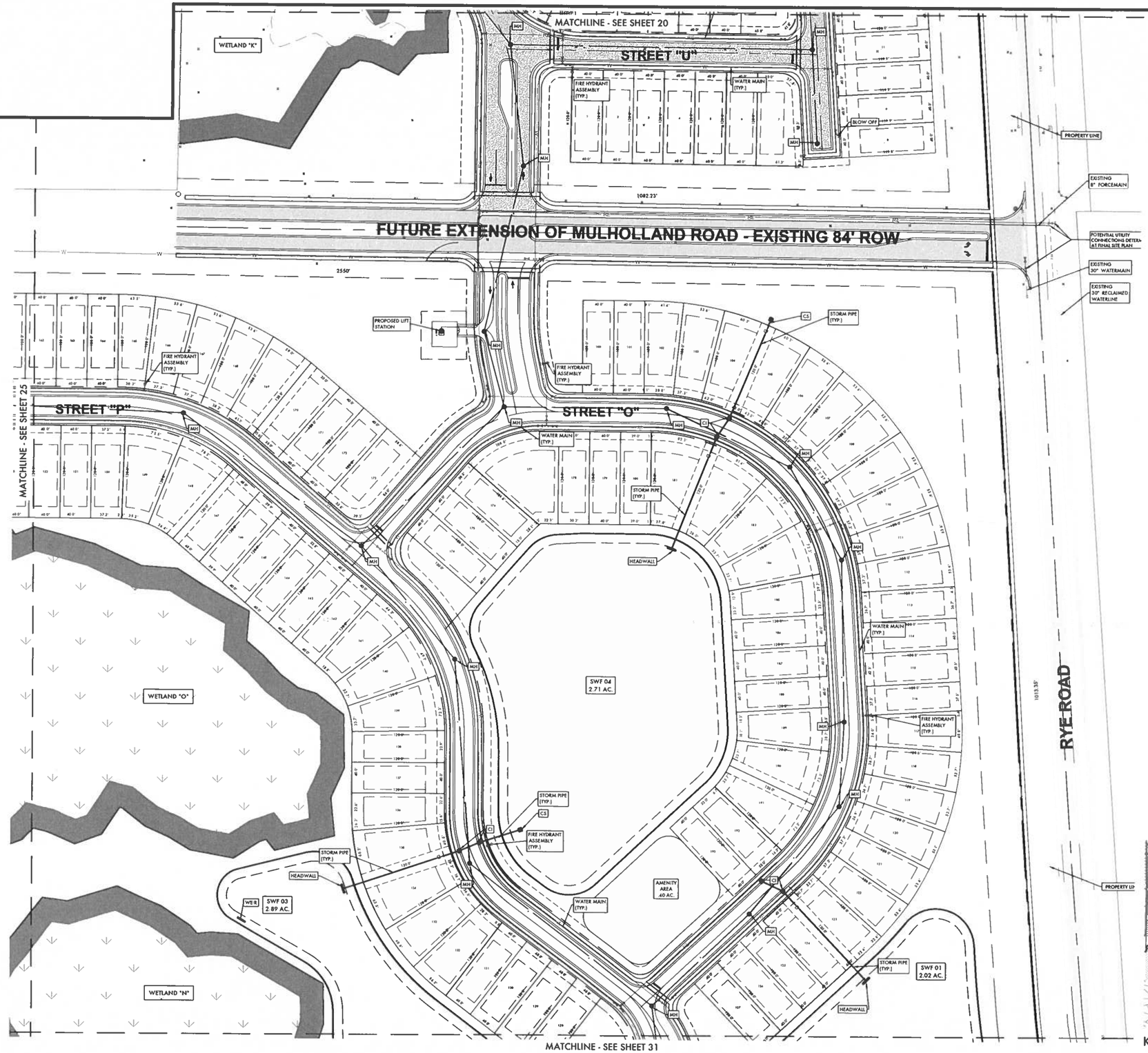
REVISIONS
1 MATTERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 SDH
2 YC COMMENTS, BUFFER IMPACT 01/24 SDH
3
4
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7

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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA.

DESIGNED JH
DRAWN KCH
DATE
JOB NO. 45215
SCALE 1"=60'
SHEET 25

Tue, 21 Oct 2025 – 12:10pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI — CURB INLET
- CS — CONTROL STRUCTURE
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KEY MAP



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MICHAEL JANOWSKI PROFESSIONAL ENGINEER #44443 SIGNATURE

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REVISIONS
1 RUNOFF AND LOCATI... CULDESAC REDESIGN... 12/23/2025
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN GSC
JOB NO. 6321.5
SCALE 1"=60'
SHEET 26

Tue, 22 Jul 2025 — 9:07am X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET28

MATCHLINE - SEE SHEET 32

STREET "B"

STREET "A"

STREET "E"

WETLAND "J"

SWF 24
1.04 AC.

SWF
2.10 AC.

SWF 21
2.53 AC.

SWF 22
1.55 AC.

SWF 20
1.17 AC.

PASSIVE PARK
0.60 AC.

10' PUBLIC UTILITY EASEMENT (TYP.)

WATER MAIN (TYP.)

RECLAIM MAIN (TYP.)

STORM PIPE (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

HEADWALL

WEIR

MH

CI

CS

JB

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

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KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #64492
SIGNATURE

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LC #26000005
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REVISIONS
1. BUFFERS AND HOTEL CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23/LKM
2.
3.
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JEB
DRAWN: KGC
DATE:
JOB NO.: 4521.5
SCALE: 1"=60'

SHEET 27

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 33

STREET "A"

STREET "B"

STREET "C"

STREET "E"

SWF 16
3.29 AC.

SWF 17
4.37 AC.

SWF
0.90 AC.

SWF 18
1.21 AC.

PASSIVE PARK
0.40 AC.

WETLAND "G"

STORM PIPE (TYP.)

WATER MAIN (TYP.)

10' PUBLIC UTILITY EASEMENT (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

HEADWALL

WEIR

MES

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

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KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #84982
SIGNATURE

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1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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REVISIONS
1 BUFFERS AND SETBACKS, COLOR SAC REQUEST 12/23/2025

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PELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KDK
CHK'D
JOB NO 45215
SCALE 1"=60'

SHEET 28

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 24

STREET "A"

STREET "G"

STREET "F"

STREET "H"

STREET "I"

STREET "J"

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 34

SWF 10
4.20 AC.

SWF 12
3.47 AC.

SWF 13
3.67 AC.

10' PUBLIC UTILITY EASEMENT (TYP.)

WATER MAIN (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

STORM PIPE (TYP.)

MH

CI

CS

JB

MES

BLOW OFF

1" = 60'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
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- NATURE TRAILS — 3.30 ACRES

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KEY MAP

JOSH C. MULLOCK
PROFESSIONAL ENGINEER #94492
SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
LB 30007241 LC 0000165
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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REVISIONS
1. BUFFERS AND NOTES, CUL-DE-SAC RADIUSES, ROW DIMENSIONS 12/23/2024
2.
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5.
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7.

PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JM
DRAWN: KGH
DATE:
JOB NO: 4521.5
SCALE: 1"=60'
SHEET: 39

Tue, 21 Oct 2025 - 12:11pm X:\Acad\YORT (4521.5)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 31

SWF 08
1.55 AC.

SWF 10
4.20 AC.

SWF 09
3.25 AC.

STORM PIPE (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

STREET "H"

STREET "A"

10' PUBLIC UTILITY EASEMENT (TYP.)

WATER MAIN (TYP.)

WETLAND "M"

WETLAND "C"

WEIR

HEADWALL

PROPERTY LINE

1" = 60'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
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- S — SANITARY SEWER
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- NATURE TRAILS — 3.30 ACRES

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2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

KEY MAP



JED C. WILLOCK
PROFESSIONAL ENGINEER #64692
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E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE 941.748.8080 FAX 941.748.2316

REVISIONS
1. BUFFERS AND NOTES, CULDESAC RADIUS/ROW DIMENSIONS 12/23 KSH
2
3
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14 &15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KSH
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 30

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 30

WETLAND "N"

WETLAND "B"

PERMANENT WETLAND BUFFER IMPACT 0.006

WETLAND BUFFER MITIGATION 0.006

PERMANENT WETLAND BUFFER IMPACT 0.013

WETLAND "D"

WETLAND BUFFER MITIGATION 0.013

SWF 03
2.89 AC.

SWF 01
2.02 AC.

SWF 02
3.51 AC.

STREET "P"

STREET "A"

STREET "Q"

RYE ROAD

GODDARD CREEK

WATER MAIN (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

STORM PIPE (TYP.)

HEADWALL

WEIR

MES

BLOW OFF

1" = 60'

2750'

KEY MAP

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
PH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
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3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
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JOSHUA JACOVSKY
PROFESSIONAL ENGINEER #84483
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REVISIONS
1. BUFFERS AND NOTES - CUL-DE-SAC REDESIGN, ROW DIMENSIONS 11/21/XXH

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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JK
DRAWN KDH
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 31

Tue, 22 Jul 2025 - 9:09am X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 33

WETLAND "G"

PASSIVE PARK 1.31 AC.

BLOW OFF

MH

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

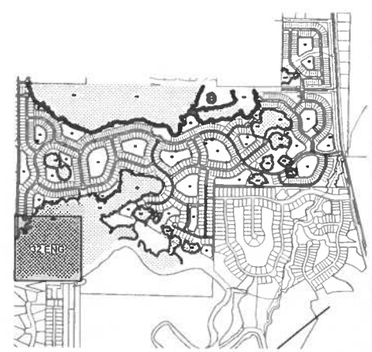
1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
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3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
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KEY MAP

PRELIMINARY ENGINEERING PLAN

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,13,14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
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E-MAIL: ZNS@ZNSENG.COM TELEPHONE: 941.748.8080 FAX: 941.748.3316

JEB C. MULLOCK PROFESSIONAL ENGINEER #64892 SIGNATURE

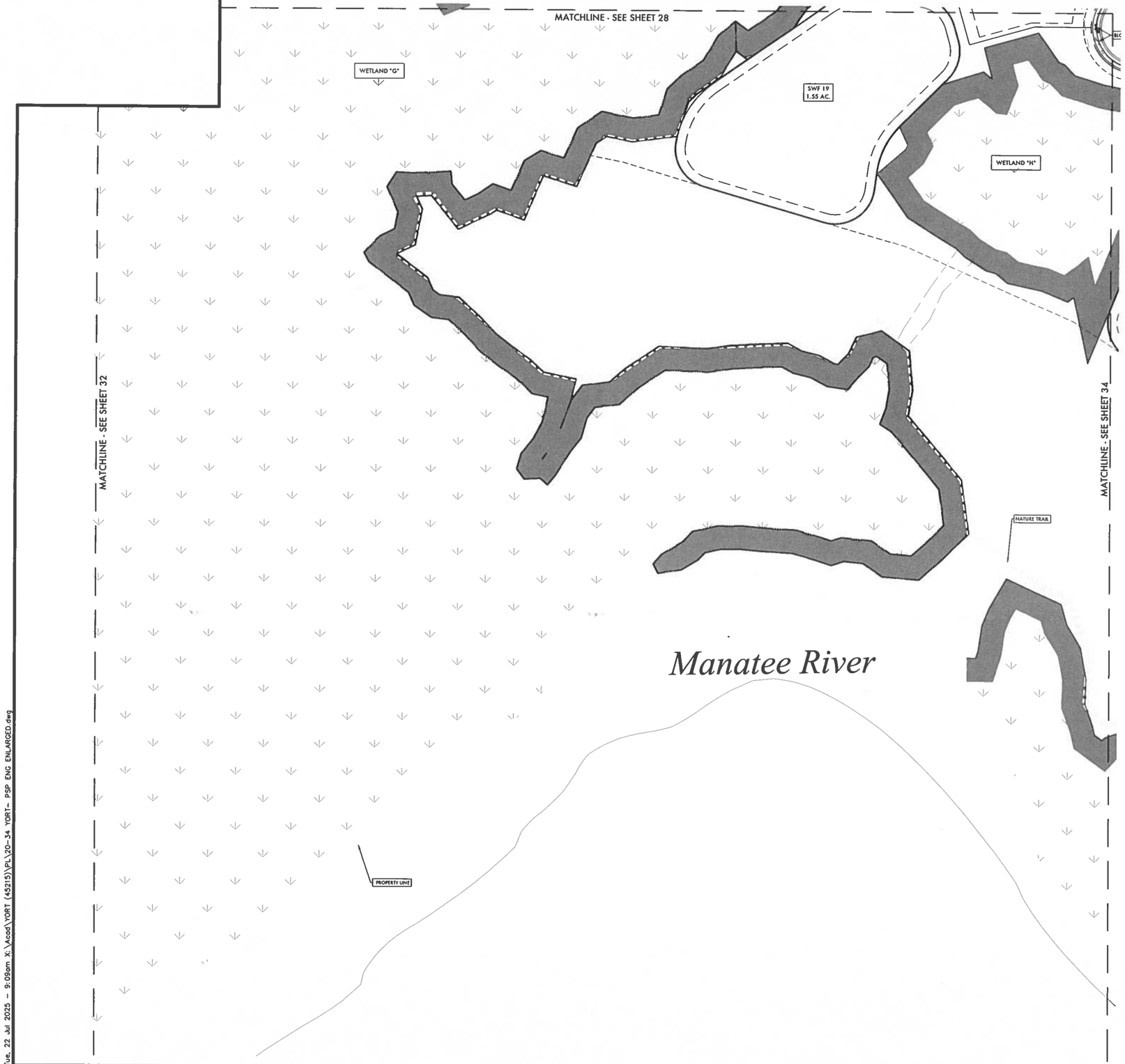
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REVISIONS
1 BUFFERS AND SETBACKS, CULDESAC EXTENSION, ROW DIMENSIONS 12/21/2025
2
3
4
5
6
7

DESIGNED JM
DRAWN KSH
DATE
JOB NO. 2351
SCALE 1"=60'

SHEET 32

Tue, 21 Oct 2025 – 12:10pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

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KEY MAP

JESSE J. SMIDEBUSK
PROFESSIONAL ENGINEER #84443
SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
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1223 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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REVISIONS
1. BUFFERS AND HOTEL CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23/2025
2.
3.
4.
5.
6.
7.

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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN EC
DATE
JOB NO 4511
SCALE 1"=60'

SHEET 33

Tue, 22 Jul 2025 - 9:09am X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 33

STORM PIPE (TYP.)

WETLAND "H"

WETLAND "I"

SWF 15
2.98 AC.

STORM PIPE (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

BLOW OFF

WATER MAIN (TYP.)

STORM PIPE (TYP.)

WETLAND "L"

BLOW OFF

WETLAND "F"

WETLAND "E"

WATER MAIN (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

STORM PIPE (TYP.)

STREET "L"

SWF 14
0.91 AC.

10' PUBLIC UTILITY EASEMENT (TYP.)

STREET "K"

STREET "M"

FIRE HYDRANT ASSEMBLY (TYP.)

STORM PIPE (TYP.)

10' PUBLIC UTILITY EASEMENT (TYP.)

BLOW OFF

STORM PIPE (TYP.)

SWF 27
1.15 AC.

PROPERTY LINE

OTHER SURFACE WATERS

Manatee River

PASSIVE RECREATION AREA
ACCESS TO MANATEE RIVER
KAYAK LAUNCH AND KAYAK STORAGE STRUCTURE
1.97 AC

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

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KEY MAP



JEB C. MULLOCK #44492
PROFESSIONAL ENGINEER
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REVISIONS
1 BUFFERS AND INCITS. 12/21/2025
2 TO COMMENTS FLOODWAY 04/24/2026
3
4
5
6
7

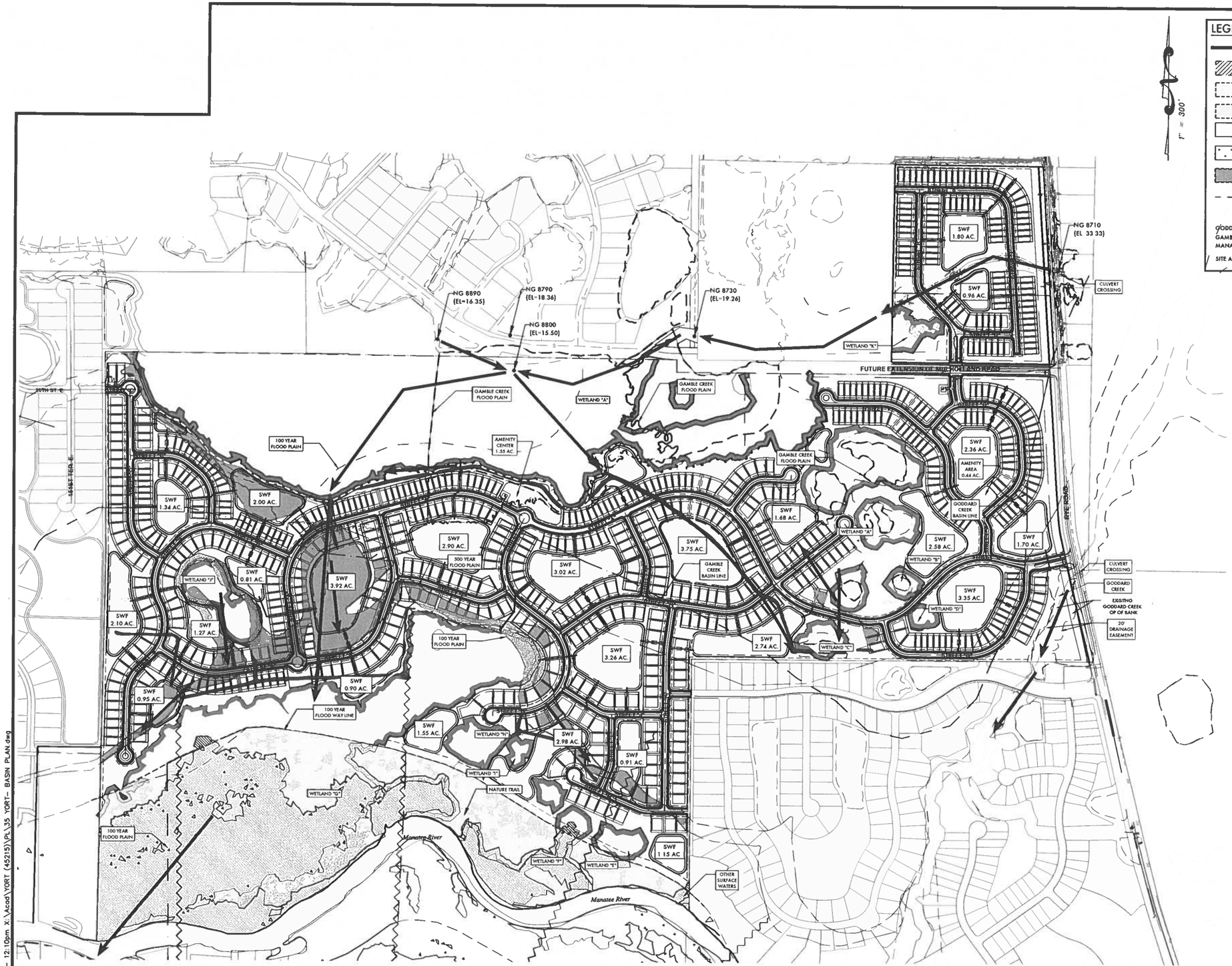
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED MK
DRAWN EGH
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 34

Tue, 21 Oct 2025 - 12:11pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



JEB C. WILLOCK PROFESSIONAL ENGINEER #44622
SIGNATURE

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REVISIONS
1) COMMENTS FLOOD DELINEATION/STORMWATER 12/23 KDH

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BASIN PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN KDH
DATE
JOB NO. 45215
SCALE 1"=300'
SHEET 33

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\35 YORT- BASIN PLAN.dwg

JEB C. MULLOCK
PROFESSIONAL ENGINEER [#44822]
SIGNATURE

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AUTHORIZATION #3009
1222 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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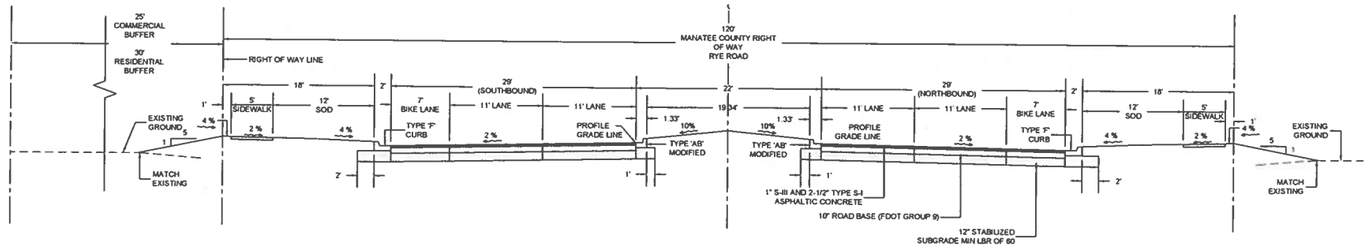
REVISIONS
1 DRAINAGE FLOW- CULVERTS, FLOODPLAIN DELINEATION 12/22/2025

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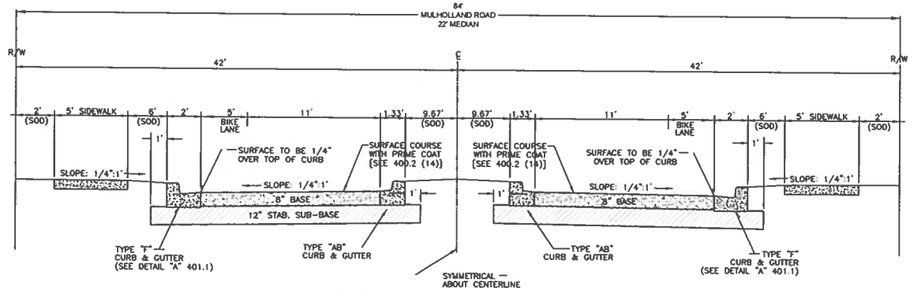
BASIN AREAS
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 4521.5
SCALE 1"=300'
SHEET 23A

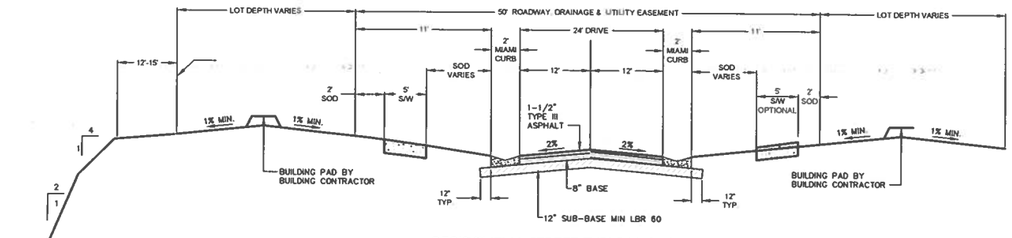
Tue, 04 Nov 2025 – 11:18am X:\Acad\YORT (45215)\PL\35 YORT– BASIN PLAN.dwg



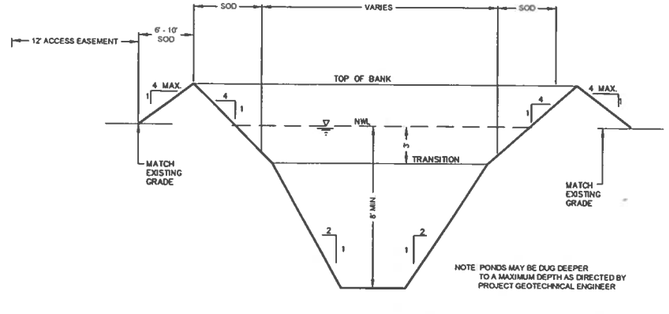
120' THOROUGHFARE TYPICAL SECTION
N.T.S.



84' THOROUGHFARE ROAD TYPICAL SECTION
N.T.S.



RESIDENTIAL STREET TYPICAL SECTION
N.T.S.



TYPICAL SWF DETAIL
N.T.S.

ADAM J. LYON
PROFESSIONAL ENGINEER
SIGNATURE

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1023 MANATEE AVE WEST BRADENTON, FL 34205
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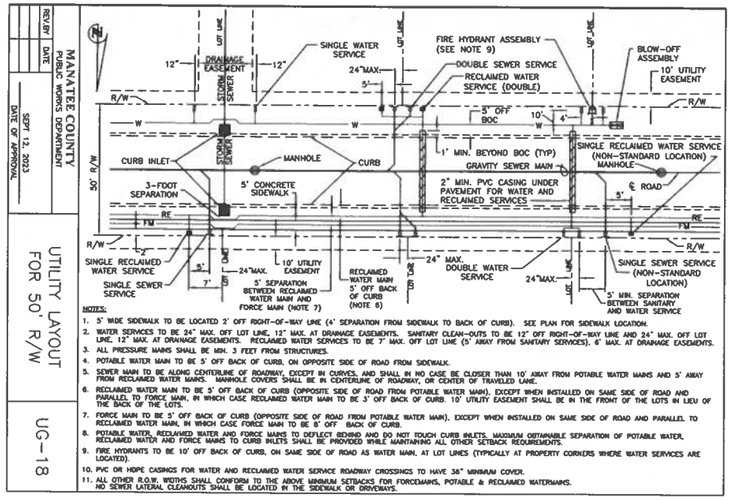
REVISIONS
1. REVISED SWF DETAIL 04/24/25
2.
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SECTIONS AND DETAILS
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED — AM, EGH
DRAWN —
DATE — 4/21/25
JOB NO. — AS MOTED
SCALE —
SHEET — 36A

Tue, 22 Jul 2025 - 9:10am X:\Acad\YORT (45215)\PL\36_YORT -Sections and Details.dwg



NOTES:

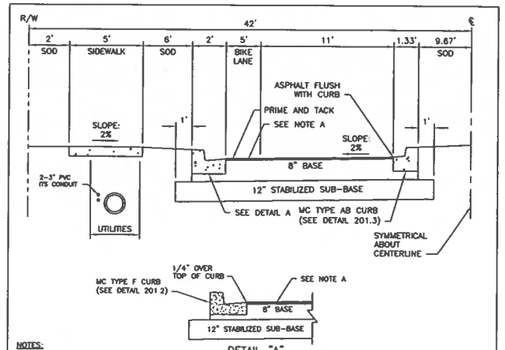
1. 5' WIDE SIDEWALK TO BE LOCATED 2' OFF RIGHT-OF-WAY LINE (4' SEPARATION FROM SIDEWALK TO BACK OF CURB). SEE PLAN FOR SIDEWALK LOCATION.
2. WATER SERVICES TO BE 24" MAX. OFF LOT LINE, 12" MAX. AT DRAINAGE EASEMENTS. SANITARY CLEAN-OUTS TO BE 12" OFF RIGHT-OF-WAY LINE AND 24" MAX. OFF LOT LINE, 12" MAX. AT DRAINAGE EASEMENTS. RECLAIMED WATER SERVICES TO BE 7' MAX. OFF LOT LINE (5' AWAY FROM SANITARY SERVICES), 8' MAX. AT DRAINAGE EASEMENTS.
3. ALL PRESSURE MAINS SHALL BE MIN. 3 FEET FROM STRUCTURES.
4. POTABLE WATER MAIN TO BE 5' OFF BACK OF CURB, ON OPPOSITE SIDE OF ROAD FROM SIDEWALK.
5. SEWER MAIN TO BE ALONG CENTERLINE OF ROADWAY, EXCEPT IN CURVES, AND SHALL IN NO CASE BE CLOSER THAN 10' AWAY FROM POTABLE WATER MAINS AND 5' AWAY FROM RECLAIMED WATER MAINS. MANHOLE COVERS SHALL BE IN CENTERLINE OF ROADWAY, OR CENTER OF TRAVELED LANE.
6. RECLAIMED WATER MAIN TO BE 5' OFF BACK OF CURB (OPPOSITE SIDE OF ROAD FROM POTABLE WATER MAIN), EXCEPT WHEN INSTALLED ON SAME SIDE OF ROAD AND PARALLEL TO FORCE MAIN, IN WHICH CASE RECLAIMED WATER MAIN TO BE 3' OFF BACK OF CURB. 10' UTILITY EASEMENT SHALL BE IN THE FRONT OF THE LOTS IN LIEU OF THE BACK OF THE LOTS.
7. FORCE MAIN TO BE 5' OFF BACK OF CURB (OPPOSITE SIDE OF ROAD FROM POTABLE WATER MAIN), EXCEPT WHEN INSTALLED ON SAME SIDE OF ROAD AND PARALLEL TO RECLAIMED WATER MAIN, IN WHICH CASE FORCE MAIN TO BE 8' OFF BACK OF CURB.
8. POTABLE WATER, RECLAIMED WATER AND FORCE MAINS TO DEFLECT BEHIND AND DO NOT TOUCH CURB INLETS. MAXIMUM OBTAINABLE SEPARATION OF POTABLE WATER, RECLAIMED WATER AND FORCE MAINS TO CURB INLETS SHALL BE PROVIDED WHILE MAINTAINING ALL OTHER SETBACK REQUIREMENTS.
9. FIRE HYDRANTS TO BE 10' OFF BACK OF CURB, ON SAME SIDE OF ROAD AS WATER MAIN, AT LOT LINES (TYPICALLY AT PROPERTY CORNERS WHERE WATER SERVICES ARE LOCATED).
10. PVC OR HDPE CASINGS FOR WATER AND RECLAIMED WATER SERVICE ROADWAY CROSSINGS TO HAVE 36" MINIMUM COVER.
11. ALL OTHER R.O.W. WIDTHS SHALL CONFORM TO THE ABOVE MINIMUM SETBACKS FOR FORCEMAINS, POTABLE & RECLAIMED WATERMAINS. NO SEWER LATERAL CLEANOUTS SHALL BE LOCATED IN THE SIDEWALK OR DRIVEWAYS.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT

SEPT 12, 2023 DATE OF APPROVAL

UTILITY LAYOUT FOR 50' R/W

UG-18



DETAIL "A"

NOTES:

A. ASPHALTIC CONCRETE SHALL BE 1-1/4" TYPE S-I OR SP EQUIVALENT (FIRST LIFT) AND 3/4" TYPE S-III OR SP EQUIVALENT (SECOND LIFT). TWO LIFTS OF ASPHALT SHALL BE REQUIRED. A PERFORMANCE BOND SHALL BE REQUIRED IF THE SECOND LIFT IS DELAYED BEYOND INITIAL ROAD ACCEPTANCE.

B. BASE SHALL BE 8" LIMEROCK, LBR 100 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION. OTHER BASE MATERIALS FOR OPTIONAL BASE GROUP 8 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION MAY BE USED WITH PRIOR APPROVAL BY THE DEPARTMENT DIRECTOR OR DESIGNEE.

C. 12" STABILIZED SUB-BASE SHALL BE PER FDOT STANDARD SPECIFICATIONS, SECTIONS 160 AND 914, LATEST EDITION.

D. LABORATORY TESTS ARE REQUIRED TO SUBSTANTIATE STRUCTURAL SECTION DESIGN. SPECIFICATIONS SHOWN ON THIS SHEET ARE MINIMUM REQUIREMENTS.

E. NO PORTION OF THE DRAINAGE PIPE SHALL BE ALLOWED IN THE SUB-BASE.

F. SUBSOIL INVESTIGATION REPORT ALONG WITH BORINGS SHALL BE REQUIRED.

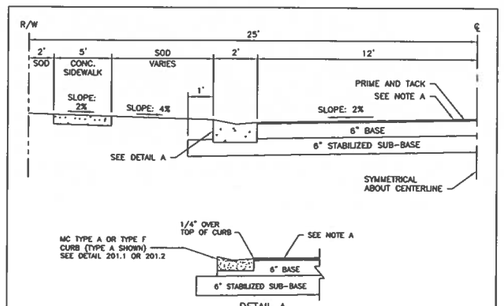
G. UNDERDRAIN MAY BE REQUIRED IF DEEMED NECESSARY. SEE MANATEE COUNTY PUBLIC WORKS STANDARDS SECTION 3.3.3 UNDERDRAIN.

H. IF BIKES LANES ARE NOT PROVIDED DUE TO SITE SPECIFIC CONDITIONS, TRAVEL LANES SHALL BE 12'. REQUIRES PRIOR APPROVAL BY THE DEPARTMENT DIRECTOR OR DESIGNEE.

I. FOR DESIGNATED TRUCK ROUTES OR A ROAD WITH A HIGH PERCENTAGE OF TRUCK TRAFFIC, 12' TRAVEL LANES MAY BE REQUIRED BY THE DEPARTMENT DIRECTOR OR DESIGNEE. FOR RESURFACING, RESTORATION, AND REHABILITATION PROJECTS THE DEPARTMENT DIRECTOR OF DESIGNEE MAY MODIFY THE TRAVEL AND/OR BIKE LANE WIDTH TO MEET FDOT APPROVED CONFIGURATIONS TO ACCOMMODATE SPECIFIC PROJECT CONDITIONS.

J. REFER TO THE MANATEE COUNTY TRAFFIC INFRASTRUCTURE DESIGN GUIDE, LATEST EDITION, FOR INSTALLATION DETAILS OF INTELLIGENT TRANSPORTATION SYSTEM, FIBER OPTIC CABLE, AND CONDUIT.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT			
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	TYPICAL 2-LANE DIVIDED URBAN	401.3



DETAIL A

NOTES:

A. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE 1-1/4" TYPE S-I OR SP EQUIVALENT (FIRST LIFT) AND 3/4" TYPE S-III OR SP EQUIVALENT (SECOND LIFT). TWO LIFTS OF ASPHALT SHALL BE REQUIRED. A PERFORMANCE BOND SHALL BE REQUIRED IF THE SECOND LIFT IS DELAYED BEYOND INITIAL ROAD ACCEPTANCE.

B. BASE SHALL BE 6" LIMEROCK, LBR 100 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION. OTHER BASE MATERIALS FOR OPTIONAL BASE GROUP 4 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION MAY BE USED WITH PRIOR APPROVAL BY THE DEPARTMENT DIRECTOR OR DESIGNEE.

C. 6" STABILIZED SUB-BASE SHALL BE PER FDOT STANDARD SPECIFICATIONS, SECTIONS 160 AND 914, LATEST EDITION.

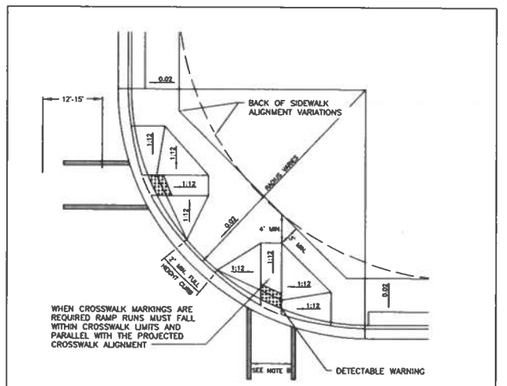
D. LABORATORY TESTS ARE REQUIRED TO SUBSTANTIATE STRUCTURAL SECTION DESIGN. SPECIFICATIONS SHOWN ON THIS SHEET ARE MINIMUM REQUIREMENTS.

E. NO PORTION OF THE DRAINAGE PIPE SHALL BE ALLOWED IN THE SUB-BASE.

F. SUBSOIL INVESTIGATION REPORT ALONG WITH BORINGS SHALL BE REQUIRED.

G. UNDERDRAIN MAY BE REQUIRED IF DEEMED NECESSARY. SEE MANATEE COUNTY PUBLIC WORKS STANDARDS SECTION 3.3.3 UNDERDRAIN.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT			
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	TYPICAL LOCAL URBAN RESIDENTIAL	401.9



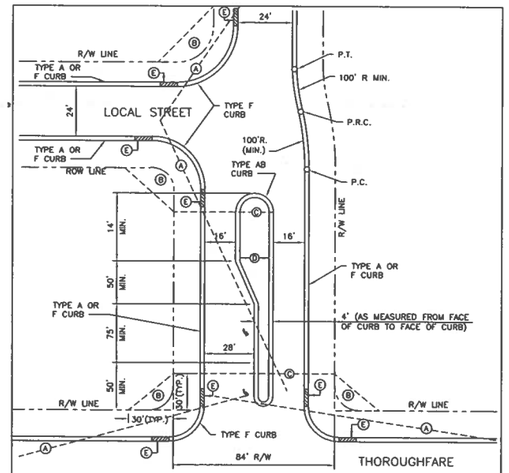
NOTES:

A. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS.

B. CROSSWALK WIDTHS AND CONFIGURATION VARY; MUST CONFORM TO FDOT STANDARD PLANS, INDEX 711-001, LATEST EDITION.

C. FOR COMPLETE DETECTABLE WARNING AND CURB RAMP DETAILS, SEE FDOT STANDARD PLANS, INDEX 522-002, LATEST EDITION.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT			
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	CURB RAMP	302.0



(A) INTERSECTION SIGHT DISTANCE TRIANGLE PER SECTION 3.1.5 OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS MANUAL.

(B) SIGHT VISIBILITY TRIANGLE PER SECTION 3.1.6 OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS MANUAL.

(C) EXTENSION OF VISIBILITY TRIANGLE ACROSS MEDIAN STRIP TO COMPLY WITH STANDARD ABOVE.

(D) MEDIAN STRIP MINIMUM WIDTH 19.33' FROM BACK OF CURB TO BACK OF CURB, LENGTH – 300' MAX NOT EXTENDING BEYOND P.C. OF PAVEMENT INTERSECTION RADIUS OR RIGHT OF WAY LINE OF INTERSECTING STREET.

(E) MINIMUM 5' CURB TRANSITION.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT			
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	MEDIAN BOULEVARD SUBDIVISION ENTRANCE	402.1

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ADAM J. LYON PROFESSIONAL ENGINEER #84453
SIGNATURE

REVISIONS 12/23 KGH

1 V1 COMMENTS UPDATE STANDARD DETAILS

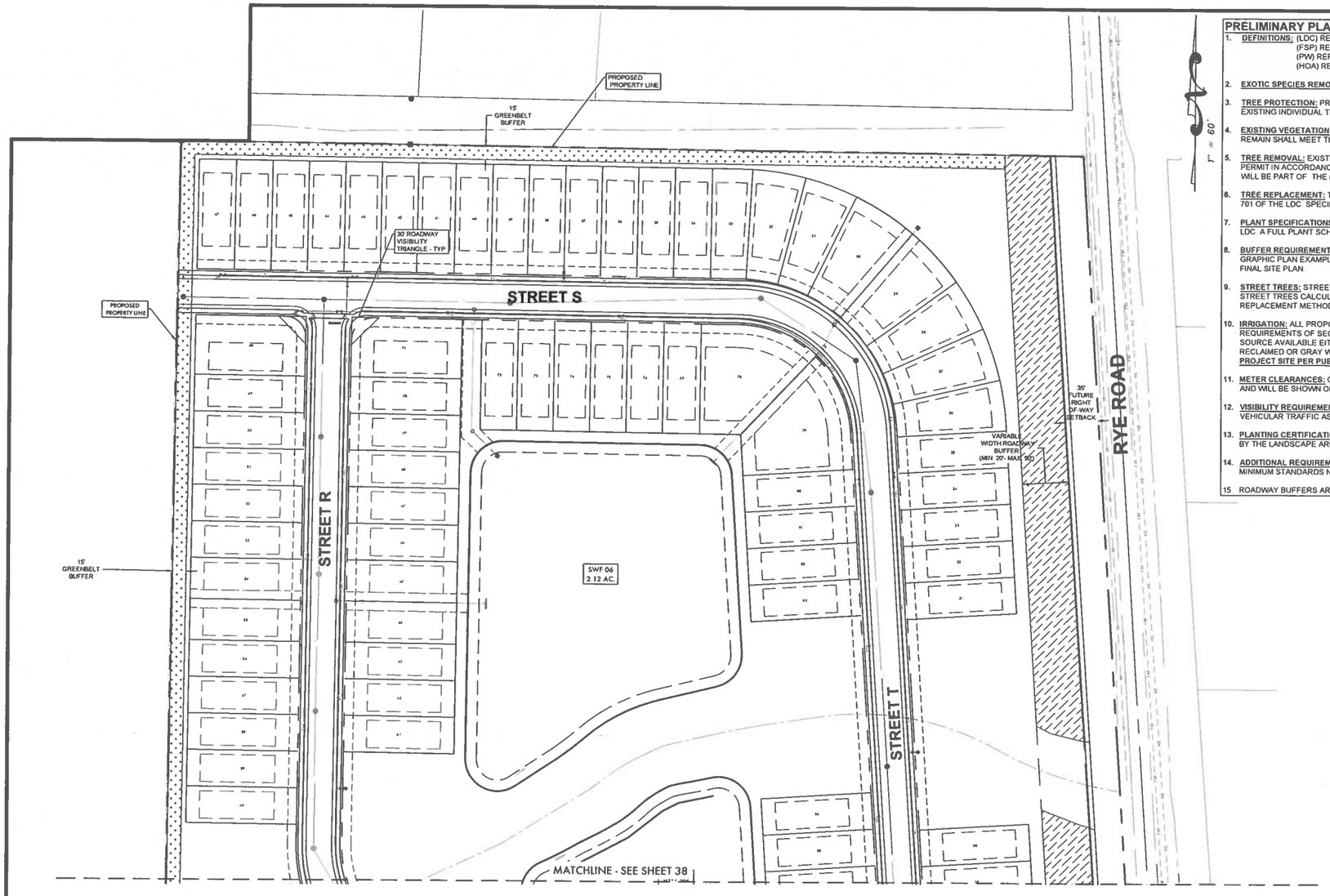
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SECTIONS AND DETAILS
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AJL
DRAWN KGH
DATE 4/2023
JOB NO. 45215
SCALE AS NOTED

SHEET 36

Tue, 22 Jul 2025 - 9:10am X:\Acad\YORT (45215)\PL\36 YORT -Sections and Details.dwg



PRELIMINARY PLANTING PLAN NOTES:

1. **DEFINITIONS:** (LDC) REFERENCES THE CURRENT VERSION OF THE MANATEE COUNTY LAND DEVELOPMENT CODE
(FSP) REFERENCES THE FINAL SITE PLAN AND APPLICATION DOCUMENTS
(PW) REFERENCES THE PUBLIC WORKS DEPARTMENT AND/OR 2022 VERSION OF PUBLIC WORKS STANDARDS MANUAL
(HOA) REFERENCES THE HOME OWNERS ASSOCIATION REGULATED BY STATE OF FLORIDA LAWS
2. **EXOTIC SPECIES REMOVAL:** EXOTIC AND NUISANCE SPECIES REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 701.8.E OF THE LDC
3. **TREE PROTECTION:** PROTECTION OF VEGETATION TO REMAIN SHALL BE IN ACCORDANCE WITH SECTION 700.3.A.4 OF THE LDC. EXISTING INDIVIDUAL TREES OR GENERAL AREAS OF EXISTING VEGETATION TO REMAIN IS SHOWN ON THE PLAN
4. **EXISTING VEGETATION:** EXISTING WETLANDS, WETLAND BUFFERS, UPLAND PRESERVATION AREAS AND VEGETATION DESIGNATED TO REMAIN SHALL MEET THE LDC BUFFER REQUIREMENTS.
5. **TREE REMOVAL:** EXISTING TREES SHALL NOT BE REMOVED, RELOCATED OR DESTROYED WITHOUT AN APPROVED TREE REMOVAL PERMIT IN ACCORDANCE WITH SECTIONS 700.1 AND 700.3.B OF THE LDC. A TREE REMOVAL PLAN MEETING THE PERMIT REQUIREMENTS WILL BE PART OF THE (FSP) FINAL SITE PLAN.
6. **TREE REPLACEMENT:** TREE REMOVAL / REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402,403,8,700, AND 701 OF THE LDC. SPECIFIC LOCATION OF REPLACEMENT TREES WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
7. **PLANT SPECIFICATIONS:** PLANT MATERIAL SPECIFICATIONS, SIZE, AND QUALITY SHALL BE IN ACCORDANCE WITH SECTION 701.8 OF THE LDC. A FULL PLANT SCHEDULE WITH SPECIFICATIONS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
8. **BUFFER REQUIREMENTS:** PERIMETER AND ROADWAY BUFFERS SHALL MEET THE REQUIREMENTS OF SECTION 701.4 OF THE LDC. GRAPHIC PLAN EXAMPLES SHOWN FOR REFERENCE. SPECIFIC LOCATION OF INDIVIDUAL PLANTINGS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
9. **STREET TREES:** STREET TREES SHALL BE IN ACCORDANCE TO SECTION 701.6 OF THE LDC AND SHOWN ON THE (FSP) FINAL SITE PLAN. STREET TREES CALCULATED TOWARD REPLACEMENT TREES SHALL BE PER SECTION 700.3.I.5 APPROVED AS AN ALTERNATIVE REPLACEMENT METHOD. HOA STIPULATIONS MAY BE REQUIRED.
10. **IRRIGATION:** ALL PROPOSED PLANTINGS SHALL BE WATERED FROM A 100% AUTOMATIC IRRIGATION SYSTEM MEETING THE REQUIREMENTS OF SECTIONS 701.10.N AND 701.11 OF THE LDC. THE WATER SOURCE SHALL BE FROM THE LOWEST QUALITY WATER SOURCE AVAILABLE EITHER FROM ON-SITE STORM WATER, A SHALLOW WELL FROM A RETENTION POND OR A PRESSURIZED RECLAIMED OR GRAY WATER CONNECTION. **THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED ANYWHERE ON THE PROJECT SITE PER PUBLIC WORKS STANDARDS MANUAL 1.1.3.B .**
11. **METER CLEARANCES:** CLEARANCES BETWEEN PLANTINGS AND METERS SHALL BE IN ACCORDANCE TO THE PW STANDARDS MANUAL AND WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
12. **VISIBILITY REQUIREMENTS:** THE LOCATION OF PLANTINGS, SIGNS OR VERTICAL STRUCTURES SHALL NOT OBSTRUCT CLEAR VIEWS OF VEHICULAR TRAFFIC AS REGULATED BY THE PW STANDARDS MANUAL AND THE FDOT DESIGN MANUAL.
13. **PLANTING CERTIFICATION:** UPON FINAL INSTALLATION FROM THE (FSP) FINAL SITE PLAN, A CERTIFICATION LETTER WILL BE REQUIRED BY THE LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF OCCUPANCY OR FINAL PLAT IN ACCORDANCE TO SECTION 701.13 OF THE LDC.
14. **ADDITIONAL REQUIREMENTS:** THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL PLANT QUALITY STANDARDS EXCEEDING THE MINIMUM STANDARDS NOTED IN THE LDC.
15. ROADWAY BUFFERS ARE SEPARATE FROM THE FUTURE RIGHT-OF-WAY SETBACK.

1" = 60'

LEGEND:

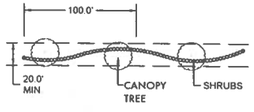
- REQUIRED ROADWAY BUFFER AREA
- REQUIRED GREENBELT BUFFER AREA
- REQUIRED LIFT STATION PLANTING AREA
- COUNTY REQUIRED VISIBILITY TRIANGLE

CLEARANCES AT METERS AND BACKFLOW SYSTEMS:

1. METERS LESS THAN 3" - A 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB.
2. METERS LARGER THAN 3" - A 6' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND EDGE OF METER SLAB.
3. 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, ASSEMBLY SLABS AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES.
4. 7.5' MINIMUM CLEARANCE FROM FRONT AND BOTH SIDES AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES OR TREES PER THE FLORIDA FIRE PREVENTION CODE.
5. STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF PLANTING MATERIALS.
6. TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10' OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEAN OUTS OR POTABLE / RECLAIMED / FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES THAT ARE OWNED AND MAINTAINED BY MANATEE COUNTY.
7. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES AREA PLANTED CLOSER THAN 10'

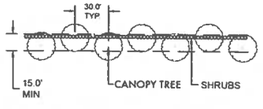
BUFFER TYPE GRAPHIC EXAMPLES:

NOTE: EXISTING WETLANDS, WETLAND BUFFERS, AND UPLAND PRESERVATION AREAS AND EXISTING VEGETATION DESIGNATED TO REMAIN SHALL BE USED TO MEET LDC BUFFER REQUIREMENTS



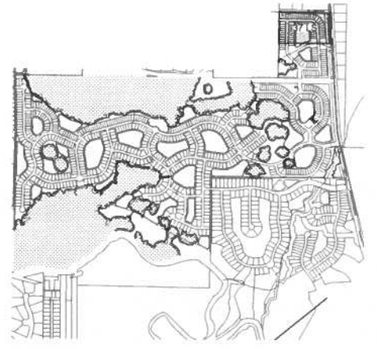
AS PER SECTION 701.4.B, RESIDENTIAL ROADWAY BUFFERS SHALL MEET THE FOLLOWING CRITERIA
1. WIDTH OF 20.0' ALONG A THOROUGHFARE
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF
   - CANOPY TREES: 2 QTY (2.5" CAL., 10' HEIGHT x 4' SPREAD)
   - SHRUBS: 33 QTY SHRUBS MEETING 3'H IN 2 YEARS
   - SEE FIGURE 7-2 FOR OTHER QUANTITY OPTIONS

ROADWAY BUFFER
(LDC 701.4.B)



RESIDENTIAL GREENBELT BUFFERS SHALL MEET THE FOLLOWING CRITERIA
1. WIDTH OF 15.0'
2. CONTAIN THE FOLLOWING:
   - CANOPY TREES: 1 QTY PER 30' LF OF GREENBELT BUFFER (2.5" CALIPER, 10' HEIGHT x 4' SPREAD)
   - SHRUBS: 33 QTY SHRUBS MEETING 3'H IN 2 YEARS. RESIDENTIAL PROJECTS ABUTTING NON-RECREATIONAL AND NON-RESIDENTIAL USES, SCREENING MAY INCLUDE A CONTINUOUS
   - OPACITY TO MEET MANATEE COUNTY STANDARDS
   - NO SHRUBS IF ABUTTING RESIDENTIAL USES

RESIDENTIAL GREENBELT BUFFER
(LDC 701.4.ii)



KEY MAP

JOSEPH W.L. COLLINS
FLORIDA REGISTERED
LANDSCAPE ARCHITECT (LA0001401)
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REVISIONS
1. 1ST COMMENTS, BUFFERS AND NOTES 12/23 KGH
2. 2ND COMMENTS, BUFFERS AND NOTES 12/23 KGH
3.
4.
5.
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PRELIMINARY PLANTING PLAN, NOTES AND DETIALS

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JWC
DRAWN ESH
DATE 4/21/25
JOB NO. 1"=60'
SCALE

SHEET 37

Tue, 22 Jul 2025 - 9:11am X:\Acad\YORT (45215)\LS\37-53 YORT- PSP LS.dwg

MATCHLINE - SEE SHEET 37

STREET T

SWF 05
1.20 AC

15' GREENBELT BUFFER

30' WETLAND BUFFER

30' ROADWAY VISIBILITY TRIANGLE - TYP.

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20' - MAX. 50')

35' FUTURE RIGHT OF-WAY SETBACK

STREET U

WETLAND "K"

30' WETLAND BUFFER

50' ROADWAY VISIBILITY TRIANGLE - TYP.

STREET R

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20'-MAX. 50')

PROPOSED PROPERTY LINE

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20'-MAX. 50')

50' ROADWAY VISIBILITY TRIANGLE - TYP.

FUTURE EXTENSION OF MULHOLLAND ROAD - EXISTING 84' ROW

4 UNDERSTORY TREES AND CONTINUOUS HEDGE

LIFT STATION

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20'-MAX. 50')

50' ROADWAY VISIBILITY TRIANGLE - TYP.

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20'-MAX. 50')

MATCHLINE - SEE SHEET 43

1" = 60'

KEY MAP

JOSEPH W.L. COLLINS
STATE OF FLORIDA REGISTERED
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REVISIONS
1 JUL COMMENTS, BUFFERS AND NOTES 12.23.KGH.
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PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED KGH
DRAWN JJC
DATE 12.23.25
JOB NO. 45215
SCALE 1"=60'
SHEET 38

Tue, 22 Jul 2025 - 9:11am X:\Acad\YORT (45215)\LS\37-53 YORT- PSP LS.dwg

PROPOSED PROPERTY LINE

1" = 60'

PASSIVE PARK 0.45 AC.

30' WETLAND BUFFER

15' GREENBELT BUFFER

WETLAND "B"

MATCHLINE - SEE SHEET 40

SWF 26 0.42 AC.

NATURE TRAIL

STREET D

30' ROADWAY VISIBILITY TRIANGLE - TYP.

STREET C

30' WETLAND BUFFER

SWF 25 2.36 AC.

SWF 23 1.61 AC.

MATCHLINE - SEE SHEET 44

30' ROADWAY VISIBILITY TRIANGLE - TYP.

KEY MAP

Tue, 04 Nov 2025 - 11:20am X:\Acad\YORT (45215)\LS\37-53 YORT- PSP LS.dwg

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REVISIONS 12/23/ESHL

1 V.L.COMMENTS, BUFFERS AND HOOTS
2
3
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PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED MJC
DRAWN KSH
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 39

MATCHLINE - SEE SHEET 39

WETLAND "A"

MATCHLINE - SEE SHEET 41

1" = 60'

30' WETLAND BUFFER

NATURE TRAIL

30' WETLAND BUFFER

30' WETLAND BUFFER

SWF 25
2.36 AC.

STREET A

30' ROADWAY VISIBILITY TRIANGLE - TYP.

MATCHLINE - SEE SHEET 45

KEY MAP

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC 0000265
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PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JWC
DRAWN JWC
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 40

Tue, 04 Nov 2025 – 11:23am X:\Acad\YORT (45215)\LS\37-53 YORT- PSP LS.dwg

MATCHLINE - SEE SHEET 40

WETLAND "A"

30' WETLAND BUFFER

30' WETLAND BUFFER

WETLAND "AA"

MATCHLINE - SEE SHEET 42

30' WETLAND BUFFER

SWF 11 1.67 AC.

30' WETLAND BUFFER

NATURE TRAIL

4 UNDERSTORY TREES AND CONTINUOUS HEDGE

LIFT STATION

AMENITY CENTER 1.55 AC.

MATCHLINE - SEE SHEET 46

1" = 60'

KEY MAP

PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
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MANATEE COUNTY, FLORIDA

DESIGNED JMC
DRAWN KGC
DATE
JOB NO. 4571.1
SCALE 1"=60'

SHEET 41

REVISIONS
1 V1 COMMENTS, BUFFERS AND NOTES 11.7.25
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1" = 60'

VARIABLE WIDTH ROADWAY BUFFER (MIN 20'-MAX 50')

STREET P

30' WETLAND BUFFER

WETLAND "AA"

WETLAND "A"

WETLAND "O"

MATCHLINE - SEE SHEET 41

MATCHLINE - SEE SHEET 43

MATCHLINE - SEE SHEET 47

NATURE TRAIL

SWF 07
0.54 AC.

SWF 08
1.55 AC.

KEY MAP

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1 11-COMMENTS, BUFFERS AND NOTES 12.23.25SH
2 12-WETLAND BUFFERS AND NOTES 04.17.26SH
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JOB NO. 45132
SCALE 1"=60'

SHEET 42

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MATCHLINE - SEE SHEET 38

WETLAND "K"

30' WETLAND BUFFER

50' ROADWAY VISIBILITY TRIANGLE - TYP

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20' - MAX. 50')

STREET R

STREET U

ROADWAY BUFFER (MIN. 20' - MAX. 50')

30' FUTURE RIGHT-OF-WAY SETBACK

PROPOSED PROPERTY LINE

1" = 60'

FUTURE EXTENSION OF MULHOLLAND ROAD - EXISTING 84' ROW

4 UNDERSTORY TREES AND CONTINUOUS HEDGE

LIFT STATION

STREET O

30' ROADWAY VISIBILITY TRIANGLE - TYP.

STREET P

MATCHLINE - SEE SHEET 42

WETLAND "O"

SWF 04 2.71 AC.

AMENITY CENTER 0.44 AC.

WETLAND "N"

MATCHLINE - SEE SHEET 48

RYE ROAD

FM

KEY MAP

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MANATEE COUNTY, FLORIDA

DESIGNED MC
DRAWN KSH
DATE 12/23/25
JOB NO. 45215
SCALE 1"=60'
SHEET 43

Tue, 22 Jul 2025 - 9:12am X:\Acad\YORT (45215)\LS\37-53 YORT- PSP LS.dwg

MATCHLINE - SEE SHEET 39

30' ROADWAY VISIBILITY TRIANGLE - TYP.

STREET D

STREET D

STREET D

30' ROADWAY VISIBILITY TRIANGLE - TYP.

30' ROADWAY VISIBILITY TRIANGLE - TYP.

SWF 24
1.04 AC.

30' WETLAND BUFFER

WETLAND "J"

30' WETLAND BUFFER

30' WETLAND BUFFER

SWF 22
1.55 AC.

STREET A

MATCHLINE - SEE SHEET 45

MATCHLINE - SEE SHEET 43

SWF 21
2.53 AC.

30' ROADWAY VISIBILITY TRIANGLE - TYP.

15' GREENBELT BUFFER

STREET B

STREET E

PASSIVE PARK
0.40 AC.

SWF 20
1.17 AC.

30' WETLAND BUFFER

MATCHLINE - SEE SHEET 49

1" = 60'

KEY MAP

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PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
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MANATEE COUNTY, FLORIDA

DESIGNED JWC
DRAWN GDH
DATE 12/23/2025
JOB NO. 45215
SCALE 1"=60'

SHEET 44

MATCHLINE - SEE SHEET 40

30' ROADWAY VISIBILITY TRIANGLE - TYP

SWF 16
3.29 AC.

1" = 60'

30' ROADWAY VISIBILITY TRIANGLE - TYP

STREET F

30' ROADWAY VISIBILITY TRIANGLE - TYP

MATCHLINE - SEE SHEET 44

STREET A

SWF 17
4.37 AC.

STREET E

30'
WETLAND
BUFFER

WETLAND "G"

MATCHLINE - SEE SHEET 46

PASSIVE
PARK
0.40 AC.

SWF 18
1.21 AC

30'
WETLAND
BUFFER

30'
WETLAND
BUFFER

STREET G

MATCHLINE - SEE SHEET 50

KEY MAP

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REVISIONS
1 V1 COMMENTS, BUFFERS AND NOTES 12.22.25 KDH
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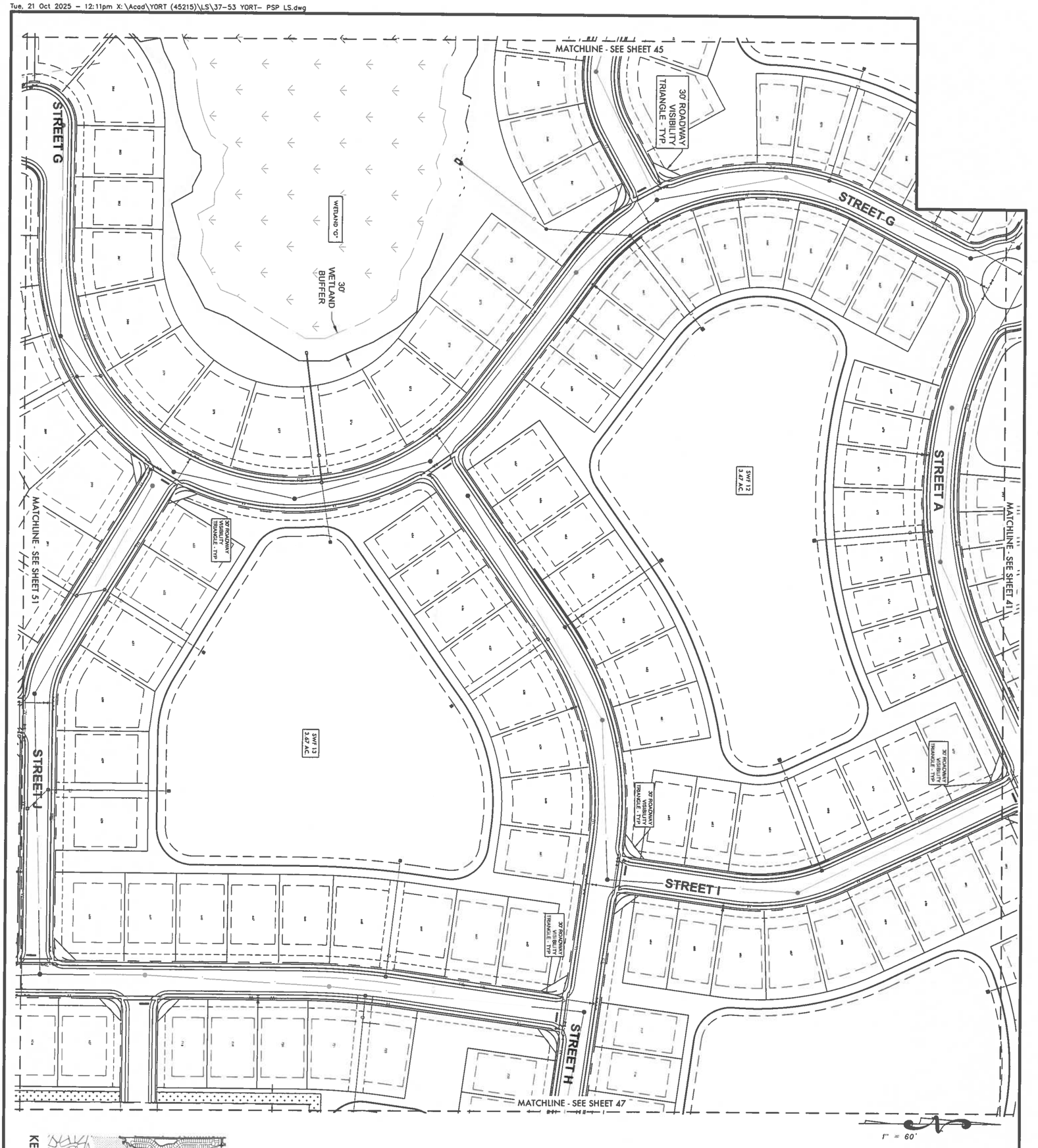
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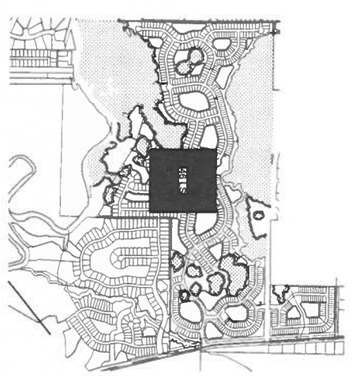
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DATE 10/21/25
JOB NO 45215
SCALE 1"=60'

SHEET 43

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KEY MAP



DESIGNED	JWC
DRAWN	KGH
DATE	
JOB NO.	45213
SCALE	1" =60'
SHEET	46

PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

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JOSEPH W.L. COLLINS
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LANDSCAPE ARCHITECT #LA6667401

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MATCHLINE - SEE SHEET 42

SWF 08
1.55 AC.

SWF 10
4.20 AC.

30' ROADWAY VISIBILITY TRIANGLE - TYP.

MATCHLINE - SEE SHEET 46

STREET H

STREET A

MATCHLINE - SEE SHEET 48

30' WETLAND BUFFER

WETLAND "M"

30' WETLAND BUFFER

30' WETLAND BUFFER

30' WETLAND BUFFER

WETLAND "C"

25' WETLAND BUFFER

SWF 09
3.25 AC.

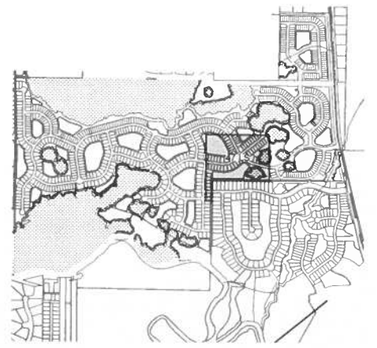
15' GREENBELT BUFFER

15' GREENBELT BUFFER

MATCHLINE - SEE SHEET 52

1" = 60'

KEY MAP



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FOR
YORT - 2351
LOCATED IN
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MANATEE COUNTY, FLORIDA

DESIGNED AHC
DRAWN EGH
DATE 4.5.23
JOB NO 4513.5
SCALE 1"=60'

SHEET 47

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MATCHLINE - SEE SHEET 43

MATCHLINE - SEE SHEET 47

STREET P

STREET A

STREET Q

SWF 01
2.02 AC.

SWF 02
3.51 AC.

SWF 03
2.89 AC.

WETLAND "B"

WETLAND "D"

30' WETLAND BUFFER

30' ROADWAY VISIBILITY TRIANGLE - TYP.

50' ROADWAY VISIBILITY TRIANGLE - TYP

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20' - MAX. 50')

15' GREENBELT BUFFER

FM

1" = 60'

KEY MAP

JOSEPH W.L. COLLINS
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FOR
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LOCATED IN
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MANATEE COUNTY, FLORIDA

DESIGNED MC
DRAWN KDH
JOB NO. 45215
SCALE 1"=60'
SHEET 48

Tue, 22 Jul 2025 - 9:14am X:\Acad\YORT (45215)\LS\37-53 YORT- PSP LS.dwg

MATCHLINE - SEE SHEET 44

STREET B

PASSIVE PARK 1.31 AC.

15' GREENBELT BUFFER

30' WETLAND BUFFER

WETLAND "G"

MATCHLINE - SEE SHEET 48

MATCHLINE - SEE SHEET 50

PROPOSED PROPERTY LINE

1" = 60'

KEY MAP

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PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

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MANATEE COUNTY, FLORIDA

DESIGNED JWC
DRAWN KGH
DATE
JOB NO 45215
SCALE 1"=60'

SHEET 49

MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 49

MATCHLINE - SEE SHEET 52

WETLAND "G"

WETLAND "H"

30' WETLAND BUFFER

SWF 19
1.63 AC.

30' WETLAND BUFFER

30' WETLAND BUFFER

NATURE TRAIL

WETLAND "G"

30' WETLAND BUFFER

Manatee River

PROPOSED PROPERTY LINE

1" = 60'

KEY MAP

JOSEPH W.L. COLLINS
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DATE
JOB NO 45215
SCALE 1"=60'

SHEET 50

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MATCHLINE - SEE SHEET 46

MATCHLINE - SEE SHEET 50

POCKET PARK 0.66 AC.

STREET K

STREET L

STREET M

SWF 15 1.31 AC.

SWF 14 2.07 AC.

15' GREENBELT BUFFER

30' ROADWAY VISIBILITY TRIANGLE - TYP.

30' WETLAND BUFFER

WETLAND "H"

WETLAND "I"

WETLAND "L"

WETLAND "E"

WETLAND "F"

PROPOSED PROPERTY LINE

PASSIVE RECREATION AREA ACCESS TO MANATEE RIVER KAYAK LAUNCH AND KAYAK STORAGE STRUCTURE 1.97 AC

Manatee River

1" = 60'

KEY MAP

JOSEPH WILL COLLINS
STATE OF FLORIDA, REGISTERED
LANDSCAPE ARCHITECT (FLA0667401)
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PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14 &15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JMC
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DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 31

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APPROVED

TRAFFIC IMPACT STATEMENT

YORT - 2351

PROJECT NUMBER: PDR-23-28(Z)(P)
RECORD NUMBER: PLN-2309-0137

Prepared For

DANIELSON DEVELOPMENT, LLC

Prepared By

LINCKS & ASSOCIATES
A TMC Company

TRAFFIC IMPACT STATEMENT

YORT

Prepared For

DANIELSON DEVELOPMENT, LLC

Prepared By

LINCKS & ASSOCIATES, LLC
A TMC Company
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

Revised June, 2025
Revised April, 2025
Revised December, 2024
Revised May, 2024
August, 2023

Project No. 21029

This item has been electronically signed and sealed by Steven Henry, P.E. on the time and date stamp using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Project Peak Hour Traffic 1
Project Trip Distribution/Assignment 4
Traffic Impact Statement 4
Impact Area 4
Level of Service Analysis 4
Right of Way 19
Multi-Modal Transportation 19
Conclusion 19
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4 Background Plus Project Traffic Roadway Conditions 15
5 Background Traffic 16
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3 Existing Traffic 8
4 Peak Season Traffic 9
5 Background Traffic 11
6 Background Plus Project Traffic 12

INTRODUCTION

The purpose of this report is to provide the Traffic Impact Statement in conjunction with the Preliminary Site Plan (PSP) with rezoning for the proposed development located west of Rye Road and north of Upper Manatee River Road in Manatee County, Florida, as shown in Figure 1. The GDP for the property is proposed to include the following land uses:

- Single Family Detached – 625 Dwelling Units
- Single Family Attached – 108 Dwelling Units

The access for the project is proposed to have two (2) full accesses to Rye Road and the extension of 20th Street SE. The northern access to Rye Road is to be the future extension of Mulholland Road. A copy of the GDP is included in the Appendix of this report.

ESTIMATED PROJECT AVERAGE DAILY TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021, as its data base. Based on these trip rates, it is estimated that the proposed project will generate approximately 6,219 daily trip ends, as shown in Table 1.

PROJECT PEAK HOUR TRAFFIC

Again, based on the data contained in the ITE Trip Generation Manual, 11th Edition, the proposed project would generate approximately 445 trip ends during the AM peak hour

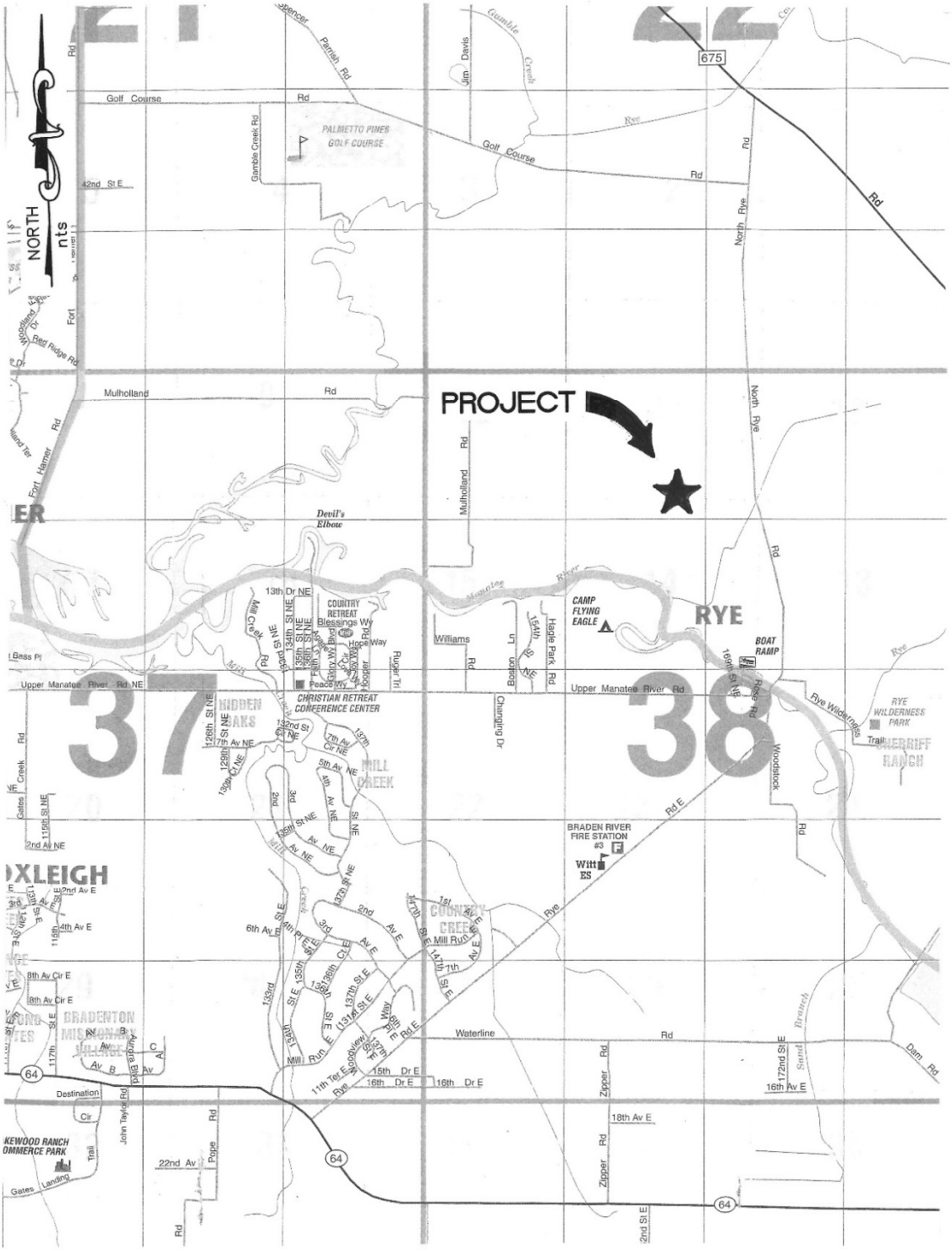


FIGURE 1
PROJECT LOCATION

TABLE 1

PROJECT TRIP GENERATION (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip ends			PM Peak Hour Trip Ends		
				In	Out	Total	In	Out	Total
Single Family Detached	210	625 DU's	5,447	99	296	395	350	206	556
Single Family Attached	215	108 DU's	772	13	37	50	36	25	61
	Total	733 DU's	6,219	112	333	445	386	231	617

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

with 112 inbound and 333 outbound, as shown in Table 1. During the PM peak hour, the proposed project would generate approximately 617 trip ends with 386 inbound and 231 outbound, as shown in Table 1.

PROJECT TRIP DISTRIBUTION/ASSIGNMENT

The distribution of the project traffic was estimated based on FDOT District-Wide Model V2. The model plot with the project traffic distribution is included in the Appendix of this report. Figure 2 illustrates the project traffic for the AM and PM peak hours.

TRAFFIC IMPACT STATEMENT

IMPACT AREA

The significant impact area includes the first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five (5) percent of the PM peak hour service volume ("capacity") at adopted level of service (LOS).

As shown in Table 2, the study area includes the following roadways:

- Golf Course Road from Rye Road to Fort Hamer Road
- Rye Road from Golf Course Road to SR 64

LEVEL OF SERVICE ANALYSIS

Table 3 summarizes the arterial analysis with the peak season volumes plus the reserved

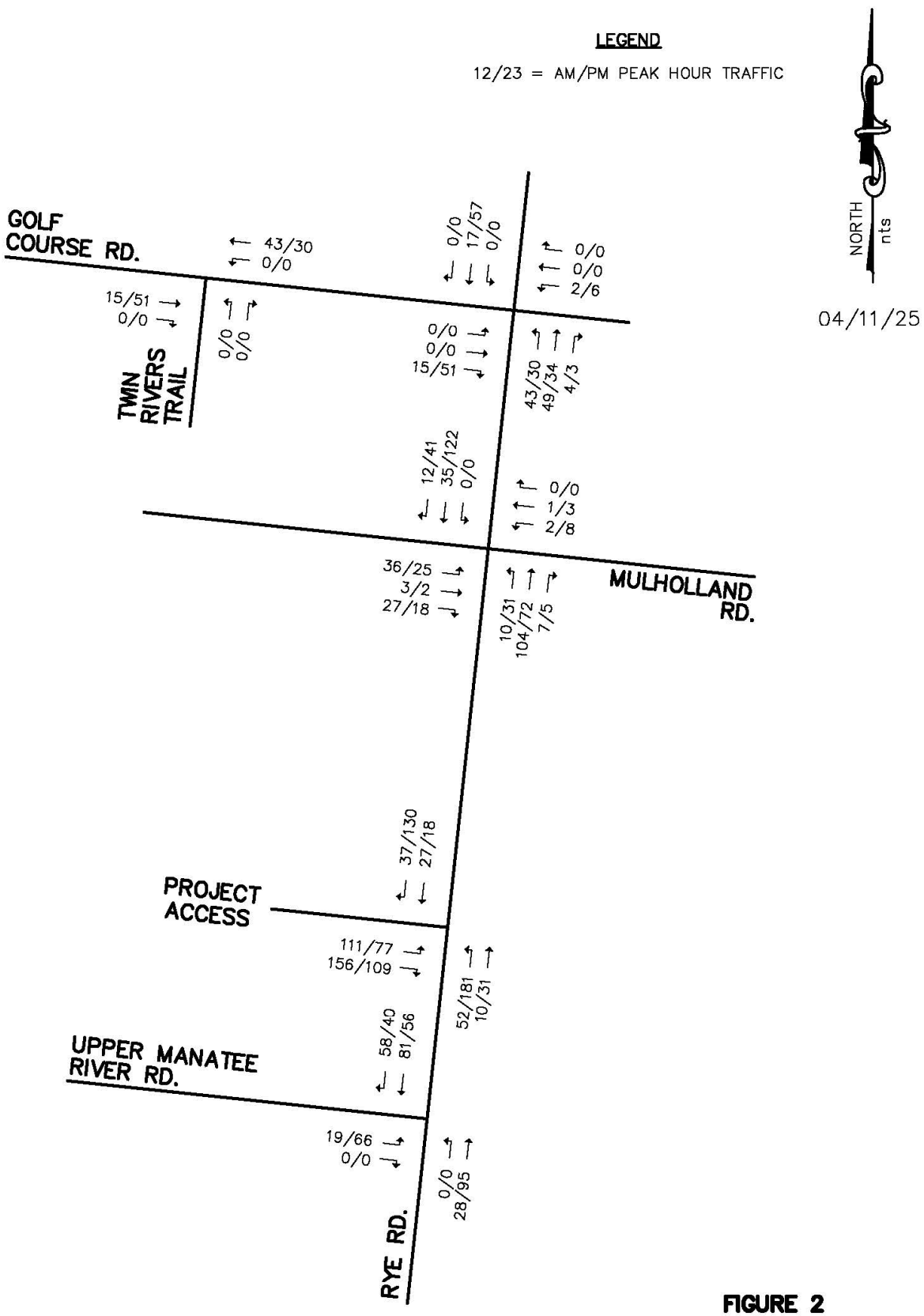


FIGURE 2
PROJECT TRAFFIC

TABLE 2

STUDY AREA DETERMINATION

Road Name and Segment	Link Number	Adopted LOS					Percent Project Traffic	Project Traffic		Significant Impact? (>5%)	Direct Access?
		Area Type	Class	LOS Standard	Number of Lanes	Service Volume (1)		Trips	% Impact		
Fort Hamer Road											
US 301 to Golf Course Rd	2520	U	MA	D	2	1,250	7.1%	44	3.5%	No	No
Golf Course Rd to Old Tampa Rd	2521	U	MA	D	2	1,510	3.5%	22	1.5%	No	No
Golf Course Road											
Fort Hamer Rd to Rye Rd	5090	R	MAC	D	2	1,330	13.1%	81	6.1%	Yes	No
Rye Rd to CR 675		R	MAC	D	2	1,330	1.4%	9	0.7%	No	No
Mulholland Rd											
Rye Rd to CR 675	2765	U	UC	D	2	1,310	2.9%	18	1.4%	No	No
Rye Road											
CR 675 to Golf Course Rd	2920	R	UC	D	2	2,190	14.7%	91	4.2%	No	Yes
Golf Course Rd to Mulholland Rd	2921	R	UC	D	2	2,290	42.2%	260	11.4%	Yes	Yes
Mulholland Rd to Upper Manatee River Rd		R	UC	D	2	2,290	54.9%	339	14.8%	Yes	Yes
Upper Manatee River Rd to SR 64	2922	U	UC	D	2	2,270	24.5%	151	6.6%	Yes	No
SR 64											
Lakewood Ranch to Rye Rd	3062	U	PA	D	4D	3,750	8.1%	50	1.3%	No	No
Rye Road to Lorraine Rd	3063	U	PA	D	4D	3,750	4.2%	26	0.7%	No	No
Upper Manatee River Road											
Fort Hamer Rd to Rye Rd	3250	U	UC	D	2	2,270	17.1%	106	4.7%	No	No

(1) Manatee County Concurrency Transportation Link Sheet, November 2024.

trips contained in the Manatee County Concurrency Transportation Link Sheet dated November, 2024.

The following methodology was utilized to determine the background traffic for the analysis:

1. AM (7:00-9:00) and PM (4:00-6:00) peak hour turning movement counts were conducted at the following intersections:
    - Rye Road and Golf Course Road
    - Rye Road and Upper Manatee River Road
    - Golf Course Road and Twin Rivers Trail

Figure 3 illustrates the existing traffic.

2. The existing turning movement counts were adjusted to peak season based on the FDOT Peak Season Adjustment Factors for Manatee County.

Figure 4 illustrates the peak season traffic.

3. The reserved trips from the latest Manatee County Concurrency Transportation Link Sheet for each roadway segment were added to the peak season traffic to estimate the background traffic. The reserved trips utilized in the analysis were calculated as follows:
    a. The TIA for the following projects were obtained from Manatee County:

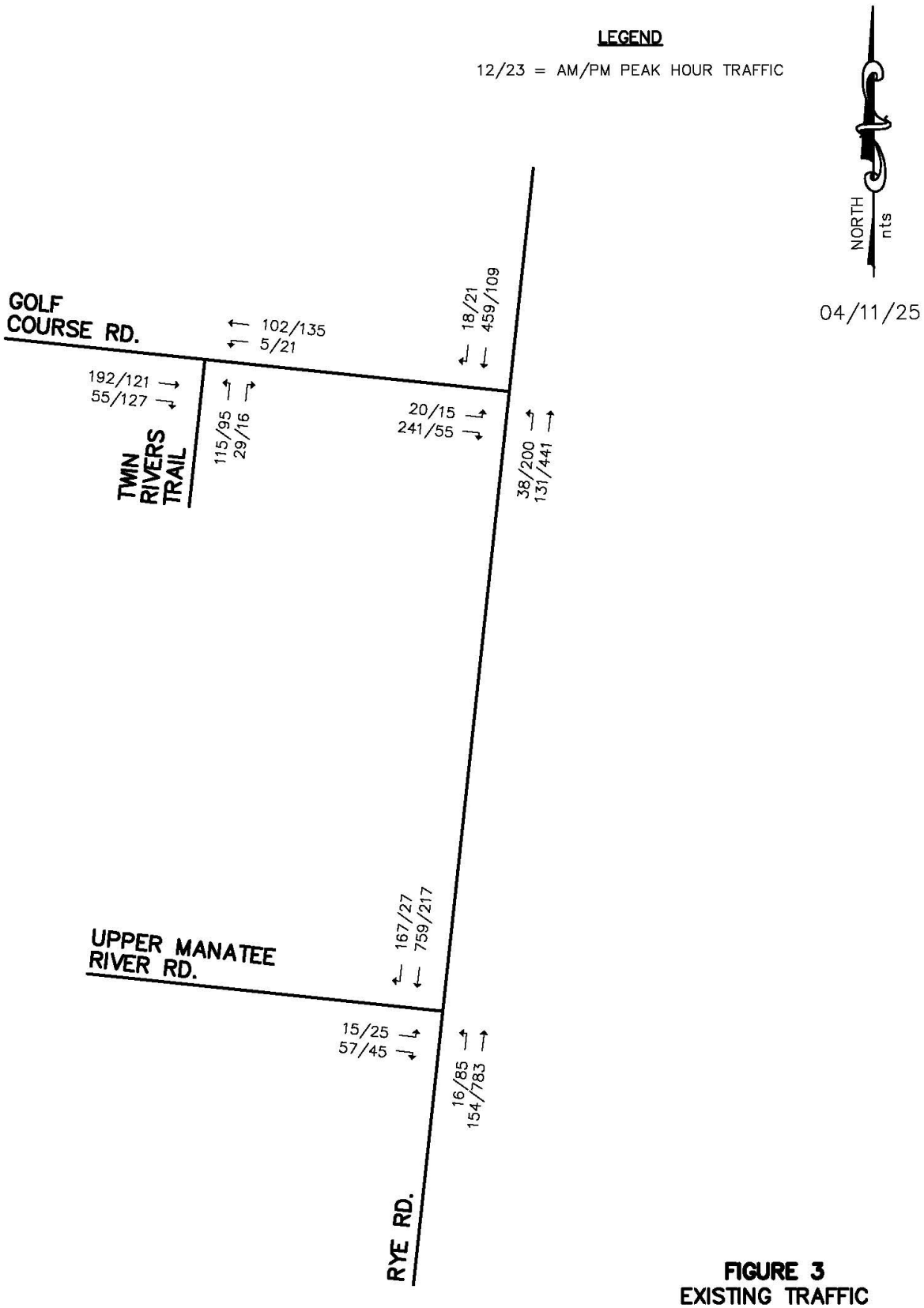


FIGURE 3
EXISTING TRAFFIC

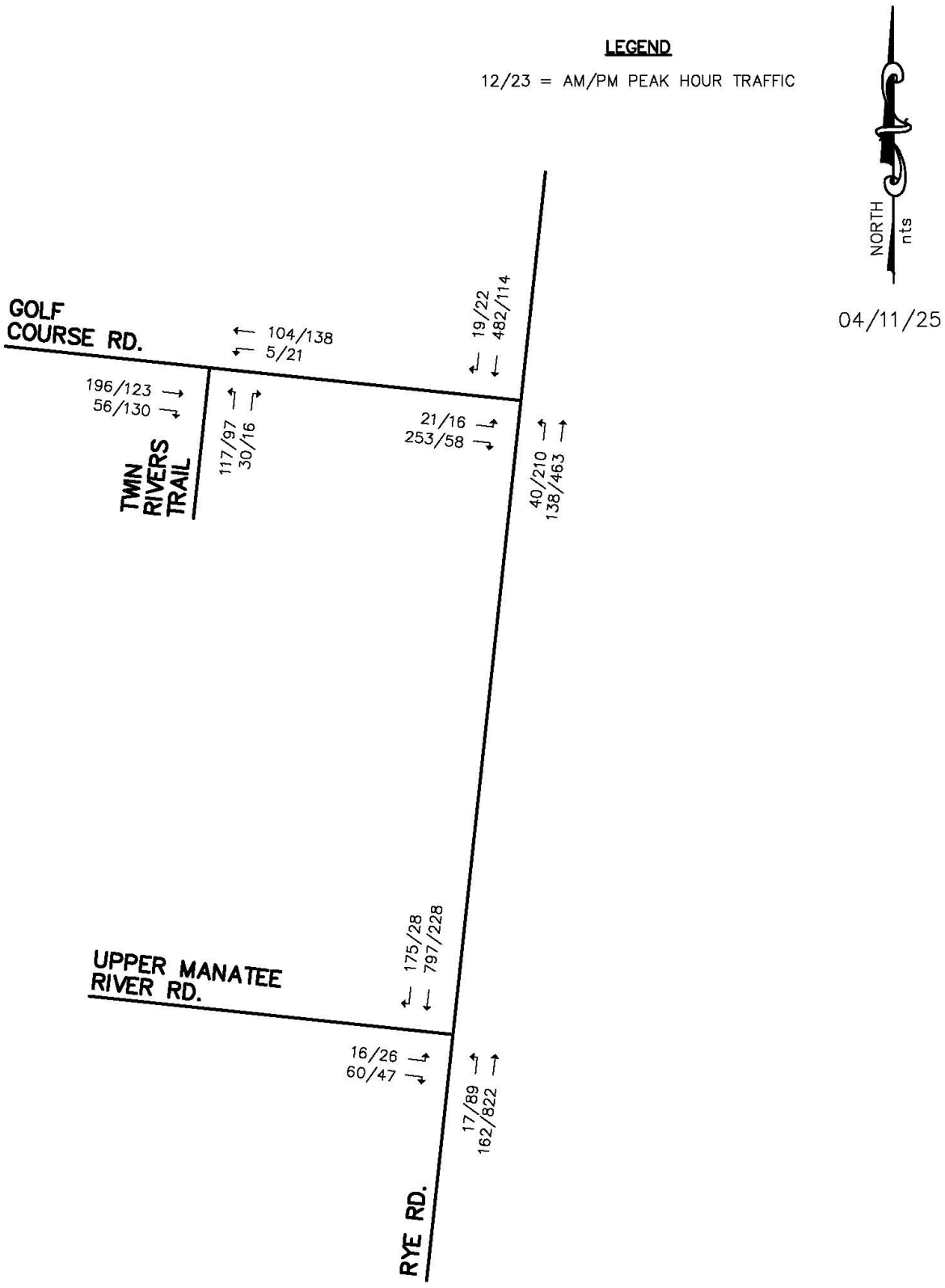


FIGURE 4
PEAK SEASON TRAFFIC

- Rye Ranch (Figure B-1)
- Lazy C (Figure B-2)
- The Aviary at Rutland Ranch (Figure B-3)

The trips for these projects were assigned to the roadways as shown on Figures B-1, B-2 and B-3. The remainder of the reserved trips contained in the Manatee County Link Sheets were assigned as follows:

- The net reserved trips were distributed to the roadway intersections within the study network based on the FDOT D-Factor (55/45) with the existing/future traffic distribution. Figures A-1 and A-2 contained in the Appendix of this report illustrates the distribution of the net and total PM reserved traffic.

Figure 5 illustrates the background traffic and Figure 6 illustrates the background plus project traffic for the PM peak hour.

As shown in Table 3, the segments of Rye Road from Golf Course Road to SR 64 are over capacity with the peak season volume plus reserved trips. Based on generalized capacity, Rye Road from Golf Course Road to SR 64 is required to be 4-lanes with the peak season plus reserved trips. In addition, Golf Course Road is required to be 4-lanes from Fort Hamer Road to Rye Road with the peak season plus reserved trips based on the generalized capacity results shown in Table 3. However, the Manatee County Map Series 5 indicates that Golf Course Road from Jim Davis Road to Rye Road is to be 2 lanes. Therefore, the segment was broken at Jim Davis Road and detailed arterial analysis was conducted for the segment. Based on arterial analysis, this segment is

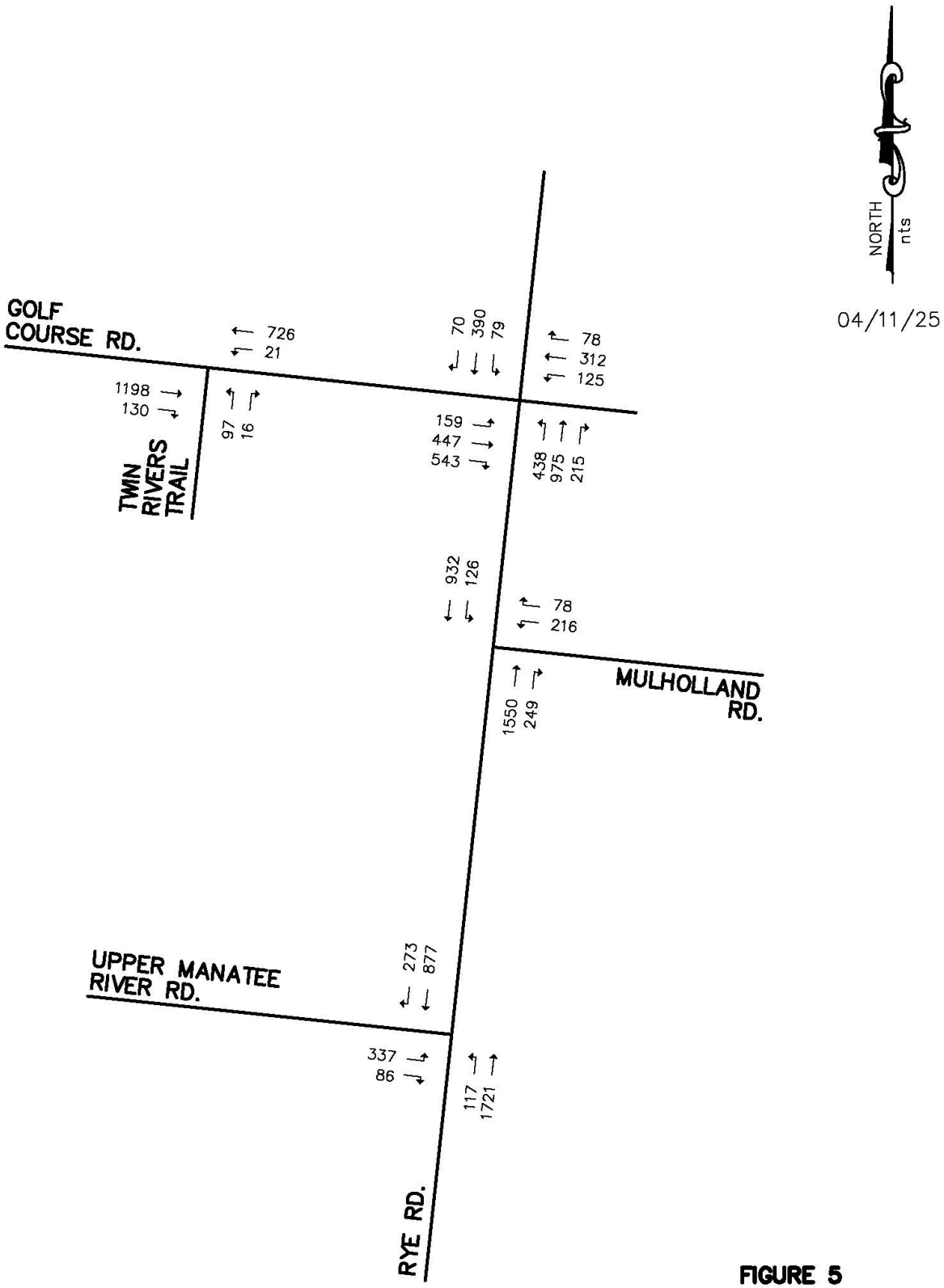


FIGURE 5
PM PEAK HOUR
BACKGROUND TRAFFIC

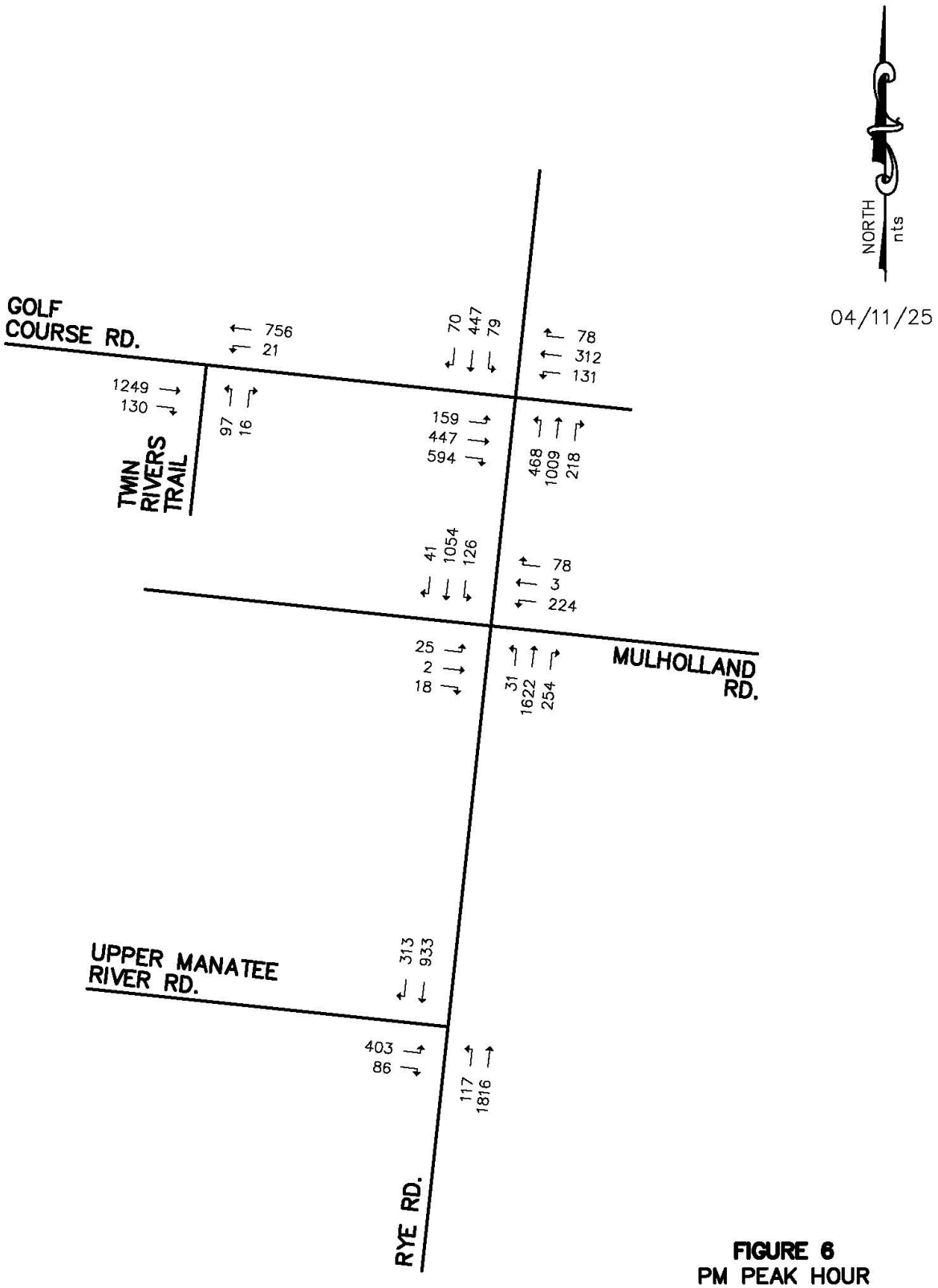


FIGURE 6
PM PEAK HOUR
BACKGROUND PLUS
PROJECT TRAFFIC

TABLE 3

BACKGROUND TRAFFIC ROADWAY CONDITIONS

Link Number	Road Name and Segment	Adopted LOS					Peak Season Traffic (2)	Reserved Trips (3)	Bkgd Traffic	Bkgd Traffic Exceeds LOS Std?	Required Improvement	New Capacity
		Area Type	Class	LOS Standard	Number of Lanes	Service Volume(1)						
	Rye Road											
2921	Golf Course Rd to Mulholland Rd	R	UC	D	2	2,290	845	1,841	2,686	**Yes**	4 LD	3,024 (4)
	Mulholland Rd to Upper Manatee River Rd	R	UC	D	2	2,290	929	2,020	2,949	**Yes**	4 LD	3,024 (4)
2922	Upper Manatee River Rd to SR 64	U	UC	D	2	2,270	1,186	1,615	2,801	**Yes**	4 LD	3,024 (4)
5090	**Golf Course Road**											
	Fort Hammer Rd to Rye Rd	R	MAC	D	2	1,330	233	1,663	1,896	**Yes**	2 LU (5)	1,330

(1) Manatee County Concurrency Transportation Link Sheet, November 2024.
(2) Based on Figure 3, Peak Season Traffic
(3) Based on Figure A-2 in the Appendix of this report.
(4) Source: FDOT 2023 Generalized Service Volumes.
(5) Detailed arterial analysis includes 2 lanes from Jim Davis Rd to Rye Rd.

expected to operate within the adopted level of service with the background traffic as a 2-lane roadway, as shown in Table 7. With the addition of the project traffic, all roadway segments should operate at an acceptable Level of Service with the improvements required with the background traffic, except for the segment of Rye Road from Mulholland Road to Upper Manatee River Road, as shown in Table 4. Intersection and detailed arterial analysis are required to determine whether the intersections and segment would operate within the acceptable delay and level of service with four (4) lanes. Therefore, intersection analysis was conducted for the PM peak hour for the following intersections:

- Rye Road and Golf Course Road
- Rye Road and Mulholland Road
- Rye Road and Upper Manatee River Road

These calculations were performed utilizing the methodology described in Chapter 18, Signalized Intersections of the Transportation Research Board (TRB) Special Report, the Highway Capacity Manual 6th Edition. Tables 5 and 6 summarize the intersection analysis and Table 7 summarizes the detailed arterial analysis. As shown in Tables 5 and 6, all movements within the intersection are proposed to operate with V/C less than 1.0 with the background traffic and the background plus project traffic. As shown in Table 7, the following segments are expected to operate with an acceptable level of service:

- Rye Road from Golf Course Road to Upper Manatee River Road
- Golf Course Road from Rye Road to Jim Davis Road

TABLE 4

BACKGROUND PLUS PROJECT TRAFFIC ROADWAY CONDITIONS

Link Number	Road Name and Segment	Area Type	Class	LOS Standard	Number of Lanes (1)	Service Volume	Bkgd Traffic	Project Traffic	Total Traffic	Bkgd + Project Traffic Exceeds LOS Std?	Required Improvements
	Rye Road										
2921	Golf Course Rd to Mulholland Rd	R	UC	D	4	3,024	2,686	230	2,916	No	None
	Mulholland Rd to Upper Manatee River Rd	R	UC	D	4	3,024	2,949	204	3,153	Yes	None (2)
2922	Upper Manatee River Rd to SR 64	U	UC	D	4	3,024	2,801	151	2,952	No	None
5090	**Golf Course Road**										
	Fort Hammer Rd to Rye Rd	R	MAC	D	2	1,330	1,896	81	1,977	No	None (3)

(1) Required Improvement with Background Traffic.
(2) Detailed intersection and arterial analysis includes 4 lanes.
(3) Detailed arterial analysis includes 2 lanes from Jim Davis Rd to Rye Rd.

Table 5
BACKGROUND TRAFFIC

Intersection	Background Traffic													
	Control Type	Volume to Capacity Ratio												
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Rye Rd & Golf Course Rd	Signal	0.72	0.91	0.42	0.78	0.89	0.89	0.83	0.81	0.82	0.46	0.48	0.49
Rye Rd & Mulholland Rd	Signal	-	-	-	0.79	-	0.62	-	0.87	0.31	0.78	0.44	-
Rye Rd & Upper Manatee Rd	Signal	0.94	-	0.94	-	-	-	0.51	0.84	-	-	0.68	0.68

Table 6
BACKGROUND PLUS PROJECT TRAFFIC

Intersection	Background Plus Project Traffic												
	Control Type	Volume to Capacity Ratio											
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Rye Rd & Golf Course Rd	Signal	0.72	0.91	0.47	0.82	0.88	0.88	0.90	0.84	0.84	0.49	0.59	0.59
Rye Rd & Mulholland Rd	Signal	0.27	0.37	0.37	0.82	0.01	0.32	0.09	0.73	0.26	0.67	0.47	0.47
Rye Rd & Upper Manatee Rd	Signal	0.95	-	0.95	-	-	-	0.65	0.94	-	-	0.80	0.81

TABLE 7

ARTERIAL ANALYSIS

Segment	From	To	PM Peak Hour Background Traffic			PM Peak Hour Background Plus Project Traffic		
			Movement	Arterial Speed	Arterial LOS	Movement	Arterial Speed	Arterial LOS
Rye Rd	Golf Course Rd	Mulholland Rd	NB	33.9	B	NB	33.2	B
	Mulholland Rd	Upper Manatee River Rd	SB	31.1	B	SB	29.2	B
Golf Course Rd	Rye Rd	Jim Davis Rd	EB	28.3	B	EB	24.2	C
			WB	24.8	C	WB	24.8	C

RIGHT OF WAY

Based on the Manatee County 2045 Future Traffic Circulation Right of Way Protection and Reservation, 120 feet of right of way is required for Rye Road in the vicinity of the project.

MULTI-MODAL TRANSPORTATION

According to the Manatee County Area Transit, there is no bus route along Rye Road. Transit riders will be encouraged to access the site via the pedestrian connectivity which may be enhanced by site pavement striping, and/or improvement/enhancement of sidewalks. The project will consider pedestrian mobility when preparing the Final Site Plan.

CONCLUSION

The peak hour volumes plus reserved trips exceed the capacity of Rye Road and of Golf Course Road. Therefore, the roadways are required to have the following improvements:

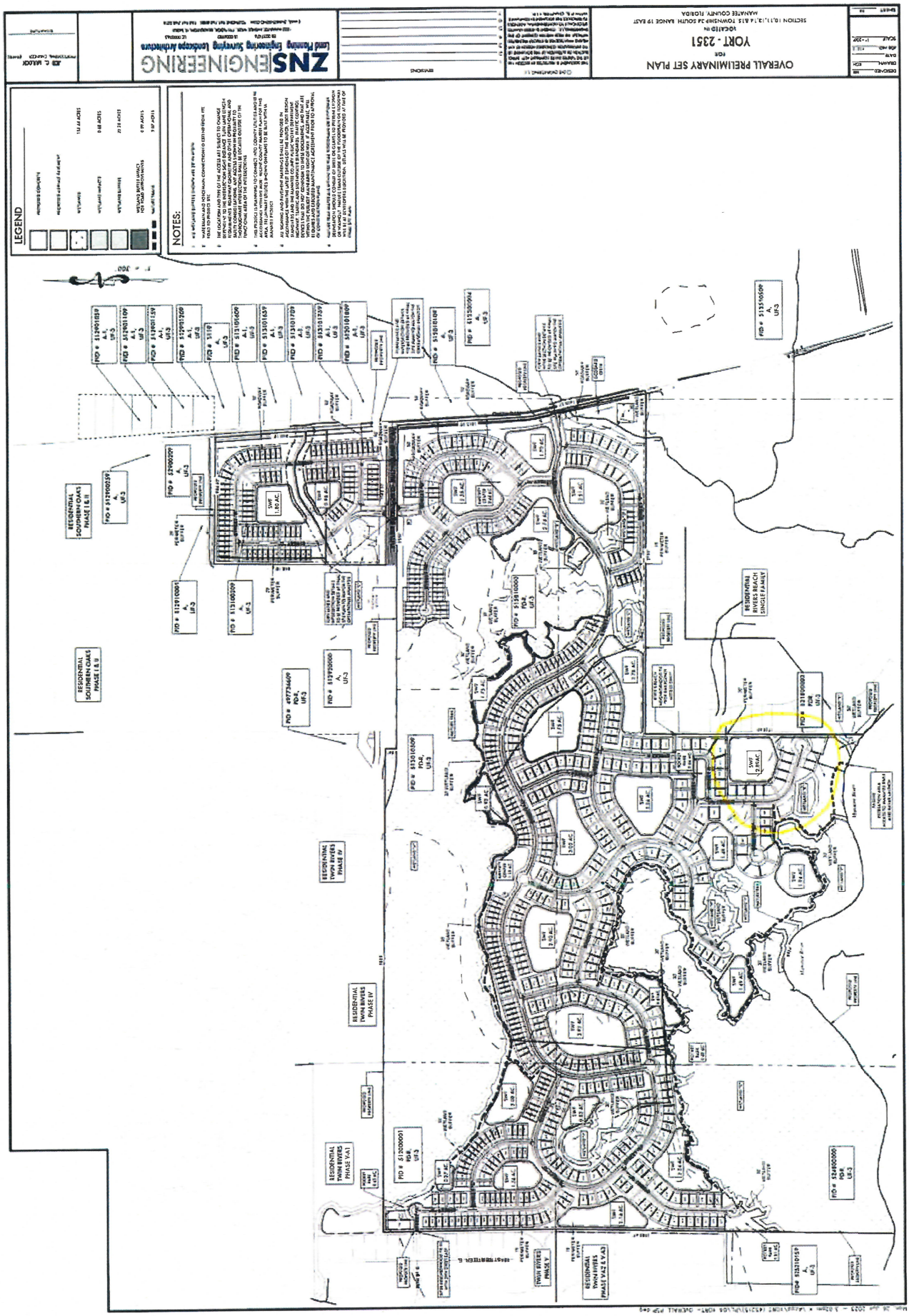
- Golf Course Road from Fort Hamer Road to Jim Davis Road: Four (4) lanes.
- Golf Course Road from Jim Davis Road to Rye Road: Generalized capacity requires four (4) Lanes. However, detailed arterial analysis requires Two (2) lanes.
- Rye Road from Golf Course Road to SR 64: Four (4) lanes.

With the addition of the project traffic, arterial and intersection analysis indicates that additional improvements are not required on Golf Course Road. The project will add trips to the following link:

Link	Roadway	From	To	PM Peak Hour Trips
2921	Rye Road	Golf Course Road	Upper Manatee River Road	599
2922	Rye Road	Upper Manatee River Road	SR 64	151
5090	Golf Course Road	Fort Hamer Road	Rye Road	81

APPENDIX

GDP PLAN


OVERALL PRELIMINARY SET PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14 TOWNSHIP 34 SOUTH RANGE 19 EAST
MANATEE COUNTY, FLORIDA
ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LEGEND
NOTES:
RESIDENTIAL SOUTHERN OAKS PHASE I & II
RESIDENTIAL TWIN RIVERS PHASE IV
RESIDENTIAL TWIN RIVERS PHASE V
RESIDENTIAL TWIN RIVERS PHASE V&2 V&3
RESIDENTIAL RIVERS REACH SINGLE FAMILY

ITE TRIP GENERATION MANUAL, 11th EDITION

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Yort - GDP	**No :**	
Date:	8/26/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	625	Weekday	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.68	2724 50%	2723 50%	5447
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	108	Weekday	Best Fit (LIN) T = 7.62 (X)+-50.48	386 50%	386 50%	772

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	2724	0 %	2723
215 - Single-Family Attached Housing	0 %	386	0 %	386

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 2723 Demand Exit: 0 % (0) Balanced: 0

Entry 2724 Demand Entry: 0 % (0) Balanced: 0

215 - Single-Family Attached Housing

Demand Entry: 0 % (0) **Entry** 386

Demand Exit: 0 % (0) **Exit** 386

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		215 - Single-Family Attached Housing	Total	
Entry	2724 (100%)	0 (0%)	0 (0%)	2724 (100%)
Exit	2723 (100%)	0 (0%)	0 (0%)	2723 (100%)
Total	5447 (100%)	0 (0%)	0 (0%)	5447 (100%)

215 - Single-Family Attached Housing

	Total Trips	Internal Trips	External Trips

		210 - Single-Family Detached Housing	Total	
Entry	386 (100%)	0 (0%)	0 (0%)	386 (100%)
Exit	386 (100%)	0 (0%)	0 (0%)	386 (100%)
Total	772 (100%)	0 (0%)	0 (0%)	772 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	5447	0	0	5447
215 - Single-Family Attached Housing	772	0	0	772

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3110
Total Exiting	3109
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3110
Total Exiting Non-Pass-by Trips	3109

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Yort - GDP	**No :**	
Date:	8/26/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	625	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.91Ln(X) +0.12	99 25%	296 75%	395
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	108	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.52 (X)+-5.7	13 26%	37 74%	50

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	99	0 %	296
215 - Single-Family Attached Housing	0 %	13	0 %	37

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 296 Demand Exit: 0 % (0)

Entry 99 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

215 - Single-Family Attached Housing

Demand Entry: 0 % (0) **Entry** 13

Demand Exit: 0 % (0) **Exit** 37

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		215 - Single-Family Attached Housing	Total	
Entry	99 (100%)	0 (0%)	0 (0%)	99 (100%)
Exit	296 (100%)	0 (0%)	0 (0%)	296 (100%)
Total	395 (100%)	0 (0%)	0 (0%)	395 (100%)

215 - Single-Family Attached Housing

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	13 (100%)	0 (0%)	0 (0%)	13 (100%)
Exit	37 (100%)	0 (0%)	0 (0%)	37 (100%)
Total	50 (100%)	0 (0%)	0 (0%)	50 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	395	0	0	395
215 - Single-Family Attached Housing	50	0	0	50

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	112
Total Exiting	333
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	112

Total Exiting Non-Pass-by Trips	333

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Yort - GDP	**No :**	
Date:	8/26/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	625	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	350 63%	206 37%	556
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	108	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.6 (X)+-3.93	36 59%	25 41%	61

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	350	0 %	206
215 - Single-Family Attached Housing	0 %	36	0 %	25

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 206 Demand Exit: 0 % (0)

Entry 350 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

215 - Single-Family Attached Housing

Demand Entry: 0 % (0) **Entry** 36

Demand Exit: 0 % (0) **Exit** 25

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		215 - Single-Family Attached Housing	Total	
Entry	350 (100%)	0 (0%)	0 (0%)	350 (100%)
Exit	206 (100%)	0 (0%)	0 (0%)	206 (100%)
Total	556 (100%)	0 (0%)	0 (0%)	556 (100%)

215 - Single-Family Attached Housing

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	36 (100%)	0 (0%)	0 (0%)	36 (100%)
Exit	25 (100%)	0 (0%)	0 (0%)	25 (100%)
Total	61 (100%)	0 (0%)	0 (0%)	61 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	556	0	0	556
215 - Single-Family Attached Housing	61	0	0	61

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

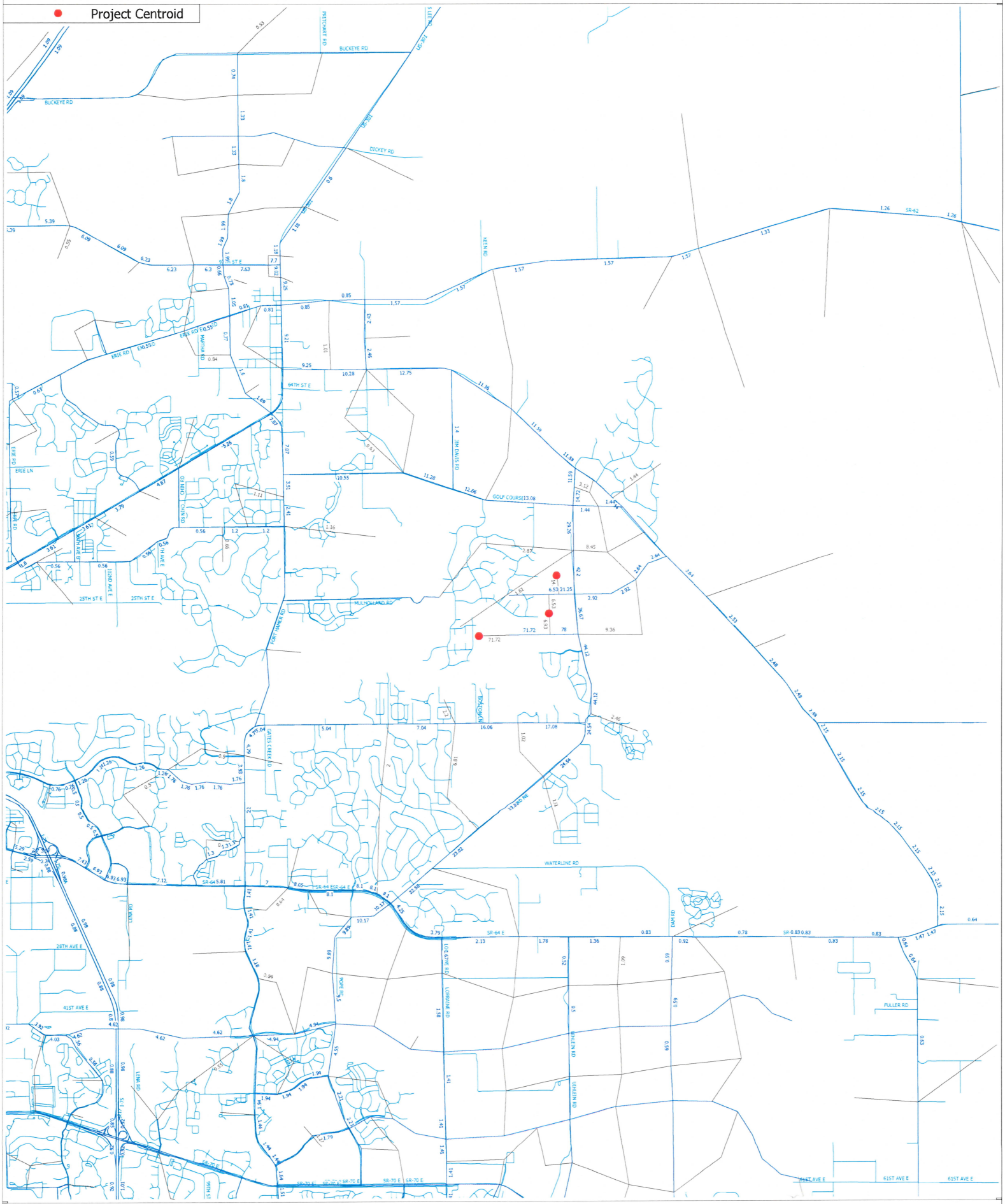
SUMMARY

Total Entering	386
Total Exiting	231
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	386

Total Exiting Non-Pass-by Trips	231

MODEL DISTRIBUTION

D1RPMv2.0 E+C Network with Yort Revised Project Percent Distribution



cube
(Licensed to TRAF-O-DATA CORP)

MANATEE COUNTY LINK SHEETS

MANATEE COUNTY

Concurrency Transportation Link Sheet
Level of Service Analysis
Roadway Segments

NOVEMBER 2024

Manatee County Planning Department
PO Box 1000
Bradenton, Florida 34206
(941) 749-3070

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: November 1, 2024 9:30 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Delm Rs	Stn Num
1000	5 ST W	44 AVE W	53 AVE W	MC	UC	U	2U	1.00	1		Y	65.5	D	D	D		22	7857	0.090	O	707	29	736	1,310	574	0.000			0	05-18
1010	5 ST E	57 AVE E	63 AVE E	MC	UC	U	2U	1.33	1	US	Y	62.5	D	C	C		22	6109	0.090	O	550	5	555	1,250	695	0.000			0	06-23
1020	9 AV NW	75 ST NW	83 ST NW	MC	UC	U	2U	2.00	1		Y	62.5	D	C	C		22	5959	0.090	O	536	0	536	1,250	714	0.000			0	01-04
1030	9 AV NW	83 ST W	99 ST NW	MC	UC	U	2U	0.00	0	US	N	50	D	C	C		22	1470	0.090	O	132	32	164	1,000	836	0.000			0	01-40
1040	9 AV W	35 ST W	39 ST W	MC	UC	U	2U	4.55	1		Y	62.5	D	C	C		22	5897	0.090	O	531	0	531	1,250	719	0.000			0	02-11
1050	9 AV W	39 ST W	43 ST W	MC	UC	U	2U	3.85	1		Y	62.5	D	C	C		22	6767	0.090	O	609	0	609	1,250	641	0.000			0	02-03
1060	9 AV W	43 ST W	51 ST W	MC	UC	U	2U	1.92	1		Y	62.5	D	C	C		22	5977	0.090	O	538	0	538	1,250	712	0.000			0	02-40
1070	9 ST E	MANATEE AV E	6 AV E	MC	MA	U	4U	12.50	1		Y	124.5	D	C	C		22	5797	0.090	O	522	0	522	2,490	1,968	0.000			0	08-42
1080	9 ST E	6 AV E	9 AV E	MC	MA	U	4D	6.25	1		Y	137.5	D	C	C		22	9584	0.090	O	863	0	863	2,750	1,887	0.000			0	08-41
1090	9 ST E	9 AV E	13 AV E	MC	MA	U	4D	4.17	1		Y	137.5	D	C	C		22	10151	0.090	O	914	279	1,193	2,750	1,557	0.000			0	08-40
1100	9 ST E	13 AV E	US 301	MC	MA	U	4D	1.79	1		Y	137.5	D	C	C		22	8813	0.090	O	793	278	1,071	2,750	1,679	0.000			0	08-20
1110	9 ST E	US 301	26 AV E	MC	UC	U	2U	5.88	1		Y	65.5	D	D	D		22	8382	0.090	O	754	0	754	1,310	556	0.000		OUT	0	08-01
1120	9 ST E	26 AV E	30 AV E	MC	UC	U	2U	4.00	1		Y	62.5	D	D	D		22	8958	0.090	O	806	2	808	1,250	442	0.000			0	08-03
1130	9 ST E	30 AV E	44 AV E	MC	UC	U	2U	1.32	1		Y	65.5	D	D	D		22	9490	0.090	O	854	0	854	1,310	456	0.000			0	08-04
1140	9 ST E	44 AV E	301 BLVD	MC	UC	U	2U	7.69	1		Y	65.5	D	C	C		22	6708	0.090	O	604	4	608	1,310	702	0.000		OUT	0	05-10
1150	9 ST E	301 BLVD	53 AV E	MC	MA	U	4D	1.16	1		Y	161	D	C	C		22	12592	0.090	O	1,133	0	1,133	3,220	2,087	0.000			0	05-07
1160	9 ST E	53 AV E	57 AV E	MC	UC	U	4D	2.00	1		Y	161	D	C	C		22	13558	0.090	O	1,220	53	1,273	3,220	1,947	0.000		OUT	0	06-42
1170	9 ST E	57 AV E	63 AV E	MC	UC	U	2U	1.33	1		Y	65.5	D	C	C		22	6324	0.090	O	569	0	569	1,310	741	0.000		OUT	0	06-19
1180	9 ST E	63 AV E	WHITFIELD AV E	MC	UC	U	2U	1.35	1		Y	62.5	D	C	C		22	5774	0.090	O	520	0	520	1,250	730	0.000		OUT	0	06-14
1190	9 ST E	WHITFIELD AV	TALLEVAST RD EXT	MC	UC	U	2U	1.18	1	US	Y	65.5	D	C	C		22	3470	0.090	O	312	44	356	1,310	954	0.000		OUT	0	06-41

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1200	9 ST W	26 AV W	301 BLVD	MC	PA	U	2U	2.33	1		Y	62.5	D	D	D		22	11318	0.090	O	1,019	5	1,024	1,250	226	0.000			0	05-01
1210	9 ST W	301 BLVD	CORTEZ RD W	MC	UC	U	4U	1.64	1		N	98.5	D	C	C		22	3218	0.090	O	290	12	302	1,970	1,668	0.000			0	05-03
1220	15 ST E/SR 70A	13 AVE E	US 301	ST	MA	U	2U	1.18	1	I	Y	88	D	C	C		22	12300	0.090	O	1,107	35	1,142	1,760	618	0.000			0	5032
1230	15 ST E/SR 70A	US 301	301 BLVD	ST	MA	U	2U	0.65	1	I	Y	84	D	C	C		22	11800	0.090	O	1,062	7	1,069	1,680	611	0.000			0	5080
1240	17 AV NW	75 ST NW	99 ST NW	MC	UC	U	2U	0.67	1	US	N	47.5	D	C	C		22	4180	0.090	O	376	3	379	950	571	0.000			0	01-02
1260	17 AV W	51 ST W	59 ST W	MC	UC	U	2U	2.00	1		Y	65.5	D	C	C		22	3026	0.090	O	272	0	272	1,310	1,038	0.000			0	01-41
1270	18 AVE W	43 ST W	51 ST W	MC	UC	U	2U	2.00	1	US	N	47.5	D	C	C		22	1568	0.090	S	141	0	141	950	809	0.000			0	02-43
1280	20 ST W	CORTEZ RD	53 AVE W	MC	UC	U	2U	1.00	1		Y	47.5	D	D	D		22	5970	0.090	O	537	0	537	950	413	0.000			0	04-10
1290	21 AVE W	43 ST W	51 ST W	MC	UC	U	2U	2.00	1	US	N	47.5	D	C	C		22	5096	0.090	O	459	0	459	950	491	0.000			0	02-06
1300	21 AVE W	51 ST W	59 ST W	MC	UC	U	2U	2.00	1		Y	62.5	D	C	C		22	5315	0.090	C	478	0	478	1,250	772	0.000			0	01-10
1302	21 ST E/21 ST CT E	US 41	CANAL RD	MC	UC	U	2U	1.28	1		N	47.5	D	C	C		22	3001	0.090		270	0	270	950	680	0.000				09-11
1304	24 AVE E	US 301	MEMPHIS RD	MC	UC	U	2U	2.04	1		N	47.5	D	C	C		22	1045	0.090		94	0	94	950	856	0.000				09-15
1308	24 AVE E	21 ST E/21 ST CT	49 ST E/EXPERIMENTA	MC	UC	U	2U	0.00			Y	47.5	D	C	C		22	364	0.090		33	203	236	950	714	0.000				09-65
1310	26 AVE E	US 41	9 ST E	MC	UC	U	2U	1.96	1		Y	62.5	D	D	D		22	8643	0.090	O	778	0	778	1,250	472	0.000			0	05-16
1320	26 AVE E	9 ST E	15 ST E	MC	UC	U	2U	2.00	1		Y	65.5	D	D	D		22	7928	0.090	O	714	0	714	1,310	596	0.000			0	08-09
1330	26 AVE E	15 ST E	27 ST E	MC	UC	U	2U	0.99	1		Y	62.5	D	D	D		22	9246	0.090	O	832	63	895	1,250	355	0.000			0	08-10
1340	26 AVE E	27 ST E	45 ST E	MC	UC	U	2U	0.66	1		N	57.5	D	C	C		22	6876	0.090	O	619	101	720	1,150	430	0.000			0	08-16
1385	26 ST W	26 AVE W	SR 684 (CORTEZ RD)	MC	MA	U	4U	0.99	1	I	Y	153	D	C	C		22	14711	0.090	O	1,324	0	1,324	3,060	1,736	0.000			0	02-09
1400	26 ST W	CORTEZ RD	53 AVE W	MC	MA	U	4U	1.00	1	I	Y	153	D	C	C		22	16096	0.090	O	1,449	6	1,455	3,060	1,605	0.000			0	04-01
1410	26 ST W	53 AVE W	57 AVE W	MC	MA	U	4U	2.00	1	I	Y	153	D	C	C		22	15463	0.090	O	1,392	0	1,392	3,060	1,668	0.000			0	04-03

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1420	26 ST W	57 AVE W	60 AVE W	MC	MA	U	4U	3.23	1	I	Y	153	D	C	C		22	12450	0.090	O	1,121	0	1,121	3,060	1,939	0.000			0	04-08
1430	26 ST W	60 AVE W	BAYSHORE GDNS PKWY	MC	MA	U	4U	3.23	1	I	Y	153	D	C	C		22	9832	0.090	O	885	12	897	3,060	2,163	0.000			0	03-07
1440	26 ST W	BAYSHORE GDNS PKY	FLORIDA BLVD	MC	UC	U	2U	1.79	1		N	47.5	D	C	C		22	3956	0.090	O	356	0	356	950	594	0.000			0	03-08
1450	27 ST E	SR 64	13 AVE E	MC	UC	U	2U	1.75	1		Y	62.5	D	F	F		22	21457	0.090	O	1,931	158	2,089	1,250	-839	0.000			0	08-45
1460	27 ST E	13 AVE E	26 AVE E	MC	UC	U	2U	1.32	1		Y	65.5	D	F	F		22	22241	0.090	O	2,002	175	2,177	1,310	-867	0.000			0	08-11
1470	27 ST E	26 AVE E	38 AVE E	MC	UC	U	2U	1.25	1		N	50	D	E	F		22	11134	0.090	O	1,002	152	1,154	1,000	-154	0.000			0	08-46
1472	28 AVE E	49 ST E	69 ST E	MC	UC	U	2U	0.79	1		N	47.5	D	C	C		22	1071	0.090		96	151	247	950	703	0.000				10-18
1474	28 ST CT E/29 ST E	CANAL RD	ELLENTON GILLETTE	MC	UC	U	2U	0.78	1		N	47.5	D	C	C		22	787	0.090		71	131	202	950	748	0.000				09-70
1476	29TH ST E	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.25	1		N	47.5	D	C	C		22	354	0.090		32	299	331	950	619	0.000				10-57
1478	29TH ST E	I-75	60TH AVE E	MC			2	0.00				47.5		A	C						0	151	151	950	799	0.000				
1480	30 AVE E	US 41	9 ST E	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	8820	0.090	O	794	7	801	1,250	449	0.000			0	05-15
1490	30 AVE E	9 ST E	15 ST E	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	12491	0.090	O	1,124	17	1,141	1,250	109	0.000			0	08-07
1495	30 AVE E	15 ST E	27 ST E	MC	UC	U	2U	1.00	1		Y	62.5	D	C	C		22	4095	0.090		369	69	438	1,250	812	0.000				08-02
1500	30 AVE W	US 41 (1 ST W)	9 ST W	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	9312	0.090	O	838	7	845	1,250	405	0.000			0	05-39
1510	30 AVE W	9 ST W	14 ST W	MC	UC	U	2U	4.17	1	US	Y	65.5	D	D	D		22	12157	0.090	O	1,094	0	1,094	1,310	216	0.000			0	05-40
1520	30 AVE W	14 ST W	26 ST W	MC	UC	U	2U	1.33	1	US	Y	65.5	D	C	C		22	6239	0.090	C	562	53	615	1,310	695	0.000			0	05-41
1525	33 ST E	51 AVE E	SR 70	MC	UC	U	2U	4.35	1	US	Y	65.5	D	C	C		22	5055	0.090	O	455	0	455	1,310	855	0.000				07-43
1530	33 ST E	SR 70	63 AVE E	MC	UC	U	2U	0.81	1		Y	79	D	C	C		22	8073	0.090	O	727	65	792	1,580	788	0.000			0	07-09
1540	33 ST E	63 AVE E	WHITFIELD AVE	MC	UC	U	2U	1.35	1	US	N	57.5	D	C	C		22	3279	0.090	O	295	20	315	1,150	835	0.000			0	07-40
1550	33 ST W	US 41	14 AVE W (PAL)	MC	UC	U	2U	0.99	1	US	N	47.5	D	C	C		22	58	0.090	O	5	0	5	950	945	0.000			0	09-46

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1560	34 AVE E	39 ST E	45 ST E	MC	UC	U	2U	2.04	1	US	N	47.5	D	C	C		22	398	0.090	O	36	3	39	950	911	0.000			0	08-48
1570	34 ST W	CORTEZ RD	53 AVE W	MC	UC	U	4D	1.00	1		Y	169	D	C	C		22	11648	0.090	O	1,048	0	1,048	3,380	2,332	0.000			0	02-07
1580	34 ST W	53 AVE W	57 AVE W	MC	UC	U	4D	2.00	1		Y	169	D	C	C		22	17208	0.090	O	1,549	8	1,557	3,380	1,823	0.000			0	03-02
1590	34 ST W	57 AVE W	BAYSHORE GDNS PKWY	MC	UC	U	4D	1.32	1		Y	161	D	C	C		22	7626	0.090	O	686	44	730	3,220	2,490	0.000			0	03-04
1600	34 ST W	BAYSHORE GDNS PKY	FLORIDA BLVD	MC	UC	U	2U	3.70	1	US	Y	62.5	D	C	D		22	6095	0.090	O	549	247	796	1,250	454	0.000			0	03-40
1610	37 ST E	38 AVE E	SR 70	MC	UC	U	2U	0.80	1		Y	75.5	D	C	C		22	3597	0.090	O	324	88	412	1,510	1,098	0.000			0	07-30
1620	37 ST E	SR 70	39 ST E	MC	UC	U	2U	2.44	1		Y	62.5	D	C	C		22	3079	0.090	O	277	73	350	1,250	900	0.000			0	07-42
1630	38 AVE E	15 ST E	US 301	MC	UC	U	2U	1.12	1		Y	65.5	D	C	C		22	2767	0.090	O	249	0	249	1,310	1,061	0.000			0	08-06
1640	38 AVE E	US 301	37 ST E	MC	UC	U	2U	1.05	1		Y	79	D	C	C		22	1528	0.090	O	138	222	360	1,580	1,220	0.000			0	08-13
1650	39 ST E	26 AVE E	38 AVE E	MC	UC	U	2U	1.30	1	US	N	47.5	D	C	C		22	1038	0.090	S	93	96	189	950	761	0.000			0	08-47
1660	39 ST E	37 ST E	63 AVE E	MC	UC	U	2U	1.11	1	US	Y	79	D	C	C		22	5947	0.090	O	535	0	535	1,580	1,045	0.000			0	07-41
1670	43 ST W	3 AVE NW	SR 64	MC	UC	U	2U	2.70	1		Y	62.5	D	C	C		22	3789	0.090		341	2	343	1,250	907	0.000				02-42
1680	43 ST W	SR 64	9 AVE W	MC	UC	U	2U	4.17	1		Y	62.5	D	D	D		22	8633	0.090	O	777	0	777	1,250	473	0.000			0	02-02
1690	43 ST W	9 AVE W	17 AVE W	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	9722	0.090	O	875	0	875	1,250	375	0.000			0	02-04
1695	43 ST W	17 AVE W	SR 684/CORTEZ RD	MC	UC	U	2U	0.67	1	I	Y	79	D	C	C		22	8298	0.090		747	0	747	1,580	833	0.000				01-31
1700	43 ST W	SR 684/CORTEZ RD	53 AVE W	MC	UC	U	2U	0.93	1		Y	62.5	D	D	D		22	8298	0.090		747	0	747	1,250	503	0.000				01-31
1720	44 AVE E	US 41	301 BLVD	MC	UC	U	2U	2.94	1	I	Y	65.5	D	D	D		22	12846	0.090	O	1,156	0	1,156	1,310	154	0.00005			0	05-50
1730	44 AVE E	301 BLVD	9 ST E	MC	UC	U	2U	5.56	1	I	Y	65.5	D	D	D		22	12049	0.090	O	1,084	0	1,084	1,310	226	0.000			0	05-12
1740	44 AVE E	9 ST E	15 ST E	MC	UC	U	2U	2.00	1	I	Y	65.5	D	D	E		22	14049	0.090	O	1,264	78	1,342	1,310	-32	0.000			0	08-05
1760	45 ST E	SR 70	26 AVE E	MC	UC	U	4D	0.48	1		Y	60	D	C	C		22	8200	0.090	O	738	0	738	1,200	462	0.000			0	4225

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1765	50 AVE W - Not Exist	86 ST W	75 ST W	MC	UC	U	2U	1.39	1	II	N	47.5	D	A	A		22	0			0	0	0	950	950	0.000				
1769	51 AVE E	301 BLVD	US 301	MC	UC	U	2U	1.00	1		Y	65.5	D	C	D		22	6476	0.090		583	136	719	1,310	591	0.000			0	05-47
1770	51 ST W	SR 64	21 AVE W	MC	UC	U	2U	1.00	1		N	47.5	D	D	D		22	5897	0.090	O	531	0	531	950	419	0.000			0	02-01
1780	51 ST W	21 AVE W	SR 684/CORTEZ RD	MC	UC	U	2U	0.78	1		Y	65.5	D	D	D		22	8359	0.090	O	752	0	752	1,310	558	0.000			0	01-30
1781	51 ST W	SR 684/CORTEZ RD	53RD AVE W	MC	UC	U	2U	1.00	1		Y	65.5	D	D	D		22	8000	0.090		720	0	720	1,310	590	0.000				4174
1782	51 ST W - Not Exist	53 AVE W	EL CONQUISTADOR PKW	MC	UC	U	2U	0.80	1	II	N	47.5	D	A	A		22	0			0	0	0	950	950	0.000				
1790	SR 70	US 41	301 BLVD	ST	PA	U	4D	0.57	1	I	Y	187.5	D	C	C		22	31500	0.090	O	2,835	68	2,903	3,750	847	0.000			0	5074
1800	53 AVE W	US 41	26 ST W	MC	MA	U	4U	1.33	1		Y	153	D	C	C		22	25251	0.090	O	2,273	0	2,273	3,060	787	0.000			0	04-11
1810	53 AVE W	26 ST W	30 ST W	MC	MA	U	4U	4.00	1		Y	153	D	C	C		22	24000	0.090	O	2,160	304	2,464	3,060	596	0.000			0	4005
1820	53 AVE W	30 ST W	34 ST W	MC	MA	U	4U	4.00	1		Y	153	D	C	C		22	24000	0.090	O	2,160	311	2,471	3,060	589	0.000			0	4005
1830	53 AVE W	34 ST W	43 ST W	MC	MA	U	4D	1.43	1		Y	169	D	C	C		22	9500	0.090	O	855	1,164	2,019	3,380	1,361	0.000			0	01-16
1832	53 AV W	43 ST W	51 ST W	MC	MA	U	4D	3.33	1	I	Y	169	D	C	C		22	9500	0.090		855	1,486	2,341	3,380	1,039	0.000				01-16
1834	53 AV W	51 ST W	66 ST W	MC	MA	U	4D	1.33	1	I	Y	169	D	C	C		22	9500	0.090		855	1,710	2,565	3,380	815	0.000				01-16
1836	53 AV W	66 ST W	75 ST W	MC	MA	U	4D	2.00	1	I	Y	169	D	C	C		22	9500	0.090		855	1,018	1,873	3,380	1,507	0.000				01-16
1840	57 AV E/W	US 41	9 ST E	MC	UC	U	2U	0.79	1		Y	79	D	C	C		22	12556	0.090	O	1,130	0	1,130	1,580	450	0.000			0	04-15
1850	57 AV E	9 ST E	301 BLVD	MC	UC	U	2U	2.00	1		Y	79	D	C	C		22	8265	0.090	O	744	0	744	1,580	836	0.000			0	06-01
1860	57 AV W	US 41	26 ST W	MC	UC	U	2U	1.33	1		Y	62.5	D	D	D		22	8233	0.090	O	741	1	742	1,250	508	0.000			0	04-09
1870	57 AV W	26 ST W	34 ST W	MC	UC	U	2U	2.00	1		Y	62.5	D	C	C		22	6796	0.090	O	612	0	612	1,250	638	0.000			0	04-07
1880	59 ST W	RIVERVIEW BLVD	MANATEE AV W	MC	UC	U	2U	1.02	1		N	47.5	D	D	D		22	6301	0.090	O	567	21	588	950	362	0.000			0	01-12
1890	59 ST W	MANATEE AV W	17 AV W	MC	UC	U	2U	1.33	1		Y	79	D	C	C		22	14990	0.090	O	1,349	11	1,360	1,580	220	0.000			0	01-11

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1900	59 ST W	17 AV W	21 AV W	MC	UC	U	2U	4.00	1		Y	79	D	C	C		22	14492	0.090	C	1,304	0	1,304	1,580	276	0.000			0	01-43
1910	59 ST W	21 AV W	CORTEZ RD	MC	UC	U	2U	0.79	1		Y	79	D	C	C		22	14428	0.090	O	1,299	0	1,299	1,580	281	0.000			0	01-09
1920	FLAMINGO/60 AV W	US 41	34 ST W	MC	UC	U	2U	0.78	1		Y	79	D	C	C		22	6584	0.090	O	593	0	593	1,580	987	0.000			0	03-42
1930	63 AV E	US 41	9 ST E	MC	UC	U	4D	0.75	1		Y	169	D	C	C		22	13343	0.090	O	1,201	196	1,397	3,380	1,983	0.000			0	06-16
1940	63 AV E	9 ST E	301 BLVD	MC	UC	U	4U	2.00	1		Y	153	D	C	C		22	17182	0.090	O	1,546	11	1,557	3,060	1,503	0.000			0	06-12
1950	63 AV E	301 BLVD	US 301	MC	UC	U	4D	1.00	1	I	Y	161	D	C	C		22	14462	0.090	O	1,302	103	1,405	3,220	1,815	0.000			0	07-26
1960	63 AV E	US 301	39 ST E	MC	UC	U	2U	0.98	1	I	N	57.5	D	C	C		22	9618	0.090	O	866	54	920	1,150	230	0.00007		DES	0	07-25
1965	63 AVE E	39 ST E	LOCKWOOD RIDGE RD	MC	MA	U	4D	2.04	1		Y	137.5	D	C	C		22	9306	0.090		838	16	854	2,750	1,896	0.000				06-54
1970	73 ST E	BAYSHORE RD	US 41	MC	UC	U	2U	1.14	1	US	N	47.5	D	C	C		22	3487	0.090	O	314	104	418	950	532	0.000			0	10-40
1980	75 ST W	17 AV NW	MANATEE AV W	MC	UC	U	2U	0.80	1		Y	75.5	D	D	D		22	15944	0.090	O	1,435	3	1,438	1,510	72	0.000			0	01-05
1990	75 ST W	MANATEE AV W	18 AV W	MC	MA	U	2U	1.18	1		Y	75.5	D	F	F		22	18907	0.090	O	1,702	479	2,181	1,510	-671	0.000			0	01-28
2000	75 ST W	18 AV W	CORTEZ RD	MC	MA	U	4D	0.69	1		Y	169	D	C	C		22	19599	0.090	O	1,764	831	2,595	3,380	785	0.000			0	01-07
2010	75 ST W	CORTEZ RD	53 AV W	MC	MA	U	4D	1.03	1	US	Y	161	D	C	C		22	13789	0.090	O	1,241	1,710	2,951	3,220	269	0.000			0	01-34
2020	99 ST NW	17 AV NW	9 AV NW	MC	UC	U	2U	2.00	1	US	N	47.5	D	C	C		22	663	0.090	S	60	0	60	950	890	0.000			0	01-44
2035	301 BLVD	9 ST W	US 41	MC	PA	U	4D	2.00	1		Y	161	D	C	C		22	8808	0.090	O	793	12	805	3,220	2,415	0.000			0	05-13
2050	301 BLVD	US 41	44 AVE E	MC	PA	U	2U	2.63	1		Y	75.5	D	C	C		22	14191	0.090	C	1,277	8	1,285	1,510	225	0.000			0	05-42
2060	301 BLVD	44 AVE E	9 ST E	MC	PA	U	2U	4.35	1		Y	75.5	D	C	C		22	15463	0.090	C	1,392	3	1,395	1,510	115	0.000		OUT	0	05-43
2070	301 BLVD	9 ST E	15 ST E	MC	PA	U	2U	1.25	1		Y	75.5	D	C	C		22	10277	0.090	C	925	69	994	1,510	516	0.000			0	05-44
2080	301 BLVD	15 ST E	51 AVE E	MC	PA	U	2U	9.09	1		Y	75.5	D	F	F		22	19927	0.090	C	1,793	0	1,793	1,510	-283	0.00007			0	05-45
2090	301 BLVD	51 AVE E	53 AVE E	MC	PA	U	2U	4.55	1		Y	79	D	C	C		22	16058	0.090	C	1,445	0	1,445	1,580	135	0.00007			0	05-46

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2100	301 BLVD	53 AVE E	63 AVE E	MC	PA	U	2U	0.80	1	I	Y	75.5	D	F	F		22	18913	0.090	O	1,702	39	1,741	1,510	-231	0.000			0	06-20
2101	301 BLVD	63 AVE E	WHITFIELD AVE	MC	PA	U	2U	1.32	1	I	Y	75.5	D	C	C		22	11714	0.090		1,054	5	1,059	1,510	451	0.000				06-43
2102	301 BLVD	WHITFIELD AVE	TALLEVAST RD	MC	PA	U	2U	0.99	1	I	Y	79	D	C	C		22	11714	0.090		1,054	212	1,266	1,580	314	0.000				06-43
2140	301 BLVD	TALLEVAST RD	UNIVERSITY PKWY	MC	PA	U	2U	0.65	1		Y	75.5	D	C	C		22	11714	0.090	O	1,054	48	1,102	1,510	408	0.000			0	06-43
2150	BAYSHORE GDNS PKWY	US 41	26 ST W	MC	MA	U	4D	1.33	1		Y	131	D	D	D		22	16512	0.090	O	1,486	390	1,876	2,620	744	0.000			0	03-14/15
2160	BAYSHORE GDNS PKWY	26 ST W	34 ST W	MC	MA	U	4D	1.92	1		Y	131	D	C	D		22	10571	0.090	O	951	465	1,416	2,620	1,204	0.000			0	03-05/06
2170	BAYSHORE RD	US 41(S)	US 41(N)	MC	UC	U	2U	0.36	1	US	Y	108.5	D	B	B		22	2138	0.090	O	192	116	308	2,170	1,862	0.000			0	10-16
2180	BRADEN RIVER RD	SR 70	LINGER LODGE RD	MC	UC	U	2U	1.10	1	US	N	47.5	D	C	C		22	3274	0.090	O	295	128	423	950	527	0.000			0	07-13
2185	BROADWAY AVE	SHADE AVE	TUTTLE AVE	MC	UC	U	2U	1.85	1		Y	62.5	D	C	C		22	4135	0.090		372	30	402	1,250	848	0.000				06-49
2190	BUCKEYE RD	US 41	BUD RHODEN RD	MC	UC	R	2U	1.35	1	US	Y	109.5	D	B	B		22	2580	0.090	O	232	326	558	2,190	1,632	0.000			0	10-09
2195	BUCKEYE RD	BUD RHODEN RD	ARTISAN LAKES PKWY	MC				0.00				149.5		A	A						0	0	0	2,990	2,990	0.000				
2200	BUCKEYE RD	ARTISAN LAKES PKW	SAWGRASS RD	MC	MAC	R	2U	0.38	1	US	Y	109.5	D	B	E		22	2017	0.095	S	192	2,554	2,746	2,190	-556	0.000			0	10-13
2205	BUCKEYE RD	SAWGRASS RD	FT HAMER RD EXT	MC				0.00				149.5		A	A						0	0	0	2,990	2,990	0.000				
2210	BUCKEYE RD	FT HAMER RD EXT	US 301(PARRISH)	MC	MAC	R	2U	0.21	1	55	Y	77.5	C	B	F		22	1962	0.095	O	186	2,969	3,155	1,550	-1,605	0.000			0	10-11
2220	BUD RHODEN RD	BUCKEYE RD	MOCCASIN WALLOW RD	MC	UC	U	2U	0.66	1	US	Y	75.5	D	C	C		22	1242	0.090	O	112	409	521	1,510	989	0.000			0	10-42
2230	BUFFALO RD	69TH ST E	MOCCASIN WALLOW RD	MC	UC	U	2U	0.40	1		Y	62.5	D	C	F		22	5049	0.090		454	1,156	1,610	1,250	-360	0.000				10-19
2232	US 41(BUS)	CORTEZ RD	26 AV W	ST	PA	U	4D	1.00	1	US	Y	187.5	D	C	C		22	26500	0.090	O	2,385	75	2,460	3,750	1,290	0.000			0	0003
2240	US 41(BUS)	17 ST W(PAL)	US 41/US 19	ST	PA	U	4D	0.89	1	I	Y	187.5	D	C	C		22	24500	0.090	C	2,205	200	2,405	3,750	1,345	0.000			0	5027
2260	CANAL RD / 16 AV E	US 41	MENDOZA RD	MC	UC	U	2U	0.76	1	US	N	47.5	D	C	C		22	4303	0.090	O	387	83	470	950	480	0.000			0	09-09
2270	CANAL RD / 16 AV E	MENDOZA RD	US 301	MC	UC	U	2U	0.56	1	US	Y	65.5	D	C	D		22	7092	0.090	O	638	130	768	1,310	542	0.000		OUT	0	09-03

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2275	CARTER RD	MOCCASIN WALLOW R	BUCKEYE RD	MC	MAC	T	2U	0.55	1		N	52.5	D	C	F		22	2739	0.090		247	2,595	2,842	1,050	-1,792	0.000				10-60
2280	CARUSO RD	BRHS NORTH ENTRY	SR 70	MC	UC	U	4D	2.78	1		Y	169	D	C	C		22	7600	0.090	O	684	0	684	3,380	2,696	0.000			0	4215
2281	CARUSO RD	BRHS NORTH ENTRY	44 AV E	MC	UC	U	2U	1.43	1		Y	75.5	D	C	C		22	7600	0.090		684	0	684	1,510	826	0.000				4215
2282	CARUSO RD	SR 70	BRADEN RIVER RD	MC	UC	U	2U	2.86	1		Y	79	D	C	C		22	5355	0.090		482	0	482	1,580	1,098	0.000				07-63
2290	CLAY GULLEY RD	SUGAR BOWL RD	SARASOTA CO LINE	MC	MIC	R	2U	0.11	1	55	Y	39.5	C	B	B		22	445	0.095	O	42	0	42	790	748	0.000			0	12-02
2300	SR 684/CORTEZ RD	SR 789	127 ST W	ST	PA	U	2U	1.54	1	US	Y	69.5	D	D	F		22	15400	0.090	C	1,386	238	1,624	1,390	-234	0.000			0	0001
2310	SR 684/CORTEZ RD	127 ST W	119 ST W	ST	PA	U	2U	1.92	1	I	Y	84	D	C	F		22	15400	0.090	C	1,386	303	1,689	1,680	-9	0.000			0	0001
2315	SR 684/CORTEZ RD	119 ST W	PALMA SOLA BLVD	ST	PA	U	4D	0.48	1	I	Y	179	D	C	C		22	26000	0.090	C	2,340	467	2,807	3,580	773	0.000			0	0054
2320	SR 684/CORTEZ RD	PALMA SOLA BLVD	75TH ST W	ST	PA	U	4D	1.41	1	I	Y	179	D	C	C		22	26000	0.090	O	2,340	522	2,862	3,580	718	0.000			0	0054
2335	SR 684/CORTEZ RD	75 ST W	59 ST W	ST	PA	U	4D	1.00	1	II	Y	179	D	C	D		22	28500	0.090	O	2,565	896	3,461	3,580	119	0.000			0	0016
2338	SR 684/CORTEZ RD	59 ST W	26 ST W	ST	PA	U	4D	0.50	1	II	Y	187.5	D	C	C		22	28500	0.090	O	2,565	637	3,202	3,750	548	0.000			0	0016
2340	SR 684/CORTEZ RD	26 ST W	US 41	ST	PA	U	6D	1.33	1	II	Y	236	D	F	F		22	54000	0.090	O	4,860	339	5,199	4,720	-479	0.000			0	5048
2350	CR 39	SR 62	HILLSBOROUGH CO	MC	MA	R	2U	0.25	1	55	Y	41	C	B	B		22	4603	0.095	O	437	0	437	820	383	0.000			0	12-10
2360	CR 675/RUTLAND RD	US 301	RYE RD	MC	UC	T	2U	0.26	1	US	Y	114.5	D	B	D		22	2949	0.090	O	265	1,912	2,177	2,290	113	0.000			0	'4015'
2361	CR 675/RUTLAND RD	RYE RD	SR 64	MC	MAC	R	2U	0.14	1		Y	41	C	B	D		22	2949	0.095		280	778	1,058	820	-238	0.000				'4015'
2370	CR 675	SR 64	SR 70	MC	MAC	R	2U	0.19	1	55	Y	39.5	C	B	B		22	3103	0.095	O	295	2	297	790	493	0.000			0	11-10
2375	CR 675 - Not Exist	SR 70	UNIVERSITY PKW	MC	MAC	T	2U	1.11	1		N	46.5	C	A	A		22	12500			0	0	0	930	930	0.000				
2380	DUETTE RD	SR 62	SR 64	MC	MAC	R	2U	0.10	1	55	Y	77.5	C	B	B		22	1180	0.095	O	112	14	126	1,550	1,424	0.000			0	12-08
2390	EL CONQUISTADOR PKY	34 ST W	49 ST W	MC	UC	U	4D	1.11	1		Y	131	D	C	D		22	11271	0.090	C	1,014	1,060	2,074	2,620	546	0.000			0	03-43
2391	EL CONQUISTADOR PKY	49 ST W	51 ST W	MC	UC	U	2U	4.00	1		Y	62.5	D	D	F		22	9733	0.090		876	1,099	1,975	1,250	-725	0.000				03-09/43

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2392	EL CONQUISTADOR PKY	51 ST W	Road A - Lake Flore	MC	UC	U	2U	1.67	1	I	N	47.5	D	D	F		22	9733	0.090		876	1,196	2,072	950	-1,122	0.000				03-09/43
2393	EL CONQUISTADOR PKY	Road A- Lake Flor	66 ST W	MC	UC	U	2U	1.67	1	II	N	47.5	D	D	F		22	9733	0.090		876	910	1,786	950	-836	0.000				03-09/43
2394	EL CONQUISTADOR PKY	66 ST W	53 AV W	MC	UC	U	2U	1.28	1	II	Y	65.5	D	D	F		22	9733	0.090		876	1,260	2,136	1,310	-826	0.000				03-09
2400	MOCCASIN WALLOW RD	US 41	ELLENTON-GILLETTE	MC	UC	U	2U	1.33	1	US	Y	79	D	C	F		22	8902	0.090	O	801	1,923	2,724	1,580	-1,144	0.000		OUT	0	10-08
2410	ELLENTON GILLETTE RD	MOCASSIN WALLOW	69 ST E	MC	UC	U	2U	0.56	1	US	Y	60	D	C	C		22	3655	0.090	O	329	598	927	1,200	273	0.000			0	10-05
2420	ELLENTON GILLETTE RD	69 ST E	MENDOZA RD	MC	UC	U	2U	0.51	1	US	Y	79	D	C	F		22	8451	0.090	C	761	1,228	1,989	1,580	-409	0.000			0	09-53
2435	ELLENTON GILLETTE RD	MENDOZA RD	MEMPHIS RD	MC	UC	U	2U	0.81	1		Y	75.5	D	C	C		22	9092	0.090	C	818	495	1,313	1,510	197	0.000			0	09-55
2436	ELLENTON GILLETTE RD	MEMPHIS RD	US 301	MC	UC	U	2U	2.04	1		Y	75.5	D	C	C		22	10512	0.090		946	292	1,238	1,510	272	0.000				09-56
2450	69 ST E	US 41	ELLENTON-GILLETTE	MC	UC	U	2U	1.08	1	US	Y	75.5	D	C	F		22	12450	0.090	C	1,121	732	1,853	1,510	-343	0.000			0	10-45
2460	69 ST E	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.25	1	US	Y	113.5	D	C	D		22	12715	0.090	O	1,144	908	2,052	2,270	218	0.000			0	10-04
2470	69 ST E	49TH AV E	ERIE RD(CR 75)	MC	UC	U	2U	0.41	1	US	Y	113.5	D	C	E		22	9776	0.090	O	880	1,517	2,397	2,270	-127	0.000			0	10-03
2480	ERIE RD/CR 10	69 ST E	HARRISON RANCH BLVD	MC	UC	U	2U	1.79	1	US	Y	108.5	D	B	D		22	7008	0.090	O	631	953	1,584	2,170	586	0.000			0	10-02
2485	ERIE RD/CR 10	HARRISON RANCH BL	US 301 (PARRISH)	MC	UC	U	2U	0.36	1		Y	113.5	D	B	E		22	5880	0.090		529	2,390	2,919	2,270	-649	0.000				10-62
2490	ERIE RD/CR 75	69 ST E	US 301(ELLENTON)	MC	UC	U	2U	0.49	1	US	Y	113.5	D	C	D		21	10319	0.090	O	929	1,061	1,990	2,270	280	0.000		OUT	0	10-01
2500	FLORIDA BLVD	US 41	26 ST W	MC	UC	U	2U	1.33	1		Y	62.5	D	D	D		22	9187	0.090	O	827	239	1,066	1,250	184	0.000			0	03-12
2510	FLORIDA BLVD	26 ST W	34 ST W	MC	UC	U	2U	1.82	1	US	N	47.5	D	D	D		22	6284	0.090	O	566	283	849	950	101	0.000			0	03-44
2520	FT HAMER RD	US 301	GOLF COURSE RD	MC	MA	U	2U	1.27	1		Y	62.5	D	D	F		22	13484	0.090	O	1,214	2,121	3,335	1,250	-2,085	0.000			0	11-02
2521	FT HAMER RD	GOLF COURSE RD	OLD TAMPA RD	MC	MA	U	2U	1.59	1		Y	75.5	D	C	F		22	13484	0.090		1,214	1,557	2,771	1,510	-1,261	0.000				11-02
2522	FT HAMER RD	OLD TAMPA RD	UPPER MANATEE RV RD	MC	MA	U	2U	0.61	1		Y	79	D	C	F		22	13484	0.090		1,214	427	1,641	1,580	-61	0.000				11-02
2530	I-75	UNIVERSITY PKY	SR 70	ST	F/PA	U	6D	0.27	1	G1	Y	418.5	C	B	B		22	14000	0.090	O	1,260	770	2,030	8,370	6,340	0.000			0	0039

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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Del Ims Rs	Stn Num
2540	I-75	SR 70	SR 64	ST	F/PA	U	6D	0.28	1	G1	Y	418.5	C	F	F		22	133000	0.090	O	11,970	843	12,813	8,370	-4,443	0.000			0	0040
2550	I-75	SR 64	US 301	ST	F/PA	U	6D	0.27	1	G1	Y	418.5	C	E	F		22	120500	0.090	O	10,845	1,307	12,152	8,370	-3,782	0.000			0	0041
2560	I-75	US 301	I-275	ST	F/PA	U	6D	0.26	1	G1	Y	418.5	C	E	F		22	115000	0.090	O	10,350	1,185	11,535	8,370	-3,165	0.000			0	0042
2570	I-75	I-275	MOCCASIN WALLOW RD	ST	F/PA	U	6D	0.75	1	G1	Y	418.5	C	D	D		22	95000	0.090	O	8,550	1,481	10,031	8,370	-1,661	0.000			0	0043
2580	I-75	MOCCASIN WALLOW R	HILLSBOROUGH CO	ST	F/PA	R	6D	0.23	1	US	Y	448.5	C	C	C		22	85000	0.095	O	8,075	586	8,661	8,970	309	0.000			0	0044
2590	I-275	I-75	US 41	ST	F/PA	U	4D	0.63	1	G1	Y	277	C	C	D		22	61500	0.090	O	5,535	330	5,865	5,540	-325	0.000			0	0058
2600	I-275	US 41	US 19	ST	F/PA	U	4D	0.41	1		Y	277	C	C	C		22	47000	0.090	O	4,230	0	4,230	5,540	1,310	0.000			0	0059
2610	I-275	US 19	HILLSBOROUGH CO	ST	F/PA	R	4D	0.21	1		Y	225.5	C	F	F		22	70500	0.095	O	6,698	0	6,698	4,510	-2,188	0.000			0	1000
2620	CYPRESS CREEK BLVD	1ST AV E	SR 64	MC	UC	U	4D	4.55	1	US	Y	131	D	D	D		22	17395	0.090	O	1,566	176	1,742	2,620	878	0.000			0	11-11
2625	KAY RD	1 AV E	PORT HARBOUR PKY	MC	UC	U	2U	1.43	1		Y	62.5	D	D	D		22	10854	0.090		977	0	977	1,250	273	0.000				11-32
2630	LINGER LODGE RD	BRADEN RIVER RD	I-75	MC	UC	U	2U	1.09	1	US	Y	62.5	D	C	C		22	2154	0.090	O	194	195	389	1,250	861	0.000			0	07-46
2635	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U	2U	1.85	1		N	47.5	D	C	C		22	1750	0.090		158	6	164	950	786	0.000				4179
2640	LOCKWOOD RIDGE RD	UNIVERSITY PKY	TALLEVAST RD	MC	MA	U	4D	1.01	1		Y	137.5	D	D	D		22	20493	0.090	O	1,844	9	1,853	2,750	897	0.000			0	07-12
2641	LOCKWOOD RIDGE RD	TALLEVAST RD	WHITFIELD AV E	MC	MA	U	4D	0.99	1	US	Y	161	D	C	C		22	20288	0.090		1,826	0	1,826	3,220	1,394	0.000				07-50
2642	LOCKWOOD RIDGE RD/45TH ST E	WHITFIELD AV E	63 AV/SAUNDERS	MC	MA	U	4D	1.32	1	US	Y	169	D	C	C		22	17778	0.090		1,600	93	1,693	3,380	1,687	0.000				06-03
2643	LOCKWOOD RIDGE RD/45T ST E	63 AV/SAUNDERS	SR 70	MC	MA	U	4D	0.85	1	US	Y	169	D	C	C		22	25760	0.090		2,318	284	2,602	3,380	778	0.000				07-49
2646	LORRAINE RD	44TH AV E	SR 64	MC	MA	T	2U	0.71	1		Y	109.5	D	C	C		22	12467	0.090		1,122	346	1,468	2,190	722	0.000				11-26
2648	LORRAINE RD	RANGELAND PKY	44TH AV E	MC	MA	T	2U	0.00	0		Y	109.5	D	C	D		22	12467	0.090		1,122	641	1,763	2,190	427	0.000				11-26
2650	LORRAINE RD	SR 70	RANGELAND PKY	MC	MA	T	2U	1.67	1	US	Y	114.5	D	C	E		22	12467	0.090	O	1,122	1,225	2,347	2,290	-57	0.000			0	11-26
2651	LORRAINE RD	SR 70	UNIVERSITY PKY	MC	MA	U	4D	0.32	1		Y	137.5	D	D	D		22	15405	0.090		1,386	140	1,526	2,750	1,224	0.000				07-52

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2655	M & J RD	SR 70	CLAY GULLEY RD	MC	MIC	R	2U	5.00	1		Y	77.5	C	B	B		22	619	0.095		59	0	59	1,550	1,491	0.000				12-04
2660	17 ST E/MEMPHIS RD	BUS US 41	US 41	MC	UC	U	2U	1.32	1		Y	62.5	D	D	D		22	10069	0.090	O	906	0	906	1,250	344	0.000			0	09-01
2670	17 ST E/MEMPHIS RD	US 41	CANAL RD	MC	UC	U	4D	1.35	1		Y	161	D	C	C		22	11197	0.090	O	1,008	118	1,126	3,220	2,094	0.000			0	09-02
2680	17 ST E/MEMPHIS RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1		Y	62.5	D	C	D		22	6159	0.090	O	554	101	655	1,250	595	0.000			0	09-04
2690	17 ST E/MEMPHIS RD	ELLENTON GILLETTE	51 AVE E	MC	UC	U	2U	1.05	1	US	Y	62.5	D	C	D		22	5653	0.090	O	509	327	836	1,250	414	0.000			0	09-05
2700	MENDOZA RD/39 ST E	US 41	CANAL RD	MC	UC	U	2U	1.10	1	US	N	47.5	D	C	C		22	1478	0.090	S	133	30	163	950	787	0.000			0	09-47
2710	MENDOZA RD/37 ST E	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1	US	N	47.5	D	C	D		22	5220	0.090	C	470	41	511	950	439	0.000			0	09-43
2720	MENDOZA RD/37 ST	ELLENTON-GILLETTE	49TH AV E	MC	UC	U	2U	1.30	1	US	Y	75.5	D	C	C		22	10556	0.090	O	950	136	1,086	1,510	424	0.000			0	09-07
2721	MENDOZA RD	49TH AV E	I-75	MC	UC	U	2U	3.70	1		N	57.5	D	C	C		22	9200	0.090		828	0	828	1,150	322	0.000				4216
2730	MENDOZA RD/37 ST	I-75	VICTORY RD	MC	UC	U	2U	0.67	1	US	Y	79	D	C	C		22	5756	0.090	O	518	195	713	1,580	867	0.000			0	09-60
2740	MOCCASIN WALLOW RD	ELLENTON-GILLETTE	GATEWAY/49 AV E	MC	UC	U	2U	1.15	1	US	Y	79	D	C	F		22	10908	0.090	O	982	3,445	4,427	1,580	-2,847	0.000			0	10-06
2745	MOCCASIN WALLOW RD	GATEWAY/49 AV E	I-75	MC	UC	U	4D	1.64	1		Y	169	D	C	F		22	10908	0.090		982	2,927	3,909	3,380	-529	0.000				10-06
2749	MOCCASIN WALLOW RD	I-75	BUFFALO RD	MC	UC	U	4D	2.44	1		Y	295	D	B	F		22	20701	0.090		1,863	5,090	6,953	5,900	-1,053	0.000				10-47
2750	MOCCASIN WALLOW RD	BUFFALO RD	CARTER RD	MC	UC	T	2U	1.12	1		Y	114.5	D	D	F		22	19113	0.090	O	1,720	6,381	8,101	2,290	-5,811	0.000			0	10-48
2751	MOCCASIN WALLOW RD	CARTER RD	115 AV E	MC	UC	T	2U	0.40	1		Y	109.5	D	C	F		22	14840	0.090		1,336	6,723	8,059	2,190	-5,869	0.000				10-49
2752	MOCCASIN WALLOW RD	115 AV E	U.S. 301	MC	UC	T	2U	0.95	1		Y	114.5	D	C	F		22	14840	0.090		1,336	4,988	6,324	2,290	-4,034	0.000				10-49
2753	MOCCASIN WALLOW RD - NExis	US 301	SR 62	MC	MA	T	2U	1.12	1		Y	43	D	A	A		22	0	0.090		0	0	0	860	860	0.000				
2760	MORGAN-JOHNSON RD/57 ST E	SR 64	44 AV E	MC	UC	U	2U	0.45	1		Y	113.5	D	B	B		22	1103	0.090	O	99	115	214	2,270	2,056	0.000			0	4169
2765	MULHOLLAND RD	FT HAMER RD	W OF GAMBLE CREEK	MC	UC	U	2U	0.65	1		Y	65.5	D	C	C		22	3696	0.090		333	41	374	1,310	936	0.000				11-37
2770	WAUCHULA RD	SR 64	SR 70	MC	MAC	R	2U	0.10	1	55	N	39.5	C	B	B		22	1502	0.095	O	143	5	148	790	642	0.000			0	12-24

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2780	US 301	UNIVERSITY PKY	WHITFIELD AV	ST	PA	U	4D	0.49	1	I	Y	187.5	D	C	C		22	39000	0.090	O	3,510	33	3,543	3,750	207	0.000			0	0056
2790	US 301	WHITFIELD AV	SR 70	ST	PA	U	4D	0.49	1	I	Y	187.5	D	D	D		22	41000	0.090	O	3,690	9	3,699	3,750	51	0.000			0	0057
2800	US 301	SR 70	38 AV E	ST	PA	U	4D	0.79	1	I	Y	187.5	D	C	C		22	36000	0.090	O	3,240	97	3,337	3,750	413	0.000			0	5070
2810	US 301	38 AV E	15 ST E	ST	PA	U	4D	0.88	1	II	Y	187.5	D	C	C		22	31500	0.090	O	2,835	0	2,835	3,750	915	0.000			0	5071
2820	US 301	15 ST E	13 AV E	ST	PA	U	4D	0.65	1	I	Y	187.5	D	C	C		22	30000	0.090	O	2,700	0	2,700	3,750	1,050	0.000			0	5069
2830	OLD TAMPA RD	US 301	89 AV E	MC	UC	U	4D	5.26	1		Y	161	D	C	C		22	9040	0.090	O	814	77	891	3,220	2,329	0.000			0	10-50
2831	OLD TAMPA RD	89th AV E	CHIN RD	MC	UC	U	2U	0.52	1		Y	79	D	C	C		22	9040	0.090		814	246	1,060	1,580	520	0.000				10-50
2832	OLD TAMPA RD	CHIN RD	FT HAMER RD	MC	UC	U	2U	0.79	1		Y	79	D	C	C		22	10621	0.090		956	445	1,401	1,580	179	0.000				10-12
2840	ORLANDO AV	US 41	5 ST W	MC	UC	U	2U	1.96	1		Y	62.5	D	C	C		22	4664	0.090	O	420	0	420	1,250	830	0.000			0	05-48
2850	PALMA SOLA BLVD	MANATEE AV W	CORTEZ RD	MC	UC	U	2U	0.37	1		Y	47.5	D	C	C		20	1319	0.090		119	0	119	950	831	0.000				01-24/25
2860	PALMVIEW RD/61 ST E	US 19	US 41	MC	UC	U	2U	0.74	1	US	N	47.5	D	C	C		22	1020	0.090	O	92	91	183	950	767	0.000			0	09-52
2870	PALMVIEW RD/61 ST E	US 41	ELLENTON-GILLETTE	MC	UC	U	2U	0.92	1	US	N	57.5	D	C	C		22	1577	0.090	O	142	283	425	1,150	725	0.000			0	09-12
2875	61ST ST E	ELLENTON-GILLETTE	49TH AV E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
2880	PINEY POINT RD	US 41	HARLEE RD	MC	UC	U	2U	3.03	1	US	Y	47.5	D	D	F		22	7970	0.090	O	717	835	1,552	950	-602	0.000			0	10-10
2885	PORT HARBOUR PKY	KAY RD	GOLDEN HARBOUR TRL	MC	UC	U	2D	0.49	1		Y	62.5	D	D	D		22	8678	0.090		781	84	865	1,250	385	0.000				08-52
2890	PROSPECT RD	63 AV E	WHITFIELD AV E	MC	UC	U	2U	1.33	1	US	Y	75.5	D	C	C		22	1447	0.090	C	130	0	130	1,510	1,380	0.000			0	06-04
2900	PROSPECT RD	WHITFIELD AV E	TALLEVAST RD	MC	UC	U	2U	1.01	1	US	Y	75.5	D	C	C		22	2626	0.090	O	236	52	288	1,510	1,222	0.000			0	07-05
2910	RANGELAND PKY	LAKEWOOD RANCH BL	POPE RD	MC	UC	U	4D	0.98	1		Y	137.5	D	C	C		22	10570	0.090		951	169	1,120	2,750	1,630	0.000				11-40
2912	RANGELAND PKY	WHITE EAGLE BLVD	LORRAINE RD	MC	UC	U	4D	0.83	1		Y	137.5	D	C	C		22	4688	0.090		422	375	797	2,750	1,953	0.000				02-19
2914	RANGELAND PKY	LORRAINE RD	POST BLVD	MC	UC	U	2U	1.33	1		N	47.5	D	C	F		22	4688	0.090		422	658	1,080	950	-130	0.000				02-19

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2916	RANGELAND PKY	POST BLVD	UIHLEIN RD	MC	UC	U	2U	1.33	1		N	47.5	D	C	F		22	4688	0.090		422	1,307	1,729	950	-779	0.000				02-19
2917	RANGELAND PKY	UIHLEIN RD	BOURNESIDE BLVD	MC	UC	U	2U	0.80	1		N	47.5	D	C	C		22	4688	0.090		422		422	950	528	0.000				02-19
2918	RYE RD - Not Exist	SR 62	CR 675	MC	MAC	R	2U	0.40	1		Y	39.5	C	F	F		22	4927	0.950		4,681	0	4,681	790	-3,891	0.000				11-04
2920	RYE RD	CR 675	GOLF COURSE RD	MC	UC	R	2U	2.22	1	US	N	109.5	D	B	D		22	4928	0.095	O	468	1,191	1,659	2,190	531	0.000			0	11-04
2921	RYE RD	GOLF COURSE RD	UPPER MANATEE RR	MC	UC	R	2U	0.37	1		N	114.5	D	B	F		22	7921	0.095		752	2,553	3,305	2,290	-1,015	0.000				11-18
2922	RYE RD	UPPER MANATEE RR	SR 64	MC	UC	U	2U	0.31	1		Y	113.5	D	C	E		22	12582	0.090		1,132	1,478	2,610	2,270	-340	0.000				4014
2930	SAFFOLD RD	SR 62	HILLSBOROUGH CO	MC	MIC	R	2U	0.31	1	55	Y	39.5	C	B	B		22	1421	0.095	O	135	0	135	790	655	0.000			0	12-11
2950	SR 37	SR 62	POLK CO	ST	MA	R	2U	0.18	1	55	Y	67.5	D	B	B		22	2700	0.095	O	257	0	257	1,350	1,093	0.000			0	0045
2960	SR 62	US 301	SAFFOLD RD	ST	MA	T	2U	0.12	1	55	Y	109.5	D	B	E		22	4300	0.090	O	387	2,326	2,713	2,190	-523	0.000			0	0015
2961	SR 62	SAFFOLD RD	CR 39	ST	MA	R	2U	0.11	1		Y	70.5	D	C	C		22	5500	0.095		523	14	537	1,410	873	0.000				0019
2970	SR 62	CR 39	SR 37	ST	MA	R	2U	0.47	1	55	Y	70.5	D	C	C		22	5500	0.095	C	523	0	523	1,410	887	0.000			0	0019
2980	SR 62	SR 37	HARDEE CO	ST	MA	R	2U	0.25	1	55	Y	67.5	D	C	C		22	5200	0.095	O	494	3	497	1,350	853	0.000			0	0013
2990	SR 64	SR 789	PERRICO BAY BLVD	ST	MA	U	2U	0.52	1	US	Y	88	D	C	C		22	17600	0.090	O	1,584	0	1,584	1,760	176	0.000			0	0033
3000	SR 64	PERRICO BAY BLVD	PALMA SOLA BLVD	ST	PA	U	2U	0.50	1	US	Y	88	D	C	C		22	18000	0.090	C	1,620	0	1,620	1,760	140	0.000			0	0036
3010	SR 64	PALMA SOLA BLVD	75 ST W	ST	PA	U	4D	2.44	1	US	Y	187.5	D	C	C		22	18000	0.090	O	1,620	3	1,623	3,750	2,127	0.000			0	0036
3025	SR 64	75 ST W	59 ST W	ST	PA	U	4D	1.00	1	II	Y	187.5	D	C	C		22	32000	0.090	O	2,880	30	2,910	3,750	840	0.000			0	5033
3035	SR 64	59 ST W	51 ST W	ST	MA	U	4D	2.08	1	II	Y	187.5	D	C	C		22	32000	0.090	C	2,880	18	2,898	3,750	852	0.000			0	5033
3036	SR 64	51 ST W	43 ST W	MC	MA	U	4D	2.00	1	II	Y	187.5	D	C	C		22	39500	0.090		3,555	0	3,555	3,750	195	0.000				5025
3037	SR 64	43 ST W	34 ST W (BRAD CL)	MC	MA	U	4D	2.00	1	II	Y	179	D	D	D		22	39500	0.090		3,555	0	3,555	3,580	25	0.000				5025
3040	SR 64	CARLTON ARMS BLVD	43RD ST BLVD E	ST	PA	U	6D	2.38	1	II	Y	282.5	D	C	C		22	49500	0.090	C	4,455	636	5,091	5,650	559	0.000			0	0005

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: November 1, 2024 9:30 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Del Ims Rs	Stn Num
3050	SR 64	43RD ST BLVD E	48TH ST CT E	ST	PA	U	6D	2.33	1	II	Y	282.5	D	C	C		22	49500	0.090	O	4,455	685	5,140	5,650	510	0.000			0	0005
3051	SR 64	48TH ST CT E	MORGAN-JOHNSON RD	ST	PA	U	6D	1.39	1	I	Y	282.5	D	C	C		22	49500	0.090		4,455	727	5,182	5,650	468	0.000				0005
3052	SR 64	MORGAN-JOHNSON RD	CYPRESS CREEK BLVD	ST	PA	U	6D	2.78	1	II	Y	282.5	D	C	C		22	49500	0.090		4,455	888	5,343	5,650	307	0.000				0005
3053	SR 64	CYPRESS CREEK BVD	66 ST CT E	ST	PA	U	6D	2.70	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	864	6,174	5,650	-524	0.000				0049
3054	SR 64	66 ST CT E	I-75	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	799	6,109	5,650	-459	0.000				0049
3055	SR 64	I-75	GRAND HARBOUR PKY	ST	PA	U	6D	4.00	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	1,209	6,519	5,650	-869	0.000				0049
3060	SR 64	GRAND HARBOUR PKY	LENA RD	ST	PA	U	6D	1.12	1	I	Y	282.5	D	C	F		22	48500	0.090	O	4,365	1,681	6,046	5,650	-396	0.000			0	0050
3061	SR 64	LENA RD	LAKEWOOD RANCH BLVD	ST	PA	U	6D	0.71	1	I	Y	282.5	D	C	F		22	51000	0.090		4,590	1,775	6,365	5,650	-715	0.000				0072
3062	SR 64	LAKEWOOD RANCH BL	RYE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	F		22	32000	0.090		2,880	1,630	4,510	3,750	-760	0.000				0073
3063	SR 64	RYE RD	LORRAINE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	C		22	13600	0.090		1,224	2,175	3,399	3,750	351	0.000				5076
3070	SR 64	LORRAINE RD	CR 675/RUTLAND RD	ST	PA	T	2U	0.00	0		Y	81	C	B	F		22	6400	0.090	O	576	2,924	3,500	1,620	-1,880	0.000			0	0146
3080	SR 64	CR 675/RUTLAND RD	HARDEE CO	ST	PA	R	2U	0.00	0		Y	41	C	C	C		22	5800	0.095	C	551	66	617	820	203	0.000			0	0021
3090	SR 70	301 BLVD	US 301	ST	PA	U	6D	1.01	1	I	Y	282.5	D	C	C		22	34000	0.090	O	3,060	161	3,221	5,650	2,429	0.000			0	0017
3100	SR 70	US 301	30TH ST EAST	ST	PA	U	6D	4.35	1	II	Y	282.5	D	C	C		22	46000	0.090	C	4,140	298	4,438	5,650	1,212	0.000			0	0061
3101	SR 70	30TH ST E	33RD ST E	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	304	4,444	5,650	1,206	0.000				0061
3102	SR 70	33RD ST E	37TH ST E	ST	PA	U	6D	2.86	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	344	4,484	5,650	1,166	0.000				0061
3103	SR 70	37TH ST E	39TH ST E	ST	PA	U	6D	2.27	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	302	4,442	5,650	1,208	0.000				0061
3104	SR 70	39TH ST E	LOCKWOOD RIDGE RD	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	384	4,524	5,650	1,126	0.000				0061
3105	SR 70	LOCKWOOD RIDGE	NATALIE WAY	ST	PA	U	6D	1.32	1	I	Y	282.5	D	C	C		22	46000	0.090		4,140	863	5,003	5,650	647	0.000				0061
3110	SR 70	NATALIE WAY	CARUSO RD	ST	PA	U	6D	2.04	1	I	Y	282.5	D	C	C		22	46000	0.090	O	4,140	774	4,914	5,650	736	0.000			0	0061

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3111	SR 70	CARUSO RD	TARA BLVD	ST	PA	U	6D	0.99	1	I	Y	282.5	D	C	C		22	17600	0.090		1,584	757	2,341	5,650	3,309	0.000				0333
3112	SR 70	TARA BLVD	I-75	ST	PA	U	6D	1.64	1	II	Y	282.5	D	F	F		22	73000	0.090		6,570	1,052	7,622	5,650	-1,972	0.000				0047
3120	SR 70	I-75	87TH ST E	ST	PA	U	6D	1.96	1	II	Y	275.5	C	C	F		22	55000	0.090	O	4,950	2,121	7,071	5,510	-1,561	0.000			0	0048
3121	SR 70	87TH ST E	BRADEN RUN	ST	PA	U	6D	2.78	1	II	Y	275.5	C	C	F		22	55000	0.090		4,950	1,768	6,718	5,510	-1,208	0.000				0048
3122	SR 70	BRADEN RUN	RIVER CLUB BLVD	ST	PA	U	6D	1.45	1	I	Y	275.5	C	C	F		22	55000	0.090	0	4,950	807	5,757	5,510	-247	0.000			0	0048
3123	SR 70	RIVER CLUB BLVD	LAKEWOOD RANCH BLVD	ST	PA	U	6D	2.27	1	I	Y	275.5	C	C	F		22	55000	0.090		4,950	1,861	6,811	5,510	-1,301	0.000				0048
3124	SR 70	LAKEWOOD RANCH BL	LORRAINE RD	ST	PA	U	6D	0.49	1	II	Y	275.5	C	C	C		22	34500	0.090		3,105	2,228	5,333	5,510	177	0.000				5083
3130	SR 70	LORRAINE RD	POST BLVD	ST	PA	T	2U	1.52	1		Y	81	C	D	E		22	19800	0.090	O	1,782	921	2,703	1,620	-1,083	0.000			0	5082
3132	SR 70	POST BLVD	UIHLEIN RD	ST	PA	T	2U	1.43	1		Y	81	C	D	E		22	19800	0.090		1,782	793	2,575	1,620	-955	0.000			0	5082
3134	SR 70	UIHLEIN RD	BOURNESIDE BLVD	ST	PA	T	2U	0.67	1		Y	81	C	D	E		22	19800	0.090		1,782	742	2,524	1,620	-904	0.000			0	5082
3138	SR 70	BOURNESIDE BLVD	CR 675	ST	PA	R	2U	0.31	1		Y	81	C	D	D		22	19800	0.090		1,782	263	2,045	1,620	-425	0.000			0	5082
3140	SR 70	CR 675	DESOTO CO	ST	PA	R	2U	0.06	1		Y	41	C	C	D		22	8300	0.095	0	789	34	823	820	-3	0.000			0	0030
3150	SUGAR BOWL RD	SR 70	SARASOTA CO LINE	MC	MIC	R	2U	0.13	1	55	Y	39.5	C	B	B		22	698	0.095	O	66	0	66	790	724	0.000			0	12-03
3160	TALLEVAST RD	US 41	301 BLVD	MC	UC	U	2U	0.68	1	US	Y	79	D	C	C		22	10241	0.090	S	922	149	1,071	1,580	509	0.000			0	06-44
3170	TALLEVAST RD	301 BLVD	US 301	MC	UC	U	2U	1.18	1		Y	62.5	D	D	D		22	7061	0.090	O	635	294	929	1,250	321	0.000			0	07-03
3180	TALLEVAST RD	US 301	LOCKWOOD RIDGE RD	MC	UC	U	4D	0.59	1	US	Y	169	D	C	C		22	9171	0.090	O	825	1	826	3,380	2,554	0.000			0	07-21
3190	TARPON RD	SNEAD ISLAND RD	EMERSON POINT RD	MC	UC	U	2U	4.00	1	US	N	47.5	D	C	C		22	3086	0.090	C	278	0	278	950	672	0.000			0	09-14
3200	TUTTLE AV	UNIVERSITY PKY	TALLEVAST RD	MC	UC	U	2U	1.00	1	US	Y	79	D	C	C		22	11430	0.090	O	1,029	0	1,029	1,580	551	0.000			0	07-04
3201	TUTTLE AV	TALLEVAST RD	72ND AV EAST	MC	UC	U	2U	1.49	1		N	47.5	D	C	C		22	4578	0.090		412	0	412	950	538	0.000				06-55
3202	TUTTLE AV	72 AV E	WHITFIELD AV	MC	UC	U	2U	2.22	1		Y	62.5	D	C	C		22	4578	0.090		412	0	412	1,250	838	0.000				06-55

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3203	TUTTLE AV	63 AVE E	WHITFIELD AV	MC	UC	U	2U	1.52	1		Y	62.5	D	C	C		22	4578	0.090		412	0	412	1,250	838	0.000				06-55
3205	UNIVERSITY PKY	301 BLVD	US 301	MC	PA	U	2U	1.49	1		Y	79	D	F	F		22	25500	0.090		2,295	72	2,367	1,580	-787	0.000				4260
3206	UNIVERSITY PKY	US 301	TUTTLE AV	MC	MA	U	6D	0.90	1	I	Y	242.5	D	C	C		22	25500	0.090		2,295	220	2,515	4,850	2,335	0.000				4181
3210	UNIVERSITY PKY	TUTTLE AV	LOCKWOOD RIDGE RD	MC	MA	U	6D	2.00	1	I	Y	242.5	D	C	C		22	47500	0.090	O	4,275	48	4,323	4,850	527	0.000			0	4181
3211	UNIVERSITY PKY	LOCKWOOD RIDGE RD	COUNTRY PARK WAY	MC	MA	U	6D	1.69	1	I	Y	254.5	D	C	C		22	47500	0.090		4,275	71	4,346	5,090	744	0.000				4182
3212	UNIVERSITY PKY	COUNTRY PARK WAY	WHITFIELD AV	MC	MA	U	6D	1.79	1	I	Y	254.5	D	F	F		22	59500	0.090		5,355	63	5,418	5,090	-328	0.000				4182
3213	UNIVERSITY PKY	WHITFIELD AV	THE PARK BLVD	MC	MA	U	6D	1.92	1	I	Y	254.5	D	F	F		22	59500	0.090		5,355	73	5,428	5,090	-338	0.000				4182
3214	UNIVERSITY PKY	THE PARK BLVD	MEDICI CT	MC	MA	U	6D	2.50	1	II	Y	254.5	D	F	F		22	59500	0.090		5,355	87	5,442	5,090	-352	0.000				4182
3215	UNIVERSITY PKY	MEDICI CT	HONORE AV	MC	MA	U	6D	1.89	1	I	Y	254.5	D	F	F		22	59500	0.090		5,355	87	5,442	5,090	-352	0.000				4182
3216	UNIVERSITY PKY	HONORE AV	COOPER CREEK BLVD	MC	MA	U	6D	2.00	1	I	Y	254.5	D	F	F		22	61500	0.090		5,535	202	5,737	5,090	-647	0.000				4182
3217	UNIVERSITY PKY	COOPER CREEK BLVD	I-75	MC	MA	U	6D	2.33	1	II	Y	254.5	D	F	F		22	61500	0.090		5,535	138	5,673	5,090	-583	0.000				4182
3225	UNIVERSITY PKY	I-75	TOWN CENTER PKY	MC	MA	U	6D	6.00	3	I	Y	242.5	D	D	F		22	53484	0.090	O	4,814	345	5,159	4,850	-309	0.000			0	07-48
3226	UNIVERSITY PKY	TOWN CENTER PKY	LAKEWOOD RANCH BLD	MC	MA	U	6D	3.70	1	II	Y	254.5	D	C	C		22	39588	0.090	O	3,563	176	3,739	5,090	1,351	0.000			0	11-09
3227	UNIVERSITY PKY	LAKEWOOD RANCH BL	LORRAINE RD	MC	MA	U	4D	0.46	1	I	Y	169	D	C	C		22	22500	0.090		2,025	112	2,137	3,380	1,243	0.000				4999
3228	LAKEWOOD RANCH BLVD	UNIVERSITY PKY	SR 70	MC	MA	U	4D	0.26	1	I	Y	137.5	D	D	D		22	14845	0.090		1,336	543	1,879	2,750	871	0.000			0	07-53
3237	LAKEWOOD RANCH BLVD	44 AV E	SR 64	MC	MA	U	4D	0.53	1		Y	169	D	C	C		22	30846	0.090		2,776	162	2,938	3,380	442	0.000				11-33
3238	LAKEWOOD RANCH BLVD	RANGELAND PKY	44 AV E	MC	MA	U	4D	0.60	1		Y	169	D	C	C		22	27295	0.090		2,457	0	2,457	3,380	923	0.000				11-42
3239	LAKEWOOD RANCH BLVD	SR 70	RANGELAND PKY	MC	MA	U	6D	3.70	1		Y	254.5	D	C	D		22	31609	0.090		2,845	2,154	4,999	5,090	91	0.000			0	11-34
3240	UPPER MANATEE RIVER RD	SR 64	FT HAMER RD	MC	MA	U	2U	0.52	1		Y	79	D	F	F		22	27256	0.090	O	2,453	562	3,015	1,580	-1,435	0.000			0	11-06
3250	UPPER MANATEE RIVER RD	FT HAMER RD	RYE RD	MC	UC	U	2U	0.25	1		Y	113.5	D	B	C		22	2840	0.090	O	256	587	843	2,270	1,427	0.000			0	11-05

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3260	US 19	US 41	I-275	ST	PA	U	4D	0.33	1	I	Y	295	D	B	B		22	23500	0.090	O	2,115	38	2,153	5,900	3,747	0.000			0	0029
3270	US 41	SARASOTA CO	TALLEVAST RD	ST	PA	U	6D	0.72	1	I	Y	269.5	D	C	C		22	38500	0.090	C	3,465	178	3,643	5,390	1,747	0.000			0	5035
3271	US 41	TALLEVAST RD	WHITFIELD AV	ST	PA	U	6D	5.26	1	I	Y	269.5	D	C	C		22	43000	0.090		3,870	0	3,870	5,390	1,520	0.000				5079
3272	US 41	WHITFIELD AV	63RD AV W	ST	PA	U	6D	0.69	1	I	Y	269.5	D	C	C		22	43000	0.090		3,870	4	3,874	5,390	1,516	0.000				5079
3275	US 41	63RD AV W	53 AV W/SR 70	ST	PA	U	6D	0.78	1	II	Y	269.5	D	C	C		22	43500	0.090	C	3,915	129	4,044	5,390	1,346	0.000			0	5037
3280	US 41	53 AV W/SR 70	CORTEZ RD/BUS 41	ST	PA	U	6D	0.99	1	II	Y	269.5	D	C	C		22	44500	0.090	O	4,005	15	4,020	5,390	1,370	0.000			0	5038
3290	US 41	CORTEZ RD/BUS 41	44 AV E/1 ST E	ST	PA	U	4D	2.22	2	II	Y	146	D	F	F		22	40000	0.090	C	3,600	428	4,028	2,920	-1,108	0.000			0	5049
3300	US 41	44 AV E (1 ST E)	301 BLVD	ST	PA	U	4D	4.76	1	US	Y	187.5	D	C	C		22	32000	0.090	O	2,880	69	2,949	3,750	801	0.000			0	5050
3310	US 41	301 BLVD	26 AV E	ST	PA	U	6D	1.28	1	I	Y	282.5	D	C	C		22	37500	0.090	O	3,375	57	3,432	5,650	2,218	0.000			0	5031
3320	US 41	26 AV E	13TH AV E	ST	PA	U	6D	1.32	1		Y	269.5	D	C	C		22	37500	0.090		3,375	58	3,433	5,390	1,957	0.000				5031
3340	US 41	US 301 (PAL)	US 19	ST	PA	U	4D	0.45	1	I	Y	179	D	F	F		22	44500	0.090	O	4,005	10	4,015	3,580	-435	0.000			0	5026
3350	US 41	US 19	CANAL RD	ST	PA	U	4D	0.63	1	I	Y	187.5	D	C	D		22	33500	0.090	C	3,015	729	3,744	3,750	6	0.000			0	0007
3360	US 41	CANAL RD	I-275	ST	PA	U	4D	0.68	1	US	Y	187.5	D	C	F		22	33500	0.090	C	3,015	1,133	4,148	3,750	-398	0.000			0	0007
3370	US 41	I-275	MOCCASIN WALLOW RD	ST	PA	U	4D	0.90	1	US	Y	187.5	D	C	C		22	17900	0.090	O	1,611	1,520	3,131	3,750	619	0.000			0	0006
3371	US 41	MOCCASIN WALLOW	BUCKEYE RD	ST	PA	U	4D	0.66	1	I	Y	187.5	D	C	C		22	17900	0.090		1,611	782	2,393	3,750	1,357	0.000				0006
3372	US 41	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	U	4D	0.51	1	US	Y	295	D	B	B		22	15400	0.090		1,386	778	2,164	5,900	3,736	0.000				0082
3390	US 301	CANAL RD	ELLENTON GILLETTE	ST	PA	U	4D	0.81	1	I	Y	187.5	D	C	D		22	36500	0.090	O	3,285	311	3,596	3,750	154	0.000			0	0035
3391	US 301	ELLENTON GILLETTE	51ST AV E	ST	PA	U	4D	0.92	1	I	Y	187.5	D	C	C		22	34222	0.090		3,080	0	3,080	3,750	670	0.000				0180
3392	US 301	51ST AV E	I-75	ST	PA	U	6D	3.85	1	II	Y	282.5	D	C	C		22	34222	0.090		3,080	684	3,764	5,650	1,886	0.000				0180
3393	US 301	I-75 WEST SIGNAL	I-75 EAST SIGNAL	ST	PA	U	6D	4.35	1	II	Y	282.5	D	C	C		22	37500	0.090		3,375	547	3,922	5,650	1,728	0.000				0051

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3400	US 301	I-75	60 AV E	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	37500	0.090	O	3,375	361	3,736	5,650	1,914	0.000			0	0051
3405	US 301	60 AV E	VICTORY RD	ST	PA	U	4D	1.35	1	I	Y	187.5	D	D	F		22	40500	0.090	O	3,645	1,030	4,675	3,750	-925	0.000			0	0052
3406	US 301	VICTORY RD	COLONY DR	ST	PA	U	4D	2.94	1	II	Y	179	D	F	F		22	40500	0.090		3,645	1,175	4,820	3,580	-1,240	0.000				0052
3407	US 301	COLONY DR	ERIE RD	ST	PA	U	4D	1.49	1	I	Y	179	D	F	F		22	40500	0.090		3,645	962	4,607	3,580	-1,027	0.000				0052
3410	US 301	ERIE RD	HARRISON RANCH BLVD	ST	PA	U	4D	0.59	1	I	Y	187.5	D	C	F		22	25500	0.090	O	2,295	1,959	4,254	3,750	-504	0.000			0	5077
3412	US 301	HARRISON RANCH	CHIN RD	ST	PA	U	4D	1.89	1	I	Y	187.5	D	C	F		22	22000	0.090		1,980	1,985	3,965	3,750	-215	0.000				0080
3413	US 301	CHIN RD	FT. HAMER	ST	PA	U	4D	0.77	1	I	Y	187.5	D	C	F		22	16200	0.090		1,458	2,755	4,213	3,750	-463	0.000				0081
3414	US 301	FT. HAMER	CR 675	ST	PA	U	4D	1.69	1		Y	179	D	C	F		22	17400	0.090		1,566	2,860	4,426	3,580	-846	0.000				0014
3415	US 301	CR 675	SR 62	ST	PA	U	4D	1.27	1		Y	171	C	C	F		22	17400	0.090		1,566	4,177	5,743	3,420	-2,323	0.000				0014
3420	US 301	SR 62	MOCCASIN WALLOW RD	ST	PA	T	2U	2.38	1		Y	81	C	B	F		22	8800	0.090	O	792	4,427	5,219	1,620	-3,599	0.000			0	0060
3421	US 301	MOCCASIN WALLOW	BUCKEYE RD	ST	PA	T	2U	0.33	1		Y	77.5	C	B	F		22	8800	0.090		792	4,145	4,937	1,550	-3,387	0.000				0060
3422	US 301	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	R	2U	0.41	1		Y	39.5	C	D	E		22	9700	0.090		873	1,515	2,388	790	-1,598	0.000				0085
3430	VICTORY RD	MENDOZA RD	US 301	MC	UC	U	2U	1.28	1		Y	62.5	D	D	D		22	8173	0.090	O	736	61	797	1,250	453	0.000			0	09-06
3440	WHITFIELD AV E	US 41	9 ST E	MC	UC	U	2U	0.79	1	US	Y	47.5	D	C	C		22	1846	0.090	O	166	0	166	950	784	0.000			0	06-09
3450	WHITFIELD AV E	9 ST E	301 BLVD	MC	MA	U	2U	1.96	1		Y	47.5	D	D	D		22	6271	0.090	O	564	0	564	950	386	0.000			0	06-13
3460	WHITFIELD AV E	301 BLVD	US 301	MC	MA	U	2U	1.18	1		Y	75.5	D	C	D		22	15136	0.090	O	1,362	95	1,457	1,510	53	0.000			0	07-02
3470	WHITFIELD AV E	US 301	PROSPECT RD	MC	MA	U	2U	1.08	1		Y	75.5	D	C	C		22	6823	0.090	O	614	18	632	1,510	878	0.000			0	07-29
3480	WHITFIELD AV	PROSPECT RD	LOCKWOOD RIDGE RD	MC	MA	U	2U	1.20	1		Y	75.5	D	C	C		22	6113	0.090	O	550	0	550	1,510	960	0.000			0	06-02
3490	WHITFIELD AV E	LOCKWOOD RIDGE RD	UNIVERSITY PKY	MC	UC	U	2U	0.34	1		Y	65.5	D	C	D		22	6948	0.090		625	44	669	1,310	641	0.000				07-56
3500	49 AVE E - Not Exist	MENDOZA RD	49 ST E	MC	MA	U	2U	0.77	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				

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3520	51 AVE E	US 301	17 ST E/MEMPHIS RD	MC	MA	U	2U	5.88	1		N	50	D	C	F		22	4800	0.090		432	712	1,144	1,000	-144	0.000				4246
3530	49 AVE E - Not Exist	17 ST E/MEMPHIS R	MENDOZA RD/37 ST E	MC	MA	U	2U	0.77	1		Y	65.5	D	A	D		22	0	0.090		0	797	797	1,310	513	0.000				
3560	49TH AV E - Not Exist	49 ST E/EXPR FARM	PALMVIEW RD/61 ST E	MC	MA	U	2U	1.43	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
3590	49 AVE E - Not Exist	PALMVIEW RD/61 ST	69 ST E	MC	MA	U	2U	2.00	1		N	47.5	D	A	C		22	0	0.090		0	216	216	950	734	0.000				
4040	49 ST E/EXPERIMENTAL FARM RD	US 19	US 41	MC	UC	U	2U	2.44	1		N	47.5	D	C	C		22	3967	0.090	O	357	15	372	950	578	0.000				09-49
4050	49 ST E/EXPERIMENTAL FARM RD	US 41	CANAL RD	MC	UC	U	2U	1.69	1		N	47.5	D	D	D		22	5658	0.090	S	509	203	712	950	238	0.000				09-13
4060	49 ST E/EXPERIMENTAL FARM RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1		Y	65.5	D	C	C		22	3945	0.090	S	355	255	610	1,310	700	0.000				09-08
4065	49 ST E/EXP FARM RD - NOT EX	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4070	CHIN RD	OLD TAMPA RD	US 301	MC	UC	U	2U	1.41	1	US	Y	65.5	D	C	D		22	6496	0.090	O	585	123	708	1,310	602	0.000				10-55
4080	86 ST W	CORTEZ RD	54 AV W	MC	UC	U	2U	1.35	1	US	Y	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-24
4085	66 ST W	53 AV W	Lake Flores Bound	MC	UC	U	NA	1.00	1		N	47.5	D	C	C		22	2472	0.090		222	0	222	950	728	0.000				01-45
4086	66 ST W - Not Exist	LAKE FLORES BOUND	EL CONQUISTADOR PKW	MC	UC	U	NA	0.00			N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4090	66 ST W	53 AV W	SR 684	MC	UC	U	2U	0.97	1	US	Y	75.5	D	C	C		22	2473	0.090		223	0	223	1,510	1,287	0.000				01-45
4100	FT HAMER RD EXT - Not Exist	US 301	ERIE RD	MC	MA	U	2U	0.74	1		N	47.5	D	A	D		22	0	0.090		0	793	793	950	157	0.000				
4110	FT HAMER RD EXT - Not Exist	ERIE RD	MOCCASIN WALLOW RD	MC	MA	U	2U	1.92	1		N	47.5	D	A	F		22	0	0.090		0	1,091	1,091	950	-141	0.000				
4120	FT HAMER RD EXT - Not Exist	MOCCASIN WALLOW R	BUCKEYE RD	MC	MA	R	2U	0.39	1		N	48.5	D	A	F		22	0	0.090		0	3,232	3,232	970	-2,262	0.000				
4130	FT HAMER RD EXT - Not Exist	BUCKEYE RD	JJ RD	MC	MAC	R	2U	0.69	1		Y	48.5	D	A	A		22	0	0.090		0	0	0	970	970	0.000				
4140	WHITE EAGLE BLVD	SR 64/RYE RD	GATEWOOD DR	MC	UC	U	4D	1.35	1		Y	169	D	C	C		22	6823	0.090		614	48	662	3,380	2,718					03-18
4150	WHITE EAGLE BLVD	GATEWOOD DR	44 AVE E	MC	UC	U	4D	0.88	1		Y	169	D	C	C		22	7989	0.090		719	14	733	3,380	2,647	0.000				7989
4160	WHITE EAGLE BLVD	44 AV E	MALACHITE DR	MC	UC	U	4D	1.52	1		Y	169	D	C	C		22	7989	0.090		719	0	719	3,380	2,661	0.000				11-03

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4170	WHITE EAGLE BLVD	MALACHITE DR	RANGELAND PKWY	MC	UC	U	4D	1.47	1		Y	169	D	A	A		22	0	0.090		0	0	0	3,380	3,380	0.000				
4180	WHITE EAGLE BLVD	RANGELAND PKY	SR 70	MC	UC	U	4D	1.32	1		Y	161	D	A	A		22	0	0.090		0	0	0	3,220	3,220	0.000				
4190	SAWGRASS RD	ERIE RD	EE RD	MC	UC	T	2U	0.32	1		N	65.5	D	C	C		22	40	0.090		4	236	240	1,310	1,070	0.000				10-59
4192	SAWGRASS ROAD	EE ROAD	MOCCASIN WALLOW RD	MC		U		0.00				65.5		A	A						0	0	0	1,310	1,310	0.000				
4194	SAWGRASS ROAD	MOCCASIN WALLOW R	FF ROAD	MC				0.00				65.5		A	A						0	0	0	1,310	1,310	0.000				
4196	SAWGRASS ROAD	FF ROAD	BUCKEYE RD	MC	U			0.00				65.5		A	A						0	0	0	1,310	1,310	0.000				
4200	SAWGRASS RD	BUCKEYE RD	II RD/JJ RD	MC	MAC	R	2U	0.69	1		Y	60.5	D	A	A		22	0	0.095		0	0	0	1,210	1,210	0.000				
4210	ARTISAN LAKES PKW - NOT EXS	MOCCASIN WALLOW R	BUCKEYE RD	MC	UC	U	4D	0.46	1		Y	131	D	A	D		22	0	0.090		0	1,591	1,591	2,620	1,029	0.000				
4220	ARTISAN LAKES PKW - Not Exi	BUCKEYE RD	HILLSBOROUGH CNTY	MC	MAC	R	2U	0.00			N	48.5	D	A	A		22	0			0	0	0	970	970	0.000				
4230	44 AVE E	15 ST E	US 301	MC	MA	U	4D	1.00	1		Y	161	D	A	C		22	13551			0	273	273	3,220	2,947	0.000				
4240	44 AVE E	US 301	45 ST E	MC	MA	U	4D	0.66	1		Y	161	D	C	C		22	13551	0.090		1,220	19	1,239	3,220	1,981	0.000				03-17
4250	44 AVE E - Not Exist	45 ST E	MORGAN JOHNSON RD	MC	MA	U	4D	1.01	1		Y	161	D	C	C		22	1947	0.090		175	0	175	3,220	3,045	0.000				08-49
4260	44 AVE E	MORGAN JOHNSON RD	CARUSO RD	MC	I		4D	0.00			N	57.5	D	C	C		22	9500	0.090		855	0	855	1,150	295	0.000				4215
4270	44 AVE E	CARUSO RD	LAKEWOOD RANCH BLVD	MC	MA	U	2U	0.31	1		N	57.5	D	C	C		22	3564	0.090		321	0	321	1,150	829	0.000				03-10
4280	44 AVE E	LAKEWOOD RANCH BL	WHITE EAGLE BLVD	MC	MA	U	4D	1.00	1		Y	169	D	C	C		22	3238	0.090		291	764	1,055	3,380	2,325	0.000				03-16
4282	44 AVE E	WHITE EAGLE BLVD	LORRAINE RD	MC	MA	U	4D	0.00	0		Y	169	D	C	C		22	3238	0.090		291	689	980	3,380	2,400	0.000				03-16
4284	44 AVE E	LORRAINE RD	UIHLEIN RD	MC	MA	U	2D	0.00	0		Y	169	D	A	C		22	0	0.090		0	1,870	1,870	3,380	1,510	0.000				
4288	44 AVE E	UIHLEIN RD	BOURNESIDE BLVD	MC	MA	U	4D	0.00	0		Y	88	D	A	C		22	0	0.090		0	1,517	1,517	1,760	243	0.000				
4290	117 ST E	SR 64	GATEWOOD DR	MC	UC	U	2D	1.89	1		Y	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4320	PORT HARBOUR PKY	GOLDEN HARBOUR TR	UPPER MANATEE RVR R	MC	UC	U	2D	0.96	1		Y	59.5	D	A	A		22	0	0.090		0	0	0	1,190	1,190	0.000				

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4400	UNIVERSITY PKWY - Not Exist	DAM RD (GANTON A)	CR 675	MC	MA	R	2U	0.30	1		N	0	C	A	A		22	0	0.095		0	0	0	0	0	0.000				
4405	UNIVERSITY PKWY - Not Exist	CR 675	SR 70	MC	MA	T	2U	0.77	1		N	0	C	A	A		22	0	0.090		0	0	0	0	0	0.000				
5000	1 AV W	67 ST W	59 ST W	MC	UC	U	2D	2.00	1		Y	62.5	D	C	C		22	2457	0.090		221	0	221	1,250	1,029	0.000				02-10
5010	67 ST W	SR 64	1 AV W	MC	UC	U	2U	4.00	1	US	Y	62.5	D	C	C		22	3495	0.090		315	11	326	1,250	924	0.000				02-44
5020	30 ST E	38 AVE E	53 AVE E	MC	UC	U	2U	0.80	1		Y	79	D	C	C		22	6543	0.090	O	589	105	694	1,580	886	0.000				07-44
5030	51 AVE E	US 301	33 ST E	MC	UC	U	2U	1.89	1	US	Y	62.5	D	C	C		22	6476	0.090		583	0	583	1,250	667	0.000				05-47
5060	CREEKWOOD BLVD	SR 70	52 PL E	MC	UC	U	4U	10.00	1	US	Y	131	D	C	C		22	4200	0.090		378	0	378	2,620	2,242	0.000				4158
5061	CREEKWOOD BLVD	52 PL E	73 ST E	MC	UC	U	2U	8.33	1	US	Y	62.5	D	C	C		22	4200	0.090		378	0	378	1,250	872	0.000				4158
5062	CREEKWOOD BLVD	73 ST E	44 AV E	MC	UC	U	2U	0.57	1	US	Y	62.5	D	C	C		22	4200	0.090		378	0	378	1,250	872	0.000				4158
5070	TARA BLVD	SR 70	STONE RIVER RD	MC	UC	U	4D	4.76	1	US	Y	131	D	C	C		22	6638	0.090		597	314	911	2,620	1,709	0.000				07-61
5071	TARA BLVD	STONE RIVER RD	TARA PRESERVE LANE	MC	UC	U	4U	1.72	1	US	N	98.5	D	C	C		22	6675	0.090		601	145	746	1,970	1,224	0.000				07-62
5072	TARA BLVD	TARA PRESERVE LN	LINGER LODGE RD	MC	UC	U	2U	1.00	1		Y	47.5	D	C	C		22	2154	0.090		194	0	194	950	756	0.000				07-46
5080	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U	2U	0.00	0		N	59.5	D	C	C		22	1750	0.096	C	168	225	393	1,190	797	0.000				4179
5090	GOLF COURSE RD	FT HAMER RD	RYE RD	MC	MAC	R	2U	0.28	1	US	N	66.5	D	C	F		22	5287	0.095		502	1,922	2,424	1,330	-1,094	0.000				11-17
5092	HARRISON RANCH BLVD	US 301	ERIE RD	MC	UC	U	2U	0.51	1		Y	62.5	D	C	D		22	5650	0.090		509	373	882	1,250	368	0.000				10-61
5093	SILVERLEAF BLVD EXT	US 301	OLD TAMPA RD	MC	UC	U	2U	1.35	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				n/a
5094	HONORE AV	UNIVERSITY PKY	83 AV E	MC	MA	U	4D	3.70	1		Y	161	D	C	C		22	17379	0.090		1,564	0	1,564	3,220	1,656	0.000				07-54
5095	HONORE AV	83 AV E	COOPER CREEK BLVD	MC	MA	U	2U	2.00	1		Y	65.5	D	F	F		22	17379	0.090		1,564	0	1,564	1,310	-254	0.000				07-54
5096	HONORE AV	COOPER CREEK BLVD	CONESTOGA PL	MC	MA	U	2U	0.65	1		Y	75.5	D	C	C		22	10948	0.090		985	66	1,051	1,510	459	0.000				07-55
5097	HONORE AV	CONESTOGA PL	OLD FARM RD	MC	MA	U	2U	1.89	1		N	47.5	D	F	F		22	10948	0.090		985	59	1,044	950	-94	0.000				07-55

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5098	HONORE AV	OLD FARM RD	PALOMINO CIR	MC	MA	U	2U	2.13	1		N	47.5	D	D	D		22	9136	0.090		822	77	899	950	51	0.000				06-52
5099	HONORE AV	PALOMINO CIR	LOCKWOOD RIDGE RD	MC	MA	U	4D	0.71	1		Y	137.5	D	C	C		22	9852	0.090		887	278	1,165	2,750	1,585	0.000				06-53
6000	VERNA BETHANY RD	SR 64	SR 70	MC	MAC	R	2U	0.17	1	55	N	39.5	C	B	B		22	3707	0.095	O	352	0	352	790	438	0.000				11-27
6010	TAYLOR GRADE RD	BUNKER HILL RD	HILLSBOROUGH CO	MC	MIC	R	2U	0.20	1	55	N	39.5	C	B	B		22	371	0.095		35	0	35	790	755	0.000			0	12-13
6020	BUNKER HILL RD	SR 62(W)	SR 62(E)	MC	MIC	R	2U	0.34	1	55	N	67.5	D	B	B		22	59	0.095	O	6	2	8	1,350	1,342	0.000				12-15
6030	BETTS RD	SINGLETARY RD	SR 70	MC	MIC	R	2U	0.44	1	55	N	39.5	C	B	B		22	1567	0.095		149	0	149	790	641	0.000			0	12-01
6035	LEFFINGWELL AV	US 301	ELM ST	MC	UC	U	2U	6.67	1		N	47.5	D	C	C		22	1383	0.090		124	0	124	950	826	0.000				09-63
6036	LENA RD	SR 64	41AV E	MC	MIC	R	2U	0.59	1		Y	48.5	D	C	C		22	4377	0.095		416	25	441	970	529	0.000				08-51
6037	OLD FARM RD	WHITFIELD AV	HONORE AV	MC	UC	U	2U	1.37	1		N	47.5	D	C	C		22	2457	0.090		221	0	221	950	729	0.000				06-50
6040	SINGLETARY RD	SARASOTA CO LINE	SR 70	MC	MIC	R	2U	0.16	1	55	N	39.5	C	B	B		22	718	0.095	O	68	51	119	790	671	0.000				12-32
6045	SPENCER PARRISH RD	SR 62	CR 675	MC	MIC	T	2U	1.28	1		N	43	D	C	C		22	1490	0.090		134	245	379	860	481	0.000				10-56
6060	60 AV E	US 301	FACTORY SHOP BLVD	MC	UC	U	4D	4.55	1	US	Y	131	D	D	D		22	16924	0.090	O	1,523	211	1,734	2,620	886	0.000				10-52
6061	60 AV E	FACTORY SHOP BLVD	MENDOZA RD	MC	UC	U	2U	1.11	1	US	Y	65.5	D	D	D		22	9861	0.090		887	368	1,255	1,310	55	0.000				09-61
6062	60 AV E	MENDOZA RD	69 ST E	MC	UC	U	2U	0.50	1		N	62.5	D	A	C		22	0	0.090		0	399	399	1,250	851	0.000				
6080	DESOTO MEMORIAL HWY	17TH AV NW	DESOTO NAT'L PARK	MC	UC	U	2U	1.18	1	US	N	57.5	D	C	C		22	2846	0.090		256	2	258	1,150	892	0.000				01-46
6100	COOPER CREEK BLVD	UNIVERSITY PKY	BJ'S SOUTHERN ACCES	MC	UC	U	4D	2.56	1		Y	137.5	D	C	C		22	5125	0.090		461	52	513	2,750	2,237	0.000				07-57
6101	COOPER CREEK BLVD	BJ'S SOUTHERN ACC	HONORE AV	MC	UC	U	2U	1.08	1		Y	65.5	D	C	C		22	5125	0.090		461	8	469	1,310	841	0.000				07-57
6120	WATERLINE RD	RYE RD	SR 64	MC	UC	T	2U	0.00	0		N	65.5	D	C	C		22	1289	0.090		116	196	312	1,310	998	0.000				11-39
6200	JIM DAVIS RD	GOLF COURSE RD	CR 675	MC	MIC	R	2U	0.70	1		N	48.5	D	C	C		22	335	0.095		32	58	90	970	880	0.000				11-30
6300	SHADE AV	UNIVERSITY PKY	BROADWAY AVE	MC	UC	U	2U	5.00	1		Y	47.5	D	C	C		22	3404	0.090		306	91	397	950	553	0.000				06-51

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: November 1, 2024 9:30 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Deim Rs	Stn Num
6400	UIHLEIN RD	SR 64	44 AV E	MC	MAC	R	2U	0.65	1		Y	137.5	D	C	D		22	5267	0.095		500	979	1,479	2,750	1,271	0.000				02-17
6410	UIHLEIN RD	44 AV E	RANGELAND PKY	MC	MAC	R	2U	1.22	1		Y	137.5	D	C	C		22	5267	0.095		500	276	776	2,750	1,974	0.000				02-17
6420	UIHLEIN RD	RANGELAND PKY	SR 70	MC	UC	U	4D	0.00			Y	47.5	D	D	F		22	5267	0.090		474	579	1,053	950	-103	0.000				02-17
6430	Bourneside Boulevard	The Masters Ave	University Parkway	MC				0.00				62.5		A	A						0	0	0	1,250	1,250	0.000				
6440	Bourneside Boulevard	SR 70	The Masters Avenue	MC				0.00				62.5		A	A						0	0	0	1,250	1,250	0.000				
6450	BOURNESIDE BLVD	SR 70	RANGELAND PKY	MC	MAC	U	2U	0.50	1		N	62.5	D	A	D		22	0	0.090		0	900	900	1,250	350	0.000				
6460	BOURNESIDE BLVD	RANGELAND PKY	44TH AV E	MC	MAC	U	2U	1.00	1		Y	62.5	D	A	D		22	0	0.090		0	1,012	1,012	1,250	238	0.000				
6470	BOURNESIDE BLVD	44TH AV E	SR 64	MC	MAC	U	2U	1.00	1		Y	59.5	D	A	D		22	0	0.090		0	847	847	1,190	343	0.000				
6490	POST BLVD	SR 70	RANGELAND PKY	MC	UC	U	4D	1.67	1		Y	131	D	C	C		22	359	0.090		32	21	53	2,620	2,567	0.000				02-18
6500	MALACHITE DRIVE	LAKEWOOD RANCH BL	WHITE EAGLE BLVD	MC	UC	U	4D	1.06	1		Y	137.5	D	C	C		22	3960	0.090		356	0	356	2,750	2,394	0.000				02-08
6550	THE MASTERS AVENUE	LORRAINE ROAD	BOURNESIDE BLVD	MC				0.00				47.5		A	A						0	0	0	950	950	0.000				

(#1) Cross section based on capacity improvements scheduled for 01/02 CIP constrution, 02/03 FDOT constrution.

(#2) Peak hour LOS volumes based on FDOT's 2002 LOS generalized table.

Total Links:

MANATEE COUNTY
RESERVED TRIPS

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:45 AM

Link No 2920 **On RYE RD from CR 675 to GOLF COURSE RD**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
MILL CREEK PH VII	PDR-01-01(Z)(P)	28-FEB-2001	Active	02-018	26-FEB-2005	0
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	48
FOXBROOK PH III	PDR/PDC-98-06/FSP-01-120	13-AUG-2002	Active	02-069	26-JUN-2005	25
RYE WILDERNESS ESTATES PH 2-4	PDR-03-08(P)	05-MAR-2003	Active	04-019	24-FEB-2007	5
GREYHAWK LANDING WEST AURORA FOUNDATION	PDR-04-11(Z)(P)/LDA-05-05	10-MAY-2004	Active	05-101	02-NOV-2018	1
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	24
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	7
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	3
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	0
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	4
NORTHWEST SECTOR DRI	PDMU-05-19(Z)(G) ORDINANCE 07-68	02-MAR-2005	Active	07-093	09-SEP-2035	0
FALLEN OAK ACRES	05-S-61(F)	16-JUN-2005	Active	05-118	20-SEP-2009	4
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	11
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	9
SAVANNA AT LAKEWOOD RANCH FKA RIVER SANDS	PDR-14-09(Z)(P)	21-FEB-2014	Active	14-026	21-DEC-2021	11

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:45 AM

Link No 2920

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
THE AVIARY AT RUTLAND RANCH	PDR-12-03(P)/14-S-71(P)	14-OCT-2014	Active	15-002	23-DEC-2028	193
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	492
RIVERSONG FKA LAZY C RANCH	PDR-22-26(Z)(G)	31-AUG-2022	Active	24-002	18-JAN-2027	347
				Total Reservations:		**1191**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 1,191

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %2920

1,191 - 193 - 492 - 347 = 159

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:46 AM

Link No 2921 **On RYE RD from GOLF COURSE RD to UPPER MANATEE RR**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
MILL CREEK PH VII	PDR-01-01(Z)(P)	28-FEB-2001	Active	02-018	26-FEB-2005	0
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	16
FOXBROOK PH III	PDR/PDC-98-06/FSP-01-120	13-AUG-2002	Active	02-069	26-JUN-2005	6
RYE WILDERNESS ESTATES PH 2-4	PDR-03-08(P)	05-MAR-2003	Active	04-019	24-FEB-2007	1
GREYHAWK LANDING WEST AURORA FOUNDATION	PDR-04-11(Z)(P)/LDA-05-05	10-MAY-2004	Active	05-101	02-NOV-2018	1
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	19
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	0
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	5
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	3
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
NORTHWEST SECTOR DRI	PDMU-05-19(Z)(G) ORDINANCE 07-68	02-MAR-2005	Active	07-093	09-SEP-2035	0
FALLEN OAK ACRES	05-S-61(F)	16-JUN-2005	Active	05-118	20-SEP-2009	3
CANOE CREEK	PDR-10-11(Z)(P)	02-JUL-2010	Active	17-043	23-DEC-2029	104
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	11
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	9

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:46 AM

Link No 2921

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
SAVANNA AT LAKEWOOD RANCH FKA RIVER SANDS	PDR-14-09(Z)(P)	21-FEB-2014	Active	14-026	21-DEC-2021	2
THE AVIARY AT RUTLAND RANCH	PDR-12-03(P)/14-S-71(P)	14-OCT-2014	Active	15-002	23-DEC-2028	181
RYE CROSSING/HIRSCH	PDR-19-09(Z)(P)	23-MAY-2019	Active	19-092	25-SEP-2024	79
TWIN RIVERS PHASE VA4, VB2, & VB3	PDR-14-19/19-S-19(P)/FSP-19-34	24-MAY-2019	Active	20-035	06-MAY-2023	46
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	1576
CHEYANNE PRESERVE (FKA WESTOVER ESTATES)	PDR-21-04(P)/22-S-29(P)/FSP-22-63	08-APR-2022	Active	23-065	22-SEP-2026	156
RIVERSONG FKA LAZY C RANCH	PDR-22-26(Z)(G)	31-AUG-2022	Active	24-002	18-JAN-2027	245
RYE CROSSING FKA RUTLAND PROPERTY	PDR-22-06(P)/23-S-06(P)/FSP-23-09	02-NOV-2022	Active	23-046	14-JUL-2026	83
					Total Reservations:	**2553**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 2,553

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %2921

2,553 - 181 - 1,576 - 245 = 551

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:47 AM

Link No 2922 **On RYE RD from UPPER MANATEE RR to SR 64**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
MILL CREEK PH VII	PDR-01-01(Z)(P)	28-FEB-2001	Active	02-018	26-FEB-2005	0
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	15
FOXBROOK PH III	PDR/PDC-98-06/FSP-01-120	13-AUG-2002	Active	02-069	26-JUN-2005	5
RYE WILDERNESS ESTATES PH 2-4	PDR-03-08(P)	05-MAR-2003	Active	04-019	24-FEB-2007	2
GREYHAWK LANDING WEST AURORA FOUNDATION	PDR-04-11(Z)(P)/LDA-05-05	10-MAY-2004	Active	05-101	02-NOV-2018	1
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	17
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	0
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	3
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	5
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
NORTHWEST SECTOR DRI	PDMU-05-19(Z)(G) ORDINANCE 07-68	02-MAR-2005	Active	07-093	09-SEP-2035	0
FALLEN OAK ACRES	05-S-61(F)	16-JUN-2005	Active	05-118	20-SEP-2009	3
CANOE CREEK	PDR-10-11(Z)(P)	02-JUL-2010	Active	17-043	23-DEC-2029	94
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	10
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	7

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:47 AM

Link No 2922

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
SAVANNA AT LAKEWOOD RANCH FKA RIVER SANDS	PDR-14-09(Z)(P)	21-FEB-2014	Active	14-026	21-DEC-2021	9
THE AVIARY AT RUTLAND RANCH	PDR-12-03(P)/14-S-71(P)	14-OCT-2014	Active	15-002	23-DEC-2028	145
RYE ROAD/CODDINGTON SUBDIVISION	PDR-16-13(P)/17-S-16(P)/FSP-17-23	18-MAY-2017	Active	18-011	30-JUN-2027	188
LORRAINE LAKES FKA SMR NORTHEAST, LLC/THE WOODLANDS @LWR	PDR-17-35(Z)(G)	14-FEB-2018	Active	18-092	05-OCT-2028	0
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	806
HILLWOOD	PDR-05-64(P)/21-S-78(P)/FSP-21-106	19-AUG-2021	Active	22-027	29-APR-2025	85
EASTLYN 411 RYE ROAD HOLDINGS LLC	PDR-23-13(Z)(P)	27-JAN-2023	Active	24-019	01-FEB-2027	76
					Total Reservations:	**1478**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 1,478

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %2922

1,478 - 145 - 806 = 527

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:48 AM

Link No 3250 **On UPPER MANATEE RIVER RD from FT HAMER RD to RYE RD**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
WINDING RIVER	PDR-00-05(Z)(P)/FSP-03-25	01-AUG-2000	Active	04-048	29-JAN-2007	7
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	19
MORGAN/RIVERSIDE PRESERVE	PDR-17-02(Z)(P)	09-FEB-2017	Active	17-055	12-APR-2021	31
PULTE UPPER MANATEE NKA MAGNOLIA RANCH	PDR-19-18(P)	08-OCT-2019	Active	20-054	05-JUN-2023	77
CROSS CREEK SUBDIVISION PH ID, IE, IF	PDMU-11-13(P)/19-S-52(P)/FSP-19-87	23-OCT-2019	Active	21-006	22-SEP-2024	0
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	453
					Total Reservations:	**587**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 587

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %3250

587 - 453 = 134

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:48 AM

Link No 5090 **On GOLF COURSE RD from FT HAMER RD to RYE RD**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	92
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	30
RIVER WILDERNESS PH III	PDR-98-17(P)(R4)	28-MAY-2004	Active	05-063	30-OCT-2022	5
PARRISH LAKES DRI #28	ORD-17-36/PDMU-16-16(Z)(G)	05-APR-2010	Active	17-058	16-DEC-2039	0
CANOE CREEK	PDR-10-11(Z)(P)	02-JUL-2010	Active	17-043	23-DEC-2029	215
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	20
WILDCAT PRESERVE NKA WINDWATER	PDMU-12-18/FSP-13-52	21-NOV-2013	Active	14-044	18-FEB-2028	58
CROSS CREEK PHASE 1B AND 1C	PDMU-11-13(P)/17-S-09(P)/FSP-17-16	06-APR-2017	Active	18-020	02-JAN-2029	1
TWIN RIVERS PHASE VA4, VB2, & VB3	PDR-14-19/19-S-19(P)/FSP-19-34	24-MAY-2019	Active	20-035	06-MAY-2023	100
CROSS CREEK SUBDIVISION PH ID, IE, IF	PDMU-11-13(P)/19-S-52(P)/FSP-19-87	23-OCT-2019	Active	21-006	22-SEP-2024	0
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	1021
THE RIVER PRESERVE ESTATES PH IIB FKA CROSS CREEK SOUTH PH I	PDMU-11-13(P)/21-S-93(P)/FSP-21-130	04-OCT-2021	Active	24-038	10-JUN-2027	12
SM RANCH PHASE I	PDR-20-16(P)/22-S-34(P)/FSP-22-60	19-APR-2022	Active	22-080	27-OCT-2025	98
BROADLEAF FKA GAMBLE CREEK FARMS	PDR-20-20(P)/22-S-47(P)/FSP-22-78	24-MAY-2022	Active	23-045	05-JUL-2026	199
RIVERSONG FKA LAZY C RANCH	PDR-22-26(Z)(G)	31-AUG-2022	Active	24-002	18-JAN-2027	71
					Total Reservations:	**1922**

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:48 AM

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 1,922

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %5090

1,922 - 1,021 - 71 = 830

PM PEAK HOUR FIGURES

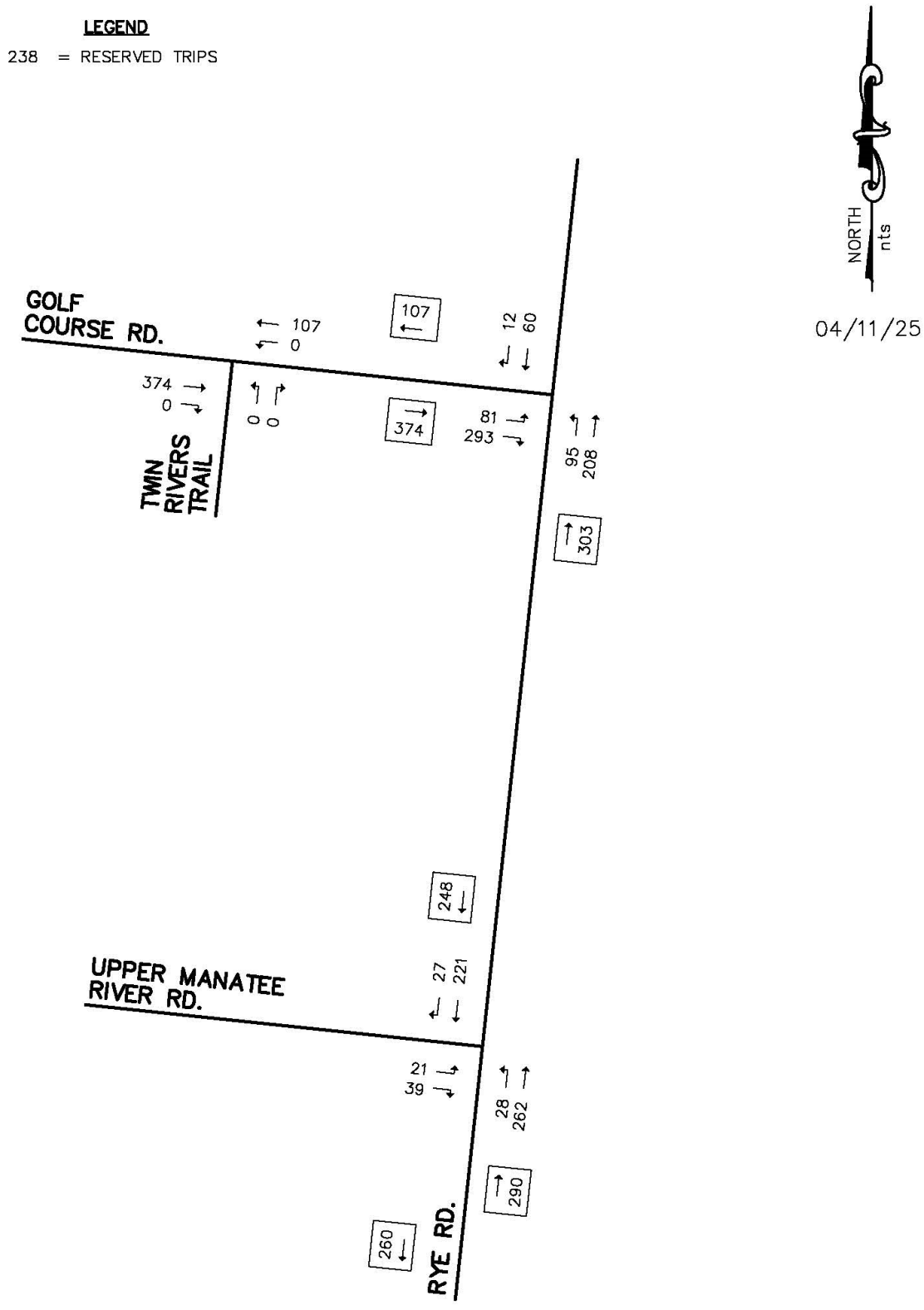


FIGURE A-1
PM PEAK HOUR
NET RESERVED TRIPS

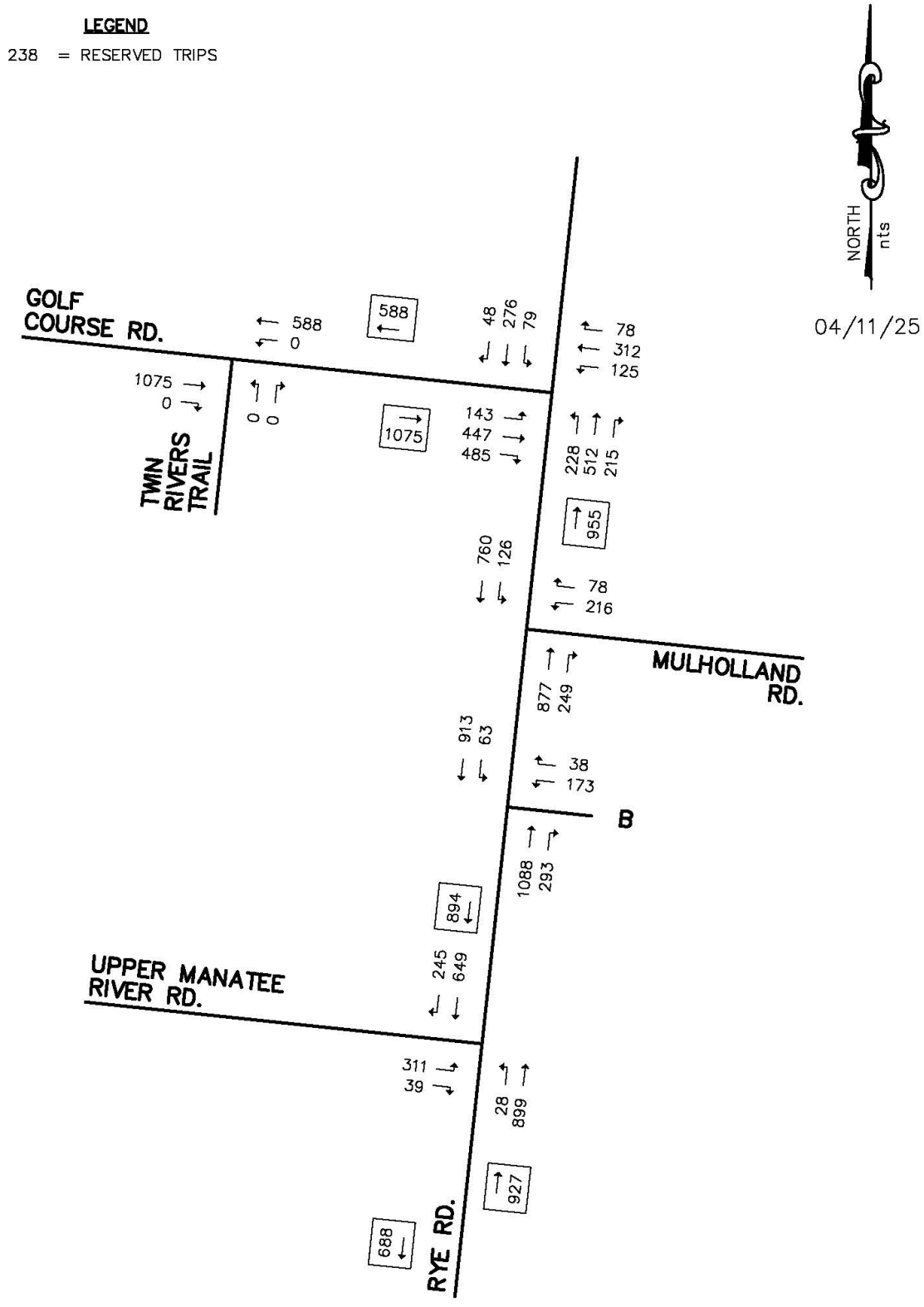


FIGURE A–2
PM PEAK HOUR
TOTAL RESERVED TRIPS

RYE RANCH
PROJECT TRAFFIC

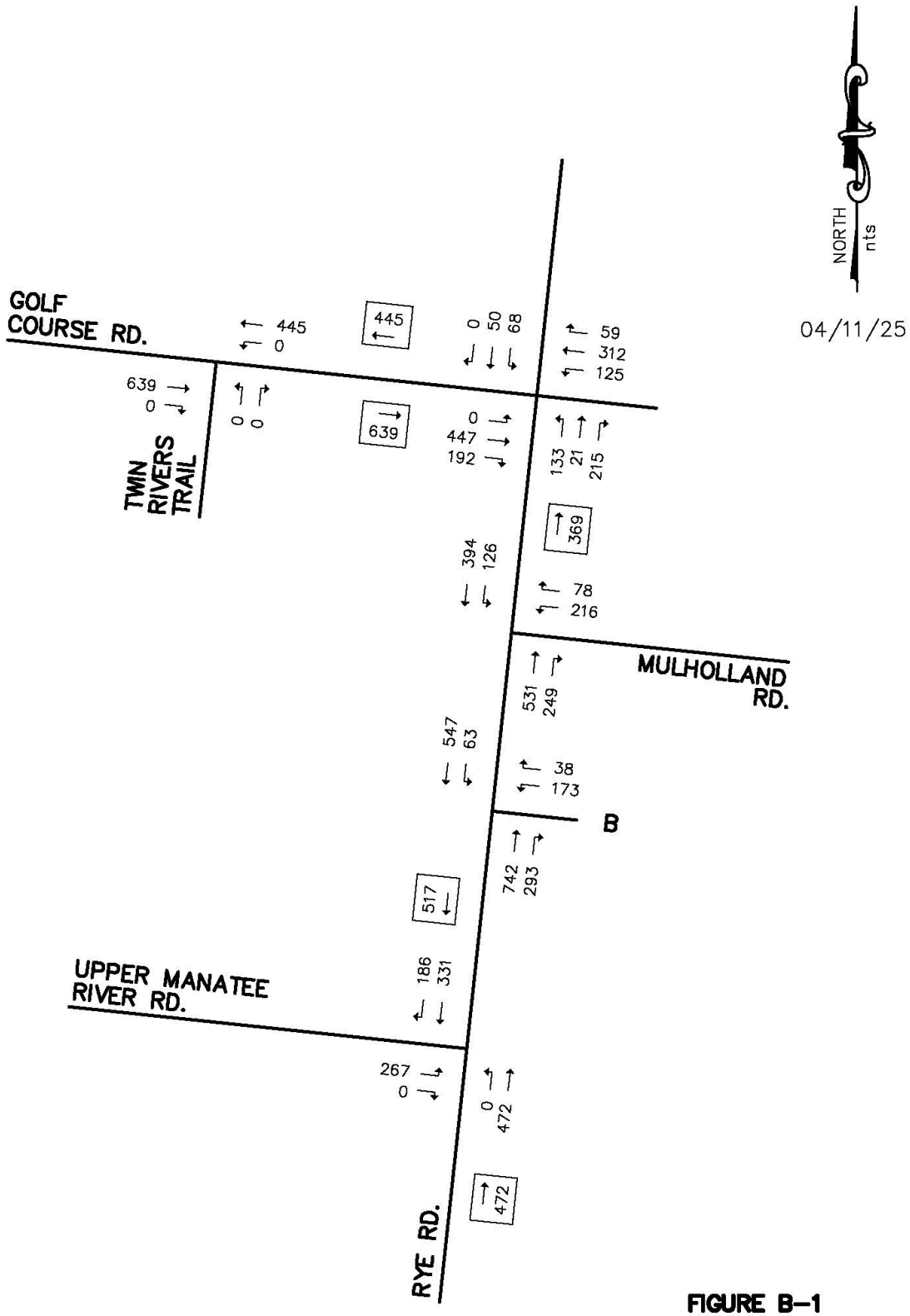


FIGURE B–1
PM PEAK HOUR
RYE RANCH
PROJECT TRAFFIC

TRANSPORTATION CONCURRENCY ANALYSIS

RYE RANCH

Project No: PDMU-19-16(Z)(G)
Record No: PLN1908-0066

APPROVED/ACCEPTED 4/29/21

Prepared For

THE FALKNER GROUP

Prepared By

LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

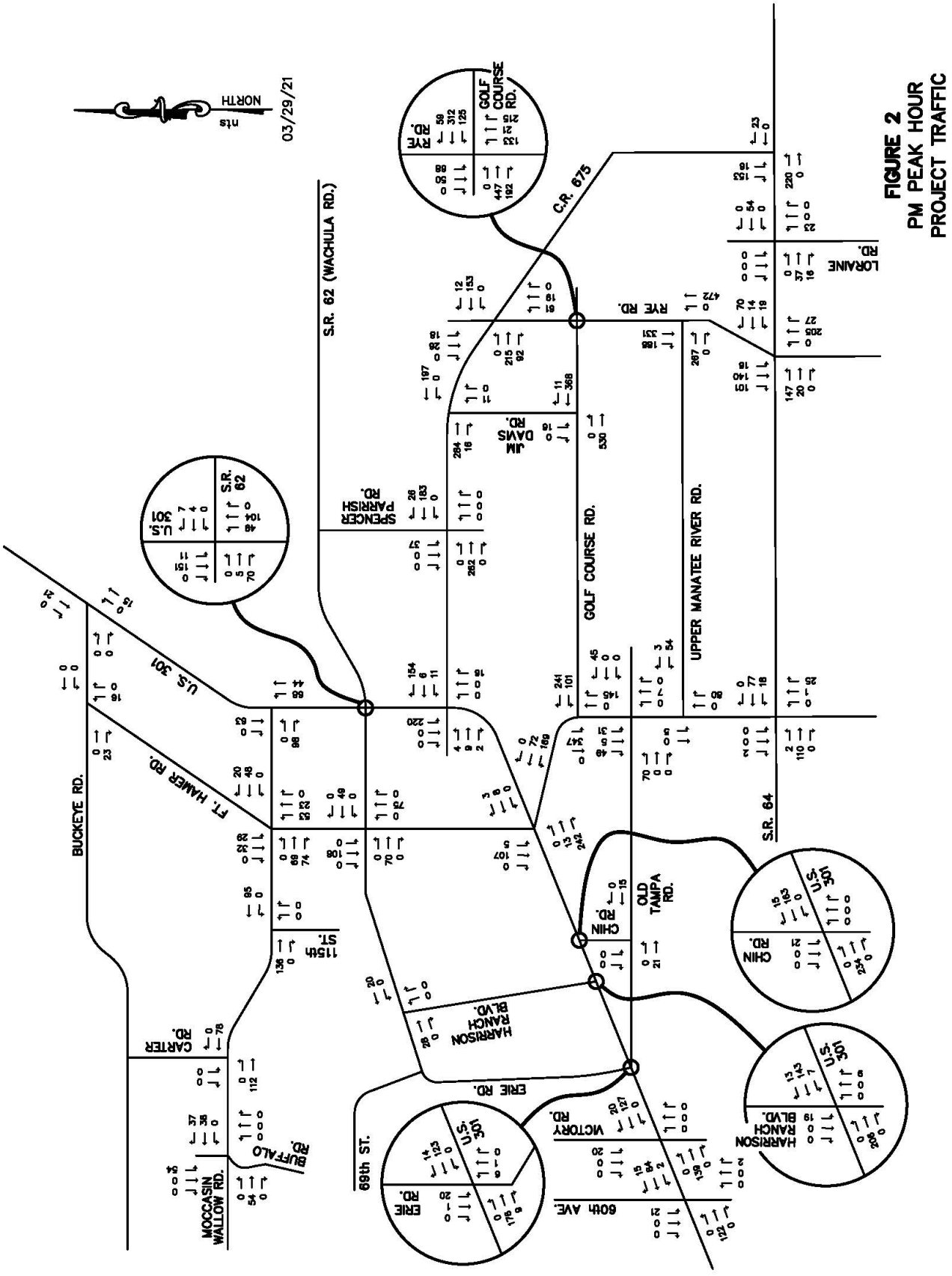


FIGURE 2
PM PEAK HOUR
PROJECT TRAFFIC

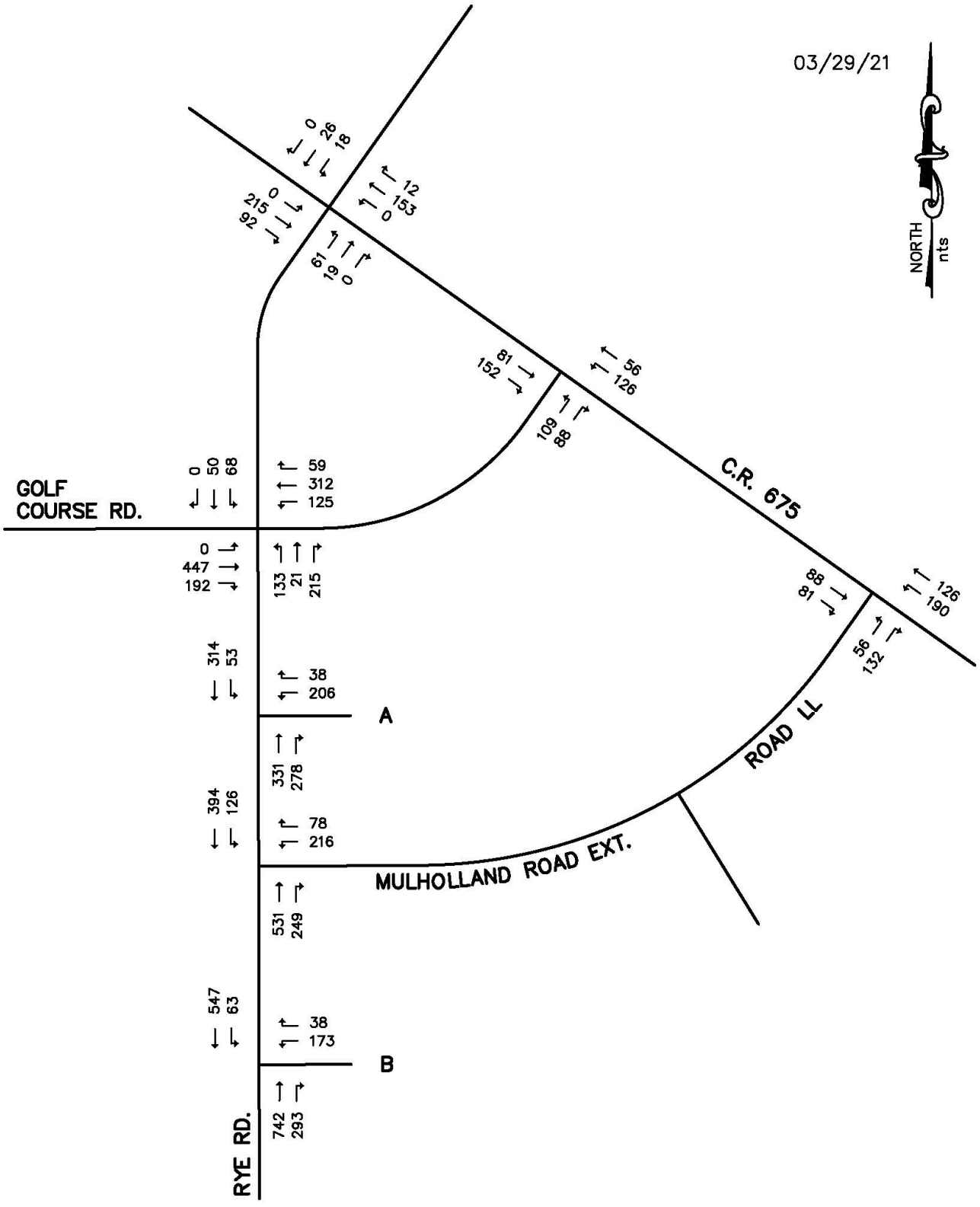


FIGURE 2A
NEW EXTERNAL
PM PEAK HOUR

LAZY C
PROJECT TRAFFIC

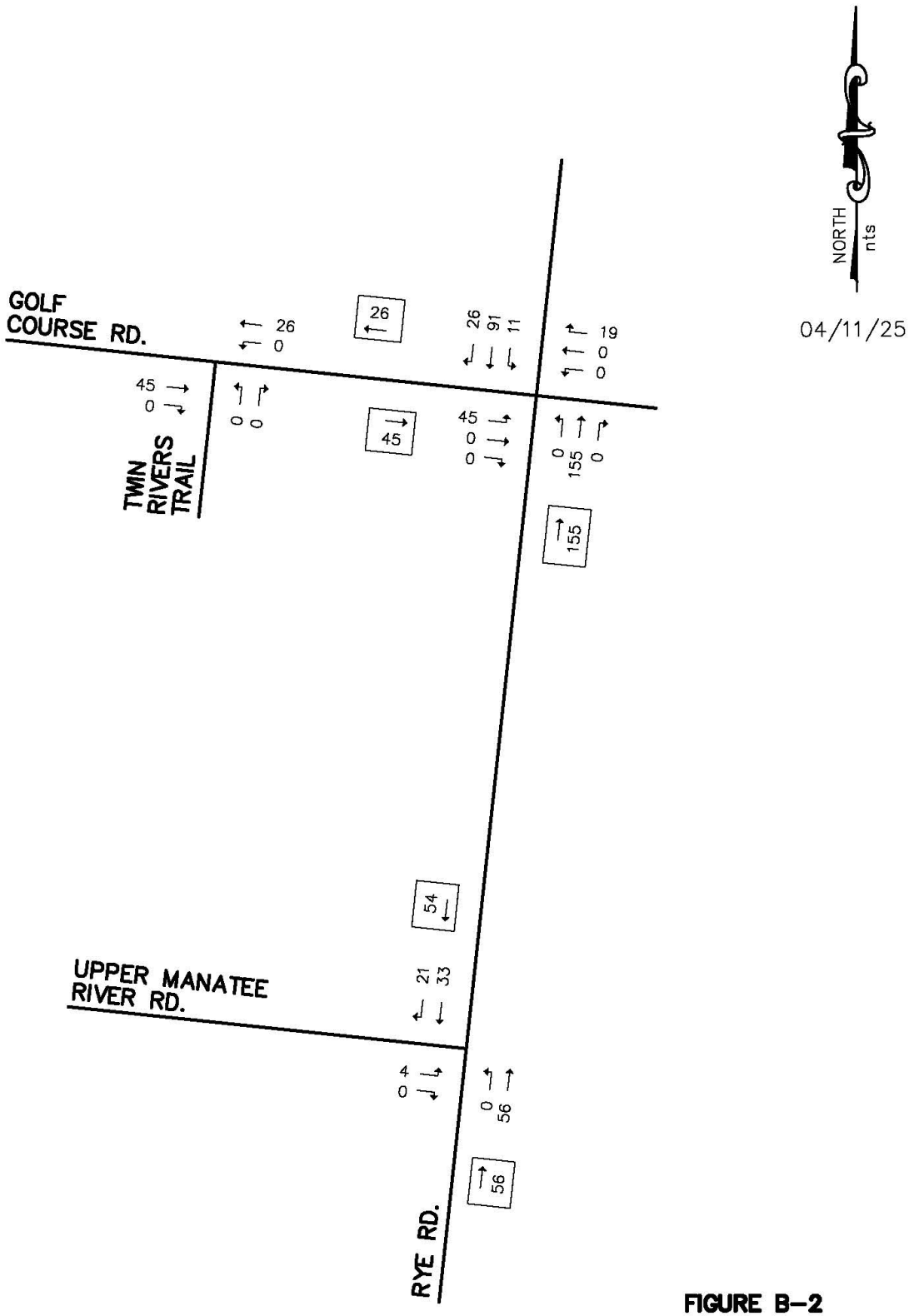


FIGURE B–2
PM PEAK HOUR
LAZY C
PROJECT TRAFFIC

TRAFFIC IMPACT ANALYSIS

LAZY C RANCH

Project No.: PA–22–16/ORD–22–105
Record No.: PDR–22–26(Z)(G)

REVISED DRAFT 3/2/2023
DRAFT 11/21/2022

Prepared For

PULTE GROUP

Prepared By

LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

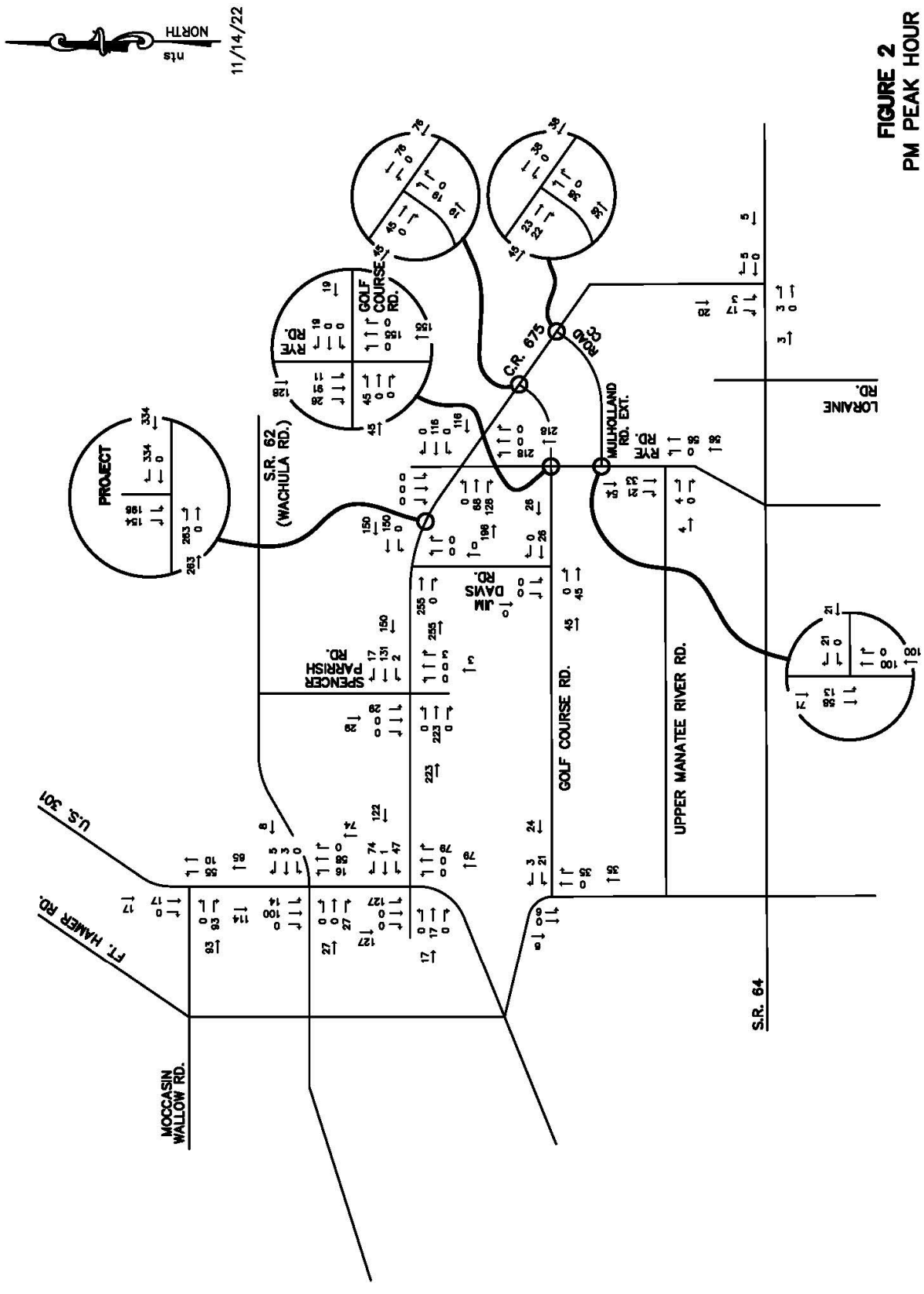


FIGURE 2
PM PEAK HOUR
PROJECT TRAFFIC

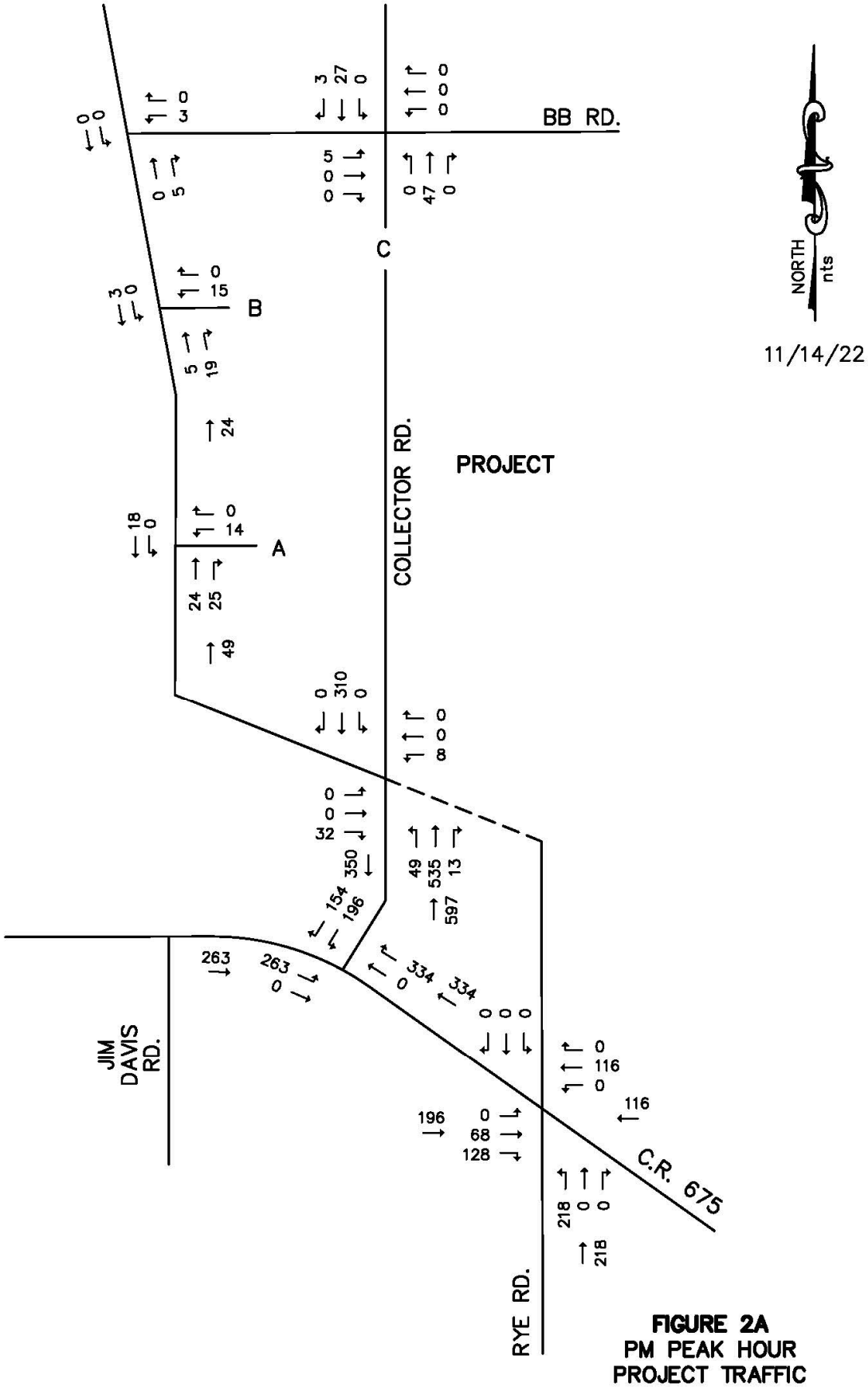


FIGURE 2A
PM PEAK HOUR
PROJECT TRAFFIC

THE AVIARY AT RUTLAND RANCH
PROJECT TRAFFIC

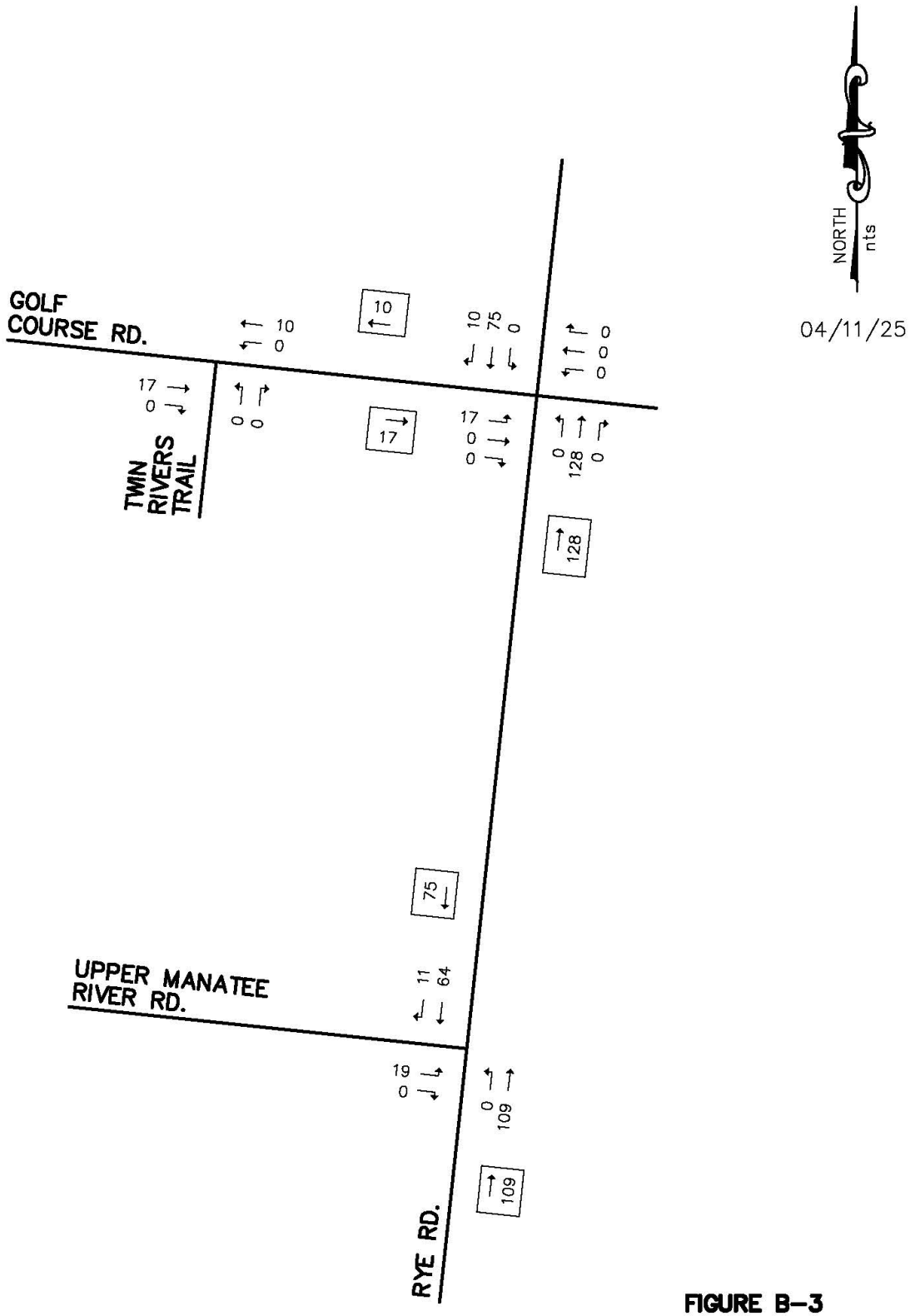


FIGURE B-3
PM PEAK HOUR
THE AVIARY
PROJECT TRAFFIC

THE AVIARY AT RUTLAND RANCH

TRAFFIC IMPACT ANALYSIS

1/6/15 (APPROVED)

Prepared for:

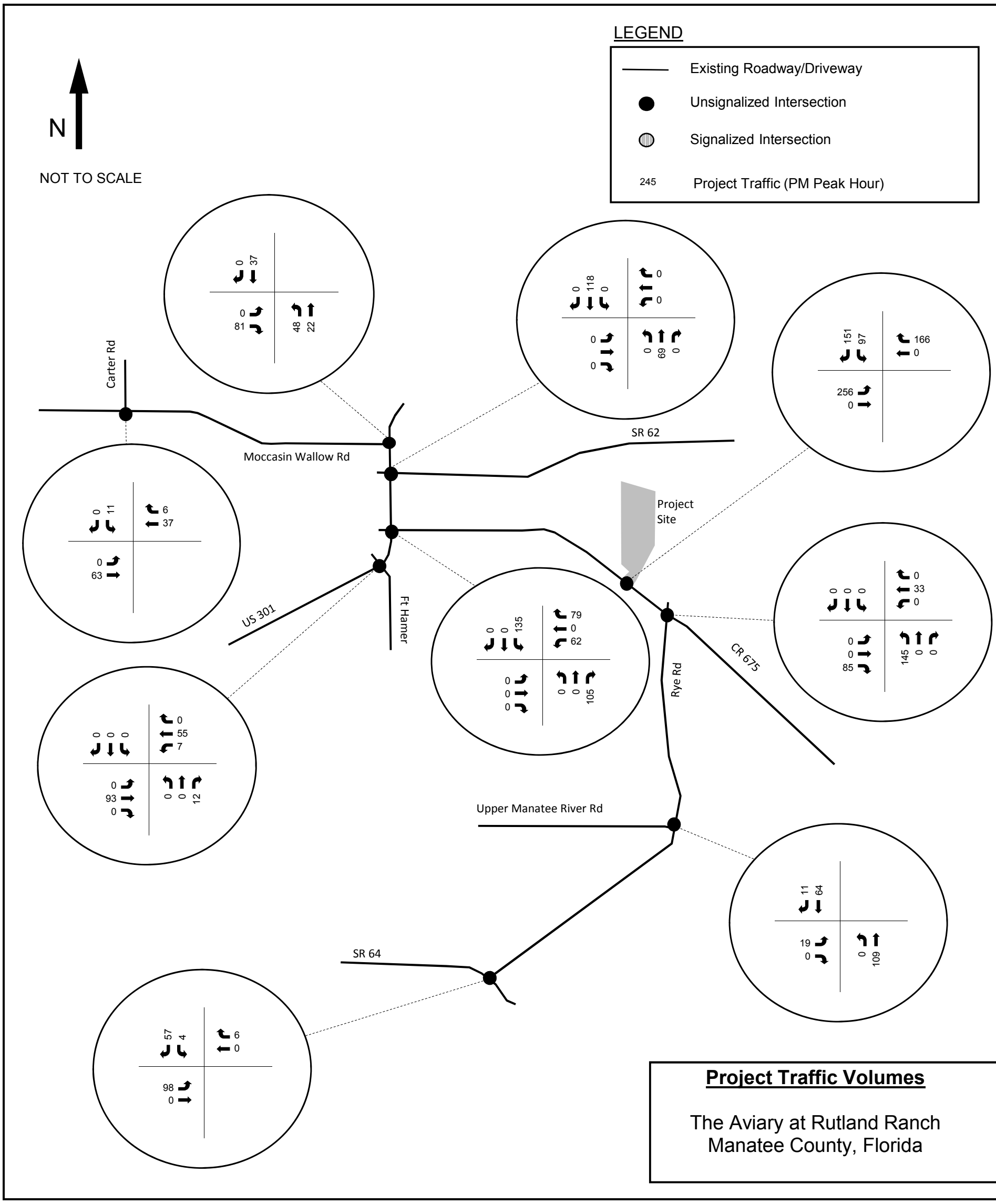
Falkner Group

Prepared By:

Grimail Crawford, Inc.

grimail crawford inc.

4600 West Cypress Street, Suite 550
Tampa, Florida 33607
Phone: (813) 387-0084 Fax: (813) 387-0085



Project Traffic Volumes

The Aviary at Rutland Ranch
Manatee County, Florida

grimail crawford inc.

Figure 2

TABLE 2
STUDY AREA DETERMINATION
THE AVIARY AT RUTLAND RANCH

Roadway		From	Lanes	LOS Standard	Two-way Pk Hr Service Volume	Average Project Trip Dist.	PM Peak Hour Project Volumes		Project Vol % of Ser Volume	Significant Impact?
							NB/EB	SB/WB		
US 301	Erie Rd./Old Tampa Rd.	Chin Rd.	4LD	D	3,580	19.6%	83	49	3.69%	No
	Chin Rd.	Ft. Hamer Rd.	4LD	D	3,580	21.9%	93	54	4.11%	No
	Ft. Hamer Rd.	CR 675	2LU	D	2,170	24.8%	105	62	7.70%	Yes
	CR 675	SR 62	2LU	D	2,170	32.0%	135	79	9.86%	Yes
	SR 62	Mocassin Wallow Rd.	2LU	D	2,170	28.0%	69	118	8.62%	Yes
	Moccasin Wallow Rd.	Hillsborough County Line	2LU	C	1,550	8.7%	22	37	3.81%	No
CR 675	US 301	Site Access	2LU	C	1,550	60.7%	256	151	26.26%	Yes
	Site Access	Rye Rd.	2LU	C	1,550	39.3%	97	166	16.97%	Yes
	Rye Rd	SR 64	2LU	C	1,550	2.4%	6	10	1.03%	No
SR 62	US 301	CR 39	2LU	C	1,550	0.9%	4	2	0.39%	No
	CR 39	SR 37	2LU	C	1,550	0.9%	2	4	0.39%	No
Mocassin Wallow Rd.	Ellenton Gillette	I-75	2LU	D	2,170	3.9%	16	10	1.20%	No
	I-75	Carter Rd.	2LU	D	2,170	14.6%	62	36	4.52%	No
	Carter Rd.	Saltsman Ranch	2LU	D	2,170	18.3%	77	45	5.62%	Yes
	Saltsman Ranch	US 301	2LU	D	2,170	19.3%	81	48	5.94%	Yes
Rye Rd	CR 675	Upper Manatee River Rd.	2LU	D	2,170	32.2%	136	80	9.95%	Yes
	Upper Manatee River Rd.	SR 64	2LU	D	2,170	25.3%	107	63	7.83%	Yes
69th St E	I-75	Erie Rd. (CR 75)	2LU	D	1,440	0.8%	3	2	0.35%	No
Erie Rd (CR 10)	Erie Rd. (CR 75)	US 301 (Parrish)	2LU	D	1,152	3.4%	14	8	1.91%	No
Erie Rd (CR 75)	CR 10 (Erie Rd)	US 301 (Ellenton)	2LU	D	1,152	1.1%	5	3	0.69%	No
Upper Manatee River Rd	Rye Rd	Curve	2LU	D	1,440	2.8%	12	7	1.32%	No
	Curve	SR 64	2LU	D	1,440	2.1%	9	5	0.97%	No
Chin Rd.	Old Tampa Rd.	US 301	2LU	D	1,440	0.0%	0	0	0.0%	No
Spencer Parrish Rd	SR 62	CR 675	2LU	D	1,350	0.9%	4	2	0.4%	No
Golf Course Rd	Ft. Hamer Rd.	Rye Rd	2LU	D	1,051	2.2%	6	9	1.4%	No
Ft Hamer Rd	US 301	Golf Course Rd	2LU	D	1,440	2.8%	12	7	1.3%	No
	Golf Course Rd.	Old Tampa Rd.	2LU	D	1,440	4.5%	19	11	2.1%	No

Total Project Trips	
422	In
248	Out
670	Total

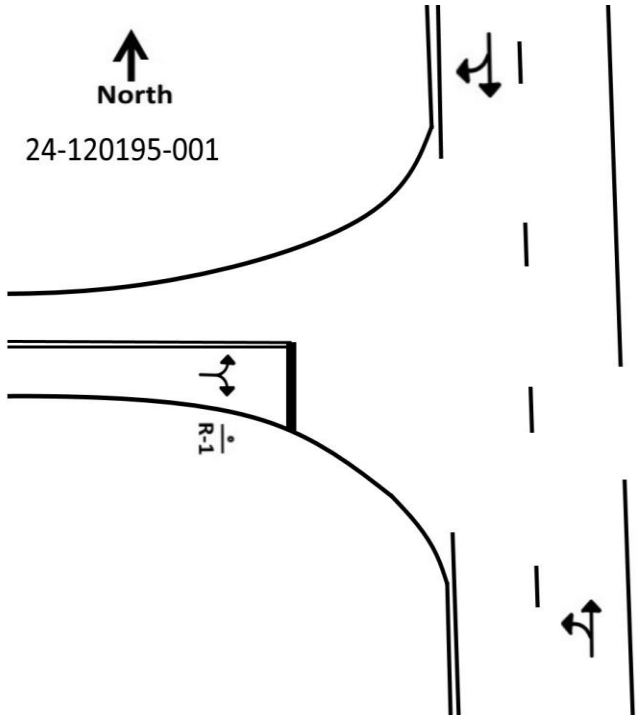
TURNING MOVEMENT COUNTS

National Data & Surveying Services

Site Code:	**24-120195-001**
Date:	**04/30/2024**
Weather:	**Sunny**
City:	**Parrish**
County:	**Manatee**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop(EB)**

N

N/S Street: **N Rye Rd** | Speed: **45 MPH**



E/W Street: **Golf Course Rd** | Speed: **40 MPH**

Prepared by National Data & Surveying Services

N Rye Rd & Golf Course Rd

Peak Hour Turning Movement Count

ID: 24-120195-001
City: Parrish

Day: Tuesday
Date: 4/30/2024

PEAK HOURS

AM	07:00 AM - 08:00 AM
NOON	NONE
PM	05:00 PM - 06:00 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND (N Rye Rd)

AM	18	459	0	0	151	AM
NOON	0	0	0	0	0	NOON
PM	21	109	0	0	456	PM

EASTBOUND (Golf Course Rd)

AM	NOON	PM	
56	0	221	⇦
0	0	0	↶ 0
20	0	15	↱ 0
0	0	0	→ 0
241	0	55	↴ 0
AM	NOON	PM	

WESTBOUND (Golf Course Rd)

PM	NOON	AM	
0	0	0	↰ 0
0	0	0	← 0
0	0	0	↰ 0
0	0	0	↩ 0
0	0	0	⇨
PM	NOON	AM	

NORTHBOUND (N Rye Rd)

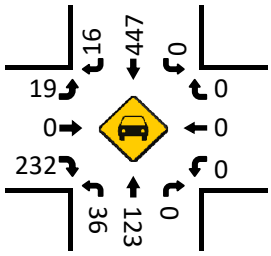
PM	164	0	200	441	0	PM
NOON	0	0	0	0	0	NOON
AM	700	0	38	131	0	AM

CONTROL

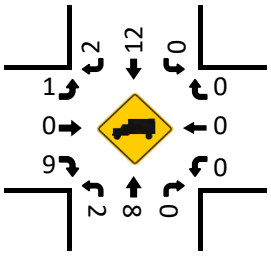
1-Way Stop(EB)

TEV	907	0	841
	AM	NOON	PM
PHF	0.87		0.94

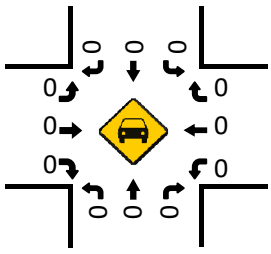
Cars (AM)



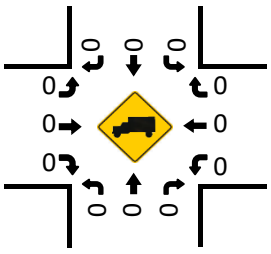
HT (AM)



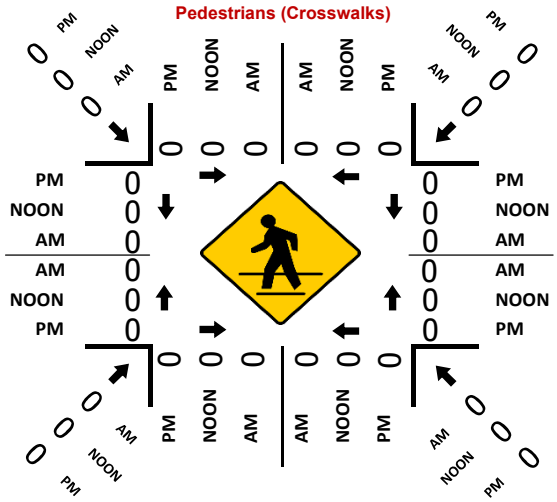
Cars (NOON)



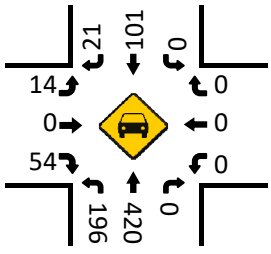
HT (NOON)



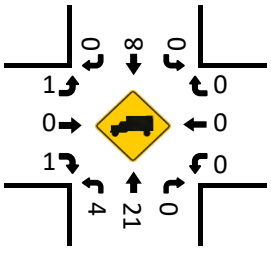
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - Total

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	6	59	0	0	0	118	2	0	4	0	59	0	0	0	0	0	248
7:15 AM	5	25	0	0	0	146	4	0	5	0	76	0	0	0	0	0	261
7:30 AM	14	22	0	0	0	106	5	0	7	0	62	0	0	0	0	0	216
7:45 AM	13	25	0	0	0	89	7	0	4	0	44	0	0	0	0	0	182
8:00 AM	15	27	0	0	0	63	10	0	6	0	33	0	0	0	0	0	154
8:15 AM	19	31	0	0	0	49	1	0	9	0	22	0	0	0	0	0	131
8:30 AM	8	21	0	0	0	47	1	0	3	0	32	0	0	0	0	0	112
8:45 AM	10	29	0	0	0	41	3	0	4	0	21	0	0	0	0	0	108
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	90	239	0	0	0	659	33	0	42	0	349	0	0	0	0	0	1412
APPROACH %'s :	27.36%	72.64%	0.00%	0.00%	0.00%	95.23%	4.77%	0.00%	10.74%	0.00%	89.26%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	38	131	0	0	0	459	18	0	20	0	241	0	0	0	0	0	907
PEAK HR FACTOR :	0.679	0.555	0.000	0.000	0.000	0.786	0.643	0.000	0.714	0.000	0.793	0.000	0.000	0.000	0.000	0.000	0.869
	0.650				0.795				0.806								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	34	58	0	0	0	21	5	0	8	0	11	0	0	0	0	0	137
4:15 PM	39	85	0	0	0	24	6	0	6	0	13	0	0	0	0	0	173
4:30 PM	30	78	0	0	0	31	4	0	2	0	16	0	0	0	0	0	161
4:45 PM	43	81	0	0	0	37	4	0	2	0	13	0	0	0	0	0	180
5:00 PM	47	118	0	0	0	38	4	0	3	0	13	0	0	0	0	0	223
5:15 PM	43	112	0	0	0	29	7	0	3	0	11	0	0	0	0	0	205
5:30 PM	52	110	0	0	0	24	4	0	4	0	17	0	0	0	0	0	211
5:45 PM	58	101	0	0	0	18	6	0	5	0	14	0	0	0	0	0	202
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	346	743	0	0	0	222	40	0	33	0	108	0	0	0	0	0	1492
APPROACH %'s :	31.77%	68.23%	0.00%	0.00%	0.00%	84.73%	15.27%	0.00%	23.40%	0.00%	76.60%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	200	441	0	0	0	109	21	0	15	0	55	0	0	0	0	0	841
PEAK HR FACTOR :	0.862	0.934	0.000	0.000	0.000	0.717	0.750	0.000	0.750	0.000	0.809	0.000	0.000	0.000	0.000	0.000	0.943
	0.971				0.774				0.833								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - Cars

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	6	57	0	0	0	114	2	0	3	0	58	0	0	0	0	0	240
7:15 AM	4	23	0	0	0	144	3	0	5	0	73	0	0	0	0	0	252
7:30 AM	13	21	0	0	0	103	5	0	7	0	60	0	0	0	0	0	209
7:45 AM	13	22	0	0	0	86	6	0	4	0	41	0	0	0	0	0	172
8:00 AM	13	22	0	0	0	59	9	0	6	0	31	0	0	0	0	0	140
8:15 AM	18	28	0	0	0	46	1	0	9	0	22	0	0	0	0	0	124
8:30 AM	6	19	0	0	0	43	1	0	2	0	30	0	0	0	0	0	101
8:45 AM	9	24	0	0	0	39	3	0	3	0	19	0	0	0	0	0	97
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	82	216	0	0	0	634	30	0	39	0	334	0	0	0	0	0	1335
APPROACH %'s :	27.52%	72.48%	0.00%	0.00%	0.00%	95.48%	4.52%	0.00%	10.46%	0.00%	89.54%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	36	123	0	0	0	447	16	0	19	0	232	0	0	0	0	0	873
PEAK HR FACTOR :	0.692	0.539	0.000	0.000	0.000	0.776	0.667	0.000	0.679	0.000	0.795	0.000	0.000	0.000	0.000	0.000	0.866
	0.631				0.787				0.804								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	33	52	0	0	0	21	4	0	7	0	10	0	0	0	0	0	127
4:15 PM	39	80	0	0	0	22	6	0	6	0	12	0	0	0	0	0	165
4:30 PM	29	76	0	0	0	28	4	0	2	0	16	0	0	0	0	0	155
4:45 PM	43	77	0	0	0	32	4	0	2	0	12	0	0	0	0	0	170
5:00 PM	44	112	0	0	0	34	4	0	3	0	12	0	0	0	0	0	209
5:15 PM	43	106	0	0	0	29	7	0	2	0	11	0	0	0	0	0	198
5:30 PM	52	107	0	0	0	22	4	0	4	0	17	0	0	0	0	0	206
5:45 PM	57	95	0	0	0	16	6	0	5	0	14	0	0	0	0	0	193
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	340	705	0	0	0	204	39	0	31	0	104	0	0	0	0	0	1423
APPROACH %'s :	32.54%	67.46%	0.00%	0.00%	0.00%	83.95%	16.05%	0.00%	22.96%	0.00%	77.04%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	196	420	0	0	0	101	21	0	14	0	54	0	0	0	0	0	806
PEAK HR FACTOR :	0.860	0.938	0.000	0.000	0.000	0.743	0.750	0.000	0.700	0.000	0.794	0.000	0.000	0.000	0.000	0.000	0.964
	0.969				0.803				0.810								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - HT

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	2	0	0	0	4	0	0	1	0	1	0	0	0	0	0	8
7:15 AM	1	2	0	0	0	2	1	0	0	0	3	0	0	0	0	0	9
7:30 AM	1	1	0	0	0	3	0	0	0	0	2	0	0	0	0	0	7
7:45 AM	0	3	0	0	0	3	1	0	0	0	3	0	0	0	0	0	10
8:00 AM	2	5	0	0	0	4	1	0	0	0	2	0	0	0	0	0	14
8:15 AM	1	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	7
8:30 AM	2	2	0	0	0	4	0	0	1	0	2	0	0	0	0	0	11
8:45 AM	1	5	0	0	0	2	0	0	1	0	2	0	0	0	0	0	11
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	8	23	0	0	0	25	3	0	3	0	15	0	0	0	0	0	77
APPROACH %'s :	25.81%	74.19%	0.00%	0.00%	0.00%	89.29%	10.71%	0.00%	16.67%	0.00%	83.33%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	2	8	0	0	0	12	2	0	1	0	9	0	0	0	0	0	34
PEAK HR FACTOR :	0.500	0.667	0.000	0.000	0.000	0.750	0.500	0.000	0.250	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.850
	0.833				0.875				0.833								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	1	6	0	0	0	0	1	0	1	0	1	0	0	0	0	0	10
4:15 PM	0	5	0	0	0	2	0	0	0	0	1	0	0	0	0	0	8
4:30 PM	1	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
4:45 PM	0	4	0	0	0	5	0	0	0	0	1	0	0	0	0	0	10
5:00 PM	3	6	0	0	0	4	0	0	0	0	1	0	0	0	0	0	14
5:15 PM	0	6	0	0	0	0	0	0	1	0	0	0	0	0	0	0	7
5:30 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
5:45 PM	1	6	0	0	0	2	0	0	0	0	0	0	0	0	0	0	9
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	6	38	0	0	0	18	1	0	2	0	4	0	0	0	0	0	69
APPROACH %'s :	13.64%	86.36%	0.00%	0.00%	0.00%	94.74%	5.26%	0.00%	33.33%	0.00%	66.67%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	4	21	0	0	0	8	0	0	1	0	1	0	0	0	0	0	35
PEAK HR FACTOR :	0.333	0.875	0.000	0.000	0.000	0.500	0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.625
	0.694				0.500				0.500								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - Bikes

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish

Project ID: 24-120195-001
Date: 4/30/2024

Data - Pedestrians (Crosswalks)

NS/EW Streets:	N Rye Rd		N Rye Rd		Golf Course Rd		Golf Course Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

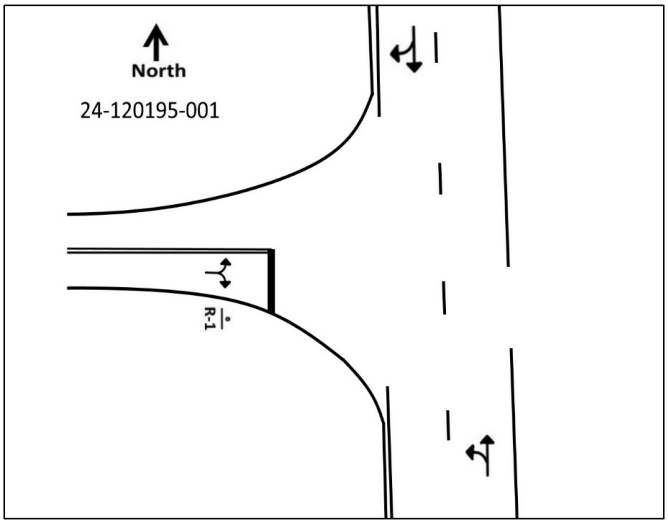
LOCATION: N Rye Rd & Golf Course Rd
CITY/STATE: Parrish, FL

PROJECT ID: 24-120195-001
DATE: Tue, Apr 30, 2024

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM

Peak Hour Factor: **0.87**

National Data & Surveying Services



15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	6	59	0	0		0	118	2	0		4	0	59	0		0	0	0	0		248	907
7:15 AM	5	25	0	0		0	146	4	0		5	0	76	0		0	0	0	0		261	813
7:30 AM	14	22	0	0		0	106	5	0		7	0	62	0		0	0	0	0		216	683
7:45 AM	13	25	0	0		0	89	7	0		4	0	44	0		0	0	0	0		182	579
8:00 AM	15	27	0	0		0	63	10	0		6	0	33	0		0	0	0	0		154	505
8:15 AM	19	31	0	0		0	49	1	0		9	0	22	0		0	0	0	0		131	351
8:30 AM	8	21	0	0		0	47	1	0		3	0	32	0		0	0	0	0		112	220
8:45 AM	10	29	0	0		0	41	3	0		4	0	21	0		0	0	0	0		108	108
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	56	236	0	0		0	584	28	0		28	0	304	0		0	0	0	0		**1236**	
Heavy Trucks	4	12	0	0		0	16	4	0		4	0	12	0		0	0	0	0		**52**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

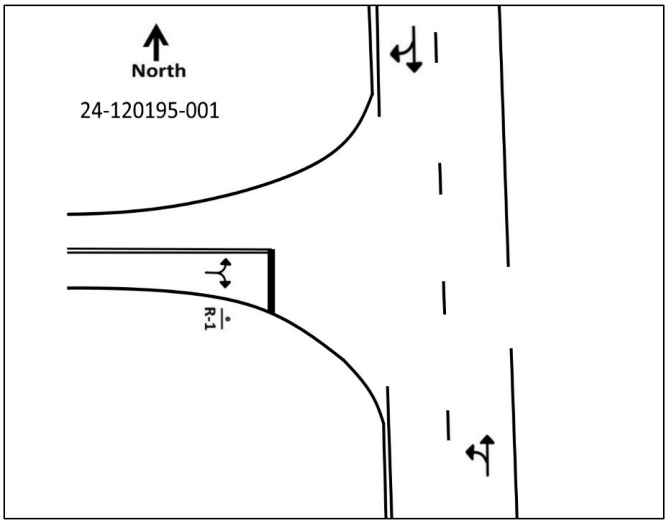
LOCATION: N Rye Rd & Golf Course Rd
CITY/STATE: Parrish, FL

PROJECT ID: 24-120195-001
DATE: Tue, Apr 30, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor: **0.94**

National Data & Surveying Services



15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	34	58	0	0		0	21	5	0		8	0	11	0		0	0	0	0		137	651
4:15 PM	39	85	0	0		0	24	6	0		6	0	13	0		0	0	0	0		173	737
4:30 PM	30	78	0	0		0	31	4	0		2	0	16	0		0	0	0	0		161	769
4:45 PM	43	81	0	0		0	37	4	0		2	0	13	0		0	0	0	0		180	819
5:00 PM	47	118	0	0		0	38	4	0		3	0	13	0		0	0	0	0		223	841
5:15 PM	43	112	0	0		0	29	7	0		3	0	11	0		0	0	0	0		205	618
5:30 PM	52	110	0	0		0	24	4	0		4	0	17	0		0	0	0	0		211	413
5:45 PM	58	101	0	0		0	18	6	0		5	0	14	0		0	0	0	0		202	202
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	**Total**	
All Vehicles	232	472	0	0		0	152	28	0		20	0	68	0		0	0	0	0		**972**	
Heavy Trucks	12	24	0	0		0	16	0	0		4	0	4	0		0	0	0	0		**60**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N/S Street: **N Rye Rd**	Speed: **45 MPH**

E/W Street: **Upper Manatee River Rd**	Speed: **45 MPH**

Site Code: **24-120195-002**

Date: **04/30/2024**

Weather: **Sunny**

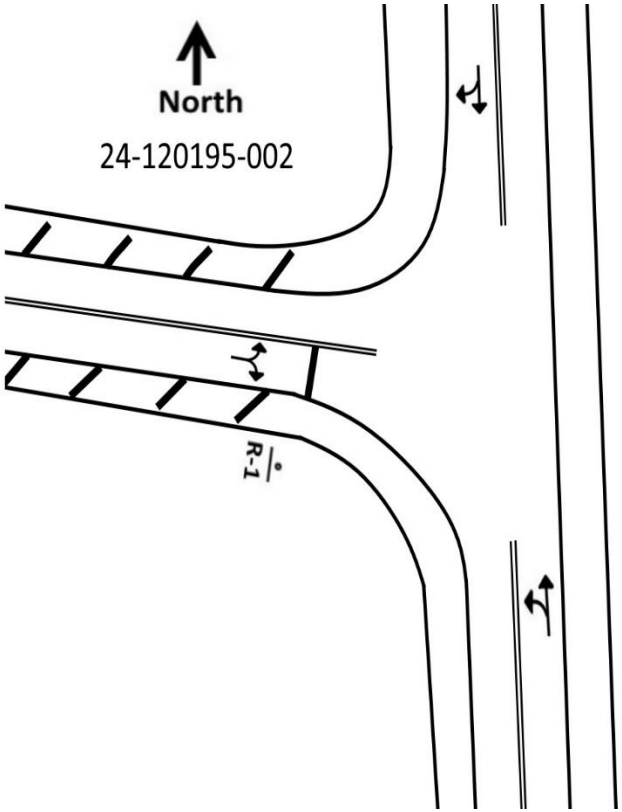
City: **Parrish**

County: **Manatee**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **1-Way Stop(EB)**



Prepared by National Data & Surveying Services

N Rye Rd & Upper Manatee River Rd

Peak Hour Turning Movement Count

ID: 24-120195-002
City: Parrish

Day: Tuesday
Date: 4/30/2024

PEAK HOURS

AM	07:00 AM - 08:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND (N Rye Rd)

AM	167	759	0	0	169	AM
NOON	0	0	0	0	0	NOON
PM	27	217	0	0	808	PM

EASTBOUND (Upper Manatee River Rd)

AM	NOON	PM	
183	0	112	
0	0	0	0
15	0	25	0
0	0	0	0
57	0	45	0
AM	NOON	PM	

WESTBOUND (Upper Manatee River Rd)

PM	NOON	AM	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	
PM	NOON	AM	

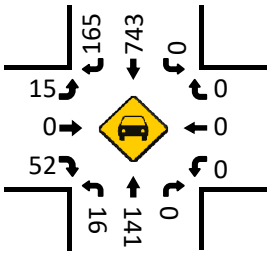
CONTROL: 1-Way Stop(EB)

TEV	1168 AM	0 NOON	1182 PM
PHF	0.86		0.93

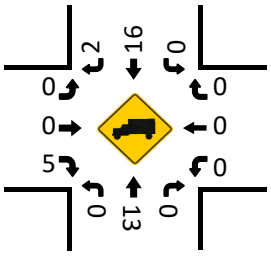
NORTHBOUND (N Rye Rd)

PM	262	0	85	783	0 PM
NOON	0	0	0	0	0 NOON
AM	816	0	16	154	0 AM

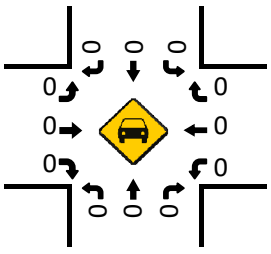
Cars (AM)



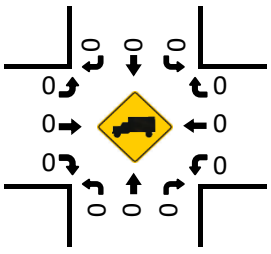
HT (AM)



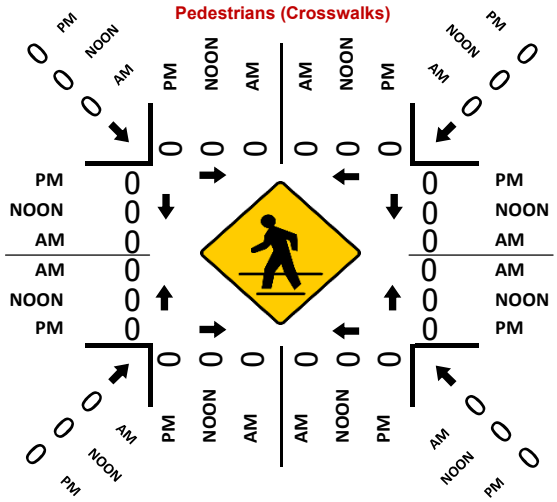
Cars (NOON)



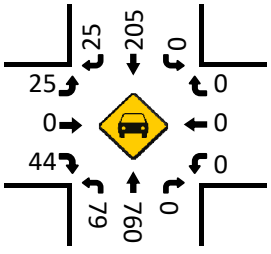
HT (NOON)



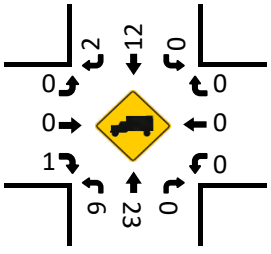
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - Total

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	1	51	0	0	0	215	5	0	4	0	17	0	0	0	0	0	293
7:15 AM	1	35	0	0	0	250	33	0	2	0	17	0	0	0	0	0	338
7:30 AM	5	36	0	0	0	152	48	0	4	0	11	0	0	0	0	0	256
7:45 AM	9	32	0	0	0	142	81	0	5	0	12	0	0	0	0	0	281
8:00 AM	12	36	0	0	0	87	62	0	4	0	11	0	0	0	0	0	212
8:15 AM	18	55	0	0	0	70	34	0	8	0	2	0	0	0	0	0	187
8:30 AM	2	33	0	0	0	92	7	0	3	0	10	0	0	0	0	0	147
8:45 AM	9	30	0	0	0	87	6	0	5	0	10	0	0	0	0	0	147
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	57	308	0	0	0	1095	276	0	35	0	90	0	0	0	0	0	1861
APPROACH %'s :	15.62%	84.38%	0.00%	0.00%	0.00%	79.87%	20.13%	0.00%	28.00%	0.00%	72.00%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	16	154	0	0	0	759	167	0	15	0	57	0	0	0	0	0	1168
PEAK HR FACTOR :	0.444	0.755	0.000	0.000	0.000	0.759	0.515	0.000	0.750	0.000	0.838	0.000	0.000	0.000	0.000	0.000	0.864
		0.817				0.818				0.857							

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	18	135	0	0	0	37	3	0	9	0	6	0	0	0	0	0	208
4:15 PM	12	143	0	0	0	53	5	0	2	0	7	0	0	0	0	0	222
4:30 PM	18	135	0	0	0	65	5	0	4	0	7	0	0	0	0	0	234
4:45 PM	21	164	0	0	0	62	5	0	9	0	12	0	0	0	0	0	273
5:00 PM	22	216	0	0	0	59	10	0	5	0	7	0	0	0	0	0	319
5:15 PM	19	190	0	0	0	46	8	0	6	0	14	0	0	0	0	0	283
5:30 PM	23	213	0	0	0	50	4	0	5	0	12	0	0	0	0	0	307
5:45 PM	13	177	0	0	0	47	3	0	4	0	6	0	0	0	0	0	250
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	146	1373	0	0	0	419	43	0	44	0	71	0	0	0	0	0	2096
APPROACH %'s :	9.61%	90.39%	0.00%	0.00%	0.00%	90.69%	9.31%	0.00%	38.26%	0.00%	61.74%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	85	783	0	0	0	217	27	0	25	0	45	0	0	0	0	0	1182
PEAK HR FACTOR :	0.924	0.906	0.000	0.000	0.000	0.875	0.675	0.000	0.694	0.000	0.804	0.000	0.000	0.000	0.000	0.000	0.926
		0.912				0.884				0.833							

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - Cars

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	1	47	0	0	0	211	5	0	4	0	17	0	0	0	0	0	285
7:15 AM	1	34	0	0	0	244	33	0	2	0	13	0	0	0	0	0	327
7:30 AM	5	34	0	0	0	150	47	0	4	0	11	0	0	0	0	0	251
7:45 AM	9	26	0	0	0	138	80	0	5	0	11	0	0	0	0	0	269
8:00 AM	12	30	0	0	0	78	60	0	4	0	11	0	0	0	0	0	195
8:15 AM	16	50	0	0	0	68	34	0	7	0	2	0	0	0	0	0	177
8:30 AM	2	30	0	0	0	88	7	0	2	0	9	0	0	0	0	0	138
8:45 AM	6	27	0	0	0	82	6	0	4	0	10	0	0	0	0	0	135
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	52	278	0	0	0	1059	272	0	32	0	84	0	0	0	0	0	1777
APPROACH %'s :	15.76%	84.24%	0.00%	0.00%	0.00%	79.56%	20.44%	0.00%	27.59%	0.00%	72.41%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	16	141	0	0	0	743	165	0	15	0	52	0	0	0	0	0	1132
PEAK HR FACTOR :	0.444	0.750	0.000	0.000	0.000	0.761	0.516	0.000	0.750	0.000	0.765	0.000	0.000	0.000	0.000	0.000	0.865
		0.818				0.819				0.798							

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	17	131	0	0	0	35	3	0	8	0	6	0	0	0	0	0	200
4:15 PM	12	138	0	0	0	52	5	0	2	0	7	0	0	0	0	0	216
4:30 PM	18	132	0	0	0	61	4	0	4	0	5	0	0	0	0	0	224
4:45 PM	20	160	0	0	0	56	5	0	9	0	11	0	0	0	0	0	261
5:00 PM	19	206	0	0	0	54	8	0	5	0	7	0	0	0	0	0	299
5:15 PM	17	186	0	0	0	46	8	0	6	0	14	0	0	0	0	0	277
5:30 PM	23	208	0	0	0	49	4	0	5	0	12	0	0	0	0	0	301
5:45 PM	13	172	0	0	0	45	3	0	4	0	6	0	0	0	0	0	243
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	139	1333	0	0	0	398	40	0	43	0	68	0	0	0	0	0	2021
APPROACH %'s :	9.44%	90.56%	0.00%	0.00%	0.00%	90.87%	9.13%	0.00%	38.74%	0.00%	61.26%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	79	760	0	0	0	205	25	0	25	0	44	0	0	0	0	0	1138
PEAK HR FACTOR :	0.859	0.913	0.000	0.000	0.000	0.915	0.781	0.000	0.694	0.000	0.786	0.000	0.000	0.000	0.000	0.000	0.945
		0.908				0.927				0.863							

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - HT

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	8
7:15 AM	0	1	0	0	0	6	0	0	0	0	4	0	0	0	0	0	11
7:30 AM	0	2	0	0	0	2	1	0	0	0	0	0	0	0	0	0	5
7:45 AM	0	6	0	0	0	4	1	0	0	0	1	0	0	0	0	0	12
8:00 AM	0	6	0	0	0	9	2	0	0	0	0	0	0	0	0	0	17
8:15 AM	2	5	0	0	0	2	0	0	1	0	0	0	0	0	0	0	10
8:30 AM	0	3	0	0	0	4	0	0	1	0	1	0	0	0	0	0	9
8:45 AM	3	3	0	0	0	5	0	0	1	0	0	0	0	0	0	0	12
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	5	30	0	0	0	36	4	0	3	0	6	0	0	0	0	0	84
APPROACH %'s :	14.29%	85.71%	0.00%	0.00%	0.00%	90.00%	10.00%	0.00%	33.33%	0.00%	66.67%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	13	0	0	0	16	2	0	0	0	5	0	0	0	0	0	36
PEAK HR FACTOR :	0.000	0.542	0.000	0.000	0.000	0.667	0.500	0.000	0.000	0.000	0.313	0.000	0.000	0.000	0.000	0.000	0.750
	0.542				0.750				0.313								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	1	4	0	0	0	2	0	0	1	0	0	0	0	0	0	0	8
4:15 PM	0	5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	3	0	0	0	4	1	0	0	0	2	0	0	0	0	0	10
4:45 PM	1	4	0	0	0	6	0	0	0	0	1	0	0	0	0	0	12
5:00 PM	3	10	0	0	0	5	2	0	0	0	0	0	0	0	0	0	20
5:15 PM	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
5:30 PM	0	5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	6
5:45 PM	0	5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	7
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	7	40	0	0	0	21	3	0	1	0	3	0	0	0	0	0	75
APPROACH %'s :	14.89%	85.11%	0.00%	0.00%	0.00%	87.50%	12.50%	0.00%	25.00%	0.00%	75.00%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	6	23	0	0	0	12	2	0	0	0	1	0	0	0	0	0	44
PEAK HR FACTOR :	0.500	0.575	0.000	0.000	0.000	0.500	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.550
	0.558				0.500				0.250								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - Bikes

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	1	0	0	0	0	1	0	0	0	0	0	3
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
		0.250															

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish

Project ID: 24-120195-002
Date: 4/30/2024

Data - Pedestrians (Crosswalks)

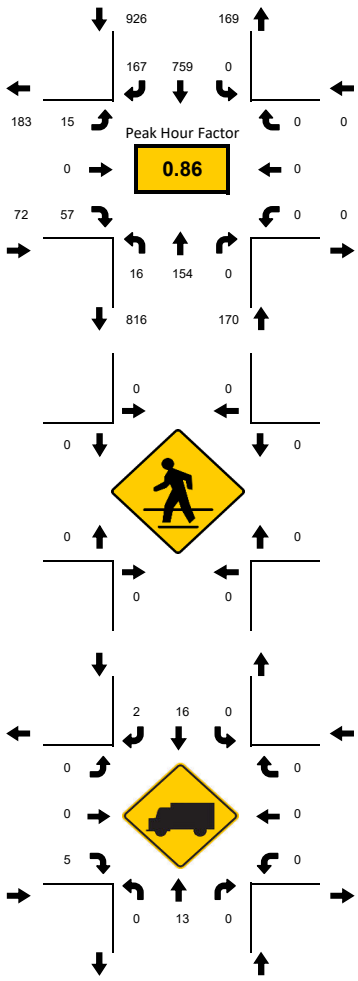
NS/EW Streets:	N Rye Rd		N Rye Rd		Upper Manatee River Rd		Upper Manatee River Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	04:45 PM - 05:45 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

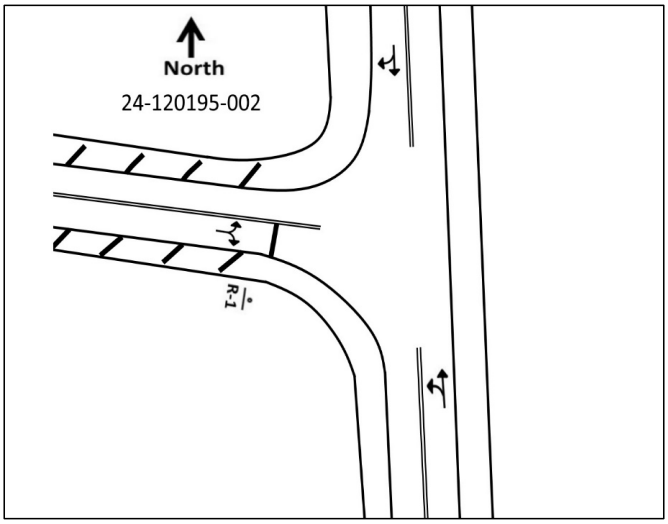
LOCATION: N Rye Rd & Upper Manatee River Rd
CITY/STATE: Parrish, FL

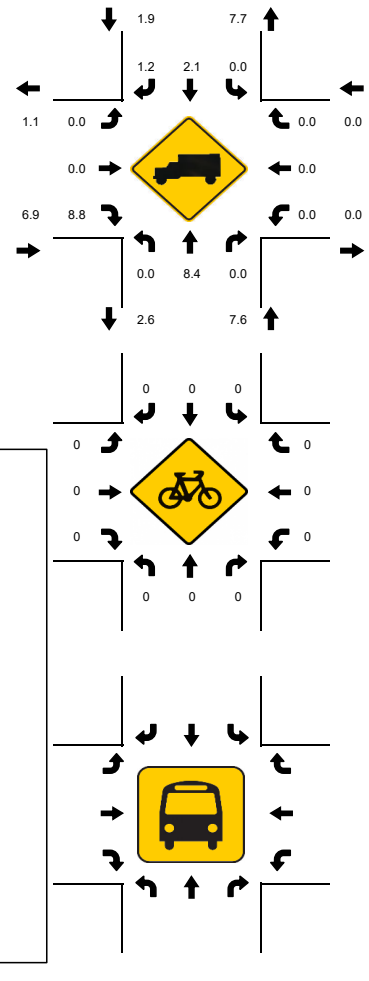
PROJECT ID: 24-120195-002
DATE: Tue, Apr 30, 2024

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services





15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Upper Manatee River Rd Eastbound					Upper Manatee River Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	1	51	0	0		0	215	5	0		4	0	17	0		0	0	0	0		293	1168
7:15 AM	1	35	0	0		0	250	33	0		2	0	17	0		0	0	0	0		338	1087
7:30 AM	5	36	0	0		0	152	48	0		4	0	11	0		0	0	0	0		256	936
7:45 AM	9	32	0	0		0	142	81	0		5	0	12	0		0	0	0	0		281	827
8:00 AM	12	36	0	0		0	87	62	0		4	0	11	0		0	0	0	0		212	693
8:15 AM	18	55	0	0		0	70	34	0		8	0	2	0		0	0	0	0		187	481
8:30 AM	2	33	0	0		0	92	7	0		3	0	10	0		0	0	0	0		147	294
8:45 AM	9	30	0	0		0	87	6	0		5	0	10	0		0	0	0	0		147	147
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	36	204	0	0		0	1000	324	0		20	0	68	0		0	0	0	0		**1652**	
Heavy Trucks	0	24	0	0		0	24	4	0		0	0	16	0		0	0	0	0		**68**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

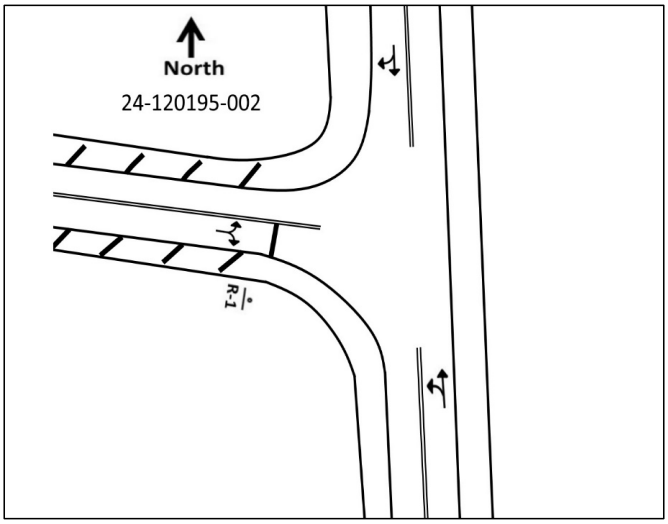
LOCATION: N Rye Rd & Upper Manatee River Rd
CITY/STATE: Parrish, FL

PROJECT ID: 24-120195-002
DATE: Tue, Apr 30, 2024

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor: **0.93**

National Data & Surveying Services



15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Upper Manatee River Rd Eastbound					Upper Manatee River Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	18	135	0	0		0	37	3	0		9	0	6	0		0	0	0	0		208	937
4:15 PM	12	143	0	0		0	53	5	0		2	0	7	0		0	0	0	0		222	1048
4:30 PM	18	135	0	0		0	65	5	0		4	0	7	0		0	0	0	0		234	1109
4:45 PM	21	164	0	0		0	62	5	0		9	0	12	0		0	0	0	0		273	1182
5:00 PM	22	216	0	0		0	59	10	0		5	0	7	0		0	0	0	0		319	1159
5:15 PM	19	190	0	0		0	46	8	0		6	0	14	0		0	0	0	0		283	840
5:30 PM	23	213	0	0		0	50	4	0		5	0	12	0		0	0	0	0		307	557
5:45 PM	13	177	0	0		0	47	3	0		4	0	6	0		0	0	0	0		250	250
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	92	864	0	0		0	248	40	0		36	0	56	0		0	0	0	0		**1336**	
Heavy Trucks	12	40	0	0		0	24	8	0		0	0	4	0		0	0	0	0		**88**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N

N/S Street: **Twin Rivers Trail**

Speed: **30 MPH**

E/W Street: **Golf Course Rd**

Speed: **40 MPH**

Site Code: **25-120038-002**

Date: **01/29/2025**

Weather: **Sunny**

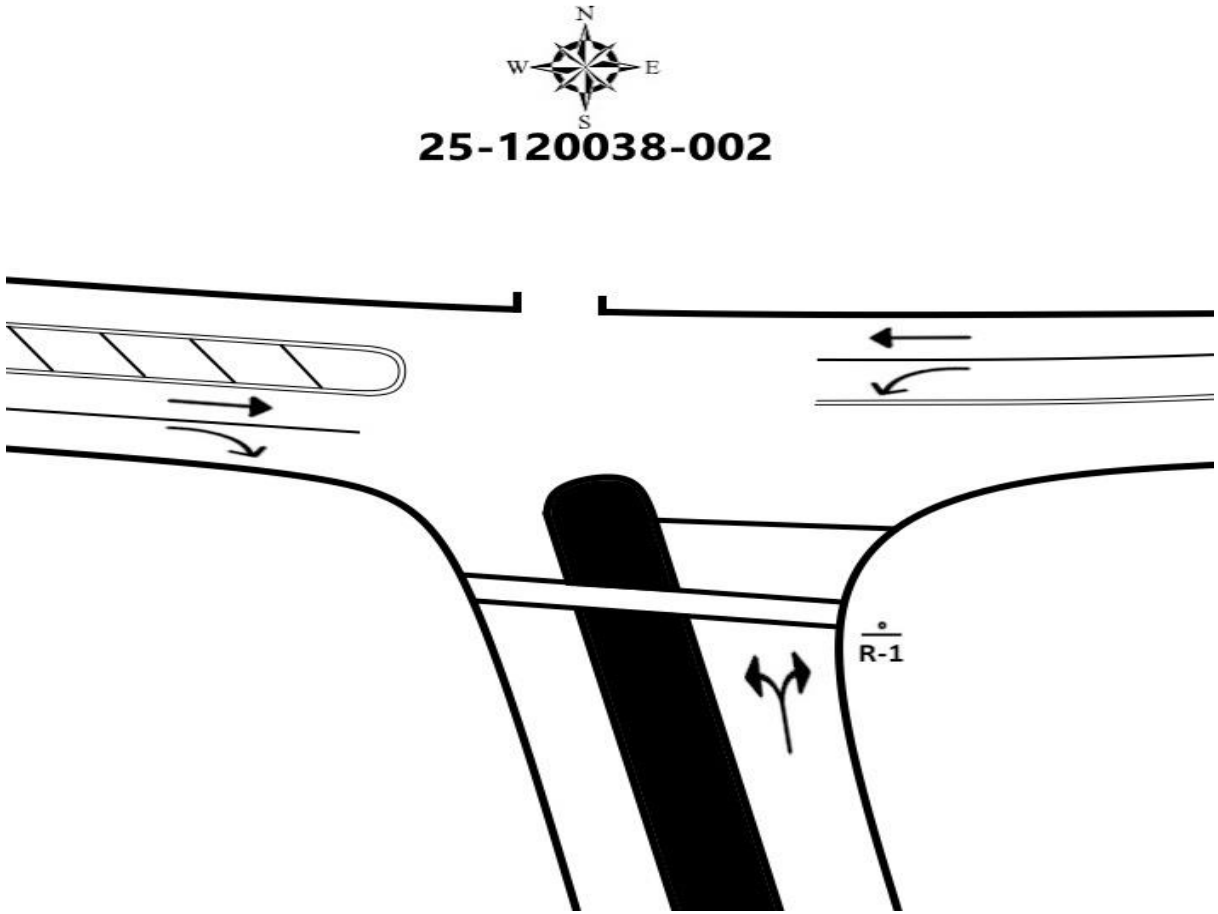
City: **Parrish**

County: **Manatee**

Count Times: **07:00 - 09:00**

14:00 - 18:00

Control: **1-Way Stop(NB)**



Prepared by National Data & Surveying Services

Twin Rivers Trail & Golf Course Rd

Peak Hour Turning Movement Count

ID: 25-120038-002
City: Parrish

Day: Wednesday
Date: 1/29/2025

PEAK HOURS

AM	07:00 AM - 08:00 AM
NOON	NONE
PM	03:30 PM - 04:30 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	2:00 PM - 06:00 PM

SOUTHBOUND (Twin Rivers Trail)

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

EASTBOUND (Golf Course Rd)

AM	NOON	PM	
217	0	228	
0	0	0	0
0	0	0	0
192	0	121	0
55	0	127	0

WESTBOUND (Golf Course Rd)

PM	NOON	AM	
0	0	0	0
135	0	102	0
21	0	5	0
0	0	0	0
137	0	221	

NORTHBOUND (Twin Rivers Trail)

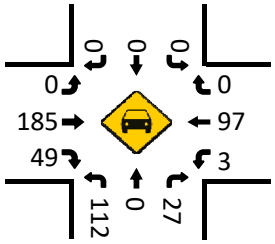
PM	150	2	93	0	16	PM
NOON	0	0	0	0	0	NOON
AM	60	0	115	0	29	AM

CONTROL

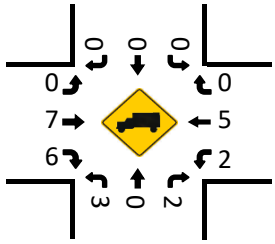
1-Way Stop(NB)

TEV	498	0	515
	AM	NOON	PM
PHF	0.98		0.95

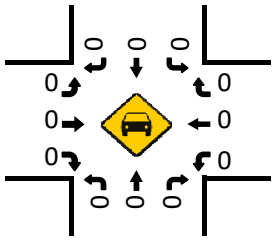
Cars (AM)



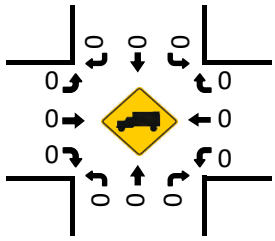
HT (AM)



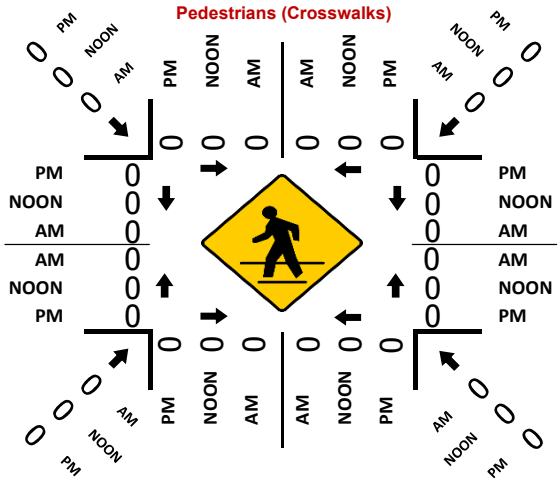
Cars (NOON)



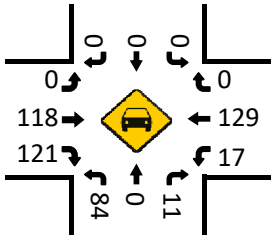
HT (NOON)



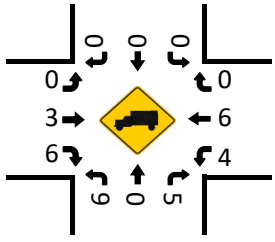
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - Total

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	32	0	7	0	0	0	0	0	0	37	9	0	0	34	0	0	119
7:15 AM	24	0	6	0	0	0	0	0	0	69	10	0	1	17	0	0	127
7:30 AM	25	0	5	0	0	0	0	0	0	47	19	0	1	29	0	0	126
7:45 AM	34	0	11	0	0	0	0	0	0	39	17	0	3	22	0	0	126
8:00 AM	18	0	7	0	0	0	0	0	0	37	14	0	3	21	0	0	100
8:15 AM	21	0	5	0	0	0	0	0	0	42	18	0	1	30	0	0	117
8:30 AM	25	0	3	0	0	0	0	0	0	21	19	0	2	19	0	0	89
8:45 AM	18	0	6	0	0	0	0	0	0	23	21	0	3	22	0	0	93
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	197	0	50	0	0	0	0	0	0	315	127	0	14	194	0	0	897
APPROACH %'s :	79.76%	0.00%	20.24%	0.00%					0.00%	71.27%	28.73%	0.00%	6.73%	93.27%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	115	0	29	0	0	0	0	0	0	192	55	0	5	102	0	0	498
PEAK HR FACTOR :	0.846	0.000	0.659	0.000	0.000	0.000	0.000	0.000	0.000	0.696	0.724	0.000	0.417	0.750	0.000	0.000	0.980
	0.800								0.782				0.787				

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	21	0	5	0	0	0	0	0	0	20	22	0	2	35	0	0	105
2:15 PM	20	0	7	1	0	0	0	0	0	16	34	0	4	25	0	0	107
2:30 PM	27	0	6	0	0	0	0	0	0	24	19	0	6	32	0	0	114
2:45 PM	23	0	5	0	0	0	0	0	0	27	24	0	4	22	0	0	105
3:00 PM	28	0	2	0	0	0	0	0	0	28	13	0	2	26	0	0	99
3:15 PM	22	0	3	0	0	0	0	0	0	21	34	0	5	23	0	0	108
3:30 PM	21	0	5	0	0	0	0	0	0	30	28	0	7	25	0	0	116
3:45 PM	27	0	4	1	0	0	0	0	0	34	34	0	8	28	0	0	136
4:00 PM	18	0	6	0	0	0	0	0	0	27	33	0	4	47	0	0	135
4:15 PM	27	0	1	1	0	0	0	0	0	30	32	0	2	35	0	0	128
4:30 PM	22	0	2	0	0	0	0	0	0	26	22	0	9	30	0	0	111
4:45 PM	23	0	5	0	0	0	0	0	0	25	31	0	5	33	0	0	122
5:00 PM	25	0	2	0	0	0	0	0	0	29	29	0	5	36	0	0	126
5:15 PM	20	0	2	0	0	0	0	0	0	21	26	0	8	45	0	0	122
5:30 PM	11	0	10	0	0	0	0	0	0	30	24	0	5	47	0	0	127
5:45 PM	22	0	3	0	0	0	0	0	0	21	29	0	3	47	0	0	125
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	357	0	68	3	0	0	0	0	0	409	434	0	79	536	0	0	1886
APPROACH %'s :	83.41%	0.00%	15.89%	0.70%					0.00%	48.52%	51.48%	0.00%	12.85%	87.15%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	93	0	16	2	0	0	0	0	0	121	127	0	21	135	0	0	515
PEAK HR FACTOR :	0.861	0.000	0.667	0.500	0.000	0.000	0.000	0.000	0.000	0.890	0.934	0.000	0.656	0.718	0.000	0.000	0.947
	0.867								0.912				0.765				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - Cars

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	32	0	7	0	0	0	0	0	0	35	8	0	0	33	0	0	115
7:15 AM	23	0	6	0	0	0	0	0	0	67	10	0	1	16	0	0	123
7:30 AM	25	0	5	0	0	0	0	0	0	45	15	0	0	28	0	0	118
7:45 AM	32	0	9	0	0	0	0	0	0	38	16	0	2	20	0	0	117
8:00 AM	18	0	6	0	0	0	0	0	0	36	14	0	3	20	0	0	97
8:15 AM	21	0	5	0	0	0	0	0	0	40	17	0	1	29	0	0	113
8:30 AM	25	0	2	0	0	0	0	0	0	20	18	0	1	19	0	0	85
8:45 AM	17	0	5	0	0	0	0	0	0	21	20	0	1	21	0	0	85
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	193	0	45	0	0	0	0	0	0	302	118	0	9	186	0	0	853
APPROACH %'s :	81.09%	0.00%	18.91%	0.00%					0.00%	71.90%	28.10%	0.00%	4.62%	95.38%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	112	0	27	0	0	0	0	0	0	185	49	0	3	97	0	0	473
PEAK HR FACTOR :	0.875	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.690	0.766	0.000	0.375	0.735	0.000	0.000	0.961
	0.848								0.760				0.758				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	20	0	3	0	0	0	0	0	0	16	21	0	2	33	0	0	95
2:15 PM	19	0	7	1	0	0	0	0	0	16	33	0	3	24	0	0	103
2:30 PM	27	0	4	0	0	0	0	0	0	24	18	0	5	32	0	0	110
2:45 PM	22	0	2	0	0	0	0	0	0	25	24	0	3	22	0	0	98
3:00 PM	28	0	2	0	0	0	0	0	0	28	13	0	2	21	0	0	94
3:15 PM	20	0	3	0	0	0	0	0	0	19	32	0	4	22	0	0	100
3:30 PM	21	0	2	0	0	0	0	0	0	29	27	0	5	23	0	0	107
3:45 PM	24	0	4	1	0	0	0	0	0	33	32	0	7	28	0	0	129
4:00 PM	16	0	4	0	0	0	0	0	0	27	30	0	4	45	0	0	126
4:15 PM	23	0	1	1	0	0	0	0	0	29	32	0	1	33	0	0	120
4:30 PM	21	0	2	0	0	0	0	0	0	25	22	0	8	29	0	0	107
4:45 PM	21	0	4	0	0	0	0	0	0	25	31	0	5	31	0	0	117
5:00 PM	24	0	1	0	0	0	0	0	0	28	28	0	4	35	0	0	120
5:15 PM	19	0	2	0	0	0	0	0	0	21	26	0	8	45	0	0	121
5:30 PM	11	0	9	0	0	0	0	0	0	30	24	0	5	46	0	0	125
5:45 PM	22	0	3	0	0	0	0	0	0	21	28	0	3	47	0	0	124
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	338	0	53	3	0	0	0	0	0	396	421	0	69	516	0	0	1796
APPROACH %'s :	85.79%	0.00%	13.45%	0.76%					0.00%	48.47%	51.53%	0.00%	11.79%	88.21%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	84	0	11	2	0	0	0	0	0	118	121	0	17	129	0	0	482
PEAK HR FACTOR :	0.875	0.000	0.688	0.500	0.000	0.000	0.000	0.000	0.000	0.894	0.945	0.000	0.607	0.717	0.000	0.000	0.934
	0.836								0.919				0.745				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - HT

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	4
7:15 AM	1	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	4
7:30 AM	0	0	0	0	0	0	0	0	0	2	4	0	1	1	0	0	8
7:45 AM	2	0	2	0	0	0	0	0	0	1	1	0	1	2	0	0	9
8:00 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	4
8:30 AM	0	0	1	0	0	0	0	0	0	1	1	0	1	0	0	0	4
8:45 AM	1	0	1	0	0	0	0	0	0	2	1	0	2	1	0	0	8
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	4	0	5	0	0	0	0	0	0	13	9	0	5	8	0	0	44
APPROACH %'s :	44.44%	0.00%	55.56%	0.00%					0.00%	59.09%	40.91%	0.00%	38.46%	61.54%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	3	0	2	0	0	0	0	0	0	7	6	0	2	5	0	0	25
PEAK HR FACTOR :	0.375	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.875	0.375	0.000	0.500	0.625	0.000	0.000	0.694
	0.313								0.542				0.583				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	1	0	2	0	0	0	0	0	0	4	1	0	0	2	0	0	10
2:15 PM	1	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	4
2:30 PM	0	0	2	0	0	0	0	0	0	0	1	0	1	0	0	0	4
2:45 PM	1	0	3	0	0	0	0	0	0	2	0	0	1	0	0	0	7
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5
3:15 PM	2	0	0	0	0	0	0	0	0	2	2	0	1	1	0	0	8
3:30 PM	0	0	3	0	0	0	0	0	0	1	1	0	2	2	0	0	9
3:45 PM	3	0	0	0	0	0	0	0	0	1	2	0	1	0	0	0	7
4:00 PM	2	0	2	0	0	0	0	0	0	0	3	0	0	2	0	0	9
4:15 PM	4	0	0	0	0	0	0	0	0	1	0	0	1	2	0	0	8
4:30 PM	1	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	4
4:45 PM	2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	5
5:00 PM	1	0	1	0	0	0	0	0	0	1	1	0	1	1	0	0	6
5:15 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	0	15	0	0	0	0	0	0	13	13	0	10	20	0	0	90
APPROACH %'s :	55.88%	0.00%	44.12%	0.00%					0.00%	50.00%	50.00%	0.00%	33.33%	66.67%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	9	0	5	0	0	0	0	0	0	3	6	0	4	6	0	0	33
PEAK HR FACTOR :	0.563	0.000	0.417	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.500	0.000	0.500	0.750	0.000	0.000	0.917
	0.875								0.750				0.625				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - Bikes

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
APPROACH %'s :													0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250
													0.250				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
APPROACH %'s :													100.00%	0.00%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250
													0.250				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish

Project ID: 25-120038-002
Date: 1/29/2025

Data - Pedestrians (Crosswalks)

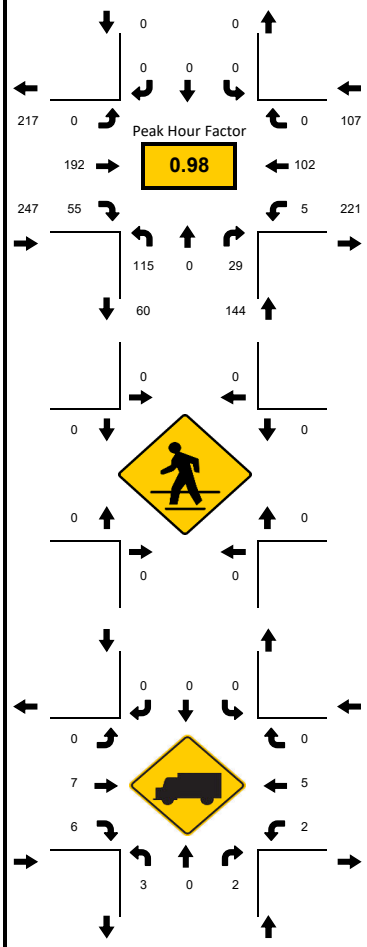
NS/EW Streets:	Twin Rivers Trail		Twin Rivers Trail		Golf Course Rd		Golf Course Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	1	1	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	1	1	0	0	0	0	2
APPROACH %'s :			50.00%	50.00%					
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	03:30 PM - 04:30 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

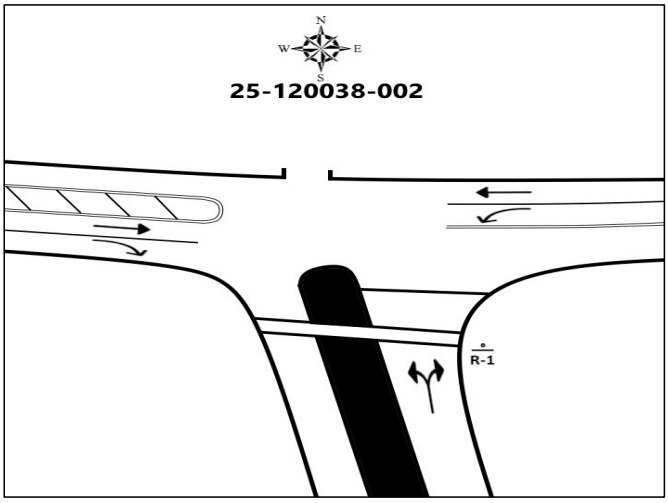
LOCATION: Twin Rivers Trail & Golf Course Rd
CITY/STATE: Parrish, FL

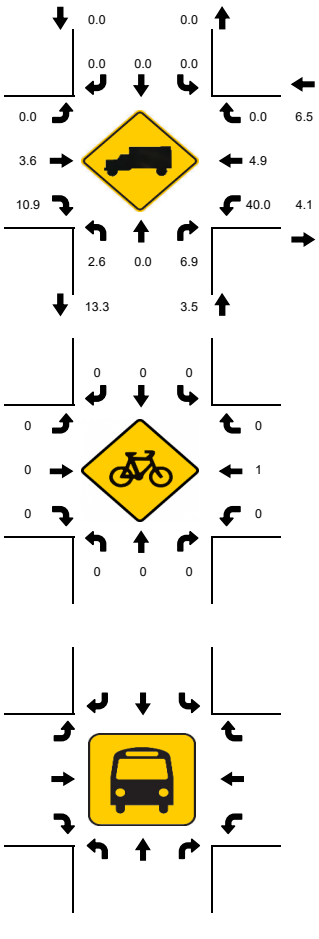
PROJECT ID: 25-120038-002
DATE: Wed, Jan 29, 2025

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services



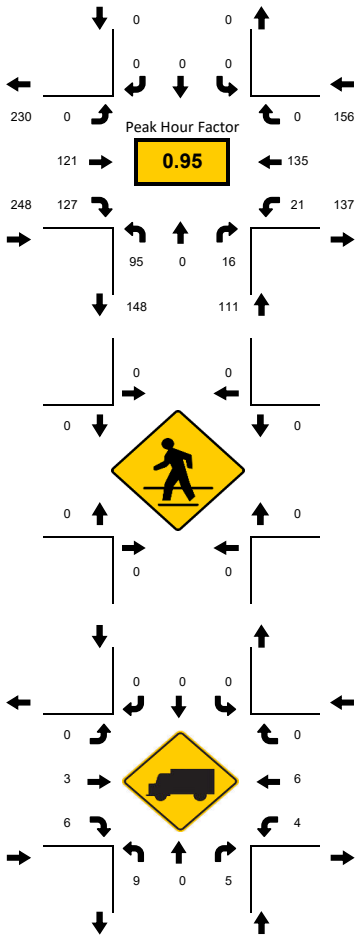


15-Min Count Period Beginning At	Twin Rivers Trail Northbound					Twin Rivers Trail Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	32	0	7	0		0	0	0	0		0	37	9	0		0	34	0	0		119	498
7:15 AM	24	0	6	0		0	0	0	0		0	69	10	0		1	17	0	0		127	479
7:30 AM	25	0	5	0		0	0	0	0		0	47	19	0		1	29	0	0		126	469
7:45 AM	34	0	11	0		0	0	0	0		0	39	17	0		3	22	0	0		126	432
8:00 AM	18	0	7	0		0	0	0	0		0	37	14	0		3	21	0	0		100	399
8:15 AM	21	0	5	0		0	0	0	0		0	42	18	0		1	30	0	0		117	299
8:30 AM	25	0	3	0		0	0	0	0		0	21	19	0		2	19	0	0		89	182
8:45 AM	18	0	6	0		0	0	0	0		0	23	21	0		3	22	0	0		93	93
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	136	0	44	0		0	0	0	0		0	276	76	0		12	136	0	0		**680**	
Heavy Trucks	8	0	8	0		0	0	0	0		0	8	16	0		4	8	0	0		**52**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		**4**	
Buses																						
Stopped Buses																						

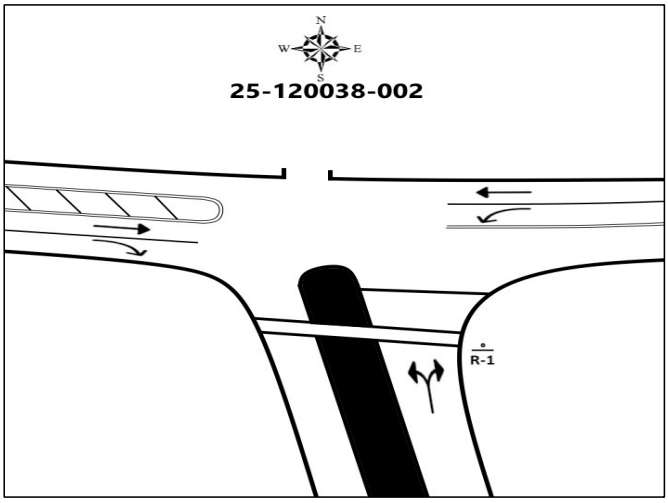
LOCATION: Twin Rivers Trail & Golf Course Rd
CITY/STATE: Parrish, FL

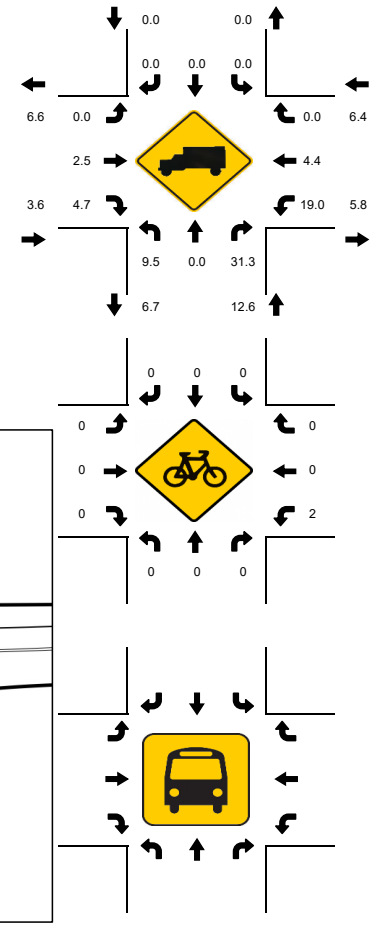
PROJECT ID: 25-120038-002
DATE: Wed, Jan 29, 2025

Peak-Hour: 03:30 PM - 04:30 PM
Peak 15-Minute: 03:45 PM - 04:00 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Twin Rivers Trail Northbound					Twin Rivers Trail Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
2:00 PM	21	0	5	0		0	0	0	0		0	20	22	0		2	35	0	0		105	431
2:15 PM	20	0	7	1		0	0	0	0		0	16	34	0		4	25	0	0		107	425
2:30 PM	27	0	6	0		0	0	0	0		0	24	19	0		6	32	0	0		114	426
2:45 PM	23	0	5	0		0	0	0	0		0	27	24	0		4	22	0	0		105	428
3:00 PM	28	0	2	0		0	0	0	0		0	28	13	0		2	26	0	0		99	459
3:15 PM	22	0	3	0		0	0	0	0		0	21	34	0		5	23	0	0		108	495
3:30 PM	21	0	5	0		0	0	0	0		0	30	28	0		7	25	0	0		116	515
3:45 PM	27	0	4	1		0	0	0	0		0	34	34	0		8	28	0	0		136	510
4:00 PM	18	0	6	0		0	0	0	0		0	27	33	0		4	47	0	0		135	496
4:15 PM	27	0	1	1		0	0	0	0		0	30	32	0		2	35	0	0		128	487
4:30 PM	22	0	2	0		0	0	0	0		0	26	22	0		9	30	0	0		111	481
4:45 PM	23	0	5	0		0	0	0	0		0	25	31	0		5	33	0	0		122	497
5:00 PM	25	0	2	0		0	0	0	0		0	29	29	0		5	36	0	0		126	500
5:15 PM	20	0	2	0		0	0	0	0		0	21	26	0		8	45	0	0		122	374
5:30 PM	11	0	10	0		0	0	0	0		0	30	24	0		5	47	0	0		127	252
5:45 PM	22	0	3	0		0	0	0	0		0	21	29	0		3	47	0	0		125	125
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	**Total**	
All Vehicles	108	0	24	4		0	0	0	0		0	136	136	0		32	188	0	0		**628**	
Heavy Trucks	16	0	12	0		0	0	0	0		0	4	12	0		8	8	0	0		**60**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		8	0	0	0		**8**	
Buses																						
Stopped Buses																						

FDOT PEAK SEASON ADJUSTMENT FACTORS

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1300 MANATEE COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.01	1.07
2	01/08/2023 - 01/14/2023	1.00	1.06
3	01/15/2023 - 01/21/2023	0.99	1.05
4	01/22/2023 - 01/28/2023	0.98	1.04
* 5	01/29/2023 - 02/04/2023	0.96	1.02
* 6	02/05/2023 - 02/11/2023	0.94	1.00
* 7	02/12/2023 - 02/18/2023	0.92	0.98
* 8	02/19/2023 - 02/25/2023	0.92	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.98
*10	03/05/2023 - 03/11/2023	0.92	0.98
*11	03/12/2023 - 03/18/2023	0.92	0.98
*12	03/19/2023 - 03/25/2023	0.93	0.99
*13	03/26/2023 - 04/01/2023	0.94	1.00
*14	04/02/2023 - 04/08/2023	0.95	1.01
*15	04/09/2023 - 04/15/2023	0.96	1.02
*16	04/16/2023 - 04/22/2023	0.97	1.03
*17	04/23/2023 - 04/29/2023	0.98	1.04
18	04/30/2023 - 05/06/2023	0.99	1.05
19	05/07/2023 - 05/13/2023	1.00	1.06
20	05/14/2023 - 05/20/2023	1.01	1.07
21	05/21/2023 - 05/27/2023	1.02	1.09
22	05/28/2023 - 06/03/2023	1.03	1.10
23	06/04/2023 - 06/10/2023	1.05	1.12
24	06/11/2023 - 06/17/2023	1.06	1.13
25	06/18/2023 - 06/24/2023	1.06	1.13
26	06/25/2023 - 07/01/2023	1.07	1.14
27	07/02/2023 - 07/08/2023	1.07	1.14
28	07/09/2023 - 07/15/2023	1.08	1.15
29	07/16/2023 - 07/22/2023	1.08	1.15
30	07/23/2023 - 07/29/2023	1.08	1.15
31	07/30/2023 - 08/05/2023	1.08	1.15
32	08/06/2023 - 08/12/2023	1.08	1.15
33	08/13/2023 - 08/19/2023	1.08	1.15
34	08/20/2023 - 08/26/2023	1.08	1.15
35	08/27/2023 - 09/02/2023	1.07	1.14
36	09/03/2023 - 09/09/2023	1.06	1.13
37	09/10/2023 - 09/16/2023	1.05	1.12
38	09/17/2023 - 09/23/2023	1.04	1.11
39	09/24/2023 - 09/30/2023	1.02	1.09
40	10/01/2023 - 10/07/2023	1.01	1.07
41	10/08/2023 - 10/14/2023	0.99	1.05
42	10/15/2023 - 10/21/2023	0.98	1.04
43	10/22/2023 - 10/28/2023	0.98	1.04
44	10/29/2023 - 11/04/2023	0.98	1.04
45	11/05/2023 - 11/11/2023	0.99	1.05
46	11/12/2023 - 11/18/2023	0.99	1.05
47	11/19/2023 - 11/25/2023	0.99	1.05
48	11/26/2023 - 12/02/2023	1.00	1.06
49	12/03/2023 - 12/09/2023	1.00	1.06
50	12/10/2023 - 12/16/2023	1.01	1.07
51	12/17/2023 - 12/23/2023	1.00	1.06
52	12/24/2023 - 12/30/2023	1.00	1.06
53	12/31/2023 - 12/31/2023	0.99	1.05

* PEAK SEASON

MULHOLLAND EXTENSION / CC ROAD SITE PLAN

MULHOLLAND EXTENSION / CC ROAD SITE PLAN

FOR

PRE RANCH ROADWAY IMPROVEMENTS PHASE I

SECTION 01, 11 & 12, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

DESIGNED	MF
DRAWN	B.MOORE
CHK'D	
DATE	01/2022
JOB NO	4272A
SHEET	19

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
13123 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
EB 0007670 LB 0006983 LC 0000610
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3116

MICHAEL FERDINAND
PROFESSIONAL ENGINEER #77758
SIGNATURE

1	REVISED PUBLIC TRACKS	B. MOORE 06/2022
2	ADDED PEDESTRIAN EASEMENT	B. MOORE 11/2022

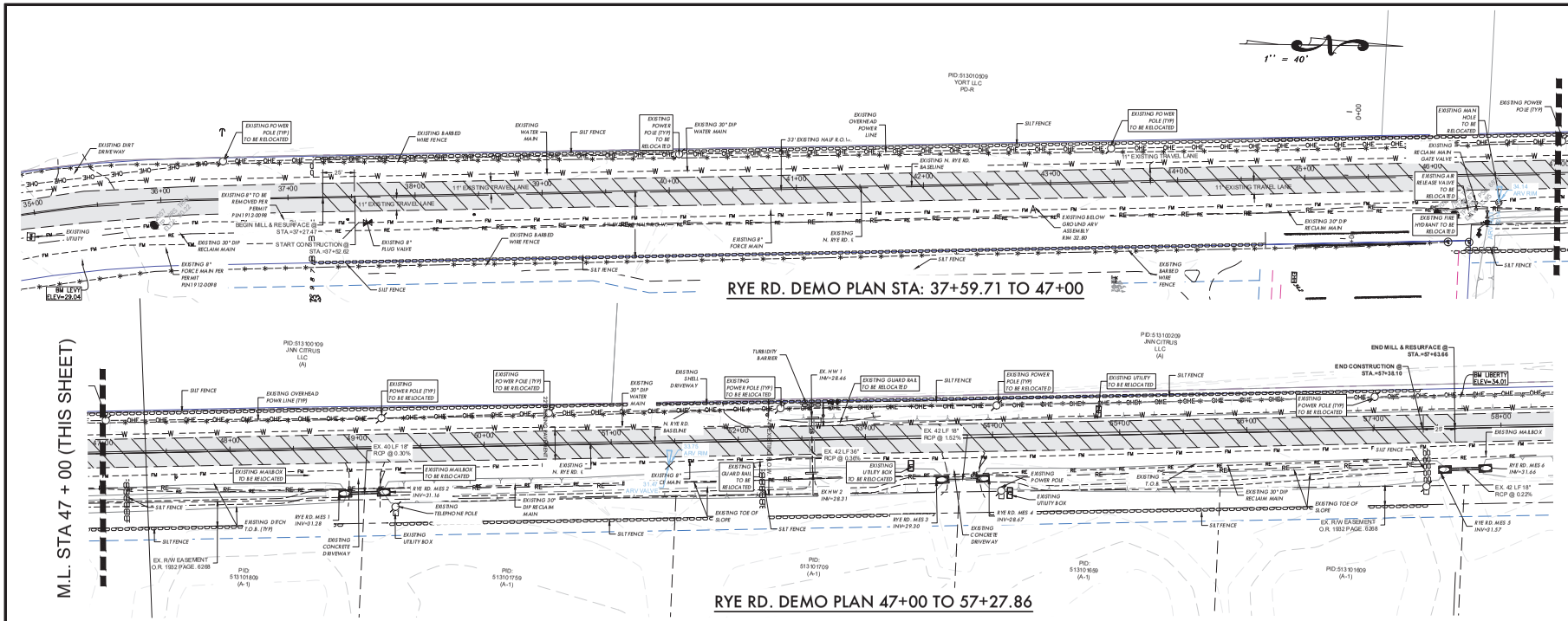
REVISIONS

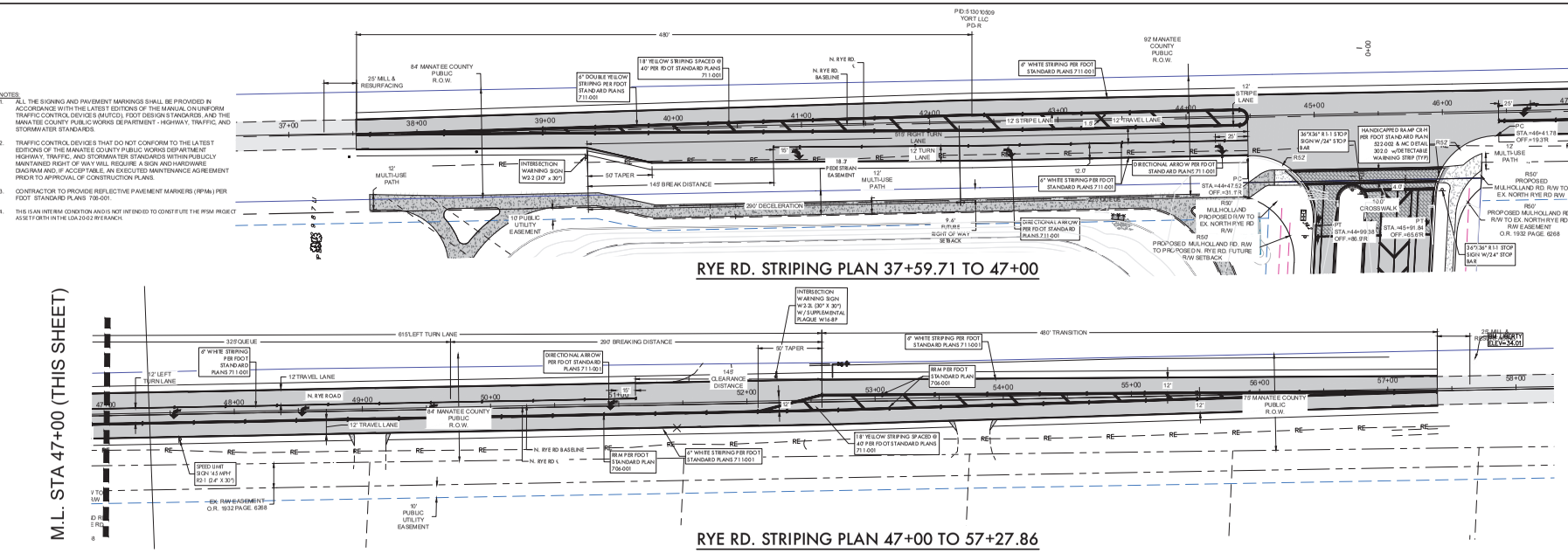
DRAWING NOTES:
1. MEDIUM PATH AND SIDEWALK MAY MEANDER THROUGH RIGHT OF WAY & ROADWAY BUFFERS PER ROADWAY DIRECTION.
2. SPECIAL PAVING IS OPTIONAL AND MAY INCLUDE DECORATIVE PAVERS, STAMPED PAVEMENT, ETC.
3. REFER TO SHEET 03 FOR PHASING DETAILS.
4. UTILITIES ARE INCLUDED AS PHASE 1A WITHIN THE PLAN SET. PHASES 1B, 1C & 1D ARE AS DESIGNATED WITHIN THIS PLAN SET.
5. ALL ASPHALT TRAILS AND PICKLEBALL COURTS WILL BE CONCRETE.

MATCH LINE STA: 11+00 (THIS SHEET)

MATCH LINE STA: 22+00 (SEE SHEET 20)

MATCH LINE STA: 11+00 (THIS SHEET)





NOTES:
1. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
2. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITIONS OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
3. CONTRACTOR TO PROVIDE REFLECTIVE PAVEMENT MARKERS (RPMs) PER FDOT STANDARD PLANS 706-001.
4. THIS IS AN INTERIM CONDITION AND IS NOT INTENDED TO CONSTITUTE THE PSM PROJECT AS SET FORTH IN THE LDA 20-02 RYE RANCH.

MICHAEL FERDINAND
PROFESSIONAL ENGINEER #77752
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LB #7920
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

	DESCRIPTION	BY
1	ADDED EXISTING ASPHALT, CHG.-OUT, ADDED N. RYE RD. CROSSING, PM, REVISED N. RYE RD. ALIGNMENT, ADDED INTERSECTION SURVEY, REVISED ROAD NAMES, REVISED SCALE	N. MOORE
2	ADDED 4 FT. SWALE SECTION	N. MOORE
3		N. MOORE
4	REVISED SOUTHBOUND WARNING SIGN	N. MOORE
5		
6		
7		

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N. RYE RD. IMPROVEMENTS
FOR
RYE RANCH ROADWAY IMPROVEMENTS PHASE I & II
SECTION 01, 11 & 12, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	BF
DRAWN	EMOORE
CHECKED	MFC
DATE	01/2022
JOB NO.	4604
SHEET	8

Wed, 09 Apr 2025 – 3:40pm X:\Acad\RYE RANCH (4477A)\Mulholland and Road LL\ENG\WRE – RYE RD IMP.dwg

INTERSECTION ANALYSIS

HCM 6th Signalized Intersection Summary
1: Rye Rd & Golf Course Rd

06/17/2025

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	159	447	543	125	312	78	438	975	215	79	390	70
Future Volume (veh/h)	159	447	543	125	312	78	438	975	215	79	390	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1870	1885	1870	1870	1870	1870	1826	1870	1796	1870	1885
Adj Flow Rate, veh/h	169	476	325	133	332	66	466	1037	182	84	415	59
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	2	1	2	2	2	2	5	2	7	2	1
Cap, veh/h	234	524	773	170	374	74	562	1272	223	182	852	120
Arrive On Green	0.09	0.28	0.28	0.05	0.25	0.25	0.20	0.43	0.43	0.05	0.27	0.27
Sat Flow, veh/h	1711	1870	1598	1781	1515	301	1781	2951	517	1711	3126	442
Grp Volume(v), veh/h	169	476	325	133	0	398	466	609	610	84	235	239
Grp Sat Flow(s),veh/h/ln	1711	1870	1598	1781	0	1816	1781	1735	1733	1711	1777	1791
Q Serve(g_s), s	10.1	34.4	18.5	7.5	0.0	29.6	25.3	43.1	43.3	4.9	15.5	15.7
Cycle Q Clear(g_c), s	10.1	34.4	18.5	7.5	0.0	29.6	25.3	43.1	43.3	4.9	15.5	15.7
Prop In Lane	1.00		1.00	1.00		0.17	1.00		0.30	1.00		0.25
Lane Grp Cap(c), veh/h	234	524	773	170	0	448	562	748	747	182	484	488
V/C Ratio(X)	0.72	0.91	0.42	0.78	0.00	0.89	0.83	0.81	0.82	0.46	0.48	0.49
Avail Cap(c_a), veh/h	262	615	850	170	0	506	724	748	747	182	484	488
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	0.71	0.71	0.71	1.00	1.00	1.00
Uniform Delay (d), s/veh	37.7	48.6	23.4	42.1	0.0	50.8	26.9	34.9	35.0	36.3	42.7	42.8
Incr Delay (d2), s/veh	8.3	15.9	0.4	20.5	0.0	16.0	4.6	6.9	7.0	1.8	3.4	3.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.7	18.1	6.9	4.4	0.0	15.2	10.9	18.8	18.9	2.1	7.1	7.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	46.0	64.5	23.8	62.6	0.0	66.9	31.5	41.8	42.0	38.1	46.1	46.3
LnGrp LOS	D	E	C	E		E	C	D	D	D	D	D
Approach Vol, veh/h		970			531			1685			558	
Approach Delay, s/veh		47.6			65.8			39.0			45.0	
Approach LOS		D			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.2	46.5	17.7	40.6	13.0	68.8	13.0	45.2
Change Period (Y+Rc), s	6.7	8.4	5.5	6.0	6.7	8.4	5.5	6.0
Max Green Setting (Gmax), s	41.3	18.6	14.5	39.0	6.3	53.6	7.5	46.0
Max Q Clear Time (g_c+I1), s	27.3	17.7	12.1	31.6	6.9	45.3	9.5	36.4
Green Ext Time (p_c), s	1.2	0.2	0.1	1.3	0.0	4.5	0.0	2.8

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	45.9
HCM 6th LOS	D

HCM 6th Signalized Intersection Summary
1: Rye Rd & Golf Course Rd 06/17/2025

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	159	447	594	131	312	78	468	1009	218	79	447	70
Future Volume (veh/h)	159	447	594	131	312	78	468	1009	218	79	447	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1870	1885	1870	1870	1870	1870	1826	1870	1796	1870	1885
Adj Flow Rate, veh/h	169	476	379	139	332	66	498	1073	185	84	476	59
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	2	1	2	2	2	2	5	2	7	2	1
Cap, veh/h	235	526	803	170	376	75	552	1273	219	173	808	100
Arrive On Green	0.09	0.28	0.28	0.05	0.25	0.25	0.22	0.43	0.43	0.05	0.25	0.25
Sat Flow, veh/h	1711	1870	1598	1781	1515	301	1781	2960	509	1711	3184	393
Grp Volume(v), veh/h	169	476	379	139	0	398	498	628	630	84	265	270
Grp Sat Flow(s),veh/h/ln	1711	1870	1598	1781	0	1816	1781	1735	1734	1711	1777	1800
Q Serve(g_s), s	10.1	34.4	21.7	7.5	0.0	29.6	27.7	45.2	45.5	5.1	18.3	18.5
Cycle Q Clear(g_c), s	10.1	34.4	21.7	7.5	0.0	29.6	27.7	45.2	45.5	5.1	18.3	18.5
Prop In Lane	1.00		1.00	1.00		0.17	1.00		0.29	1.00		0.22
Lane Grp Cap(c), veh/h	235	526	803	170	0	450	552	746	746	173	451	457
V/C Ratio(X)	0.72	0.91	0.47	0.82	0.00	0.88	0.90	0.84	0.84	0.49	0.59	0.59
Avail Cap(c_a), veh/h	263	615	879	170	0	506	683	746	746	173	451	457
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	0.54	0.54	0.54	1.00	1.00	1.00
Uniform Delay (d), s/veh	37.6	48.5	22.7	43.2	0.0	50.7	28.5	35.6	35.7	38.1	45.8	45.9
Incr Delay (d2), s/veh	8.1	15.5	0.4	25.8	0.0	15.6	7.9	6.3	6.5	2.1	5.5	5.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.7	18.0	8.0	4.8	0.0	15.2	12.5	19.6	19.7	2.2	8.6	8.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	45.7	64.0	23.1	69.0	0.0	66.3	36.5	41.9	42.2	40.2	51.3	51.4
LnGrp LOS	D	E	C	E		E	D	D	D	D	D	D
Approach Vol, veh/h		1024			537			1756			619	
Approach Delay, s/veh		45.9			67.0			40.5			49.8	
Approach LOS		D			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	37.7	43.9	17.7	40.7	13.0	68.6	13.0	45.4
Change Period (Y+Rc), s	6.7	8.4	5.5	6.0	6.7	8.4	5.5	6.0
Max Green Setting (Gmax), s	41.3	18.6	14.5	39.0	6.3	53.6	7.5	46.0
Max Q Clear Time (g_c+I1), s	29.7	20.5	12.1	31.6	7.1	47.5	9.5	36.4
Green Ext Time (p_c), s	1.3	0.0	0.1	1.3	0.0	3.7	0.0	3.0

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	47.0
HCM 6th LOS	D

HCM 6th Signalized Intersection Summary
2: Rye Rd & Mulholland Rd 06/17/2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	216	78	1550	249	126	932
Future Volume (veh/h)	216	78	1550	249	126	932
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	225	81	1615	259	131	971
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	286	131	1859	829	168	2199
Arrive On Green	0.08	0.08	0.52	0.52	0.05	0.62
Sat Flow, veh/h	3456	1585	3647	1585	1781	3647
Grp Volume(v), veh/h	225	81	1615	259	131	971
Grp Sat Flow(s),veh/h/ln	1728	1585	1777	1585	1781	1777
Q Serve(g_s), s	8.9	6.9	55.6	13.0	4.6	20.1
Cycle Q Clear(g_c), s	8.9	6.9	55.6	13.0	4.6	20.1
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	286	131	1859	829	168	2199
V/C Ratio(X)	0.79	0.62	0.87	0.31	0.78	0.44
Avail Cap(c_a), veh/h	469	215	2198	980	251	2706
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.36	0.36	0.73	0.73
Uniform Delay (d), s/veh	63.0	62.1	29.2	19.0	31.1	14.0
Incr Delay (d2), s/veh	4.7	4.6	2.2	0.4	6.6	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.1	3.0	22.7	4.7	2.6	7.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	67.7	66.7	31.4	19.4	37.7	14.1
LnGrp LOS	E	E	C	B	D	B
Approach Vol, veh/h	306		1874			1102
Approach Delay, s/veh	67.5		29.8			16.9
Approach LOS	E		C			B

Timer - Assigned Phs		2			5	6	8
Phs Duration (G+Y+Rc), s		95.0			13.4	81.6	17.6
Change Period (Y+Rc), s		8.4			6.7	8.4	6.0
Max Green Setting (Gmax), s		106.6			13.3	86.6	19.0
Max Q Clear Time (g_c+I1), s		22.1			6.6	57.6	10.9
Green Ext Time (p_c), s		7.8			0.2	15.6	0.7

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	29.0
HCM 6th LOS	C

HCM 6th Signalized Intersection Summary
2: Rye Rd & Mulholland Rd 06/17/2025

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	2	18	224	3	78	31	1622	254	126	1054	41
Future Volume (veh/h)	25	2	18	224	3	78	31	1622	254	126	1054	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	2	19	233	3	81	32	1690	265	131	1098	43
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	98	5	52	284	300	254	347	2308	1029	196	2313	91
Arrive On Green	0.04	0.04	0.04	0.08	0.16	0.16	0.03	0.65	0.65	0.04	0.66	0.66
Sat Flow, veh/h	1314	153	1455	3456	1870	1585	1781	3554	1585	1781	3486	136
Grp Volume(v), veh/h	26	0	21	233	3	81	32	1690	265	131	560	581
Grp Sat Flow(s),veh/h/ln	1314	0	1608	1728	1870	1585	1781	1777	1585	1781	1777	1846
Q Serve(g_s), s	2.7	0.0	1.8	9.3	0.2	6.3	0.8	44.5	9.9	3.5	21.7	21.7
Cycle Q Clear(g_c), s	2.7	0.0	1.8	9.3	0.2	6.3	0.8	44.5	9.9	3.5	21.7	21.7
Prop In Lane	1.00		0.90	1.00		1.00	1.00		1.00	1.00		0.07
Lane Grp Cap(c), veh/h	98	0	57	284	300	254	347	2308	1029	196	1179	1225
V/C Ratio(X)	0.27	0.00	0.37	0.82	0.01	0.32	0.09	0.73	0.26	0.67	0.47	0.47
Avail Cap(c_a), veh/h	220	0	207	346	508	430	370	2308	1029	244	1179	1225
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	0.17	0.17	0.17	0.62	0.62	0.62
Uniform Delay (d), s/veh	66.4	0.0	66.0	63.2	49.4	52.0	9.0	16.4	10.3	23.6	11.6	11.6
Incr Delay (d2), s/veh	1.4	0.0	3.9	12.4	0.0	0.7	0.0	0.4	0.1	3.1	0.9	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	0.8	4.6	0.1	2.6	0.3	16.3	3.4	2.9	8.1	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	67.9	0.0	69.9	75.6	49.4	52.7	9.0	16.8	10.4	26.7	12.4	12.4
LnGrp LOS	E		E	E	D	D	A	B	B	C	B	B
Approach Vol, veh/h		47			317			1987			1272	
Approach Delay, s/veh		68.8			69.5			15.8			13.9	
Approach LOS		E			E			B			B	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.3	101.3		28.5	12.2	99.3	17.5	11.0				
Change Period (Y+Rc), s	6.7	8.4		6.0	6.7	8.4	6.0	6.0				
Max Green Setting (Gmax), s	5.3	75.6		38.0	9.3	71.6	14.0	18.0				
Max Q Clear Time (g_c+I1), s	2.8	23.7		8.3	5.5	46.5	11.3	4.7				
Green Ext Time (p_c), s	0.0	8.6		0.2	0.1	15.2	0.2	0.1				

Intersection Summary												
HCM 6th Ctrl Delay, s/veh			20.5									
HCM 6th LOS			C									

HCM 6th Signalized Intersection Summary
3: Rye Rd & Upper Manatee River Rd 06/17/2025

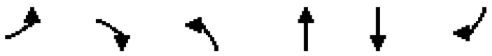


Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	337	86	117	1721	877	273
Future Volume (veh/h)	337	86	117	1721	877	273
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1885	1870	1796	1856	1811	1796
Adj Flow Rate, veh/h	362	82	126	1851	943	260
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	1	2	7	3	6	7
Cap, veh/h	387	88	246	2208	1384	381
Arrive On Green	0.27	0.27	0.05	0.63	0.52	0.52
Sat Flow, veh/h	1428	323	1711	3618	2757	733
Grp Volume(v), veh/h	445	0	126	1851	608	595
Grp Sat Flow(s),veh/h/ln	1756	0	1711	1763	1721	1679
Q Serve(g_s), s	34.7	0.0	4.7	57.9	36.8	37.0
Cycle Q Clear(g_c), s	34.7	0.0	4.7	57.9	36.8	37.0
Prop In Lane	0.81	0.18	1.00			0.44
Lane Grp Cap(c), veh/h	476	0	246	2208	893	872
V/C Ratio(X)	0.94	0.00	0.51	0.84	0.68	0.68
Avail Cap(c_a), veh/h	677	0	246	2208	893	872
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.92	0.92
Uniform Delay (d), s/veh	49.8	0.0	20.9	20.6	25.0	25.1
Incr Delay (d2), s/veh	16.3	0.0	1.8	3.0	3.8	4.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	16.9	0.0	1.9	22.3	15.2	14.9
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	66.1	0.0	22.7	23.6	28.9	29.1
LnGrp LOS	E		C	C	C	C
Approach Vol, veh/h	445			1977	1203	
Approach Delay, s/veh	66.1			23.6	29.0	
Approach LOS	E			C	C	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	81.1				96.1	43.9
Change Period (Y+Rc), s	8.4	8.4				8.4	6.0
Max Green Setting (Gmax), s	6.6	56.6				71.6	54.0
Max Q Clear Time (g_c+I1), s	6.7	39.0				59.9	36.7
Green Ext Time (p_c), s	0.0	7.2				8.9	1.3

Intersection Summary			
HCM 6th Ctrl Delay, s/veh		30.6	
HCM 6th LOS		C	

HCM 6th Signalized Intersection Summary
3: Rye Rd & Upper Manatee River Rd 06/17/2025



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	403	86	117	1816	933	313
Future Volume (veh/h)	403	86	117	1816	933	313
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1885	1870	1796	1856	1811	1796
Adj Flow Rate, veh/h	433	82	126	1953	1003	303
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	1	2	7	3	6	7
Cap, veh/h	458	87	193	2070	1252	376
Arrive On Green	0.31	0.31	0.05	0.59	0.48	0.48
Sat Flow, veh/h	1478	280	1711	3618	2698	783
Grp Volume(v), veh/h	516	0	126	1953	660	646
Grp Sat Flow(s),veh/h/ln	1761	0	1711	1763	1721	1670
Q Serve(g_s), s	40.0	0.0	5.1	71.8	45.3	46.0
Cycle Q Clear(g_c), s	40.0	0.0	5.1	71.8	45.3	46.0
Prop In Lane	0.84	0.16	1.00			0.47
Lane Grp Cap(c), veh/h	546	0	193	2070	826	802
V/C Ratio(X)	0.95	0.00	0.65	0.94	0.80	0.81
Avail Cap(c_a), veh/h	679	0	193	2070	826	802
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.83	0.83
Uniform Delay (d), s/veh	47.1	0.0	27.8	26.8	30.7	30.9
Incr Delay (d2), s/veh	19.7	0.0	7.5	9.6	6.7	7.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	20.0	0.0	2.3	30.2	19.4	19.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	66.8	0.0	35.3	36.4	37.4	38.0
LnGrp LOS	E		D	D	D	D
Approach Vol, veh/h	516			2079	1306	
Approach Delay, s/veh	66.8			36.3	37.7	
Approach LOS	E			D	D	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	75.6				90.6	49.4
Change Period (Y+Rc), s	8.4	8.4				8.4	6.0
Max Green Setting (Gmax), s	6.6	56.6				71.6	54.0
Max Q Clear Time (g_c+I1), s	7.1	48.0				73.8	42.0
Green Ext Time (p_c), s	0.0	5.0				0.0	1.4

Intersection Summary			
HCM 6th Ctrl Delay, s/veh		40.8	
HCM 6th LOS		D	

ARTERIAL ANALYSIS

Arterial Level of Service: NB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Upper Manatee River	II	36	327.3	31.0	358.3	3.23	32.5	B
Mulholland Rd	II	45	130.0	10.4	140.4	1.62	41.7	A
Golf Course Rd	II	45	88.0	45.9	133.9	1.10	29.6	B
Total	II		545.3	87.3	632.6	5.96	33.9	B

Arterial Level of Service: SB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Golf Course Rd	II	45	40.9	55.4	96.3	0.45	16.8	E
Mulholland Rd	II	45	88.0	6.3	94.3	1.10	42.0	A
Upper Manatee River	II	45	130.0	46.7	176.7	1.62	33.1	B
Total	II		258.9	108.4	367.3	3.17	31.1	B

Arterial Level of Service: NB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Upper Manatee River	II	36	327.3	46.8	374.1	3.23	31.1	B
Mulholland Rd	II	45	130.0	22.4	152.4	1.62	38.4	A
Golf Course Rd	II	45	88.0	31.7	119.7	1.10	33.1	B
Total	II		545.3	100.9	646.2	5.96	33.2	B

Arterial Level of Service: SB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Golf Course Rd	II	45	40.9	62.3	103.2	0.45	15.7	E
Mulholland Rd	II	45	88.0	20.8	108.8	1.10	36.4	A
Upper Manatee River	II	45	130.0	49.3	179.3	1.62	32.6	B
Total	II		258.9	132.4	391.3	3.17	29.2	B

Arterial Level of Service

06/17/2025

Arterial Level of Service: EB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	152.6	63.3	215.9	1.70	28.3	B
Total	II		152.6	63.3	215.9	1.70	28.3	B

Arterial Level of Service: WB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	117.6	72.4	190.0	1.31	24.8	C
Total	II		117.6	72.4	190.0	1.31	24.8	C

Arterial Level of Service: EB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	97.2	63.3	160.5	1.08	24.2	C
Total	II		97.2	63.3	160.5	1.08	24.2	C

Arterial Level of Service: WB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	117.6	72.4	190.0	1.31	24.8	C
Total	II		117.6	72.4	190.0	1.31	24.8	C

FDOT 2023 MULTI-MODEL
QUALITY LEVEL OF SERVICE HANDBOOK

Limited Access

Freeway Generalized Service Volume Tables

(Core Urbanized)

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Transitioning)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Rural)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

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Limited Access

Freeway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Number of Lanes (one direction)	2-6	2.5	2-5	2-4
Posted Speed (mph)	65	70	70	70
Auxiliary Lanes	No	No	No	No
Lane Width (feet)	12	12	12	12
Total Ramp Density (ramps/mile)	1.33	2.67	0.50	0.17
Facility Length (miles)	3	3	6	18
Terrain	Level	Level	Level	Level

Traffic Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Planning Analysis Hour Factor (K)	0.085	0.090	0.098	0.105
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.95	0.95	0.92	0.88
Base Free Flow Speed (mph)	70	75	75	75
Heavy Vehicle Percent (%)	4%	4%	9%	12%
Speed Adjustment Factor (SAF)	0.975	0.975	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968	0.968	0.968

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

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C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C1	C2
Number of Lanes (one direction)	1	2-3
Posted Speed (mph)	55	55
Base Free Flow Speed (mph)	60	60
Median Type	Undivided	Divided
Shoulder Width (feet)	3	6
Lane Width (feet)	12	12
% No Passing Zone	20%	
Access-Point Density (access/mile)	2	2
Terrain	Level	Level

Traffic Characteristics

	C1	C2
Planning Analysis Hour Factor (K)	0.095	0.095
Directional Distribution Factor (D)	0.55	0.55
Peak Hour Factor (PHF)	0.88	0.88
Heavy Vehicle Percent (%)	5%	10%
Speed Adjustment Factor (SAF)	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

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* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

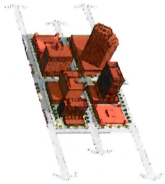


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

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* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

Traffic Characteristics

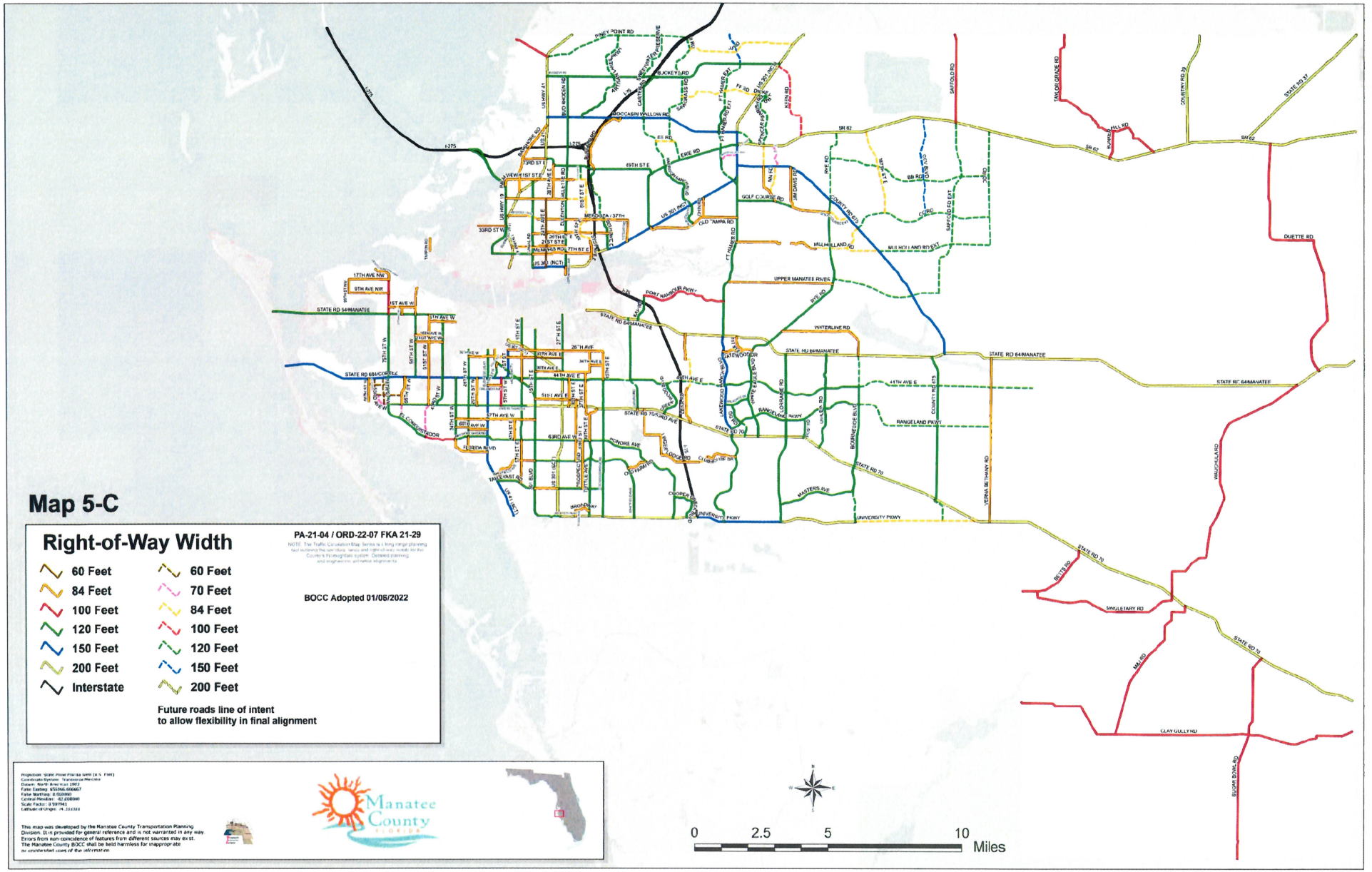
	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

Signal Characteristics

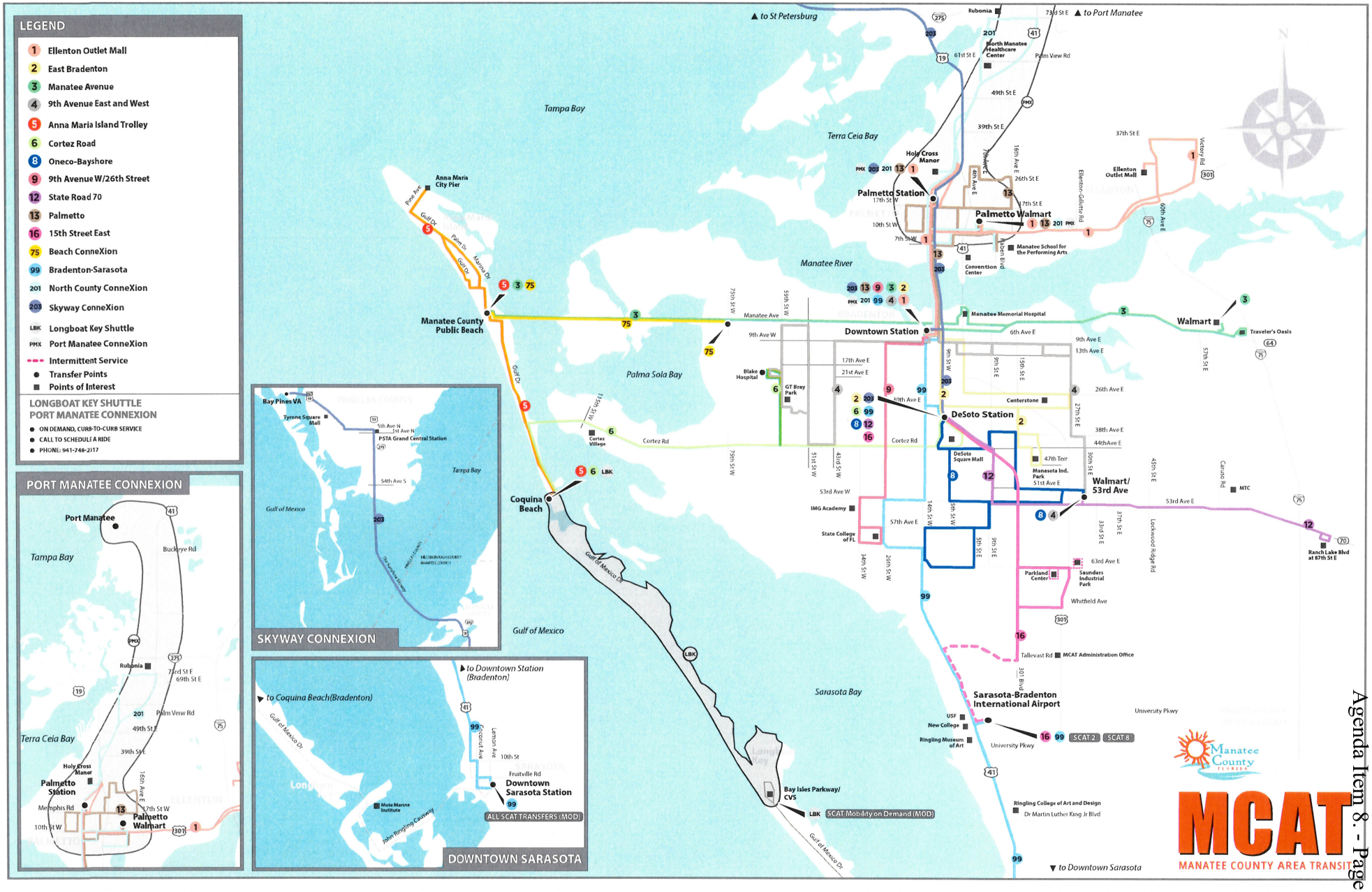
	C2T	C4		C5		C6	
Cycle Length	90	170		150		120	
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)	0.47 (4 lanes)	0.55 (1,2,3 lanes)	0.48 (4 lanes)	0.52 (1,2,3 lanes)	0.46 (4 lanes)
Yellow Change Interval	4.4	4.8		4		3.7	
Red Change Interval	2	2		2		2	

MANATEE COUNTY 2045 TRAFFIC CIRCULATION
RIGHT OF WAY PROTECTION AND RESERVATION

2045 Future Traffic Circulation Right-of-Way Protection and Reservation



MANATEE COUNTY BUS SERVICE


LEGEND
1 Ellenton Outlet Mall
2 East Bradenton
3 Manatee Avenue
4 9th Avenue East and West
5 Anna Maria Island Trolley
6 Cortez Road
8 Oneco-Bayshore
9 9th Avenue W/26th Street
12 State Road 70
13 Palmetto
16 15th Street East
75 Beach ConneXion
99 Bradenton-Sarasota
201 North County ConneXion
203 Skyway ConneXion
LBK Longboat Key Shuttle
PMX Port Manatee ConneXion
Intermittent Service
Transfer Points
Points of Interest
LONGBOAT KEY SHUTTLE
PORT MANATEE CONNEXION
ON DEMAND, CURB-TO-CURB SERVICE
CALL TO SCHEDULE A RIDE
PHONE: 941-748-2317
PORT MANATEE CONNEXION
SKYWAY CONNEXION
DOWNTOWN SARASOTA
to Coquina Beach(Bradenton)
to Downtown Station (Bradenton)
Downtown Sarasota Station
ALL SCAT TRANSFERS (MOD)
to St Petersburg
to Port Manatee
to Downtown Sarasota
Tampa Bay
Terra Ceia Bay
Manatee River
Palma Sola Bay
Sarasota Bay
Gulf of Mexico
Anna Maria City Pier
Manatee County Public Beach
Coquina Beach
Holy Cross Manor
Palmetto Station
Palmetto Walmart
Downtown Station
DeSoto Station
Walmart/ 53rd Ave
Sarasota-Bradenton International Airport
Bay Isles Parkway/ CVS
Manatee Memorial Hospital
Blake Hospital
GT Bray Park
Centerstone
DeSoto Square Mall
Manasota Ind. Park
IMG Academy
State College of FL
Parkland Center
Saunders Industrial Park
Ellenton Outlet Mall
Manatee School for the Performing Arts
Convention Center
North Manatee Healthcare Center
Palm View Rd
Cortez Rd
Gulf Dr
Gulf of Mexico Dr
Tallevast Rd
MCAT Administration Office
Ringling College of Art and Design
Ringling Museum of Art
USF New College
Mote Marine Institute
Bay Pines VA
Tyrone Square Mall
PSTA Grand Central Station
Traveler's Oasis
Ranch Lake Blvd at 87th St E
MTC
SCAT 2
SCAT 8
SCAT Mobility on Demand (MOD)
Manatee County FLORIDA
MCAT
MANATEE COUNTY AREA TRANSIT

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D3 - Concurrency Deferral & Acknowledgement

DEFERRAL AND ACKNOWLEDGMENT OF EVENTUAL REQUIREMENT FOR CONCURRENCY CERTIFICATION

NOTE: When an application for a development order defers "Concurrency" certification to a later stage of approval, the property owner(s) or authorized representative(s) must acknowledge the eventual requirement for certification. A development order that does not have a "Concurrency" Certificate of Level of Service Compliance shall not grant any rights or entitlements to certification; shall not exempt the proposed development from the eventual requirements for certification; and shall not grant any rights to commence development without certification.

Parcel No: 512000001, 513010509, 513100109, 513100209, 513510159, 515810000, 521800003, 524800000
Property Size (acres or sq. ft.): 464.737

Section: 11 Township: 34 SOUTH Range: 19 EAST TAZ: NA

Print Name(s) of all Property Owners:

2351 Rye Road, LLC; Yort, LLC.

Being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) or authorized representative(s) of the following described property: (print legal description)

   See Legal Attached, Exhibit A.

2. That this property constitutes the property for which a request for approval is sought precedent to the use or development of land and is sought through the Building & Development Services Department, an administrative agency of the Board of County Commissioners of Manatee County, Florida.

3. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not exempt me/us, or the successors and/or assigns of the property, when seeking further development approval(s) from Manatee County Government for the above-cited property, from the requirement for a Certificate of Level of Service which shall ensure the adequacy of public facilities to serve land development according to the adopted level-of-service standards.

4. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not grant me/us, or the successors and/or assigns of the property, any rights or entitlements to a Certificate of Level of Service Compliance, public facility capacities or approval to commence development.

5. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not assure me/us, or the successors and/or assigns of the property, of future adequate capacities in public facilities, and that (I/we) proceed aware of the risk of future inadequate capacities.

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Affix Signatures of All Property Owner(s)/Agent(s):

Margaret C Tusing
(Signature)

3/15/2024
(Date)

(Signature)

Click or tap to enter a date.
(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March (month), 2024 (year), by Margaret C Tusing (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

SHAARA JOHNSON
Notary Public-State of Florida
Commission # HH 165642
My Commission Expires
August 16, 2025

Signature of Notary Public – State of Florida

Shaara Johnson
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)

EXHIBIT A

LEGAL DESCRIPTION – 2531 RYE ROAD

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION S 89°07'04" E, A DISTANCE OF 1310.99 FEET; TO THE **POINT OF BEGINNING**; THENCE S 89°17'45" E, A DISTANCE OF 984.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY OF NORTH RYE ROAD; THENCE S 03°25'33" E ALONG SAID MAINTAINED RIGHT OF WAY A DISTANCE OF 1323.31 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 89°19'48" W, A DISTANCE OF 1082.11 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 00°47'46" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1320.52 FEET; TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION – YORT, LLC

LEGAL DESCRIPTION – YORT

A PARCEL OF LAND LYING IN SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, S 00°17'19" W, A DISTANCE OF 1335.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S 00°55'14" W, A DISTANCE OF 84.00 FEET; TO THE **POINT OF BEGINNING**; THENCE S 89°47'48" E, A DISTANCE OF 1299.94 FEET; THENCE S 89°19'48" E, A DISTANCE OF 1084.41 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF NORTH RYE ROAD, THENCE ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES; 1) S 03°20'57" E, A DISTANCE OF 970.55 FEET; 2) S 06°17'25" E, A DISTANCE OF 66.08 FEET; 3) S 13°02'29" E, A DISTANCE OF 880.45 FEET; 4) S 23°49'39" W, A DISTANCE OF 15.99 FEET; THENCE N 89°48'37" W, A DISTANCE OF 2672.39 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14 ; THENCE S 00°22'50" W ALONG SAID EAST LINE A DISTANCE OF 1687 FEET MORE OR LESS TO THE NORTH ORDINARY HIGH WATER LINE OF MANATEE RIVER; THENCE MEANDER ALONG THE SAID NORTH ORDINARY HIGH WATER LINE FOR A DISTANCE OF 4697 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N 01°09'15" E, A DISTANCE OF 2624 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 00°30'55" W, A DISTANCE OF 1322.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S 89°41'07" E, A DISTANCE OF 1340.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE S 89°20'17" E ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 2470.26 FEET; THENCE S 00°37'00" W, A DISTANCE OF 84.00 FEET; THENCE S 89°20'13" E, A DISTANCE OF 133.53 FEET; TO THE **POINT OF BEGINNING**.

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

July 21, 2025

Ms. Jaime Elbert, Senior Environmental Planner
Environmental Planning Section
Manatee County Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: YORT - 2351
REVISED ECOLOGICAL NARRATIVE
MANATEE COUNTY PRELIMINARY SITE PLAN REVIEW
PLN2309-0137/PDR-23-48(Z)(P)

Dear Jaime,

As requested by our client, the enclosed ecological narrative (revised July 21, 2025) and associated exhibits are provided pursuant to County review requirements. Please additionally see separate wetland buffer enhancement plan, dated July 21, 2025.

The change herein entails a revision to Section 6.0 pertaining to wetland buffer width and wetland buffer impact acreage. Note that the revised site plan increases wetland buffer width to 30' (15' minimum).

Note that the revised ZNS Engineering preliminary site plan results in an increase in upland preservation acreage as indicated on the site plan cover sheet.

If you have any questions or need to discuss, please contact me.

Sincerely,

Michele L. Steinbaum, President
Steinbaum and Associates, Inc.

Enclosure
cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

P.O. Box 15437 • Sarasota, Florida 34277
Phone (941) 921-2707 • Fax (941) 921-2739
www.steinbaumecological.com

YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

STEINBAUM AND ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS

P.O. Box 15437
Sarasota, Florida 34277
Phone (941) 921-2707
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STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

SUBMITTED TO:
Manatee County Development Services
Environmental Planning Section
Ms. Jaime Elbert, Senior Environmental Planner
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

PREPARED FOR:
Danielson Development, LLC
Attn: Bruce Danielson, Manager
36 Winston Drive
Belleair, Florida 33756

PREPARED BY:
Steinbaum and Associates, Inc.
P.O. Box 15437
Sarasota, Florida 34277

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NO. 4 FLORIDA NATURAL AREAS INVENTORY (FNAI) BIODIVERSITY MATRIX QUERY RESULTS

STEINBAUM AND ASSOCIATES, INC.

ECOLOGICAL CONSULTANTS

YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

1.0 INTRODUCTION

As requested by our client, the subject revised ecological narrative was prepared by Steinbaum and Associates, Inc. for the above referenced ±464.737 acre project pursuant to County review requirements.

The change entails a revision to Section 6.0 pertaining to wetland buffer width and wetland buffer impact acreage. Section 6.0 herein conveys that that the revised site plan increases wetland buffer width from previous 25' to 30' (15' minimum), and indicates the acreage of the two minor wetland buffer impact areas (Wetland "B" and "D" buffers). Such wetland buffer impacts (totaling ±0.03 acre) are unavoidable (for purpose of a accommodating a roadway) and constitute only a fraction of the total project-wide wetland buffer area.

See revised site plan prepared ZNS Engineering proposed site plan and other information contained in the ZNS Engineering submittal package. Note that the revised site plan results in an increase in upland preservation acreage as indicated on the site plan cover sheet.

The project is a residential development, including infrastructure and amenities.

The site borders the west side of Rye Road North, and north and south sides of future Mulholland Road right-of-way, within Sections 10, 11, 14, and 15, Township 34S, Range 19E (Manatee County, Florida). The portion north of the future Mulholland Road right-of-way ("North Section") is ±31.32 acres, and comprised of Parcel I.D. Nos. 513100109 and 513100209. The portion south of Mulholland Road right-of-way ("South Section") is ±433.417 acres and comprised of 512000001, 513010509, 515810000, 521800003, and 524800000.

2.0 USDA / NRCS SOIL MAP UNITS

The U.S. Department of Agriculture (USDA)/National Resource Conservation Service (NRCS) Websoil Survey website depicts the following soil map units within the project vicinity:

7 - Canova, Anclote, and Okeelanta soils
11 - Cassia fine sand, 0 to 2 percent slopes
20 - EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes
24 - Felda-Wabasso association, frequently flooded
26 - Floridana-Immokalee-Okeelanta association
30 - Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes

3.0 DESCRIPTION OF ON-SITE HABITATS AND LAND COVER

On-site vegetation associations and land cover were characterized based on review of various ecological references [e.g. historic and current aerial photographs, USDA/NRCS Websoil Survey website, USGS Quadrangle Map (Parrish, FL and Rye, Florida), U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, LiDAR imagery], SWFWMD File of Record for Formal Determinations 42047755.00 and 42047804.000, most recent field observations by Steinbaum and Associates, Inc. staff (in August, 2023 and January, 2024), and application of the Florida Land Use, Cover, and Forms Classification System (FLUCFCS).

It appears per 1964 aerial imagery that the section north of future Mulholland Road right-of-way (North Section) supported a citrus grove. 1973 aerial imagery indicates a relatively sizeable degree of clearing (in addition to ditching) of the section south of Mulholland Road right-of-way (South Section). Subsequent aerial years reviewed indicate continued agricultural uses. Cattle were noted on both the North and South Sections during our site visits.

Refer to the FLUCFCS Aerial Map, revised August 14, 2024, included as Exhibit No. 1 and various photos of on-site FLUCFCS codes included as Exhibit No. 3.

3.1 ON-SITE STATE/COUNTY JURISDICTIONAL AREAS

The limits of State jurisdictional limits of wetlands and other surface waters were verified by the Southwest Florida Water Management District (SWFWMD) pursuant to Chapter 62-340 of the Florida Administrative Code [consistent with Manatee County LDC Section 706.2(A)]. This was accomplished via two separate jurisdictional determinations. Formal Determination 42047755.000 (issued May 28, 2024, expires May 28, 2029) pertains to the South Section, and Formal Determination 42047804.000 (issued June 11, 2024, expires June 11, 2029) pertains to the North Section.

3.1.1 WETLANDS

The project's sixteen wetlands are classified as follows:

610 - Forested Wetland / 617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh

Wetland A (±62.807 acres) and Wetland G (±65.437 acres)
The above wetlands are the largest within the project area. Wetland A borders a segment of the north boundary of the South Section and Wetland G borders the Manatee River. Both wetlands are a conglomerate of the three above wetland types.

Hardwoods vary in density, and species distribution ranges from monotypical stands to mixed associations. Hardwood species include laurel oak (*Quercus laurifolia*), sweetbay (*Magnolia virginiana*), red maple (*Acer rubrum*), swamp bay (*Persea palustris*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), buttonbush (*Cephalanthus occidentalis*), Carolina willow (*Salix caroliniana*), and popash (*Fraxinus caroliniana*). Subdominants include live oak (*Quercus virginiana*), water oak (*Q. nigra*), slash pine (*Pinus elliottii*), and Brazilian pepper (*Schinus terebinthifolius*).

3.1.1 WETLANDS (CONTINUED)

Wetland A (±62.807 acres) and G (±65.437) Continued
Groundcover includes varying proportions of ferns [e.g. Swamp fern (*Blechnum serrulatum*), Virginia chain fern (*Woodwardia virginica*), netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmundastrum cinnamomeum*)], lizard's tail (*Saururus cernuus*), Caesar-weed (*Urena lobata*), marsh pennywort (*Hydrocotyle umbellata*), carpet grass (*Axonopus spp.*), coinwort (*Centella asiatica*), intermittent saw palmetto (*Serenoa repens*) clusters, vines [Muscadine grape vine (*Vitis rotundifolia*), greenbrier (*Smilax spp.*), poison ivy (*Toxicodendron radicans*), and woodbine (*Parthenocissus quinquefolia*)], as well as barren substrate (e.g. leaf litter). "641" components additionally include saw grass (*Cladium jamaicense*), primrose willow (*Ludwigia peruviana*), West Indian marshgrass (*Hymenachne amplexicaulis*), maidencane (*Panicum hemitomon*), marsh fleabane (*Pluchea odorata*), frog-fruit (*Phyla nodiflora*), and beak-rush (*Rhynchospora inundata*),

617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh

Wetland C (±0.888 acre)
Wetland C borders two pre-1984 agricultural ponds. The "617" component includes Brazilian pepper, Carolina willow, cabbage palm, a popash cluster, and trace laurel oak. Primrose willow and swamp fern are the dominant groundcover species.

The "641" component includes beak-rush, chalky bluestem (*A. virginicus var. glaucus*), Baldwin's spike-rush (*Eleocharis baldwinii*), torpedo grass (*Panicum repens*), carpet grass, and widely scattered laurel oak.

Wetland F (±5.960 acres)
This wetland exhibits both "641" and "617" components, and is similar in character to corresponding wetland components within Wetlands "A" and "G". Wetland "F" does not achieve the canopy closure considered "forested" based on FLUCFCS.

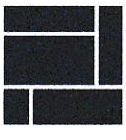
617 - Mixed Wetland Hardwoods

Wetlands E (±0.871 acre), Wetland H (±1.344 acres), Wetland I (±0.241 acre), Wetland K (±0.875 acre), Wetland L (±0.317 acre), Wetland M (±0.810 acre), Wetland N (±1.742 acre), Wetland O (±4.905 acre)
These wetlands resemble aforementioned "617" components of Wetlands "A" and "G".

641 - Freshwater Marsh

Wetland AA (0.262 acre)
This wetland includes broomsedge (*Andropogon virginicus*), watergrass (*Luziola spp.*), carpet grass, Baldwin's spike-rush, marsh pennywort, yellow-eyed grass (*Xyris spp.*), and unvegetated substrate (leaf litter).

Wetlands B (±0.486 acre) and Wetland D (±0.285 acre)
Wetland B and D exhibit Virginia chain fern, torpedo grass, primrose willow, marsh fleabane, chalky bluestem, carpet grass, and red root (*Lachnanthes caroliniana*).



3.1.1 WETLANDS (CONTINUED)

Wetland J (±2.210 acres)
This hourglass shaped wetland is located in the west central section. Dominant species include soft rush (*Juncus effusus*), carpet grass, coinwort, Baldwin's spike-rush, and scattered cabbage palm and sweetbay. The south section harbors a post-1984 cattle pond.

3.1.2 NON-WETLAND SURFACE WATERS

510 - Streams and Waterways

The project includes two natural surface waters flow-ways.

A ±1.161 acre segment of Goddard Creek ("NSW1") traverses the southeast section near North Rye Road North.

Another (±0.121 acre) natural surface waters segment ("NSW2") is in the southeast section contiguous to Manatee River.

The site also includes ±8.677 acres of man-made agricultural ditches (other surface waters). These features were dug in uplands and have low ecological values.

3.2 UPLANDS

This section describes upland vegetation associations and land cover. Three upland vegetation associations ("320 - Shrub and Brushland", "411 – Pine Flatwoods", and the majority of "438 - Mixed Hardwoods") are considered native habitat.

190 - Open Land (±3.039 acres)

The project's two 190 areas include unimproved road segments. The species associations are similar to that described below for "211" sections. Unlike "211" sections, cattle access appears restricted in the smaller "190" portion, and occasionally restricted in the larger "190" portion.

211 - Improved Pasture (±154.034 acres)

The project's improved pastures are actively cattle grazed. Improved pastures include bahia grass (*Paspalum notatum*), crabgrass (*Digitaria spp.*), smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), patches of blackberry (*Rubus spp.*), broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), and soda apple (*Solanum viarum*). Cattle accessed pasture in the North Section exhibits cogongrass as the dominant species.

3.2 UPLANDS (CONTINUED)

224 - Abandoned Groves (±9.926 acres)

Historic aerial imagery shows that uplands north of Mulholland Road right-of-way (North Section) consisted of a grove (likely citrus grove). The southerly portion (of the North Section) has retained remnant characteristics of this past agricultural use, and is therefore characterized as an abandoned (or fallow) grove. Agricultural features (furrows, remnant irrigation hose segments, irrigation equipment) were noted. Groundcover includes bahia grass, dog fennel, smutgrass, cabbage palm seedlings, and Caesarweed. Widely scattered hardwoods include Brazilian pepper, ear tree (*Enterolobium cyclocarpum*), cabbage palm, and oaks.

320 - Shrubs and Brushland (±5.141 acres)

Dominant species include scattered oak, trace slash pine, wiregrass (*Aristida stricta*), shiny blueberry (*Vaccinium myrsinites*), hog plum (*Ximenia americana*), saw palmetto, rusty lyonia (*Lyonia ferruginea*), and prickly pear cactus (*Opuntia stricta*).

320 - Shrubs and Brushland / 740 - Disturbed Land (±35.573 acres)

This combined FLUCFCS code is used to describe disturbed shrubby areas. Though the vegetation association includes species found in the above "320" association, "320"/"740" areas exhibit invasive proportions of vines (mostly muscadine grape vine and greenbrier), which have displaced desirable native species. A reason for the reduced quality of the "320"/"740" association is possibly past agricultural-related disturbances.

The "320"/"740" area bordering Mulholland Road appears to have been partially cleared in the past with cattle fencing installed. Note that SWFWMD General Web Mapping Application (LULC Layer) labels this area "Rangeland".

The "320/"740" area located east of Wetland E included a past travel-way that extended from the South Section's interior farmland (reference 1994 aerial imagery) which eventually transitioned to the current cattle pasture.

411 - Pine Flatwoods (±6.316 acres)

This native habitat area surrounds Wetland AA. Scattered slash pine is the dominant hardwood. Saw palmetto is prevalent within the understory. Subdominants include oaks, cabbage palm, wax myrtle (*Myrica cerifera*), and salt bush (*Baccharis spp.*).



3.2 UPLANDS (CONTINUED)

415 - Mixed Pine (±3.675 acres)

The two mixed pine sections flank a "190" area in the South Section. Scattered slash pine is the dominant hardwood. Other species include scattered oaks, saw palmetto clusters, invasive proportions of vines (mostly muscadine grape vine and greenbrier), and barren leaf litter.

Historic aerial imagery shows significant past clearing in this area. This is likely a reason for the invasive proportions of vines.

438 - Mixed Hardwoods (±87.634 acres)

This association occurs within areas surrounding the central pasture in the South Section. Hardwoods include varying proportions of oaks, cabbage palm, slash pine, wax myrtle, and trace Brazilian pepper and carrotwood (*Cupaniopsis anacardiodes*). The understory includes saw palmetto, Caesar-weed, and vines [Muscadine grape vine, greenbrier, poison ivy, and woodbine]. The canopy ranges from semi-open to closed.

3.3 SUMMARY OF ON-SITE HABITAT AND LAND COVER

TABLE 1 - EXISTING VEGETATION ASSOCIATIONS & LAND COVER SUMMARY	
FLUCFCS CODE / DESCRIPTION	**APPROX. ACREAGE**
WETLANDS (NATIVE HABITAT)	
610 - Forested Wetland / 617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh	
Wetland A	62.807
Wetland G	65.437
Subtotal	***128.244***
617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh	
Wetland C	0.888
Wetland F	5.960
Subtotal	***6.848***
617 - Mixed Wetland Hardwoods	
Wetland E	0.871
Wetland H	1.344
Wetland I	0.241
Wetland K	0.875
Wetland L	0.317
Wetland M	0.810
Wetland N	1.742
Wetland O	4.905
Subtotal	***11.105***
641 - Freshwater Marsh	
Wetland AA	0.262
Wetland B	0.486
Wetland D	0.285
Wetland J	2.210
Subtotal	***3.243***
NON-WETLAND/NATURAL SURFACE WATERS SEGMENT	
510 - Streams and Waterways (NSW1 - Goddard Creek)	1.161
510 - Streams and Waterways (NSW2)	0.121
Subtotal	***1.282***
OTHER SURFACE WATERS (NOT NATIVE HABITAT)	
510 - Streams and Waterways (Man-made Ag. Ditches)	***8.677***
UPLANDS (NATIVE HABITAT)	
411 - Pine Flatwoods	*6.316*
438 - Mixed Hardwoods	*87.634*
320 - Shrubs and Brushland	5.141
Subtotal	***99.091***
UPLANDS (NOT NATIVE HABITAT)	
190 - Open Land (including unimproved road segments)	3.039
211 - Improved Pasture	154.034
224 - Abandoned Groves	9.926
320 - Shrubs and Brushland / 740 - Disturbed Land	35.573
415 - Mixed Pine	3.675
Subtotal	***206.247***
TOTAL	**464.737**



4.0 ESTIMATED OFF-SITE HABITATS AND LAND COVER

Off-site habitats and land cover were estimated from on-site perimeter vantage points and various references mentioned in first paragraph of Section 3.0 herein. Estimated off-site classifications were not directly field evaluated, may be inaccurate, and may not correspond to existing zoning classifications. Please refer to off-site FLUCFCS codes labeled on the attached conceptual FLUCFCS Aerial Map, revised August 14, 2024 (included as Exhibit No. 1).

The outlying off-site vicinity includes the following FLUCFCS codes: "100 - Urban and Built-Up", "500 - Water", "510 - Steams and Waterways", "600 - Wetlands", and "8144 - Roads (County Maintained)".

5.0 PROPOSED IMPACTS TO WETLANDS AND OTHER SURFACE WATERS

5.1 WETLANDS

The environmentally conscientious ZNS Engineering revised site plan designs around and avoids impacts to all of the site's wetlands.

5.2 OTHER SURFACE WATERS

The project's man-made agricultural ditches crisscross the site, and because of this, cannot be reasonably avoided. Impacts to the project's ditches allow for proposed development, including infrastructure.

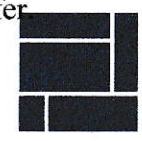
Manatee County (and SWFWMD) typically do not require wetland mitigation for impacts to other surface waters ditches.

It should be noted that two flow-way features are characterized as "natural surface waters". Such features are a ±1.161 acre segment of Goddard Creek ("NSW1"), and a ±0.121 acre flow-way segment ("NSW2") contiguous to the Manatee River. Both of these surface water features are being avoided.

6.0 WETLAND BUFFERS

The revised ZNS Engineering site plan increases wetland buffer width to 30' (15' minimum). ZNS Engineering has designated minor impacts to Wetland B and Wetland D buffers for purpose of accommodating a roadway. The impact to the Wetland B buffer is 0.02 acre and the impact to Wetland D buffer is 0.01 acre. Such impacts (totaling ±0.03 acre) are unavoidable and constitute only a fraction of the total project-wide wetland buffer area. A summary of proposed wetland buffer impacts is included on cover sheet of ZNS Engineering plans. See separate wetland buffer enhancement plan, dated July 21, 2025.

ZNS Engineering has designated wetland buffer mitigation areas to off-set the permanent buffer impacts consistent with LDC Section 706.7(C)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Each buffer wetland mitigation area is located adjacent to 30' wide buffer section associated with the same wetland as the corresponding permanent buffer impact. Wetland buffer compensation areas meet a 1:1 area replacement, so that the variable width post-development buffer area achieves the area that would be encompassed by a uniform 30' wide wetland buffer.



7.0 LISTED SPECIES

7.1 LISTED SPECIES REFERENCES RESEARCHED

Steinbaum and Associates, Inc. staff conducted research of various website resources for any documented wildlife species within the project vicinity that are considered endangered, threatened and/or species of special concern by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC), or afforded other specific protection through FWS and/or FWC guidelines. Such resources are as follows: Audubon Florida EagleWatch Nest Map, Florida Natural Areas Inventory Biodiversity Matrix Query Results, FWS Florida Colonies Core Foraging Areas (Wood Stork) 2010-2019, and FWC Water Bird Colonies 90's GIS Map.

Audubon Florida EagleWatch Nest Map
FWS removed bald eagles from the federal endangered and threatened species list in August of 2007, although it is still protected by the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, and FWC's Bald Eagle Rule (Florida Administrative Code 68A-16.002). In May of 2007, FWS issued the National Bald Eagle Management Guidelines.

The Audubon Florida EagleWatch Nest Map was reviewed for any documented bald eagle (*Haliaeetus leucocephalus*) nests within 660' of the subject project boundary. 660' is the maximum eagle nest protection setback based on the National Bald Eagle Management Guidelines.

The Audubon Florida EagleWatch Nest Map identifies no nests within 660' of the subject site.

One nest (Nest MN076) is shown west of the project boundary at Latitude 27.523316, Longitude -82.390524. Using the Audubon Florida Eagle Watch Nest Map measuring tool, Nest MN076 is approximately 740' from the nearest boundary associated with the subject site (and therefore the subject site is outside of a 660' radius from Nest MN076).

7.1 LISTED SPECIES REFERENCES RESEARCHED (CONTINUED)

The FNAI Biodiversity Matrix Query Results (BMQR)
The FNAI BMQR "Unofficial Report" was reviewed for Matrix Units 26834, 26835, 27110, and 27111. These one-square mile matrix units encompass and extend beyond the project area. The BMQR results for Matrix Units 26834, 26835, 27110, and 27111 indicate no "documented elements". Please see FNAI BMQR for Matrix Units 26834, 26835, 27110, and 27111 (included as Exhibit No. 4).

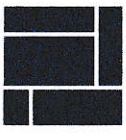
FWS Florida Active Wood Stork Colonies and Associated Core Foraging Areas 2010-2019:
The project site is within a wood stork (*Mycteria americana*) core foraging area associated with an active colony (Ayers Point - Dot Dash) at Latitude 27.499, Longitude -82.525366 in Manatee County (±8.39 miles to the west-southwest). It should be noted that the majority of western Manatee County is within this woodstork core foraging area. No wood storks were observed on-site by Steinbaum and Associates, Inc. staff during the listed species survey discussed in Section 7.2 (nor other site visits in August, 2023 and January, 2024).

FWC Water Bird Colonies – 90's GIS Map
There are no FWC mapped active water bird colonies within the project area.

7.2 ON-SITE LISTED SPECIES SURVEY

Steinbaum and Associates, Inc. performed an on-site listed species survey on August 22 - 23, and 27, 2023 ("August 2023 listed species survey") for the subject project area. The associated listed species research (Section 7.1) and field work (Section 7.2) was overseen by myself, Senior Scientist and President of Steinbaum and Associates, Inc. (Authorized Gopher Tortoise Agent GTA-19-00083B, Burrowing Owl Relocation Permit RAG-20-00016). I have over thirty years of experience conducting general and species-specific wildlife surveys (including in Manatee County), listed species related submittals to FWS and FWC (including listed species permitting), and listed species monitoring.

The survey events were conducted in general accordance with the Florida Fish and Wildlife Conservation Commission's (FFWCC 1988) Wildlife Survey Methodology Guidelines. Listed species survey transects were established throughout the entire site, and therefore within all vegetation associations and land cover types. Transect spacing was adjusted based on degree of vegetative coverage to allow adequate visual reach per transect. The survey entailed systematically walking (or driving) transects in open pasture and walking remaining transects (e.g. upland vegetation associations, wetlands) and observing both understory, tree canopies/constituents for listed species or signs of species that are considered endangered, threatened, or species of special concern by the FWC or afforded other protection. Note that for August 2023 listed species survey, the percentage of uplands surveyed for gopher tortoise



7.2 ON-SITE LISTED SPECIES SURVEY (CONTINUED)

burrows well exceeded 15% [which is specified in the Gopher Tortoise Permitting Guidelines (April 2008 / Revisions Effective April 2023 Incorporated by Reference in Rule 68A-27.003, F.A.C.) as initially appropriate in advance of submitting a gopher tortoise relocation application].

Based on the land cover and habitats occurring on this site, species indicated as "likely" or "potential" in the FNAI BMQR for aforementioned Matrix Units 26834, 26835, 27110, and 27111 (or that are associated with species-specific FWS consultation areas overlapping Manatee County), particular attention was directed to the possibility of the following species: gopher tortoise, Eastern indigo snake, sandhill crane, wood stork, kestrels, and bald eagle.

The result of the August, 2023 listed species survey is that gopher tortoise burrows were the only sign of listed species observed. At time of the August 2023 listed species survey, 13 potentially occupied and 5 abandoned gopher tortoise burrows were recorded. Note that another potentially occupied burrow was subsequently observed on January 22, 2024 during wetland delineation related field work. Please see Exhibit No. 2 "Listed Species Survey Map", revised August 14, 2024, for approximate locations of these gopher tortoise burrows.

Because gopher tortoise burrows have been identified within the subject project area, a 100% gopher tortoise survey would be conducted within 90 days prior to proposed site development. The applicant would need to obtain the appropriate FWC gopher tortoise relocation permit for site work within 25' of a potentially occupied burrow and/or in the event that development activity would encircle/render isolated 50' diameter islands.

As with any site, the occurrence and extent of listed species are subject to change.

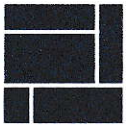


7.2 ON-SITE LISTED SPECIES SURVEY (CONTINUED)

TABLE 2 - ESTIMATED LIKELINESS FOR OCCURRENCE BY SPECIFIC LISTED SPECIES

Common Name	Genus/Species	Federal/State Status	Likelihood of Occurrence
Bald eagle	*Haliaeetus leucocephalus*	Not Listed*	No nests documented (by Audubon Florida Eagle Watch Program) within 660' of project boundary Not observed *Potential (as typical for any site with one or more mature pine on-site)*
Wood stork	*Mycteria americana*	T/T	Likely (FNAI) Not observed *Low - Moderate*
Gopher tortoise	*Gopherus polyphemus*	**/T	Potential (FNAI) Observed *High*
Eastern indigo snake	*Drymarchon couperi*	T/T	Likely (FNAI) Not observed *Moderate (gopher tortoise burrows observed)*
Gopher frog	*Lithobates capito*	**/T	Potential (FNAI) Not observed *Moderate (gopher tortoise burrows observed)*
Audubon's crested Caracara	*Polyborus plancus audubonii*	T/T	Not observed Within FWS consultation area *Low (not mentioned in FNAI BMQR)*
Florida bonneted bat	*Eumops floridanus*	E/FE	FNAI - Potential Not observed Site is not within FWS Consultation Area *Low Probability*
Eastern black rail	*Laterallus jamaicensis ssp. jamaicensis*	T/T	Not Observed *Low (not mentioned in FNAI BMQR)*
Florida Scrub-jay	*Aphelocoma coerulescens*	T/T	FNAI - Potential Not observed/minimum suitable habitat *Low*
Florida Sandhill crane	*Grus canadensis pratensis*	--/T	No sandhill cranes/or their nests observed Palustrine herbaceous wetlands occur on-site *Low - Moderate (Not mentioned in FNAI BMQR)*
Southeastern American kestrel	*Falco sparverius paulus*	--/T	Not observed Though survey conducted outside time frame for verification of resident subspecies, no kestrels were observed Not mentioned in FNAI BMQR *Moderate*
Florida pine snake	*Pituophis melanoleucus mugitus*	--/T	Not observed *Low (not mentioned in FNAI BMQR)*
Florida burrowing owl	*Athene cunicularia*	--/T	Not observed *Low (not mentioned in FNAI BMQR)*

T = Threatened
* Also protected by the Bald and Golden Eagle Protection Act, MBTA, State bald eagle rule (68A-16.002, F.A.C.).
** outside of region where federally listed



If you have any questions or need to discuss, please contact me.

PREPARED BY:

Michele L. Steinbaum, President
STEINBAUM AND ASSOCIATES, INC.
Authorized Gopher Tortoise Agent GTA-19-00083B)

July 21, 2025
Date

cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

EXHIBIT NO. 1

FLUCFCS AERIAL MAP (REVISED AUGUST 14, 2024)

FLUCFCS KEY
100 Urban & Built-up
190 Open Land
211 Improved Pastures
224 Abandoned Groves
320 Shrub and Brushland
411 Pine Flatwoods
415 Mixed Pine
438 Mixed Hardwoods
500 Water
510 Streams and Waterways
600 Wetlands
610 Forested Wetlands
617 Mixed Wetland Hardwoods
641 Freshwater Marsh
740 Disturbed Land
8144 Roads (County Maintained)

APPROXIMATE PROJECT BOUNDARY
AG. DITCH (TYP.) (510)
FUTURE EXT. MULHOLLAND RD.
WLA (610/617/641)
WL-AA (641)
WL-K (617)
WL-O (617)
WL-N (617)
WL-M (617)
WL-D (641)
WL-B (641)
WL-C (617/641)
WLJ (641)
WL-H (617)
WL-I (617)
WL-L (617)
WLE (617)
WL-F (617/641)
WL-G (610/617/641)
BARN
NSW1 (510) GODDARD CREEK
NSW2 (510)
MANATEE RIVER (510)
RYE ROAD NORTH (8144)

NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
4. FORMATTED TO PRINT AT 11 X 17.

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P.O. Box 15437, Sarasota, FL 34277
Phone (941)921-2707 Fax (941)921-2739
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REVISED 08/14/24

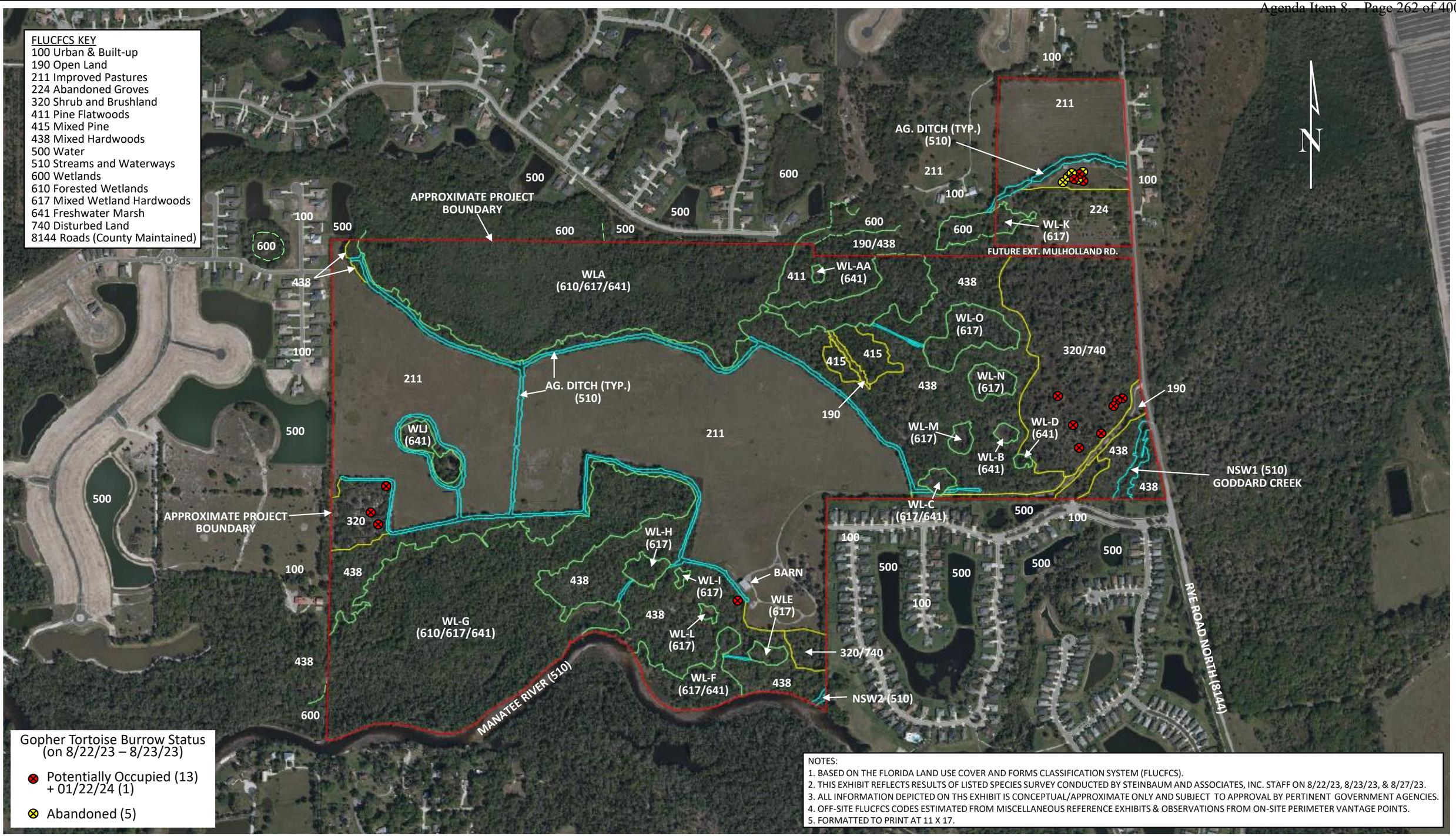
NTS

EXHIBIT NO. 1
FLUCFCS AERIAL MAP

YORT - 2351
MANATEE COUNTY, FLORIDA

EXHIBIT NO. 2

LISTED SPECIES SURVEY MAP (REVISED AUGUST 14, 2024)



NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. THIS EXHIBIT REFLECTS RESULTS OF LISTED SPECIES SURVEY CONDUCTED BY STEINBAUM AND ASSOCIATES, INC. STAFF ON 8/22/23, 8/23/23, & 8/27/23.
3. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
4. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
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REVISED 08/14/24	EXHIBIT NO. 2 LISTED SPECIES SURVEY MAP	YORT - 2351 MANATEE COUNTY, FLORIDA
NTS		

EXHIBIT NO. 3

PHOTO-DOCUMENTATION
(AUGUST 27, 2023, WETLAND AA JANUARY, 20, 2024)



211 - Improved Pastures (South Section)



211 - Improved Pastures (North Section)



224 - Abandoned Groves (North Section)



320 - Shrub and Brushland (South Section)



320 - Shrub and Brushland / 740 - Disturbed Land (South Section – Adj. to Rye Road N.)



320 - Shrub and Brushland / 740 - Disturbed Land (South Section – S. of Central Pasture)



415 - Mixed Pine



438 - Mixed Hardwoods (South Section)



641 – Freshwater Marsh (Wetland B)



641 – Freshwater Marsh (Wetland D)



641 – Freshwater Marsh (Wetland J)



641 – Freshwater Marsh (Wetland AA)



617 – Mixed Wetland Hardwoods (Wetland E)



617 – Mixed Wetland Hardwoods (Wetland K)



617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (WETLAND C)



610 - Forested Wetlands / 617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (Wetland A)



610 - Forested Wetlands / 617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (Wetland G)

EXHIBIT NO. 4

FLORIDA NATURAL AREAS INVENTORY (FNAI)
BIODIVERSITY MATRIX QUERY RESULTS

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 26834 , 26835 , 27110 , 27111



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 26834

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 26835

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 27110

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 27111

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 26834 , 26835 , 27110 , 27111

25 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2T3	S2?	T	FT
Andropogon arctatus pinewoods bluestem	G3	S3	N	T
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Bonamia grandiflora Florida bonamia	G3	S3	T	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chrysopsis floridana Florida goldenaster	G3	S3	E, PDL	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Eragrostis pectinacea var. tracyi Sanibel lovegrass	G5T1	S1	N	E
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T

Lithobates capito Gopher Frog	G2G3	S3	N	N
Matelea floridana Florida spiny-pod	G2	S2	N	E
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Schizachyrium niveum scrub bluestem	G1G2	S1S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

YORT - 2351
WETLAND BUFFER ENHANCEMENT
PLAN NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
JULY 21, 2025

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WETLAND BUFFER ENHANCEMENT
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JULY 21, 2025

SUBMITTED TO:
Manatee County Development Services
Environmental Planning Section
Ms. Jaime Elbert, Senior Environmental Planner
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

PREPARED FOR:
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Attn: Bruce Danielson, Manager
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P.O. Box 15437
Sarasota, Florida 34277

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NO. 4 WETLAND BUFFER TYPE "3" - PROPOSED PLANT LIST 5

EXHIBIT

FLUCFCS AERIAL MAP, REVISED AUGUST 14, 2024

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

YORT - 2351
WETLAND BUFFER ENHANCEMENT PLAN NARRATIVE
PLN2309-0137/PDR-23-48(Z)(P)
MANATEE COUNTY REVIEW
JULY 21, 2025

1.0 INTRODUCTION

As requested by our client, the subject Wetland Buffer Enhancement Plan has been prepared by Steinbaum and Associates, Inc. for post-development wetland buffer areas pursuant to Section 706.7(D)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Wetland buffer enhancement pertains to post-development wetland buffers (adjacent to preserved wetlands) depicted on the proposed site plan prepared by ZNS Engineering.

2.0 WETLAND BUFFER IMPACTS AND BUFFER MITIGATION

The revised ZNS Engineering site plan increases wetland buffer width to 30' (15' minimum). ZNS Engineering has designated minor impacts to Wetland B and Wetland D buffers for purpose of accommodating a roadway. The impact to the Wetland B buffer is 0.02 acre and the impact to Wetland D buffer is 0.01 acre. Such impacts (totaling $\pm$0.03 acre) are unavoidable and constitute only a fraction of the total project-wide wetland buffer area. A summary of proposed wetland buffer impacts is included on cover sheet of ZNS Engineering plans.

ZNS Engineering has designated wetland buffer mitigation areas to off-set the permanent buffer impacts consistent with LDC Section 706.7(C)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Each buffer wetland mitigation area is located adjacent to 30' wide buffer section associated with the same wetland as the corresponding permanent buffer impact. Wetland buffer compensation areas meet a 1:1 area replacement, so that the variable width post-development buffer area in turn meets the area that would be encompassed by a uniform 30' wide wetland buffer respective of the proposed wetland limit.

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3.0 EXOTIC SPECIES STATUS

Wetland buffer areas (and wetland buffer compensation areas) currently exhibit three generalized vegetation associations referred to herein as Wetland Buffer Types 1 - 3. Such areas are described below, inclusive of approximate percent of species considered invasive by the Florida Invasive Species Council (FISC).

Wetland Buffer Type "1"
This designation pertains to wetland buffer areas comprised of "211 - Improved Pastures" and "224 - Abandoned Groves" per FLUCFCS. Such areas are open to relatively open.

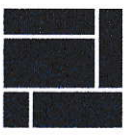
Component species include varying proportions of bahia grass (*Paspalum notatum*), crabgrass (*Digitaria spp.*), smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), patches of blackberry (*Rubus spp.*), Caesar-weed (*Urena lobata*), cabbage palm seedlings (*Sabal palmetto*) broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), and soda apple (*Solanum viarum*).

Wetland Buffer Type "2"
Corresponds to the segment of the Wetland "A" buffer comprised of "415 - Mixed Pine".

This vegetation association is relatively open. Historic aerial imagery shows significant past clearing in this area. This is likely a reason for the prevalent invasive vine coverage [mostly muscadine grape vine (*Vitis rotundifolia*) and greenbrier (*Smilax spp.*)], and barren leaf litter. Scattered slash pine (*Pinus elliottii*) is the dominant hardwood. Other species include scattered live oak (*Quercus virginiana*), saw palmetto (*Serenoa repens*) clusters, and trace Caesar-weed.

Wetland Buffer Type "3"
This wetland buffer type consists of FLUCFCS code "438 - Mixed Hardwoods" (native habitat). The Wetland Buffer Type "3" areas have a semi-open to closed canopy.

Hardwoods include varying proportions of oaks, cabbage palm, slash pine, live oak, and trace Brazilian pepper (*Schinus terebinthifolius*) and carrotwood (*Cupaniopsis anacardiodes*). The understory includes saw palmetto, wax myrtle (*Myrica cerifera*), Caesar-weed, and vines [Muscadine grape vine, greenbrier, poison ivy (*Toxicodendron radicans*), and woodbine (*Parthenocissus quinquefolia*)].



3.0 EXOTIC SPECIES STATUS (CONTINUED)

TABLE 1 - PRE-DEVELOPMENT FISC CATEGORY I SPECIES WITHIN WETLAND BUFFER SETBACKS									
Wetland Buffer	**Wetland Buffer Type**			**% Pre-development FISC Species**					**Total Coverage**
	1	**2**	**3**	**Brazilian Pepper (Cat I)**	**Caesar-weed (Cat I)**	**Carrot wood (Cat. I)**	**Tropical Soda Apple (Cat I)**	**Cogangrass (Cat I)**	
A		√	√	2	3	1			6%
B			√	2	1				3%
C			√	5					5%
D			√	2	1				3%
E			√	TR	2				2%
F			√	2	3				5%
G			√	3	4				7%
H			√	2	4				6%
I			√		3				3%
J	√			3	2		1	2	8%
K	√				2				2%

TR: Less Than 0.5 percent, FISC: Florida Invasive Species Council, Cat I: Category I

4.0 INITIAL EXOTIC SPECIES REMOVAL

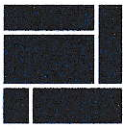
An initial management event will be performed prior to Final Plat approval to remove all undesirable species that are considered Category I Exotic/Invasive Species by the Florida Invasive Species Council (FISC).

See Section 8.0 (2) regarding herbicide use.

5.0 INITIAL PLANTING

There is no required planting density (stratum-specific or other) contained in the LDC for wetland buffer enhancement requirements. The three proposed plant lists are based on various wetland buffer plant lists (inclusive of planting density) previously accepted by the Manatee County.

The three plant lists specify native plants based on pre-development vegetative characteristics (e.g. plant density, microclimatic requirements). Locations to be planted include where exotics are removed.



5.0 INITIAL PLANTING (CONTINUED)

5.1 PLANT LIST FOR WETLAND BUFFER TYPE "1"

Applicable to Wetland Buffer Type 1 areas (pre-development "211 - Improved Pastures" and "224 - Abandoned Groves" FLUCFCS codes) and all temporary wetland buffer impact areas.

TABLE 2 WETLAND BUFFER TYPE "1" - PROPOSED PLANT LIST		
PROPOSED SPECIES	**% COMP.**	**SIZE**
TREES AND SHRUBS (15'OC)		
LIVE OAK *(Quercus virginiana)*	40	7 GAL
SLASH PINE *(Pinus elliottii)*	17	7 GAL
WAX MYRTLE (*Myrica cerifera*)	15	3 GAL
FIREBUSH (*Hamelia patens*)	10	3 GAL
RED BAY (*Persea borbonia*)	5	7 GAL
DAHOON HOLLY (*Ilex cassine*)	5	7 GAL
GALLBERRY *(Ilex glabra)*	5	1 GAL
PIGNUT HICKORY *(Carya glabra)*	3	7 GAL
	100	
GROUNDCOVER (6'OC)		
SAND CORDGRASS *(Spartina bakeri)*	35	1 GAL
MUHLY GRASS *(Muhlenbergia capillaris)*	35	1 GAL
DWARF FAKAHATCHEE GRASS *(Tripsacum dactyloides)*	12	1 GAL
WIRE GRASS *(Aristida stricta)*	10	1 GAL
SAW PALMETTO *(Serenoa repens)*	8	1 GAL
	100	

GAL: Gallon

5.0 INITIAL PLANTING (CONTINUED)

5.2 PLANT LIST FOR WETLAND BUFFER TYPE "2"

Applicable to Wetland Buffer Type 2 areas (pre-development "415 - Mixed Pine").

TABLE 3 - WETLAND BUFFER TYPE "2" - PROPOSED PLANT LIST		
TREES AND SHRUBS (15'OC)		
PROPOSED SPECIES	**% COMP.**	**SIZE**
SLASH PINE *(Pinus elliottii)*	30	7 GAL
LIVE OAK *(Quercus virginiana)*	25	7 GAL
WAX MYRTLE (*Myrica cerifera*)	15	3 GAL
FIREBUSH (*Hamelia patens*)	10	3 GAL
WALTER'S VIBURNUM (*Viburnum obovatum*)	10	1 GAL
GALLBERRY *(Ilex glabra)*	10	3 GAL
	100	
GROUNDCOVER (6'OC)		
WIRE GRASS *(Aristida stricta)*	29	1 GAL
MUHLY GRASS *(Muhlenbergia capillaris)*	27	1 GAL
DWARF FAKAHATCHEE GRASS *(Tripsacum dactyloides)*	26	1 GAL
SAND CORDGRASS *(Spartina bakeri)*	10	1 GAL
SAW PALMETTO *(Serenoa repens)*	8	1 GAL
	100	

GAL: Gallon

5.3 PLANT LIST FOR WETLAND BUFFER TYPE "3"

Minimal to no initial planting is anticipated for Wetland Buffer Type "3" areas due to density of existing desirable native "438 – Mixed Hardwoods" vegetation. It is proposed that one native planting from the list below be installed where initial exotic species management renders a 25 S.F. (e.g. 5' x 5') unvegetated area. In this way, plantings will be integrated into the buffer setback respective of existing vegetative coverage and degree of exotic species removal. Initial planting will not be required under canopies of any existing native trees (example live oak) to avoid damage to root systems.

TABLE 4 - WETLAND BUFFER TYPE "3" - PROPOSED PLANT LIST	
SPECIES	**SIZE**
SAW PALMETTO *(Serenoa repens)*	4" C.S.
BEAUTY BERRY (*Callicarpa americana)*	4" C.S.
GALLBERRY (*Ilex glabra*)	4" C.S.
WILD COFFEE (*Psychotria nervosa*)	4" C.S.
CABBAGE PALM (*Sabal palmetto*)	4" C.S.
WAX MYRTLE (*Myrica cerifera*)	6" C.S.
MYRSINE (*Myrsine guianensis*)	6" C.S.

C.S.: Container Size



6.0 ANNUAL ASSESSMENT

A vegetative assessment will be conducted annually for on-site wetland buffers. Said annual assessment would be performed by a qualified entity (e.g. environmental consultant, landscape management company, plant/vegetative management contractor) and would not entail report submittal to Manatee County.

The assessment methodology will involve walking on-site wetland buffers and generally marking on an aerial photograph the approximate locations of any exotic vegetation (e.g. *Schinus terebinthifolius*, *Ludwigia peruviana*, *Casuarina equisetifolia*, *Cupaniopsis anacardioides*) listed as Category I on the Florida I Invasive Species Council's (FISC's) most current list of invasive plant species.

The entity conducting the assessment would estimate whether a semi-annual exotic species management frequency would be necessary for the particular year following the annual assessment date.

The vegetative assessment will also estimate the need for annual supplemental planting of native upland and facultative plant material (per Section 7.2).

7.0 ON-GOING VEGETATIVE MANAGEMENT

7.1 ON-GOING REMOVAL OF EXOTIC SPECIES

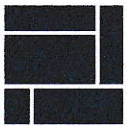
An exotic species removal event would occur within wetland buffers should the annual assessment show more than 15% coverage by FISC Category I invasive species.

Manual removal (e.g. use of hand held chain saws) is the method initially specified for exotic hardwoods. Exotic hardwoods (e.g. Brazilian pepper) would be cut flush at trunk base, and the cambium immediately treated with the appropriate dye-laced herbicide. The root system will be left in place to minimize substrate disturbance.

See Section 8.0 (2) regarding herbicide use.

7.2 SUPPLEMENTAL PLANTING

Manatee County, as typical, requests wetland buffer enhancement plans include the italicized statement below. Therefore the subject plan includes said statement.
"Enhancement shall include both supplemental plantings and ongoing removal of nuisance, exotic vegetation. Required plant materials which are removed or die shall be replaced within 30 days."



8.0 PLANTING SPECIFICATIONS AND CONDITIONS

1) The applicant or assignees (e.g. Homeowners' Association) will be responsible for coordinating and contracting a qualified and experienced entity to perform wetland buffer enhancement measures as described herein.

2) Any individual(s) contracted by the Operating Entity to apply chemicals (e.g. pesticides, insecticides, fertilizers, or herbicides) as part of vegetative management must be trained, experienced in performing such work, and licensed/certified for applying herbicides/ pesticides/insecticides by the Florida Department of Agriculture and Consumer Services (and any other pertinent agencies). Any such chemicals deemed necessary by the vegetative management contractor will be legal (and EPA approved), dye-laced, and appropriately stored/mixed/used by a licensed applicator in accordance with label instructions and all pertinent government regulations. All contractors performing such management entailing use of chemicals will determine and implement any necessary public safety measures (including but not limited to posting signage). It is encouraged that the Operating Entity request a schedule and frequency for any application of chemicals used for vegetative management. Removed woody biomass may be mulched on-site for use in landscape beds or hauled off-site to an approved yard waste facility.

3) All plant material will be obtained from nursery stock and will be healthy and free of disease at time of planting.

4) Wetland buffer enhancement requirements for this project will be reasonable with respect to on-site and off-site undesirable seed sources, allowing the applicant or assigns (e.g. Homeowners' Association) to contact County Environmental Review Section staff to present proposed justification for changes to criteria for on-going vegetative management per Section 7.0 herein (subject to informal review and approval by Environmental Review Section staff) should it become evident that target success standards cannot reasonably or cost-effectively be achieved. Nuisance exotic species management requirements would be deemed unreasonable if a frequency of more than twice per year is necessary to maintain no more than 15% nuisance exotic species for wetland buffer areas. Current pasture grass coverage (e.g. *Paspalum notatum*) will be permissible. Initial (and any supplemental planting) will be performed within this pasture grass matrix.

5) Any future changes to the proposed plant list for initial (e.g. or supplemental planting) would be acceptable, as long as any such replacement species are native equivalent type species as those indicated in the initial plant list (per Section 5.0 herein). If size adjustments are proposed, the combined strata associated with any such replacements would be considered for comparison with the initial plant list.



8.0 PLANTING SPECIFICATIONS AND CONDITIONS (CONTINUED)

6) Initial planting (per Section 5.0) shall be completed prior to issuance of the first Certificate of Occupancy. However, planting may be postponed from October through March to avoid freeze damage. Manatee County Environmental Review Section would be informally notified in writing of any delays for initial planting due to seasonal conditions.

PREPARED BY

Michele L. Steinbaum, President
STEINBAUM AND ASSOCIATES, INC.

July 21, 2025
Date

Enclosure
cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

FLUCFCS KEY
100 Urban & Built-up
190 Open Land
211 Improved Pastures
224 Abandoned Groves
320 Shrub and Brushland
411 Pine Flatwoods
415 Mixed Pine
438 Mixed Hardwoods
500 Water
510 Streams and Waterways
600 Wetlands
610 Forested Wetlands
617 Mixed Wetland Hardwoods
641 Freshwater Marsh
740 Disturbed Land
8144 Roads (County Maintained)

APPROXIMATE PROJECT BOUNDARY
AG. DITCH (TYP.) (510)
FUTURE EXT. MULHOLLAND RD.
WLA (610/617/641)
WL-AA (641)
WL-K (617)
WL-O (617)
WL-N (617)
WL-M (617)
WL-B (641)
WL-D (641)
WL-C (617/641)
WLJ (641)
WL-H (617)
WL-I (617)
WL-L (617)
WLE (617)
WL-F (617/641)
WL-G (610/617/641)
BARN
NSW1 (510) GODDARD CREEK
NSW2 (510)
MANATEE RIVER (510)
RYE ROAD NORTH (8144)

NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
4. FORMATTED TO PRINT AT 11 X 17.

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
P.O. Box 15437, Sarasota, FL 34277
Phone (941)921-2707 Fax (941)921-2739
www.steinbaumecological.com

REVISED 08/14/24

NTS

EXHIBIT NO. 1
FLUCFCS AERIAL MAP

YORT - 2351
MANATEE COUNTY, FLORIDA

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

July 21, 2025

Ms. Jaime Elbert, Senior Environmental Planner
Environmental Planning Section
Manatee County Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: YORT - 2351
REVISED ECOLOGICAL NARRATIVE
MANATEE COUNTY PRELIMINARY SITE PLAN REVIEW
PLN2309-0137/PDR-23-48(Z)(P)

Dear Jaime,

As requested by our client, the enclosed ecological narrative (revised July 21, 2025) and associated exhibits are provided pursuant to County review requirements. Please additionally see separate wetland buffer enhancement plan, dated July 21, 2025.

The change herein entails a revision to Section 6.0 pertaining to wetland buffer width and wetland buffer impact acreage. Note that the revised site plan increases wetland buffer width to 30' (15' minimum).

Note that the revised ZNS Engineering preliminary site plan results in an increase in upland preservation acreage as indicated on the site plan cover sheet.

If you have any questions or need to discuss, please contact me.

Sincerely,

Michele L. Steinbaum, President
Steinbaum and Associates, Inc.

Enclosure
cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

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YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

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STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

SUBMITTED TO:
Manatee County Development Services
Environmental Planning Section
Ms. Jaime Elbert, Senior Environmental Planner
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

PREPARED FOR:
Danielson Development, LLC
Attn: Bruce Danielson, Manager
36 Winston Drive
Belleair, Florida 33756

PREPARED BY:
Steinbaum and Associates, Inc.
P.O. Box 15437
Sarasota, Florida 34277

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NO. 2 LISTED SPECIES SURVEY MAP (REVISED AUGUST 14, 2024)

NO. 3 PHOTO-DOCUMENTATION (AUGUST 27, 2023), WETLAND AA (JANUARY 20, 2024)

NO. 4 FLORIDA NATURAL AREAS INVENTORY (FNAI) BIODIVERSITY MATRIX QUERY RESULTS

STEINBAUM AND ASSOCIATES, INC.

ECOLOGICAL CONSULTANTS

YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

1.0 INTRODUCTION

As requested by our client, the subject revised ecological narrative was prepared by Steinbaum and Associates, Inc. for the above referenced ±464.737 acre project pursuant to County review requirements.

The change entails a revision to Section 6.0 pertaining to wetland buffer width and wetland buffer impact acreage. Section 6.0 herein conveys that that the revised site plan increases wetland buffer width from previous 25' to 30' (15' minimum), and indicates the acreage of the two minor wetland buffer impact areas (Wetland "B" and "D" buffers). Such wetland buffer impacts (totaling ±0.03 acre) are unavoidable (for purpose of a accommodating a roadway) and constitute only a fraction of the total project-wide wetland buffer area.

See revised site plan prepared ZNS Engineering proposed site plan and other information contained in the ZNS Engineering submittal package. Note that the revised site plan results in an increase in upland preservation acreage as indicated on the site plan cover sheet.

The project is a residential development, including infrastructure and amenities.

The site borders the west side of Rye Road North, and north and south sides of future Mulholland Road right-of-way, within Sections 10, 11, 14, and 15, Township 34S, Range 19E (Manatee County, Florida). The portion north of the future Mulholland Road right-of-way ("North Section") is ±31.32 acres, and comprised of Parcel I.D. Nos. 513100109 and 513100209. The portion south of Mulholland Road right-of-way ("South Section") is ±433.417 acres and comprised of 512000001, 513010509, 515810000, 521800003, and 524800000.

2.0 USDA / NRCS SOIL MAP UNITS

The U.S. Department of Agriculture (USDA)/National Resource Conservation Service (NRCS) Websoil Survey website depicts the following soil map units within the project vicinity:

7 - Canova, Anclote, and Okeelanta soils
11 - Cassia fine sand, 0 to 2 percent slopes
20 - EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes
24 - Felda-Wabasso association, frequently flooded
26 - Floridana-Immokalee-Okeelanta association
30 - Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes

3.0 DESCRIPTION OF ON-SITE HABITATS AND LAND COVER

On-site vegetation associations and land cover were characterized based on review of various ecological references [e.g. historic and current aerial photographs, USDA/NRCS Websoil Survey website, USGS Quadrangle Map (Parrish, FL and Rye, Florida), U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, LiDAR imagery], SWFWMD File of Record for Formal Determinations 42047755.00 and 42047804.000, most recent field observations by Steinbaum and Associates, Inc. staff (in August, 2023 and January, 2024), and application of the Florida Land Use, Cover, and Forms Classification System (FLUCFCS).

It appears per 1964 aerial imagery that the section north of future Mulholland Road right-of-way (North Section) supported a citrus grove. 1973 aerial imagery indicates a relatively sizeable degree of clearing (in addition to ditching) of the section south of Mulholland Road right-of-way (South Section). Subsequent aerial years reviewed indicate continued agricultural uses. Cattle were noted on both the North and South Sections during our site visits.

Refer to the FLUCFCS Aerial Map, revised August 14, 2024, included as Exhibit No. 1 and various photos of on-site FLUCFCS codes included as Exhibit No. 3.

3.1 ON-SITE STATE/COUNTY JURISDICTIONAL AREAS

The limits of State jurisdictional limits of wetlands and other surface waters were verified by the Southwest Florida Water Management District (SWFWMD) pursuant to Chapter 62-340 of the Florida Administrative Code [consistent with Manatee County LDC Section 706.2(A)]. This was accomplished via two separate jurisdictional determinations. Formal Determination 42047755.000 (issued May 28, 2024, expires May 28, 2029) pertains to the South Section, and Formal Determination 42047804.000 (issued June 11, 2024, expires June 11, 2029) pertains to the North Section.

3.1.1 WETLANDS

The project's sixteen wetlands are classified as follows:

610 - Forested Wetland / 617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh

Wetland A (±62.807 acres) and Wetland G (±65.437 acres)
The above wetlands are the largest within the project area. Wetland A borders a segment of the north boundary of the South Section and Wetland G borders the Manatee River. Both wetlands are a conglomerate of the three above wetland types.

Hardwoods vary in density, and species distribution ranges from monotypical stands to mixed associations. Hardwood species include laurel oak (*Quercus laurifolia*), sweetbay (*Magnolia virginiana*), red maple (*Acer rubrum*), swamp bay (*Persea palustris*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), buttonbush (*Cephalanthus occidentalis*), Carolina willow (*Salix caroliniana*), and popash (*Fraxinus caroliniana*). Subdominants include live oak (*Quercus virginiana*), water oak (*Q. nigra*), slash pine (*Pinus elliottii*), and Brazilian pepper (*Schinus terebinthifolius*).



3.1.1 WETLANDS (CONTINUED)

Wetland A (±62.807 acres) and G (±65.437) Continued
Groundcover includes varying proportions of ferns [e.g. Swamp fern (*Blechnum serrulatum*), Virginia chain fern (*Woodwardia virginica*), netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmundastrum cinnamomeum*)], lizard's tail (*Saururus cernuus*), Caesar-weed (*Urena lobata*), marsh pennywort (*Hydrocotyle umbellata*), carpet grass (*Axonopus spp.*), coinwort (*Centella asiatica*), intermittent saw palmetto (*Serenoa repens*) clusters, vines [Muscadine grape vine (*Vitis rotundifolia*), greenbrier (*Smilax spp.*), poison ivy (*Toxicodendron radicans*), and woodbine (*Parthenocissus quinquefolia*)], as well as barren substrate (e.g. leaf litter). "641" components additionally include saw grass (*Cladium jamaicense*), primrose willow (*Ludwigia peruviana*), West Indian marshgrass (*Hymenachne amplexicaulis*), maidencane (*Panicum hemitomon*), marsh fleabane (*Pluchea odorata*), frog-fruit (*Phyla nodiflora*), and beak-rush (*Rhynchospora inundata*),

617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh

Wetland C (±0.888 acre)
Wetland C borders two pre-1984 agricultural ponds. The "617" component includes Brazilian pepper, Carolina willow, cabbage palm, a popash cluster, and trace laurel oak. Primrose willow and swamp fern are the dominant groundcover species.

The "641" component includes beak-rush, chalky bluestem (*A. virginicus var. glaucus*), Baldwin's spike-rush (*Eleocharis baldwinii*), torpedo grass (*Panicum repens*), carpet grass, and widely scattered laurel oak.

Wetland F (±5.960 acres)
This wetland exhibits both "641" and "617" components, and is similar in character to corresponding wetland components within Wetlands "A" and "G". Wetland "F" does not achieve the canopy closure considered "forested" based on FLUCFCS.

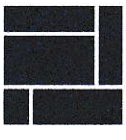
617 - Mixed Wetland Hardwoods

Wetlands E (±0.871 acre), Wetland H (±1.344 acres), Wetland I (±0.241 acre), Wetland K (±0.875 acre), Wetland L (±0.317 acre), Wetland M (±0.810 acre), Wetland N (±1.742 acre), Wetland O (±4.905 acre)
These wetlands resemble aforementioned "617" components of Wetlands "A" and "G".

641 - Freshwater Marsh

Wetland AA (0.262 acre)
This wetland includes broomsedge (*Andropogon virginicus*), watergrass (*Luziola spp.*), carpet grass, Baldwin's spike-rush, marsh pennywort, yellow-eyed grass (*Xyris spp.*), and unvegetated substrate (leaf litter).

Wetlands B (±0.486 acre) and Wetland D (±0.285 acre)
Wetland B and D exhibit Virginia chain fern, torpedo grass, primrose willow, marsh fleabane, chalky bluestem, carpet grass, and red root (*Lachnanthes caroliniana*).



3.1.1 WETLANDS (CONTINUED)

Wetland J (±2.210 acres)
This hourglass shaped wetland is located in the west central section. Dominant species include soft rush (*Juncus effusus*), carpet grass, coinwort, Baldwin's spike-rush, and scattered cabbage palm and sweetbay. The south section harbors a post-1984 cattle pond.

3.1.2 NON-WETLAND SURFACE WATERS

510 - Streams and Waterways

The project includes two natural surface waters flow-ways.

A ±1.161 acre segment of Goddard Creek ("NSW1") traverses the southeast section near North Rye Road North.

Another (±0.121 acre) natural surface waters segment ("NSW2") is in the southeast section contiguous to Manatee River.

The site also includes ±8.677 acres of man-made agricultural ditches (other surface waters). These features were dug in uplands and have low ecological values.

3.2 UPLANDS

This section describes upland vegetation associations and land cover. Three upland vegetation associations ("320 - Shrub and Brushland", "411 – Pine Flatwoods", and the majority of "438 - Mixed Hardwoods") are considered native habitat.

190 - Open Land (±3.039 acres)

The project's two 190 areas include unimproved road segments. The species associations are similar to that described below for "211" sections. Unlike "211" sections, cattle access appears restricted in the smaller "190" portion, and occasionally restricted in the larger "190" portion.

211 - Improved Pasture (±154.034 acres)

The project's improved pastures are actively cattle grazed. Improved pastures include bahia grass (*Paspalum notatum*), crabgrass (*Digitaria spp.*), smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), patches of blackberry (*Rubus spp.*), broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), and soda apple (*Solanum viarum*). Cattle accessed pasture in the North Section exhibits cogongrass as the dominant species.

3.2 UPLANDS (CONTINUED)

224 - Abandoned Groves (±9.926 acres)

Historic aerial imagery shows that uplands north of Mulholland Road right-of-way (North Section) consisted of a grove (likely citrus grove). The southerly portion (of the North Section) has retained remnant characteristics of this past agricultural use, and is therefore characterized as an abandoned (or fallow) grove. Agricultural features (furrows, remnant irrigation hose segments, irrigation equipment) were noted. Groundcover includes bahia grass, dog fennel, smutgrass, cabbage palm seedlings, and Caesarweed. Widely scattered hardwoods include Brazilian pepper, ear tree (*Enterolobium cyclocarpum*), cabbage palm, and oaks.

320 - Shrubs and Brushland (±5.141 acres)

Dominant species include scattered oak, trace slash pine, wiregrass (*Aristida stricta*), shiny blueberry (*Vaccinium myrsinites*), hog plum (*Ximenia americana*), saw palmetto, rusty lyonia (*Lyonia ferruginea*), and prickly pear cactus (*Opuntia stricta*).

320 - Shrubs and Brushland / 740 - Disturbed Land (±35.573 acres)

This combined FLUCFCS code is used to describe disturbed shrubby areas. Though the vegetation association includes species found in the above "320" association, "320"/"740" areas exhibit invasive proportions of vines (mostly muscadine grape vine and greenbrier), which have displaced desirable native species. A reason for the reduced quality of the "320"/"740" association is possibly past agricultural-related disturbances.

The "320"/"740" area bordering Mulholland Road appears to have been partially cleared in the past with cattle fencing installed. Note that SWFWMD General Web Mapping Application (LULC Layer) labels this area "Rangeland".

The "320/"740" area located east of Wetland E included a past travel-way that extended from the South Section's interior farmland (reference 1994 aerial imagery) which eventually transitioned to the current cattle pasture.

411 - Pine Flatwoods (±6.316 acres)

This native habitat area surrounds Wetland AA. Scattered slash pine is the dominant hardwood. Saw palmetto is prevalent within the understory. Subdominants include oaks, cabbage palm, wax myrtle (*Myrica cerifera*), and salt bush (*Baccharis spp.*).



3.2 UPLANDS (CONTINUED)

415 - Mixed Pine (±3.675 acres)

The two mixed pine sections flank a "190" area in the South Section. Scattered slash pine is the dominant hardwood. Other species include scattered oaks, saw palmetto clusters, invasive proportions of vines (mostly muscadine grape vine and greenbrier), and barren leaf litter.

Historic aerial imagery shows significant past clearing in this area. This is likely a reason for the invasive proportions of vines.

438 - Mixed Hardwoods (±87.634 acres)

This association occurs within areas surrounding the central pasture in the South Section. Hardwoods include varying proportions of oaks, cabbage palm, slash pine, wax myrtle, and trace Brazilian pepper and carrotwood (*Cupaniopsis anacardiodes*). The understory includes saw palmetto, Caesar-weed, and vines [Muscadine grape vine, greenbrier, poison ivy, and woodbine]. The canopy ranges from semi-open to closed.

3.3 SUMMARY OF ON-SITE HABITAT AND LAND COVER

TABLE 1 - EXISTING VEGETATION ASSOCIATIONS & LAND COVER SUMMARY	
FLUCFCS CODE / DESCRIPTION	**APPROX. ACREAGE**
WETLANDS (NATIVE HABITAT)	
610 - Forested Wetland / 617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh	
Wetland A	62.807
Wetland G	65.437
Subtotal	***128.244***
617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh	
Wetland C	0.888
Wetland F	5.960
Subtotal	***6.848***
617 - Mixed Wetland Hardwoods	
Wetland E	0.871
Wetland H	1.344
Wetland I	0.241
Wetland K	0.875
Wetland L	0.317
Wetland M	0.810
Wetland N	1.742
Wetland O	4.905
Subtotal	***11.105***
641 - Freshwater Marsh	
Wetland AA	0.262
Wetland B	0.486
Wetland D	0.285
Wetland J	2.210
Subtotal	***3.243***
NON-WETLAND/NATURAL SURFACE WATERS SEGMENT	
510 - Streams and Waterways (NSW1 - Goddard Creek)	1.161
510 - Streams and Waterways (NSW2)	0.121
Subtotal	***1.282***
OTHER SURFACE WATERS (NOT NATIVE HABITAT)	
510 - Streams and Waterways (Man-made Ag. Ditches)	***8.677***
UPLANDS (NATIVE HABITAT)	
411 - Pine Flatwoods	*6.316*
438 - Mixed Hardwoods	*87.634*
320 - Shrubs and Brushland	5.141
Subtotal	***99.091***
UPLANDS (NOT NATIVE HABITAT)	
190 - Open Land (including unimproved road segments)	3.039
211 - Improved Pasture	154.034
224 - Abandoned Groves	9.926
320 - Shrubs and Brushland / 740 - Disturbed Land	35.573
415 - Mixed Pine	3.675
Subtotal	***206.247***
TOTAL	**464.737**



4.0 ESTIMATED OFF-SITE HABITATS AND LAND COVER

Off-site habitats and land cover were estimated from on-site perimeter vantage points and various references mentioned in first paragraph of Section 3.0 herein. Estimated off-site classifications were not directly field evaluated, may be inaccurate, and may not correspond to existing zoning classifications. Please refer to off-site FLUCFCS codes labeled on the attached conceptual FLUCFCS Aerial Map, revised August 14, 2024 (included as Exhibit No. 1).

The outlying off-site vicinity includes the following FLUCFCS codes: "100 - Urban and Built-Up", "500 - Water", "510 - Steams and Waterways", "600 - Wetlands", and "8144 - Roads (County Maintained)".

5.0 PROPOSED IMPACTS TO WETLANDS AND OTHER SURFACE WATERS

5.1 WETLANDS

The environmentally conscientious ZNS Engineering revised site plan designs around and avoids impacts to all of the site's wetlands.

5.2 OTHER SURFACE WATERS

The project's man-made agricultural ditches crisscross the site, and because of this, cannot be reasonably avoided. Impacts to the project's ditches allow for proposed development, including infrastructure.

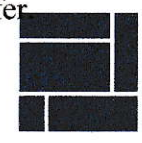
Manatee County (and SWFWMD) typically do not require wetland mitigation for impacts to other surface waters ditches.

It should be noted that two flow-way features are characterized as "natural surface waters". Such features are a ±1.161 acre segment of Goddard Creek ("NSW1"), and a ±0.121 acre flow-way segment ("NSW2") contiguous to the Manatee River. Both of these surface water features are being avoided.

6.0 WETLAND BUFFERS

The revised ZNS Engineering site plan increases wetland buffer width to 30' (15' minimum). ZNS Engineering has designated minor impacts to Wetland B and Wetland D buffers for purpose of accommodating a roadway. The impact to the Wetland B buffer is 0.02 acre and the impact to Wetland D buffer is 0.01 acre. Such impacts (totaling ±0.03 acre) are unavoidable and constitute only a fraction of the total project-wide wetland buffer area. A summary of proposed wetland buffer impacts is included on cover sheet of ZNS Engineering plans. See separate wetland buffer enhancement plan, dated July 21, 2025.

ZNS Engineering has designated wetland buffer mitigation areas to off-set the permanent buffer impacts consistent with LDC Section 706.7(C)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Each buffer wetland mitigation area is located adjacent to 30' wide buffer section associated with the same wetland as the corresponding permanent buffer impact. Wetland buffer compensation areas meet a 1:1 area replacement, so that the variable width post-development buffer area achieves the area that would be encompassed by a uniform 30' wide wetland buffer.



7.0 LISTED SPECIES

7.1 LISTED SPECIES REFERENCES RESEARCHED

Steinbaum and Associates, Inc. staff conducted research of various website resources for any documented wildlife species within the project vicinity that are considered endangered, threatened and/or species of special concern by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC), or afforded other specific protection through FWS and/or FWC guidelines. Such resources are as follows: Audubon Florida EagleWatch Nest Map, Florida Natural Areas Inventory Biodiversity Matrix Query Results, FWS Florida Colonies Core Foraging Areas (Wood Stork) 2010-2019, and FWC Water Bird Colonies 90's GIS Map.

Audubon Florida EagleWatch Nest Map
FWS removed bald eagles from the federal endangered and threatened species list in August of 2007, although it is still protected by the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, and FWC's Bald Eagle Rule (Florida Administrative Code 68A-16.002). In May of 2007, FWS issued the National Bald Eagle Management Guidelines.

The Audubon Florida EagleWatch Nest Map was reviewed for any documented bald eagle (*Haliaeetus leucocephalus*) nests within 660' of the subject project boundary. 660' is the maximum eagle nest protection setback based on the National Bald Eagle Management Guidelines.

The Audubon Florida EagleWatch Nest Map identifies no nests within 660' of the subject site.

One nest (Nest MN076) is shown west of the project boundary at Latitude 27.523316, Longitude -82.390524. Using the Audubon Florida Eagle Watch Nest Map measuring tool, Nest MN076 is approximately 740' from the nearest boundary associated with the subject site (and therefore the subject site is outside of a 660' radius from Nest MN076).

7.1 LISTED SPECIES REFERENCES RESEARCHED (CONTINUED)

The FNAI Biodiversity Matrix Query Results (BMQR)
The FNAI BMQR "Unofficial Report" was reviewed for Matrix Units 26834, 26835, 27110, and 27111. These one-square mile matrix units encompass and extend beyond the project area. The BMQR results for Matrix Units 26834, 26835, 27110, and 27111 indicate no "documented elements". Please see FNAI BMQR for Matrix Units 26834, 26835, 27110, and 27111 (included as Exhibit No. 4).

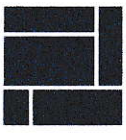
FWS Florida Active Wood Stork Colonies and Associated Core Foraging Areas 2010-2019:
The project site is within a wood stork (*Mycteria americana*) core foraging area associated with an active colony (Ayers Point - Dot Dash) at Latitude 27.499, Longitude -82.525366 in Manatee County (±8.39 miles to the west-southwest). It should be noted that the majority of western Manatee County is within this woodstork core foraging area. No wood storks were observed on-site by Steinbaum and Associates, Inc. staff during the listed species survey discussed in Section 7.2 (nor other site visits in August, 2023 and January, 2024).

FWC Water Bird Colonies – 90's GIS Map
There are no FWC mapped active water bird colonies within the project area.

7.2 ON-SITE LISTED SPECIES SURVEY

Steinbaum and Associates, Inc. performed an on-site listed species survey on August 22 - 23, and 27, 2023 ("August 2023 listed species survey") for the subject project area. The associated listed species research (Section 7.1) and field work (Section 7.2) was overseen by myself, Senior Scientist and President of Steinbaum and Associates, Inc. (Authorized Gopher Tortoise Agent GTA-19-00083B, Burrowing Owl Relocation Permit RAG-20-00016). I have over thirty years of experience conducting general and species-specific wildlife surveys (including in Manatee County), listed species related submittals to FWS and FWC (including listed species permitting), and listed species monitoring.

The survey events were conducted in general accordance with the Florida Fish and Wildlife Conservation Commission's (FFWCC 1988) Wildlife Survey Methodology Guidelines. Listed species survey transects were established throughout the entire site, and therefore within all vegetation associations and land cover types. Transect spacing was adjusted based on degree of vegetative coverage to allow adequate visual reach per transect. The survey entailed systematically walking (or driving) transects in open pasture and walking remaining transects (e.g. upland vegetation associations, wetlands) and observing both understory, tree canopies/constituents for listed species or signs of species that are considered endangered, threatened, or species of special concern by the FWC or afforded other protection. Note that for August 2023 listed species survey, the percentage of uplands surveyed for gopher tortoise



7.2 ON-SITE LISTED SPECIES SURVEY (CONTINUED)

burrows well exceeded 15% [which is specified in the Gopher Tortoise Permitting Guidelines (April 2008 / Revisions Effective April 2023 Incorporated by Reference in Rule 68A-27.003, F.A.C.) as initially appropriate in advance of submitting a gopher tortoise relocation application].

Based on the land cover and habitats occurring on this site, species indicated as "likely" or "potential" in the FNAI BMQR for aforementioned Matrix Units 26834, 26835, 27110, and 27111 (or that are associated with species-specific FWS consultation areas overlapping Manatee County), particular attention was directed to the possibility of the following species: gopher tortoise, Eastern indigo snake, sandhill crane, wood stork, kestrels, and bald eagle.

The result of the August, 2023 listed species survey is that gopher tortoise burrows were the only sign of listed species observed. At time of the August 2023 listed species survey, 13 potentially occupied and 5 abandoned gopher tortoise burrows were recorded. Note that another potentially occupied burrow was subsequently observed on January 22, 2024 during wetland delineation related field work. Please see Exhibit No. 2 "Listed Species Survey Map", revised August 14, 2024, for approximate locations of these gopher tortoise burrows.

Because gopher tortoise burrows have been identified within the subject project area, a 100% gopher tortoise survey would be conducted within 90 days prior to proposed site development. The applicant would need to obtain the appropriate FWC gopher tortoise relocation permit for site work within 25' of a potentially occupied burrow and/or in the event that development activity would encircle/render isolated 50' diameter islands.

As with any site, the occurrence and extent of listed species are subject to change.

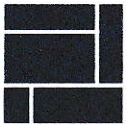


7.2 ON-SITE LISTED SPECIES SURVEY (CONTINUED)

TABLE 2 - ESTIMATED LIKELINESS FOR OCCURRENCE BY SPECIFIC LISTED SPECIES

Common Name	Genus/Species	Federal/State Status	Likelihood of Occurrence
Bald eagle	*Haliaeetus leucocephalus*	Not Listed*	No nests documented (by Audubon Florida Eagle Watch Program) within 660' of project boundary Not observed *Potential (as typical for any site with one or more mature pine on-site)*
Wood stork	*Mycteria americana*	T/T	Likely (FNAI) Not observed *Low - Moderate*
Gopher tortoise	*Gopherus polyphemus*	**/T	Potential (FNAI) Observed *High*
Eastern indigo snake	*Drymarchon couperi*	T/T	Likely (FNAI) Not observed *Moderate (gopher tortoise burrows observed)*
Gopher frog	*Lithobates capito*	**/T	Potential (FNAI) Not observed *Moderate (gopher tortoise burrows observed)*
Audubon's crested Caracara	*Polyborus plancus audubonii*	T/T	Not observed Within FWS consultation area *Low (not mentioned in FNAI BMQR)*
Florida bonneted bat	*Eumops floridanus*	E/FE	FNAI - Potential Not observed Site is not within FWS Consultation Area *Low Probability*
Eastern black rail	*Laterallus jamaicensis ssp. jamaicensis*	T/T	Not Observed *Low (not mentioned in FNAI BMQR)*
Florida Scrub-jay	*Aphelocoma coerulescens*	T/T	FNAI - Potential Not observed/minimum suitable habitat *Low*
Florida Sandhill crane	*Grus canadensis pratensis*	--/T	No sandhill cranes/or their nests observed Palustrine herbaceous wetlands occur on-site *Low - Moderate (Not mentioned in FNAI BMQR)*
Southeastern American kestrel	*Falco sparverius paulus*	--/T	Not observed Though survey conducted outside time frame for verification of resident subspecies, no kestrels were observed Not mentioned in FNAI BMQR *Moderate*
Florida pine snake	*Pituophis melanoleucus mugitus*	--/T	Not observed *Low (not mentioned in FNAI BMQR)*
Florida burrowing owl	*Athene cunicularia*	--/T	Not observed *Low (not mentioned in FNAI BMQR)*

T = Threatened
* Also protected by the Bald and Golden Eagle Protection Act, MBTA, State bald eagle rule (68A-16.002, F.A.C.).
** outside of region where federally listed



If you have any questions or need to discuss, please contact me.

PREPARED BY:

Michele L. Steinbaum, President
STEINBAUM AND ASSOCIATES, INC.
Authorized Gopher Tortoise Agent GTA-19-00083B)

July 21, 2025
Date

cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

EXHIBIT NO. 1

FLUCFCS AERIAL MAP (REVISED AUGUST 14, 2024)

FLUCFCS KEY
100 Urban & Built-up
190 Open Land
211 Improved Pastures
224 Abandoned Groves
320 Shrub and Brushland
411 Pine Flatwoods
415 Mixed Pine
438 Mixed Hardwoods
500 Water
510 Streams and Waterways
600 Wetlands
610 Forested Wetlands
617 Mixed Wetland Hardwoods
641 Freshwater Marsh
740 Disturbed Land
8144 Roads (County Maintained)

APPROXIMATE PROJECT BOUNDARY
AG. DITCH (TYP.) (510)
FUTURE EXT. MULHOLLAND RD.
WLA (610/617/641)
WL-AA (641)
WL-K (617)
WL-O (617)
WL-N (617)
WL-M (617)
WL-D (641)
WL-B (641)
WL-C (617/641)
WLJ (641)
WL-H (617)
WL-I (617)
WL-L (617)
WLE (617)
WL-F (617/641)
WL-G (610/617/641)
BARN
NSW1 (510) GODDARD CREEK
NSW2 (510)
MANATEE RIVER (510)
RYE ROAD NORTH (8144)

NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
4. FORMATTED TO PRINT AT 11 X 17.

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Phone (941)921-2707 Fax (941)921-2739
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REVISED 08/14/24

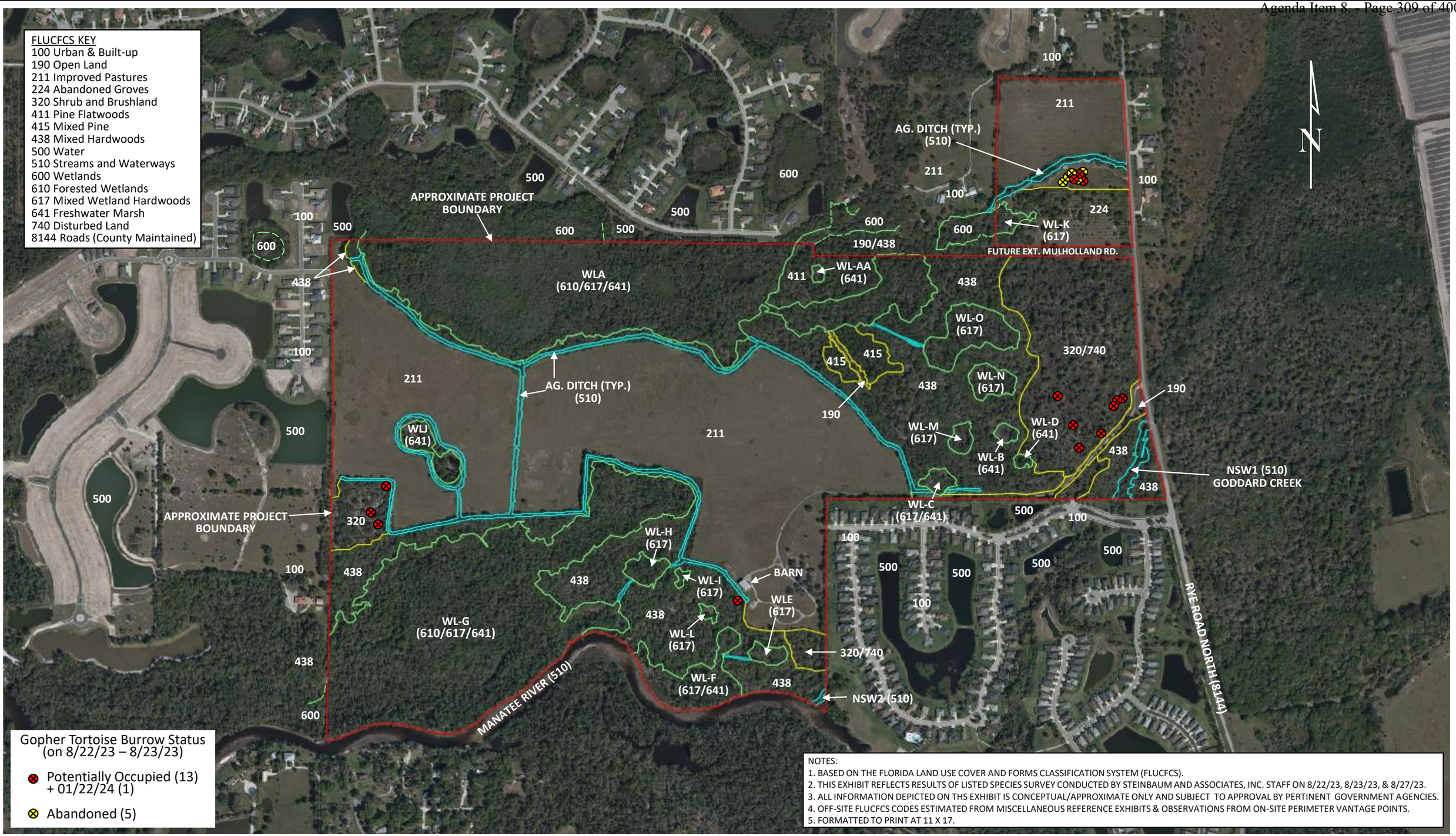
NTS

EXHIBIT NO. 1
FLUCFCS AERIAL MAP

YORT - 2351
MANATEE COUNTY, FLORIDA

EXHIBIT NO. 2

LISTED SPECIES SURVEY MAP (REVISED AUGUST 14, 2024)



NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. THIS EXHIBIT REFLECTS RESULTS OF LISTED SPECIES SURVEY CONDUCTED BY STEINBAUM AND ASSOCIATES, INC. STAFF ON 8/22/23, 8/23/23, & 8/27/23.
3. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
4. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
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REVISED 08/14/24	EXHIBIT NO. 2 LISTED SPECIES SURVEY MAP	YORT - 2351 MANATEE COUNTY, FLORIDA
NTS		

EXHIBIT NO. 3

PHOTO-DOCUMENTATION
(AUGUST 27, 2023, WETLAND AA JANUARY, 20, 2024)



211 - Improved Pastures (South Section)



211 - Improved Pastures (North Section)



224 - Abandoned Groves (North Section)



320 - Shrub and Brushland (South Section)



320 - Shrub and Brushland / 740 - Disturbed Land (South Section – Adj. to Rye Road N.)



320 - Shrub and Brushland / 740 - Disturbed Land (South Section – S. of Central Pasture)



415 - Mixed Pine



438 - Mixed Hardwoods (South Section)



641 – Freshwater Marsh (Wetland B)



641 – Freshwater Marsh (Wetland D)



641 – Freshwater Marsh (Wetland J)



641 – Freshwater Marsh (Wetland AA)



617 – Mixed Wetland Hardwoods (Wetland E)



617 – Mixed Wetland Hardwoods (Wetland K)



617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (WETLAND C)



610 - Forested Wetlands / 617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (Wetland A)



610 - Forested Wetlands / 617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (Wetland G)

EXHIBIT NO. 4

FLORIDA NATURAL AREAS INVENTORY (FNAI)
BIODIVERSITY MATRIX QUERY RESULTS

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 26834 , 26835 , 27110 , 27111



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 26834

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 26835

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 27110

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 27111

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 26834 , 26835 , 27110 , 27111

25 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2T3	S2?	T	FT
Andropogon arctatus pinewoods bluestem	G3	S3	N	T
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Bonamia grandiflora Florida bonamia	G3	S3	T	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chrysopsis floridana Florida goldenaster	G3	S3	E, PDL	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Eragrostis pectinacea var. tracyi Sanibel lovegrass	G5T1	S1	N	E
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T

Lithobates capito Gopher Frog	G2G3	S3	N	N
Matelea floridana Florida spiny-pod	G2	S2	N	E
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Schizachyrium niveum scrub bluestem	G1G2	S1S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

YORT - 2351
WETLAND BUFFER ENHANCEMENT
PLAN NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
JULY 21, 2025

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YORT - 2351
WETLAND BUFFER ENHANCEMENT
PLAN NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
JULY 21, 2025

SUBMITTED TO:
Manatee County Development Services
Environmental Planning Section
Ms. Jaime Elbert, Senior Environmental Planner
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

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EXHIBIT

FLUCFCS AERIAL MAP, REVISED AUGUST 14, 2024

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

YORT - 2351
WETLAND BUFFER ENHANCEMENT PLAN NARRATIVE
PLN2309-0137/PDR-23-48(Z)(P)
MANATEE COUNTY REVIEW
JULY 21, 2025

1.0 INTRODUCTION

As requested by our client, the subject Wetland Buffer Enhancement Plan has been prepared by Steinbaum and Associates, Inc. for post-development wetland buffer areas pursuant to Section 706.7(D)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Wetland buffer enhancement pertains to post-development wetland buffers (adjacent to preserved wetlands) depicted on the proposed site plan prepared by ZNS Engineering.

2.0 WETLAND BUFFER IMPACTS AND BUFFER MITIGATION

The revised ZNS Engineering site plan increases wetland buffer width to 30' (15' minimum). ZNS Engineering has designated minor impacts to Wetland B and Wetland D buffers for purpose of accommodating a roadway. The impact to the Wetland B buffer is 0.02 acre and the impact to Wetland D buffer is 0.01 acre. Such impacts (totaling $\pm$0.03 acre) are unavoidable and constitute only a fraction of the total project-wide wetland buffer area. A summary of proposed wetland buffer impacts is included on cover sheet of ZNS Engineering plans.

ZNS Engineering has designated wetland buffer mitigation areas to off-set the permanent buffer impacts consistent with LDC Section 706.7(C)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Each buffer wetland mitigation area is located adjacent to 30' wide buffer section associated with the same wetland as the corresponding permanent buffer impact. Wetland buffer compensation areas meet a 1:1 area replacement, so that the variable width post-development buffer area in turn meets the area that would be encompassed by a uniform 30' wide wetland buffer respective of the proposed wetland limit.

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3.0 EXOTIC SPECIES STATUS

Wetland buffer areas (and wetland buffer compensation areas) currently exhibit three generalized vegetation associations referred to herein as Wetland Buffer Types 1 - 3. Such areas are described below, inclusive of approximate percent of species considered invasive by the Florida Invasive Species Council (FISC).

Wetland Buffer Type "1"
This designation pertains to wetland buffer areas comprised of "211 - Improved Pastures" and "224 - Abandoned Groves" per FLUCFCS. Such areas are open to relatively open.

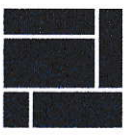
Component species include varying proportions of bahia grass (*Paspalum notatum*), crabgrass (*Digitaria spp.*), smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), patches of blackberry (*Rubus spp.*), Caesar-weed (*Urena lobata*), cabbage palm seedlings (*Sabal palmetto*) broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), and soda apple (*Solanum viarum*).

Wetland Buffer Type "2"
Corresponds to the segment of the Wetland "A" buffer comprised of "415 - Mixed Pine".

This vegetation association is relatively open. Historic aerial imagery shows significant past clearing in this area. This is likely a reason for the prevalent invasive vine coverage [mostly muscadine grape vine (*Vitis rotundifolia*) and greenbrier (*Smilax spp.*)], and barren leaf litter. Scattered slash pine (*Pinus elliottii*) is the dominant hardwood. Other species include scattered live oak (*Quercus virginiana*), saw palmetto (*Serenoa repens*) clusters, and trace Caesar-weed.

Wetland Buffer Type "3"
This wetland buffer type consists of FLUCFCS code "438 - Mixed Hardwoods" (native habitat). The Wetland Buffer Type "3" areas have a semi-open to closed canopy.

Hardwoods include varying proportions of oaks, cabbage palm, slash pine, live oak, and trace Brazilian pepper (*Schinus terebinthifolius*) and carrotwood (*Cupaniopsis anacardiodes*). The understory includes saw palmetto, wax myrtle (*Myrica cerifera*), Caesar-weed, and vines [Muscadine grape vine, greenbrier, poison ivy (*Toxicodendron radicans*), and woodbine (*Parthenocissus quinquefolia*)].



3.0 EXOTIC SPECIES STATUS (CONTINUED)

TABLE 1 - PRE-DEVELOPMENT FISC CATEGORY I SPECIES WITHIN WETLAND BUFFER SETBACKS									
Wetland Buffer	**Wetland Buffer Type**			**% Pre-development FISC Species**					**Total Coverage**
	1	**2**	**3**	**Brazilian Pepper (Cat I)**	**Caesar-weed (Cat I)**	**Carrot wood (Cat. I)**	**Tropical Soda Apple (Cat I)**	**Cogangrass (Cat I)**	
A		√	√	2	3	1			6%
B			√	2	1				3%
C			√	5					5%
D			√	2	1				3%
E			√	TR	2				2%
F			√	2	3				5%
G			√	3	4				7%
H			√	2	4				6%
I			√		3				3%
J	√			3	2		1	2	8%
K	√				2				2%

TR: Less Than 0.5 percent, FISC: Florida Invasive Species Council, Cat I: Category I

4.0 INITIAL EXOTIC SPECIES REMOVAL

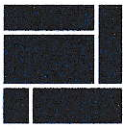
An initial management event will be performed prior to Final Plat approval to remove all undesirable species that are considered Category I Exotic/Invasive Species by the Florida Invasive Species Council (FISC).

See Section 8.0 (2) regarding herbicide use.

5.0 INITIAL PLANTING

There is no required planting density (stratum-specific or other) contained in the LDC for wetland buffer enhancement requirements. The three proposed plant lists are based on various wetland buffer plant lists (inclusive of planting density) previously accepted by the Manatee County.

The three plant lists specify native plants based on pre-development vegetative characteristics (e.g. plant density, microclimatic requirements). Locations to be planted include where exotics are removed.



5.0 INITIAL PLANTING (CONTINUED)

5.1 PLANT LIST FOR WETLAND BUFFER TYPE "1"

Applicable to Wetland Buffer Type 1 areas (pre-development "211 - Improved Pastures" and "224 - Abandoned Groves" FLUCFCS codes) and all temporary wetland buffer impact areas.

TABLE 2 WETLAND BUFFER TYPE "1" - PROPOSED PLANT LIST		
PROPOSED SPECIES	**% COMP.**	**SIZE**
TREES AND SHRUBS (15'OC)		
LIVE OAK *(Quercus virginiana)*	40	7 GAL
SLASH PINE *(Pinus elliottii)*	17	7 GAL
WAX MYRTLE (*Myrica cerifera*)	15	3 GAL
FIREBUSH (*Hamelia patens*)	10	3 GAL
RED BAY (*Persea borbonia*)	5	7 GAL
DAHOON HOLLY (*Ilex cassine*)	5	7 GAL
GALLBERRY *(Ilex glabra)*	5	1 GAL
PIGNUT HICKORY *(Carya glabra)*	3	7 GAL
	100	
GROUNDCOVER (6'OC)		
SAND CORDGRASS *(Spartina bakeri)*	35	1 GAL
MUHLY GRASS *(Muhlenbergia capillaris)*	35	1 GAL
DWARF FAKAHATCHEE GRASS *(Tripsacum dactyloides)*	12	1 GAL
WIRE GRASS *(Aristida stricta)*	10	1 GAL
SAW PALMETTO *(Serenoa repens)*	8	1 GAL
	100	

GAL: Gallon

5.0 INITIAL PLANTING (CONTINUED)

5.2 PLANT LIST FOR WETLAND BUFFER TYPE "2"

Applicable to Wetland Buffer Type 2 areas (pre-development "415 - Mixed Pine").

TABLE 3 - WETLAND BUFFER TYPE "2" - PROPOSED PLANT LIST		
TREES AND SHRUBS (15'OC)		
PROPOSED SPECIES	**% COMP.**	**SIZE**
SLASH PINE *(Pinus elliottii)*	30	7 GAL
LIVE OAK *(Quercus virginiana)*	25	7 GAL
WAX MYRTLE (*Myrica cerifera*)	15	3 GAL
FIREBUSH (*Hamelia patens*)	10	3 GAL
WALTER'S VIBURNUM (*Viburnum obovatum*)	10	1 GAL
GALLBERRY *(Ilex glabra)*	10	3 GAL
	100	
GROUNDCOVER (6'OC)		
WIRE GRASS *(Aristida stricta)*	29	1 GAL
MUHLY GRASS *(Muhlenbergia capillaris)*	27	1 GAL
DWARF FAKAHATCHEE GRASS *(Tripsacum dactyloides)*	26	1 GAL
SAND CORDGRASS *(Spartina bakeri)*	10	1 GAL
SAW PALMETTO *(Serenoa repens)*	8	1 GAL
	100	

GAL: Gallon

5.3 PLANT LIST FOR WETLAND BUFFER TYPE "3"

Minimal to no initial planting is anticipated for Wetland Buffer Type "3" areas due to density of existing desirable native "438 – Mixed Hardwoods" vegetation. It is proposed that one native planting from the list below be installed where initial exotic species management renders a 25 S.F. (e.g. 5' x 5') unvegetated area. In this way, plantings will be integrated into the buffer setback respective of existing vegetative coverage and degree of exotic species removal. Initial planting will not be required under canopies of any existing native trees (example live oak) to avoid damage to root systems.

TABLE 4 - WETLAND BUFFER TYPE "3" - PROPOSED PLANT LIST	
SPECIES	**SIZE**
SAW PALMETTO *(Serenoa repens)*	4" C.S.
BEAUTY BERRY (*Callicarpa americana)*	4" C.S.
GALLBERRY (*Ilex glabra*)	4" C.S.
WILD COFFEE (*Psychotria nervosa*)	4" C.S.
CABBAGE PALM (*Sabal palmetto*)	4" C.S.
WAX MYRTLE (*Myrica cerifera*)	6" C.S.
MYRSINE (*Myrsine guianensis*)	6" C.S.

C.S.: Container Size



6.0 ANNUAL ASSESSMENT

A vegetative assessment will be conducted annually for on-site wetland buffers. Said annual assessment would be performed by a qualified entity (e.g. environmental consultant, landscape management company, plant/vegetative management contractor) and would not entail report submittal to Manatee County.

The assessment methodology will involve walking on-site wetland buffers and generally marking on an aerial photograph the approximate locations of any exotic vegetation (e.g. *Schinus terebinthifolius*, *Ludwigia peruviana*, *Casuarina equisetifolia*, *Cupaniopsis anacardioides*) listed as Category I on the Florida I Invasive Species Council's (FISC's) most current list of invasive plant species.

The entity conducting the assessment would estimate whether a semi-annual exotic species management frequency would be necessary for the particular year following the annual assessment date.

The vegetative assessment will also estimate the need for annual supplemental planting of native upland and facultative plant material (per Section 7.2).

7.0 ON-GOING VEGETATIVE MANAGEMENT

7.1 ON-GOING REMOVAL OF EXOTIC SPECIES

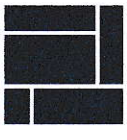
An exotic species removal event would occur within wetland buffers should the annual assessment show more than 15% coverage by FISC Category I invasive species.

Manual removal (e.g. use of hand held chain saws) is the method initially specified for exotic hardwoods. Exotic hardwoods (e.g. Brazilian pepper) would be cut flush at trunk base, and the cambium immediately treated with the appropriate dye-laced herbicide. The root system will be left in place to minimize substrate disturbance.

See Section 8.0 (2) regarding herbicide use.

7.2 SUPPLEMENTAL PLANTING

Manatee County, as typical, requests wetland buffer enhancement plans include the italicized statement below. Therefore the subject plan includes said statement.
"Enhancement shall include both supplemental plantings and ongoing removal of nuisance, exotic vegetation. Required plant materials which are removed or die shall be replaced within 30 days."



8.0 PLANTING SPECIFICATIONS AND CONDITIONS

1) The applicant or assignees (e.g. Homeowners' Association) will be responsible for coordinating and contracting a qualified and experienced entity to perform wetland buffer enhancement measures as described herein.

2) Any individual(s) contracted by the Operating Entity to apply chemicals (e.g. pesticides, insecticides, fertilizers, or herbicides) as part of vegetative management must be trained, experienced in performing such work, and licensed/certified for applying herbicides/ pesticides/insecticides by the Florida Department of Agriculture and Consumer Services (and any other pertinent agencies). Any such chemicals deemed necessary by the vegetative management contractor will be legal (and EPA approved), dye-laced, and appropriately stored/mixed/used by a licensed applicator in accordance with label instructions and all pertinent government regulations. All contractors performing such management entailing use of chemicals will determine and implement any necessary public safety measures (including but not limited to posting signage). It is encouraged that the Operating Entity request a schedule and frequency for any application of chemicals used for vegetative management. Removed woody biomass may be mulched on-site for use in landscape beds or hauled off-site to an approved yard waste facility.

3) All plant material will be obtained from nursery stock and will be healthy and free of disease at time of planting.

4) Wetland buffer enhancement requirements for this project will be reasonable with respect to on-site and off-site undesirable seed sources, allowing the applicant or assigns (e.g. Homeowners' Association) to contact County Environmental Review Section staff to present proposed justification for changes to criteria for on-going vegetative management per Section 7.0 herein (subject to informal review and approval by Environmental Review Section staff) should it become evident that target success standards cannot reasonably or cost-effectively be achieved. Nuisance exotic species management requirements would be deemed unreasonable if a frequency of more than twice per year is necessary to maintain no more than 15% nuisance exotic species for wetland buffer areas. Current pasture grass coverage (e.g. *Paspalum notatum*) will be permissible. Initial (and any supplemental planting) will be performed within this pasture grass matrix.

5) Any future changes to the proposed plant list for initial (e.g. or supplemental planting) would be acceptable, as long as any such replacement species are native equivalent type species as those indicated in the initial plant list (per Section 5.0 herein). If size adjustments are proposed, the combined strata associated with any such replacements would be considered for comparison with the initial plant list.



8.0 PLANTING SPECIFICATIONS AND CONDITIONS (CONTINUED)

6) Initial planting (per Section 5.0) shall be completed prior to issuance of the first Certificate of Occupancy. However, planting may be postponed from October through March to avoid freeze damage. Manatee County Environmental Review Section would be informally notified in writing of any delays for initial planting due to seasonal conditions.

PREPARED BY

Michele L. Steinbaum, President
STEINBAUM AND ASSOCIATES, INC.

July 21, 2025
Date

Enclosure
cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

FLUCFCS KEY
100 Urban & Built-up
190 Open Land
211 Improved Pastures
224 Abandoned Groves
320 Shrub and Brushland
411 Pine Flatwoods
415 Mixed Pine
438 Mixed Hardwoods
500 Water
510 Streams and Waterways
600 Wetlands
610 Forested Wetlands
617 Mixed Wetland Hardwoods
641 Freshwater Marsh
740 Disturbed Land
8144 Roads (County Maintained)

APPROXIMATE PROJECT BOUNDARY
AG. DITCH (TYP.) (510)
FUTURE EXT. MULHOLLAND RD.
WLA (610/617/641)
WL-AA (641)
WL-K (617)
WL-O (617)
WL-N (617)
WL-M (617)
WL-B (641)
WL-D (641)
WL-C (617/641)
WLJ (641)
WL-H (617)
WL-I (617)
WL-L (617)
WLE (617)
WL-F (617/641)
WL-G (610/617/641)
BARN
NSW1 (510) GODDARD CREEK
NSW2 (510)
MANATEE RIVER (510)
RYE ROAD NORTH (8144)

NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
4. FORMATTED TO PRINT AT 11 X 17.

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www.steinbaumecological.com

REVISED 08/14/24

NTS

EXHIBIT NO. 1
FLUCFCS AERIAL MAP

YORT - 2351
MANATEE COUNTY, FLORIDA

School District of Manatee County

School Report REVISED

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assistthe governing board in its land-use decision.

Project Information

Local Government:	Manatee County Government	**Case Planner:**	Laura Gonzalez
Project Name:	Yort - 2351	**Fee:**	$ 650.00
Application Type:	Preliminary Site Plan w/ Rezone (Public Hearing)	**Date:**	05/30/24
Record Number:	PLN2309-0137	**SSA:**	2
Project Number:	PDR-23-48(Z)(P)	**Acres:**	464.73
Address/PIN:	1921 N Rye Rd, Parrish 34219	**Version:**	CR-V2

Overview

The applicant has requested approval of a Rezone from Agriculture (A) to Planned Development Residential (PDR) for 31.32 acres which is part of the total project area of 464.73 acres. The remaining 433.41 acres is already zoned PDR. The Preliminary Site Plan proposes 733 single-family detached and semi-detached dwelling units for the 464.73 acres with a Future Land Use Category that allows 3 dwelling units an acre (UF-3).

The current land use designation allows for a total of 1,306 single-family dwelling units with a projected 362 total students. The most conservative Student Generation Rate, duplex/townhomes, was utilized to determine projected students since the number by type of dwelling unit was not identified.

The proposed Rezone would allow for a total of 1,394 single-family dwelling units with a projected 466 total students. The most conservative Student Generation Rate, duplex/townhomes, was utilized to determine projected students since the number by type of dwelling unit was not identified.

The proposed Preliminary Site Plan with rezone for 733 single-family dwelling units (625 single-family detached and 108 single-family semi-detached) is projected to generate 209 total students.

Projected Students

Current Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A	31.32	0.20	6	-	0	-	0
PDR (UF-3)	433.41	3.00	1,300	251	108	75	434
Total:	464.73		**1,306**	**251**	**108**	**75**	**435**
Proposed Rezone - Gross Allowable							
PDR (UF-3)	464.73	3.00	1,394	269	116	81	466
Total Increase:			**88**	**18**	**7**	**5**	**31**
Proposed by Preliminary Site Plan (Gross Density)							
PDR (UF-3)	464.73	1.34	625	85	36	53	174
PDR (UF-3)	464.73	0.23	108	20	9	6	35
Total:			733	105	45	59	209
Total Decrease:			**(573)**	**(146)**	**(63)**	**(16)**	**(226)**

ISSUES

None at this time.

CONDITIONS

Centralized Bus Stop(s) STIPULATION

The School District requests a meeting to discuss a Centralized Bus Stop(s) for Yort-2351, the proposed Amenity Center(s) would be ideal locations, that would include a bus shelter, bicycle racks, lighting and parking for students and parents waiting for the bus.

Per Florida Statute, the maximum walking distance for students is 1.5 miles. On public roads the distance is measured from the mailbox or end of driveway to the bus stop. For private roads in gated communities distance is measured from where private road at entrance gate meets public road.

Preliminary School Concurrency Analysis
School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis ($800) will be required upon submittal of a final site plan. This School Report Rezone does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2023-24 School Attendance Zones
These are current school year attendance zones. These zones are subject to change by the School Board.
- Williams Elementary
- Buffalo Creek Middle
- Parrish Community High School

Sidewalks and Bicycle Paths
The development **is not** located within the two-mile walking radius of an existing or potential future school site. Elementary, middle and high school students residing at this development will qualify for bussing.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.

The sidewalks connect throughout the neighborhood and along the property frontage. The School District is not suggesting additional sidewalks or bicycle paths for this project at this time.

Crosswalks, Traffic Signalization, School Signs & Markings
In the future, ***residents*** may request **Manatee County Government** install a crosswalk, school signs and markings for students to walk/bicycle to and from nearby schools and bus stops. The residents may also request the **Manatee Sheriff's Office (MSO) provide a school crossing guard** in this area which may create a reoccurring annual expense.

The School District is not requesting school signs or markings for this project at this time.

Transportation, Bus Stops, and Bus Shelters
The development **is not** located within the two-mile walking radius of an existing school. At this time, the School District proposes a Centralized Bus Stop located at the proposed Amenity Center on Street "O" for student pickup and drop off for the development.

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

Signature: Mike Pendley Executive Planner Date: 5/30/2024
pendleym@manateeschools.net (941) 708-8800 Extension 44056

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: YORT-2351

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
BRUCE DANIELSON, MANAGER - 2351 RYE ROAD LLC	DOCUMENT ATTACHED W/OWNERSHIP INTERESTS
35 WINSTON DRIVE	Click or tap here to enter text.
BELLEAIR FL 33756	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): BRUCE DANIELSON, MANAGER

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of August (month), 2022 (year), by Bruce Danielson (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

_____

Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

ROBIN BROWN
Commission # GG 304643
Expires April 10, 2023
Bonded Thru Budget Notary Services

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

YORT - 2351

RESIDENTIAL EMERGENCY PREPAREDNESS PLAN

Prepared September 2023

1023 Manatee Ave W, 7th Floor • Bradenton, FL • 34205 • 941.748.8080 • www.znseng.com • info@znseng.com
Engineering-CA0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

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APPENDIX A

EXHIBIT A: LOCATION MAP
EXHIBIT B: PRELIMINARY SITE PLAN
EXHIBIT C: EVACUATION ZONES MAP
EXHIBIT D: FLOOD ZONES MAP
EXHIBIT E: EVACUATION ROUTES AND SHELTERS

APPENDIX B

GUIDELINES FOR EMERGENCY PREPAREDNESS PLAN CRITERIA FOR RESIDENTIAL DEVELOPMENTS (CHECKLIST)

APPENDIX C

2023 MANATEE COUNTY DISASTER PLANNING GUIDE

GUIDELINES FOR EMERGENCY PREPAREDNESS PLAN CRITERIA FOR RESIDENTIAL DEVELOPMENTS

I. INTRODUCTION

A. Provide basic information concerning the residential community to include:

1. Name of residential community, address, telephone number, 24 Hr. emergency contact telephone number, and fax number, for responsible person or entity, as applicable:

   The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established.

2. The developer/owner of the residential community, address and telephone, if applicable.

   The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established.

3. The number and type of units in the residential community.

   Yort-2351 is a residential development of 733 dwelling units. Residential units will consist of single-family detached and semi-detached homes.

B. Identify by name or position title, who is responsible for the implementation of emergency preparedness plan; include a statement detailing when the plan is to be updated.

The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established. The emergency preparedness plan will be updated on an annual basis or as circumstances warrant.

C. Establish the frequency with which the emergency preparedness plan information will be updated, including how often the affected residents or users will be informed of relevant information, including hurricane evacuation and shelter information, where applicable.

The Emergency Preparedness Plan will be updated on an annual basis or as any new circumstances warrant, and the new information will be distributed at the yearly Homeowner's Association meeting. Affected residents or users will be informed annually (prior to hurricane season), or as circumstances warrant, of relevant information including hurricane evacuation and shelter information.

II. SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION

A. The residential tornado preparedness, hurricane evacuation and shelter information of the plan must address the following items:

1. Severe Weather Preparedness (to include hurricane, and tornado preparedness) and Protective Actions.

Hurricane Season To-Do List:

- **Refer to the Hurricane Guide attached to this booklet.**
- **Check your disaster supplies kit and obtain items needed.**
- **Keep your home in good repair.**
- **Make plans to buy materials to protect your home before the storm (window protection such as plywood, plastic sheeting, nails, etc.).**
- **To be prepared in the event of a tornado, discuss a safe place for your family to take refuge, such as a laundry room, pantry, bathroom, etc.**
- **Purchase a battery powered weather alert radio.**
- **Make sure that your address (number) is clearly marked on your home.**
- **Check with your insurance agent regarding your coverage.**

As the Hurricane approaches:

- **Be aware that hurricanes also produce tornadoes, which add to the hurricane's destructive power. Find shelter in a small interior room on the lowest floor, staying away from windows, doors, and electrical equipment. Avoid rooms near tall structures like trees or power lines. Taking refuge in such spaces provides protection from flying debris**
- **Listen for weather updates on local station and on NOAA weather radio. Do not trust rumors and stay tuned to the latest information.**
- **Refill prescriptions. Maintain at least a two-week supply during hurricane season.**
- **Clear your yard of lawn furniture, potted plants, bicycles, trashcans, etc.**
- **Protect your windows and glass doors. Brace double entry and garage doors at the top and bottom.**
- **Fill your car's tank and check the oil, water and tires. Gas pumps do not operate without electricity.**
- **Secure your boat early. Drawbridges will be closed to boat traffic after an evacuation order is issued.**
- **Leave the swimming pool filled and super chlorinated. Cover the filtration system.**
- **Get cash. Banks and ATMs will not be in operation without electricity and few stores will be able to accept credit cards or personal checks.**

2. Emergency Public Shelter Locations.

   For details of shelter locations in the area, please see the Shelters Map (Exhibit E – Appendix A). Nearby shelters for 2023 include: Williams Elementary School located approximately 5.3 miles away and Witt Elementary School located approximately 2.69 miles away from the subject site. The nearest pet-friendly shelter is Freedom Elementary School located approximately 6.63 miles away.

   Please note the following:

   - **Shelter openings may vary with each emergency. Stay tuned to local media for a listing of which shelters will be opened for an event.**
   - **Do not go to the shelter until local officials announce through the media that the shelter is open.**
   - **Shelter openings will differ by size and intensity of a disaster.**
   - **For additional information, refer to the Hurricane Guide attached to this booklet.**

3. Evacuation Routes.

   For details on Evacuation Routes, please see the Evacuation Routes and Shelters Map (Exhibit E – Appendix A).

4. Residential Re-Entry Procedures, if applicable.

Re-Entry Information:

1. **Be patient. Access to affected areas will be controlled. You will not be able to return to your home until search and rescue operations are completed, and safety hazards such as downed trees and power lines are cleared. It may take up to three days for emergency crews to reach your neighborhood. It may take two to four weeks before utilities are restored.**
2. **Have a valid ID. Security operation may include checkpoints. Valid identification with your current local address will be required.**
3. **Avoid driving. Roads will have debris, which can puncture your tires. Do not add to the congestion of relief workers, supply trucks, law enforcement, etc.**
4. **Do not sightsee, especially at night.**

Safety Tips:

1. **Avoid downed or dangling utility wires. Metal fences may have been energized by fallen wires. Be especially careful when cutting or clearing fallen trees. They may have power lines tangled in them.**
2. **Beware of snakes, insects and animals driven to higher ground by floods.**
3. **Enter your home with caution. Open windows and doors to ventilate and dry your home.**
4. **If there has been flooding, have an electrician inspect your home or office before turning on the breaker.**
5. **Be careful with fire. Do not strike a match until you are sure there are no broken gas lines. Avoid candles. Use battery operated flashlights and lanterns instead.**
6. **Keep grills outdoors in a well-ventilated area.**
7. **Use your telephone only in emergencies to keep lines open for emergency communications.**

After a disaster, you may be without power, water, food or any of the services or businesses we rely on. An immediate response may not be possible, so residents must be prepared to be self-reliant for several weeks.

Water Precautions:

Whenever widespread flooding occurs, there is a potential for bacterial contamination. Bacteria can lead to life-threatening dehydration for people and their pets, if untreated.

Disinfect any tap water you drink or use for cooking or cleaning. You must purify the tap water until officials notify you of its safety. Bring water to a rolling boil for a full 10 minutes or use chemicals (eight (8) drops of chlorine bleach or iodine per gallon) or water purification tablets, as directed. Let the water sit at least 10 minutes before using.

B. Describe how residents in the community will be informed of hurricane evacuation, tornado preparedness and shelter information (e.g. newsletter; preparedness brochures available in a central location, such as the clubhouse or at a gatehouse or delivered to each unit; the hosting of a hurricane preparedness seminar, etc.).

Until such time as the Homeowner's Association is established, the Developer (TBD) will be responsible for providing emergency information to residents in the form of brochures available in the model unit.

III. HAZARD ANALYSIS

A. This section of the plan should describe the hazards that the residential community is vulnerable to, such as hurricanes, tornadoes, flooding, fire, and hazardous material incidents from fixed facilities or transportation accidents.

This development has the potential for flooding due to hurricanes. The site is located in the Zone A and D Evacuation Areas.

B. Provide site-specific information concerning the residential community to include:

1. An area location map.

   The location map is provided as Exhibit A in Appendix A in this booklet. An Evacuation Level Map has also been included as Exhibit C.

2. Street or site map.

   The Preliminary Site Plan is provided as Exhibit B in Appendix A in this booklet.

3. Number of residential units.

   Yort will have 733 residential units.

4. Estimated population of the residential community year-round.

   The estimated year-round population of this project is 1,916 residents, estimating 2.61 residents per home per year.

5. Estimated maximum population of the residential community, including seasonal residents.

   The estimated maximum population of this project is based on the 2020 Census person/household number of 2.61 for a total of 1,916 residents.

6. Identification of the hurricane evacuation zone the facility is in.

   The site is located in Hurricane Evacuation Zone A and D.

7. Identify the finished floor elevation (ffe) of the community clubhouse or office, if applicable.

   There is an amenity center proposed with the Preliminary Site Plan, but details are not yet provided at this time. The finished floor elevation information will be provided at time of FSP submittal.

8. Identification of which flood zone the residential community is in as designated on the FEMA Flood Insurance Rate Map, if applicable.

   Please see attached Exhibit D Flood Zones Map for applicable FEMA flood zones.

9. Proximity of the residential community to a railroad or major transportation

artery (to identify possible hazardous material incidents). Contact Manatee County Emergency Management to determine if site is located in a vulnerability zone of an Extremely Hazardous Substance.

Not applicable.

IV. CONCEPT OF OPERATIONS

A. Management Structure

1. Identify, by name or position title, the person who is in charge during an emergency, and one alternate, should that person be unable to serve in that capacity.

   The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established.

2. Identify the procedures that will activate the Residential Emergency Preparedness Plan.

   The emergency preparedness plan will go into effect once a hurricane watch is posted or there is an emergency situation that will possibly affect this development. The emergency preparedness plan will be implemented by the Developer until such time as the Homeowner's Association is established, and a designated person to implement the plan is appointed.

3. Identify the procedures the residential community will take to prepare for the protection of their common property (e.g., clubhouse, patio furniture, pools, spas, computer files, important records, etc.).

   Notify employees to secure community property such as patio furniture, pool equipment; sales center, i.e., computer files, important documents, etc. Note that after the Homeowner Association assumes responsibility, these procedures are subject to change.

V. INFORMATION, TRAINING AND EXERCISE

A. For Community Residents:

1. Identify how residents in the community will be informed on emergency information and the Residential Emergency Preparedness Plan (e.g., newsletter, preparedness brochures available in a central location, such at the clubhouse or at a gatehouse or delivered to each unit, the hosting of a hurricane or emergency preparedness seminar, etc.).

   Emergency information such as hurricane evacuation, tornado preparedness, and shelter information, along with the Residential

Emergency Preparedness Plan will be provided with the Homeowner's Documents to each resident at the time of purchase. Once the Homeowner's Association is established, updates will be provided at the annual meeting.

2. State how often the residents will be informed of emergency information and the Residential Emergency Preparedness Plan.

   Once the Homeowner's Association is established, the homeowners will be updated with emergency information annually at the Homeowner's Association meeting.

B. For Community Employees (if applicable):

1. Identify what community employees will be instructed on in performing emergency activities.

   To be determined.

2. Identify a schedule for exercising all or portions of the Residential Emergency Preparedness Plan.

   The Homeowner's Association will meet annually to discuss emergency evacuation procedures.

VI. APPENDICES

A. A roster of Community Residents for Emergency Contact.

1. List the names and addresses, telephone number, including seasonal contact numbers of all residents, if applicable.

   A list of names, addresses, telephone numbers, including seasonal contact numbers, if applicable, of all residents will be provided once this residential development establishes a Homeowner's Association.

B. A roster of Community Employees and Companies with emergency preparedness related activities, if applicable.

1. List the names, addresses, telephone numbers and pager numbers of all residential community employees.

   To be determined.

2. List the names, addresses, telephone number and emergency contact numbers of utility providers, insurance companies and service vendors of the residential community common property.

   The utility providers for this development are:

Manatee County Public Utility
4410 66th Street
Bradenton, FL 34210
(941) 792-8811

Frontier
6102 14th Street West
Bradenton, FL 34207
(941) 727-4348

Florida Power & Light
P. O. Box 025576
Miami, FL 33102
(941) 917-0708

Spectrum (cable)
5413 East State Road 64
Bradenton, FL 34208
(866) 874-2389

3. List the names and telephones numbers of other important telephone numbers (e.g., the sheriff, fire district, emergency management, health department, Red Cross, etc.), as applicable.

Other important numbers include:

Manatee County Sheriff	**(941) 747-3011**
Parrish Fire District	**(941) 721-2093**
Health Department	**(941) 748-0747**
Red Cross	**(941) 792-8686**
Emergency Management	**(941) 749-3500**
Emergency	**911**

APPENDIX A

Exhibit A: Location Map

Exhibit B: Preliminary Site Plan

Exhibit C: Evacuation Zones Map

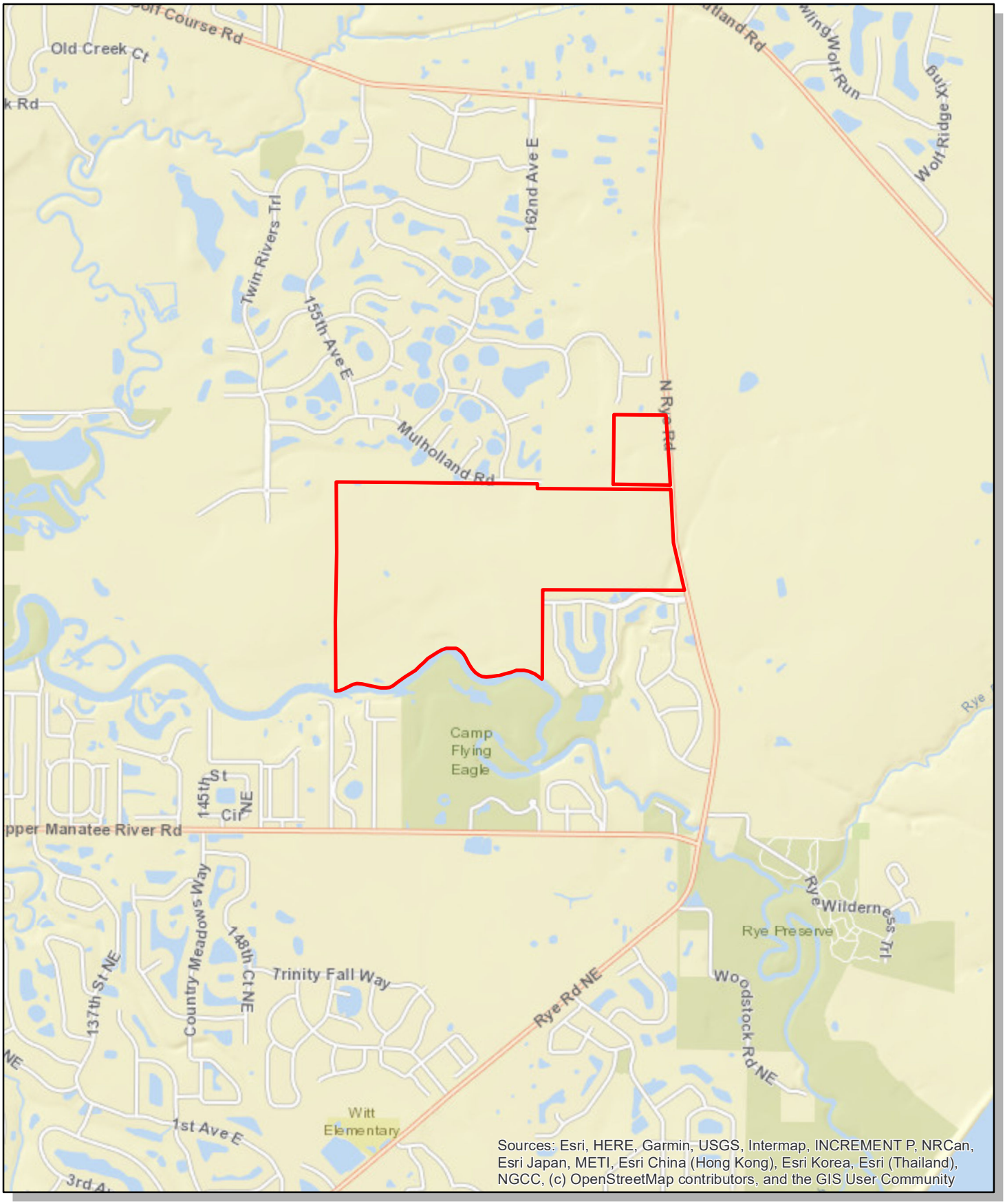
Exhibit D: Flood Zones Map

Exhibit E: Evacuation Routes and Shelters Map

APPENDIX C

2023 Manatee County Disaster Planning Guide

VICINITY MAP



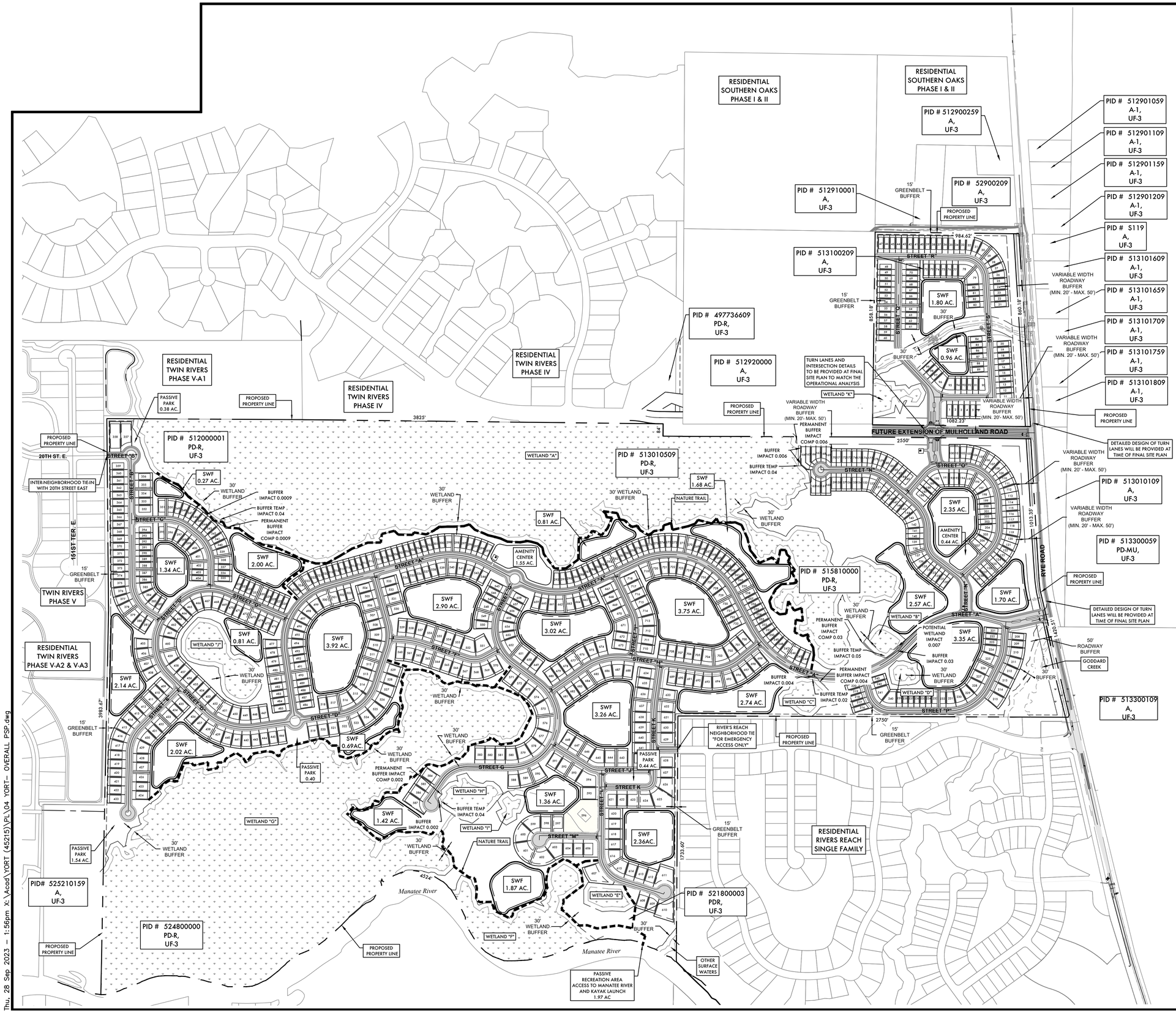
ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
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BRADENTON, FL 34205
TELEPHONE 941.748.8080 FAX 941.748.3316

YORT/2351

SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST
SCALE: 1" = 2,500
MANATEE COUNTY, FLORIDA

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LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	155.67 ACRES
WETLAND IMPACTS	0.007 ACRES
WETLAND BUFFERS	21.77 ACRES
WETLAND BUFFER IMPACT FOR ROAD IMPROVEMENTS	0.036 ACRES
NATURE TRAILS	3.30 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

JEB C. MULLOCK #64492
PROFESSIONAL ENGINEER
SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
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REVISIONS
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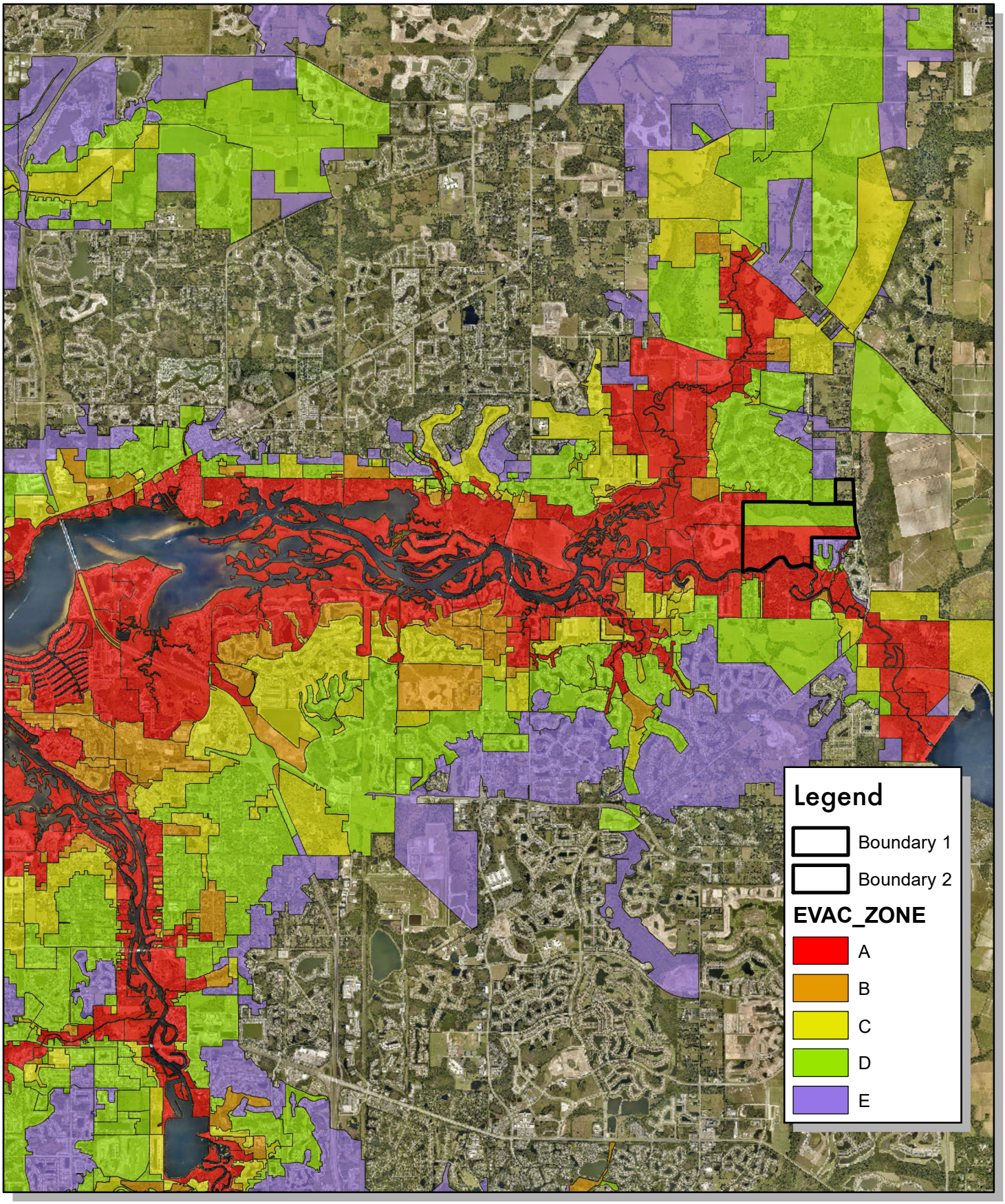
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OVERALL PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN KGH
DATE 4/21/23
JOB NO. 4521.5
SCALE 1"=300'
SHEET 04

Thu, 28 Sep 2023 – 1:56pm X:\Acad\YORT (45215)\PL\04 YORT– OVERALL PSP.dwg

EVACUATION LEVELS MAP



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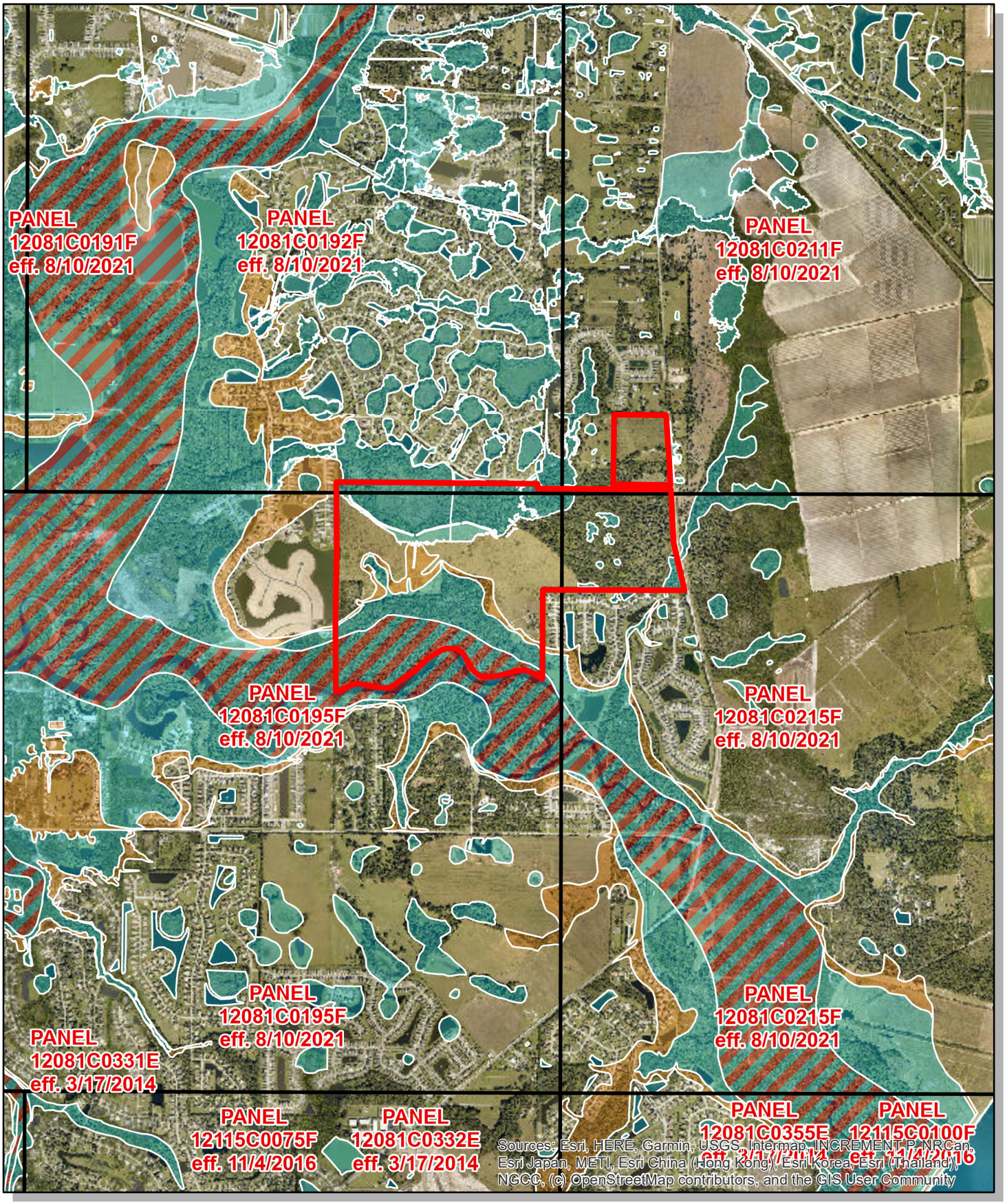
YORT/2351

SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST
SCALE: 1" = 7,500
MANATEE COUNTY, FLORIDA

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EXHIBIT B - FEMA FIRM MAP



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SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST

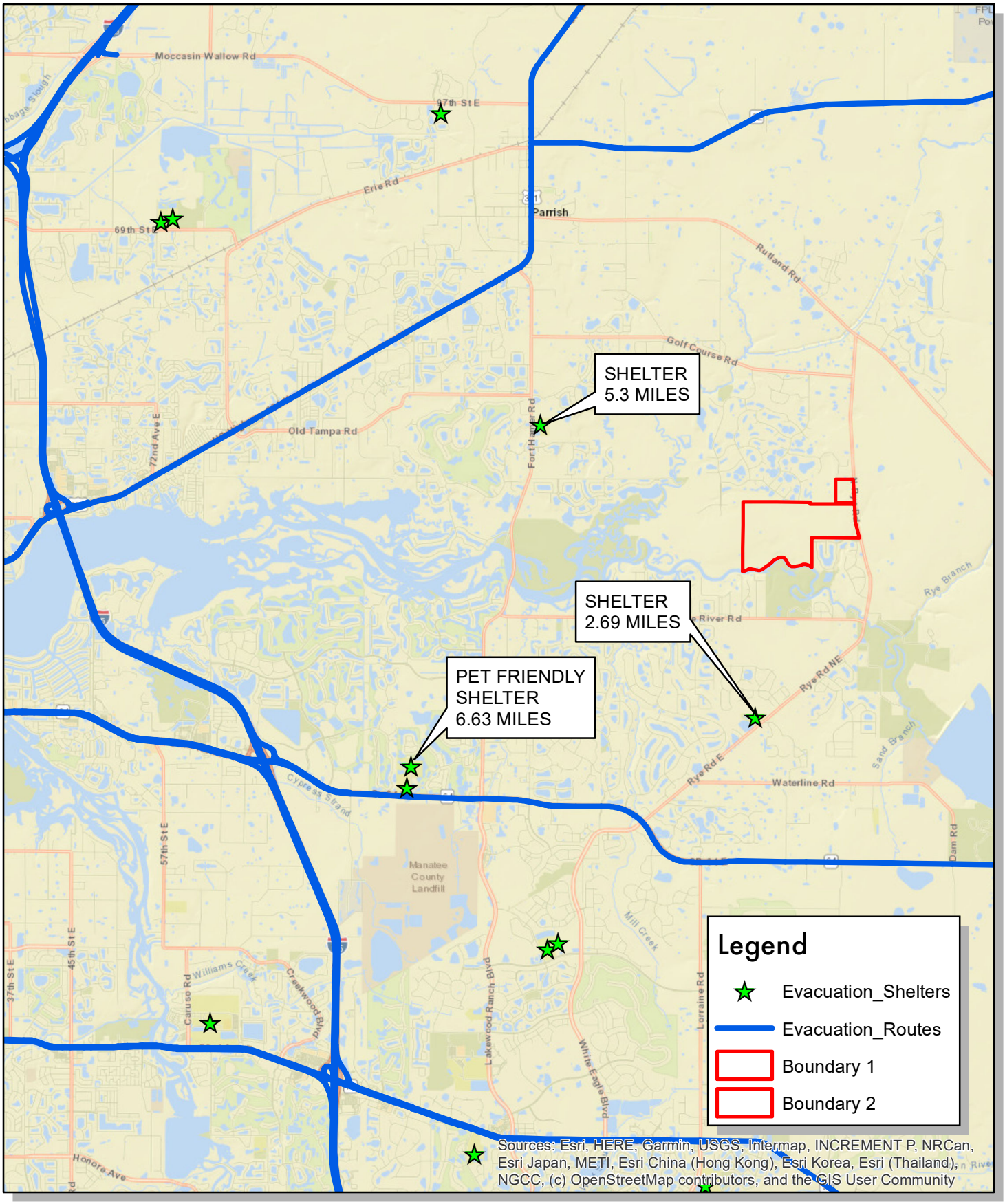
SCALE: 1" = 2,500

MANATEE COUNTY, FLORIDA

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EVACUATION ROUTES AND SHELTERS MAP



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SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST

SCALE: 1" = 7,500

MANATEE COUNTY, FLORIDA

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Guidelines for Emergency Preparedness Plan Criteria for Residential Developments

The following minimum criteria are to be met when developing an emergency preparedness plan for residential developments. This criteria is to be used as a guideline to help develop a plan that is appropriate for your development.

This form must be attached to your proposed Residential Emergency Preparedness Plan for approval. Use it as a cross-reference to your plan, by listing the page number and paragraph where the criteria are located in your plan on the line to the left of each item. This will ensure a timely and accurate review of your plan.

A proposed emergency preparedness plan must be submitted for review to Manatee County Emergency Management, PO Box 1000 Bradenton, Florida 34206-1000. If you have questions concerning any items contained in this criteria, please call Manatee County Emergency Management at (941) 749-3500 ext. 7824 for technical assistance and emergency preparedness publications.

I. INTRODUCTION

Pg 3, para I A. Provide basic information concerning the residential community to include:

Pg 3, para IA 1. Name of the residential community, address, telephone number, 24 Hr. emergency contact telephone number, and fax number, for responsible person or entity, as applicable.

Pg 3 para IA 2. The developer/owner of the residential community, address and telephone, if applicable.

Pg 3 para IA 3. The number and type of units in the residential community.

Pg 3 para IB B. Identify by name or position title, who is responsible for the implementation of the emergency preparedness plan; include a statement detailing when the plan is to be updated.

Pg 3 para IC C. Establish the frequency with which the emergency preparedness plan information will be updated, including how often the affected residents or users will be informed of relevant information, including hurricane evacuation and shelter information, where applicable.

II SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION

This section identifies the procedures for increasing the residents= awareness of tornado precautions, local hurricane evacuation, and shelter information.

Pg 4 para IIA A. The residential tornado preparedness, hurricane evacuation and shelter information of the plan must address the following items:

Pg 4 para IIA 1. Severe Weather Preparedness (to include hurricane, and tornado preparedness) and Protective Actions.

2. Emergency Public Shelter Locations. (In the plan, refer to the current hurricane guide which should be with the plan as an attachment.)

3. Evacuation Routes.

4. Residential Re-Entry Procedures, if applicable.

B. Describe how residents in the community will be informed of hurricane evacuation, tornado preparedness and shelter information (e.g., newsletter; preparedness brochures available in a central location, such as the clubhouse or at a gatehouse or delivered to each unit; the hosting of a hurricane preparedness seminar, etc.).

III. HAZARD ANALYSIS

A. This section of the plan should describe the hazards that the residential community is vulnerable to, such as hurricanes, tornadoes, flooding, fires, and hazardous material incidents from fixed facilities or transportation accidents.

B. Provide site specific information concerning the residential community to include:

1. An area location map.

2. Street or site map.

3. Number of residential units.

4. Estimated population of the residential community year-round.

5. Estimated maximum population of the residential community, including seasonal residents.

6. Identification of the hurricane evacuation zone the facility is in.

7. Identify the finished floor elevation (ffe) of the community clubhouse or office, if applicable.

8. Identification of which flood zone the residential community is in, as designated on the FEMA Flood Insurance Rate Map, if applicable.

9. Proximity of the residential community to a railroad or major transportation artery (to identify possible hazardous material incidents). *Contact Manatee County Emergency Management to determine if site is located in a vulnerability zone of an Extremely Hazardous Substance.*

IV. CONCEPT OF OPERATIONS

This section of the plan should define the policies, procedures, responsibilities and actions that the residential community (i.e., homeowners= association, residents=

association or a property management company) will take before, during and after an emergency.

Pg 8 Para III A

A. Management Structure

Pg 8 Para III A

1. Identify by name or position title, who is in charge during an emergency, and one alternative, should that person be unable to serve in that capacity.

Pg 8 Para III A

2. Identify the procedures that will activate the Residential Emergency Preparedness Plan.

Pg 8 Para III A

3. Identify the procedures the residential community will take to prepare for the protection of their common property (e.g., clubhouse, patio furniture, pools, spas, computer files, important records, etc.).

B. Residential Preparedness Programs - **This section is optional.**

N/A

1. Identify ways people in the community can pre-plan to help one another during an emergency.

N/A

2. Identify volunteers to assist residents in the protection of their property (e.g., providing help in putting up shutters, bringing loose objects from the outdoors, etc.)

N/A

3. Identify volunteers to assist residents in evacuation (e.g., providing transport to a shelter or other destination during an impending hurricane).

IV. INFORMATION, TRAINING AND EXERCISE

This section should identify the procedure for increasing the residents= and employees= awareness of possible emergencies.

Pg 8-9 Para I A

A. For Community Residents:

Pg 9 Para I A

1. Identify how residents in the community will be informed on emergency information and the Residential Emergency Preparedness Plan (e.g., newsletter, preparedness brochures available in a central location, such as the clubhouse or at a gatehouse or delivered to each unit, the hosting of a hurricane or emergency preparedness seminar, etc.)

Pg 9 Para I A

2. State how often the residents will be informed on emergency information and the Residential Emergency Preparedness Plan.

Pg 9 Para I AB

B. For Community Employees (if applicable):

Pg 9 Para I B

1. Identify what community employees will be instructed on in performing emergency activities.

Pg 9 Para VI B

2. Identify a schedule for exercising all or portions of the Residential Emergency Preparedness Plan.

V. APPENDICES

Pg 9 Para VI A

A. A roster of Community Residents for Emergency Contact.

Pg 9 Para VI A

1. List the names and addresses, telephone numbers, including seasonal contact numbers of all residents, if applicable.

Pg 9 Para VI B

B. A roster of Community Employees and Companies with emergency preparedness related activities, if applicable.

Pg 9 Para VI B

1. List the names, addresses, telephone numbers and pager numbers of all residential community employees.

Pg 9-10 Para VI B

2. List the names, addresses, telephone numbers and emergency contact numbers of utility providers, insurance companies and service vendors of the residential community common property.

Pg 10 Para VI B

3. List the names and telephone numbers of other important telephone numbers (e.g., the sheriff, fire district, emergency management, health department, Red Cross, etc.), as applicable.



Hurricane Season is June 1st - November 30th

YOUR NEW HURRICANE EVACUATION MAP INSIDE

All-Hazards Disaster Planning Guide

Do you know your **Evacuation Level**? Check the map or visit ***mymanatee.org/evacuation_levels***

- ***mymanatee.org/weather***
- ***manateecountypublicsafetydepartment***
- ***@MCGPPublicSafety & @ManateeGov***
- ***@mcgpublicsafety***

Manatee County FLORIDA

TAMPA BAY REGIONAL PLANNING COUNCIL

Download this guide at tampabayprepares.org

WHEN A DISASTER STRIKES, WILL YOU BE READY?

Will your family be ready? Will your business be ready?

It takes an entire community to prepare for, respond to, and recover from a disaster. We need to involve everyone: our government, neighbors, faith-based organizations, volunteer and civic groups, schools, businesses, and all residents. Talk about being prepared with friends and family online and at your school, workplace, club, or place of worship.



This guide offers the most important tips to prepare for a disaster and highlights the extra things to consider for children, seniors, pets, and people with medical needs. Follow the simple steps and checklists in this guide to protect your yourself, your loved ones, your home, and your business.

In the event of an emergency or disaster, **listen carefully to the direction of local and state officials** and prepare to evacuate should that become necessary. Follow the latest Federal Emergency Management Agency (FEMA) and Centers for Disease Control and Prevention (CDC) public health and safety guidelines as you respond to disasters.

Your Disaster Plan

DISASTER PLANNING CHECKLIST: BACK COVER

Prevent panic and confusion by making sure everyone knows ***where to go*** and ***what to do*** in an emergency situation, whether at home or at work.

KNOW YOUR RISK

Learn what disasters might affect your home or workplace. Are you in a **Hurricane Evacuation Level** or **FEMA Flood Zone (visit *floodsmart.gov*)**? They are NOT the same thing! If you live in a mobile home, boat, or recreational vehicle (RV) you are at greater risk. NEVER stay inside a mobile home, boat, or RV if you are told to evacuate.

HOME RENTERS

Do you know if your rental property is at risk of flood or storm surge? Are you located in an area that could be required to evacuate? If your home or area is vulnerable, where will you go prior to hurricane landfall? Do you have renter's insurance?
Make a plan today!

PICK TWO MEETING PLACES IN CASE OF AN EMERGENCY

The first should be just outside your home or business for sudden events such as a fire. The second should be outside your neighborhood, in case you cannot get home or your household gets separated from each other.

EMERGENCY TRAINING

Prepare yourself for emergencies by taking first aid and CPR courses (***redcross.org***).

DISASTER COMMUNICATION

Have all family members located inside and outside of the vulnerable/impacted area communicate their locations. Send your emergency contact copies of important papers (copy of driver's license, insurance policies, etc.). Include contact information in your phone and make physical emergency contact cards.

BUSINESS OWNERS

If you own a business, follow your Business Continuity Plan. For more information on how to create a Business Continuity Plan, read pages 16-17 of this guide and visit ***disastersafety.org*** and ***ready.gov***.

PREPARE YOUR BUSINESS FOR DISASTERS: PAGES 16-17

KEEP A PAPER TRAIL

Keep important documents in a fireproof safe or box, and store a copy in a secure location away from your home or business.

- ❑ Proof of residence/ownership
- ❑ Birth and marriage certificates
- ❑ Passports
- ❑ Social Security cards
- ❑ Bank and credit card info
- ❑ Wills, deeds, and copies of recent tax returns
- ❑ Stocks and bonds
- ❑ Copy of driver's license
- ❑ Special medical information
- ❑ Insurance policies
- ❑ Property inventories or photos and videos of your home or business
- ❑ Business tax license
- ❑ Business supply/vendor lists



HELP YOUR NEIGHBORS & THOSE WITH SPECIAL NEEDS

Please ask for help if you need it and volunteer to help those who do. People with disabilities or in poor health (either mentally or physically), or those who are without the support of family or friends, should plan ahead for an emergency. They may need special assistance from family members, friends, neighbors, or social service agencies. If an adult lives in a nursing home, assisted living facility (ALF), or residential facility, the administrator should be contacted to learn about the facility's disaster plan.

Adults who are also caregivers may require outside assistance. Excessive stress and anxiety can contribute to increased episodes of illness, particularly for persons with heart disease and other illnesses.

AT-HOME HEALTHCARE & HOMEBOUND PATIENTS

Tell your home health agency and oxygen company where you will be during a hurricane.
Ask them about their plans to provide care.
If you are homebound, but not under the care of a home health agency, contact your physician to determine your best plan of action. If you require respirators or other electric-dependent medical equipment, **you should make medical arrangements with your physician and register with your power company.**

If you will need assistance in an evacuation or need to go to a special needs/medically-dependent shelter/evacuation center, **register with County Emergency Management NOW.** It is important to apply in advance for this assistance.

ARE YOU COVERED? *KNOW THESE INSURANCE TIPS!*

1. **Know your flood risk.*** Standard homeowner insurance policies do not cover damage from rising flood waters, including storm surge from a tropical storm or hurricane.**
2. **Purchase a policy.** If you purchase a home in a FEMA Flood Zone, your mortgage company will require you to carry a flood insurance policy. Even if you do not pay a mortgage or do not live in a FEMA Flood Zone, consider the additional coverage.
3. Remember, there is a **30 day waiting period** for flood insurance to go into effect. DO NOT WAIT UNTIL A STORM IS THREATENING TO PURCHASE A FLOOD INSURANCE POLICY.
4. Insure your property for its replacement cost, not its real estate value.
5. Get building code insurance to cover the costs associated with bringing a damaged building up-to-code, if necessary.
6. Set aside funds to pay your hurricane deductible.
7. Create an inventory and take a video survey of your property and possessions to accurately price coverage and speed up the claims process.
8. If you rent, you need **renter's insurance** to protect your personal belongings.

* FEMA Flood Zones (***floodsmart.gov***).
** Educational resources are available from the Insurance Information Institute (***iii.org***).

Disaster Safety Tips

The time to prepare is **now!**

Knowing what hazards can affect your community and learning what to do before, during, and after each one will help you be safe and help you to to recover quickly after a disaster.

FLOODING

1. If flooding threatens, get to higher ground. Stay away from flood-prone areas, including low spots and ditches. Take dry clothing, a flashlight, and a portable radio with you.
2. **TURN AROUND, DON'T DROWN.** Avoid flooded areas or those with rapid water flow. Do not attempt to cross a flowing stream or drive in water. The depth is not always obvious. It takes only six inches of fast flowing water to sweep you off your feet.
3. Do not allow children to play in or near high water, storm drains, or ditches. Flood waters may be contaminated with oil, gasoline, or raw sewage.
4. Purchase flood insurance.
5. Do not sweep or blow yard leaves, pine needles, grass clippings, or soil into the street or stormwater system. Doing so clogs pipes and prevents flood waters from draining.

LIGHTNING/THUNDERSTORMS

1. **IF THUNDER ROARS, GO INDOORS.** Stay inside for at least 30 minutes after thunder stops.
2. Do not use trees for cover.
3. Do not lie down in an open area.
4. Stay away from bodies of water.
5. Find a safe place to take cover, like inside a home or business, a restroom in a park, or a shelter on a beach.

TORNADOES

1. Purchase a NOAA Weather Radio and/or a battery-powered commercial radio and extra batteries.
2. Many mobile phones are capable of receiving Wireless Emergency Alerts (WEAs). These alerts can inform you about life-threatening weather conditions in your immediate area.
3. Know the terms used to describe tornado threats:
   a. "**Tornado Watch**"- Tornadoes are possible. Remain alert for approaching storms.
   a. b. "**Tornado Warning**"- A tornado has been sighted or indicated by a weather radar. Take shelter immediately.
4. If a tornado threatens, seek shelter in a small, windowless interior room or hallway on the lowest level of a sturdy building.
5. **Mobile homes are not safe during tornadoes.** Abandon mobile homes and go to the nearest sturdy building immediately.
6. If you are caught outdoors, seek shelter in a sturdy building; NOT a mobile home or portable structure.
7. If you cannot quickly walk to a sturdy building, immediately get into a vehicle, buckle your seat belt, and try to drive to the closest sturdy building.
8. If flying debris occurs while you are driving, get off the road as soon as possible. It is often better to leave the road completely than to pull over to the side. Then you have the following options:



Image Credit: National Oceanic and Atmospheric Administration

a. Stay in your vehicle, secured into a seat belt, and put your head down below the window. Cover your head with your hands or a blanket if you have one.

b. Or, if you can safely get lower than the level of the roadway, exit your vehicle and lie in that area, covering your head with your hands.

Visit **ready.gov** for more information about preparing for disasters.

FIRE SAFETY

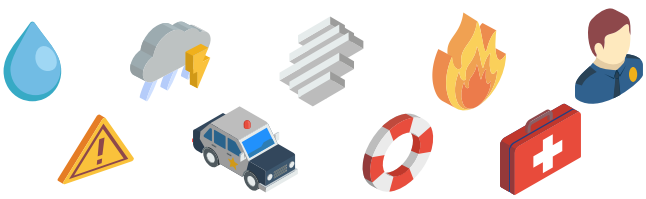
1. **PLAN:** The time to plan for a fire emergency is now. Take a few minutes to discuss with your family or co-workers what actions you will need to take as you make your Disaster Plan for your family or business. Test smoke alarms in your home and business monthly. Collect contact information in case of information.
2. **EVACUATION PLAN:** Decide where you will go and how you will get there. Unlike evacuating for a hurricane, with fire you may only have a moment's notice. Have at least two escape routes out of your home. Have a plan for evacuating your pets or service animals.
3. **FIRE DRILLS:** Make sure everyone knows at least two escape routes from your home or business and practice regularly.

RIP CURRENTS

1. Do not swim against the current.
2. Stay calmly afloat and signal for help.
3. Escape the current by swimming parallel to the shoreline.
4. When outside of the rip current, swim at an angle away from the current toward the shore.

PANDEMIC DISEASE

1. Prevention is key. Get routine flu shots and other vaccinations.
2. Wash hands often and thoroughly with soap and water.
3. Stay home when you are ill. Employers and schools should encourage this policy.
4. Avoid contact with sick people.
5. Cover your mouth and nose with a face mask when around others.
6. Follow guidance by the Centers for Disease Control and Prevention (CDC) regarding safety protocols.



SUSPICIOUS BEHAVIOR

1. "**See Something, Say Something**." Call local law enforcement, then Florida's toll-free hotline **1-855-352-7233 (1-855-FLA-SAFE)** to report any suspicious activity.
2. Be prepared to provide the exact location and as much detail as you can provide about the threat or danger you observed.
3. If it is an emergency, **dial 9-1-1**!

ACTIVE SHOOTER

If there is an active shooter in your vicinity:

1. Run if there is an easy escape path to evacuate the area. Leave your belongings behind. Move as quickly as you can and create as much distance between you and the threat as possible.
2. If running is not possible, find a place to hide from the shooter.
3. As a last resort, fight if you are not able to run or hide.

HAZARDOUS MATERIALS

IF YOU ARE TOLD TO EVACUATE:

1. Stay calm. Quickly gather what you will need, unless you are told to leave immediately.
2. Evacuate outside of the vulnerable area. Move to a place/shelter designated by local officials.
3. Keep car windows and air vents closed. Do not use the air conditioner until you are out of the evacuation area.

IF YOU ARE TOLD TO STAY INDOORS & SHELTER-IN-PLACE:

1. Bring pets indoors. Close all doors and windows. Seal all gaps under doorways and windows with damp towels and duct tape. Turn off heating, cooling, or ventilation systems.
2. If air quality is at risk, cover your nose and mouth with a damp handkerchief or other cloth folded over several times.
3. Stay inside until local officials declare that the threat has subsided.

Disaster Supply Kit

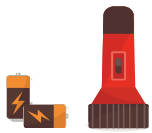
Is your **supply kit** ready?

Stock up now (or a little at a time) and store these items where you can get to them quickly.

STOW UNTIL NEEDED:



- ❑ First aid kit including bandages, antiseptic, tape, compresses, aspirin and aspirin-free pain reliever, anti-diarrhea medication, antacid, and important phone numbers
- ❑ Flashlights and batteries for each family member
- ❑ Portable radio and batteries
- ❑ Mosquito repellent
- ❑ Sunscreen
- ❑ Whistle and/or distress flag
- ❑ Emergency charger for cell phones and other devices (consider a solar-powered alternative)
- ❑ An old-fashioned corded telephone that does not require electricity (i.e. a corded landline, not a cordless phone or cell phone)
- ❑ Cash (with no power, banks may be closed; checks and credit cards may not be accepted, and ATMs may not be operational)
- ❑ Charcoal, matches, and grill (do not use indoors)
- ❑ Generator and fuel
- ❑ Ice chest/cooler and ice
- ❑ Plastic tarp, window screening, tools, and nails
- ❑ Non-electric can opener
- ❑ Instant tire sealer
- ❑ Fire extinguisher (small canister, ABC type)
- ❑ Water purification kit (tablets, odorless chlorine, and iodine)
- ❑ Clean-up supplies (mop, buckets, towels, disinfectant)
- ❑ Garbage can or bucket with tight-fitting lid and cat litter (emergency toilet)
- ❑ Toilet paper, paper towels, and pre-moistened towelettes or baby wipes













Your evacuation map
is inside this guide.











REPLENISH FOR FRESHNESS:

- ❑ Up-to-date list of family medicines and dosages, along with doctor and pharmacy phone numbers, and a 2-week supply of prescription medicines.
- ❑ Enough non-perishable food to feed your family and pets for at least 7 days. Special dietary foods or baby food and formula, if needed. Replenish every 6 months.
- ❑ 1 gallon of drinking water per person, per day, plus water for cooking and washing (minimum 7 days). Stock up on a few cases of bottled water at your home and/or workplace in the event that there is a "boil water" order.
- ❑ Infant items (medicine, sterile water, diapers, ready formula, bottles), if needed.
- ❑ Extra batteries (camera, flashlight, radio, portable TV, lamp).





EVACUATION SUPPLIES FOR YOUR HOUSEHOLD PETS: PAGES 14-15

TIPS FOR PREPARING ON A BUDGET

Not only does planning ahead give you more time to make sure your hurricane checklist is completed, it can also save you money. The Federal Emergency Management Agency (FEMA) offers these tips for cost-conscious hurricane preparedness:

- ❑ **Look for used and discount emergency items:** Certain emergency supplies such as radios and flashlights do not necessarily need to be purchased new or at full price. Of course, make sure such supplies are in good working condition.
- ❑ **Store water:** Purchasing commercially bottled water is recommended, but not always economically feasible. Start washing out and saving 2-liter soft drink bottles and 1-gallon milk jugs now so there will be plenty on hand to fill with tap water when a storm is approaching.
- ❑ **Spread out your emergency preparedness shopping:** Buying batteries one week, a giant jar of peanut butter the next, and then canned tuna, and so on, is easier on the wallet than purchasing everything at once. Stock up on non-perishable items.
- ❑ **Check out the dollar and discount stores:** They offer items at a low cost, from cleaning products to coloring books for the kids that would come in handy if the power goes off.
- ❑ **Clean out your gutters and drains:** Make sure that water isn't collecting on the roof and around your home in rainstorms. Preparing your home now can prevent damage and costly repairs if a major storm hits.
- ❑ **Cut limbs from trees near your property.** One of the biggest end-products from a storm is debris. Preventing debris from damaging your property will save you money!
- ❑ **Purchase a generator off-season.** Once hurricane season starts, generator prices may increase.

IF YOU EVACUATE, ALSO TAKE:





- ❑ Each member of the family should bring face masks to cover their mouth and nose
- ❑ Hygiene items (toothbrush, toothpaste, deodorant, soap, hand sanitizer, etc.)
- ❑ Extra clothing, shoes, eyeglasses, hearing aids (and batteries)
- ❑ Important papers and irreplaceable keepsakes (driver's license, special medical information, insurance policies, property inventories, photographs, etc.)
- ❑ Pillows, blankets, sleeping bags, or air mattresses
- ❑ Folding chairs, lawn chairs, or cots





EVACUATION ITEMS FOR CHILDREN:

- ❑ Baby food jars - combination of vegetables, fruits, cereals, and meats
- ❑ Formula (powered and/or ready-made)
- ❑ Oral electrolyte solution, such as Pedialyte
- ❑ Favorite healthy snacks
- ❑ Cereal (child age-specific)
- ❑ Juice boxes
- ❑ Baby feeding spoons
- ❑ Baby bottles
- ❑ Nipples for baby bottles
- ❑ Toddler potty seat
- ❑ Diapers / pull-ups
- ❑ Diaper wipes
- ❑ Diaper rash ointment
- ❑ Disposable changing pads
- ❑ Infant bathing basin, wash cloths, and towels
- ❑ Infant clothes, hat, and booties
- ❑ Lightweight blankets
- ❑ Portable crib
- ❑ Small toys that do not make noise such as books, cards, puzzles, and handheld games with extra batteries



Bracing for the Storm

Is your **home** ready?

Storms can be unpredictable. As a storm approaches, stay tuned for the latest weather updates on local radio and TV stations, the National Oceanic and Atmospheric Association (NOAA) Weather Radio, and your county's official social media.

THE ABCs OF SEVERE WEATHER

To withstand the forces of wind associated with severe weather remember your ABCs:

- ANCHOR ROOF
- BRACE ENTRY & GARAGE DOORS
- COVER WINDOWS
- SAFE ROOM

DO NOT stay in a room which does not have shielded windows/glass doors. Find an interior room— a bathroom, hallway, or closet— which will help buffer you from the storm's winds and any flying debris.

Safe rooms can also be site-built or manufactured, and can be installed in new or existing homes. Make sure all family members know where the safe room is and be sure to take your disaster supplies with you.

MOBILE HOMES, BOATS, & RVs

Mobile homes, boats, and recreational vehicle (RV) residents must evacuate for any hurricane evacuation order given, regardless of location within the county. **NEVER stay inside a mobile home, boat, or RV to ride out the storm.** Evacuate to a friend's or relative's home, hotel, motel, or nearby designated shelter/ evacuation center.

Anchor mobile homes or RVs with tie downs, and inspect tie downs annually. If your boat is on a trailer, store it in a garage or other covered facility away from the coastline. A boat in the water should only be secured in a well-protected marina. A seawall or sandy spit that normally protects a harbor may not offer any protection in a severe storm. Contact marinas in advance to learn about their hurricane plan.



Image Credit: The Sims 4 Electronic Arts

IF A STORM IS APPROACHING, THERE ARE **TWO PATHS** TO CONSIDER.

EVACUATE OR STAY?

WHICH PATH SHOULD YOU TAKE?

START

1) Do you live in a vulnerable area or home?

(Mobile home or RV, an area that floods often or is near a waterway, or a structure in need of repair or built prior to 2002).

YES **NO**

Don't roll the dice and take a chance with your life!

2) Have you been ordered by County officials to evacuate?

Find your Hurricane Evacuation Level on the ***inside map.*** If your area is ordered to evacuate, for the safety of you, your family, and your community, you must ALWAYS evacuate.

YES **NO**

EVACUATE TO A SAFE LOCATION

Do not panic. Move at a steady pace and leave enough time to get to where you will weather the storm. DO NOT take chances by staying in an unsafe location or waiting until it is too late!

1. **Assemble your Disaster Supply Kit.** Prepare enough supplies for your entire family, including pets.
2. **Select your safe place.** Determine where you will go and how you will get there. This place can be a friend's or relative's home, hotel, motel, or nearby designated shelter/evacuation center. Make sure your destination is NOT in an area that has been ordered to evacuate. When possible, evacuating ***"tens of miles, not hundreds"*** reduces your chance of being stuck in traffic and shortens your time to return home.
3. **Do you need help with transportation?** Consider carpooling with friends or relatives, or a rideshare program like Uber or Lyft. **Manatee County provides an emergency shuttle to evacuation centers.** Call the County to coordinate your evacuation travel **(941-749-3500). If don't need help, fill your vehicle with gas and check oil, fluids, and tires.** Gas pumps will not operate if the power goes out.
4. **Notify family and friends of your plans.**
5. **Bring extra cash.** Banks and ATMs will not operate during power outages. Few stores will be able to accept credit cards or personal checks.
6. **Enact your Pet Plan.** Read more about keeping animals safe on pages 15 & 16.
7. **Secure your home, pack important documents, and gather your evacuation supplies.**
8. Check on your neighbors. **Especially the elderly and people with medical needs.** Do they need transportation assistance?
9. When advised by your County, grab your family, pets, and supply kit and head to safety using your **Hurricane Evacuation Map (inside this guide).**

SHELTER-IN-PLACE

Sheltering in place is a practical option if you live in a safe area and structure. Offer your home as a shelter to relatives or friends in harm's way.

1. **Assemble your Disaster Supply Kit.** Prepare enough supplies for your entire family, including pets.
2. **Secure your home and important documents, and stock extra supplies.**
3. **Fill your vehicle with gas, check oil, fluids, and tires.** Gas pumps will not operate if the power goes out.
4. **Notify family and friends of your plans.**
5. During and after a disaster, you may be without power and many of the services you rely on, including water, sewer, phone, internet, cell phone, and businesses. Emergency services may not be able to immediately respond. **Are you prepared to be self-reliant for at least 7 days after a storm?**
6. **Get extra cash.** Banks and ATMs will not operate during power outages. Few stores will be able to accept credit cards or personal checks.
7. **Check on your neighbors.** Especially the elderly and people with medical needs. Are they prepared?
8. **Stay alert to weather advisories.** Use a NOAA Weather Radio and follow County web and social media updates.

RIDE OUT THE STORM

Listen to local officials for the "all clear" before going outside or returning home. Florida Emergency Information Line: **1-800-342-3557.**

Manatee County Evacuation Shelters

In the event of a community emergency, Manatee County has evacuation shelters for residents and visitors available as a last resort. They are designated by Manatee County and operated in partnership between Manatee County and the Manatee County School District. These facilities provide increased protection to the public from high winds and/or storm surge. They are a place to ride out the storm that may or may not be comfortable with very limited provisions.

How do I know if I need to go to an evacuation shelter?

Local authorities will give evacuation orders for areas with significant risk of damage resulting from a high wind or surge event. If you are not in the identified areas, you can choose to remain in your home. Be sure your windows, doors, and garage door are protected. ***Evacuating unnecessarily can cause overcrowded evacuation shelters and traffic jams***. Become familiar with the information provided and make sure everyone in your household knows the following information:

- Current evacuation shelter information is available from local radio and television stations, the County's social media accounts, and ***mymanatee.org/shelters***.
- Evacuation shelters will open based on the nature and timing of the threat to the county. **Never go to an evacuation shelter unless local officials have announced it is open.** Stay tuned to local media for a listing of evacuation shelters that will be open. Openings may differ by size and intensity of a disaster. Evacuation shelters are opened for the single purpose of protecting lives and are opened based on the ability of that facility to withstand the forecasted wind effects and storm surge.
- **Evacuation shelters that welcome dogs and cats are listed on the inside map.** Current vaccination records are required. Read more about keeping animals safe on pages 15 & 16.
- Evacuation shelters are public environments where people are seeking shelter from intense weather. Power loss results in no air conditioning. Evacuation shelters do not have generators and offer no services other than a very basic food provisions and water. There are no cots, pillows or blankets provided. **Evacuees must bring their own bedding and supplies.**



* Floor mats represent the space available. Floor mats will not be provided.

Shelter-in-Place

Local authorities will give evacuation orders for areas with significant risk of damage resulting from a high wind or storm surge event. Evacuating unnecessarily can cause overcrowded shelters and traffic jams. If you live in a sound site-built structure outside of an evacuation area (especially if built since 2002 and it is not located in a flood prone zone), sheltering in place may be an option. However, listen to Emergency Management officials during the event as to the best guidance based on potential countywide storm impacts.

Your shelter-in-place location should contain enough non-perishable food, blankets, communication equipment (such as radios), alternate power sources, first aid supplies, necessary medications, and any required durable medical equipment (e.g., hearing aid batteries, catheters) to allow self-sustainment in that location for a minimum of 7 days. For a detailed list of supplies recommended for home emergency supply kits, consult ***ready.gov***.

Hotel or Motel Evacuation

If you plan to evacuate to a hotel or motel, you will need to check for availability and make your reservation well in advance. Some hotels/motels have standing reservation hurricane programs and some relax their pet restrictions in an emergency. Again, make sure your destination is not in an evacuation area.

Leaving Coastal Areas

If you are leaving the area, remember to take supplies with you. Move inland away from the storm surge and inland flooding; however, it is recommended that residents ***evacuate "tens of miles, not hundreds"*** if possible. Roads will be heavily congested. You run the risk of being caught on the highway without a safe refuge or running into the storm if it takes a different track/direction.

Special Needs Evacuation Shelters

If you will need assistance in an evacuation or need to go to a special needs evacuation shelter, **register with Manatee County Emergency Management NOW by visiting *mymanatee.org/needs*.** Pre-registration helps us to help you when time is limited.

Examples of qualifying medical needs include the use of oxygen or use of medical equipment that requires electricity. It is important to apply in advance for this program so, if qualified, you will be on the registry for transportation and sheltering at a special needs evacuation shelter during a disaster.

Special needs evacuation shelters do not provide hands-on medical care, only medical monitoring. You should bring one caregiver with you. Remember to pack medications, written instructions regarding your care, special equipment, and bedding.



* Floor mats represent the space available. Floor mats will not be provided.

Using Your Manatee County Evacuation Map

1. Learn your level for where you live and work at **mymanatee.org/evacuationlevels**.
2. Determine whether you are in an evacuation area, and if so, what level (color).
3. If you are in an evacuation area, or live in a mobile home, boat, or RV, decide where you will go if ordered to evacuate.

   Your choices include:
   - Home of a relative or friend outside the evacuation level
   - Hotel/motel outside the evacuation level (make arrangements early).
   - Go to a public evacuation shelter.
   - As a last resort, leave the area entirely.
4. If you must go to a public evacuation shelter, use your county map to decide which one is convenient.

   Make sure you verify that the evacuation shelter is open **before you go.**

If you live in an area ordered to evacuate, gather your family/pets and emergency supplies, secure your home, and leave the evacuated area. Failure to obey an evacuation order is a violation of state and local laws.

NOTE: All persons living in mobile homes, boats, RVs, and manufactured homes must evacuate for all evacuation orders, regardless of where you are located in the county, due to threat of tornado or high velocity winds.

Shelter openings vary with each emergency and will differ by size and intensity of a disaster. **Do not go to the shelter until local officials announce that the shelter is open.**

Stay tuned to local media and the County website for a listing of shelters, to include the Pet-Friendly Shelters, which will be opened for an event.

Pet-Friendly Shelter

Hurricane Threat

The color coded areas on the map are vulnerable to storm surge. Storm surge is produced by water being pushed towards the shore by the force of the winds moving around the storm.

Storm surge creates a path of destruction, wiping out structures as it rapidly surges inland and then recedes. This is a life threatening situation for anyone who ignores evacuation orders and stays in vulnerable areas.

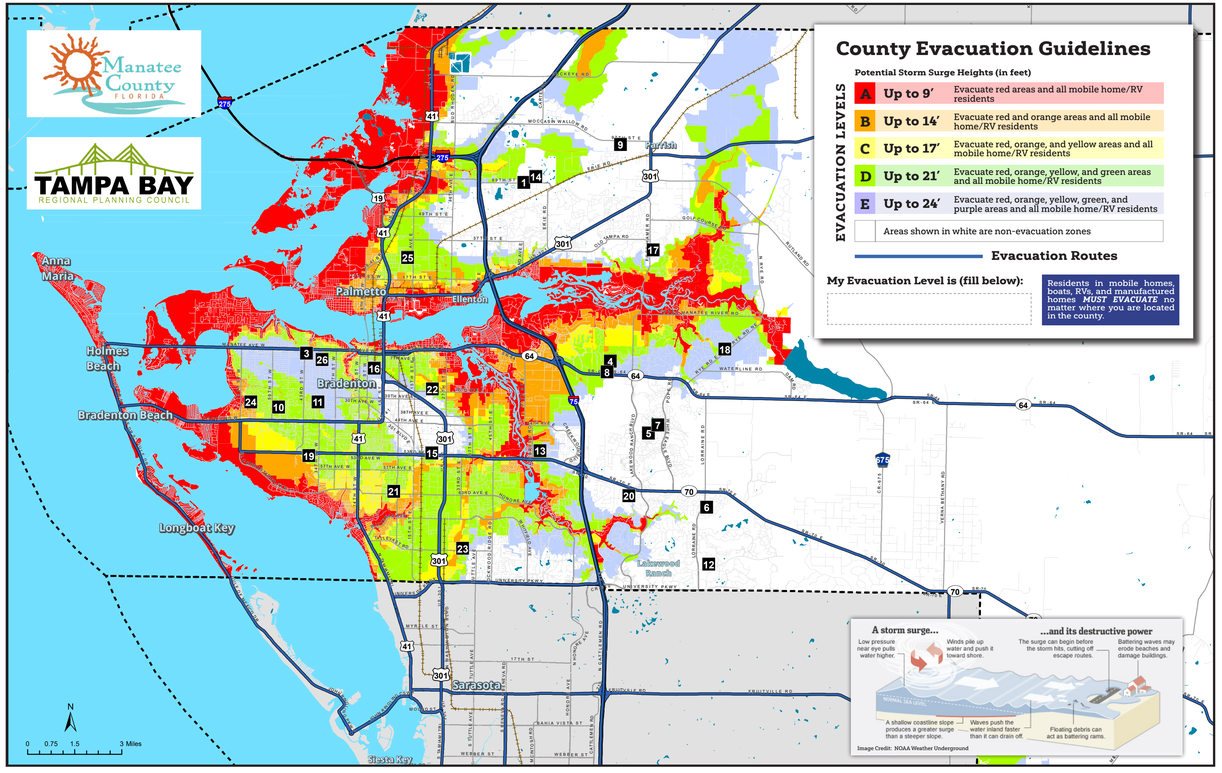
Hurricanes are categorized on a scale of 1 to 5, depending on wind strength and destructive power.

Saffir Simpson Hurricane Wind Scale

CATEGORY	WIND SPEED	DAMAGE AT LANDFALL
1	74-95 mph	Very dangerous winds will produce some damage
2	96-110 mph	Extremely dangerous winds will cause extensive damage
3	111-129 mph	Devastating damage will occur
4	130-156 mph	Catastrophic damage will occur
5	157+ mph	Catastrophic damage will occur

FIND YOUR CLOSEST SHELTER ON THE MAP.

#	Pets Allowed	Shelter Name	Address
1	✓	Mills Elementary School	7200 69th Street East, Palmetto
2		Myakka City Elementary School	37205 Manatee Ave., Myakka City
3	✓	Miller Elementary School	601 43rd Street West, Bradenton
4	✓	Freedom Elementary School	9515 State Road 64 East, Bradenton
5		Gullet Elementary School	12125 44th Ave. East, Bradenton
6		McNeal Elementary School	6325 Lorraine Road, Bradenton
7		Mona Jain Middle School	12205 44th Ave. East, Bradenton
8		Haile Middle School	9501 State Road 64 East, Bradenton
9		Harvey Elementary School	8610 115th Ave. East, Parrish
10		Sugg Middle School	3801 59th St West, Bradenton
11		Prine Elementary School	3801 Southern Parkway, Bradenton
12		Willis Elementary School	14705 The Masters Avenue, Bradenton
13		Braden River High School	6545 State Road 70 East, Bradenton
14		Buffalo Creek Middle School	7320 69th Street East, Palmetto
15		Oneco Elementary School	8214 22nd Street Court East, Bradenton
16		Rogers Garden Elementary School	515 13th Ave West, Bradenton
17		Williams Elementary School	3404 Fort Hamer Road, Parrish
18		Witt Elementary School	200 Rye Road, Bradenton
19		Lee Middle School	4000 53rd Avenue West, Bradenton
20		Braden River Middle School	6215 River Club Blvd., Bradenton
21		Daughtrey Elementary School	515 63rd Ave. East, Bradenton
22		Johnson K-8	2121 26th Ave East, Bradenton
23		Kinnan Elementary School	3415 Tallevast Road, Sarasota
24		Seabreeze Elementary School	3601 71st Street West, Bradenton
25		Tillman Elementary School	1415 29th Street East, Palmetto
26		Manatee High School	902 33rd Street Court West, Bradenton



County Evacuation Guidelines

Potential Storm Surge Heights (in feet)

EVACUATION LEVELS

A	Up to 9′	Evacuate red areas and all mobile home/RV residents
B	Up to 14′	Evacuate red and orange areas and all mobile home/RV residents
C	Up to 17′	Evacuate red, orange, and yellow areas and all mobile home/RV residents
D	Up to 21′	Evacuate red, orange, yellow, green, and green areas and all mobile home/RV residents
E	Up to 24′	Evacuate red, orange, yellow, green, and purple areas and all mobile home/RV residents
		Areas shown in white are non-evacuation zones

Evacuation Routes

My Evacuation Level is (fill below):

Residents in mobile homes, boats, RVs, and manufactured homes *MUST EVACUATE* no matter where you are located in the county.

IMPORTANT CONTACT INFORMATION

MANATEE 3-1-1 (calls made from inside the County) **CITIZENS INFORMATION CENTER**	**3-1-1** **941-749-3500**
EMERGENCY MANAGEMENT	**941-749-3500**
SPECIAL NEEDS SHELTER REGISTRY	**941-749-3500 x1667**
ANIMAL SERVICES	**941-742-5933**
FLORIDA POWER AND LIGHT	**800-468-8243**
PEACE RIVER ELECTRIC	**800-282-3824**
SOLID WASTE	**941-792-8811**
HIGHWAY PATROL	**941-751-7647**
SHERIFF'S OFFICE	**941-747-3011**
AMERICAN RED CROSS	**941-792-8686**
CATHOLIC CHARITIES	**941-714-7829**
SALVATION ARMY	**941-748-5110**
UNITED WAY	**941-748-1313**
SUNCOAST 2-1-1 **Call 2-1-1** for a free and confidential service that helps people find the local resources needed.	**2-1-1** Text your ZIP code to **898-211** for more resources
NOAA WEATHER RADIO	**FIPS Code 012081**
TDD MESSAGES	**941-742-5802**

Visit ***mymanatee.org*** for the latest disaster information.

TELEVISION

BAY NEWS 9	WTTS	CH. 28
WFLA CH. 8	WWSB	CH. 40
WTSP CH. 10	WBSV	CH. 62
WTVT CH. 13		

RADIO

WFLA	970 AM
WWPR	1490 AM
WJIS	98.1 FM
WXTQ	105.3 FM

DO NOT CALL 9-1-1 FOR DISASTER INFORMATION

Are you #ManateeReady?

Follow **Manatee County's social media** for the latest updates during a disaster event. Receive updates on your phone. Text "**ManateeReady**" (one word) to **888-777**.

manateecountypublicsafetydepartment

@MCGPPublicSafety* & *@ManateeGov

@mcgpublicsafety

Hurricane Watch: An announcement that hurricane conditions (sustained winds of 74 mph or higher) are possible within the specified area. The hurricane watch is typically issued 48 hours in advance of the anticipated onset of tropical-storm-force winds.

Hurricane Warning: An announcement that hurricane conditions (sustained winds of 74 mph or higher) are expected somewhere within the specified area. The hurricane warning is typically issued 36 hours in advance of the anticipated onset of tropical-storm-force winds.

Tropical Storm Watch: An announcement that sustained winds of 39 to 73 mph are possible within the specified area within 48 hours in association with a tropical storm.

Tropical Storm Warning: An announcement that sustained winds of 39 to 73 mph are expected somewhere within the specified area within 36 hours in association with a tropical storm.

Flood Watch: An announcement that indicates current or developing conditions that are favorable for flooding. A watch is typically issued within several hours to days ahead of the onset of possible flooding.

Flood Warning: An announcement to inform the public of flooding that poses a serious threat to life and/or property. A Flood Warning may be issued hours to days in advance of the onset of flooding based on forecast conditions.

Flash Flood: Flooding caused by rapidly rising water level in streams, creeks, rivers, or in urban areas, usually as a result of intense rainfall over a relatively small area or for moderate to intense rainfall over highly saturated or impervious land surfaces.

Tornado Watch: An alert issued by the National Weather Service when conditions are favorable for the development of tornadoes in and close to the watch area. During the watch, people should review tornado safety rules and be prepared to move a place of safety if threatening weather approaches.

Tornado Warning: An alert issued when a tornado is indicated by radar or sighted by spotters; therefore, people in the affected area should seek safe shelter immediately.

Surge Watch: An announcement that there is the possibility of life-threatening inundation from rising water moving inland from the shoreline somewhere within the specified area, generally within 48 hours, in association with an ongoing or potential tropical cyclones, or coastal storm.

Surge Warning: An announcement that there is a danger of life-threatening inundation from rising water moving inland from the shoreline somewhere within the specified area, generally within 36 hours, in association with an ongoing or potential tropical cyclones or coastal storm.

Hurricane Local Statement: A public release prepared by local National Weather Service offices in or near a threatened area giving specific details for its county/parish warning area.

Potentially Dangerous Situation: Particularly Dangerous Situation (PDS) wording is used in rare situations when long-lived, strong and violent tornadoes are possible.

Source: National Hurricane Center (*nhc.noaa.gov*)

Keeping Animals Safe Prepare your **entire** family.

The safety of your family's animals depends on you, especially in an emergency. During severe weather or other emergency situations, if it is unsafe for you to stay in your home, it is also unsafe for your animals. Do not leave your animals behind or use them as an excuse not to evacuate.

DISASTER PLANNING FOR DOMESTIC AND RURAL ANIMALS

Nearly 80% of pets displaced by a storm are never reunited with their owners. If you are ordered to evacuate, take your pet evacuation supplies with you to a safe location. Many shelters/evacuation centers may allow pets; however, as a pet owner, **you must plan ahead.** The best plan is to identify a safe location that allows household pets. **Pet-friendly shelters/evacuation centers and boarding facilities will require proof of vaccinations.** Make sure your pets have had all of their shots within the past 12 months.

Assemble a household pet evacuation kit using the checklist below. Keep in mind that boarding kennels may be without electricity or potable water and have limited personnel and supplies for days to weeks following a disaster. Research your options for evacuating with pets. If you plan to go to a hotel or motel, visit ***petswelcome.com***. Schedule an appointment to talk to your veterinarian about disaster planning. Call your local SPCA, Animal Control, or Humane Society for more information.

After the storm has passed, **be careful allowing animals back outdoors**. Familiar scents and landmarks may be altered and pets could easily be confused and become lost. Downed power lines, other animals, and insects brought in with high water could present dangers to pets.



IDENTIFICATION

Having identification on your animals, including rabies and license tags, if applicable, may help reunite you with your animal(s) in the event you are separated. Identification should provide your name, home address, phone number(s), and the phone number of someone out-of-state with whom you will be in contact during or soon after the disaster/evacuation. Include a photo of you with your animals. If possible, include your veterinarian's name, location, and phone number. **Microchipping your pet is strongly recommended.**

EVACUATION SUPPLIES FOR YOUR HOUSEHOLD PETS

FOR EACH PET: A collapsible cage or airline approved carrier with proper bedding is essential. This can be used for transportation and housing purposes. Owning enough carriers to accommodate your pets facilitates a speedy evacuation and **may mean the difference between the life or death of your pets.**

- ❑ Proper identification - collar & rabies tag/license
- ❑ Proper identification on all belongings (including emergency contact information if you evacuate)
- ❑ Vaccination paperwork and proof of ownership
- ❑ Photos of you with your pet
- ❑ Leash/harness/muzzle to restrain the animal
- ❑ Carrier or crate large enough for your pet to move around and contain a litter box if needed
- ❑ Newspapers, cat litter, scoop, and plastic trash bags for handling waste
- ❑ Ample food supply (at least 2 weeks)
- ❑ Ample water supply (at least 2 weeks)
- ❑ Non-electric can opener for wet food
- ❑ Water/food bowls
- ❑ Indoor pee pads
- ❑ Necessary medications
- ❑ Specific care instruction
- ❑ A comfort item such as a favorite toy or blanket

IN CASE YOU'RE NOT HOME DURING A DISASTER, DO THIS TODAY!

The following tips are recommended by the American Veterinary Medical Association:

1. Make copies of registration information, adoption papers, proof of purchase, and microchip information and store them in your evacuation kit.
2. Keep current photographs of your animals in your evacuation kit for identification purposes. Include some photos of you with your animals to help you reclaim your animal(s) if you are separated. Consider preparing waterproof "Lost Pet" signs with your animal's photo, your name, and your contact information to use in case your animal is lost. If your pet has a microchip, call the company to register your pet's information and make sure to keep that information updated.
3. Place stickers on front and back house doors, barn doors, and pasture entrances to notify neighbors, fire fighters, police, and other rescue personnel of animals on your property and the location of your evacuation supplies. If you live in an apartment, make sure your animals are on record with management.
4. Keep a list of the species, number and locations of your animals near your evacuation supplies and note animals' favorite hiding spots. This will save precious rescue time.
5. Keep muzzles, handling gloves, catch nets, and animal restraints where rescue personnel can find them. Remember that animals may become unpredictable when frightened.
6. Designate a willing neighbor to tend to your animals in the event a disaster occurs when you are not at home. This person should have a key to your home, be familiar with your animals, and know your evacuation procedures and where your evacuation supplies are kept.
7. Include a letter signed by you in your evacuation kit that releases your neighbor from responsibility if an animal is injured during an evacuation. You may also want to have a signed veterinary medical treatment authorization with your evacuation kit— this will aid your veterinarian in providing care if your animal must be treated during your absence.

PREPARE YOUR LIVESTOCK BEFORE A STORM

The decision to evacuate your livestock depends on many factors. If they are in a storm surge area, flood plain, small pasture or urban area where they will be unable to avoid debris or will be in danger of collapsing buildings, you should consider evacuation.

1. The key to a successful evacuation is to do it early. Know where you can take your livestock in an emergency evacuation. Large vehicles can become difficult and unsafe to drive when winds reach 40 mph so prepare to evacuate early.
2. Practice loading and unloading your livestock in a trailer. Stressed animals will be harder to handle (and may negatively react to your own stress) during an actual disaster.
3. Pack a box with extra halters and leads for each animal, blankets, brushes, wire cutters, medications, bandages, fly spray, and other first-aid supplies.
4. Keep important documents such as medical records, photographs, and registration papers in a watertight envelope.
5. A 2-week supply of animal feed for each animal should be stored in waterproof containers.
6. Be prepared to treat contaminated water (add two drops of chlorine bleach per quart and let stand for 30 minutes).
7. If you are forced to evacuate and leave your animals behind, inform friends and neighbors of your evacuation plans and post detailed instructions in several places on your property.
8. You will need to leave water for at least 3 days and access to quality hay. **DO NOT LEAVE ANIMALS WITH FREE ACCESS TO GRAIN.**
9. The safest place for large animals to weather a storm is in a large pasture.
10. Label your animals with a non-toxic grease pencil or spray paint with your phone number.
11. Label your contact information onto waterproof luggage tags and attach them to their halters/ collars or braid them into the mane or tail.

Business Preparedness

Prepare now, **$AVE** later.



The time to think about disaster preparedness is now. In some cases, this may require a change in mindset, since small business owners are often preoccupied worrying about immediate challenges and it can be hard to think of longer-term possibilities. Being prepared will make your business more resilient when a storm arrives.

Take note of the following tips:

1. **Visit *floridadisaster.biz* to create or update your Business Continuity of Operations Plan.** This is an interactive website that can help you build a disaster plan tailored to your business.
2. **Create an Emergency Communication Plan.** Establish points of contact so employees can receive information as the situation evolves. Collect email addresses and cell phone numbers so the company can send out email blasts and texts.
3. **A "single voice" is crucial during disaster recovery.** One voice that receives information, vets information, and disseminates information to all parties that need to be contacted is paramount. Remember, inaccurate communication is just as bad as no communication. Also, consider the communication needs of employees with disabilities and employees who have limited proficiency in English.
4. **Know how the company will evacuate if needed.** The overall emergency plan should include plans for evacuating both employees and essential equipment if necessary, with suggested routes for leaving the area.
5. **Make sure your company's supply chain can withstand a disaster.** Focus your planning on the key products and services your company would need immediately before and after a disaster. Identify potential points of failure within the supply chain, and secure secondary suppliers as backups if needed. Implementing a "Service Level Agreement"(SLA) defines an agreed level of service that you can expect as a customer (from your supplier) in terms of communication, quality, and rectified action if problems arise.
6. **Identify any single points of failure (weak links) in your business that could cripple you if they fail.** You will want these issues corrected prior to entering a situation of peril. Build redundancy within your organization.
7. **Cross-train your staff well in advance of a disaster so the business can function with key staff missing in action.**
8. **Consider "buddying up" with another business to be ready.** Having a similar business as a "buddy" can pay off in difficult situations, whether it is by borrowing staff, exchanging information, or sharing inventory.
9. **Review your business insurance coverages on an annual basis regardless of the situation.** If you receive a claim denial, get the denial in writing. If the settlement offered by the insurance company seems unfair, contact the Florida Office of Insurance Regulation by visiting ***floir.com***.
10. **Make sure your business insurance is up-to-date.** Does your insurance policy have current details about your company's assets? Do you have up-to-date contact information for your insurer so you can reach someone quickly if needed? And does your policy accurately reflect your operations, with the best coverage in place for covering loss of business?
11. **Have a "nest egg" ready in case your business needs short-term cash.** Getting insurance claims paid may take time, and there may be damages that are not covered by insurance. Small business owners should work with their accountants and bankers to prepare a disaster fund that can be used if needed.
12. **Have a backup location in mind if possible.** Certainly, this will not be possible for all types of businesses; but for many companies, having a potential backup space identified with strong internet and other key amenities for employees can help maintain operations after a disaster while keeping up employee morale.
13. **Keep all your key business documents in a safe place.** Create online backups and keep paper versions of your important corporate documents in a portable fire-safe and waterproof container.

For more disaster preparedness tips for businesses visit: ***disastersafety.org*** and ***ready.gov***

HURRICANE PHOENIX

If a Category 5 hurricane made a direct hit in the Tampa Bay Region, it's estimated that **as many as 40% of the area's small businesses would permanently close.** This estimate, which was derived from the "Hurricane Phoenix" Category 5 Hurricane simulation, reflects how such a storm would damage or destroy much of the infrastructure needed for small companies to survive, from roads to power sources to technology.

To help businesses in the Tampa Bay area prepare, the Tampa Bay Regional Planning Council created Project Phoenix 2.0, a training exercise for small businesses and emergency management agencies. Included are videos that simulate a Category 5 storm hitting the Tampa Bay Region and interviews from business owners in Mexico Beach, Florida who are recovering from the impacts of Category 5 Hurricane Michael in 2018. For more information visit ***tbrpc.org/phoenix***.

PROJECT PHOENIX 2.0



"You're going to be exposed to considerable damage or loss," said Al Cathey of Cathey's Hardware & Tackle, which rebuilt its structure after major damage from Hurricane Michael in 2018.

"Don't let that entrepreneurial spirit be a casualty of the hurricane."

Visit ***floridadisaster.biz/DisasterPlanningToolkit*** to prepare your Business Disaster Plan.

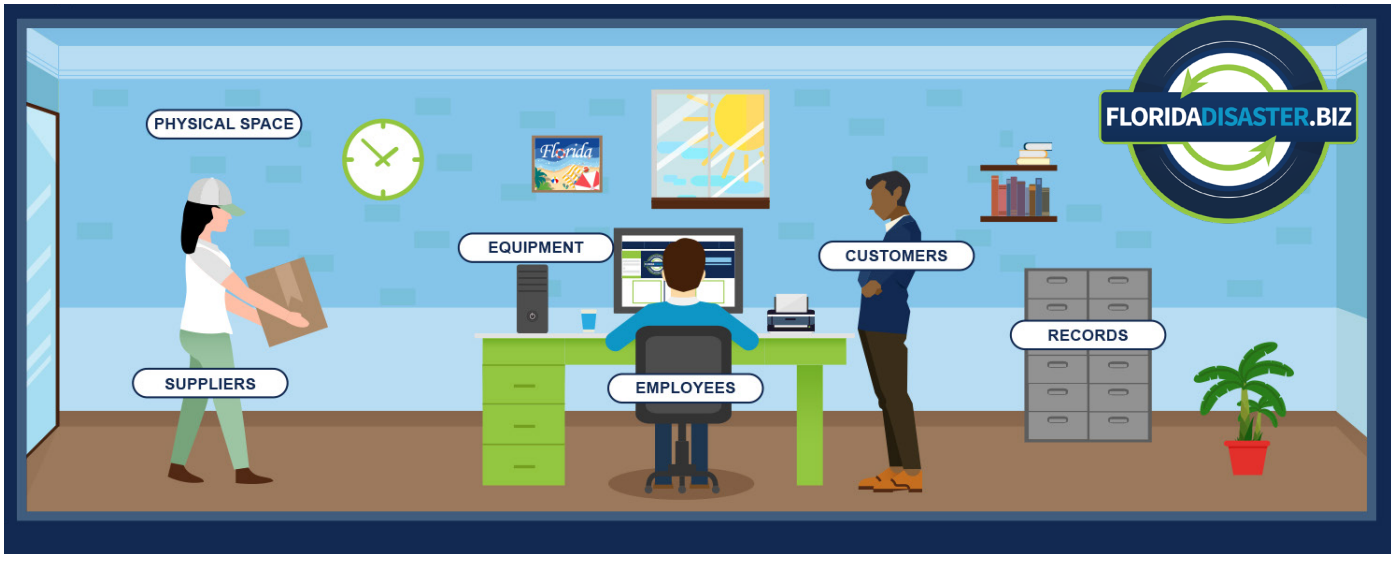


Image Credit: *floridadisaster.biz*

BUSINESS PREPAREDNESS & RECOVERY RESOURCES

1. The U.S. Small Business Administration (SBA) provides low-interest disaster loans to help businesses recover from declared disasters. Video guide to SBA's Disaster Assistance Program: ***youtube.com/watch?v=Xm_ss5QmBAE***.

   The SBA advises that if immediate assistance is required, small businesses should call the Federal Emergency Management Agency (FEMA), or the SBA in its local community. FEMA can be reached at ***1-800-621-3362*** and contact SBA's Disaster Assistance team at ***1-800-659-2955***.

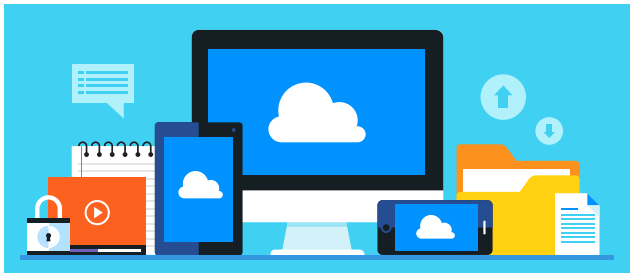
2. The Florida Department of Economic Opportunity (DEO) provides assistance to Florida workers, businesses, and communities after a disaster. Learn more at ***floridajobs.org***.

3. U.S. Chamber Foundation's "Resilience in a Box" workbook guides companies toward addressing preparedness issues while building in flexibility to handle potential business interruptions. Visit the following websites for more information:

   1) ***uschamberfoundation.org/resilience-box***
   2) ***uschamberfoundation.org/node/43155***.

Securing Electronic Devices & Data

Think about the electronic devices you use at home and in the office, which may include a phone, tablet, laptop, desktop computer, television, or security system. These technologies help us receive the latest news, speak to our loved ones, and call for help. Data inside these devices operate businesses, monitor properties, and store important records.



Without question, it is much more difficult to return to a normal home and work life after a storm has passed if these technologies have failed and if important records have been lost. Do not leave your data and devices to chance.

The following tips can help you secure electronic devices and digital information for hurricanes and other disasters:

1. **Schedule your personal and workplace data and devices to be backed up regularly.** Hurricane season should not be your cue to prepare data and devices for a disaster, as anything could happen to your home or office throughout the year. However, the start of hurricane season can be a reminder to confirm that automatic backups are regularly scheduled and working properly. This is extremely important for those who own a business and who may rely on the files and data saved on a computer to operate that business after the storm has passed.
2. **Scan important paperwork and documents into a digital format.** This can be done using a scanner, a handheld camera, or with a free app on a smart phone that digitizes documents using the phone's camera (such as TurboScan).
3. **Take before and after photos and videos** of your home, business, furniture, and valuables. These records will be important if an insurance claim needs to be made.
4. Once your key information is saved digitally, **back up your data and files to an external hard drive or USB flash drive.** When updated frequently, these backup drives become a portable copy of the data in your computer or device. If the call is made to evacuate, do not forget to take your backup drives with you.
5. **Back up your data and files to a cloud-based server.** Uploading "to the cloud" provides an added layer of protection in case something happens to your phone, computer, or backup drives. With cloud-based protection, your information is secured online and can be easily restored to the original device or to a replacement device.
6. After everything is backed up digitally, **it is wise to store all important documents and keepsakes in a fire-safe, waterproof container that is easily portable.** This could involve such important items as birth certificates and passports, or irreplaceable keepsakes like family photo albums.
7. **Place electronic devices in high and dry locations away from windows.** Water is an obvious enemy of electronic technology. Even the smallest amount of water can ruin your device.
8. **Make sure electronic devices are unplugged during a storm.** Power outages and lightning strikes can occur and cause major damage to devices, including computers, servers, and televisions. Charge portable battery packs before the storm so you can avoid having to plug in any devices.
9. **Limit the use of electronics until the storm has passed and power is stabilized.** It will be tempting to turn on your phone or computer to check for internet access and any news on the storm's path. It is important to turn off and unplug devices to prevent power surge damage and battery drain. You may need to make an emergency call during or after the storm, so you need to conserve your battery life.
10. You may be thinking, "If I can't use my device, how will I get the news?" Your disaster supply kit should contain a **battery-powered radio with plenty of extra batteries.** This will allow you to tune in to radio broadcasts for storm tracking and important safety updates from your local emergency management agency and NOAA Weather Radio. Important local radio station channels are listed on the inside of this guide.

What to Expect After a Storm



After a disaster, you may be without power and many of the services you rely on, including water, sewer, phone, cell phone, businesses, etc. Immediate response may not be possible, so you must prepare to be self-reliant for at least 7 days after the storm.

RE-ENTRY AFTER THE STORM

1. **BE PATIENT**. You will not be able to return to your home or business until search and rescue operations are complete and safety hazards, such as downed power lines, are cleared. It may take time for emergency crews to reach your neighborhood.
2. **Residents**: Have valid ID with your current address.
3. **Businesses**: Have a valid picture ID, documents showing proof of ownership/rental, County business tax license, and names of individuals authorized to be given access on a business letterhead.
4. **Avoid driving, especially through water**. Roads may have debris which can puncture your tires! Until power is restored, traffic signals may be inoperable for an extended period of time. Treat any intersection where traffic signals are out as a 4-way stop.
5. Once you arrive back, walk around your home or business from the outside first to **survey damage and enter with caution**.
6. **Be extremely cautious with fire**. Do not light a match without first making sure that there is not a gas leak.
7. If you suspect a gas leak, **leave immediately and call 9-1-1**. Contact your natural gas provider from a safe location.
8. Open windows and doors to ventilate and dry your home or business.
9. If your home or business has been flooded, have a qualified licensed electrician inspect the electrical system and appliances before turning the power back on.
10. Know what your homeowner's or renter's insurance policy covers and what you will need to submit a claim. Take photographs of all damage before repairs and keep all receipts.

POST-STORM SAFETY

1. Keep grills and generators outdoors in a well-ventilated area. Carbon monoxide poisoning is a frequent killer.
2. Avoid candles. Use battery-operated flashlights and lamps instead to limit the risk of fire.
3. Stay tuned to your local media for up-to-date emergency information.
4. Let your out-of-town contact know you are safe and uninjured.
5. Avoid driving. If you drive, treat any intersection with inoperable traffic signals as a four-way stop.
6. Always supervise children.
7. **DO NOT WADE IN FLOOD WATERS.**
8. Be aware of snakes, insects, alligators, or animals driven to higher ground by floods.
9. Avoid downed or dangling power lines. Be especially careful when clearing fallen trees.
10. Make temporary repairs to correct safety hazards and minimize further damage.
11. Be extremely careful with a chainsaw and follow all safety precautions.
12. Call professionals to remove large, uprooted trees, etc.
13. **Always use proper safety equipment** such as heavy gloves, safety goggles, heavy boots, long-sleeve shirts, and long pants. Tie back long hair. Wear a hat and sunscreen.
14. Drink plenty of fluids, rest and ask for help when you need it.
15. Do not burn trash.

STORM DEBRIS CLEAN-UP: MANATEE COUNTY REQUIREMENTS

Depending on the severity of the storm, residents should anticipate delays, and possibly suspension in their regular collection services including trash, recycling, and yard waste.

Storm debris must be separated by category for collection, for example:

- **Vegetative:** tree limbs and trunks.
- **Garbage:** place spoiled food in containers, or double bag it for pick-up.
- **Household goods:** furniture, clothes, books, toys.
- **Construction materials:** drywall, roof shingles, carpet, aluminum, vinyl, wood fencing.
- **Appliances:** refrigerators, water heaters, televisions, computers.

TIPS: Avoid stacking debris by utility poles, under power lines, on top of water meters or other water connections, by fire hydrants, by vehicles, next to mailboxes or fences, or on storm drains. **Do not place any storm debris in the street.**

GENERATORS

1. Generators can provide power to your home or business in case of a power outage or shortage. Take precautions when using a generator and store fuel safely outside in labeled approved storage containers.
2. Determine the appliance or equipment you want to use and if a portable or stationary generator is required.
3. Stationary (whole house) generators run off of gas utility lines or an LP tank and supply electrical power to pre-selected circuits.
   They MUST be professionally installed by a licensed electrician.
4. Determine if you will need multiple outlets or multiple types of outlets on your generator.
5. **NEVER connect a portable generator to building wiring.** There is an extreme danger of generator back-feed for the general public (downed wires etc.) and utility workers. Plug appliances, etc., directly into the generator.
6. Place generator outdoors and away from doors, windows, and vents that could allow carbon monoxide to enter a building. **Exhaust fumes are deadly.**
7. Before refueling your generator, turn it off and let it cool down. Do not forget to check the oil every time you add gas. Keep generators dry.
8. Conserve fuel by limiting use of appliances.

CONTRACTOR FRAUD

1. Hire only licensed contractors. Be cautious of anyone coming to your home uninvited and offering to do home repairs. You can look up a contractor's license at **myfloridalicense.com**.
2. Obtain a written estimate or contract. Insist on start/completion dates and payment terms in the contract. Do not pay in full before work begins and do not pay the final balance until the work is completed to your satisfaction.
   NEVER pay with cash.
3. Permits are always required for any kind of demolition or permanent repairs, reconstruction, roofing, or filling.
4. Do not pull the permits for the contractor. This may be an indication they are not properly licensed. Contact your local building department for information on required building permits.
5. If you suspect a contractor of potential fraud, contact the State of Florida Consumer Fraud hotline: **1-866-966-7226.**

HAZARD MITIGATION

Hazard mitigation is any sustained actions taken to eliminate or reduce future risk to people and property. Preventing damage in the first place is less expensive than restoring damaged property. The following hurricane-resistant construction practices and mitigation actions help reduce damage during storms:

1. **Raise the building above flood levels.** There are ways to retrofit your home to minimize flood risks, including elevation, flood barriers, and dry and wet flood proofing. An elevated building on stilts, pier foundations, or on a raised platform is a proven way to prevent damage from extreme flooding. Constructing a waterproof wall or sand bagging a home's perimeter can also mitigate damage. Elevate the building's electrical panels and air conditioners above flood levels.
2. **Tie down the building to its foundation.** Anchor manufactured homes, trailers, boats, and any detached items that could cause damage in high winds during a storm.
3. **Increase a building's impact resistance** with reinforced, impact-resistant doors, laminated windows, storm-resistant windows or hurricane shutters, pull-down PVC shutter systems, and high-impact synthetic window shades.
4. **Prevent penetration of moisture.** Sealants, waterproof membranes, house wrap, rainscreen systems, and use of mold and mildew-resistant materials can keep rain and moisture out of the home or reduce resulting damage.
5. **Make sure you are receiving all the eligible benefits from your insurance policy.** Ask your insurance agent if there are any discounts for performing mitigation measures to your home or business.
6. **Rebuild stronger.** If your home was damaged by a hurricane, consider using different building techniques or materials from those you used the first time. Research how to build back stronger to make informed decisions and be prepared for next hurricane season. Additional resources for how to make your home safer:

- ***flash.org*** (Federal Alliance for Safe Homes)
- Call FLASH toll-free at **877-221-SAFE (7233)**
- ***mysafeflorida.org***
- ***floodsmart.gov***
- ***disastersafety.org***
- ***fema.gov/grants/mitigation***

Disaster Recovery Assistance

Successful recoveries depend upon personal and business disaster preparedness planning. When personal resources become overwhelmed, look to family, neighbors, local community resources, and faith-based organizations first for help.

INDIVIDUAL & HOUSEHOLD DISASTER ASSISTANCE

In the event of a **Presidentially Declared Disaster**, federal assistance may be available. The Federal Emergency Management Agency (FEMA) **Individuals and Households Program (IHP)** provides financial and direct services to eligible individuals and households affected by a disaster, who have uninsured or under-insured necessary expenses and serious needs. Visit ***fema.gov/disasters*** for more information.

The **Small Business Administration (SBA)** provides loans to homeowners, renters, businesses, and organizations to repair or replace real estate, personal property, equipment, and business assets that have been damaged in a disaster. Through its office of Disaster Assistance, SBA provides low interest, long-term loans for physical and economic damage caused by a declared event. Visit ***sba.gov/disaster*** for more information.

People who lose their job due to the disaster and are not eligible for regular Unemployment Insurance Compensation may apply for **Disaster Unemployment Assistance (DUA).** Visit ***oui.doleta.gov/unemploy*** for more information.

The State of Florida Division of Emergency Management Recovery Bureau works to maximize disaster assistance to eligible public entities, individuals, and families through various state and federal disaster assistance programs. Visit ***floridadisaster.org/dem/recovery*** for more info.

The **State Assistance Information Line (SAIL)** is a toll-free hotline activated at the time of an emergency to provide an additional resource for those in Florida to receive accurate and up-to-date information regarding an emergency or disaster situation impacting the State of Florida. The SAIL hotline is: ***1-800-342-3557***.

FEMA's **Public Assistance (PA) Grant Program** provides assistance to state, tribal, local governments, and certain types of private non-profit organizations. To apply for Public Assistance, all eligible applicants are required to submit a form through ***FloridaPA.org*** within 30 days of a Presidential Disaster Declaration.

Contact your local emergency management agency for information about disaster assistance that may be available in you area.

HOW DO I APPLY FOR FEDERAL DISASTER ASSISTANCE?

A number of services and special programs are available when the President signs a major disaster declaration. Call FEMA or apply online at ***disasterassistance.gov***.

Federal Emergency Management Agency

FEMA

fema.gov

1-800-621-FEMA (3362)

(TTY: ***1-800-462-7585*** for the speech- or hearing-impaired)

IS CRISIS COUNSELING AVAILABLE TO ME?

The purpose of a crisis counseling program is to help relieve any grieving, stress, or mental health problems caused or aggravated by the disaster or its aftermath. These are **short-term services** provided by FEMA through supplemental funds granted to state and local mental health agencies and are available to eligible survivors of Presidentially declared major disasters. If you require this confidential service, inquire about it **while registering for disaster assistance.**

Crisis counseling services are also offered by the **American Red Cross, the Salvation Army, other voluntary agencies and places of worship.**

Update Your Disaster Plan

COMPLETE YOUR DISASTER PLANNING CHECKLIST



I have made a plan to **communicate with family members** through this out-of-state contact and have asked my family to keep this name and number with them at all times.

Name: _____

Phone number: _____

I plan **not to evacuate** and will go to a friend or family member's home in a safe area. I have notified them and made all of the appropriate arrangements.

Name: _____

Address: _____

Phone number: _____

I plan **to evacuate** and will go to a friend's or family member's home in a safe area. I have notified them and made all of the appropriate arrangements.

Name: _____

Address: _____

Phone Number: _____

I plan to go to a **public shelter or evacuation center.**

Address: _____

I plan to stay in a **hotel/motel** in a safe area.

Name of hotel/motel: _____

Address: _____

Phone number: _____

I have calculated the **driving time** to my safe destination at approximately four times the normal driving time to account for traffic, and it is: _____ hours.

I have studied the **evacuation route** that best suits my needs. My evacuation route will include the following:

_____

_____

_____

_____

If our family is separated and we need to regroup, the following location is where **we will meet:**

_____

_____

_____

_____

I have made plans for my **special needs** family members or myself. My plans are the following: _____

_____

_____

I have made plans to keep my household's **animals** safe. My plans are the following: _____

_____

_____

I have completed my **property inventory** and placed it in a safe fire and waterproof place. Location: _____

_____

I have made an assessment of my **insurance needs.** I have the following:

____ Homeowners insurance

____ Flood insurance

____ Wind and hail insurance

____ Renters insurance

Insurance information. Name of company, agent, phone number, and address: _____

_____

_____

I have completed the necessary **precautions** for the following:

____ Exterior windows

____ Garage doors

____ Roof protection

____ Outdoor property protection plans

____ Mobile home, boat, or RV (if applicable)

____ Large windows and glass doors

____ Roof gable ends

____ Indoor hazard protection plans

____ Trees and landscaping

I have identified and anticipated **extra expenses** due to a disaster, and I have calculated an approximate amount of money that will be required to see my family and myself through. That amount is: $ _____

This guide was created by the Tampa Bay Regional Planning Council in coordination with your County Emergency Management Agency.

Digital copies of this guide are available to download at ***tampabayprepares.org***.

Contact your county to request a hard copy.

DISASTER PLANNING CHECKLIST

Neighborhood Workshops

1. September 25, 2025

2. June 11, 2024

Neighborhood Workshop Summary
YORT – 2351
PLN2309-0137

The applicant held an online Neighborhood Meeting via Teams on September 25, 2025 at 5:30 PM. This is the second neighborhood workshop for this project. There were 46 participants. The Department Director's mailed radius requirements were 1400 in all directions. The Applicant posted 2 signs along Rye Road.

Members of the Applicant's consultant team who attended the meeting included Paige Estigarribia, Margaret Tusing and Jeb Mulock, ZNS Engineering, Steve Henry, Lincks & Associates, Inc. and Kyle Grimes, Grimes Galvano. Applicant's agent provided a presentation to all attendees and then opened the meeting up for questions. The presentation materials described the application as a Preliminary Site Plan with Rezone, where the rezone is for 31.32 acres. The applicant is proposing 733 units, with a density 1.80 du/ga. Applicant also explained that there are 149.44 acres of wetlands with no wetland impacts. The plan includes nature trails and open space, and the applicant also performed an updated stormwater analysis.

Per LDC Section 312.6(c), below is a summary of the questions and issues raised by those in attendance, and the suggestions and concerns raised by those in attendance.

Question - What is the status of the gate at River's Reach?
The River's Reach gate is on River's Reach property, and this proposed development will not remove that existing gate. This proposed development will construct an emergency access gate on this project's property.

Question - Will the contractor take measures to control the dust?
Site contractors are required to deal with the dust, and from what we understand, the County has become very involved in making sure that all contractors follow the requirements. Our understanding is that contractors are only allowed to clear a certain amount - 100 AC - at a time. There are also very strict watering requirements. We have heard that the County is shutting down projects if construction dust is not under control.

Question - Will the developer take measures to create an adequate buffer?
River's Reach has existing open space with existing vegetation. This development will not disturb the existing vegetation on the River's Reach property. This development will be proposing an additional 15' buffer with additional greenbelt plantings at 1 per 30 feet.

Question - Will the site open Mulholland into Twin Rivers?
This development does not require the connection of Mulholland to Twin Rivers. However, that connection could eventually happen, but it will be up to the County if they want to do it in the future.

Question - Will the new site open 20th Street East?
Yes, there will be a connection there.

Question - Along 151st and 150th in Twin Rivers, will you be taking out the trees to provide direct lake access for the new homes?
This development will not disturb the plantings on the Twin Rivers property. This development will be proposing an additional 15' buffer with additional greenbelt plantings at 1 per 30 feet.

Question - Is this a next phase of Rivers Reach?
No, this development is totally independent of River's Reach.

Question - Will this Project be showing the phases and lot sizes for each plan?
There are a variety of lot sizes that are proposed in this project, namely 40'-70' in width.

Question - What will happen with Rye Road?
This project aims to help get the Rye Road expansion project moving along. Specifically, the Rye Road expansion needs stormwater ponds, and this development will provide those ponds, as well as additional ROW and funding, which this project will contribute through impact fees. The applicant has been working with the County engineer on how this project can help to advance the road widening.

Question – What is some additional information about the River's Reach Gate?
On the proposed plans, the gate at River's Reach and this development is labeled as emergency access only, and there is also an existing gate on the River's Reach side.

Question - The project does not propose that this will be a through street, but what defines emergency? And is there an automatic gate?
The standard emergency gate by County standards can only be opened by a certain frequency that the emergency responders have.

Question - The current gate on the River's Reach property is manual now. Will this gate become automated now, and if so, who will pay for it? Will it change from manual gate now?
Per the proposed plans, the developer would be required to add an emergency-access only gate to this project's side, and the developer will pay for this gate. River's Reach will not need to do anything to their gate. The proposed gate for this project would only be available to emergency personnel.

Question - Who is the builder?
No builder has been chosen at this time.

Question - What is the grade level or cost level of the houses expected to be?
Twin Rivers has gone through its own transition from estate lots to smaller lots that are more familiar in our area. This development will likely be similar to the southern part of Twin Rivers with a mix of home types. This proposed subdivision will be in line with what you see in the general area.

Question - Will it be resort style?
Usually communities similar to this have some types of amenities, however in this community, the amenities have not been decided yet. In the plan, there are proposed areas set aside for amenity centers. (from what I remember, we also pointed out that the proposed amenity centers for this project are located internal, toward the middle of the project, right?)

Question - Will there be river access to the Manatee River, and is there a proposed shared kayak launch on River's Reach property? There is a kayak launch proposed, but it is not intended to be shared. This project's property line extends all the way to the river bank.

Question - Who is developer? Danielson Development

Question - When do you anticipate board hearings? We are aiming for early next year.

Question - Will construction break ground in 2027? Once all zoning is complete, the project will enter the permitting phase which would be 6-9 months. In that time frame, approximately 4th Quarter of 2026, we could anticipate breaking ground. This type of project takes about a year per Phase.

Question - If River's Reach doesn't have to do anything to its gate, will its gate become non-compliant? Because the River's Reach gate is not on the applicant's property, the applicant cannot make any changes to the River's Reach gate. Our intention is to keep the project out of the River's Reach roadway network.

Question - Are you using the River's Reach gated emergency access as part of a density bonus? We do not get a density bonus for this access. We are not using the River's Reach access as part of the access requirements for communities with a unit count over 100.

Question - When looking at the plan, all way towards the western side where it enters Twin Rivers – is there a gate? There is an existing neighborhood tie, and we would be connecting to that inter-neighborhood tie.

Concern- As residents come out of River's Reach there is a serious site triangle issue directly to north. The vegetation present at the project's southern property line and a fence make it difficult for residents to see when entering onto Rye Road. There will be Right of Way dedicated to the Rye Road expansion project. Once the right of way construction starts, this will likely clear much of this area out. The developer will look at the area to see if it is possible to thin out the bushes. Per the plans, there is a 30' future ROW setback. During the meeting, the applicant confirmed that he will do what he can to clear out this area to help with the visual constraints. (can you check with Bruce to see if he has done this yet or plans to soon? It would be good to have this done prior to hearings)

Question - Has a traffic study been done in Twin Rivers for this project?
The connection to Twin Rivers is a neighborhood connection required by the County. The people in the backs of both this neighborhood and Twin Rivers will likely use the connection – the traffic will likely be both ways. No traffic study has been done in Twin Rivers.

Question - Looking at proposed lots with Twin Rivers homes behind, could amenities be developed behind the house? Right now, the plan only shows lots and not an amenity area – the amenity centers are internal to the project.

Question - Is the lake behind the lots part of this Development? Yes

Concern –During the last storm, the residents of Southern Oaks were locked in because of the flooding. They were not able to exit or evacuate the neighborhood at all because of flooding. The neighborhood was already in a flooding situation when the text about the dam came in. Have any flooding or evacuation routes been considered? The typical finished floor elevations of lots in this area, which are likely similar to lots in River's Reach or in Twin Rivers, is usually about 2' above the center line of the road, and that usually makes the fill about 2-3 feet. This site also likely has similar soil conditions and groundwater to Twin Rivers. Additionally, we originally had areas that were encroaching onto the floodway, but in the redesign, those areas have been removed. Most of the floodplain on this site is in the wetlands, and there are no wetland impacts. Although the roadway could still flood, at minimum this neighborhood will add no adverse impact flooding impacts, and hopefully the project may even improve flooding.

Question - Will the Mulholland Road proposed extension be completed in the initial part of the project, making that an available access to the project first?
This project is only proposing the entrance area, it is not proposing to build all the way to Twin Rivers. At this time, the developer is intending to build that area first, and he is also intending that the Mulholland entrance will be the grand entrance to the project.

Question - What has this project done to prepare for future flooding? We made some revisions to the site plan to lessen the impacts to the floodway and the floodplain. Our final design will be required to have no impacts within the floodplain.

Question - Will this development be above 19'? And will the new neighborhood flood if those levels rise again? The design standard is that the lots will be designed up to the 100-year flood plain. Much of this property is already naturally above the 100-year floodplain, so the lots won't have to be raised much.

Question - Are you aware of the damage to the bridge at Rye Road, and has the County discussed repairs to the bridge? We are unaware of any specifics regarding the condition of the bridge at Rye Road.

Question – What is the timeline for the Rye Road expansion? The timeline for the expansion is up to the County, and it likely depends on available funds and right of way. This project will generate substantial impact fees as well as ponds that are necessary for the expansion. From a timing standpoint, we are hopeful that this project could possibly accelerate the Rye Road expansion.

Question - Does our project drain towards the Manatee River? Every project in that area flows towards the Manatee River. But projects also have an interceptor pond used to make sure that the rate of flow stays the same, and it also helps treat the water for sediment, nitrates and all typical contaminants. This project will be designed per a higher standard for storm design.

Concern – The neighbor lives on 151st Terrace east, just south of 20th Street. In comparing the lot sizes between Twin Rivers and the proposed new lots in this subdivision, there are 9 lots just south of 20th in Twin Rivers. However, for our proposed plan, there look to be more lots for every one of the Twin Rivers lots. This neighbor is concerned about the width of the lots behind the homes on 151st.

The developer has listened to this concern and has directed that we undertake a plan redesign to make the lots behind 151st Terrace East in Twin Rivers 60' in width, so that the lots are wider lots. This updated design has been included with the most recent plan submittal.

Question - What about buffer area to the South of the property and on the north property boundary for Rivers Reach? There will be a total of 35 feet. There is 20 feet on the Rivers Reach property, and 15 feet on this proposed new development.

Concern – One resident in River's Reach is concerned that the proposed emergency gate gate will turn into a freeway, because some people may buy transponders on Amazon and go through the emergency gate. Our team has spoken to County Staff about this issue, and County staff has said it is not a rampant problem, and not everyone in the subdivision will have a transponder like that. The frequency can also be easily changed, so that if it starts happening, County staff will go out and reset the frequency.

Date: September 12, 2025

Dear Adjacent Property Owner:

Re: **Application: Planned Development Residential Preliminary Site Plan to serve YORT-2351**

Application #: PLN2309-0137/PDR-23-48(Z)(P)

Filed by: 2351 Rye Road LLC and Yort LLC

Request: REZONE APPROXIMATELY 31.32-ACRES FROM "A" TO PDR WITH A PRELIMINARY SITE PLAN FOR 464.74 ACRES OF SINGLE FAMILY DETACHED RESIDENTIAL UNITS

Location: GENERALLY LOCATED WEST OF RYE ROAD AND NORTH AND SOUTH OF THE EXTENSION OF MULHOLLAND ROAD (Aerial Map Attached)

For more information please contact:

Agent Email: paigee@znseng.com

The property owner and agent have scheduled a **Neighborhood Workshop** for the above project. The meeting will be held:

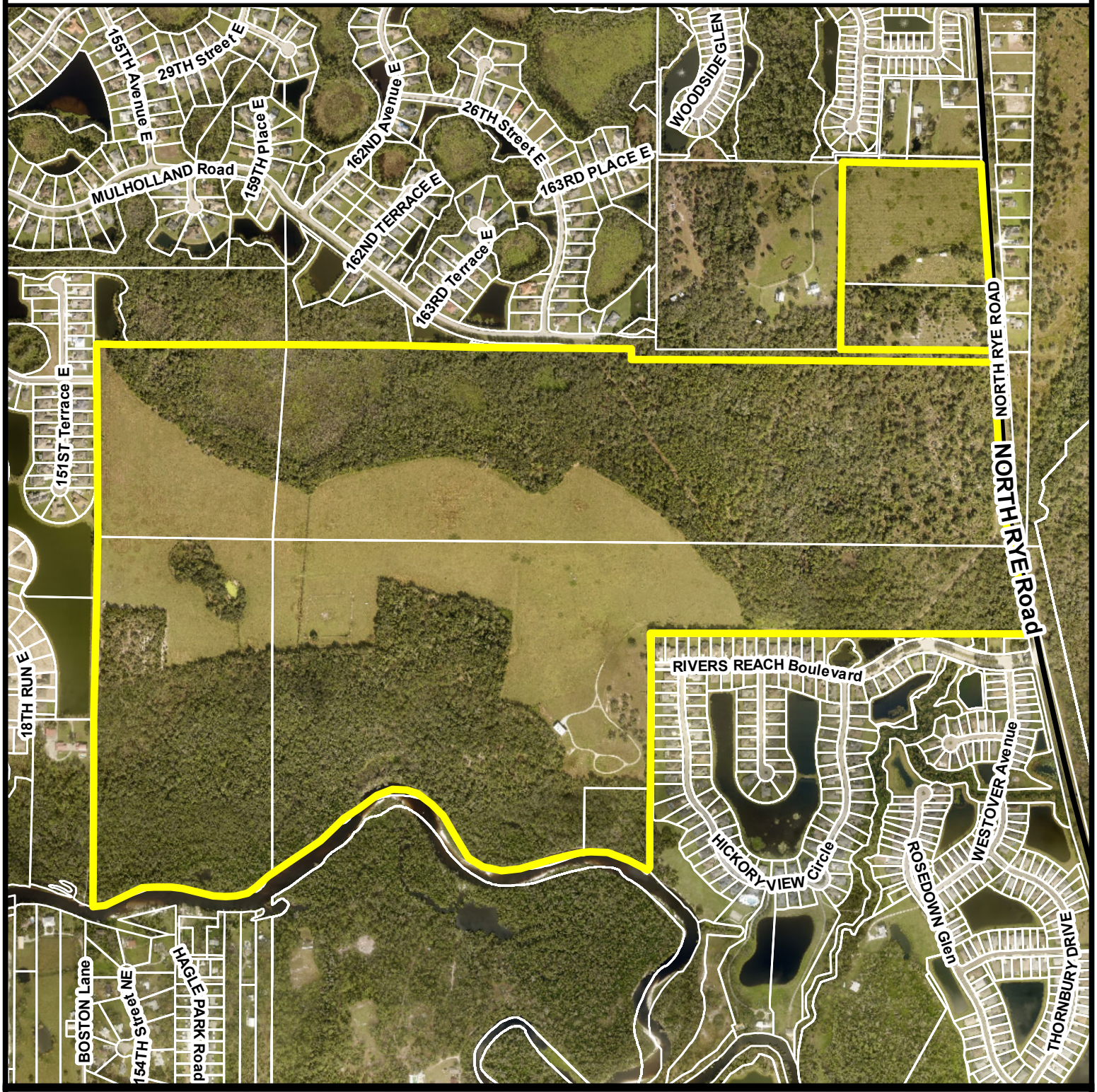
Date:	**Thursday September 25, 2025**
Time:	5:30 PM to 6:30 PM
Location:	Online Via Teams (email paigee@znseng.com for link to meeting)

The property owner and agent invite you and any other interested parties to participate in this online workshop, to discuss the nature of proposed land uses, development regulations, zoning map amendment application, and to solicit comments. Please email the agent your R.S.V.P. to participate and we will provide an email link to the workshop. The link can be forwarded by you to other attendees. The development team will give a brief presentation following which you will be able to ask questions and provide comments.

You may examine the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, Bradenton, Florida; telephone number (941) 748-4501x6878. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Carmine DeMilio at 792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

AERIAL



Parcel ID #(s) Multiple

Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

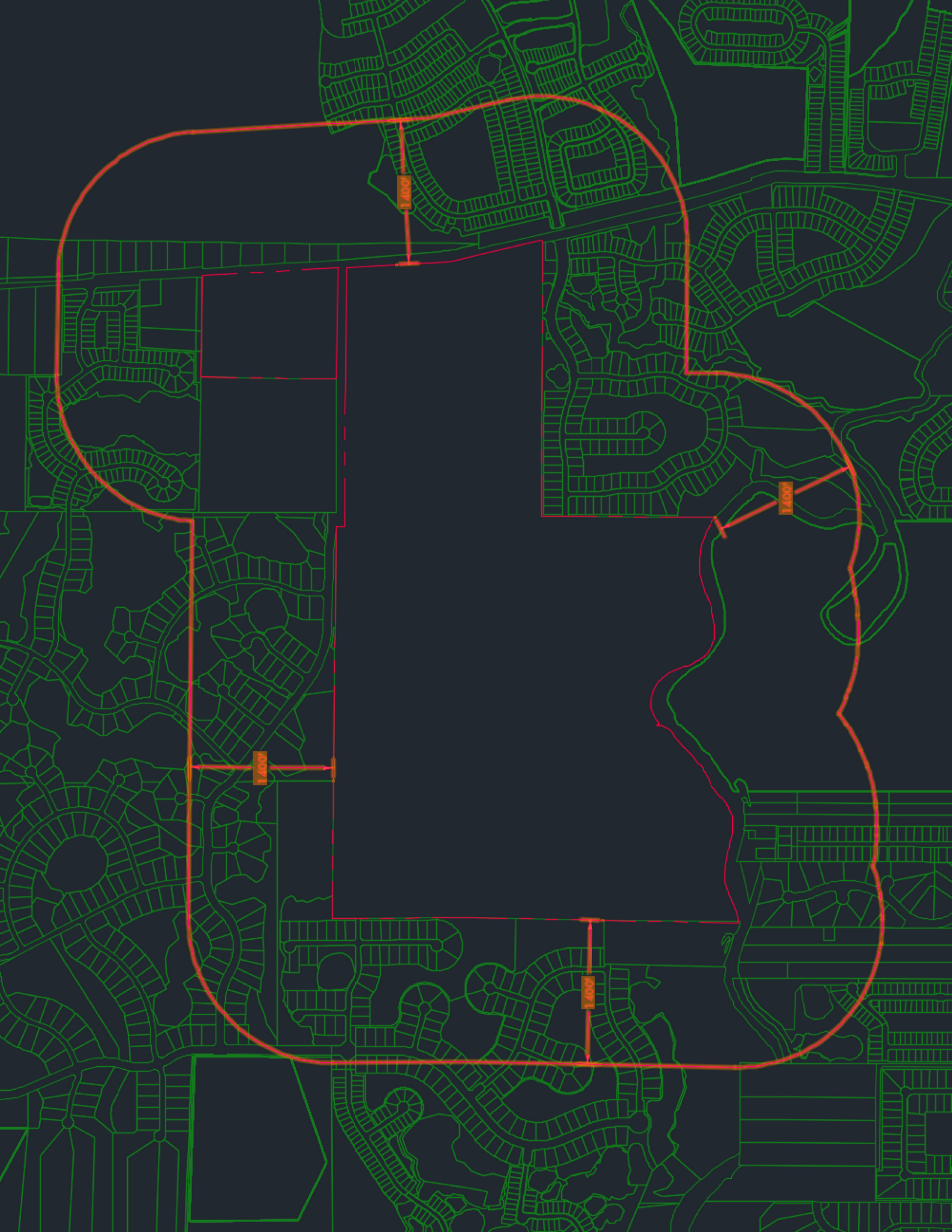
S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: James Satcher

Manatee County
Staff Report Map

Map Prepared 10 / 2023

1 inch = 958 feet


1400'
1400'
1400'
1400'

1. Summary

Meeting title	Yort PLN2309-0137 Second Neighborhood Meeting
Attended participants	46

2. Participants

Name	Email
Paige Estigarribia	PaigeE@znseng.com
Margaret Tusing	MargaretT@znseng.com
Brad W (Unverified)	
Jan (Unverified)	
jan Burbank	
Rebecca Serijan	
Paul Rinehart (External)	Paul.Rinehart@Pellera.com
Katiria Bordon (Unverified)	
Diane Moss	
Lucy Kisela (Unverified)	
Angie Chaplin	
Graydon Eggers (Unverified)	
Don Dobesh	
Jeb Mulock	JebM@znseng.com
Joseph DePaolo	
Bryan Lingerfelt (Unverified)	
Greg kisela (Unverified)	
Eron Hutchison	Eron.Hutchison@wengercorp.com
Kyle Grimes (External)	kgrimes@grimesgalvano.com
David Latimer	
Rick Behnke (Unverified)	
Jim Motorparts (External)	jim@motorpartsrepairllc.com
bob s (Unverified)	
Kevin B (Unverified)	
Steven Henry	StevenH@trafficmobility.com
Walter Litzenberger	
Peter (Unverified)	
james condino	
Jay Lawrence (External)	jlawrence@waltonsignage.com
Sean Bingham (Unverified)	
BKG (Unverified)	
Stacy Brown	
Christa Polidori	christa.polidori@regeneron.com
Ed sykora (Unverified)	
Lisa (Unverified)	
Stacy (Unverified)	
Rebecca Gingras (Unverified)	
Francois Leroy (Unverified)	

Lisa (Unverified)
Phil (Unverified)
Tom Lahoud (Unverified)
Bruce (Unverified)
Rob Szczepanski
Bill Basso (Unverified)
Danielle Korney (Unverified)
Troy Gross

YORT - 2351
PLN2309-0137
NEIGHBORHOOD WORKSHOP SIGN POSTING LOCATIONS FOR WORKSHOP DATED SEPTEMBER 25, 2025
2 SIGNS ALONG RYE ROAD







Yort - 2351

Yort-2351

September 25, 2025 - Neighborhood Workshop

PSP Application: PLN2309-0137/ PDR-23-48(Z)(P)

TEAM INTRODUCTION

Jeb Mulock
Civil Engineer | *ZNS Engineering, L.C.*

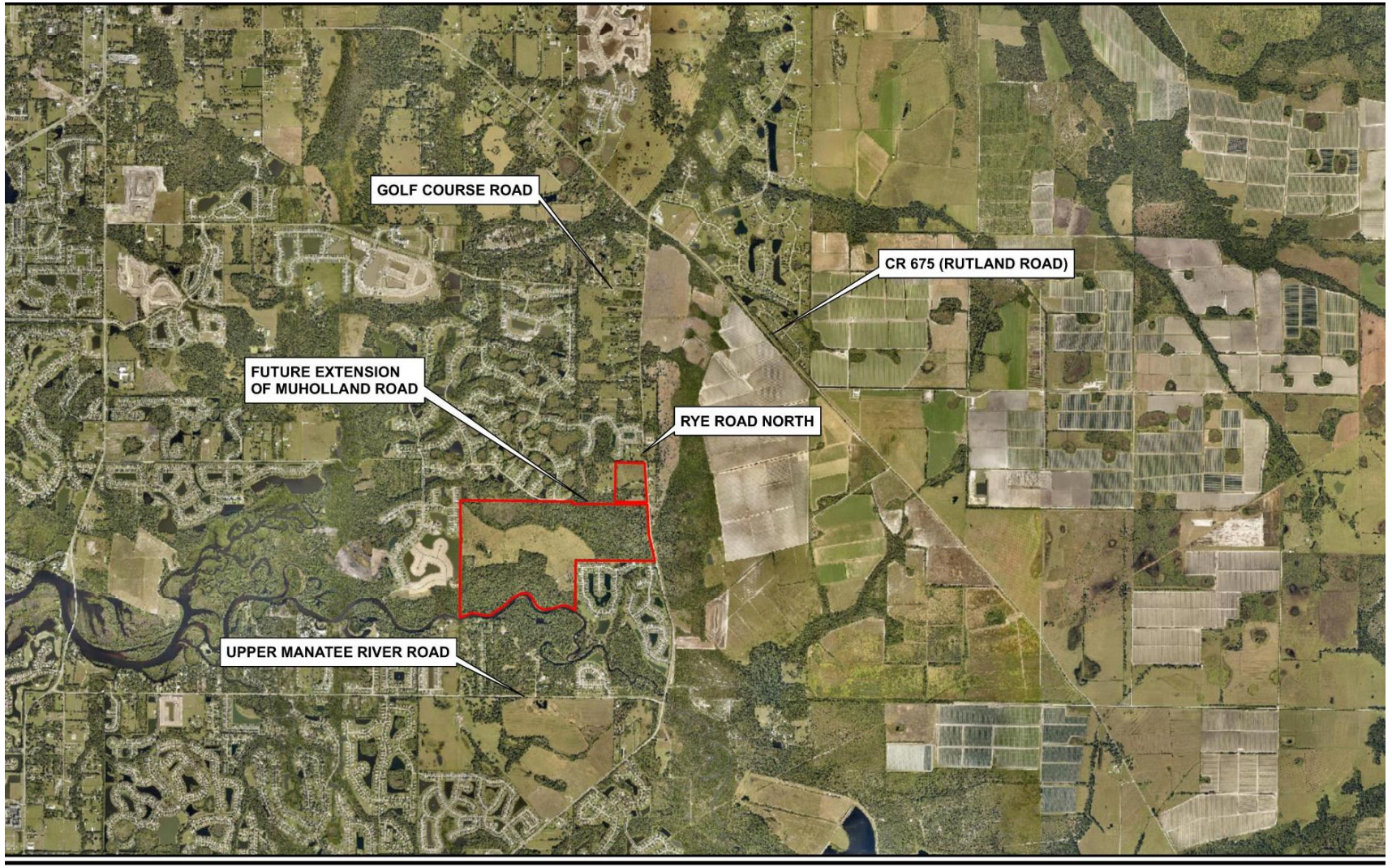
Margaret Tusing and Paige Estigarribia
Land Use Planners | *ZNS Engineering, L.C.*

Kyle Grimes
Attorney | *GrimesGalvano*

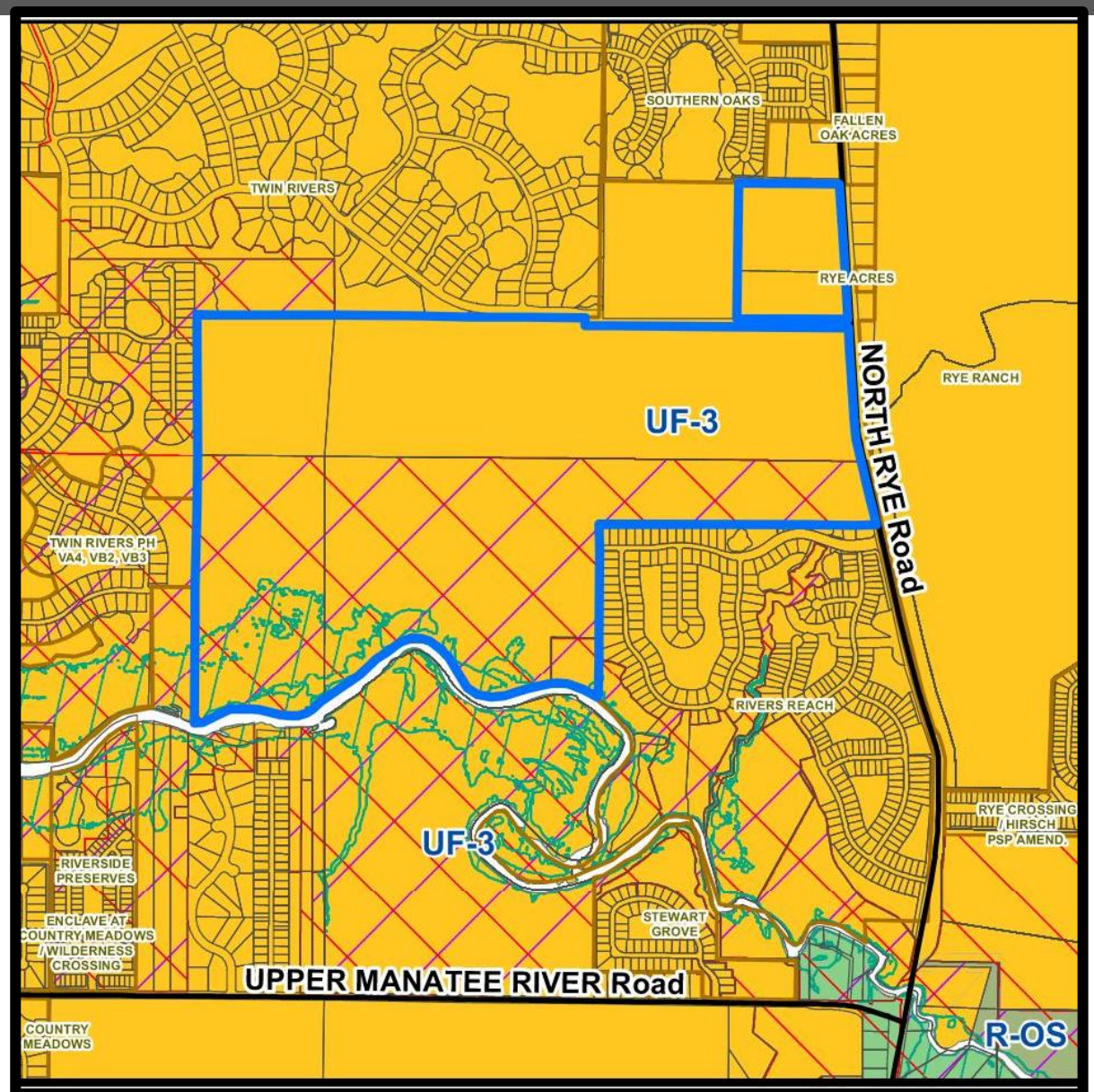
Steve Henry
Traffic Engineer | *Lincks and Associates*

Michelle Steinbaum
Ecological Consultants | *Steinbaum & Associates, Inc.*

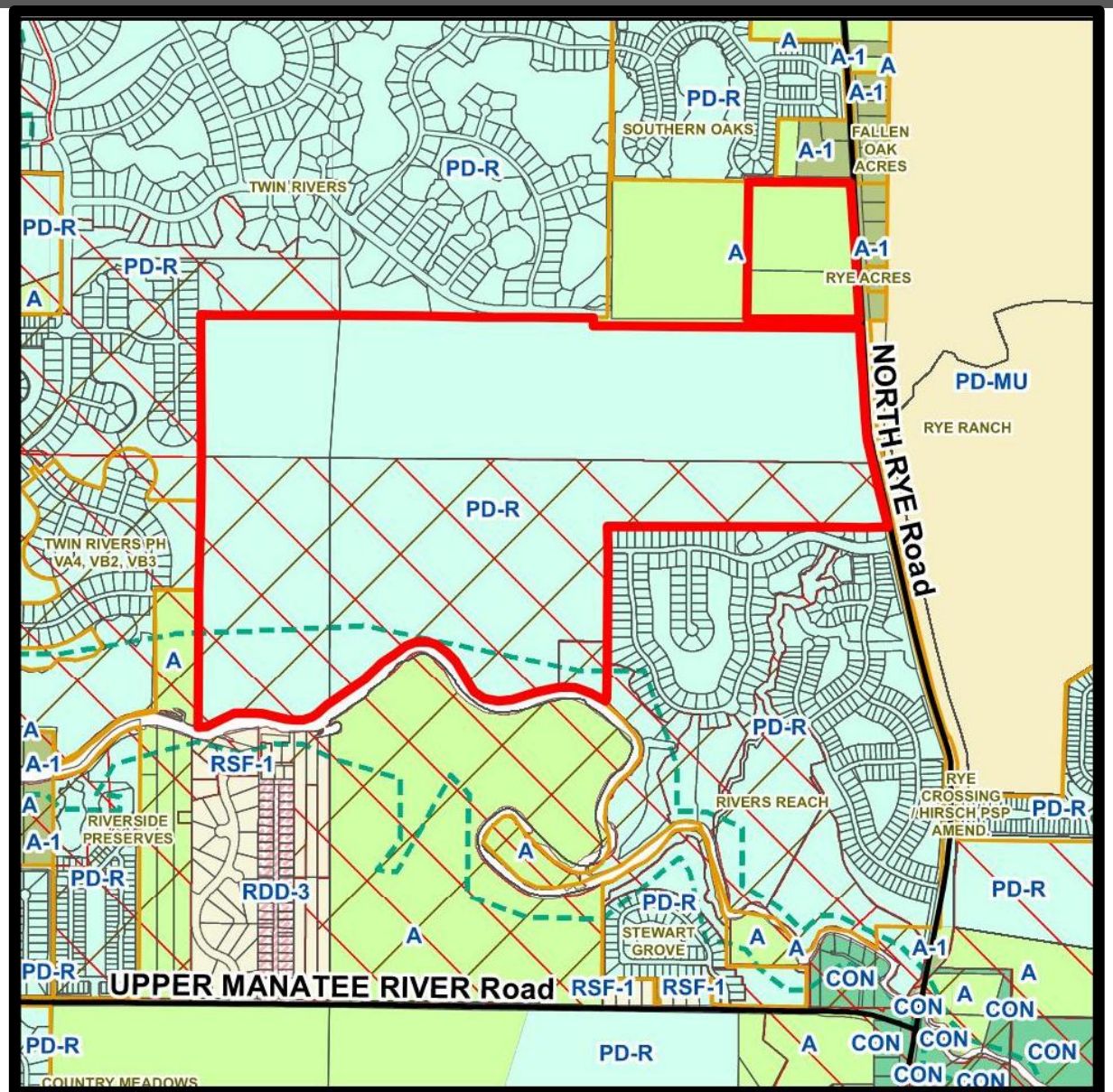
AERIAL


GOLF COURSE ROAD
CR 675 (RUTLAND ROAD)
FUTURE EXTENSION
OF MUHOLLAND ROAD
RYE ROAD NORTH
UPPER MANATEE RIVER ROAD

FUTURE LAND USE MAP



ZONING MAP


A
A-1
PD-R
SOUTHERN OAKS
FALLEN OAK ACRES
TWIN RIVERS
RYE ACRES
PD-MU
RYE RANCH
NORTH RYE Road
TWIN RIVERS PH VA4, VB2, VB3
RSF-1
RIVERSIDE PRESERVES
RDD-3
RIVERS REACH
RYE CROSSING HIRSCH PSP AMEND
STEWART GROVE
CON
UPPER MANATEE RIVER Road
COUNTRY MEADOWS

PROJECT DETAILS

- **Project Area** – 464.74 acres
- **Rezone** – 31.32 AC from A to PDR with a Preliminary Site Plan (PSP); remaining 433.42 acres are currently zoned PDR
- **Request:** 733 single family detached units
- **Density:** 1.80 DU/GA
- **Wetlands:** 149.44 acres with no wetland impacts
- **PSP Features:** Nature Trails, Parks, Kayak Launch, Amenity Areas
- **Open Space:** 57% open space (266.31 acres) provided; 30% open space (140.06 acres) required
- **Stormwater:** updated design based on NOAA14

PSP



SUMMARY AND NEXT STEPS

County Applications

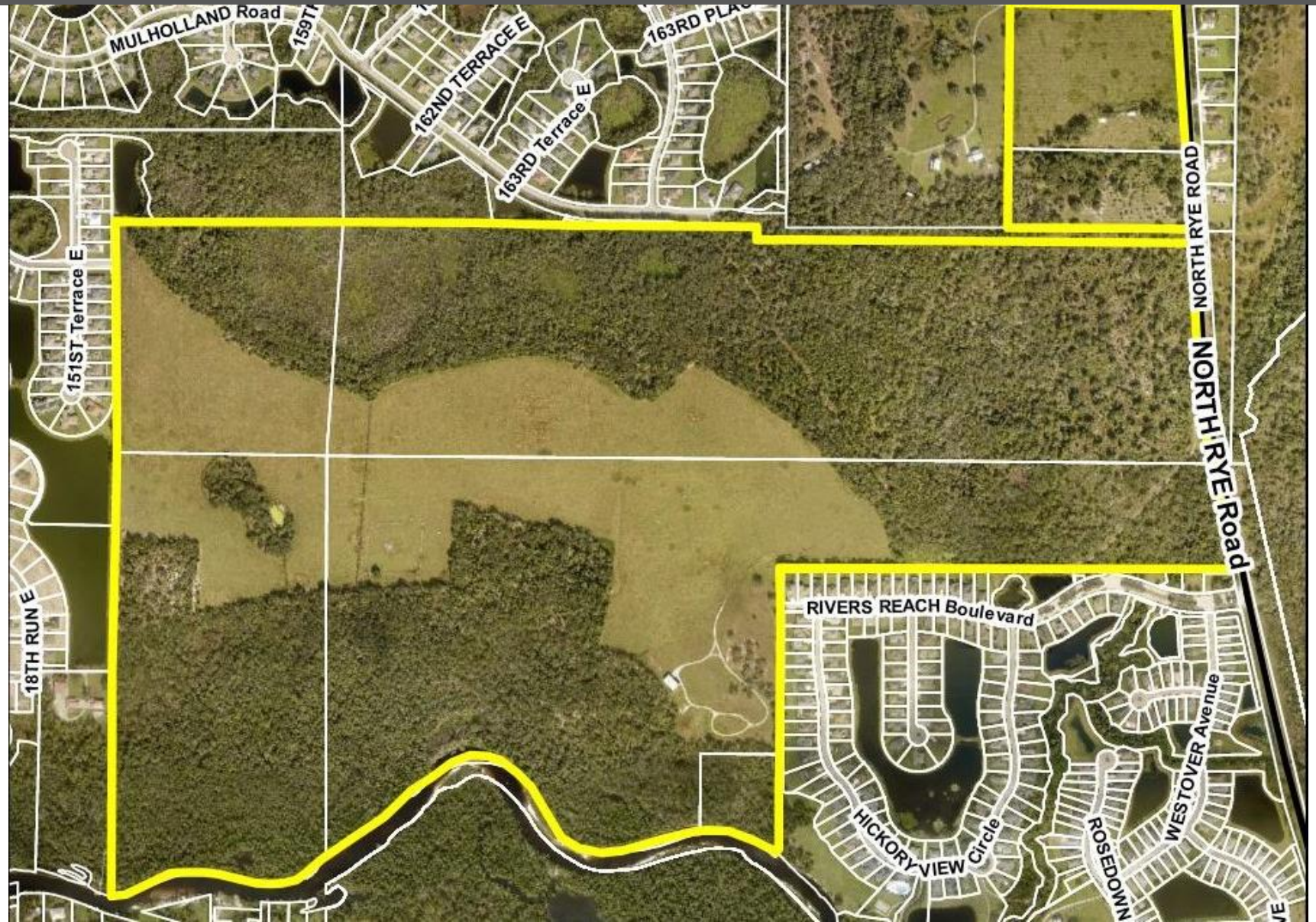
- Rezone and approval of a PSP – Currently In Process with County Staff

Hearing Dates

- **Planning Commission – Unknown**
- **Board of County Commission – Unknown**

Questions/Comments

AERIAL


MULHOLLAND Road
162ND TERRACE E
163RD Terrace E
NORTH RYE ROAD
NORTH RYE Road
151ST Terrace E
18TH RUN E
RIVERS REACH Boulevard
HICKORY VIEW Circle
WESTOVER Avenue

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

YORT-2351
NEIGHBORHOOD WORKSHOP SUMMARY
JUNE 11, 2024

The Neighborhood Workshop was a Microsoft Teams Meeting that was attended by approximately 50 area residents and representatives from the project team including ZNS Engineering, civil engineer and planners; Lincks & Associates, traffic engineers; and GrimesGalvano, attorney (see attached Attendance Report). A summary of the areas of discussion follows with any updates to responses given at the Neighborhood Workshop.

BUFFERS ADJCAENT TO SOUTHERN OAKS, TWIN RIVERS, AND RIVERS REACH

Southern Oaks
A few of our homes are right next to the property line of the northeastern parcel where you said 100 homes would be built, possibly paired villas. **The homes proposed in this location are single family detached houses not single family semi-detached (paired villas) as stated during the Neighborhood Workshop.**

Currently, there's a thin line of trees separating those properties and the property line. Is there an expectation of clearing those trees during construction. **According to the County's GIS, the Southern Oaks subdivision is separated from the proposed Yort-2351 community by property owned by the Homeowners Association of Southern Oaks, Inc. (Parcel ID: 512937459 and 512937409) which is approximately 70-feet in width. This area will not be disturbed during construction. It is unclear whether all of the trees located within this area are entirely within the Southern Oaks property. Every effort will be made by the Yort-2351 community to incorporate the existing trees within its 15-foot greenbelt buffer.**

Rivers Reach
Will a tree line on the west side of Rivers Reach be kept segregating the new development from Rivers Reach? **The Rivers Reach subdivision has an existing buffer adjacent to the Yort-2351 community and that buffer will not be changed. To the extent feasible, the existing vegetation will be used in the Greenbelt proposed for the lots adjacent to Rivers Reach.**

How far will the new housing extend into the parcel (Parcel ID: 521800003) in the southeast corner of your new development? **A portion of Parcel ID 521800003 will be developed with housing. The remaining portion will be maintained as a passive park.**

Twin Rivers
Several times on the call, it was emphasized that the plan had not been finalized. If that's the case, I'd like to understand the design for the street backing up to 151 Terr E. Currently, there's no water feature in the preserve but it is indicated in the design. I'd like to request that the water feature (pond) is relocated adjacent to the homes instead of where it is currently placed as it parallels another pond. **The reference to "the plan had not been finalized" is related to the current development review progress, Manatee County staff review. The developer will look at the feasibility of relocating the retention pond at the next stage of development – the Final Site Plan (FSP)/Construction Drawings.**

What kind of buffer and easement will there be between my back yard and the backyard of the property behind me? **The required 15-foot greenbelt with a canopy tree 30-feet on center will be provided; the same buffer that the Twin Rivers development provides.**

15024 18th Run East -There is an existing wire fence on the eastern side of our pond. Is this wire fence directly on the property line? I am assuming it is your property's fence to keep the cows on the property. There are existing trees and vegetation in the 15 foot buffer zone, will those remain or will the developer tear everything down then plant new trees and vegetation? There are some nice trees used by a pair a bald eagles to hunt from that look like they'd be in that 15 foot buffer zone. **Gamble Creek LC owns the property with the pond that separates the lots from the proposed Yort-2351 community lots. The existing fence is for the most part on our property line. As stated elsewhere, to the extent feasible the developer will use the existing vegetation for plantings in the 15-foot greenbelt buffer.**

PROJECT SCHEDULE, PRICE POINT, LOT SIZE, MISCELLANEOUS

Have you received County approval? If not, when is the projected date for approval. Will there be additional neighborhood meetings that we can attend as this project progresses?
The project is currently in review with County staff, Laura Gonzalez is the Case Manager. No additional neighborhood meetings are scheduled. The earliest public hearing dates are: Planning Commission October 10, 2024 and BOCC November 7, 2024. Notices will be sent, and signs will be posted.

What are the proposed amenities in the community and where are they located? **There are passive parks and nature trails located throughout the project. An amenity center is proposed at the intersection of Street "A" and Street "G" and amenities may include a pool, clubhouse, and maybe pickleball.**

What is the projected start date for development? **Spring of 2025.**

Project progression? **The property will develop from the east to west.**

Range of Lot Sizes: **The lot sizes will range between 4,800 square feet to 8,400 square feet.**

Project Price Point: **Between $300,000 - $1,000,000.**

Maximum height: **Two stories**

Projected time for infrastructure completion: **3-5 years**

Proposed builder? **Spring of 2025 after the public hearing process is complete.**

RYE ROAD, EXTENSION OF MULHOLLAND, INTERNEIGHBORHOOD TIES
Rye Road: **No listed Capital Improvement Project. Yort-2351 Community direct connection to Rye Road is Street "A" (an existing driveway on Rye Road) which is north of Rivers Reach Boulevard.**

Extension of Mulholland Road: **The Yort-2351 Community connection will be from the entrances both north and south of Mulholland and the Yort-2351 developer will pay for that portion of Mulholland Drive.**

Interneighborhood Ties: **Interneighborhood ties are proposed to 20th Street East (Twin Rivers), full access and to Rivers Reach Boulevard (Rivers Reach) for emergency access only.**

1. Summary

Meeting title	Yort-2351 Neighborhood Meeting
Attended participants	64
Start time	6/11/24, 5:35:04 PM
End time	6/12/24, 2:39:36 AM
Meeting duration	9h 4m 31s
Average attendance time	1h 2m 35s

2. Participants

Name	First Join	Last Leave	Role
Margaret Tusing	6/11/24, 5:43:02 PM	6/11/24, 7:04:49 PM	Project Team
Paige Estigarribia	6/11/24, 5:45:46 PM	6/11/24, 7:04:46 PM	Project Team
Kyle Grimes	6/11/24, 5:55:40 PM	6/11/24, 5:56:55 PM	Project Team
Jeb Mulock	6/11/24, 5:59:23 PM	6/11/24, 7:05:10 PM	Project Team
Mark	6/11/24, 5:46:35 PM	6/12/24, 2:39:36 AM	Attendee
live:.cid.2f44f1ad37dd88a1	6/11/24, 5:48:00 PM	6/11/24, 7:04:55 PM	Attendee
Patrick Bastien	6/11/24, 5:48:00 PM	6/11/24, 7:04:52 PM	Attendee
Debbie E.	6/11/24, 5:49:33 PM	6/11/24, 7:05:00 PM	Attendee
E. M.	6/11/24, 5:49:34 PM	6/11/24, 5:52:47 PM	Attendee
Robert and Angie	6/11/24, 5:49:34 PM	6/11/24, 7:05:08 PM	Attendee
E. M.	6/11/24, 5:50:43 PM	6/11/24, 7:07:44 PM	Attendee
Jan Burbank	6/11/24, 5:50:44 PM	6/11/24, 7:05:00 PM	Attendee
Becky	6/11/24, 5:52:07 PM	6/11/24, 6:45:19 PM	Attendee
Gregory Kisela	6/11/24, 5:53:11 PM	6/11/24, 7:04:47 PM	Attendee
David Fenning	6/11/24, 5:53:11 PM	6/11/24, 7:05:19 PM	Attendee
Felix Bordon	6/11/24, 5:54:33 PM	6/11/24, 7:05:14 PM	Attendee
Thomas Campanile	6/11/24, 5:54:38 PM	6/11/24, 7:05:56 PM	Attendee
Wendy Kisner	6/11/24, 5:55:05 PM	6/11/24, 7:06:18 PM	Attendee
Toni	6/11/24, 5:56:06 PM	6/11/24, 7:07:41 PM	Attendee
Weisenbach, Bradley S.	6/11/24, 5:56:17 PM	6/11/24, 7:00:03 PM	Attendee
Polidori	6/11/24, 5:56:31 PM	6/11/24, 7:05:07 PM	Attendee
Bruce Danielson	6/11/24, 5:57:05 PM	6/11/24, 7:04:41 PM	Attendee
Rob S	6/11/24, 5:57:09 PM	6/11/24, 7:04:41 PM	Attendee

Frances Bryant	6/11/24, 5:57:22 PM	6/11/24, 7:04:41 PM	Attendee
Kyle Grimes	6/11/24, 5:57:47 PM	6/11/24, 7:04:48 PM	Attendee
Christy Oaks	6/11/24, 5:58:20 PM	6/11/24, 7:05:01 PM	Attendee
David F	6/11/24, 5:58:30 PM	6/11/24, 7:05:07 PM	Attendee
Kevin A	6/11/24, 5:58:39 PM	6/11/24, 7:04:42 PM	Attendee
Steve Rohrs	6/11/24, 5:58:43 PM	6/11/24, 7:41:54 PM	Attendee
Larry Burbank	6/11/24, 5:58:51 PM	6/11/24, 7:05:23 PM	Attendee
Craig Fordahl	6/11/24, 5:58:55 PM	6/11/24, 7:04:53 PM	Attendee
Bob Cusick	6/11/24, 5:59:00 PM	6/11/24, 6:51:05 PM	Attendee
Maximilian Frank	6/11/24, 5:59:15 PM	6/11/24, 7:04:52 PM	Attendee
Diane Richey	6/11/24, 5:59:15 PM	6/11/24, 7:04:43 PM	Attendee
Steven Henry	6/11/24, 5:59:29 PM	6/11/24, 7:04:49 PM	Attendee
James Moore	6/11/24, 5:59:46 PM	6/11/24, 7:05:03 PM	Attendee
Stephanie Burton	6/11/24, 6:00:18 PM	6/11/24, 7:16:14 PM	Attendee
Juanita West	6/11/24, 6:00:31 PM	6/11/24, 7:04:44 PM	Attendee
Dustin	6/11/24, 6:00:52 PM	6/11/24, 6:30:50 PM	Attendee
John Burton	6/11/24, 6:00:53 PM	6/11/24, 7:04:43 PM	Attendee
Nate D	6/11/24, 6:00:54 PM	6/11/24, 6:39:02 PM	Attendee
Mills	6/11/24, 6:01:02 PM	6/11/24, 7:04:53 PM	Attendee
Jim Motorparts	6/11/24, 6:01:41 PM	6/11/24, 7:04:45 PM	Attendee
Kathleen Hunt	6/11/24, 6:01:42 PM	6/11/24, 7:04:48 PM	Attendee
Stacy Brown	6/11/24, 6:01:46 PM	6/11/24, 6:03:57 PM	Attendee
Anne Hargrave-Thomas	6/11/24, 6:02:04 PM	6/11/24, 7:04:44 PM	Attendee
Kim Weiss	6/11/24, 6:02:23 PM	6/11/24, 6:18:39 PM	Attendee
Stacy	6/11/24, 6:02:30 PM	6/11/24, 6:04:34 PM	Attendee
Chris Johnson	6/11/24, 6:03:21 PM	6/11/24, 7:04:49 PM	Attendee
Stacy Brown	6/11/24, 6:04:39 PM	6/11/24, 6:04:41 PM	Attendee
Stacy	6/11/24, 6:05:31 PM	6/11/24, 6:05:33 PM	Attendee
Stacy	6/11/24, 6:08:19 PM	6/11/24, 7:04:14 PM	Attendee
Stacy Brown	6/11/24, 6:08:19 PM	6/11/24, 7:04:44 PM	Attendee
Diane	6/11/24, 6:12:58 PM	6/11/24, 7:05:12 PM	Attendee
Walter Oliver	6/11/24, 6:13:17 PM	6/11/24, 7:04:45 PM	Attendee
Rick	6/11/24, 6:16:02 PM	6/11/24, 7:04:46 PM	Attendee

Jordan Laughlin	6/11/24, 6:19:54 PM	6/11/24, 7:08:31 PM	Attendee
Kerry Rings	6/11/24, 6:19:55 PM	6/11/24, 7:04:44 PM	Attendee
Kim Weiss	6/11/24, 6:20:58 PM	6/11/24, 6:20:59 PM	Attendee
Yvonne Seaward	6/11/24, 6:20:59 PM	6/11/24, 7:05:25 PM	Attendee
Kiran Kane	6/11/24, 6:21:58 PM	6/11/24, 7:04:31 PM	Attendee
Kim Weiss	6/11/24, 6:22:37 PM	6/11/24, 7:04:51 PM	Attendee
Diane Moss	6/11/24, 6:24:36 PM	6/11/24, 7:05:32 PM	Attendee
Becky	6/11/24, 6:45:35 PM	6/11/24, 7:04:12 PM	Attendee

3. In-Meeting Activities

Name	Join Time	Leave Time
Margaret Tusing	6/11/24, 5:43:02 PM	6/11/24, 7:04:49 PM
Paige Estigarribia	6/11/24, 5:45:46 PM	6/11/24, 7:04:46 PM
Mark (Unverified)	6/11/24, 5:46:35 PM	6/12/24, 2:39:36 AM
live:.cid.2f44f1ad37dd88a1	6/11/24, 5:48:00 PM	6/11/24, 7:04:55 PM
Patrick Bastien	6/11/24, 5:48:00 PM	6/11/24, 7:04:52 PM
Debbie E.	6/11/24, 5:49:33 PM	6/11/24, 7:05:00 PM
E. M.	6/11/24, 5:49:34 PM	6/11/24, 5:52:47 PM
Robert and Angie	6/11/24, 5:49:34 PM	6/11/24, 7:05:08 PM
E. M.	6/11/24, 5:50:43 PM	6/11/24, 7:07:44 PM
Jan Burbank	6/11/24, 5:50:44 PM	6/11/24, 7:05:00 PM
Becky	6/11/24, 5:52:07 PM	6/11/24, 6:45:19 PM
Gregory Kisela	6/11/24, 5:53:11 PM	6/11/24, 7:04:47 PM
David Fenning	6/11/24, 5:53:11 PM	6/11/24, 7:05:19 PM
Felix Bordon	6/11/24, 5:54:33 PM	6/11/24, 7:05:14 PM
Thomas Campanile	6/11/24, 5:54:38 PM	6/11/24, 7:05:56 PM
Wendy Kisner	6/11/24, 5:55:05 PM	6/11/24, 7:06:18 PM
Kyle Grimes	6/11/24, 5:55:40 PM	6/11/24, 5:56:55 PM
Toni	6/11/24, 5:56:06 PM	6/11/24, 7:07:41 PM
Weisenbach, Bradley S.	6/11/24, 5:56:17 PM	6/11/24, 7:00:03 PM
Polidori	6/11/24, 5:56:31 PM	6/11/24, 7:05:07 PM
Bruce Danielson	6/11/24, 5:57:05 PM	6/11/24, 7:04:41 PM
Rob S	6/11/24, 5:57:09 PM	6/11/24, 7:04:41 PM

Frances Bryant	6/11/24, 5:57:22 PM	6/11/24, 7:04:41 PM
Kyle Grimes	6/11/24, 5:57:47 PM	6/11/24, 7:04:48 PM
Christy Oaks	6/11/24, 5:58:20 PM	6/11/24, 7:05:01 PM
David F	6/11/24, 5:58:30 PM	6/11/24, 7:05:07 PM
Kevin A	6/11/24, 5:58:39 PM	6/11/24, 7:04:42 PM
Steve Rohrs	6/11/24, 5:58:43 PM	6/11/24, 7:41:54 PM
Larry Burbank	6/11/24, 5:58:51 PM	6/11/24, 7:05:23 PM
Craig Fordahl	6/11/24, 5:58:55 PM	6/11/24, 7:04:53 PM
Bob Cusick	6/11/24, 5:59:00 PM	6/11/24, 6:51:05 PM
Maximilian Frank	6/11/24, 5:59:15 PM	6/11/24, 7:04:52 PM
Diane Richey	6/11/24, 5:59:15 PM	6/11/24, 7:04:43 PM
Jeb Mulock	6/11/24, 5:59:23 PM	6/11/24, 7:05:10 PM
Steven Henry	6/11/24, 5:59:29 PM	6/11/24, 7:04:49 PM
James Moore	6/11/24, 5:59:46 PM	6/11/24, 7:05:03 PM
Stephanie Burton	6/11/24, 6:00:18 PM	6/11/24, 7:16:14 PM
Juanita West	6/11/24, 6:00:31 PM	6/11/24, 7:04:44 PM
Dustin	6/11/24, 6:00:52 PM	6/11/24, 6:30:50 PM
John Burton	6/11/24, 6:00:53 PM	6/11/24, 7:04:43 PM
Nate D	6/11/24, 6:00:54 PM	6/11/24, 6:39:02 PM
Mills	6/11/24, 6:01:02 PM	6/11/24, 7:04:53 PM
Jim Motorparts	6/11/24, 6:01:41 PM	6/11/24, 7:04:45 PM
Kathleen Hunt	6/11/24, 6:01:42 PM	6/11/24, 7:04:48 PM
Stacy Brown	6/11/24, 6:01:46 PM	6/11/24, 6:03:57 PM
Anne Hargrave-Thomas	6/11/24, 6:02:04 PM	6/11/24, 7:04:44 PM
Kim Weiss	6/11/24, 6:02:23 PM	6/11/24, 6:18:39 PM
Stacy	6/11/24, 6:02:30 PM	6/11/24, 6:04:34 PM
Chris Johnson	6/11/24, 6:03:21 PM	6/11/24, 7:04:49 PM
Stacy Brown	6/11/24, 6:04:39 PM	6/11/24, 6:04:41 PM
Stacy	6/11/24, 6:05:31 PM	6/11/24, 6:05:33 PM
Stacy	6/11/24, 6:08:19 PM	6/11/24, 7:04:14 PM
Stacy Brown	6/11/24, 6:08:19 PM	6/11/24, 7:04:44 PM
Diane	6/11/24, 6:12:58 PM	6/11/24, 7:05:12 PM
Walter Oliver	6/11/24, 6:13:17 PM	6/11/24, 7:04:45 PM

rick	6/11/24, 6:16:02 PM	6/11/24, 7:04:46 PM
Jordan Laughlin	6/11/24, 6:19:54 PM	6/11/24, 7:08:31 PM
Kerry Rings	6/11/24, 6:19:55 PM	6/11/24, 7:04:44 PM
Kim Weiss	6/11/24, 6:20:58 PM	6/11/24, 6:20:59 PM
Yvonne Seaward	6/11/24, 6:20:59 PM	6/11/24, 7:05:25 PM
Kiran Kane	6/11/24, 6:21:58 PM	6/11/24, 7:04:31 PM
Kim Weiss	6/11/24, 6:22:37 PM	6/11/24, 7:04:51 PM
Diane Moss	6/11/24, 6:24:36 PM	6/11/24, 7:05:32 PM
Becky	6/11/24, 6:45:35 PM	6/11/24, 7:04:12 PM

Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

2351 RYE ROAD LLC
36 WINSTON DR
BELLEAIR FL 33756

9118 EHREN CUTOFF LLC
5111 CENTRAL AVE
SAINT PETERSBURG FL 33710

ABREMSKI, LAUREN K
1538 WESTOVER AVE
PARRISH FL 34219-2801

ABRIL, BRAYAN DAVID JUVINAO
PENA, LUZ MARLENY ABRIL
JUVINAO, JOSE A
2622 GREENLEAF TER
PARRISH FL 34219

ACOVENO, KEVIN
ACOVENO, BONNIE
2350 NORTH RYE RD
PARRISH FL 34219-9621

ALIMANOVIC, DZEVADA
6860 52ND STREET N
PINELLAS PARK FL 33781

AMH NB DEVELOPMENT FL LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

AMH NB DEVELOPMENT FL LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

AMH NB DEVELOPMENT FL LLC
23975 PARK SORRENTO SUITE 300
CALABASAS CA 91302

AQUINO, GENEROSO
LLERENA-AQUINO, DOREEN
1914 151ST TER E
PARRISH FL 34219

ASSENMACHER, MATHEW
DIMASCIO, CATHERINE
1448 HICKORY VIEW CIR
PARRISH FL 34219

BAKER, JAMES M
BAKER, LYNN K
BAKER, JAMES M & LYNN K DECL OF TRUST
2112 151ST TER E
PARRISH FL 34219-1928

BALL, JUDITH LYNN
BALL, ARTHUR M
BALL, ARTHUR M & JUDITH LYNN REVOCABLE
1250 BOSTON LN
BRADENTON FL 34212-9562

BANDY, DENNIS T
BANDY, LORI C
16335 26TH ST E
PARRISH FL 34219

BARBOUR, MICHAEL RAY
BARBOUR, DIANE MARIE
1409 HICKORY VIEW CIR
PARRISH FL 34219

BATES, CHRIS W
BATES, TRUDY G
PO BOX 123
OAKFIELD ME 04763

BEHNKE, RICKY L
BEHNKE, DIANE M
1906 151ST TER E
PARRISH FL 34219

BERRY, DAVID
16410 RIVERS REACH BLVD
PARRISH FL 34219

BINGHAM, SEAN
BINGHAM, LUCINDA
1722 150TH TER E
PARRISH FL 34219

BLACK, CLAYTON
BLACK, TAMARA
2115 151ST TER E
PARRISH FL 34219

BOGON, JOSEPH
BOGON, KATHY
2516 163RD TER E
PARRISH FL 34219

BORDON, FELIX LAZARO
BORDON, KATIRIA BARBARA
2006 151ST TER E
PARRISH FL 34219

BOSCO, ROSEANN L
16609 RIVERS REACH BLVD
PARRISH FL 34219

BRENES, CHRISTOPHER ALEXANDER
BRENES, BEVERLY ANN
KRAFFERT, GRACE
2614 GREENLEAF TER
PARRISH FL 34219

BROWN, TODD SAMUEL
BROWN, STACY DAWN
1816 151ST TER E
PARRISH FL 34219

BRYANT, MICHAEL W
BRYANT, FRANCES A
2354 NORTH RYE RD
PARRISH FL 34219

BUECHNER, P DIANE
1417 HICKORY VIEW CIR
PARRISH FL 34219

BURBANK, LARRY M
BURBANK, JANICE L
16406 RIVERS REACH BLVD
PARRISH FL 34219

BUTLER, RONALD
BUTLER, JUDITH
16422 RIVERS REACH BLVD
PARRISH FL 34219

CALDERON, LUIS D
CALDERON, GLADYS E
16340 26TH ST E
PARRISH FL 34219

CAMERON, FRANCIS A
CAMERON REVOCABLE TRUST U/A
2512 163RD TER E
PARRISH FL 34219

CAMPANILE, THOMAS
CAMPANILE, VIVIAN
16413 RIVERS REACH BLVD
PARRISH FL 34219

CAMPBELL, DANIEL LINN
16520 RIVERS REACH BLVD
PARRISH FL 34219

CANO, ALIRIO D VALENCIA
VARGAS, PATRICIA DIAZ
2610 GREENLEAF TER
PARRISH FL 34219

CAPPS, ANDREW BLAKE
CAPPS, MEREDITH
CAPPS, ANDREW & MEREDITH LIVING TRUST
13621 2ND AVE NE
BRADENTON FL 34212

CHAPMAN, RUSSELL WILLIAM
CHAPMAN, CAROLYN ROSE
CHAPMAN, RUSSELL WILLIAM & CHAPMAN,
16331 26TH ST E
PARRISH FL 34219

CONDINO, JAMES D
CONDINO, ROBIN L
16322 MULHOLLAND RD
PARRISH FL 34219

COUSINO, KEVIN J
COUSINO, JUDY C
2509 163RD TER E
PARRISH FL 34219

COX, MICHAEL J
FEBRAIO, LISA A
COX, MICHAEL J & FEBRAIO, LISA A FAMILY
16515 RIVERS REACH BLVD
PARRISH FL 34219-2787

CROSS, DALTON R
CROSS, JAMIE MARIE
16318 RIVERS REACH BLVD
PARRISH FL 34219-2782

CURRAN, KEVIN J
CURRAN, LORI K
16621 RIVERS REACH BLVD
PARRISH FL 34219

DE SILVA, RODRIGO ALVES DIAS
OLIVEIRA, LUANA MARQUES BRITO
14615 WESTBROOK CIRCLE APT 104
BRADENTON FL 34211

DELL, RAYMOND E III
1413 HICKORY VIEW CIR
PARRISH FL 34219-2792

DERSTINE, PHIL
DERSTINE, JANNETTE A
1200 GLORY WAY BLVD
BRADENTON FL 34212-3006

DIRMEIKIS, MICHAEL
DIRMEIKIS, ADA MARIA
1546 WESTOVER AVE
PARRISH FL 34219

DIXON, DAVID L
DIXON, PIERRETTE M
1549 WESTOVER AVE
PARRISH FL 34219

DONLEY, DON E
DONLEY, KARA K
2018 151ST TER E
PARRISH FL 34219

DUNKERSON, DWAYNE
DUNKERSON, LESLEE
16314 RIVERS REACH BLVD
PARRISH FL 34219

EGGERS, GRAYDON P JR
EGGERS, CAROLYN A
EGGERS, CAROLYN A REVOCABLE TRUST DTD
PO BOX 1970
BOONE NC 28607

ELSE, DEBRA ANNE
2619 GREENLEAF TER
PARRISH FL 34219

EMERSON, JAY M
EMERSON, SHIRLEY
16211 MULHOLLAND RD
PARRISH FL 34219

FELLER, ROBERT E
FELLER, ROBERT E & DIANNE M LIVING
1405 HICKORY VIEW CIR
PARRISH FL 34219

FENNING, DAVID CONRAD
1910 151ST TER E
PARRISH FL 34219

FERGUSON, ROBERT H
BEDOYA-FERGUSON, MARIA E
1404 HICKORY VIEW CIR
PARRISH FL 34219-2792

FERRY, KEVIN J
1424 HICKORY VIEW CIR
PARRISH FL 34219-2792

FILTEAU, STEPHEN C
1269 HAGLE PARK RD
BRADENTON FL 34212-9106

FOO, VUNG S
FOO, LINDA B
FOO FAMILY TRUST
1428 HICKORY VIEW CIR
PARRISH FL 34219-2792

FORDAHL, CRAIG
FORDAHL, AUDREY
1456 HICKORY VIEW CIR
PARRISH FL 34219

GAMBLE CREEK L C
13225 E STATE ROAD 64
BRADENTON FL 34212-9450

GONYEA, KEVIN DOUGLAS
GONYEA, BETH CARYN
2116 151ST TER E
PARRISH FL 34219

GREEN, JAMES RICHARD
1275 HAGLE PARK RD
BRADENTON FL 34212

GREGOR, DAVID
VICKERY, LISA
1583 HICKORY VIEW CIR
PARRISH FL 34219

GRISWOLD, GLEN L
GRISWOLD, GLEN L REV TRUST
2615 GREENLEAF TER
PARRISH FL 34219

GULLETT, JOSEPH A
GULLETT, BRANDI C
1542 ORMOND TER
PARRISH FL 34219-2742

HARGRAVE-THOMAS, BASIL W
HARGRAVE-THOMAS, ANNE M
2108 151ST TER E
PARRISH FL 34219-1928

HARRISON, JANET
BAILEY, BARBARA
FRANKLIN, GWENN
ROSEVEAR, FRED
1247 HAGLE PARK RD
BRADENTON FL 34212

HARTER, DONNA PASCUAL
1270 BOSTON LN
BRADENTON FL 34212-9562

HEARN, STEPHEN
15023 18TH RUN E
PARRISH FL 34219

HEATH, WILLIAM HENRY JR
HEATH, CHERI LIN
2508 163RD TER E
PARRISH FL 34219-1813

HEDRICK, STEPHEN E II
HEDRICK, SARA E
1437 HICKORY VIEW CIR
PARRISH FL 34219

HENDRIX, SHARON PARR
2659 N RYE RD
PARRISH FL 34219-9624

HENDRIX, SHARON PARR
PO BOX 831
PARRISH FL 34219

HERBST, SHERRY LYNN
HERBST, PAUL ROBERT
JOLLY, LINDA DOROTHY
1811 151ST TER E
PARRISH FL 34219-1924

HEUSS, STEPHEN P
HEUSS, FOSTINE
1436 HICKORY VIEW CIR
PARRISH FL 34219

HOLETZ, ADRIENNE
RICH, TAMI
16613 RIVERS REACH BLVD
PARRISH FL 34219-2789

HOMEOWNERS ASSOCIATION OF SOUTHERN OAKS INC
12602 TELECOM DR
TAMPA FL 33637

HOOPER, GEORGE W
HOOPER, WILLIAM J JR
4415 F SPICEWOOD DR
BRADENTON FL 34208-9034

HUANG, ANNA E
COLTON, LUKE
1907 151ST TER E
PARRISH FL 34219

HUDSON, TIM
HUDSON, KELLY
1204 154TH ST NE
BRADENTON FL 34212-9043

IMSIROVIC, JORDAN
5550 64TH AVE N
PINELLAS PARK FL 33781

JACKSON, ADEN C
JACKSON, W GRACE
16332 26TH ST E
PARRISH FL 34219-1807

JESSEE, PATRICK RANDOLPH
JESSEE, STACY BLAKE
1416 HICKORY VIEW CIR
PARRISH FL 34219-2792

JEWELL, MARCUS
JEWELL, EMMA ANN
16318 MULHOLLAND RD
PARRISH FL 34219-8661

JOHNSON, CHRISTOPHER MICHAEL
JOHNSON, TONI LEANN
2210 NORTH RYE RD
PARRISH FL 34219-9625

JOHNSON, LELAND C
JOHNSON, DIANE L
1534 WESTOVER AVE
PARRISH FL 34219-2801

KADECHKA, DAVID C
1815 151ST TERR E
PARRISH FL 34219

KANE, WILLIAM WERNER
KANE, MICHELLE WOOD
7 SHALIMAR LN
MAPLE GLEN PA 19002

KANGALOO, LANDY
1543 ORMOND TER
PARRISH FL 34219-2742

KEMICK, NICHOLAS
KEMICK, ABIGAIL
2014 151ST TER E
PARRISH FL 34219

KESKY, RICHARD SCOTT
TRIPLETT-KESKY, TAMMY L
1915 151ST TER E
PARRISH FL 34219-1926

KOECK, PAUL JOSEPH
KOECK, TERESA MARIE
2631 GREENLEAF TER
PARRISH FL 34219-1287

KOONS, GERALD LYNN
HILL, LISA M
1911 151ST TER E
PARRISH FL 34219-1926

KORNEY, ARTHUR F III
16512 RIVERS REACH BLVD
PARRISH FL 34219-2786

KRISAK, THOMAS P
KRISAK, CHRISTINA M
16707 RIVERS REACH BLVD
PARRISH FL 34219-2791

KUCIREK, PAMELA K
KUCIREK, RICHARD J
1425 HICKORY VIEW CIR
PARRISH FL 34219-2792

LAHOUD, TALAL THOMAS
LAHOUD, DEBORAH
16516 RIVERS REACH BLVD
PARRISH FL 34219-2786

LAMP, RAYMOND LEE
LAMP, LISA RENEE
12503 HALF MOON LAKE TER
BRADENTON FL 34211

LANE, ZACHERY
LANE, JESSICA
1444 HICKORY VIEW CIR
PARRISH FL 34219

LANGE, OLIVIER M
C/O CAPTAIN OLIVERS
SHURTLEFF, MARGRETHA L
1212 154TH ST NE
BRADENTON FL 34212-9043

LANGE, OLIVIER M
SHURTLEFF, MARGRETHA L
1212 154TH ST NE
BRADENTON FL 34212-9043

LAUGHLIN, RONALD LEE JR
LAUGHLIN, ARIANE JORDAN
1902 151ST TER
PARRISH FL 34219

LAWRENCE, JOHN W
LAWRENCE, SANDRA G
16409 RIVERS REACH BLVD
PARRISH FL 34219

LEACH, ARTHUR S
LEACH, LYNNE F
1455 HICKORY VIEW CIR
PARRISH FL 34219

LEBLANC, CONSTANCE A
16507 RIVERS REACH BLVD
PARRISH FL 34219-2787

LEE, CHRISTOPHER J
LEE, TRACY
1445 HICKORY VIEW CIR
PARRISH FL 34219

LINGERFELT, BRYAN J
LINGERFELT, BRYAN J REV TRUST
15035 15TH ST E
PARRISH FL 34219

LLOYD, GREGORY J
LLOYD, AMY E
2410 NORTH RYE RD
PARRISH FL 34219-9620

LOUK, VIRGIL R JR
LOUK, SALLY S
2606 GREENLEAF TER
PARRISH FL 34219-1286

LUHN, HORST
LUHN, UTE
1539 ORMOND TER
PARRISH FL 34219

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MARSHALL, REBECCA HOLLY
MARSHALL, REBECCA HOLLY LIVING TRUST
11900 5TH ST E
TREASURE ISLAND FL 33706

MARTIN, MICHAEL RYAN
MARTIN, ELIZABETH GRACE
1820 151ST TER E
PARRISH FL 34219

MATHEWS, SHAWN
MATHEWS, MICHELLE
707 129TH ST NE
BRADENTON FL 34212

MCCARTHY, JOSEPH M
MCCARTHY, MAUREEN C
1903 151ST TER E
PARRISH FL 34219-1926

MCDOWELL, LESTER C
MCDOWELL, CONNIE S
PO BOX 58
PARRISH FL 34219

MCGREW, VICTOR E
MCGREW, JILLANNA
2505 163RD TER E
PARRISH FL 34219

MCLEOD, JASON
MCLEOD, ALISON
16504 RIVERS REACH BLVD
PARRISH FL 34219

MCNEELY, CHARLES J
MCNEELY, VALERIE S
1538 ORMOND TER
PARRISH FL 34219

MILLS, MARSHAL
MILLS, EILEEN
2504 163RD TER E
PARRISH FL 34219-1813

MOON, KATHIE A
1247 HAGLE PARK RD
BRADENTON FL 34212

MOORE, JAMES M
MOORE, AMANDA G
2105 151ST TER E
PARRISH FL 34219

MORROW, MELANIE J
MORROW, JEFFERY BRIAN
1542 WESTOVER AVE
PARRISH FL 34219

NICHOLSON, JAMES ERIK
1255 HAGLE PARK RD
BRADENTON FL 34212-9106

NOCE, ELAINE ANN
NOCE, ELAINE A REV TRUST DTD 12/12/12
2104 151ST TER E
PARRISH FL 34219

NOZZOLILLO, DENNISE M
NOZZOLILLO, ARMANDO
16339 26TH ST E
PARRISH FL 34219

OAKS, DUSTIN G
OAKS, CHRISTY
16306 RIVERS REACH BLVD
PARRISH FL 34219

OLIVER, WALTER T
OLIVER, MADELEINE D
16414 RIVERS REACH BLVD
PARRISH FL 34219

ORLUSKI, NICHOLAS ROBERT
THURNAU, BETHANY PAIGE
2607 GREENLEAF TER
PARRISH FL 34219

PADUR, FRANK J JR
PADUR, VALERIE G
1812 151ST TER E
PARRISH FL 34219-1923

PAQUETTE, KARL WAYNE
PAQUETTE, SUSAN CHRISTENE
1919 151ST TER E
PARRISH FL 34219

PARADIS, THOMAS A
PARADIS, THERESA M
1541 WESTOVER AVE
PARRISH FL 34219-2801

PARSONS, KRYSTAL
BENEAR, VAUGHN
1451 HICKORY VIEW CIR
PARRISH FL 34219

PASCUAL, FRANK G JR
1250 BOSTON LN
BRADENTON FL 34212-9562

PATHAK, PARTHIV MOULESHKUMAR
DESAI, SHRUTI JAYRAJ
1421 HICKORY VIEW CIR
PARRISH FL 34219

PERRON, DEBORAH E
7810 121ST AVE E
PARRISH FL 34219

PHILIBERT, RICHARD R
PHILIBERT, PAMELA A
16711 RIVERS REACH BLVD
PARRISH FL 34219

RAGAN, EDWARD J
RAGAN, DEBORAH
1420 HICKORY VIEW CIR
PARRISH FL 34219

RAHIMIC, ASMIR
9401 93RD ST
SEMINOLE FL 33777

RAVAS, ROBERT SCOTT
RAVAS, DEBRA
28 NAMOTH ROAD
WAPPINGERS FALLS NY 12590

REAGAN, WENDY RUTH
REAGAN, LUANNE
1537 WESTOVER AVE
PARRISH FL 34219

REBEILLEAU, MICHEL MARCEL
FLYNN, KATHLEEN MARY
REBEILLEAU, MICHEL & KATHLEEN FLYNN
16523 RIVERS REACH BLVD
PARRISH FL 34219-2787

REBER, KRISTY A
REBER, ERIC
1819 151ST TER E
PARRISH FL 34219

RHODES, CARLTON WILLIAM
RHODES, LAURA K
16405 RIVERS REACH BLVD
PARRISH FL 34219

RINEHART, PAUL
RINEHART, TINA
16503 RIVERS REACH BLVD
PARRISH FL 34219

RINGS, KERRY A
RINGS, CARRIE L
1432 HICKORY VIEW CIR
PARRISH FL 34219

RIVER REACH ASSOCIATES LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA FL 34240

ROSTEK, GLEN
ROSTEK, CAROLYN
1429 HICKORY VIEW CIR
PARRISH FL 34219-2792

ROWELL, JUSTIN G
ROWELL, REBECCA C
1281 HAGLE PARK RD
BRADENTON FL 34212

RYE RANCH LLC
35100 SR 64 E
MYAKKA CITY FL 34251

SANTORA, FRANK A III
SANTORA, JENNIFER A
16336 26TH ST E
PARRISH FL 34219-1807

SCHENCK, NEIL
1464 HICKORY VIEW CIR
PARRISH FL 34219-2792

SEAWARD, YVONNE A
SEAWARD, CHARLES WAYNE
SEAWARD TRUST DATED MARCH 26 2018
1440 HICKORY VIEW CIR
PARRISH FL 34219-2792

SERIJAN, REBECCA LEE
1253 HAGLE PARK RD
BRADENTON FL 34212

SHELLY, TRACY PAUL
2623 GREENLEAF TER
PARRISH FL 34219

SHELTON, MARCUS O
16519 RIVERS REACH BLVD
PARRISH FL 34219

SICA, DUANE A
SICA, JUDITH E
16214 MULHOLLAND RD
PARRISH FL 34219-8687

SIEVERT, JOANN
2626 GREENLEAF TER
PARRISH FL 34219

SK RYE ROAD LLC
14025 RIVEREDGE DR STE 175
TAMPA FL 33637

SMALLS, TARIS
15032 18TH RUN E
PARRISH FL 34219

SMITH, ROBERT L JR
SMITH, ANITA D
16310 RIVERS REACH BLVD
PARRISH FL 34219

SOUTHWEST FLORIDA COUNCIL INC
BOY SCOUTS OF AMERICA
1801 BOY SCOUT DR
FORT MYERS FL 33907

SPIVEY, BART
2751 NORTH RYE RD
PARRISH FL 34219-9608

SPIVEY, LEVI P
SPIVEY, ERIN
2609 NORTH RYE RD
PARRISH FL 34219-9624

STRAUB, ARIC DUSTIN
STRAUB, MELISSA ROSS
1804 151ST TER E
PARRISH FL 34219

STROM, STACY R
STROM, BRYAN R
16215 MULHOLLAND RD
PARRISH FL 34219

STRUCK, RAYMOND J
STRUCK, KELLY M
15025 15TH ST E
PARRISH FL 34219

STRUNK, ROY
STRUNK, ROSA M
1452 HICKORY VIEW CIR
PARRISH FL 34219

STUKEY, MARK C
STUKEY, LAURA J
1285 HAGLE PARK RD
BRADENTON FL 34212-9106

SUTTON, LARRY A
SUTTON, SALLY J
16324 RIVERS REACH BLVD
PARRISH FL 34219

SZEWC, TAMARA
1550 WESTOVER AVE
PARRISH FL 34219

THIBODEAUX, JUSTIN DAVID
THIBODEAUX, VIVAN PONTES AMARO
2611 GREENLEAF TER
PARRISH FL 34219-1287

TIELVE, MARY E
TIELVE, GILBERT
TIELVE FAMILY TRUST DTD 3/13/24
16508 RIVERS REACH BLVD
PARRISH FL 34219

TRAVER, MICHAEL J
TRAVER, KATHLEEN D
16617 RIVERS REACH BLVD
PARRISH FL 34219

TRAWICK, GARRETT
1460 HICKORY VIEW CIR
PARRISH FL 34219

TURNER, BRUCE
TURNER, TERALYN
1584 HICKORY VIEW CIR
PARRISH FL 34219

TWIN RIVERS II L C
13225 E STATE ROAD 64
BRADENTON FL 34212-9450

VILELLA, DONALD E JR
VILELLA, ANTONIA LEIGH-PETTIT
2520 163RD TER E
PARRISH FL 34219

VOSHELL, GLENN F
VOSHELL, JEANNE H
1412 HICKORY VIEW CIR
PARRISH FL 34219

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT
2005 PAM AM CIR 120
TAMPA FL 33607

WEIDMAN, CHRISTOPHER M
1271 HAGLE PARK RD
BRADENTON FL 34212

WEISENBACH, BRADLEY S
WEISENBACH, LISA L
15024 18TH RUN E
PARRISH FL 34219-1370

WEISS, PHILIP B
WEISS, KIM
2010 151ST TER E
PARRISH FL 34219-1927

WENDEL, ROBERT WALLACE
WENDEL, KARI ANNE
1805 151ST TER E
PARRISH FL 34219-1924

WEST, MICHAEL A
WEST, JUANITA A
1808 151ST TER E
PARRISH FL 34219-1923

WHEELER, RICHARD E JR
WHEELER, SUSAN
WHEELER, RICHARD E JR & WHEELER, SUSAN
1213 154TH ST NE
BRADENTON FL 34212-9044

WHITMAN, DENNIS J
WHITMAN, MARY F
WHITMAN TRUST DTD 9/12/2007
1459 HICKORY VIEW CIR
PARRISH FL 34219-2792

WHITT, LINDA CAROL
15015 20TH ST E
PARRISH FL 34219

WILES, MICHAEL L
WILES, LESLEE S
16328 26TH ST E
PARRISH FL 34219

WOODWARD, CHAD J
WOODWARD, GAIL D
16418 RIVERS REACH BLVD
PARRISH FL 34219

WRIGHT, BENJAMIN FRANKLIN
WRIGHT, ANNETTE LORRAINE
15028 18TH RUN E
PARRISH FL 34219

WRIGHT, KERRY W
WRIGHT, FAITH
2515 163RD TER E
PARRISH FL 34219

YORT LLC
2510 118TH AVE N
SAINT PETERSBURG FL 33716-1919

Robert and Angela Chaplin
2420 N Rye Road
Parrish FL 34219

Date: May 31, 2024

Dear Adjacent Property Owner:

Re: **Application # :** **PLN2309-0137/PDR-23-48(Z)(P)**

Filed by: **2351 RYE ROAD LLC and YORT LLC**

Request: **REZONE APPROXIMATELY 465-ACRES FROM "A" AND "PDR" TO PDR WITH A PRELIMINARY SITE PLAN FOR SINGLE FAMILY DETACHED AND SEMI-DETACHED RESIDENTIAL UNITS**

Location: **GENERALLY LOCATED WEST OF RYE ROAD AND NORTH AND SOUTH OF THE EXTENSION OF MULHOLLAND ROAD**

(AERIAL MAP ATTACHED)

For more information please contact:

AGENT EMAIL: MargaretT@znseng.com

The property owner and agent have scheduled an online **Neighborhood Workshop** for the above project. The meeting will be held:

Date: ***Tuesday, June 11, 2024***
Time: 6:00 p.m. to 7:00 p.m.
Location: Online via Teams Meeting

The property owner and agent invite you and any other interested parties to participate in this online workshop, to discuss the nature of proposed land uses, development regulations, zoning map amendment application, and to solicit comments***. Please email the agent your R.S.V.P. to participate and we will provide an email link to the workshop.*** The link can be forwarded by you to other attendees. The development team will give a brief presentation following which you will be able to ask questions and provide comments.

The Development Team has filed an application with Manatee County, it is referenced as **PLN2309-0137**. You will be notified in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501x6878. Questions and comments can also be sent by e-mail to: bobbi.roy@mymanatee.org.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Carmine DeMilio at 792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

From: R Smith <stampturn@yahoo.com>
Sent: Monday, February 9, 2026 7:58 AM
To: CarolAnn Felts <carolann.felts@mymanatee.org>
Subject: Yort Development Rye Road

> You don't often get email from stampturn@yahoo.com. Learn why this is important

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Hello Commissioners,

We are residents of Manatee county in Rivers Reach subdivision along Rye Road.

Please support the planning commission's recent denial of the YORT LLC proposal / development.

Currently, the traffic on Rye is so heavy that it becomes a safety issue to simply enter the roadway.

Adding another large development along Rye would exacerbate the situation. Entering/exiting Rye is already a public safety hazard.

Other concerns are storm runoff, and violators of the planned emergency gate at the Rivers Reach tie.

We urge the county commissioners to uphold the planning commission's referral.

Thank you .....

Robert & Anita Smith

16310 Rivers Reach Blvd

Parrish, FL

From: Coupdup1@aol.com <coupdup1@aol.com>
Sent: Sunday, February 8, 2026 7:01 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: DENY Yort Proposed Development RYE RD Feb 12 Commissioner meeting

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Dear County Commissioners,

My name is Robert Chaplin and my wife is Angela Chaplin. We are full-time residents of Manatee County living directly across the street from the land currently proposed for a neighborhood development project. I respectfully IMPLORE you to **DENY** the approval of this project listed as Yort Proposed Development 2351 Rye Rd LLC and Yort LLC, PDR 23-48(z) (p); PLN 2309-0137.

We are deeply concerned that this development is incompatible with the existing character of the area and would create significant negative impacts for current residents who have invested in our homes with the reasonable expectation that surrounding land use would remain consistent. Additionally, this development would place further pressure on local infrastructure, including schools, drainage systems, and public services.

Of particular concern is stormwater management and flooding risk, which is already a serious issue in our area. Large-scale development on this parcel threatens to exacerbate these problems and could have long-term negative consequences. This land has long served as a buffer between established neighborhoods and overdevelopment. Preserving it as open space or limiting intensive use would better align with responsible growth planning and the interests of current residents. Growth should be thoughtful, sustainable, and respectful of the residents that already exist.

We have lived on Rye Road for approximately 15 years and have witnessed flooding on many occasions, at times, I have been flooded into my own property, unable to leave my own driveway because of the flooding. We personally suffered significant property damage from flooding during TS Debbi in August of 2024 and on many other occasions have had to deal with standing water in our yard, front ditch and all the way across the road coming from this property in question. Now that development has started behind our properties for the Rye Ranch neighborhood, flooding is an even greater concern. The property behind us and all of our neighbors was, until last summer, wooded and a wetland buffer that helped minimize flooding but now has been cleared and the elavation was built up much higher than our existing properties, which effectively puts our properties in even more of a risk for flooding from both the backs of our properties and if this project is approved from the front as well.

My neighbors and I submitted written comments to the Planning Commission on January 12, 2026, objecting and providing reasons believing the Yort Proposed Development as presented should be denied. The item is:

(Board of County Commissioners Land Use Meeting - Proposal 9. PDR-23-

48(Z)(P) - Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) -

PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1).

At the meeting on January 12, the County's Planning Commission denied this development request, but it is now going to be presented to the Board of County Commissioners Land Use Meeting scheduled for February 12, 2026, and possibly March 5th if continued.

We ask that you carefully consider the concerns of the nearby homeowners and DENY this proposal. Thank you for your time, service and commitment to protecting the well-being of the Manatee County residents.

Please let me know if you have any questions.

Truly,

Robert and Angela Chaplin

Manatee County Residents

2420 N. Rye Road

Parrish, FL 34219

941 224-6846

From: Mary Tielve <whenpigsfly823@ptd.net>
Sent: Sunday, February 8, 2026 6:12 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; carolann.felts@mymamater.org; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Ed Bailey <Ed.bailey@mymanatee.org>
Subject: Urgent Issue

You don't often get email from whenpigsfly823@ptd.net. Learn why this is important

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- **PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137**

2351 Rye Road LLC and Yort, LLC

-
- Ladies and Gentlemen of the Board,

I am writing to you asking for your kind consideration before the next Board of County Commissioners meeting on 2/22/26 at 9am.

Please please please do not approve the Yort build. Their plan of 733 houses is way too large for such a small area and will wreak havoc on our homes and property in Rivers Reach. The overbuilding that's happening on Rye Road has gone far enough. Please bring it to a screeching halt. Please. I moved to Parrish 5 years ago coming from Staten Island, NY where I watched as developers were allowed to run amuck turning a beautiful farming and horse country environment into a crowded, filthy, traffic jammed, crime ridden mess. Please protect Manatee County from that fate.

As a resident in the Rivers Reach community I am begging you to reject the Yort build. You have no idea what we went through with the Horton build across from us on Rye Road. The damages to our pools, outdoor furniture and not to forget our and our pet's health is beyond prohibitive. It was all reported to the County by most of the Rivers Reach residents. I personally developed asthma at the age of 66 all because I walked my community for my health. Add to that the traffic that new development has caused. Getting out of our community in the morning is a nightmare. Most of us have also almost been hit head on because the residents of that community making a left onto Rye Road turn right into the left turn lane for Rivers Reach.

Adding an additional 733 homes behind Rivers Reach Blvd and Hickory View Circle in our community will add to the nightmare.

Additional concerns include:

- As mentioned above the incredible traffic this will cause. Rye Road is a hazard now and adding an additional 733 homes will create an even bigger nightmare. What used to be a 10 minute ride has turned into anywhere from 25-45 minutes to get to Rt 64 and Upper Golf Course Road.

- If you approve the Yort build, their proposal to use the gate on Rivers Reach Blvd (our “North Gate”) as an emergency gate will allow through traffic to and from the Yort development into our community at Rivers Reach Blvd. We are a CDD community and we cannot afford upkeep on our roads as it is. Allowing this proposal will put an even greater burden on the Rivers Reach residents.

- Flooding is also a major concern. Take away vegetation, raise the terrain by 10 feet as Horton did across Rye Rd, add 733 houses and a series of asphalt roads with just a 30 ft easement between the Yort development and the backs of our properties and where do you think the water will go? Rivers Reach will become a mote. Think about that. Please.

- As mentioned above the inconvenience, health issues, and damage done to our properties by the Horton burns and build.

- During the Planning Commission Meeting one of the Board brought up the fact that Manatee County’s health care facilities are already maxed out. How will it accommodate several thousand more people?

- And what about the wildlife? Where will it all go? Is Governor DeSantis aware of what’s going on? He seems to be on a preservation mission.

Thanks so much for taking the time to read my email and for doing the right thing in protecting Rivers Reach and Manatee County.

Mary Tielve

16508 Rivers Reach Blvd

Parrish

Public Comment

Manatee County Government

Submitted On:
Feb 4, 2026, 11:14AM EST

Full Name	**First Name:** Tina **Last Name:** Rinehart
Email	tinarinehart63@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	February 12, 2026
Topic/Agenda Item	PDR-23-48(Z)(P)-Yort-2351-PLN2309-0137
Comment	This development on North Rye Rd will greatly affect not only the land but wildlife. There have been several large developments, especially Rye Ranch, right across the street which have impacted this, but also the amount of traffic this will add to an already overdeveloped area. Besides the fact that all this over building has and could impact peoples homes with the dirt and disturbance to the land. The overbuilding also is impacting our water supply, possible from future hurricanes because there are no trees or land to absorb the overflow. Also how will everyone be able to evacuate in an emergency as our roads are already overcrowded. wish to express my concerns and hope that the manatee county planning board will come to their senses and realization that at some point the overdevelopment of our precious land has to slow down and stop I am hoping that this development will be denied as it is a detriment to Rye Rd and the surrounding area.

Public Comment

Manatee County Government

Submitted On:
Feb 3, 2026, 10:10AM EST

Full Name	**First Name:** Bonnie **Last Name:** Acoveno
Email	bonnieacoveno@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	February 12, 2026
Topic/Agenda Item	Board of County Commissioners Land Use Meeting - Proposal 9. PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1
Comment	We object to the proposal to rezone and the preliminary site plan to build 733 single family homes via the Yort proposal, address 2351 and 2357 North Rye Rd. The first issue is the traffic and infrastructure issues that will be FURTHER aggravated due to overdeveloping before infrastructure can be taken care of. A similar proposed development was just denied along Rye Road near Gene Witt Elementary school and the same issues apply to this proposal. We do not disagree that development will happen, but that any development proposed should align with the current surrounding area. The Yort proposal fails to mention that all along N Rye Rd there are one acre properties and more. They describe the proposal and being in line with "development across the street:" on the east side of N Rye Rd. However, that statement is false. Directly across the street are one acre properties. The Yort proposal also mentioned in their proposal to the Planning Commission that there is no wildlife evidence in the area (except for gopher tortoise burrows), which is also not true. They finally admitted that they found sket of other wildlife during the course of the Planning meeting. Also, we know that at least one alligator inhabited the area in which they are asking to rezone, along with a variety of birds, sandhill cranes, etc. Not long ago, one current resident observed a wild boar in the area. Your Planning Commission denied this proposal and I hope you utilize them and their recommendations for the purpose that they serve for you as staff who study these types of proposals. If the Board leans toward approving this proposal anyway, regardless of the severe infrastructure issues that already exist along Rye and North Rye Rd., then at a minimum the Yort developers should provide any and all property needed to expand Rye/N Rye Rd and be required to return to the Board at a later date with such a proposal that reduces the total number of homes they are proposing and provide property along Rye Rd to account for future road widening. At this time, the proposal should be denied in total, until it becomes clear that the area infrastructure can handle the additional traffic, etc. At the current time, Rye Ranch development is not yet built out (with its hundreds of homes being built), so there is already

	the Rye Ranch plan in place that will increase the current BAD traffic situation and the Yort proposal will simply make this WORSE. I suggest that those of you on the County Commission come out to Rye and N Rye Road area on a regular weekday morning, and see with your own eyes how bad the traffic situation already is, without adding another 733 homes at this time. The timing is very prohibitive, until after Rye Ranch is built AND the already UNBEARABLE traffic situation can be addressed for the quality of life of your Manatee County residents. Thank you for your consideration. I hope you will listen to your current residents, and PLAN development in a way that makes everyone able to enjoy living in this County. To quote Commissioner Kruse from a few weeks ago when he did not recommend approval of 7 lots on 5 acres along Erie Rd, he did not recommend moving forward with development "all clustered in one place causing significant infrastructure issues." It seems to me that if 7 homes on 5 acres causes such a problem, then there's no question that adding 733 homes on this proposed property will cause "significant infrastructure issues" and should be denied. Please consider these comments for the benefit of your residents/constituents in Manatee Count and disapprove this development as currently proposed. Thank you.

From: R Smith <stampturn@yahoo.com>
Sent: Sunday, January 25, 2026 9:47 AM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; carolann.felts@mymamater.org; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Planning Commission Denial of Yort-LLC Proposal (Rye Road)

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Hello Commissioners,

We are residents of Manatee county in Rivers Reach subdivision along Rye Road.

Please support the planning commission's recent denial of the YORT LLC proposal / development.

Currently, the traffic on Rye is so heavy that it becomes a safety issue to simply enter the roadway.

Adding another large development along Rye would exacerbate the situation. Entering/exiting Rye is already a public safety hazard.

Other concerns are storm runoff, and violators of the emergency gate at the Rivers Reach tie.

We urge the county commissioners to uphold the planning commission's referral.

Thank you .....

Robert & Anita Smith

16310 Rivers Reach Blvd

Parrish, FL

drbob.mccann@mymanatee.org

tal@mymanatee.org

carolann.felts@mymamater.org

george.kruse@mymanatee.org

jason.bearden@mymanatee.org

mike.rahn@mymanatee.org

amanda.ballard@mymanatee.org

From: Mary Tielve <whenpigsfly823@ptd.net>
Sent: Saturday, January 24, 2026 5:53 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; carolann.felts@mymamater.org; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137 2351 Rye Road LLC and Yort, LLC

You don't often get email from whenpigsfly823@ptd.net. Learn why this is important

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- **PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137**

2351 Rye Road LLC and Yort, LLC

-
- Ladies and Gentlemen of the Board,

I am writing to you asking for your kind consideration before the next Board of County Commissioners meeting on 2/22/26 at 9am.

Please please please do not approve the Yort build. Their plan of 733 houses is way too large for such a small area and will wreak havoc on our homes and property in Rivers Reach. The overbuilding that's happening on Rye Road has gone far enough. Please bring it to a screeching halt. Please. I moved to Parrish 5 years ago coming from Staten Island, NY where I watched as developers were allowed to run amuck turning a beautiful farming and horse country environment into a crowded, filthy, traffic jammed, crime ridden mess. Please protect Manatee County from that fate.

As a resident in the Rivers Reach community I am begging you to reject the Yort build. You have no idea what we went through with the Horton build across from us on Rye Road. The damages to our pools, outdoor furniture and not to forget our and our pet's health is beyond prohibitive. It was all reported to the County by most of the Rivers Reach residents. I personally developed asthma at the age of 66 all because I walked my community for my health. Add to that the traffic that new development has caused. Getting out of our community in the morning is a nightmare. Most of us have also almost been hit head on because the residents of that community making a left onto Rye Road turn right into the left turn lane for Rivers Reach.

Adding an additional 733 homes behind Rivers Reach Blvd and Hickory View Circle in our community will add to the nightmare.

Additional concerns include:

- As mentioned above the incredible traffic this will cause. Rye Road is a hazard now and adding an additional 733 homes will create an even bigger nightmare. What used to be a 10 minute ride has turned into anywhere from 25-45 minutes to get to Rt 64 and Upper Golf Course Road.

- If you approve the Yort build, their proposal to use the gate on Rivers Reach Blvd (our “North Gate”) as an emergency gate will allow through traffic to and from the Yort development into our community at Rivers Reach Blvd. We are a CDD community and we cannot afford upkeep on our roads as it is. Allowing this proposal will put an even greater burden on the Rivers Reach residents.

- Flooding is also a major concern. Take away vegetation, raise the terrain by 10 feet as Horton did across Rye Rd, add 733 houses and a series of asphalt roads with just a 30 ft easement between the Yort development and the backs of our properties and where do you think the water will go? Rivers Reach will become a mote. Think about that. Please.

- As mentioned above the inconvenience, health issues, and damage done to our properties by the Horton burns and build.

- During the Planning Commission Meeting one of the Board brought up the fact that Manatee County’s health care facilities are already maxed out. How will it accommodate several thousand more people?

- And what about the wildlife? Where will it all go? Is Governor DeSantis aware of what’s going on? He seems to be on a preservation mission.

Thanks so much for taking the time to read my email and for doing the right thing in protecting Rivers Reach and Manatee County.

Mary Tielve

16508 Rivers Reach Blvd

Parrish

From: Erik Nicholson <firesurf2003@yahoo.com>
Sent: Wednesday, January 14, 2026 2:53 PM
To: Public Comments <public.comments@mymanatee.org>
Subject: Thanks Bobbie

You don't often get email from firesurf2003@yahoo.com. Learn why this is important

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Subject: Urgent Concerns About PDR-23-48(Z)(P) – Proposed Development Impacting the Manatee River

Dear planning department or whom it may concern,

I am writing as a concerned resident regarding PDR-23-48(Z)(P) – Yort-2351-PLN2309-0137, filed by 2351 Rye RoadLLC and Yort, LLC, which proposes development near the Manatee River.

This area supports a wide variety of wildlife, including pigs, deer, osprey, eagles, alligators, turtles, and numerous local bird species. There is also the potential that protected or endangered species occupy this habitat. Allowing development here threatens critical wildlife habitat, the ecological health of the river, and the natural beauty that draws tourism to our community.

Past developments in the county have shown that runoff and pollution are serious concerns, and this project could exacerbate those risks, damaging both the river and the surrounding ecosystem. The Manatee River is a vital natural resource and tourism attraction, and construction of residential dwellings along its banks would cause irreversible harm.

It is also important to note that residents recently voted out several county commissioners due to overbuilding, demonstrating a clear mandate: the community expects responsible development that protects our natural resources.

I strongly urge the county to:

- Conduct comprehensive environmental and wildlife impact assessments, including surveys for protected species, before any approval
- Preserve natural habitats wherever possible and implement strict safeguards against runoff and pollution
- Explore alternative locations for development that do not threaten this irreplaceable ecosystem

The health of the Manatee River, the survival of local wildlife, and the well-being of our community depend on careful, responsible planning. I respectfully insist that my concerns, and those of fellow residents, be seriously considered. Ignoring these issues could result in significant ecological, legal, and community consequences.

I have been on this river my whole life, lived on it for over ten years. It's hanging on by a thread. We can save it or pave it like all the drainage canals in California. We cannot cut off our noses to spite our face. Protect a few acres along the river to allow our river to survive. Have the development have some wildlife walks instead of a few houses. It will be worth the sacrifice.

Thank you for your attention to this urgent matter.

Sincerely,

Concerned neighbor

Please contact me if I can be of further assistance. I will be at the commissioner meeting on February 12th.

Sent from my iPhone

Public Comment

Manatee County Government

Submitted On:
Jan 13, 2026, 05:54PM EST

Full Name	**First Name:** Brad **Last Name:** Weisenbach
Email	bradnater@aol.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	2351 Rye Road LLC and Yort, LLC
Comment	I live on 18th Run E in Twin Rivers. When we bought our property we were told that the property to the east of us was zoned for agriculture. We were unaware that could change. We moved here from Lakewood Ranch where they prepared for developments by first creating 4 lanes roads. Rye Road cannot handle the additional traffic from the current developments underway and a study shows that the Yort Development will only intesify this issue and the road will not be able to handle the additional traffic until widened to 4 lanes. In addition, this development is calling for 40'-70' lots with the 40' lots adjacent to the Twin Rivers properties. My property is 110' wide on the east side facing this development. This means that nearly 3 properties will be directly behind my one house. It is the same situation for my neighbors as well. I am all for additional developments, however there should be a larger buffer between subdivisions that are not comparable in lot size. Every house on 18th Run E adjacent to Yort is a single story due to the large lot sizes. These houses are also a minimum of 2,800 square foot. Because of the small lot sizes, most likely the houses going in behind us will be 2 story as they are on 40' lots. A larger buffer keeping many of the mature trees already on the York property would mitigate this issue (maybe 75'?). In addition, keeping those trees will also preserve the hunting spots for the eagles in the Bald Eagle nest located near 18th Run E and well as the other birds. Thank you

Public Comment

Manatee County Government

Submitted On:
Jan 12, 2026, 07:54PM EST

Full Name	**First Name:** Bonnie **Last Name:** Acoveno
Email	bonnieacoveno@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	Comments to the Planning Commission Meeting for January 15, related to PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137
Comment	We object to the proposal to add 733 potential homes with this development plan. The first issue is the traffic and the related traffic study that you already have indicating that N Rye and Rye Rd cannot accommodate the increase in traffic. Another proposed development along Rye Rd was recently declined near Gene Witt Elementary school and this proposed development has some of the same issues. In addition to the added traffic issues, some of this proposed development would contain "villas" or duplex homes. This type of housing has not existed in this area. It is all single family home in this area, including the new Rye Ranch development in process. We do not disagree that development would happen, but it should blend in with the current development ongoing, meaning that single family homes are what should be approved, with larger lots. The surrounding area lots with single family homes, and this area should be developed similarly, once the traffic and infrastructure can be accommodated. As you know, many families along Rye and N Rye have resided here for a number of years, and we moved here for the quite and natural environment. Much of that natural environment is also disappearing, and there should be more effort to ensure that developments being approved, include much more conserved land. Please consider these comments for the benefit your residents/constituents in Manatee County, and please disapprove this development as currently proposed.

Public Comment

Manatee County Government

Submitted On:
Jan 9, 2026, 10:06AM EST

Full Name	**First Name:** Melissa **Last Name:** Anderson
Email	melissalindsay603@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	PDR-23-48(Z)(P) - Yort -2351 - PLN2309-0137
Comment	This rezone from general agriculture to planned developement residential for 733 single family units is absolutely a horrible idea for both the infrastructure and wildlife. North Rye Rd is a very thin road with one way going north and south. There are families with farms that include horses and goats. Building here will disrupt the farm animals and wildlife. Rye Ranch has already demolished so much of the wooded areas, that the boars are starting to enter the neighborhoods. In fact, I was charged by on on the trail near the lake at the new entrance of Rye Ranch, which is directly across the street from the planned develpment area. The wildlife have nowhere to go, except for the area that is planned to be demolished. North Rye Rd cannot handle more traffic. There are already so many new developments going up along that road. People move out there to enjoy the peace and quiet, the nature, and woods. This should absolutely not be a developed area. My house is on James Trail and that wooded area is behind my house, on the west side of Rye Rd. I just moved there and would hate to see all of that wooded area go. Would be such a disappointment and shame. Most important here is the wildlife that will be affected. WHERE WILL THEY GO?? Please stop this!

Public Comment

Manatee County Government

Submitted On:
Jan 6, 2026, 03:32PM EST

Full Name	**First Name:** June **Last Name:** Erickson
Email	mrs.juneerickson@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	January 02, 2026
Topic/Agenda Item	PDR-23-48-Z & P
Comment	Rye road with the rye ranch development already in progress to add more housing in such a tight area is irresponsible to the wildlife to the people and those who have to travel this road daily, this area needs more land that is not developed not less. All these displaced animals will go into peoples yard causing hazardous situations for them crossing the road and with peoples cars and dogs. The area can not sustain all this growth. We want less homes not more. Stop building in this area.

Public Comment

Manatee County Government

Submitted On:
Jan 6, 2026, 02:34PM EST

Full Name	**First Name:** Anthony **Last Name:** Melillo
Email	tony@tonyvr4.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137
Comment	Comment Regarding Proposed Planning Change PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137 Planning Commission Public Hearing – January 15, 2026 In April, I visited Parrish and the surrounding Bradenton area while considering a move from New Jersey. For years, it had been my dream to escape the endless traffic, overdevelopment, and suffocating urban sprawl that now define so many communities. Back home, everywhere I looked, trees were being cut down, wetlands filled in, and nature erased—sacrificed piece by piece for yet another development. When I arrived in Parrish, I felt something I had not felt in a very long time: peace. I was immediately drawn in by the beauty, the quiet, and the sense that this was a place where nature still mattered. Parrish felt untouched, authentic, and deeply rooted in its past. Modern homes existed, but they did not overwhelm or erase the land's character. I imagined the founding fathers, mothers, and children of Parrish standing on this same land generations ago, feeling the same connection to its beauty and promise. Parrish's history is rich and meaningful, dating back to 1850 with the founding of Oak Hill Plantation, and later in 1868 when Crawford Parrish, a rancher and orange farmer, settled here. This land has always told a story—one of stewardship, patience, and respect for nature. Honored Committee Members, I ask you from the heart to pause and truly look at the Parrish–Rye Road area. Ask yourselves: Are we willing to let the dream of a peaceful, beautiful Parrish die—for the sake of yet another unnecessary development? In June, I relocated to Parrish, off Rye Road, to follow that dream. But within just a few short months, I was shocked by how dramatically traffic had

increased since my first visit. What I once experienced as calm and open already feels strained and overwhelmed. If this is happening now, what will this area look like in five, ten, or twenty years if we continue down this path?

The future of Parrish and the Rye Road area is not written on zoning maps or development plans—it is written in the hearts and minds of its children. What kind of future are we creating for them? A future of gridlocked roads, flooded neighborhoods, disappearing wildlife, and lost green space? Or a future that protects what makes Parrish special?

Before making this decision, I respectfully ask the Committee to consider:

The proposed development's proximity to Gamble Creek and the irreversible consequences it may have on wildlife, wetlands, and flooding.

The fact that numerous communities in this area are still in early stages of development—there is absolutely no need to add more.

The undeniable strain on infrastructure and traffic, already documented in existing traffic studies, which will only worsen with additional development.

Once this land is gone, it is gone forever. Trees cannot be replaced. Wetlands cannot simply be recreated. And the quiet beauty that drew so many of us here cannot be rebuilt once it is destroyed.

Please stand with the residents, with families, and with the children who will inherit the consequences of today's decisions.
Please VOTE NO on the proposed planning change.

Say NO to more development.
Say YES to preserving the soul of Parrish.
Say YES to a better future.

Thank you for listening, and thank you for caring.

Respectfully,
Anthony Melillo
Legacy Preserve, Rye Ranch

From: Erik Nicholson <firesurf2003@yahoo.com>
Date: January 6, 2026 at 12:13:03 PM EST
To: Erik Email <Firesurf2003@yahoo.com>
Subject: "Subject: Urgent Concerns About PDR-23-48(Z)(P) – Proposed Development…"

Subject: Urgent Concerns About PDR-23-48(Z)(P) – Proposed Development Impacting the Manatee River

Dear Commissioner Felts

I am writing as a concerned resident regarding PDR-23-48(Z)(P) – Yort-2351-PLN2309-0137, filed by 2351 Rye RoadLLC and Yort, LLC, which proposes development near the Manatee River.

This area supports a wide variety of wildlife, including pigs, deer, osprey, eagles, alligators, turtles, and numerous local bird species. There is also the potential that protected or endangered species occupy this habitat. Allowing development here threatens critical wildlife habitat, the ecological health of the river, and the natural beauty that draws tourism to our community.

Past developments in the county have shown that runoff and pollution are serious concerns, and this project could exacerbate those risks, damaging both the river and the surrounding ecosystem. The Manatee River is a vital natural resource and tourism attraction, and construction of residential dwellings along its banks would cause irreversible harm.

It is also important to note that residents recently voted out several county commissioners due to overbuilding, demonstrating a clear mandate: the community expects responsible development that protects our natural resources.

I strongly urge the county to:

- Conduct comprehensive environmental and wildlife impact assessments, including surveys for protected species, before any approval
- Preserve natural habitats wherever possible and implement strict safeguards against runoff and pollution
- Explore alternative locations for development that do not threaten this irreplaceable ecosystem

The health of the Manatee River, the survival of local wildlife, and the well-being of our community depend on careful, responsible planning. I respectfully insist that my concerns, and those of fellow residents, be seriously considered. Ignoring these issues could result in significant ecological, legal, and community consequences.

Thank you for your attention to this urgent matter.

Sincerely,

Concerned neighbor

Manatee County Zoning Ordinance

PDR-23-48(Z)(P) – YORT- 2351 - 2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 31.32 ACRES ON THE WEST SIDE OF RYE ROAD AND NORTH OF THE FUTURE EXTENSION OF MULHOLLAND ROAD, ALSO KNOWN AS 2351 AND 2357 NORTH RYE ROAD IN PARRISH (MANATEE COUNTY), FROM A (GENERAL AGRICULTURE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; APPROVING A PRELIMINARY SITE PLAN FOR A TOTAL OF 733 SINGLE FAMILY UNITS ON 464.74 ACRES, WHICH INCLUDES THE 31.32 ACRES SUBJECT TO BE REZONED AND 433.417 ACRES IMMEDIATELY ADJACENT TO THE SOUTH, ALREADY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL), PARTIALLY LOCATED WITHIN THE CEA/CHH/CPA OVERLAYS (COASTAL EVACUATION AREA, COASTAL HIGH HAZARD, AND COASTAL PLANNING AREA OVERLAYS), COMMONLY KNOWN AS 1921, 1381, AND 1621 NORTH RYE ROAD IN PARRISH (MANATEE COUNTY); SUBJECT TO VOLUNTARILY PROFFERED CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 2351 Rye Road LLC (parcels to be rezoned) and Yort, LLC (remaining acreage) (Owners) (the "Applicants") filed an application to rezone approximately 31.32 acres on the west side of Rye Road and North of the future extension of Mulholland Road, also known described in Exhibit "A", attached hereto, (the "Property") from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; and

WHEREAS, the applicant also filed a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays) (the "project") on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on January 15, 2026, to consider the rezone, Preliminary Site Plan and Specific Approval applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications inconsistent with the Manatee County Comprehensive Plan and does not satisfy the criteria for approval in the Manatee County Land Development Code and recommended denial of the applications.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance of approximately 31.32 acres on the west side of Rye Road and North of the future extension of Mulholland Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District.

B. The Board of County Commissioners, after due public notice, held public hearings on February 12, 2026 and March 5, 2026, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for a total of 733 single family units on 464.74 acres which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.

3. Prior to Final Site Plan Approval, the applicant shall gain approval of the Emergency Preparedness Plan. The Homeowner's Association will be responsible for its implementation, taking over from the developer. The plan will continue to be updated annually or as circumstances warrant, with relevant information distributed at the yearly HOA meeting and prior to hurricane season. Affected residents or users will be informed annually, prior to hurricane season or as needed, of relevant emergency preparedness details, including hurricane evacuation routes and shelter information.

4. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.

a) Property is located in a Flood Prone Area, the Coastal Planning, Coastal High Hazard, and Coastal Evacuation Areas

b) An Emergency Preparedness Plan will be implemented by the Homeowner's Association, responsible for distributing relevant information at the yearly HOA meeting and prior to hurricane season—or as needed, including hurricane evacuation routes and shelter information

c) There are two inter neighborhood ties: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.

5. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the Environmental Narrative prepared by Steinbaum and Associates (July 21, 2025), 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

5. A Wetland Buffer Enhancement Plan shall be provided at time of Final Site Plan in accordance with the Wetland Buffer Enhancement Plan Narrative prepared by Steinbaum and Associates (July 21, 2025). Plantings shall be provided in all wetland buffer areas where there is nuisance, exotic plant removal, gaps in native vegetation, temporary wetland buffer impacts, and buffer compensation areas based on the pre-development conditions as outlined in the Narrative.

6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.

7. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval

prior to recommencing construction activities. The Well Management Plan shall include the following information:

- Digital photographs of the well along with nearby reference structures (if existing);
- GPS coordinates (latitude/longitude) of the well;
- The methodology used to secure the well during construction (e.g. fence, tape); &
- The final disposition of the well - used, capped, or plugged.

8. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER

1. Any fill within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation (utilizing cup-for-cup methodology) shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). 100-year floodplain compensation utilizing combination of cup-for-cup and/or storage in the master drainage system (drainage modeling approach) shall utilize drainage modeling and demonstration of no adverse impacts (no-rise) for design storms up to the 100 year 24 hour storm event including the mean annual, 10 year and 25 year storm events.

2. The following stormwater and floodplain information shall be provided:

   • Identify the 25 and 100-year Base Flood Elevation(s) for the project area.
   • Identify the 25-year and 100-year flood stage(s) for the project area.
   • Identify the area and percentage of the project area within the 25 and 100-year floodplain.
   • Identify the proposed retention/detention pond and floodplain compensation area associated with this project area.
   • Identify the 25 and 100-year floodplain impact and compensation area.

3. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along the drainage conveyances associated with the Gamble Creek, Goddard Creek the Manatee River and their tributaries within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along this conveyance. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

   A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for the Manatee River and Goddard Creek within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

5. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

6. Drainage design should maximize available storage in the master drainage system where possible and maintain existing historic basin storage. This may include for example evaluation of SHWT so that stormwater ponds and floodplain compensation ponds (historic storage areas) SHWT are set as low as practical to maximize available storage in the system. Access to the floodplain compensation areas should be such that immediate and unrestricted access is provide as well as means to immediately recover the required compensation volume after the storm event. Such design shall accommodate maintenance. We recommend methodology meeting separately with stormwater engineering staff regarding this matter.

7. Drainage Flowage and Maintenance Access Easements shall be provided for existing drainage system which runoff from public ROW. Manatee County is only responsible for maintaining the free flow of drainage within these systems.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

9. All residential lots shall be located outside of the post-development 25-year floodplain.

10. A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of the Manatee River. Any existing or proposed structures within the floodway shall be modeled.

11. There shall be a full 25-year attenuation on all stormwater ponds within the development.

12. Drainage modeling shall utilize the Gamble Creek Watershed Study (attenuation, water quality and floodplain analysis).

D. UTILITIES

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit “A”, incorporated by reference herein, approximately 31.32 acres on the west side of Rye Road and North of the future extension of Mulholland Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails

to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 5th day of March 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

LEGAL DESCRIPTION – 2531 RYE ROAD

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION S 89°07'04" E, A DISTANCE

OF 1310.99 FEET; TO THE POINT OF BEGINNING; THENCE S 89°17'45" E, A DISTANCE OF 984.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY OF NORTH RYE ROAD; THENCE S 03°25'33" E ALONG SAID MAINTAINED RIGHT OF WAY A DISTANCE OF 1323.31 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 89°19'48" W, A DISTANCE OF 1082.11 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 00°47'46" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1320.52 FEET; TO THE POINT OF BEGINNING

LEGAL DESCRIPTION – YORT, LLC

A PARCEL OF LAND LYING IN SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, S 00°17'19" W, A DISTANCE OF 1335.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S 00°55'14" W, A DISTANCE OF 84.00 FEET; TO THE **POINT OF BEGINNING**; THENCE S 89°47'48" E, A DISTANCE OF 1299.94 FEET; THENCE S 89°19'48" E, A DISTANCE OF 1084.41 FEET TO THE WESTERLY MAINTAINED

RIGHT OF WAY LINE OF NORTH RYE ROAD, THENCE ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES; 1) S 03°20'57" E, A DISTANCE OF 970.55 FEET; 2) S 06°17'25" E, A DISTANCE OF 66.08 FEET; 3) S 13°02'29" E, A DISTANCE OF 880.45 FEET; 4) S 23°49'39" W, A DISTANCE OF 15.99 FEET; THENCE N 89°48'37" W, A DISTANCE OF 2672.39 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14 ; THENCE S 00°22'50" W ALONG SAID EAST LINE A DISTANCE OF 1687 FEET MORE OR LESS TO THE NORTH ORDINARY HIGH WATER LINE OF MANATEE RIVER; THENCE MEANDER ALONG THE SAID NORTH ORDINARY HIGH WATER LINE FOR A DISTANCE OF 4697 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N 01°09'15" E, A DISTANCE OF 2624 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 00°30'55" W, A DISTANCE OF 1322.37 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S 89°41'07" E, A DISTANCE OF 1340.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE S 89°20'17" E ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF

2470.26 FEET; THENCE S 00°37'00" W, A DISTANCE OF 84.00 FEET; THENCE S 89°20'13" E, A DISTANCE OF 133.53 FEET; TO THE **POINT OF BEGINNING**

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **March 5, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida,** to consider and act upon the following matters:

PDR-24-18(Z)(P) – PENLER LORRAINE – T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP (OWNER) – PENLER DEVELOPMENT LLC (CONTRACT PURCHASER)– PLN2406-0126
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of two parcels, totaling approximately 19.51 acres, generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County), commonly known as 4973 and 4985 Lorraine Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for 232 multifamily residential dwelling units with at least 25% of those units designated as affordable housing, subject to a proposed Land Use Restriction Agreement (LURA); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDC-25-13(Z)(P) – ER AT LAKEWOOD NORTH /GOODWILL INDUSTRIES MANASOTA, INC. (OWNER) – PLN2505-0180
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.31 acres on the south side of SR64 and approximately 0.8 miles west of the intersection with Lakewood Ranch Boulevard, also known as 10106 SR 64 E in Bradenton (Manatee County), from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; approving a Preliminary Site Plan for a Free Standing Emergency Department with a total of 13,450 square feet; subject to stipulations as conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date

PDR-23-48(Z)(P) – YORT- 2351 /2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR/ (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings;

providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
Planning.agenda@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: February 20, 2026

Board of County Commissioners: 03/05/2026

PDR-23-48(Z)(P) – YORT- 2351 - 2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 1/15/2026
Board of County Commissioners: 2/12/2026 and 03/05/2026

ALTERNATIVE MOTIONS:

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDR-23-48(Z)(P); APPROVE the Preliminary Site Plan with Stipulations A.1-A.5; B.1-B.8; C.1-C.12 and D.1.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-23-48(Z)(P), and DENY the Preliminary Site Plan, as recommended by the Planning Commission and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

PLANNING COMMISION ACTION:

On January 15, 2026, by a vote of 6-0, Planning Commission voted to recommend Denial with one seat vacant.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

On January 12, 2026, by a vote of 7-0, the Board of County Commissioners voted to continue the public hearing to March 5, 2026, Board of County Commissioners Land Use Meeting.

PUBLIC COMMENT AND CORRESPONDENCE:

January 15, 2026 – Planning Commission

Public Comments:

- **Bryan Kinzer commented on traffic and flooding concerns in the area surrounding the project.**
- **Shaun O'Neal used a slide presentation reviewing the proposed project, addressing flooding and traffic concerns, density, and the traffic study.**
- **Dana Stump spoke on the traffic study.**
- **Glen Gibellina addressed the added zoning value for the Developer, as well as zoning and flooding concerns related to the proposed project.**
- **Tim Richey discussed concerns regarding overdevelopment in the County.**
- **James Alveno addressed concerns about outdated codes and flooding.**

- **Update memo with staff report changes (in strikethrough/underline format) regarding Neighborhood Workshop information, revised Attachments list, Updated Background and Discussion (in strikethrough/underline format), and added Neighborhood Meeting summary were entered into the record.**

January 12, 2026 – Board of County Commissioners

- **There were no public comments.**
- **Additional Public comment was entered into the record.**

APPLICATION REQUEST

The applicant is requesting approve a rezoning of 31.32 acres from A (General Agriculture) to PDR (Planned Development Residential) with a Preliminary Site Plan (PSP) for up to 733 dwelling units on 464.74 acres, which includes two parcels to the north with a total of 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Compliance with the Land Development Code
5	Compliance with the Comprehensive Plan
6	Positive/Negative Aspects and Mitigating Measures
7	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
Case Number	PDR-23-48(Z)(P)/ PLN2309-0137
Project Name	Yort 2351
Section/ Township/ Range(s)	10 / 34S / 19E 11 / 34S / 19E 13 / 34S / 19E 14 / 34S / 19E 15 / 34S / 19E
Parcels and Address *See aerial images on Page 4*	513010509 (1921 North Rye Rd, Parrish) 512000001 (1381 North Rye Rd, Parrish) 513100109 (2351 North Rye Rd, Parrish) 513100209 (2357 North Rye Rd, Parrish) 513510159 (Not assigned address/ North Rye Rd, Parrish) 515810000 (1621 North Rye Rd, Parrish) 521800003 (Not assigned address/ Hickory View Cir) 524800000 (Not assigned address/ Boston Ln)
Site and Project Acreage	Site and Project: 464.74 acres (per Boundary Survey) • 31.32 acres (Subject to rezoning to PDR) • 433.42 acres (Remaining acreage, retaining PDR zoning and overlays)
General Location	West side of North Rye Road, approximately 1 mile north of Upper Manatee River Road
Owners	2351 Rye Road LLC (parcels to be rezoned) Yort, LLC (remaining acreage)
Applicant(S) / Agent	ZNS Engineering
Future Land Use Category	**Existing:** UF-3 (Urban Fringe-three dwelling units per acre) **Proposed:** No changes
Zoning	**Existing:** • A (General Agriculture): 31.32 acres • PDR (Planned Development Residential): 433.42 **Proposed:** PDR (Planned Development Residential) for the entire development
Use of Property	**Existing:** Vacant **Proposed:** Single family residential subdivision

DENSITY *Dwelling Units Per Gross Acre (DU/GA)*	**Permitted:** ≤3 DU/GA, site total* 1,224 DU or ≤9 DU/GA with Affordable Housing/Mixed Use Bonus, site total* 3,674 DU **Proposed:** 1.8 DU/GA, site total* 733 DU *408.25 acres considering wetland transfer
Affordable Housing Component	Not applicable
Intensity *Floor Area Ratio (FAR)*	**Permitted:** ≤ 0.35 /0.5 at activity nodes **Proposed:** Not applicable
Overlays / Special Areas	Southern portion of the property* is within: • CEA (Coastal Evacuation Area Overlay) • CHH (Coastal High Hazard Area Overlay) • CPA (Coastal Planning Area Overlay) *PIDs 524800000, 51810000, 521800003 and 513510159
Specific Approval Request(s)	None
Neighborhood Workshop *Refer to Page 11*	First virtual workshop held 6/11/2024 Second virtual workshop held 9/25/2025
Planner/Case Manager	Laura Gonzalez, Principal Planner

SECTION 2

MAPS & DISCUSSION

2. MAPS & DISCUSSION

The project site consists of 464.74 acres, located on the west side of North Rye Road, north and south of the future extension of Mulhollan Road, approximately 1 mile north of Upper Manatee River Road. The 31.32-acre northern portion, adjacent to the future extension of Mulholland Road, is proposed to be rezoned from A to PDR, consolidating this zoning district for the entire site to PDR, as this already is the current zone of the southern portion. The applicant also seeks approval of a Preliminary Site Plan (PSP) for a residential subdivision with a total of 733 residential single-family detached dwelling units on the total extension of the property.

Aerial Map

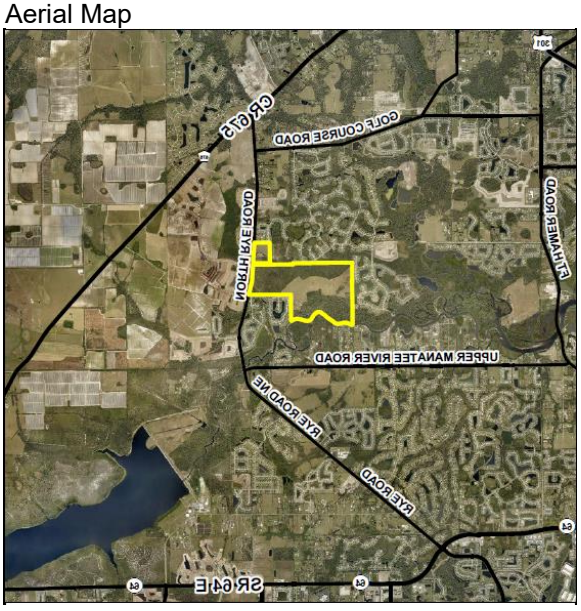


Image Source: Manatee County GIS

Aerial Reference



Image Source: Manatee County GIS

The entire site is within the UF-3 Future Land Use Category (FLUC) which is projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The proposed residential subdivision with a density of 1.8 DU/GA is consistent with the UF-3 range of permitted uses, which allows low density residential use.

In 1990, with the adoption of the Land Development Code (LDC), the property was zoned A. However, in 2002 the southern portion was rezoned to PDR, under PDR-01-09, and a PSP was approved for Rutland Ranch/ River Chase development with a total of 231 single family lots. This PSP was never developed, and a new PSP for Yort LLC/River Chase was approved by the BCC in 2005, which was also not implemented. During these years, the northern portion was never rezoned.

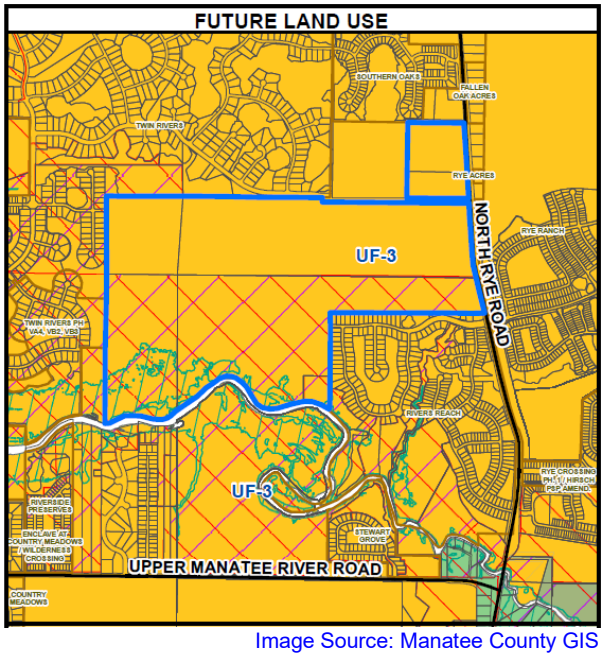


Image Source: Manatee County GIS

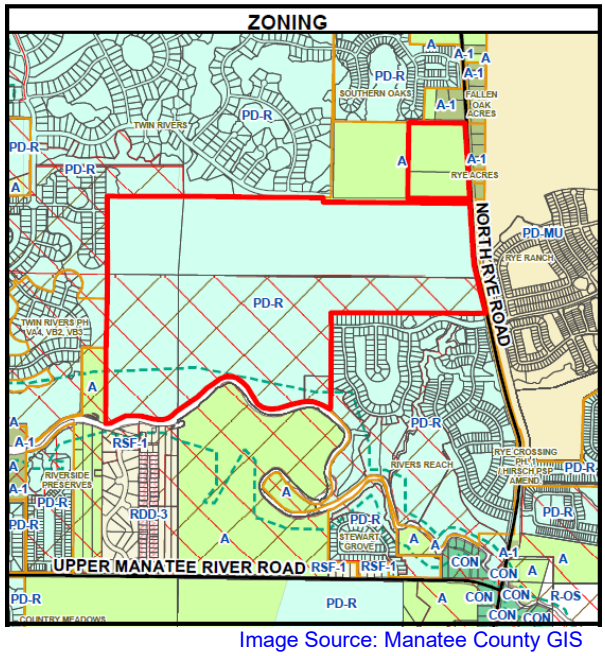


Image Source: Manatee County GIS

SURROUNDING USES AND ZONING		
Direction	Use	Zoning
North	Residential subdivision Single family units	Planned Development Residential General Agriculture
South	Camp Flying Eagle (Historical Boy Scout Camp) Single family units Residential subdivision	General Agriculture Residential Single Family-1 Planned Development Residential
East (across North Rye Road)	Mixed-use development not built but partially platted	Planned Development Mixed Use
West	Residential subdivision Single family units	Planned Development Residential General Agriculture

3. PROJECT DETAILS

Preliminary Site Plan

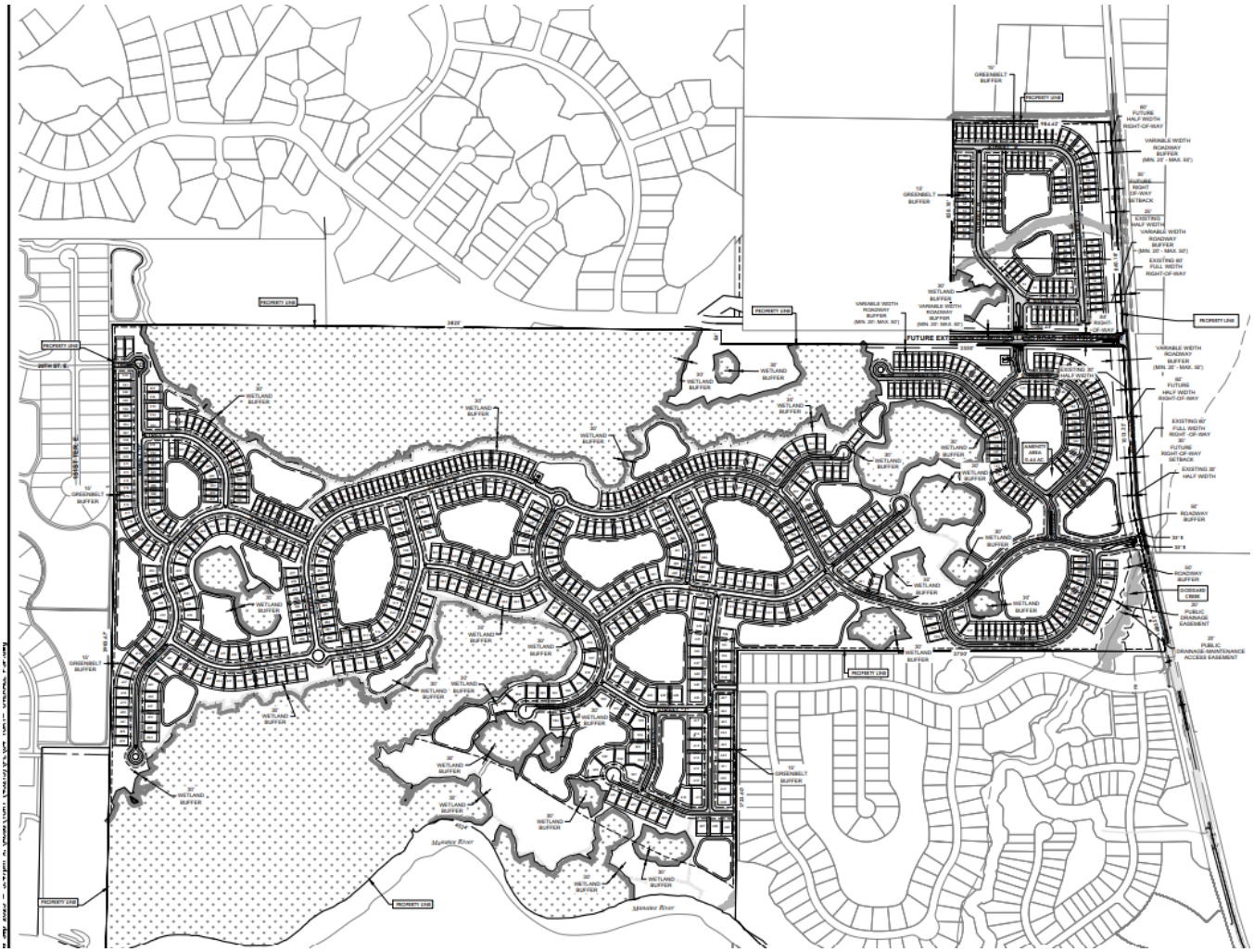


Image Source: Applicant

The PSP for the proposed residential subdivision includes:

- 733 lots for single-family detached units
- 149.44 acres of wetlands (not impacted)
- Two designated amenity areas (1.99 acres), plus additional trails and passive parks totaling 7.72 acres
- 56.87 acres of stormwater facilities distributed in 26 ponds
- Two access points off North Rye Road
- Two existing inter-neighborhood ties: one to 20th Street East and the other to River Reach Subdivision for Emergency access only
- 266.31 acres of open space
- Variable width roadway buffers (20-foot minimum and 50-foot maximum) along North Rye Road and the future extension of Mulholland Road – Existing 84-foot right-of-way (ROW)
- 15-foot greenbelt buffer along the other property lot lines

SITE DESIGN DETAILS	
Setbacks (*Required* (*) and Proposed) (*) Minimum if project-specific setbacks are not proposed.	Front Yard: • *25 feet* /25 feet (front loaded garages) • *20 feet* / 20 feet (side loaded garages/ secondary front) Side Yard: *8 feet* / 5 feet Rear: • *15 feet* / 15 feet • 5 feet accessory structure Wetland buffer setback: *15 feet* / 15 feet
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Single-family detached: • 4,800 square feet (width 40 feet x length 120 feet) • 6,000 square feet (width 50 feet x length 120 feet) • 7,200 square feet (width 60 feet x length 120 feet) • 8,400 square feet (width 70 feet x length 120 feet)
HEIGHT	Two stories
OPEN SPACE	**Required:** 140.06 acres • Coastal Overlay District - 35% (83.55 acres) • Outside of Coastal Overlay District – 25% (56.51 acres) **Provided:** 58% or 272.98 acres
ACCESS	• Two main access points on North Rye Road (one of them being the future extension of Mulholland Road) • Existing inter-neighborhood tie at 20th Street East within the Twin Rivers Subdivision Phase V • Existing inter-neighborhood tie on Rivers Reach Boulevard for emergency access only
FLOOD ZONE(S)	• FLOODWAY, AE-Zone with a Base Flood elevation of 15.5' NAVD thru16.6' NAVD, A-Zone, X-Zone, Panel#12081C0195F & 12081C0215F, 8/10/2021
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall **Project Subject to flow reduction:** Yes, 50% reduction in allowable pre-development runoff rate for Gamble Creek Watershed. **Project subject to OFW:** NA. **Watershed/Basin:** Gamble Creek, Goddard Creek and Manatee River Watershed. **Project located within Floodplain and/or Floodway (Present FIRM):** Project is located in the FEMA 2014 FIRM 100-year floodplain and floodway. Project is also located in the Gamble Creek Watershed 100-year floodplain. Note that the FEMA FIRM will be updated in the near future (effective August 2021) to reflect the Gamble Creek Watershed Study 100-year floodplain. The preliminary FEMA FIRM showing the change is available from FEMA and Manatee County upon request. **Applicable Watershed Studies:** Gamble Creek Watershed. The associated Watershed Study is available from Stormwater Engineering staff upon request. **Methodology Meeting:** A methodology meeting is recommended with respect to drainage design (attenuation, floodplain impacts, tailwater, water quality, etc.). **Drainage Easements/Access Easements required for existing system(s):** Refer to Comments below. **Impairment:** Gamble Creek Watershed (WBID 1819) appears impaired for fecal coliform. Please verify with FDEP and SWFWMD and provide required net improvement where applicable.

UTILITIES	POTABLE WATER INFRASTRUCTURE • Existing County 30-inch water main on the west side of Rye Road ROW with 8-inch stub to site WASTEWATER INFRASTRUCTURE • Existing County 6-inch force main on the east side of Rye Road ROW. RECLAIMED WATER INFRASTRUCTURE • Existing County 30-inch reclaim main on the east side of Rye Road OW • Existing private 8-inch reclaim on the north side of 20th Street East

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
BUFFERS			
20-foot roadway buffer (Rye Road)	Min. 20 feet – Max. 50 feet	Yes	LDC Section 402.7.D.1
20-foot roadway buffer (Future Mulholland Road Extension)	Min. 20 feet – Max. 50 feet	Yes	LDC Section 402.7.D.1
15-feet greenbelt buffer	15 feet	Yes	LDC Section 402.7.D.5
SIDEWALKS			
5-foot sidewalks	5-foot both sides of the development roadways	Yes	LDC Section 1001.6.A
DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
Access Points	Access driveways and driveway separation designed to Public Works Standards, Part 3. Highway & Traffic Standards Manual	N/A	To be reviewed at time of Final Site Plan
Internal Roadways	Internal drive aisles designed to Public Works Standards, Part 3. Highway & Traffic Standards Manual	N/A	To be reviewed at time of Preliminary and Final Site Plan

TRANSPORTATION

Major Transportation Facilities
The site is located on the west side of Rye Road, approximately 1.0 mile north of Upper Manatee River Road. The project will impact the following roadways, adjacent to and near the project site:

- Rye Road is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned ROW width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- Upper Manatee River Road is an existing two-lane road with a 45-mph posted speed. It is designated as a two-lane arterial roadway with a planned ROW width of 84 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- Mulholland Road is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned ROW width of 84 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis
The application includes a proposed Rezone with a Preliminary Site Plan (PSP). The application has been reviewed by the Transportation Planning and Traffic Engineering Division, and it has been determined that the impacted roadway segment is expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Rye Road	**2921**	**D**	**C**	**F/D***	**F/D***

***With Rye Road widening from 2 lanes to 4 lanes according to CIP Project ID: PJ6118362.

Access

As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CONCURRENCY

CLOS APPLIED FOR: No, the applicant has elected to defer concurrency.

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space

- Total Required Open Space – 140.06 acres
  - Coastal Overlay District - 35% (83.55 acres) (LDC Section 403.8.D.8)
  - Outside of Coastal Overlay District – 25% (56.51 acres) (LDC Section 402.7.D.2)

Provided Open Space: 57% (266.31 acres)

Wetlands:

Overall Wetland Acreage:	149.44
Proposed Impact Acreage:	0.00

Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Reason for Impact	Explanation
A	62.807	0.00	Forested Wetland (FLUCFCS 610) / Mixed Wetland Hardwoods (FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
B	0.486	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
C	0.888	0.00	Mixed Wetland Hardwoods (FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
D	0.285	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
E	0.871	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
F	5.960	0.00	Mixed Wetland Hardwoods	N/A	N/A	No Impact Proposed

			(FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)			
G	65.437	0.00	Forested Wetland (FLUCFCS 610) / Mixed Wetland Hardwoods (FLUCFCS 617) / Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
H	1.344	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
I	0.241	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
J	2.210	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
K	0.875	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
L	0.317	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
M	0.810	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
N	1.742	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
O	4.905	0.00	Mixed Wetland Hardwoods (FLUCFCS 617)	N/A	N/A	No Impact Proposed
AA	0.262	0.00	Freshwater Marsh (FLUCFCS 641)	N/A	N/A	No Impact Proposed
TOTAL	149.44	0.00				

Wetland Buffers: Wetland Buffers are proposed as an average 30 feet, 15-foot minimum, exceeding the SWFWMD ERP A.H. Volume 1 10.2.7 which requires an average 25 feet. The PSP demonstrates the 30-foot average and 15-foot minimum wetland buffers.

A Wetland Buffer Enhancement Plan has been proposed, which in addition to the required nuisance, exotic plant removal, demonstrates enhancement plantings based on the pre-development conditions of the wetland buffers. This plan is detailed in the Wetland Buffer Enhancement Plan provided by Steinbaum and Associates, Inc. (July 21, 2025).

Uplands:
Per the Revised Ecological Narrative provided by Steinbaum and Associates, Inc. (July 21, 2025) the subject site is comprised of Open Lands (FLUCFCS 190; 3.039 acres), Improved Pasture (FLUCFCS 211; 154.034 acres), Abandoned Groves (FLUCFCS 224; 9.926 acres), Shrubs and Brushland (FLUCFCS 320; 5.141 acres), Shrubs and Brushland/Disturbed Land (FLUCFCS 320 & 740; 35.573 acres), Pine Flatwoods (FLUCFCS 411; 6.316 acres), Mixed Pine (FLUCFCS 415; 3.675 acres), and Mixed Hardwoods (FLUCFCS 438; 87.634 acres).

Approximately 238.71 acres of this project is located within the Coastal Planning Area, Coastal Overlay District. Fifty percent of the required minimum open space exclusive of areas used for surface water retention/detention shall be retained in the natural vegetation of native upland communities including understory vegetation. If the/ native upland community areas are less than 50% of the required minimum open space exclusive of surface water

retention/detention areas, then all of the vegetation shall be retained (LDC Sec. 403.8.F.2). The applicant is required to preserve 41.78 acres of Native Upland Communities which is being provided as 60.68 acres of Mixed Hardwoods (FLUCCS 438) and Pine Flatwoods (FLUCCS 411).

Preservation of Existing Plant Communities:
Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. The applicant is required to preserve 49.02 acres of native plant communities which is being exceeded with 210.12 acres total (149.44 acres wetland and 60.68 acres of upland habitat).

Endangered Species:
Per the Revised Ecological Narrative provided by Steinbaum and Associates, Inc. (July 21, 2025) an on-site assessment was conducted August 22, 23, and 27, 2023 for listed floral and faunal species. The survey entailed systematically walking (or driving) transects in open pasture and walking remaining transects (e.g., upland vegetation associations, wetlands) and observing both understory, tree canopies/constituents for listed species or signs of species that are considered endangered, threatened, or species of special concern by the FWC or afforded other protection. The result of the August 2023 listed species survey is that 13 potentially occupied gopher tortoise burrows were the only sign of listed species observed. The Preliminary Survey exceeded 15% of upland habitat. An additional potentially occupied burrow was observed on January 22, 2024 during wetland delineation field work. Ninety days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

Trees and Landscaping:
Tree Removal and Replacement will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Rye Road)	20 feet	Min. 20 – Max. 50 feet	LDC Section 402.7.D.1
Roadway Buffer (Future Mulholland Rd Extension)	20 feet	Min. 20 – Max. 50 feet	LDC Section 402.7.D.1
Greenbelt Buffer	15 feet	15 feet	LDC Section 402.7.D.5

Landscaping will be reviewed with FSP, in accordance with LDC Section 701.

LOCATION MAP



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

Section 312.6-Neghborhood Workshop

Section 322.2 – Preliminary Site Plan Review Criteria

Section 342 – Amendments to Official Zoning Atlas

Section 402.6 – General Design Requirements for All Planned Development Site Plans

Section 402.7 – Planned Development Residential

Section 403.8 Coastal Overlay Districts (CHHA, CEA and CPA)

Compliance with the LDC Sections 312.6, 342, 322.2, 402.6 and 402.7 was analyzed and demonstrated for the entire site.

SECTION 312.6 – NEIGHBORHOOD WORKSHOP

Neighborhood Workshop Details*		
Required Documents	**Requirement Met**	
Date and Time of Workshop	June 11, 2024	September 25, 2025, 5:30 pm
Workshop Format	Virtual	Virtual
Workshop Requirement	• Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process	• Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process
Citizen Attendees	50 attendees including applicant's team	41 members of the public attended
Sign-In Sheet	Provided	Provided
Summary	Provided	Provided
Issues, Suggestions, and Concerns	Provided	Included in the Summary.
Mail Notice	• Copy of mail notice provided • Notice mailed to 194 addresses • Mailing distance/radius: Information not provided	• Copy of mail notice provided • No information on the number of notices that were mailed • Mailing distance/radius: 1,400 feet in all directions (per Department Director instructions). Map provided
Workshop Signage	• Information not provided	• 2 signs posted on Rye Road • Signage photos provided

*For further details, please see attachments for the Neighborhood Workshop Summaries.

SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. Previous Approvals.
Analysis: In 2002 the southern portion was rezoned to PDR, under PDR-01-09 - Rutland Ranch/ River Chase, with a PSP for 231 single family lots. This PSP expired and in 2005; a new PSP, under PDR-05-05(P)- Yort LLC/River Chase, was approved for 231 single family residential subdivision. This PSP also expired. During these years, the northern portion was never rezoned, keeping the original A Zoning District.

B. Comprehensive Plan.
Analysis: Please see following *Compliance with the Comprehensive Plan* Section for a detailed analysis on how the proposed PSP complies with the applicable policies of the Comprehensive Plan, including Policy 2.2.1.11, regarding the UF-3 FLUC.

C. Land Development Code.
Analysis: Please see following *Compliance with the Land Development Code* Section for a detailed analysis on how the proposed PSP complies with the LDC Sections 312.6- Neighborhood Workshop, 402.6 – General Requirements for All Planned Development Site Plans, and Section 402.7. – PDR – Planned Development Residential.

D. Use and District Requirements.
Analysis: The proposed single-family residential use is the same use contained in previous approvals, permitted in the PDR Zoning District.

E. Environment.
Analysis: Please see the analysis provided in the environmental information section of the staff report.

F. Circulation.
Analysis: Main access points are proposed on North Rye Road and the extension of Mulholland Road. Existing inter-neighborhood ties at 20th Street East within the Twin Rivers Subdivision and on River Reach Boulevard will remain with the second one as emergency access only. Internal circulation throughout the project is shown on the PSP. In addition to vehicular connectivity, there is also pedestrian connectivity. Sidewalks and nature trails provide access to the various amenity centers and natural features within the project. Roadways will be designed to meet the minimum criteria for access in the event of a natural disaster or medical or fire emergency.

G. Concurrency.
Analysis: Applicant has submitted a Concurrency Deferral application with this PSP and will apply for a Certificate of Level of Service at time of the FSP/ Construction Drawing submittal.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

1. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
Analysis: This request seeks to unify the project's site under the PDR Zoning District by rezoning the 31.32-acre northern portion from A to PDR, the existing zoning district of the southern portion. The site is surrounded by the PDR Zoning District to the north, southeast, and west. To the east, across North Rye Road, a Planned Development Mixed Use project, Rye Ranch, has been approved for residential, commercial, and public use facility. The residential Phases IIA, IIB, and IIC, adjacent to North Rye Road, have been platted.

2. **Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.**
Analysis: The nearby area has experienced changes in the conditions upon which the original A Zoning District designation was based, as rezoning to the planned development zoning districts have been approved in the last twenty years.

3. **Consistency with the Current Comprehensive Plan.**
Analysis: This request for 1.8 DU/GA is in compliance with the UF-3 Future Land Use Category, which allows for low density residential and medium density clustered development with a maximum 3 DU/GA. Please see following Section Compliance with Comprehensive Plan for a detailed analysis on how the proposed PSP complies with other policies of the Comprehensive Plan.

4. **Conflicts with Existing or Planned Public Improvements.**
Analysis: There are no existing or planned public improvements which will conflict with the proposed development.

5. **Availability of Public Facilities.**

(a) Impact on the Traffic Characteristics – Specifically Trip Generation Potential.
Analysis: It is estimated that the proposed project will generate approximately 617 PM Peak Trips ends. Based on the traffic study, the project PM peak hour volumes plus reserved trips exceed the capacity of Rye Road and Golf Course Road. Required improvements have been identified in the Traffic Study, consistent with the 2045 Future Traffic Circulation Number of Lanes. Although, it is important to note that a generalized capacity analysis shows that 4-lanes would be required on Golf Course Road from Jim Davis Road to Rye Road to meet Level of Service (LOS) Standard, exceeding the Comprehensive Plan provisions; however, a detailed arterial analysis demonstrates that only 2-lanes will be adequate and consistent with the projected 2045 Map. However, the widening of Rye Road from 2-lanes to 4-lanes is required to meet the LOS Standard

The project proposes to build the Mulholland Road extension with the existing 84-foot ROW, along the frontage of the adjacent parcel to the north providing an entrance area connected to North Rye Road to the east, but not all the way to Twin Rivers.

(b) Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.
Analysis: Staff has evaluated the impact of the proposed density on the current availability of infrastructure and services and found that they can support the proposed number of dwelling units.

- The Utilities Section of the Site Design Table identifies the available potable water, wastewater, and reclaimed water infrastructure in the area. Note 22 of the PSP indicates that the project is planning to connect into County utilities in accordance with the most recent County Master Plan for this area; and Note 25 that water main and force main connections will extend from Rye Road to the project site.
- Recreational areas in the vicinity of the project: Fort Hamer Park, Fort Hamer Rowing Facility, Buffalo Creek Park, Buffalo Creek Golf Course, Ola Mae Sims Park, and Rye Preserve.
- The subject property is served by existing elementary, middle, and high schools. The current school year attendance zones are Williams Elementary, Buffalo Creek Middle School, and Parrish Community High School. The School Board has provided a preliminary report, which states that School capacity is available or expected to be available within the School Service Area (SSA) or contiguous SSA, but it is not reserved at this time. When the final site plan is submitted, a School Concurrency Analysis will be required, and the final analysis may differ from this preliminary analysis.

(c) Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity
Analysis: There is CIP **Project ID:** PJ6118362 which consist of “Evaluate, design, permit, and construct: (i) four-lane widening of North Rye Road from south of Rosedown Glen to County Road 675”. Approximate completion date December 2029.
The Applicant shall be required to pay the cost of or design and construct their proportionate share of the improvements required due to the off-site impacts of the Project, in accordance with a written agreement .

6. **Health, Safety or Welfare of the Neighborhood and County.**
Analysis: The proposed change is not expected to have a negative impact on the health, safety, or welfare of the neighborhood or County. Although the site is in the floodway, lots are not proposed on this area and the project shall comply with County regulations not adding adverse flooding impacts. The applicant has submitted an Emergency Preparedness Plan that will be reviewed in detail at time of the FSP submittal.

7. **Conformance with All Applicable Requirements of this Code.**
Analysis: Please see following Section Compliance with the LDC for a detailed analysis on how the proposed PSP complies with Sections 402.6 General Design Requirements for All Planned Development Section and 402.7 Planned Development Residential.

8. **Consistency with the Development Patterns in the Area.**
   Analysis: The property is located in an area transitioning from agricultural lands to residential subdivisions and supporting non-residential developments. Development and planned development zoning approvals have been approved for properties surrounding the site. The proposed residential development with a density of 1.8 DU/GA is consistent with this pattern.

9. **Logical Expansion of Adjacent Zoning Districts.**
   Analysis: As noted above, the requested rezoning of a 31.32-acre portion is intended to unify the zoning of the entire property to PDR as the southern portion of the site, as well as the surrounding properties to north, southeast, and west.

10. **Impact on Historic Resources.**
    Analysis: There are no known historic resources associated with this site. If any historic resources are found at time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

11. **Environmental Impacts.**
    Analysis: 144.49 acres, representing 32% of the property, consist of wetland areas that will be preserved (no impacts are proposed). More detailed information on Environmental Impacts is provided in the Environmental Information presented in the Site Design Details Section.

12. **Types of Allowable Uses and Impact of those on Surrounding Residential Areas.**
    Analysis: The project comprises single-family detached residential units, similar to the residential units in the surrounding area. Four minimum lot sizes are proposed, ranging from 4,800 square feet to 8,400 square feet.

13. **Relocation of Mobile Homeowners.**
    Analysis: Not Applicable.

14. **Consistency with the Planned Development District Standards.**
    Analysis: Please see following Compliance with the LDC Section for a detailed analysis on how the project complies with the LDC Sections 402.6 – General Requirements for All Planned Development Site Plans and Section 402.11. – PDC – Planned Development Commercial.

15. **Any Other Matters Which May Be Appropriate.**
    Analysis: None.

16. **Transportation Impact Review pursuant to Section 343.**
    Analysis: Refer to Section 342.3.5(a) Impact on the Traffic Characteristics – Specifically Trip Generation Potential and to the accepted Traffic Study for more details.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The proposed development appears to account for the sensitive physical characteristics of the site. Although the property is located within the floodway, no lots are proposed within this area. Compliance with County regulations will be required at the time of FSP approval to ensure the project does not result in adverse flooding impacts. The site plan includes approximately 54 acres of stormwater facilities distributed throughout the site to address drainage needs. Wetlands comprise 144.49 acres, equivalent to 32% of the property; wetland buffers are proposed as an average 30 feet in width with a 15-foot minimum width, exceeding the SWFWMD requirements and a Wetland Buffer Enhancement Plan has been proposed. An Emergency Preparedness Plan has also been submitted and will be subject to detailed review during the FSP process.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The project is in an area of the County where municipal utilities are available. The above Sections Site Design Details and E, Availability of Public Facilities, provides more details on the services that will be available for the future nonresidential activities. See following Section discussing the impact of the project on the transportation network.

EMS will be provided by Manatee County Department of Public Safety, Fire Protection by the Parrish Fire District, and policing by the Sheriff's Department.

C. Relation to Major Transportation Facilities.
Analysis: First impacted thoroughfares are Mulholland Road from the existing eastern terminus to Rye Road, and Rye Road from Golf Course Road to Upper Manatee River Road. Rye Road is projected to be deficient due to the background traffic. The Traffic Study has identified the required improvements for this road segment to operate at an acceptable level of service. The project proposes to build the Mulholland Road extension within 84-foot ROW, along the frontage of the adjacent parcel to the north, to provide an entrance area connected to North Rye Road to the east, but not all the way to Twin Rivers.

D. Compatibility.
Analysis: The request to rezone the northern portion of 31.32 acres to PDR will unify the project site under the PDR Zoning District, the current zoning district of the remaining area to the south. The site is surrounded by the PDR Zoning District to the north, southeast, and west, which corresponds to the transition from agricultural land to planned development subdivisions that has occurred from west to east in this part of the county over the past two decades.

E. Transitions.
Analysis: The proposed development is in eastern Manatee County which is transitioning away from suburban residential and agricultural uses to medium density residential, mixed-use, and neighborhood serving commercial uses. This transition is evident through the approval of several surrounding planned development residential and mixed-use projects. The proposed lots are for single family detached units as surrounding subdivisions. As required by Code, buffers will separate the proposed lots from adjacent uses.

F. Design Quality. (Section 402.7.D.1; Section 402.7.D.4; Section 402.7.5; Section 402.7.D.8)
Analysis: The PSP outlines the proposed 733-unit single-family residential subdivision, which includes variable-width roadway buffers and 15-foot greenbelt buffer as required by Code, two access points from North River Road, and two existing inter-neighborhood connections, one designated for emergency use only. The site plan also shows 43 acres of stormwater ponds, two amenity areas, and additional parks and trails totaling 7.72 acres. These are integrated with a circulation network designed for both vehicle and pedestrian movement. Despite the extensive presence of wetlands (144.49 acres), no wetland impacts have been proposed.
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G. Relationship to Adjacent Property.
Analysis: As mentioned above, the project includes variable roadway buffers widths ranging from 20 to 50 feet, and 15-foot greenbelt buffers along the remaining property lines, which separate the development form adjacent properties. The project also incorporates two existing inter neighborhood ties to connect and facilitate circulation to the surrounding communities.

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H. Access. (Section 402.7.D.6)
Analysis: The project is proposed to have two full access points to Rye Road, which is collector road, separated by a distance of approximately 1,240 feet. This configuration complies with LDC Section 1001.C.2, which allows two means of access on the same street when no alternative access to another street is available, provided that the primary street is a public bi-directional thoroughfare, and both access points are separated by a minimum of 300 feet. The northern access point will be via the future extension of Mulholland Road.
The project also incorporates the existing two inter neighborhood ties: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)
Analysis: Internal streets are depicted on the PSP. Minimum 5-foot wide sidewalk provides internal access to the lots, amenities, and open spaces. As required by Code, two parking spaces will be provided for each lot. More information shall be provided with the FSP and Construction Drawings application to demonstrate compliance with all Manatee County requirements. As per School Board request, at the time of the FSP submittal, the developer shall request a meeting with the School District to discuss the establishment of one or more centralized bus stops serving the development. The proposed Amenity Center(s) shall be considered as preferred locations for such bus stops. These locations shall include a bus shelter, bicycle racks, lighting, and designated parking areas to accommodate students and parents waiting for school transportation.

J. **Pedestrian Systems.**
Analysis: Sidewalks are shown on both sides of the development roadways as well as northern and southern nature trails throughout the development. Development sidewalks and the nature trails provide access to the various amenity centers, pocket parks, and natural features within the project.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There are no historic resources or natural habitats on the site. Please refer to Environmental narrative submitted with this application.

L. Density/Intensity.
Analysis: The proposal is for a maximum density of 1.8 DU/GA. This number is below the maximum density permitted under the UF-3 FLUC, which allows up to 3 DU/GA. It is also below the maximum density allowed when accounting for wetland transfer calculations, as demonstrated below:

Wetland Transfer Calculations:
Gross Residential Acreage: 464.74 acres
Wetlands: 149.44 acres (32%> 20% of the total acreage)
Uplands: 315.3 acres
Maximum acreage to calculate number of dwelling units: 315.3 acres + (464.74 acres*20%) = 408.25 acres
408.25 acres * 3 DU/GA = **1224 dwelling units**

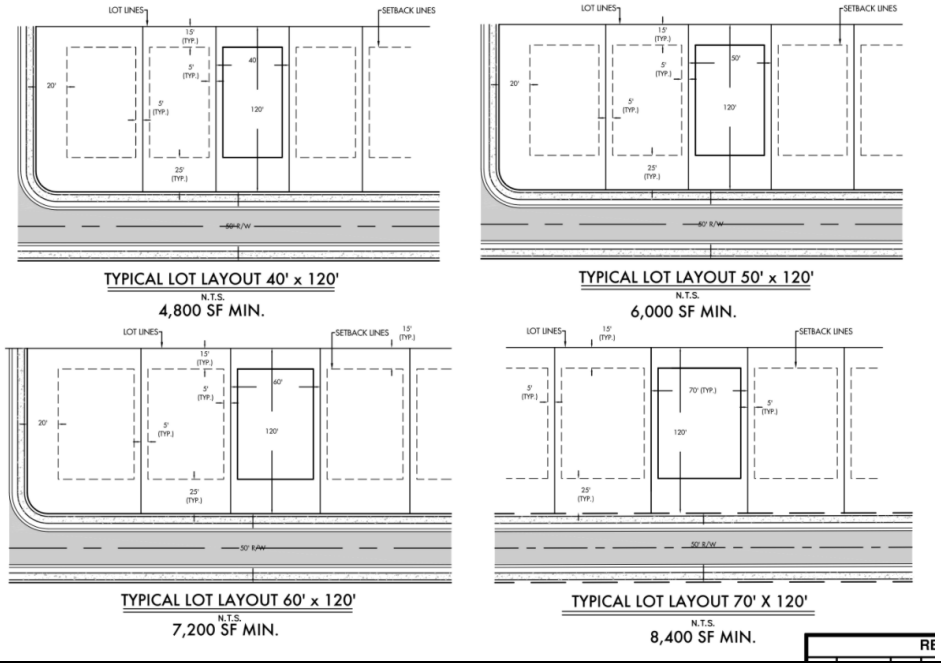
Total Units allowed: 1,224 dwelling units, representing a maximum of 2.63 dwelling units

The proposed density of 1.8 DU/GA represents 68% of the maximum 2.63 DU/GA.

M. Height. (Section 402.7.D.9)
Analysis: The project proposes a maximum height of 2-stories.

N. Fences and Screening.
Analysis: 15-foot greenbelt buffers are proposed along the perimeters of the development. A variable-width 50-foot roadway buffer is proposed adjacent to North Rye Road and the extension of Mulholland Road, with a minimum width of 20 feet.

O. Yards and Setbacks. (Section 402.7.D.7)
Analysis: The proposed setbacks are indicated in the Site Design Table and complemented with the following Lot Layout included in the PSP:



P. Trash and Utility Plant Screens.
Analysis: Note 18 of the GDP states that solid waste disposal will be provided by individual can pick up provided by Manatee County.

Q. Signs.
Analysis: All signs will be determined at time of the FPS and will comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)
Analysis: Detailed landscaping plans will be provided with the FSP and shall meet the standards in Section 701.
.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: Not applicable

T. Environmental Factors.
Water Conservation.
Analysis: Water conservation methods will be provided as a part of FSP construction drawings.

Minimum Open Space Requirements. ***(Section 402.7.D.2)***
Analysis: Site design provides 58% open space, or 272.98 acres, exceeding the required 25% (Non-CPA Overlay) and 35% (CPA Overlay).

Preservation of Existing Plant Communities.
Analysis: Preservation areas in the amount of 204.53 acres exceeds the minimum requirement of 49.02 acres.

U. Rights-of-Way and Utility Standards.
Analysis: All ROWs and utilities improvements will be constructed in accordance with the requirements of the Manatee County Development Standards and will be reviewed with the PSP/FSP submittal.

V. Stormwater Management.
Analysis: Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the LDC, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control), the Public Works Standards Manual and the project specific stipulations.

W. Consistency with Comprehensive Plan.
Analysis: The project is consistent with the Comprehensive Plan, as discussed in Section “Compliance with the Comprehensive Plan”.

X. Other Factors.
Analysis: None.

LDC SECTION 402.7. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

1. **Site Planning.** Refer to Section 402.6.F- Design Quality.

2. **Landscaped Open Space and Pervious Area Requirements**. Refer to Section 402.6.R. Landscaping and 402.6.T. Environmental Factors.

3. **Frontage and Accessibility.** Refer to Sections 402.6.H. **Access** and 402.6.I **Streets, Drives, Parking and Service Areas.**

4. **Neighborhoods.** The proposed residential subdivision is designed with wetland preservation, amenity centers, pocket parks, and a nature trail system as the focal points for the development.

5. **Greenbelts.** Refer to Sections 402.6.F **Design Quality**.

6. **Traffic Circulation.** Refer to Sections 402.6.H **Access.**

7. **Yards and Setbacks.** Refer to Site Design Table and Section 402.6.O, which includes lot layouts.

8. **Minimum Lot Width.** Refer to Site Design Table.

9. **Building Height.** Refer to Site Design Table and Section 402.6.M. Height

LDC SECTION 403.8.- Coastal Overlay Districts (CHHA, CEA and CPA).

The southern portion lies within the CPA (Coastal Planning Area), CEA(Costal Evacuation Area) and the CHHA (Coastal High Hazard Area) overlays, affecting the following parcels: PIDs 524800000, 51810000, 521800003 and 513510159. However, the portion of CHHA that runs along the southern boundary is within the wetland area.
Analysis:

- The project does not propose any uses prohibited in the CPA and CHHA Overlays.
- As stated in the Environmental Section, approximately 238.71 acres of this project is located within the Coastal Planning Area, Coastal Overlay District. The applicant is required to preserve 41.78 acres of Native Upland Communities which is being provided as 60.68 acres of Mixed Hardwoods (FLUCCS 438) and Pine Flatwoods (FLUCCS 411).
- The project exceeds required 35% of open space for residential development within the CPA.
- The applicant has submitted an Emergency Preparedness Plan that will be reviewed in detail at time of the FSP submittal.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development in the area east of the established Future Development Area Boundary (FDAB).
Analysis: The site of the proposed project is located approximately 1.0 to 1.5 miles west of the FDAB

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: This project may be considered as a contiguous expansion of the built environment, between two approved planned developments currently under construction: Twin Rivers to the west and Rye Ranch to the east, as well as the existing residential subdivisions of Southern Oaks to the north and Rivers Reach to the south.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: As previously noted, the proposed residential subdivision is compatible with the surrounding residential neighborhoods. The proposed density remains below the maximum permitted under the UF-3 FLUC, even after

adjustment by wetland transfer calculations. The development pattern is responsive to the site's environmental constraints, and the area is currently supported by existing utility infrastructure.
However, transportation impacts must be carefully considered. Please refer to the responses provided for Section 342.3.5(a) *Impact on Traffic Characteristics* and Section 402.6.C *Relation to Major Transportation Facilities*, which address how the current road network is affected by this project. These impacts may influence the timing of development and its compliance with this policy.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The project complies with buffers and landscape requirements of the Code and provide adequate separation from the adjacent residential uses. Preserved wetland areas provide additional separation to the north and south.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan guarantees the achievement of maximum development potential, noted in this element and the Future Land Use Map.

Analysis: The proposed density of 1.8 DU/GA is below the maximum density allowed in the UF-3 FLUC, including adjustment for wetland transfer calculation (2.63 DU/GA). See LDC 402.6. L Density/Intensity for details.

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 future land use category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:
Three (3) dwelling units per acre.
Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).
Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:
Nine (9) dwelling units per acre.
Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).
12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
0.35.
0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:
Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).
Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed density remains below the maximum permitted under the UF-3 FLUC, even after adjustment by wetland transfer calculations (2.63 DU/GA). See Section 402.6.L Density/Intensity.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: Not applicable. Only residential uses are proposed.

6. POSITIVE/ NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- The proposed rezone is within a suburban area of the County characterized by existing and planned residential development, transitioning agricultural uses, and vacant land. The proposed land use is consistent with the existing land use in the vicinity.
- The proposed density remains below the maximum permitted under the UF-3 FLUC, even after adjustments through wetland transfer calculations. This supports land use compatibility and ensures that natural resource considerations are addressed in accordance with the Comprehensive Plan.
- The area is currently supported by existing utility infrastructure.
- Site design provides 58% open space, or 272.98 acres, exceeding the required 25% (Non-CPA) and 35% (CPA).
- There are no wetland impacts proposed with this project.
- 30 foot Wetland Buffers are being provided, exceeding the minimum required 25 feet
- A Wetland Buffer Enhancement Plan is provided.
- The site design provides a Min. 20 – Max. 50-foot roadway buffer, exceeding the required 20-foot roadway buffer.
- The site design provides a total of 210.12 acres of Preserved Native Plant Communities through 60.68 acres of Upland Native Plant Communities and 149.44 acres of Wetland Native Plant Communities. The minimum required amount is 49.02 acres.

- Two inter neighborhood ties have been incorporated into the design: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.
- The project site is located west of the FDAB.

NEGATIVE ASPECTS

- There were 14 potentially occupied Gopher Tortoise burrows identified during the Preliminary Listed Species Survey.
- The proposed project is located in an auto-dependent area. The inexistence of sidewalks, bicycle lanes, and transit facilities creates auto dependency which limits the ability of the residents to bike and walk to the community.
- The project, by adding 599 pm peak hour trips, will impact link 2921 (Rye Road from Golf Course Road to Upper Manatee River Road Road) that is projected to be deficient in terms of level of service due to vested trips. The projected deficiency will require Rye Road to be widened to 4 lanes to meet the adopted LOS standard according to CIP Project ID: PJ6118362.

MITIGATING MEASURES

- Gopher Tortoise Relocation Permit required with Florida Fish and Wildlife Conservation Commission (FWC).
- The applicant has voluntarily proffered to pay all impact fees upfront to help mitigate costs for Rye Road improvements.

SECTION 7

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.

3. Prior to Final Site Plan Approval, the applicant shall gain approval of the Emergency Preparedness Plan. The Homeowner's Association will be responsible for its implementation, taking over from the developer. The plan will continue to be updated annually or as circumstances warrant, with relevant information distributed at the yearly HOA meeting and prior to hurricane season. Affected residents or users will be informed annually, prior to hurricane season or as needed, of relevant emergency preparedness details, including hurricane evacuation routes and shelter information.

4. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.
   a) Property is located in a Flood Prone Area, the Coastal Planning, Coastal High Hazard, and Coastal Evacuation Areas
   b) An Emergency Preparedness Plan will be implemented by the Homeowner's Association, responsible for distributing relevant information at the yearly HOA meeting and prior to hurricane season—or as needed, including hurricane evacuation routes and shelter information
   c) There are two inter neighborhood ties: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.

5. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources

shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the Environmental Narrative prepared by Steinbaum and Associates (July 21, 2025), 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

5. A Wetland Buffer Enhancement Plan shall be provided at time of Final Site Plan in accordance with the Wetland Buffer Enhancement Plan Narrative prepared by Steinbaum and Associates (July 21, 2025). Plantings shall be provided in all wetland buffer areas where there is nuisance, exotic plant removal, gaps in native vegetation, temporary wetland buffer impacts, and buffer compensation areas based on the pre-development conditions as outlined in the Narrative.

6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.

7. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:

   (a) Digital photographs of the well along with nearby reference structures (if existing);
   (b) GPS coordinates (latitude/longitude) of the well;
   (c) The methodology used to secure the well during construction (e.g. fence, tape); &
   (d) The final disposition of the well - used, capped, or plugged.

8. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER

1. Any fill within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation (utilizing cup-for-cup methodology) shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). 100-year floodplain compensation utilizing combination of cup-for-cup and/or storage in the master drainage system (drainage modeling approach) shall utilize drainage modeling and demonstration of no adverse impacts (no-rise) for design storms up to the 100 year 24 hour storm event including the mean annual, 10 year and 25 year storm events.

2. The following stormwater and floodplain information shall be provided:

   • Identify the 25 and 100-year Base Flood Elevation(s) for the project area.
   • Identify the 25-year and 100-year flood stage(s) for the project area.
   • Identify the area and percentage of the project area within the 25 and 100-year floodplain.
   • Identify the proposed retention/detention pond and floodplain compensation area associated with this

project area.
• Identify the 25 and 100-year floodplain impact and compensation area.

3. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   Storm Frequency Cumulative Rainfall Rainfall Distribution
   10-year/24-hour NOAA Atlas 14 FLMOD
   25-year/24-hour NOAA Atlas 14 FLMOD
   50-year/24 hour NOAA Atlas 14 FLMOD
   100-year/24-hour NOAA Atlas 14 FLMOD
   100-year/72-hour 18 inches FDOT-72

   50-year storm event modeling applies to thoroughfare drainage systems only.

   The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along the drainage conveyances associated with the Gamble Creek, Goddard Creek the Manatee River and their tributaries within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along this conveyance. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

   A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for the Manatee River and Goddard Creek within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

5. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

6. Drainage design should maximize available storage in the master drainage system where possible and maintain existing historic basin storage. This may include for example evaluation of SHWT so that stormwater ponds and floodplain compensation ponds (historic storage areas) SHWT are set as low as practical to maximize available storage in the system. Access to the floodplain compensation areas should be such that immediate and unrestricted access is provide as well as means to immediately recover the required compensation volume after the storm event. Such design shall accommodate maintenance. We recommend methodology meeting separately with stormwater engineering staff regarding this matter.

7. Drainage Flowage and Maintenance Access Easements shall be provided for existing drainage system which runoff from public ROW. Manatee County is only responsible for maintaining the free flow of drainage within these systems.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

9. All residential lots shall be located outside of the post-development 25-year floodplain.

10. A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of the Manatee River. Any existing or proposed structures within the floodway shall be modeled.

11. There shall be a full 25-year attenuation on all stormwater ponds within the development.

12. Drainage modeling shall utilize the Gamble Creek Watershed Study (attenuation, water quality and floodplain analysis).

D. UTILITIES

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

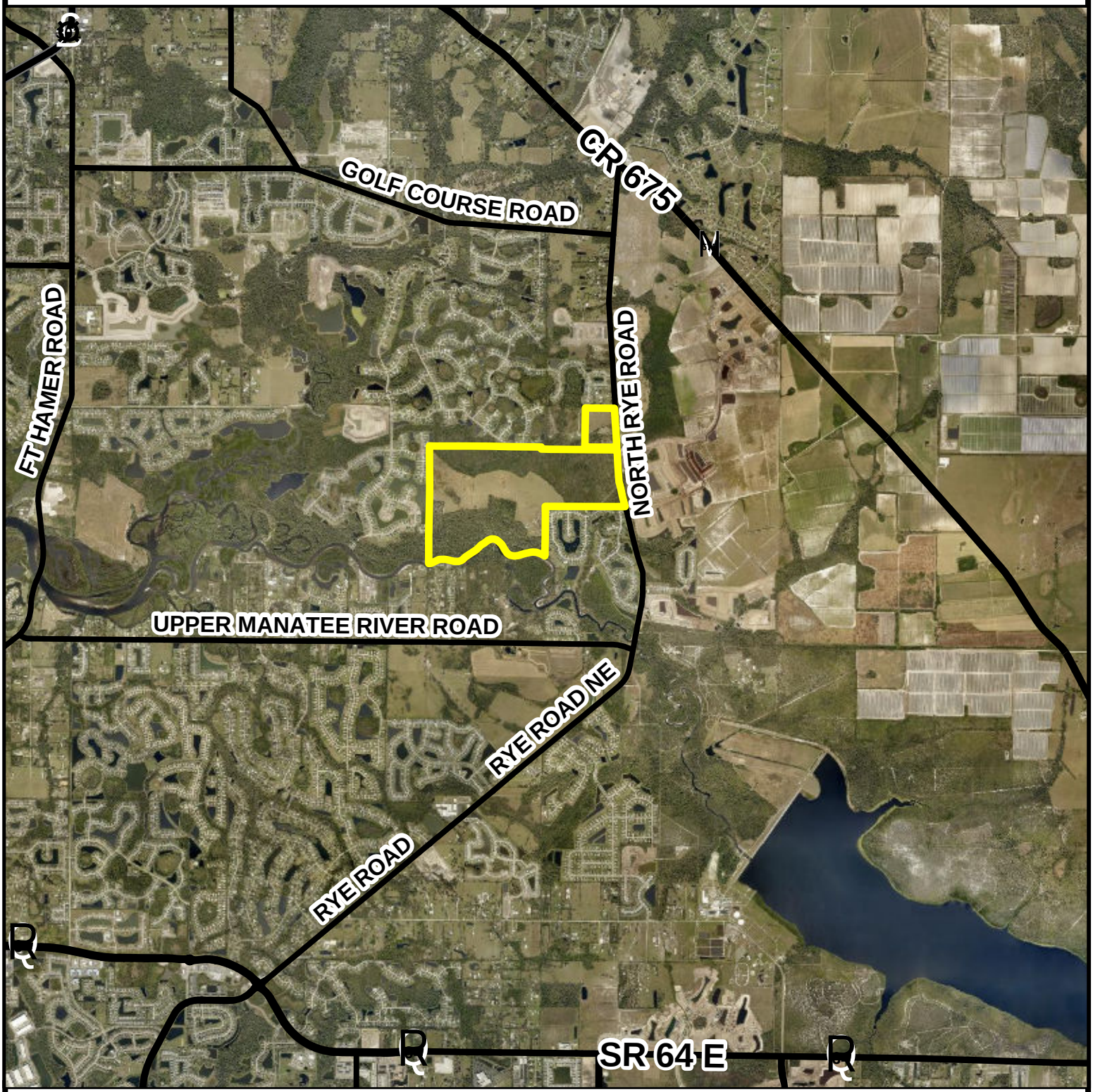
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

Attachments

1. **Staff Report Maps/Aerials**
2. **Preliminary Site Plan**
3. **Accepted Traffic Study**
4. **Concurrency Deferral Form**
5. **Environmental Narrative**
6. **School Report**
7. **Zoning Disclosure Affidavit**
8. **Emergency Preparedness Plan**
9. **Neighborhood Workshop Summary**
10. **Affidavit of Publishing**
11. **Public Comment**
12. **Ordinance PDR-23-48(Z)(P)**

AERIAL



Parcel ID #(s) Multiple

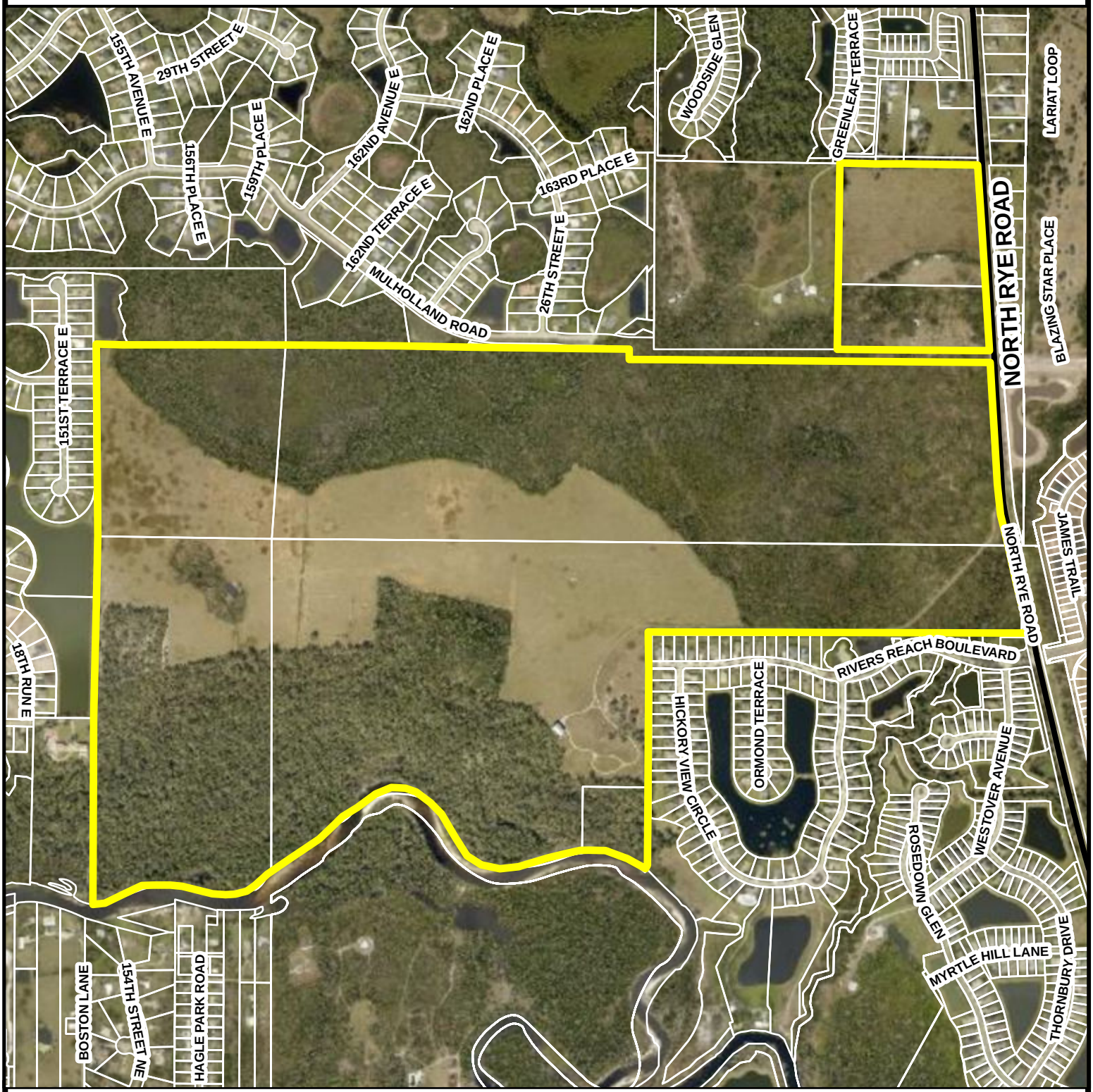
Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1:54,735

AERIAL



Parcel ID #(s) Multiple

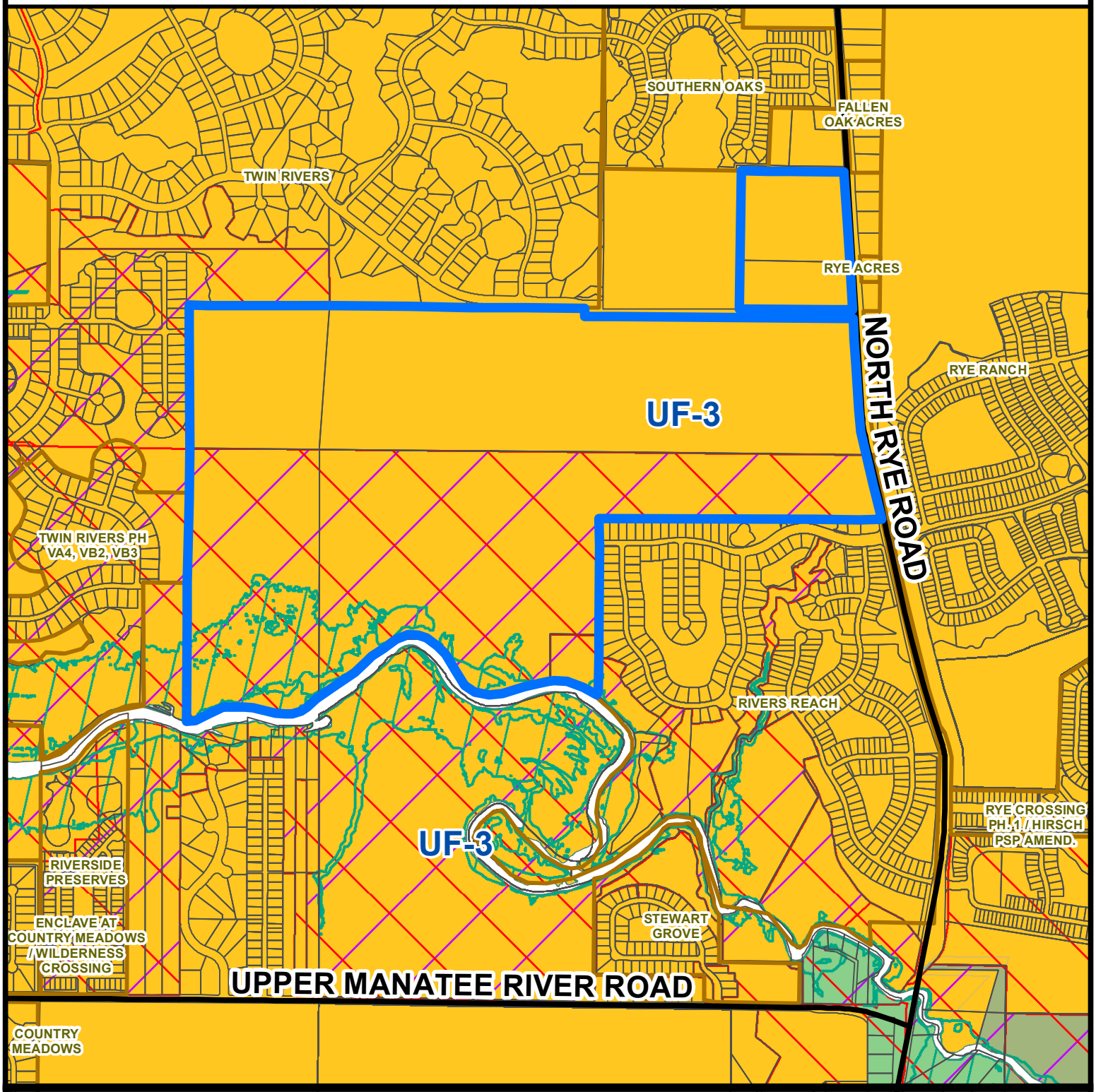
Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1:11,486

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

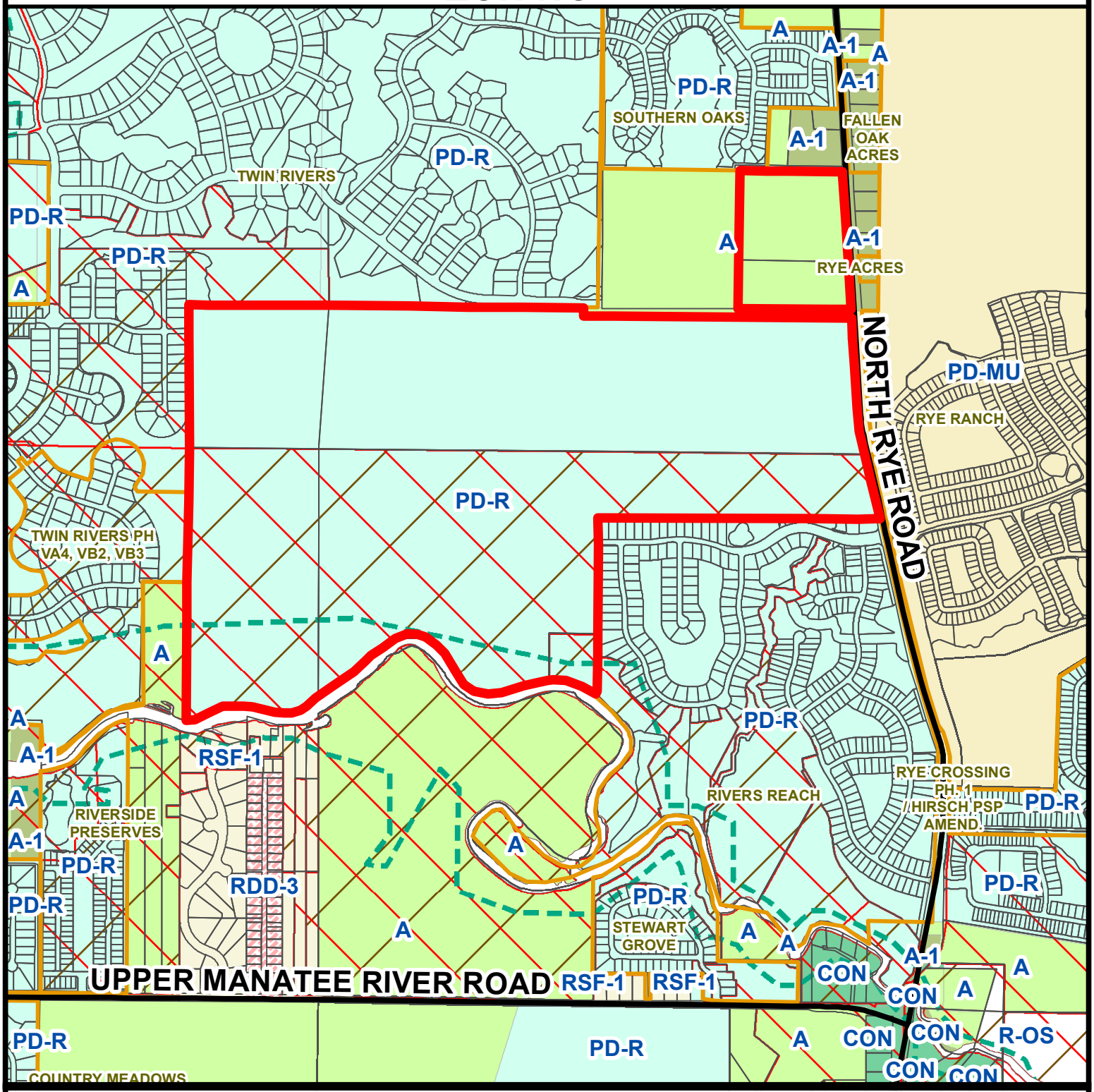
S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Coastal Evacuation Area
Coastal Planning Area
CHHA

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1 inch = 1,292 feet

ZONING



Parcel ID #(s) Multiple

Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Coastal Evacuation Area
Coastal Planning Area
Coastal High Hazard - Zoning

Manatee County
Staff Report Map
Map Prepared 10 / 2025
1 inch = 1,292 feet

Manatee County Zoning Ordinance

PDR-23-48(Z)(P) – YORT- 2351 - 2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, AS AMENDED, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 31.32 ACRES ON THE WEST SIDE OF RYE ROAD AND NORTH OF THE FUTURE EXTENSION OF MULHOLLAND ROAD, ALSO KNOWN AS 2351 AND 2357 NORTH RYE ROAD IN PARRISH (MANATEE COUNTY), FROM A (GENERAL AGRICULTURE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; APPROVING A PRELIMINARY SITE PLAN FOR A TOTAL OF 733 SINGLE FAMILY UNITS ON 464.74 ACRES, WHICH INCLUDES THE 31.32 ACRES SUBJECT TO BE REZONED AND 433.417 ACRES IMMEDIATELY ADJACENT TO THE SOUTH, ALREADY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL), PARTIALLY LOCATED WITHIN THE CEA/CHH/CPA OVERLAYS (COASTAL EVACUATION AREA, COASTAL HIGH HAZARD, AND COASTAL PLANNING AREA OVERLAYS), COMMONLY KNOWN AS 1921, 1381, AND 1621 NORTH RYE ROAD IN PARRISH (MANATEE COUNTY); SUBJECT TO VOLUNTARILY PROFFERED CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 2351 Rye Road LLC (parcels to be rezoned) and Yort, LLC (remaining acreage) (Owners) (the "Applicants") filed an application to rezone approximately 31.32 acres on the west side of Rye Road and North of the future extension of Mulholland Road, also known described in Exhibit "A", attached hereto, (the "Property") from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; and

WHEREAS, the applicant also filed a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays) (the "project") on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on January 15, 2026, to consider the rezone, Preliminary Site Plan and Specific Approval applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications inconsistent with the Manatee County Comprehensive Plan and does not satisfy the criteria for approval in the Manatee County Land Development Code and recommended denial of the applications.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance of approximately 31.32 acres on the west side of Rye Road and North of the future extension of Mulholland Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District.

B. The Board of County Commissioners, after due public notice, held public hearings on February 12, 2026 and March 5, 2026, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for a total of 733 single family units on 464.74 acres which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.

2. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.

3. Prior to Final Site Plan Approval, the applicant shall gain approval of the Emergency Preparedness Plan. The Homeowner's Association will be responsible for its implementation, taking over from the developer. The plan will continue to be updated annually or as circumstances warrant, with relevant information distributed at the yearly HOA meeting and prior to hurricane season. Affected residents or users will be informed annually, prior to hurricane season or as needed, of relevant emergency preparedness details, including hurricane evacuation routes and shelter information.

4. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.

a) Property is located in a Flood Prone Area, the Coastal Planning, Coastal High Hazard, and Coastal Evacuation Areas

b) An Emergency Preparedness Plan will be implemented by the Homeowner's Association, responsible for distributing relevant information at the yearly HOA meeting and prior to hurricane season—or as needed, including hurricane evacuation routes and shelter information

c) There are two inter neighborhood ties: one full access on 20th Street East SE to the west, and another on Rivers Reach Boulevard which will be for emergency access only.

5. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the Environmental Narrative prepared by Steinbaum and Associates (July 21, 2025), 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

5. A Wetland Buffer Enhancement Plan shall be provided at time of Final Site Plan in accordance with the Wetland Buffer Enhancement Plan Narrative prepared by Steinbaum and Associates (July 21, 2025). Plantings shall be provided in all wetland buffer areas where there is nuisance, exotic plant removal, gaps in native vegetation, temporary wetland buffer impacts, and buffer compensation areas based on the pre-development conditions as outlined in the Narrative.

6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.

7. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval

prior to recommencing construction activities. The Well Management Plan shall include the following information:

- Digital photographs of the well along with nearby reference structures (if existing);
- GPS coordinates (latitude/longitude) of the well;
- The methodology used to secure the well during construction (e.g. fence, tape); &
- The final disposition of the well - used, capped, or plugged.

8. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER

1. Any fill within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation (utilizing cup-for-cup methodology) shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). 100-year floodplain compensation utilizing combination of cup-for-cup and/or storage in the master drainage system (drainage modeling approach) shall utilize drainage modeling and demonstration of no adverse impacts (no-rise) for design storms up to the 100 year 24 hour storm event including the mean annual, 10 year and 25 year storm events.

2. The following stormwater and floodplain information shall be provided:

   • Identify the 25 and 100-year Base Flood Elevation(s) for the project area.
   • Identify the 25-year and 100-year flood stage(s) for the project area.
   • Identify the area and percentage of the project area within the 25 and 100-year floodplain.
   • Identify the proposed retention/detention pond and floodplain compensation area associated with this project area.
   • Identify the 25 and 100-year floodplain impact and compensation area.

3. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along the drainage conveyances associated with the Gamble Creek, Goddard Creek the Manatee River and their tributaries within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along this conveyance. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

   A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for the Manatee River and Goddard Creek within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Drainage easement widths are to be in accordance with Appendix A of the Manatee County Stormwater Management Design Manual. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

5. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

6. Drainage design should maximize available storage in the master drainage system where possible and maintain existing historic basin storage. This may include for example evaluation of SHWT so that stormwater ponds and floodplain compensation ponds (historic storage areas) SHWT are set as low as practical to maximize available storage in the system. Access to the floodplain compensation areas should be such that immediate and unrestricted access is provide as well as means to immediately recover the required compensation volume after the storm event. Such design shall accommodate maintenance. We recommend methodology meeting separately with stormwater engineering staff regarding this matter.

7. Drainage Flowage and Maintenance Access Easements shall be provided for existing drainage system which runoff from public ROW. Manatee County is only responsible for maintaining the free flow of drainage within these systems.

8. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

9. All residential lots shall be located outside of the post-development 25-year floodplain.

10. A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of the Manatee River. Any existing or proposed structures within the floodway shall be modeled.

11. There shall be a full 25-year attenuation on all stormwater ponds within the development.

12. Drainage modeling shall utilize the Gamble Creek Watershed Study (attenuation, water quality and floodplain analysis).

D. UTILITIES

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit “A”, incorporated by reference herein, approximately 31.32 acres on the west side of Rye Road and North of the future extension of Mulholland Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails

to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 5th day of March 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

LEGAL DESCRIPTION – 2531 RYE ROAD

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION S 89°07'04" E, A DISTANCE

OF 1310.99 FEET; TO THE POINT OF BEGINNING; THENCE S 89°17'45" E, A DISTANCE OF 984.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY OF NORTH RYE ROAD; THENCE S 03°25'33" E ALONG SAID MAINTAINED RIGHT OF WAY A DISTANCE OF 1323.31 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 89°19'48" W, A DISTANCE OF 1082.11 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 00°47'46" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1320.52 FEET; TO THE POINT OF BEGINNING

LEGAL DESCRIPTION – YORT, LLC

A PARCEL OF LAND LYING IN SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, S 00°17'19" W, A DISTANCE OF 1335.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S 00°55'14" W, A DISTANCE OF 84.00 FEET; TO THE **POINT OF BEGINNING**; THENCE S 89°47'48" E, A DISTANCE OF 1299.94 FEET; THENCE S 89°19'48" E, A DISTANCE OF 1084.41 FEET TO THE WESTERLY MAINTAINED

RIGHT OF WAY LINE OF NORTH RYE ROAD, THENCE ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES; 1) S 03°20'57" E, A DISTANCE OF 970.55 FEET; 2) S 06°17'25" E, A DISTANCE OF 66.08 FEET; 3) S 13°02'29" E, A DISTANCE OF 880.45 FEET; 4) S 23°49'39" W, A DISTANCE OF 15.99 FEET; THENCE N 89°48'37" W, A DISTANCE OF 2672.39 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14 ; THENCE S 00°22'50" W ALONG SAID EAST LINE A DISTANCE OF 1687 FEET MORE OR LESS TO THE NORTH ORDINARY HIGH WATER LINE OF MANATEE RIVER; THENCE MEANDER ALONG THE SAID NORTH ORDINARY HIGH WATER LINE FOR A DISTANCE OF 4697 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N 01°09'15" E, A DISTANCE OF 2624 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 00°30'55" W, A DISTANCE OF 1322.37 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S 89°41'07" E, A DISTANCE OF 1340.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE S 89°20'17" E ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF

2470.26 FEET; THENCE S 00°37'00" W, A DISTANCE OF 84.00 FEET; THENCE S 89°20'13" E, A DISTANCE OF 133.53 FEET; TO THE **POINT OF BEGINNING**

PLANNED DEVELOPMENT RESIDENTIAL PRELIMINARY SITE PLAN

TO SERVE:

YORT - 2351

LOCATED IN:

SECTION 10,11,13,14, & 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

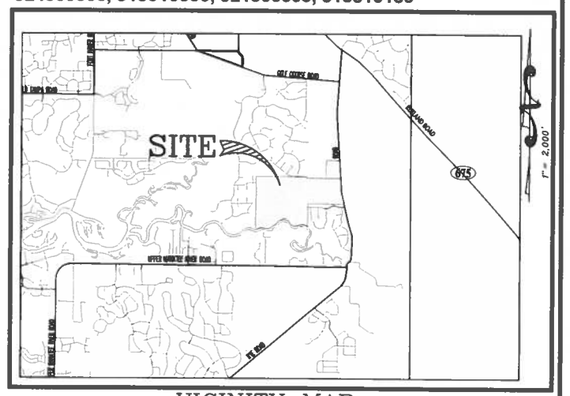
EXISTING ZONING: A,PD-R/CEA,CPA,CHHA

PROPOSED ZONING: PLANNED DEVELOPMENT RESIDENTIAL (PDR)

FUTURE LAND USE: UF-3

PLN2309-0137/ PDR-23-48(Z)(P)

PID# 512000001, 513010509, 513100209, 513100109, 524800000, 515810000, 521800003, 513510159



VICINITY MAP

NOTES

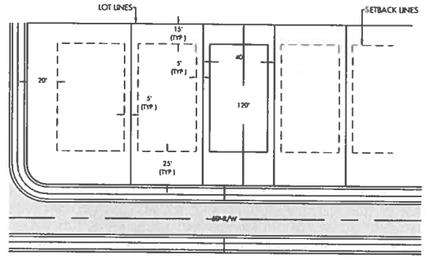
1. THE SITE IS CURRENTLY ZONED A, PD-R AND IS PARTIALLY WITH IN THE COASTAL OVERLAY DISTRICT (COTA, CHHA, CEA) AND SHALL BE SUBJECT TO LDC SECTION 403.8. THE FUTURE LAND USE CATEGORY IS UF-3.
2. ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) THE CONVERSION FROM NAVD TO NGVD IS +0.96'
3. SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES HAVE NOT BEEN LOCATED EXCEPT AS SHOWN
4. SITE LIES IN FLOODWAY LINE: AE-ZONE, A-ZONE AND BASE FLOOD ELEVATION OF 15.2 THRU 16.0' NAVD. PANEL No. 12081C0195F, 12081C0215F EFFECTED AUGUST 10 2021
5. THIS PROJECT IS WITHIN THE GAMBLE CREEK BASIN AND MANATEE BELOW RIVER DAM
6. THERE ARE NO KNOWN EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN
7. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD, FDEP OR ACOE WITHIN THE BOUNDARIES OF THIS PLAN
8. THERE ARE EXISTING WELLS ON THIS PROJECT SITE THAT WILL BE MAINTAINED FOR ANY CONTINUED AGRICULTURAL USE AND OTHER IRRIGATION PURPOSES. ANY WELLS NOT USED FOR IRRIGATION WILL BE CAPPED IN ACCORDANCE WITH MANATEE COUNTY REGULATIONS
9. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
10. RESIDENCES WILL BE SINGLE FAMILY DETACHED WITH A MAXIMUM HEIGHT OF TWO STORIES
11. THE DEVELOPMENT INTENT IS TO SUBMIT FSP/CONSTRUCTION PLANS WITHIN THREE YEARS OF PSP APPROVAL.
12. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION. LIGHTING WILL MEET OR EXCEED THE REQUIREMENTS OF SECTION 806 OF THE LDC AT TIME OF FINAL SITE PLAN
13. THERE WILL BE PROPOSED SIGNS TO IDENTIFY THE SUBDIVISION. SIGNAGE WILL BE IN COMPLIANCE WITH SECTION 605 OF THE LDC.
14. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE 2027- 2030 AND WILL BE COMPLETED WITHIN THREE YEARS UPON CONSTRUCTION PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL
15. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND PUBLICLY MAINTAINED
16. A 10' MINIMUM UTILITY EASEMENT WILL BE LOCATED ALONG ALL FRONT LOT LINES.
17. SUBDIVISION "STREETS" SHALL BE CONSTRUCTED TO MANATEE COUNTY TRANSPORTATION DEPARTMENT STANDARDS LATEST REVISION AT TIME OF "CONSTRUCTION DRAWING" APPROVAL AND PUBLICLY MAINTAINED
18. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL CAN PICK-UP
16. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 21" ABOVE THE CROWN OF THE ADJACENT ROADWAY OR IF WITHIN THE 100 YEAR FLOOD PLAIN, A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
17. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED
18. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NO CONFORM TO THESE DOCUMENTS, AND AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTAINED AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
19. ANY IMPROVEMENTS THAT IMPACT EXISTING ROADWAY LIGHTING STRUCTURES WILL NEED TO BE RESOLVED BY RELOCATING EXISTING POLES OR INSTALLING NEW LIGHT POLES SHALL BE RELOCATED SUCH THAT LIGHTING LEVELS ARE MAINTAINED TO COUNTY STANDARDS. PHOTOMETRIC ANALYSIS AND LIGHTING PLANS TO BE PROVIDED TO MANATEE COUNTY TRAFFIC ENGINEERING FOR APPROVAL.
20. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH SECTIONS 701, 702 (PLANNED DEVELOPMENT) AND 703 B (COASTAL OVERLAY) AND ALL TREE REMOVAL/REPLACEMENT WILL BE IN ACCORDANCE WITH LDC SECTION 720
21. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE ANALYZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS
22. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA
23. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY AND TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS
24. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON PSP.
25. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
26. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
27. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
28. THE PROPOSED DRAINAGE EASEMENT AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
29. ANY PROPOSED WATERFRONT STRUCTURE SHALL BE DESIGNED TO MEET THE STANDARDS OF LDC SECTION 811.17. WATERFRONT STRUCTURES. DETAILS WILL BE REVIEWED WITH THE FINAL SITE PLAN APPLICATION, AS APPLICABLE.
30. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH THE SCHOOL DISTRICT AS TO THE LOCATION AND DESIGN OF ANY FUTURE SCHOOL BUS STOPS WITHIN THE PROJECT.

SITE DATA:

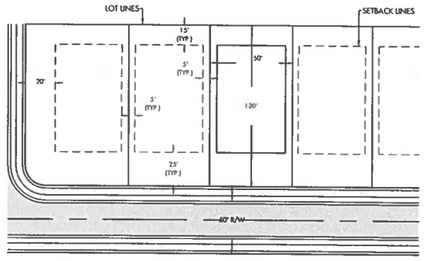
TOTAL PROJECT AREA:	464.74 ACRES
TOTAL PROJECT UNITS:	733 UNITS
WETLANDS:	149.44 ACRES
20% OF TOTAL PROJECT ACREAGE:	92.95 ACRES
GROSS ACREAGE:	408.25 ACRES
92.95 AC (20% OF TOTAL PROJECT SITE) + 315.30 AC = 408.25 AC	
GROSS DENSITY: (733 LOTS/408.25 AC)	1.80 DU/GROSS ACRE
NET ACREAGE (464.74 - 149.44):	315.30 ACRES
WETLANDS:	149.44 ACRES
NET DENSITY: (733 LOTS/315.30 AC)	2.32 DU/NET ACRE

TYPICAL LOT SIZE:	40' X 120'	4,800 SQ. FT.
TYPICAL LOT SIZE:	50' X 120'	6,000 SQ. FT.
TYPICAL LOT SIZE:	60' X 120'	7,200 SQ. FT.
TYPICAL LOT SIZE:	70' X 120'	8,400 SQ. FT.

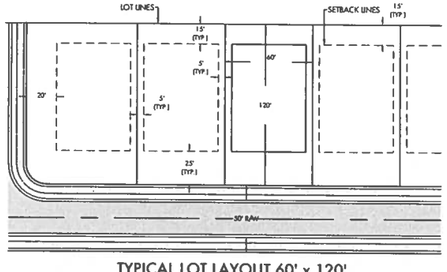
OPEN SPACE REQUIRED:	140.06 ACRES
226.03 ACRES x 0.25=	56.51 ACRES
238.71 ACRES x 0.35 (CPA) =	83.55 ACRES
OPEN SPACE PROVIDED:	272.98 ACRES
WETLANDS:	149.44 ACRES
WETLAND BUFFERS: (22.66 AC TOTAL - 0.03 IMPACTED):	22.63 ACRES
UPLANDS (EXCLUDING WETLAND BUFFERS, TRAILS AND PARKS):	36.32 ACRES
PASSIVE PARKS/TRAILS/ OTHER AMENITIES:	7.72 ACRES
STORMWATER PONDS: (+/- 24% OF PROVIDED OPEN SPACE):	56.87 ACRES
EXISTING PLANT COMMUNITIES IN PRE DEVELOPMENT:	248.53 ACRES
EXISTING UPLAND NATIVE PLANT COMMUNITIES (FLUCCS 320, 411 & 438):	99.09 ACRES
EXISTING WETLAND NATIVE PLANT COMMUNITIES (FLUCCS 600, 610, 617, 641):	149.44 ACRES
REQUIRED PRESERVATION CALCULATIONS:	
UPLAND PRESERVATION 50% OF REQUIRED OPEN SPACE IN CPA (83.55 x 0.50):	41.78 ACRES
NATIVE PLANT COMMUNITIES PRESERVATION (WHICHEVER IS LESS)	
35% OF REQUIRED OPEN SPACE (140.06 x 0.35): -OR-	49.02 ACRES
75% EXISTING NATIVE PLANT COMMUNITIES (248.53 x 0.75):	186.40 ACRES
TOTAL REQUIRED UPLAND PRESERVATION:	49.02 ACRES
UPLAND PRESERVATION PROVIDED:	60.68 ACRES
PRESERVED NATIVE PLANT COMMUNITIES PROVIDED:	210.12 ACRES
PRESERVED UPLAND NATIVE PLANT COMMUNITIES (FLUCS 411 AND 438):	60.68 ACRES
PRESERVED WETLAND NATIVE PLANT COMMUNITIES:	149.44 ACRES



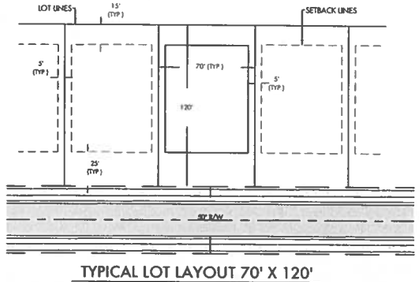
TYPICAL LOT LAYOUT 40' x 120'
N.T.S.
4,800 SF MIN.



TYPICAL LOT LAYOUT 50' x 120'
N.T.S.
6,000 SF MIN.



TYPICAL LOT LAYOUT 60' x 120'
N.T.S.
7,200 SF MIN.



TYPICAL LOT LAYOUT 70' X 120'
N.T.S.
8,400 SF MIN.

BUFFERS:

	MINIMUM REQUIRED	PROVIDED
MULHOLLAND ROAD	20'	MIN. 20' - MAX. 50'
RYE ROAD	20'	MIN. 20'- MAX. 50'
GREENBELT	15'	15'
WETLAND	25' AVERAGE/ 15' MIN.	30' AVERAGE/15' MIN.
AMENITY CENTER	10' ALL SIDES	10' ALL SIDES

SETBACKS:

SINGLE FAMILY DETACHED		
FRONT YARD	25'	FRONT LOADED GARAGE
FRONT YARD	20'	SIDE LOADED GARAGE/SECONDARY FRONT
SIDE YARD	5'	
REAR YARD	15'	
REAR YARD ACCESSORY STRUCTURE	5'	
WETLAND BUFFER SETBACK	15'	
AMENITIES CENTER	20' ALL SIDES	

WETLAND DATA

WETLAND	WETLAND ACREAGE	WETLAND IMPACT ACREAGE	WETLAND BUFFER	ROADWAY BUFFER IMPACT	BUFFER IMPACT AT LOT	BUFFER IMPACT MITIGATION
A	62.807	0	A	0	0	0
B	0.486	0	B	0.02	0	0.02
C	0.888	0	C	0	0	0
D	0.285	0	D	0.01	0	0.01
E	0.871	0	E	0	0	0
F	5.96	0	F	0	0	0
G	65.437	0	G	0	0	0
H	1.344	0	H	0	0	0
I	0.241	0	I	0	0	0
J	2.21	0	J	0	0	0
K	0.875	0	K	0	0	0
L	0.317	0	L	0	0	0
M	0.81	0	M	0	0	0
N	1.742	0	N	0	0	0
O	4.905	0	O	0	0	0
AA	0.262	0	AA	0	0	0
WETLAND TOTAL	149.440	0	TOTAL	0.03	0	0.03
OSW	9.959					

INDEX

- [X] COVER SHEET 01
- [X] EXISTING CONDITIONS AND AERIAL 02
- [X] AERIAL SITE PLAN 03
- [X] UPLAND PRESERVATION AERIAL 03A
- [X] OVERALL PRELIMINARY SITE PLAN 04
- [X] PRELIMINARY SITE PLANS 5-19
- [X] PRELIMINARY ENGINEERING PLANS 20-34
- [X] OVERALL BASIN PLAN 35
- [X] BASIN AREAS ..... 35 A
- [X] SECTIONS AND DETAILS 36
- [X] SECTIONS AND DETAILS 36A
- [X] PRELIMINARY PLANTING PLANS, NOTES AND DETAILS 37
- [X] PRELIMINARY PLANTING PLANS 38-51

[X] SHEETS INCLUDED

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

Digitally signed by Jeb Mulock
Date: 2026.01.06 11:53:48-05'00'

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST 7TH FLOOR BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

PREPARED FOR:
DANIELSON DEVELOPMENT, LLC
36 WINSTON DRIVE
BELLEAIR, FL 33756

PREPARED BY:
ZNS ENGINEERING
1023 MANATEE AVENUE WEST, 7TH FLOOR
BRADENTON, FLORIDA 34208
(941) 748-8080

REVISIONS

	DATE	BY	DESCRIPTION
01	12/23	KOH	V1 COMMENTS, NOTES, SITE DATA REVISIONS
02	04/24	KOH	V2 REVISE NOTES
03	9/24	PE	REVISE UPLAND PRESERVATION NUMBER

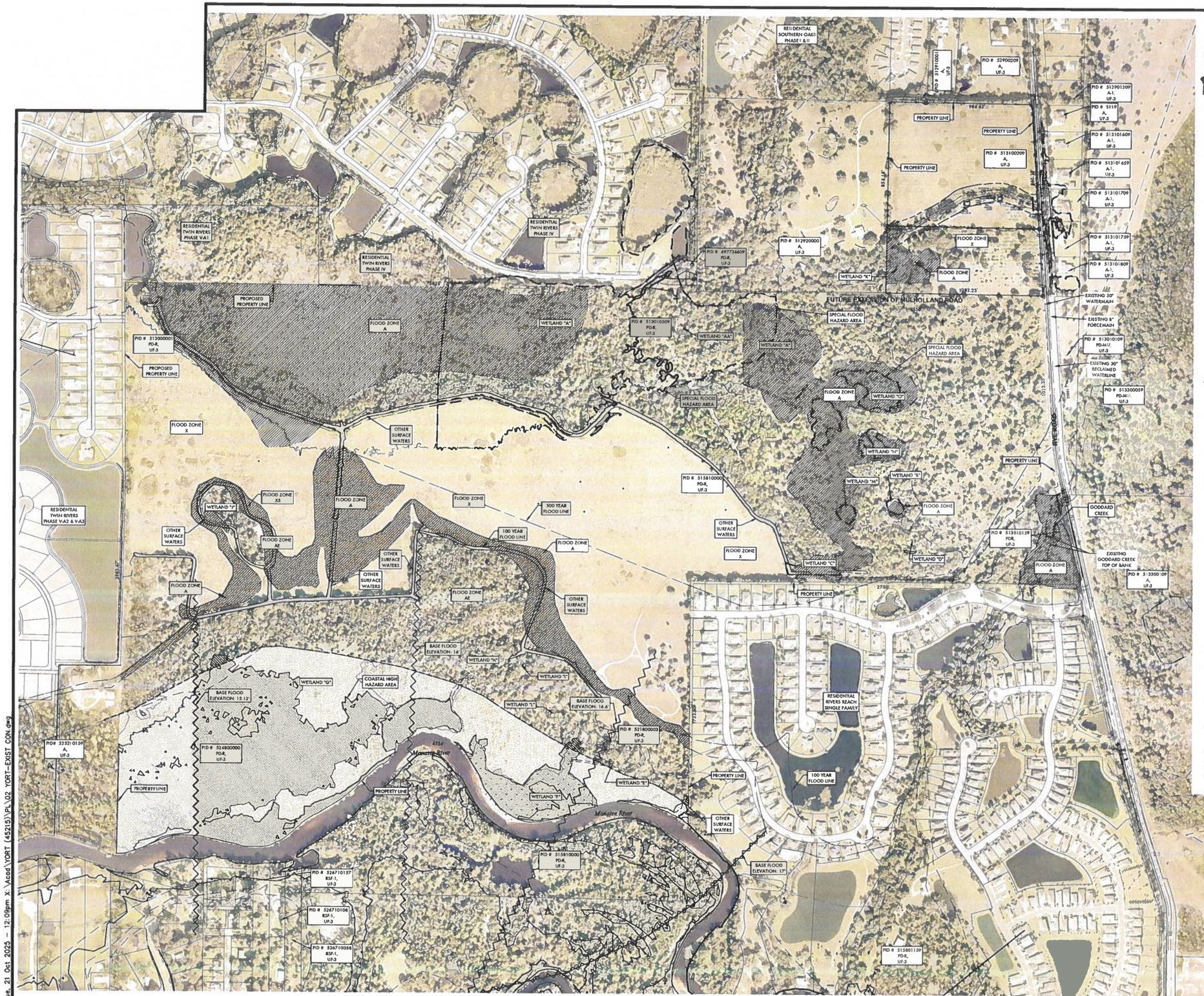
PROJECT DATA:
YORT - 2351
45215

JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

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SHEET 01

Tue, 06 Jan 2026 - 11:31am X:\Acad\YORT (45215)\PL\01 YORT-COV.dwg



LEGEND

	100 YEAR FLOODLINE/FLOODZONE "A" (FEMA MARCH 17, 2014 EFFECTIVE FLOOD INSURANCE RATE MAPS (FIRM) 12081C0215F AND12081C0195F)	97.96 ACRES
	100 YEAR FLOODWAY	67.12 ACRES
	COASTAL HIGH HAZARD	35.79 ACRES
	OTHER SURFACE WATERS	8.78 ACRES
	WETLAND	149.44 ACRES
	SPECIAL FLOOD HAZARD	

LEGEND FLUM

PARCEL PID # 513100209, 513100109

UF-3 31.32 ACRES

PARCEL PID# 512000001, 513010509, 513100209, 513100109, 524800000, 515810000, 521800003

UF-3/CEA/CPA 433.41 ACRES

ZONING

PARCEL PID # 513100209, 513100109

A 31.32 ACRES

PARCEL PID# 512000001, 513010509, 513100209, 513100109, 521800003

PD-R 433.41 ACRES

PARCEL PID# 524800000, 515810000

CEA/CPA 238.33 ACRES

CHHA 35.79 ACRES

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION S 89°07'04" E, A DISTANCE OF 1310.99 FEET; TO THE POINT OF BEGINNING; THENCE S 89°17'45" E, A DISTANCE OF 984.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY OF NORTH RYE ROAD; THENCE S 03°25'33" E ALONG SAID MAINTAINED RIGHT OF WAY A DISTANCE OF 1323.31 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 89°19'48" W, A DISTANCE OF 1082.11 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 00°47'46" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1320.52 FEET; TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, S 00°17'19" W, A DISTANCE OF 1335.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S 00°55'34" W, A DISTANCE OF 84.00 FEET; TO THE POINT OF BEGINNING; THENCE S 89°47'48" E, A DISTANCE OF 1299.94 FEET; THENCE S 89°19'48" E, A DISTANCE OF 1084.41 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF NORTH RYE ROAD; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES; 1) S 03°20'57" E, A DISTANCE OF 970.55 FEET; 2) S 06°17'25" E, A DISTANCE OF 66.08 FEET; 3) S 13°02'29" E, A DISTANCE OF 880.45 FEET; 4) S 23°49'39" W, A DISTANCE OF 15.99 FEET; THENCE N 89°48'37" W, A DISTANCE OF 2672.39 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14 ; THENCE S 00°22'50" W ALONG SAID EAST LINE A DISTANCE OF 1687 FEET MORE OR LESS TO THE NORTH ORDINARY HIGH WATER LINE OF MANATEE RIVER; THENCE MEANDER ALONG THE SAID NORTH ORDINARY HIGH WATER LINE FOR A DISTANCE OF 4697 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N 01°09'15" E, A DISTANCE OF 2624 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 00°30'55" W, A DISTANCE OF 1322.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S 89°41'07" E, A DISTANCE OF 1340.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE S 89°20'17" E ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 2470.26 FEET; THENCE S 00°37'00" W, A DISTANCE OF 84.00 FEET; THENCE S 89°20'13" E, A DISTANCE OF 133.53 FEET; TO THE POINT OF BEGINNING.

JEB C. WULDOCK
PROFESSIONAL ENGINEER #64692
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REVISIONS
1 JJL COMMENTS 12/23/25

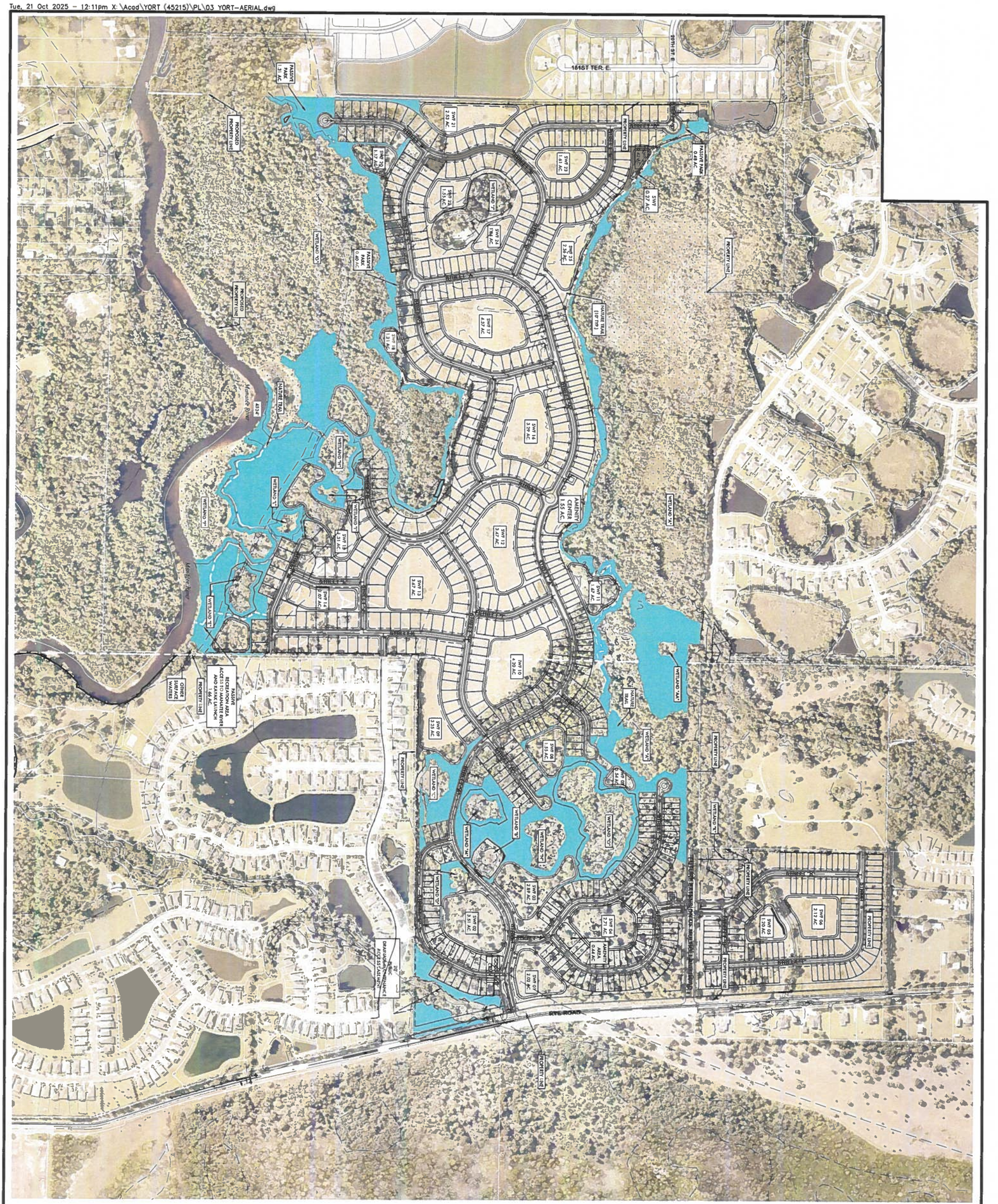
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EXISTING CONDITIONS/AERIAL
FOR
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LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

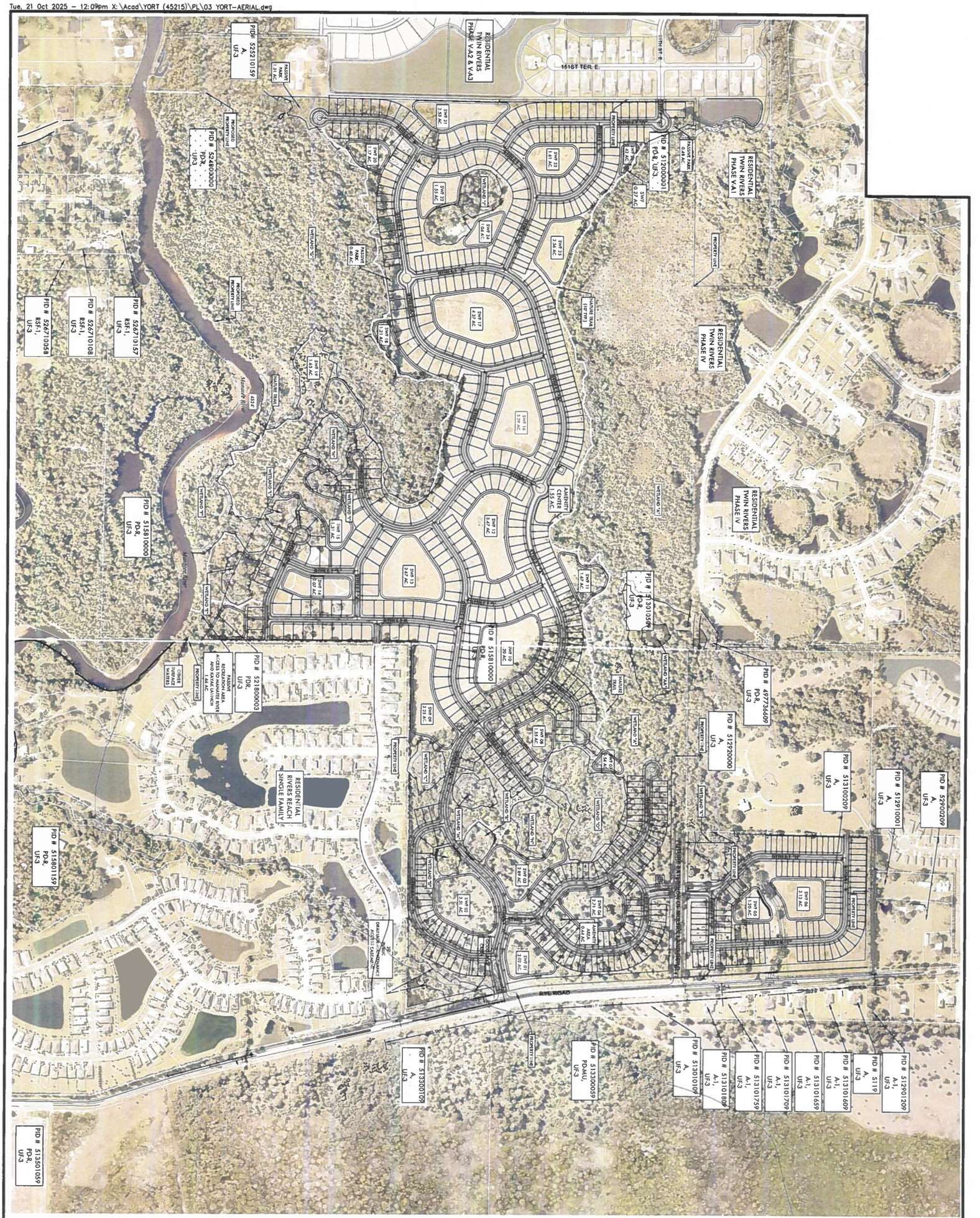
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JOB NO. 4521.5
SCALE 1"=300'
SHEET 22

Tue, 21 Oct 2025 - 12:09pm X:\Acad\YORT (45215)\PL\02 YORT-EXIST CON.dwg

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WETLAND "ZZZZZZZZZZZZZZZZZZZZ"
WETLAND "AAAAAAAAAAAAAAAAAAAAA"
WETLAND "BBBBBBBBBBBBBBBBBBBBB"
WETLAND "CCCCCCCCCCCCCCCCCCCCC"
WETLAND "DDDDDDDDDDDDDDDDDDDDD"
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WETLAND "GGGGGGGGGGGGGGGGGGGGGGGGGGGG"
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WETLAND "IIIIIIIIIIIIIIIIIIIIIIIIIIII"
WETLAND "JJ

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\03 YORT-AERIAL.dwg



1" = 300'

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" =200'
SHEET 03

AERIAL
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

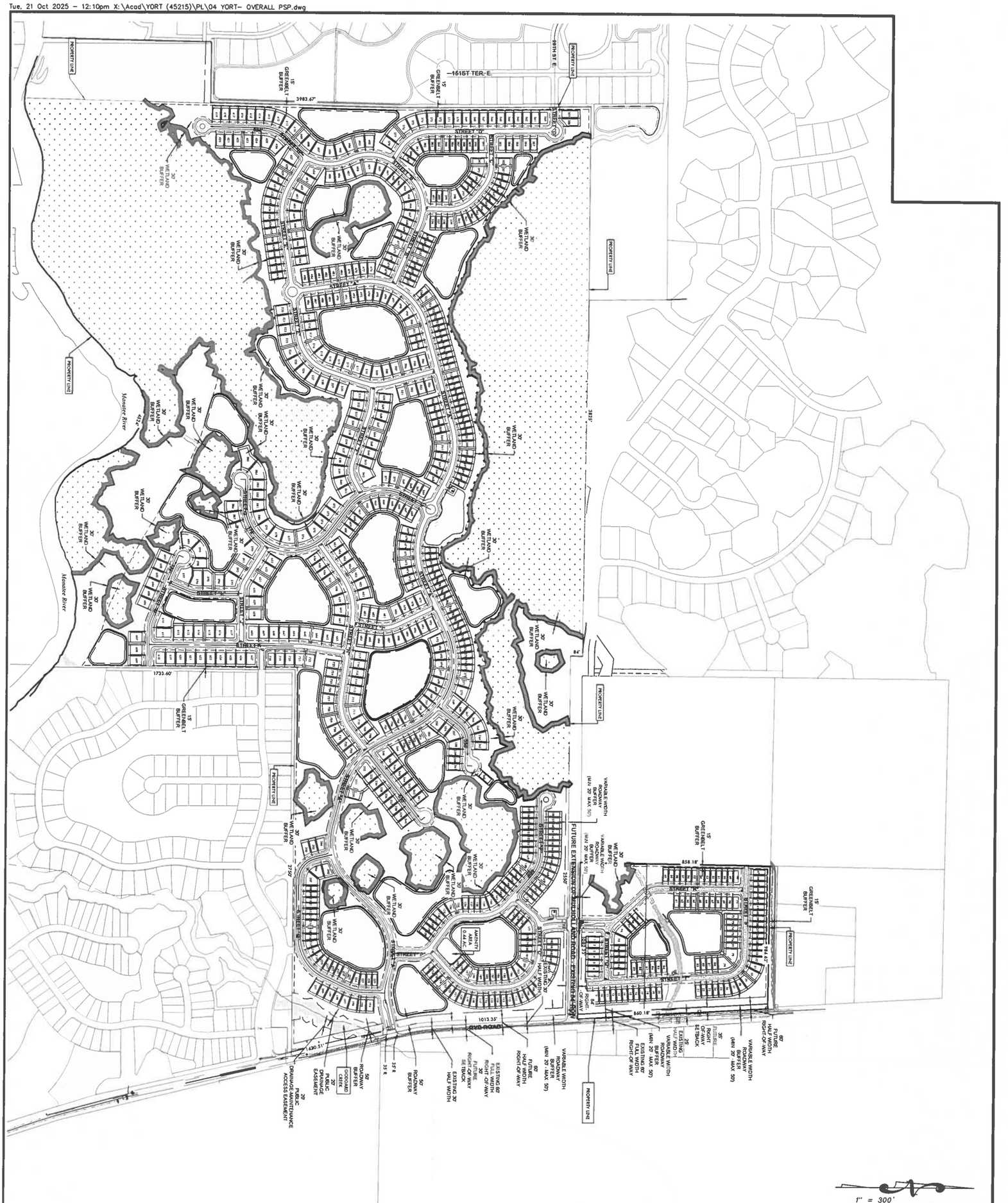
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REVISIONS
1 BUFFERS AND NOTES, UPLAND PRESERVATION 12/23 KGH.
2
3
4
5
6
7

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JEB C. MULLOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\04 YORT- OVERALL PSP.dwg



1" = 300'

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDING ON THE FINAL ENGINEERING DESIGN AND PERMITTING REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND THOROUGHFARE REFERENCES SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS MANUAL. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PLANS.
4. MATURE TREE MATERIALS WITHIN 100 YEAR FLOODPLAIN OR ROADWAY OBSTRUCTION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION CONTROL MEASURES SHALL BE PROVIDED AT TIME OF FINAL SITE PLAN. CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS DIRECTION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL BE PROVIDED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 300.0 AND DOCUMENTED AT THE TIME OF FINAL SITE PLAN.

LEGEND

PROPOSED CONCRETE		
PROPOSED ASPHALT PAVEMENT		
WETLANDS	159.44	ACRES
WETLAND IMPACTS	0.00	ACRES
WETLAND BUFFERS	22.66	ACRES
WETLAND BUFFER IMPACTS	0.00	ACRES
WETLAND BUFFER MITIGATION	0.00	ACRES
NATURE TRAILS	1.97	ACRES

DESIGNED	JH	
DRAWN	KGH	
DATE		
JOB NO.	4521.5	
SCALE	1" =300'	
SHEET	04	

OVERALL PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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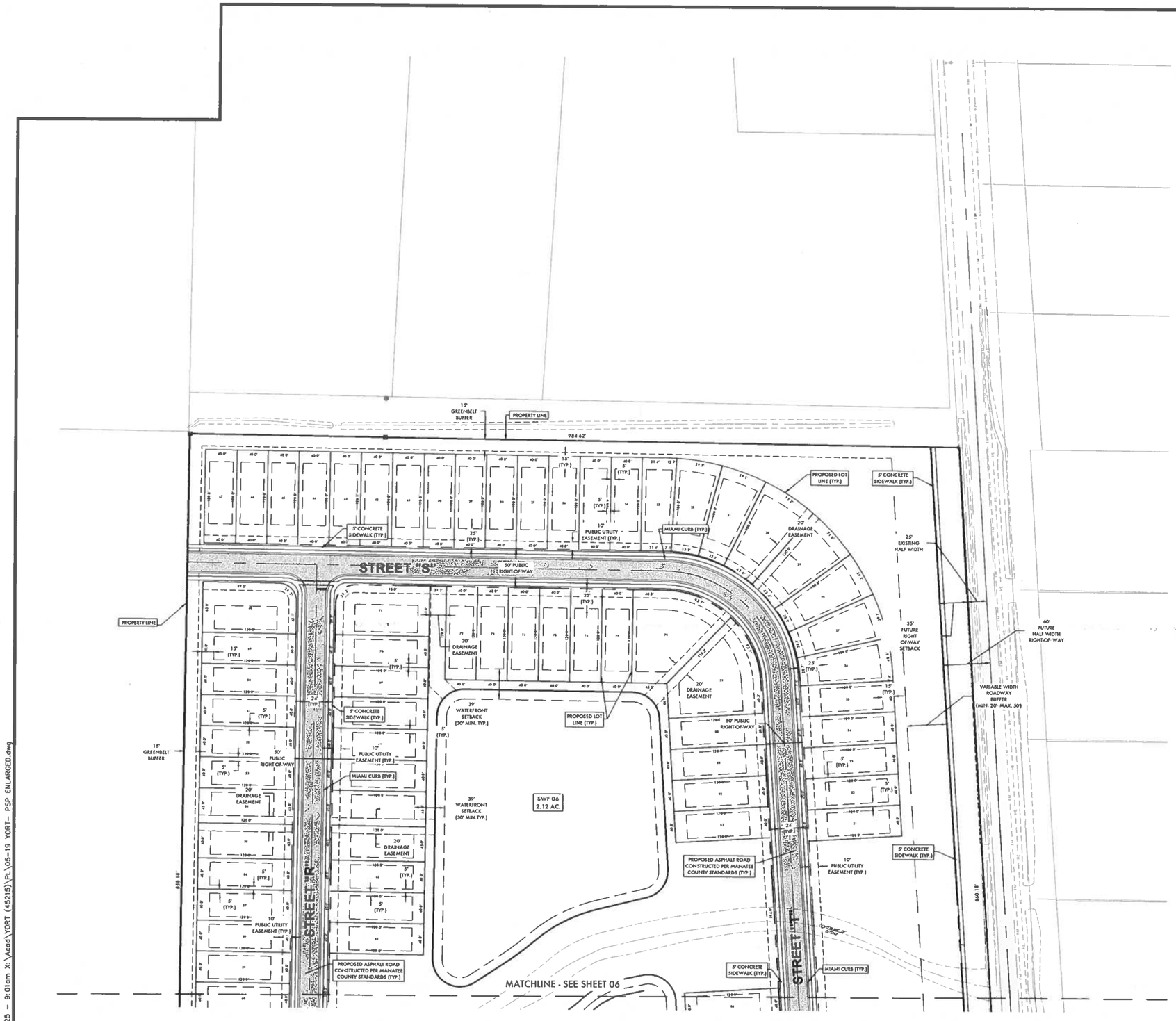
REVISIONS

1	BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS	12/23 KGH
2	V2 COMMENTS, ROADWAY CALLOUTS	04/24 KGH
3	REMOVED ODW BUFFER	10/24 PE
4		
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7		

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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692

SIGNATURE



1" = 60'

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	149.44 ACRES
	WETLAND BUFFERS	22.66 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEREMIE JAKUBOWSKI
PROFESSIONAL ENGINEER #94483
SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
LC 0000365
LB 0007474
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E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.2316

REVISIONS
1. BUFFERS AND MODEL CULDESAC/SIDEWALK 12.23.24
2. REMOVED GOLF BUFFER 1.10.25
3.
4.
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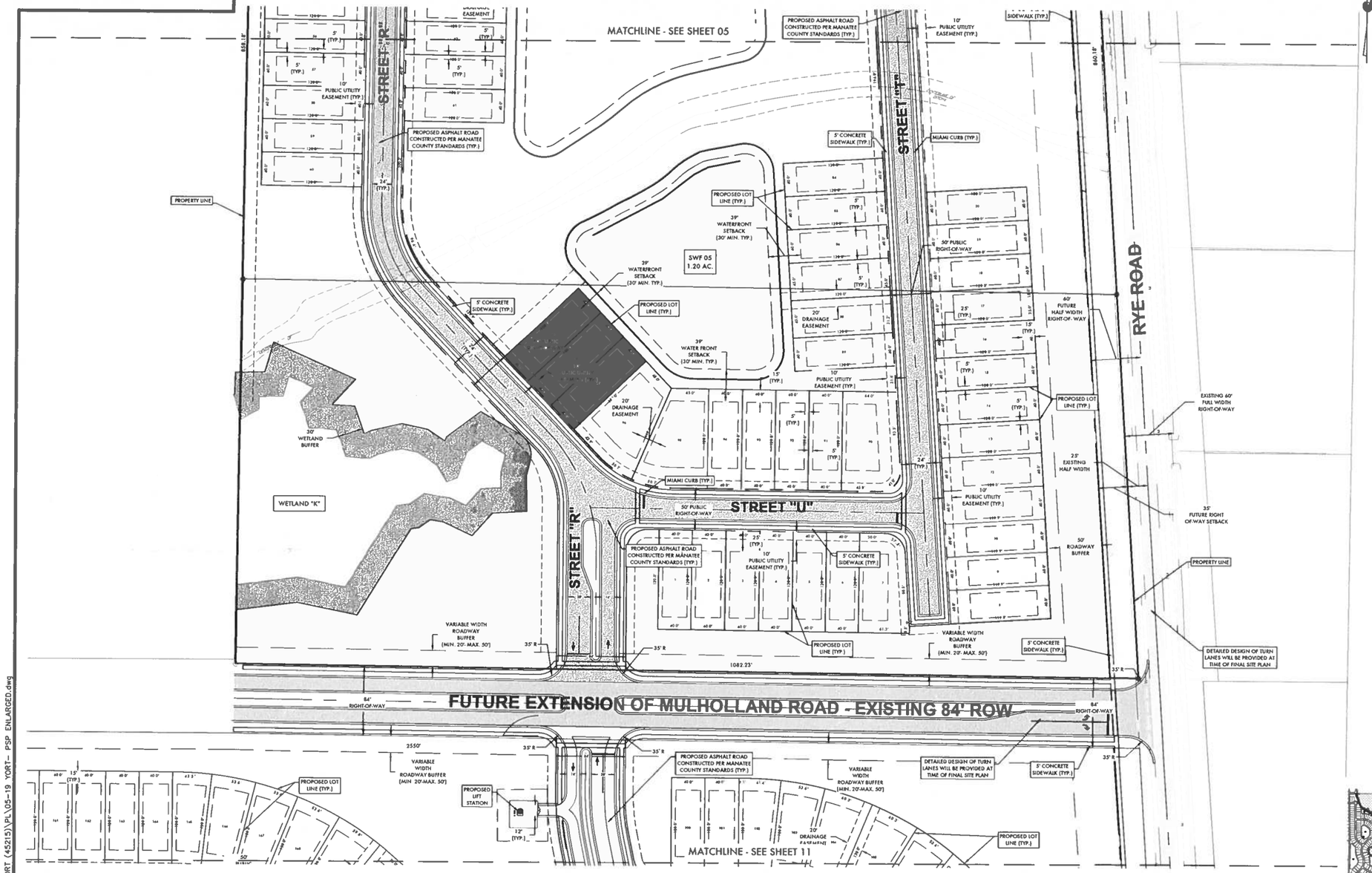
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KSH
DATE
JOB NO 4521.5
SCALE 1"=60'

SHEET 05

Tue, 22 Jul 2025 - 9:01am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

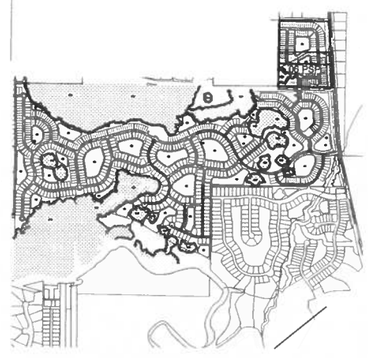


LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRAIED AT THE TIME OF FINAL SITE PLAN.



KEY MAP

JEREMIE JAKUBOWSKI
PROFESSIONAL ENGINEER #84483
SIGNATURE

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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KSH
2 REMOVED 0.03 W BUFFER 10/24 PE
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AR
DRAWN KSH
DATE 4.22.25
JOB NO. 1"=60'
SCALE
SHEET 04

Tue, 22 Jul 2025 – 9:01am X:\Acad\YORT (452125)\PL\05-19 YORT- PSP ENLARGED.dwg

TWIN RIVERS PHASE V

20TH ST. E.

INTER-NEIGHBORHOOD TIE-IN WITH 20TH STREET EAST

15' GREENBELT BUFFER

PROPERTY LINE

PASSIVE PARK 0.45 AC.

24' (TYP.) STREET "D"

MIAMI CURB (TYP.)

PROPOSED ASPHALT ROAD CONSTRUCTED PER MANATEE COUNTY STANDARDS (TYP.)

PROPOSED LOT LINE (TYP.)

SWF 26 0.42 AC.

20' DRAINAGE EASEMENT

10' PUBLIC UTILITY EASEMENT (TYP.)

5' CONCRETE SIDEWALK (TYP.)

50' PUBLIC RIGHT-OF-WAY

STREET "C"

STREET "B"

20' WETLAND BUFFER

WETLAND "B"

39' WATERFRONT SETBACK (30' MIN. TYP.)

NATURE TRAIL

SWF 25 2.36 AC.

SWF 23 1.61 AC.

MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 12

1" = 60'

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30'IN WIDTH. EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #84692
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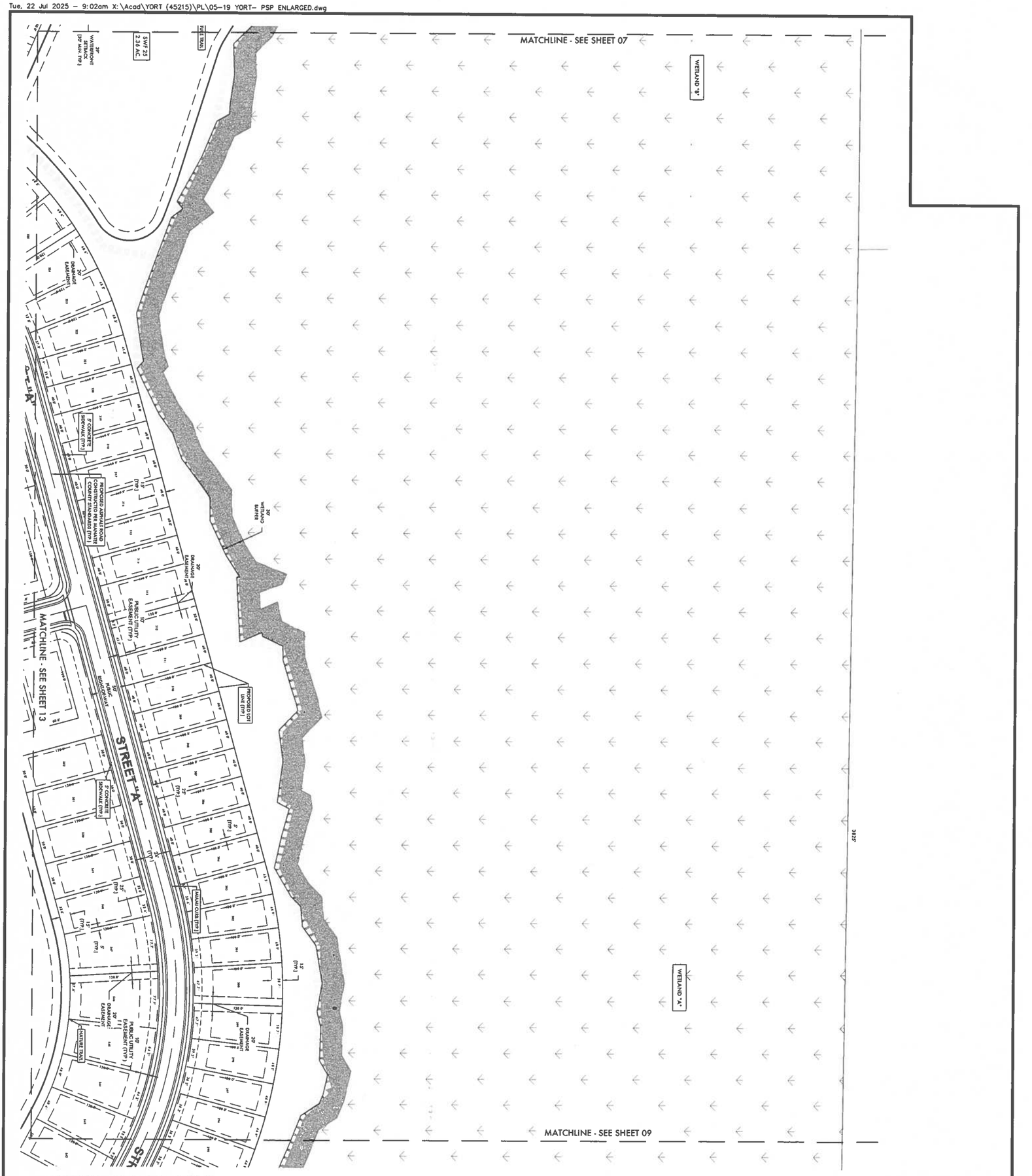
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REVISIONS	
1. BUFFERS AND HOTEL CHLOE SEASONS	12/23/2024
2. V2 COMMENTS, BUFFER IMPACT	04/24/2025
3.	
4.	
5.	
6.	
7.	

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	JM
DRAWN	KGH
DATE	
JOB NO.	45215
SCALE	1"=60'
SHEET	07

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN REVIEW PROCESS TO MEET ALL APPLICABLE REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTION.
3. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, FDOT DESIGN STANDARDS, AND MANATEE COUNTY LAND DEVELOPMENT CODE.
4. MASTER STORMWATER MANAGEMENT PLAN:
   - HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES AND DEDICATED MAINTENANCE AGREEMENT PRIOR TO APPROVAL.
   - WITHIN THE PROJECT MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL BE CONSTRUCTED AT THE TIME OF THE ADJACENT ROADWAY IMPROVEMENTS.
   - DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION.
   - CONSTRUCTED AT LEAST 25' FROM THE WETLAND BUFFER. TRAILS OUTSIDE OF THE FLOODPLAIN OR ROADWAY SHALL BE ASPHALT/CONCRETE.
   - DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS AND ALL THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL. THE STANDARDS AND DIMENSIONS AT THE TIME OF FINAL SITE PLAN.

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	169.44 ACRES
	WETLAND BUFFERS	21.64 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATIVE TREES (10" WIDTH (TYP.))	3.97 ACRES

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1"=60'
SHEET 08

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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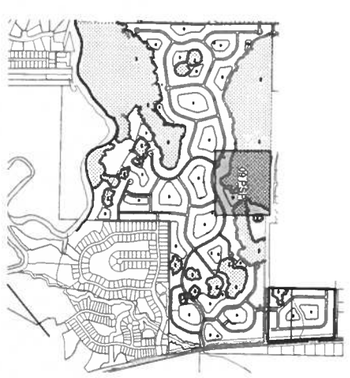
REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
4
5
6
7

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JOSUE JAIMEK
PROFESSIONAL ENGINEER #86683
SIGNATURE



KEY MAP



1" = 60'

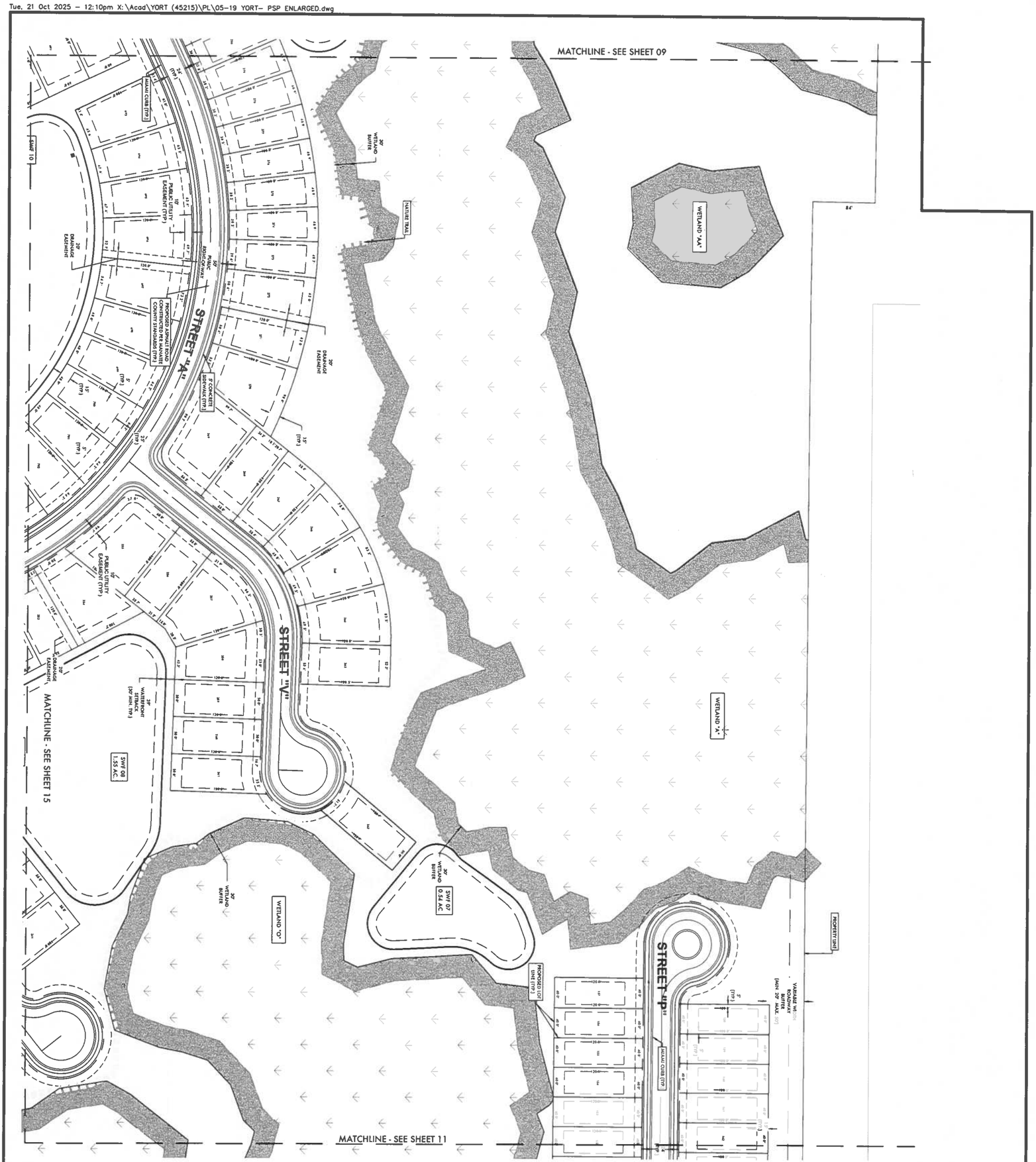
LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	WETLANDS 169.44 ACRES
	WETLAND BUFFERS 22.46 ACRES
	WETLAND BUFFER IMPACTS 0.03 ACRES
	WETLAND BUFFER MITIGATION 0.03 ACRES
	NATURE TRAILS (10' WIDTH (TYP.) 3.97 ACRES

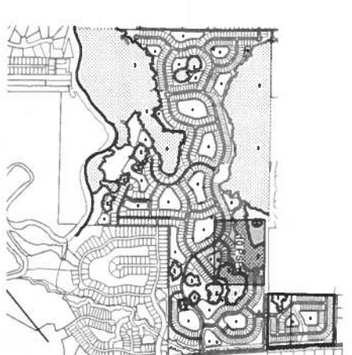
NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 50' IN WIDTH, EXCEPT WHERE VARIANCE HAS BEEN APPROVED.
2. THE LOCATION AND TYPE OF THE ACCESS (AT STREET) TO DRIVE DISTANCE TO THE INTERSECTION (SHORT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ETC.) SHALL BE DETERMINED DURING SITE PLAN REVIEW AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN ON THIS PLAN IS CONCEPTUAL ONLY AND ACCESS LOCATIONS, OPERATIONS AND THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINIMUM TECHNICAL STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS MANUAL. ALL ROADWAY DESIGNS SHALL ENSURE THAT ROADWAY DESIGN DOCUMENTS, AND THAT ALL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE NECESSARY FOR SAFE OPERATION, ARE IDENTIFIED AND INCLUDED IN THE REVIEWED AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR ROADWAY SHALL BE CONSTRUCTED OF PERVIOUS MATERIALS TO MINIMIZE EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER LINE SHALL BE CONSTRUCTED AT GRADE AND OF PERVIOUS MATERIALS. NATURE TRAILS

Tue, 21 Oct 2025 – 12:10pm X:\Acad\YORT (45215)\PL\05-19 YORT– PSP ENLARGED.dwg



KEY MAP



1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
WETLANDS	169.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30'IN WIDTH, EXCEPT WHERE VARIANCE HAS BEEN GRANTED AND APPROVED FOR A 15'BUFFER.
2. THE LOCATION AND TYPES OF ACCESS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PROCESS. ADDITIONAL ACCESS MAY BE REQUIRED BY THE DIVISION OF TRANSPORTATION PLANNING AND OPERATIONS TO IMPROVE SAFETY AND/OR OPERATIONS. ANY CHANGES TO THE ACCESS LOCATIONS SHOWN ON THIS PLAN SHALL BE SUBJECT TO THE SAFETY CONSIDERATIONS AND OTHER OPERATIONAL AND THOROUGHFARE INTERSECTION SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANATEE COUNTY DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS. ALL ROADWAY SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL BE SHOWN ON THE CONSTRUCTION PLANS. ALL ROADWAYS SHALL BE DESIGNED TO PROVIDE FOR STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND DRAINAGE BASINS. THE DESIGN SHALL ALSO PROVIDE FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. ALL ROADWAYS SHALL BE CONSTRUCTED AT GRADES AND OF PERVIOUS MATERIALS WHERE POSSIBLE TO MINIMIZE RUNOFF AND PROMOTE GROUNDWATER RECHARGE.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY SHALL BE LIMITED TO MATERIALS THAT WILL NOT CAUSE EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER LINE BE CONSTRUCTED AT GRADE AND OF PERVIOUS MATERIALS. NATURE TRAILS SHALL BE LOCATED OUTSIDE OF THE WETLAND BUFFER.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL BE DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 300.0 AND CONSTRUCTED AT THE TIME OF FINAL SITE PLAN.

DESIGNED	JH
DRAWN	KGH
DATE	
JOB NO.	45215
SCALE	1" =60'
SHEET	10

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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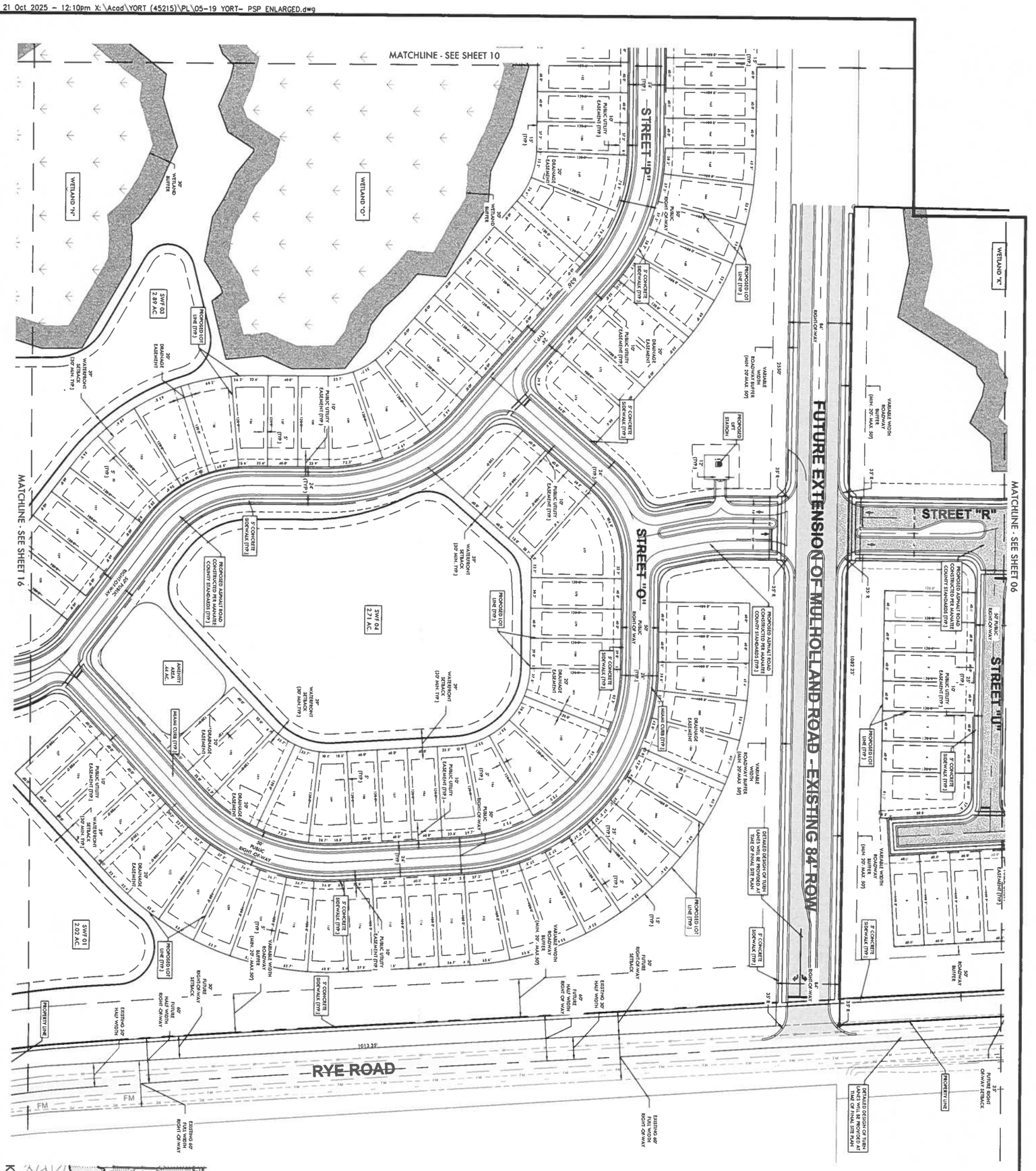
REVISIONS

1	BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS	12/23 KGH
2	1/2 COMMENTS, BUFFER IMPACT	04/24 KGH
3		
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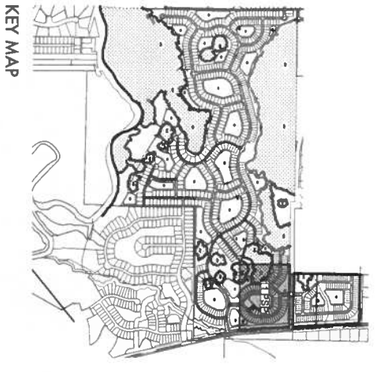
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



NOTES:

1. WIDTH BUFFERS ARE MEASURED FROM THE TOP OF BANK OF THE WETLAND OR WATERBODY. WIDTH BUFFERS ARE MINIMUM WIDTHS AND MAY BE INCREASED AS REQUIRED BY THE LDC. WIDTH BUFFERS ARE EXCLUSIVE OF ANY ROAD RIGHT-OF-WAY, EXCEPT WHERE VARIABLE WIDTH ROADWAY BUFFERS ARE PERMITTED BY THE LDC.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT ON THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, AND OTHER TRAFFIC CONSIDERATIONS. ANY ACCESS SHOWN IS PRELIMINARY AND SUBJECT TO APPROVAL BY THE COUNTY PROMPTLY PRIOR TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL DEVELOPMENT WITHIN THE LIMITS OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANATEE COUNTY DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARD OPERATING PROCEDURES. ALL ROADWAY AND DRAINAGE DESIGN DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE REQUESTED BY THE DEVELOPER, SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVED. MAINTENANCE AGREEMENTS PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY OR WITHIN WETLAND BUFFERS SHALL BE CONSTRUCTED TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER LINE SHALL BE CONSTRUCTED TO GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS CONSTRUCTED ON BOARDWALKS SHALL BE ELEVATED AT THE DEVELOPER'S DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. OVER RAMPS FOR SIDEWALK ACCESS WILL BE DESIGNED TO THE STANDARDS AND SPECIFICATIONS OF THE FDOT DESIGN MANUAL. ILLUSTRATION 300-0 AND SHALL BE DETAILED ON THE FINAL SITE PLAN.

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	19.49 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
MASTER TRACT (10' WIDTH TYP.)	2.97 ACRES

DESIGNED	JH
DRAWN	KGH
DATE	
JOB NO.	45215
SCALE	1" =60'
SHEET	11

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

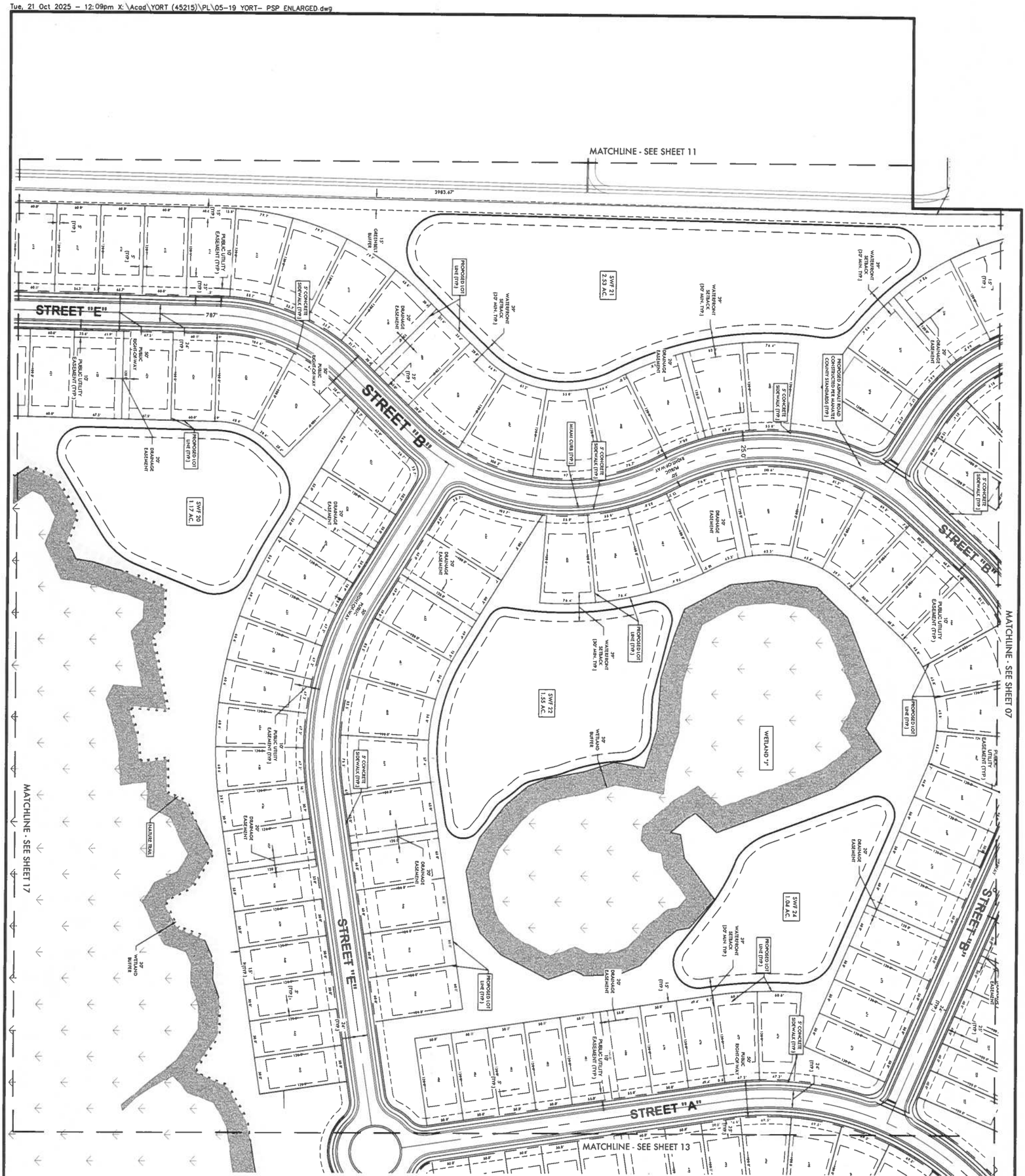
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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
4
5
6
7

ZNS ENGINEERING
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



1" = 60'

NOTES:

1. WETLAND BUFFERS SHOWN ARE 30'-0" IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFERS ARE APPROVED BY THE ERP.
2. THE LOCATION AND TYPES OF ALL SIGNS, INCLUDING BUT NOT LIMITED TO, ON-SITE DIRECTIONAL SIGNS, SIGHT DISTANCE, TRAFFIC CONTROL DEVICES, STREET LIGHTING, STREET NAME SIGNS, AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS, ANY ACCESS LOCATED WITHIN THE FUNCTIONAL AREA OF THE INTERSECTION(S) SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE A THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT ROADWAY DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT TECHNICAL MANUAL FOR ROADWAY AND DRAINAGE DESIGN AND CONSTRUCTION. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE REQUESTED AND APPROVED BY THE APPROPRIATE AGENCY. ALL DEVIATIONS REQUESTED THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE DEEMED TO BE SUBSTANTIAL BY THE COUNTY, SHALL BE SUBMITTED, PROCESSED, RECORDED AND EXECUTED AS A MINOR OR MAJOR DEVIATION PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY SHALL BE LIMITED TO MULCH OR OTHER MATERIALS APPROVED BY THE ERP. EROSION OR WASHOUT OF NATURE TRAILS AT THE WETLAND BUFFER LEVEL OR WITHIN THE 100 YEAR FLOODPLAIN OR FLOODWAY SHALL BE REPAIRED AND RECONSTRUCTED AT GRADE AND RE-REVEGETATED. NATURE TRAILS CONSTRUCTED OF MATERIALS OTHER THAN MULCH SHALL BE SUBJECT TO ADMINISTRATIVE DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL BE PROVIDED TO THE STANDARDS AND SPECIFICATIONS OF THE MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 520.0

LEGEND

PROPOSED CONCRETE SIDEWALK	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	169.44 ACRES
WETLAND BUFFERS	72.44 ACRES
WETLAND BUFFER IMPACTS	0.02 ACRES
WETLAND BUFFER MITIGATION	0.02 ACRES
NATURE TRAILS (10' WIDTH) (TYP.)	3.97 ACRES

DESIGNED JM
DRAWN KGH
DATE
JOB NO 45215
SCALE 1"=60'
SHEET 12

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

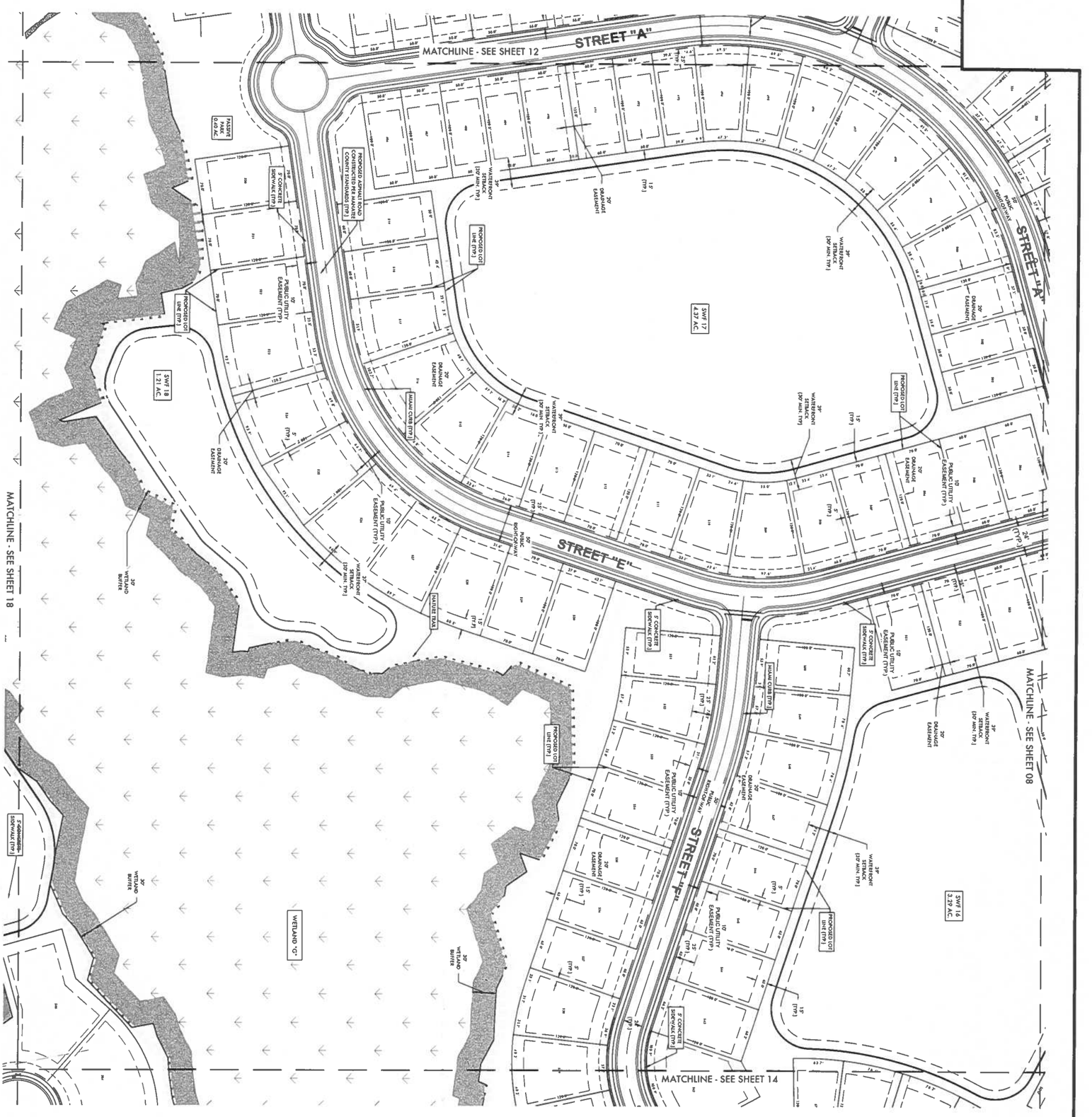
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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
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7

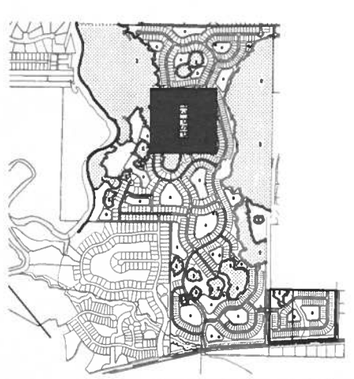
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

Tue, 21 Oct 2025 - 12:11pm X:\Acad\YORT (45215)\Pl\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



1" = 60'

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIANCE HAS BEEN GRANTED.
2. PLAT LAYOUT AND STREET DESIGN MAY BE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ACCESS AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS AND/OR ROADWAY MODIFICATIONS AT INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL, FLORIDA GREEN BOOK, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS. ALL ROADWAY DESIGN EXCEPTIONS AND DEVIATIONS THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE REQUESTED BY THE DEVELOPER, SHALL BE SUBMITTED IN WRITING WITH REPORTS AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR ROADWAY OR WATERCOURSE: NATURE TRAILS AT THE WETLAND BUFFER LIMITS SHALL BE CONSTRUCTED AT GRADE AND OF PERVIOUS MATERIALS. NATURE TRAILS SHALL BE LOCATED OUTSIDE OF THE WETLAND BUFFER TO THE MAXIMUM EXTENT POSSIBLE, AT THE DISCRETION OF THE MANATEE COUNTY ENVIRONMENTAL MANAGER.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL BE DESIGNED TO THE STANDARDS AND/OR MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 300.0 AND CONSTRUCTED AT THE TIME OF FINAL SITE PLAN.

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	197.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.00 ACRES
WETLAND BUFFER MITIGATION	0.00 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" =60'
SHEET 13

PELIMINARY SITE PLAN

FOR

YORT - 2351

LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS

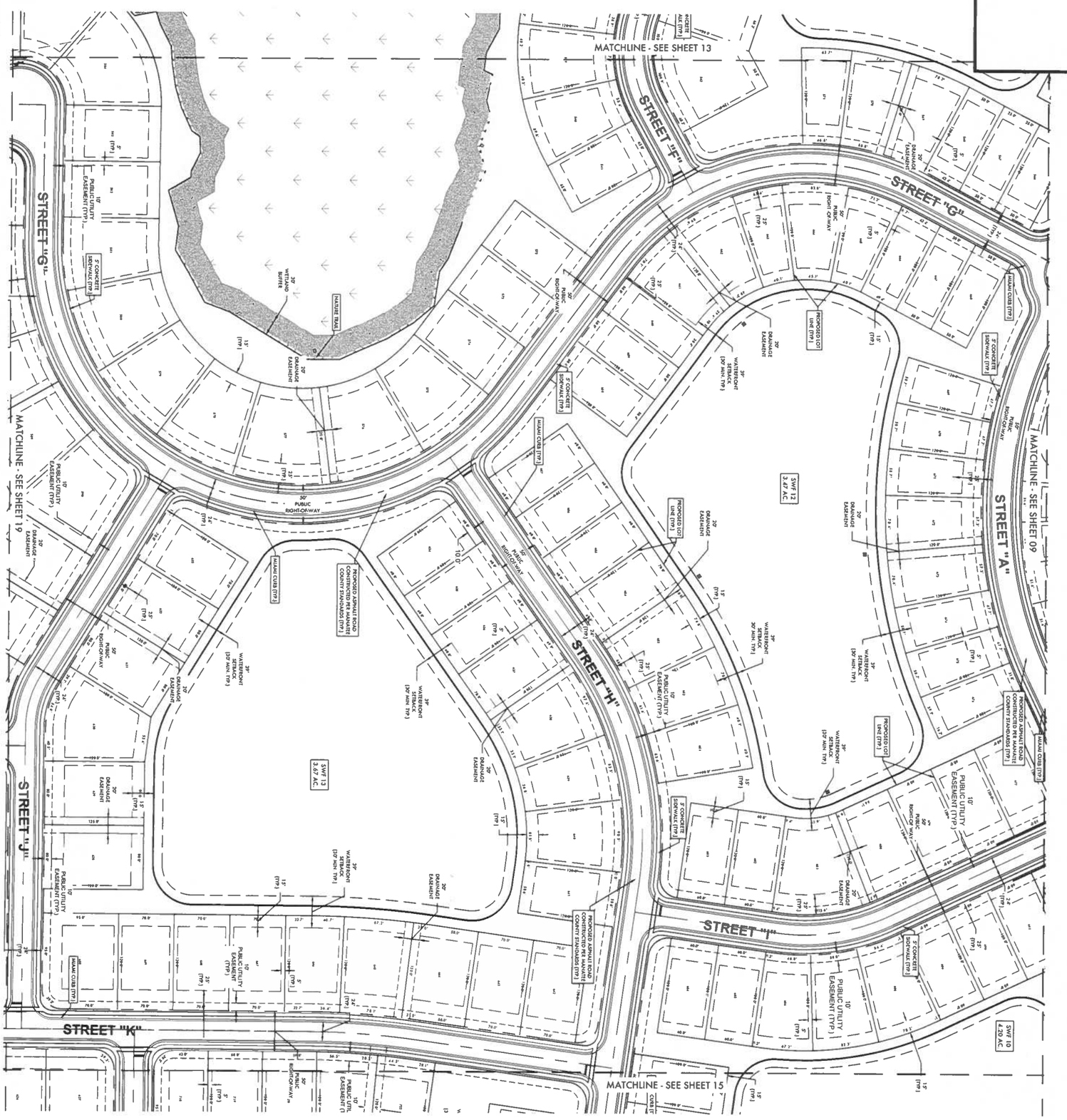
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
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ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692

SIGNATURE

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



1" = 60'

NOTES:

1. WETLAND BUFFERS ARE APPROXIMATELY 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE REQUIRED PER ZONING CONDITIONS.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, DUE LANE LENGTH REQUIREMENTS, TRAFFIC SIGNAL OPERATIONS, ACCESS SPACING AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN WITHIN INTERSECTION OR THROUGH ARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL ROADWAY CONSTRUCTION SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA DOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS. ALL ROADWAY CONSTRUCTION DETAILS AND DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE PROPOSED FOR USE ON THIS PROJECT, SHALL BE SUBMITTED FOR DESIGN REVIEWS AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY SHALL BE LIMITED TO MATERIALS THAT WILL NOT CAUSE EROSION OR WASHOUT. NATURE TRAILS IN THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND IF PERVIOUS MATERIALS. NATURE TRAILS WITHIN THE WETLAND BUFFER SHALL BE LOCATED AT THE OUTER EDGE OF THE BUFFER TO THE MAXIMUM EXTENT POSSIBLE, AT THE DISCRETION OF THE ENVIRONMENTAL OFFICER.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL BE DESIGNED TO THE STANDARDS AND ORDINANCES OF THE PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND ENFORCED BY THE BUILDING DEPARTMENT AT TIME OF FINAL SITE PLAN.

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	139.61 ACRES
WETLAND BUFFERS	72.66 ACRES
WETLAND BUFFER IMPACTS	0.0 ACRES
WETLAND BUFFER MITIGATION	0.0 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" =60'
SHEET 14

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

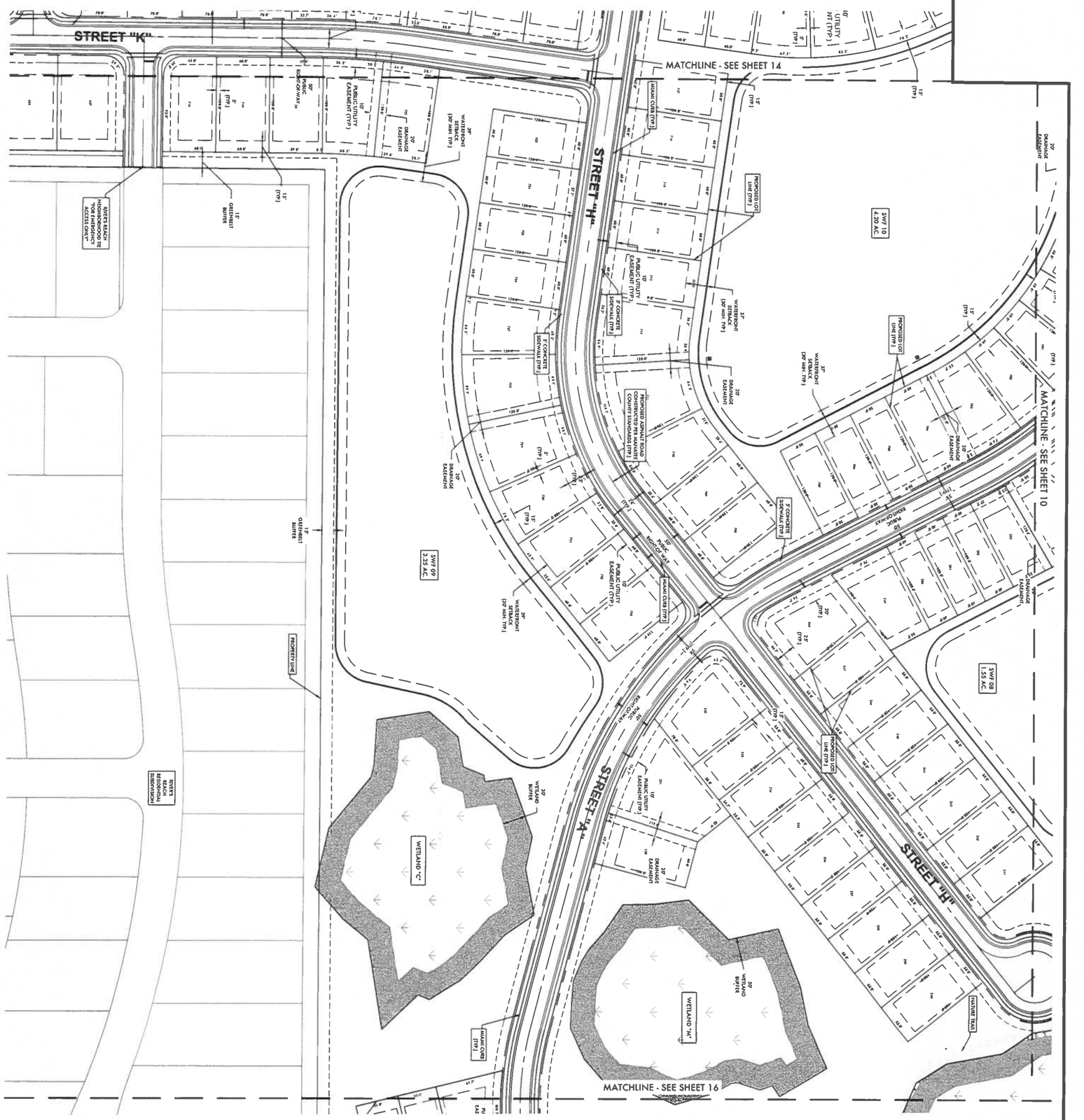
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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
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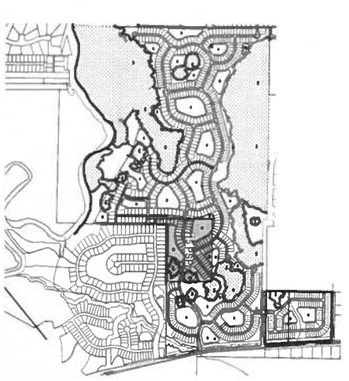
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64592
SIGNATURE

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



1" = 60'

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND WIDTH OF THE ACCESS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW TO MEET ALL APPLICABLE CODE REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES THAT HAVE BEEN APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED WITHIN THE PERMITTED MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL BE SUBJECT TO THE APPROVAL OF THE MAINTENANCE AUTHORITY PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY OBSTRUCTION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION AND SEDIMENTATION. NATURE TRAILS SHALL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS CONSTRUCTED ON BOARDWALKS SHALL BE PROVIDED AT TIME OF FINAL SITE PLAN DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL BE DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE END OF FINAL SITE PLAN.

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	169.44 ACRES
WETLAND BUFFERS	22.64 ACRES
WETLAND BUFFER IMPACTS	0.00 ACRES
WETLAND BUFFER MITIGATION	0.00 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

DESIGNED JM
DRAWN RGH
DATE
JOB NO. 45215
SCALE 1" =60'
SHEET 15

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 15

WETLAND "N"

30' WETLAND BUFFER

WETLAND BUFFER MITIGATION 0.01

NATURE TRAIL

30' WETLAND BUFFER

WETLAND "B"

PERMANENT WETLAND BUFFER IMPACT 0.01

15'

5' CONCRETE SIDEWALK (TYP.)

PERMANENT WETLAND BUFFER IMPACT 0.07

WETLAND "D"

30' WETLAND BUFFER

WETLAND BUFFER MITIGATION 0.02

15' (TYP.)

SWF 03
2.89 AC.

SWF 02
3.51 AC.

SWF 01
2.02 AC.

39' WATERFRONT SETBACK (30' MIN. TYP.)

MIAMI CURB (TYP.)

STREET "P"

16'

24'

5' CONCRETE SIDEWALK (TYP.)

STREET "A"

60' PUBLIC RIGHT-OF-WAY

PROPOSED ASPHALT ROAD CONSTRUCTED PER MANATEE COUNTY STANDARDS (TYP.)

2% (TYP.)

50' PUBLIC RIGHT-OF-WAY

PROPOSED LOT LINE (TYP.)

15' (TYP.)

25' (TYP.)

20' DRAINAGE EASEMENT

10' PUBLIC UTILITY EASEMENT (TYP.)

5' (TYP.)

24' (TYP.)

STREET "Q"

50' PUBLIC RIGHT-OF-WAY

5' CONCRETE SIDEWALK (TYP.)

PROPERTY LINE

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20' - MAX. 50')

DETAILED DESIGN OF TURN LANES WILL BE PROVIDED AT TIME OF FINAL SITE PLAN

35' R

16'

28'

MIAMI CURB (TYP.)

5' BOARDWALK

60' FUTURE HALF WIDTH RIGHT OF WAY

1420.51'

RYE ROAD

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20' - MAX 50')

PROPOSED LOT LINE (TYP.)

50' PUBLIC RIGHT-OF-WAY

20' PUBLIC DRAINAGE-MAINTENANCE ACCESS EASEMENT

1.5' (TYP.)

23' (TYP.)

5' (TYP.)

10' PUBLIC UTILITY EASEMENT (TYP.)

GODDARD CREEK

EXIST TOP OF BANK GODDARD CREEK

20' PUBLIC DRAINAGE-MAINTENANCE ACCESS EASEMENT

5' CONCRETE SIDEWALK (TYP.)

MIAMI CURB (TYP.)

5' CONCRETE SIDEWALK (TYP.)

2750'

15' GREENBELT BUFFER

1" = 60'

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	149.44 ACRES
WETLAND BUFFERS	22.66 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

JEREMIE MATHEWS
PROFESSIONAL ENGINEER #84485
SIGNATURE

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REVISIONS
1. BUFFERS AND HOTEL CUL-DE-SAC REDESIGN 12/23 KGH
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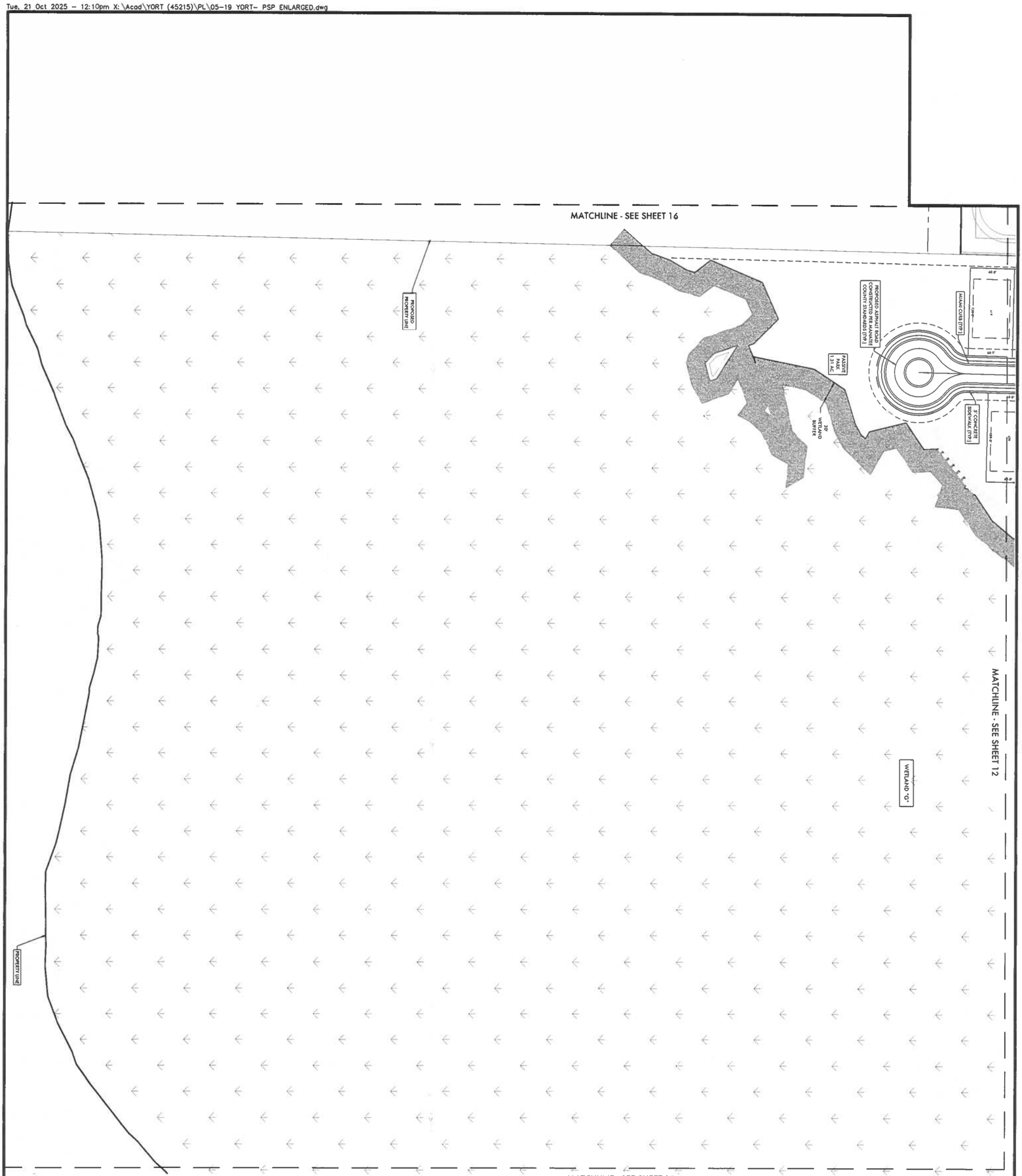
PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1"=60'

SHEET 1.6

Tue, 22 Jul 2025 - 9:04am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg

Tue, 21 Oct 2025 – 12:10pm X:\Acad\YORT (45215)\Pl\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



NOTES:

1. ALL BUFFERS ARE MEASURED PERPENDICULAR TO WIDTH, EXCEPT WHERE VARIANCE WIDTH BUFFER ARE APPROVED ON THE PD.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, AND OTHER TRANSPORTATION REQUIREMENTS AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTION.
3. ALL DRIVEWAYS AND ROADWAYS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANATEE COUNTY/FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT TECHNICAL MANUAL. ALL ROADWAYS SHALL BE DESIGNED WITH TRAFFIC CALMING DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE APPROVED BY THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT, REQUIRES AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY SHALL BE LIMITED TO MULCH, BOARDWALK, OR OTHER NATURAL MATERIALS WITH LESSON OR WORKOUT. NATURE TRAILS IN THE WETLAND BUFFER SHALL BE LOCATED OUTSIDE OF THE FLOODPLAIN OR FLOODWAY UNLESS ALL APPLICABLE PERMITS ARE OBTAINED. NATURE TRAILS SHALL BE LOCATED AT THE DISCRETION OF THE FLOODPLAIN OR FLOODWAY LIMITS AT A SPECIFIED DISCRETION. DETAILS SHALL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. OVER RAMPS FOR SIDEWALK ACCESS SHALL BE DESIGNED TO THE STANDARDS AND SPECIFICATIONS OF THE MOST CURRENT FDOT DESIGN MANUAL ILLUSTRATION 302.0 AND CONSTRUCTED AT THE TIME OF FINAL SITE PLAN.

LEGEND

PROPOSED CONCRETE	
PROPOSED ASPHALT PAVEMENT	
WETLANDS	139.64 ACRES
WETLAND BUFFERS	72.66 ACRES
WETLAND BUFFER IMPACTS	0.02 ACRES
WETLAND BUFFER MITIGATION	0.02 ACRES
NATURE TRAILS (10' WIDTH TYP.)	2.97 ACRES

1" = 60'

DESIGNED	JM
DRAWN	RGH
DATE	
JOB NO.	45215
SCALE	1" =60'
SHEET	17

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

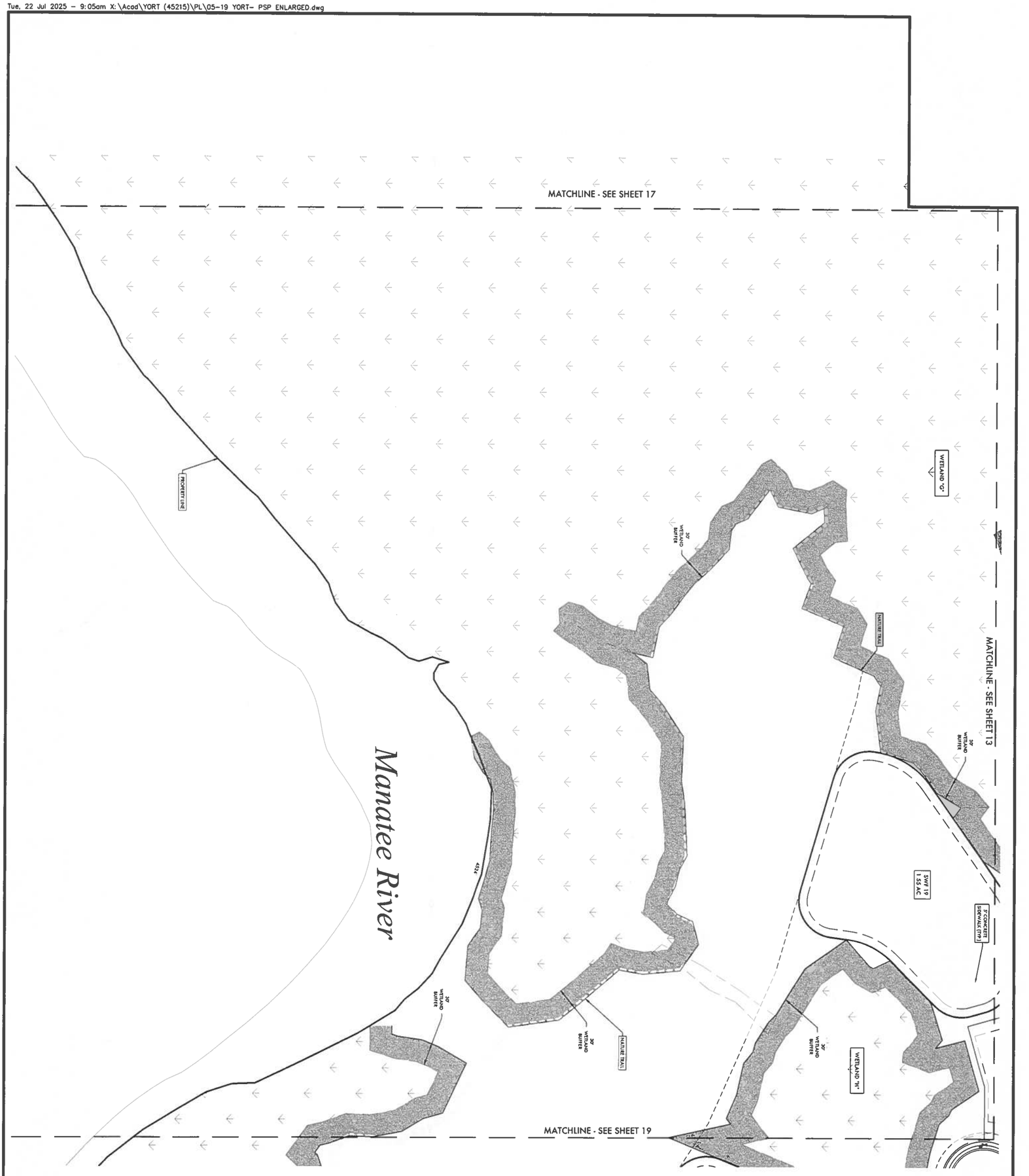
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REVISIONS
1 BUFFERS AND NOTES, CULDE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
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JEB C. MULDOCK
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SIGNATURE

Tue, 22 Jul 2025 – 9:05am X:\Acad\YORT (45215)\PL\05-19 YORT- PSP ENLARGED.dwg



KEY MAP



NOTES:

1. WIDTH BUFFERS AND NATURE TRAILS SHOWN ARE MINIMUM WIDTH. EXCEPT WHERE VARIANCE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. PSP LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ACCELERATION/DECELERATION LANES AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTION(S).
3. ALL ROADWAYS AND DRIVEWAYS SHALL BE IMPROVED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WATER FOOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT TECHNICAL MANUAL. ALL ROADWAY AND DRIVEWAY CONSTRUCTION DEFICIENCIES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE DISCOVERED DURING THE WARRANTY PERIOD, SHALL BE CORRECTED BY REPAIRS AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY SHALL BE LIMITED TO MULCH OR OTHER PERVIOUS MATERIALS TO MINIMIZE EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER LIMIT SHALL BE CONSTRUCTED OF MULCH OR OTHER PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY SHALL BE ALL WEATHER SURFACE.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL BE DESIGNED TO THE STANDARDS AND REQUIREMENTS OF THE FDOT DESIGN MANUAL (CURRENT EDITION) AT THE DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. (ILLUSTRATION 302-D AND ENCAPSULATED AT THE TIME OF FINAL SITE PLAN)

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	WETLAND
	WETLAND BUFFERS
	WETLAND BUFFER IMPACTS
	WETLAND BUFFER MITIGATION
	NATURE TRAILS (10' WIDTH TYP.)

WETLAND	129.44 ACRES
WETLAND BUFFERS	72.44 ACRES
WETLAND BUFFER IMPACTS	0.03 ACRES
WETLAND BUFFER MITIGATION	0.03 ACRES
NATURE TRAILS (10' WIDTH TYP.)	2.97 ACRES

DESIGNED JH
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" = 60'
SHEET 18

PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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JOSH JANEK
PROFESSIONAL ENGINEER #66683
SIGNATURE

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 18

MIAMI CURB (TYP.)

15' (TYP.)

39' WATERFRONT SETBACK (30' MIN.TYP.)

20' DRAINAGE EASEMENT

SWF 15 3.40 AC.

WETLAND "H"

WETLAND "I"

30' WETLAND BUFFER

5' CONCRETE SIDEWALK (TYP.)

5'

25' (TYP.)

MIAMI CURB (TYP.)

20' DRAINAGE EASEMENT

PROPOSED ASPHALT ROAD CONSTRUCTED PER MANATEE COUNTY STANDARDS (TYP.)

5' CONCRETE SIDEWALK (TYP.)

STREET "L"

SWF 14 1.73 AC.

10' PUBLIC UTILITY EASEMENT (TYP.)

30' WATERFRONT SETBACK (30' MIN TYP.)

20' DRAINAGE EASEMENT

5'

15' GREENBELT BUFFER

10' PUBLIC UTILITY EASEMENT (TYP.)

25' (TYP.)

15' (TYP.)

STREET "M"

WETLAND "L"

30' WETLAND BUFFER

5' CONCRETE SIDEWALK (TYP.)

24' (TYP.)

MIAMI CURB (TYP.)

25' (TYP.)

1733.60'

10' PUBLIC UTILITY EASEMENT (TYP.)

30' WETLAND BUFFER

15' (TYP.)

NATURE TRAIL

30' WETLAND BUFFER

WETLAND "E"

SWF 27 1.15 AC

NATURE TRAIL

WETLAND "F"

30' WETLAND BUFFER

PROPERTY LINE

Manatee River

PASSIVE RECREATION AREA ACCESS TO MANATEE RIVER KAYAK LAUNCH AND KAYAK STORAGE STRUCTURE 1.97 AC

1" = 60'

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	149.44 ACRES
	WETLAND BUFFERS	22.66 ACRES
	WETLAND BUFFER IMPACTS	0.03 ACRES
	WETLAND BUFFER MITIGATION	0.03 ACRES
	NATURE TRAILS (10' WIDTH TYP.)	3.97 ACRES

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH, EXCEPT WHERE VARIABLE WIDTH BUFFER ARE APPROVED ON THE PSP.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS AT THE WETLAND BUFFER WILL BE CONSTRUCTED AT GRADE AND BE PERVIOUS MATERIALS. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

KEY MAP

JEB C. MULLOCK
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REVISIONS
1 BUFFERS AND NOTES - COLOR SAC REVISION, ESTATE LOT 12/23 MSH
2
3
4
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7

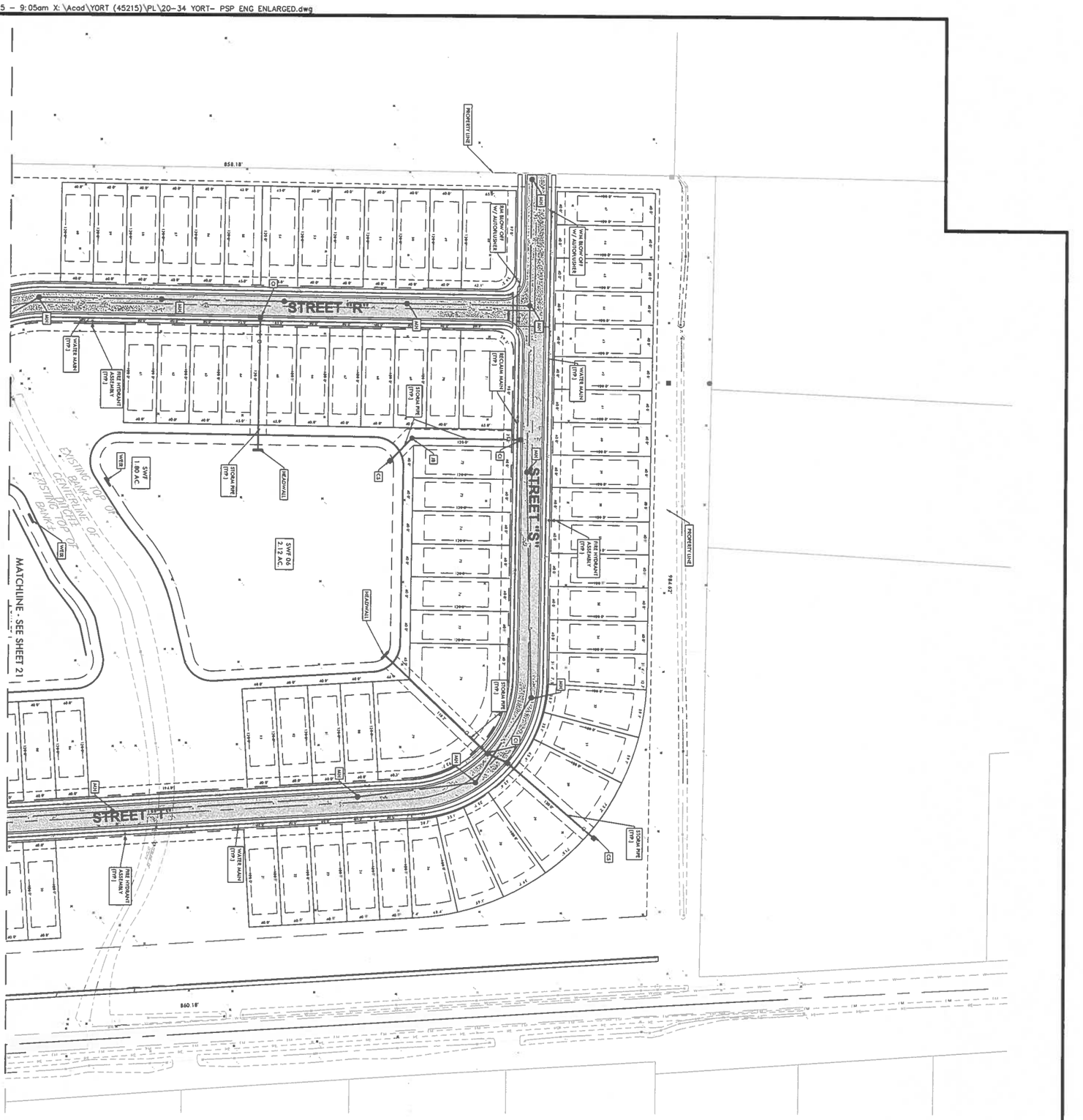
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PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

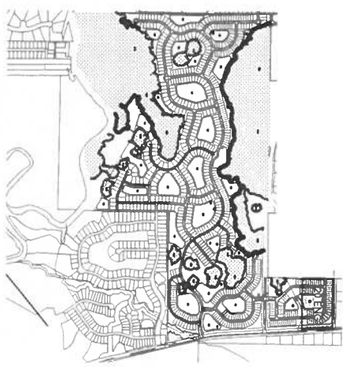
DESIGNED JK
DRAWN MDC
JOB NO. 452.1
SCALE 1"=60'

SHEET 19

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\05-19 YORT– PSP ENLARGED.dwg



KEY MAP



1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
	EASEMENT
W	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
O	CURB INLET
CI	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MES	MITERED END SECTION
	NATIVE TRANS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS LOCATED WITHIN THE FUTURE LAND USE CLASSIFICATION OF RESIDENTIAL-6 (RES-6) AREA. WATER MAIN AND FORCE MAIN CONNECTION IS EITHER FROM 8" PVC ROAD TO PROJECT SITE
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH REGULATIONS GROVERNING THE EXTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 850.01 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF ALL PIPELINES SHOWN ARE PRELIMINARY AND SUBJECT TO SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT SHALL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL TO ACCESS THE PROPOSED PUBLIC WATER AND WASTEWATER PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES. WATER METER BOXES SHALL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
4. AN IRRIGATION WELL OR THE CLOSEST COUNTY WATER AVAILABLE WHICH PROVIDES RECLAIMED WATER USE, CERTIFIED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, SHALL BE USED FOR IRRIGATION PURPOSES. THE PROJECT WILL ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A RECLAIMED WATER IRRIGATION SYSTEM AND ASSOCIATED APPURTENANCES.
5. ALL IRRIGATION SHALL BE THE LOWEST QUALITY WATER AVAILABLE WHICH SHALL INCLUDE RECLAIMED WATER, SURFACE WATER, STORMWATER, AND/OR SHALLOW WELLS. SHALL BE USED ORDER OF USE FOR IRRIGATION WELL

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" =60'
SHEET 20

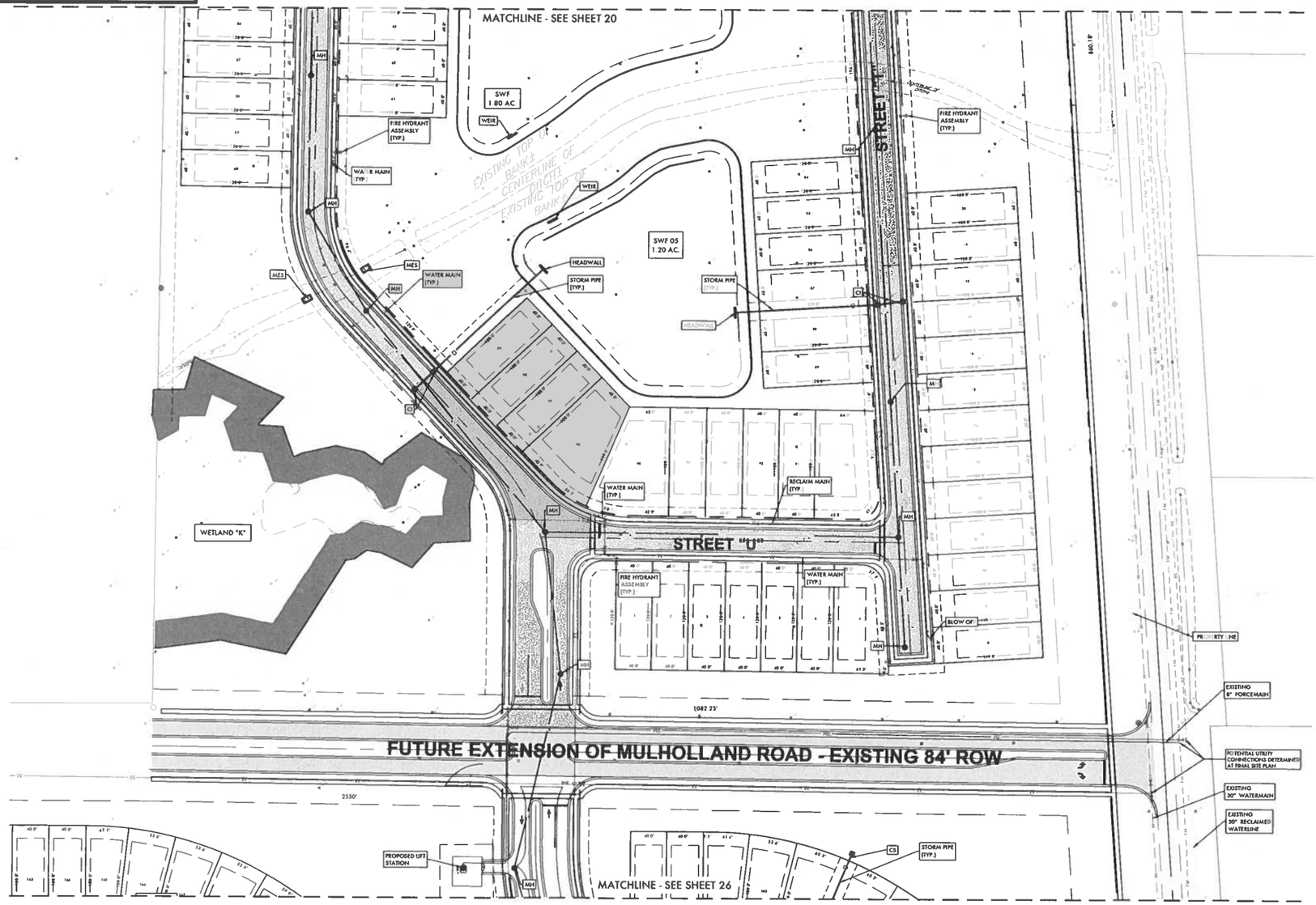
PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
4
5
6
7

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JESAR JAIMOK
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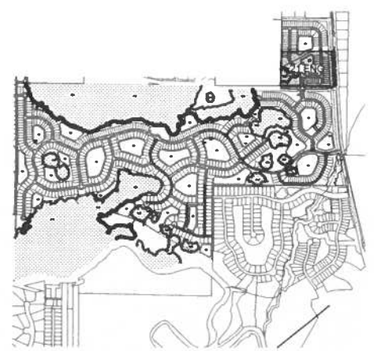
1" = 60'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI — CURB INLET
- CS — CONTROL STRUCTURE
- GI — GRATE INLET
- JB — JUNCTION BOX
- FH — FIRE HYDRANT
- MH — MANHOLE
- MES — MITERED END SECTION
- NATURE TRAILS — 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL



KEY MAP

JEREMY ANTHONY
PROFESSIONAL ENGINEER #84483
SIGNATURE

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REVISIONS
1. BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23/2025
2.
3.
4.
5.
6.
7.

PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JAL
DRAWN: RSH
DATE:
JOB NO.: 4521.2
SCALE: 1"=60'

SHEET 21

Tue, 22 Jul 2025 - 9:06am X:\Acad\YORT (4521.2)\PL\20-34_YORT- PSP ENG ENLARGED.dwg

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI — CURB INLET
- CS — CONTROL STRUCTURE
- GI — GRATE INLET
- JB — JUNCTION BOX
- FH — FIRE HYDRANT
- MH — MANHOLE
- MES — MITERED END SECTION
- NATURE TRAILS — 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE RECLAIMED WATER USE. GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #84492
SIGNATURE

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REVISIONS
1. BUFFERS AND HOTEL CULDESAC REDESIGN 12.23.25 KGH
2. VS COMMENTS, BUFFER IMPACT 04.24.26 KGH
3.
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7.

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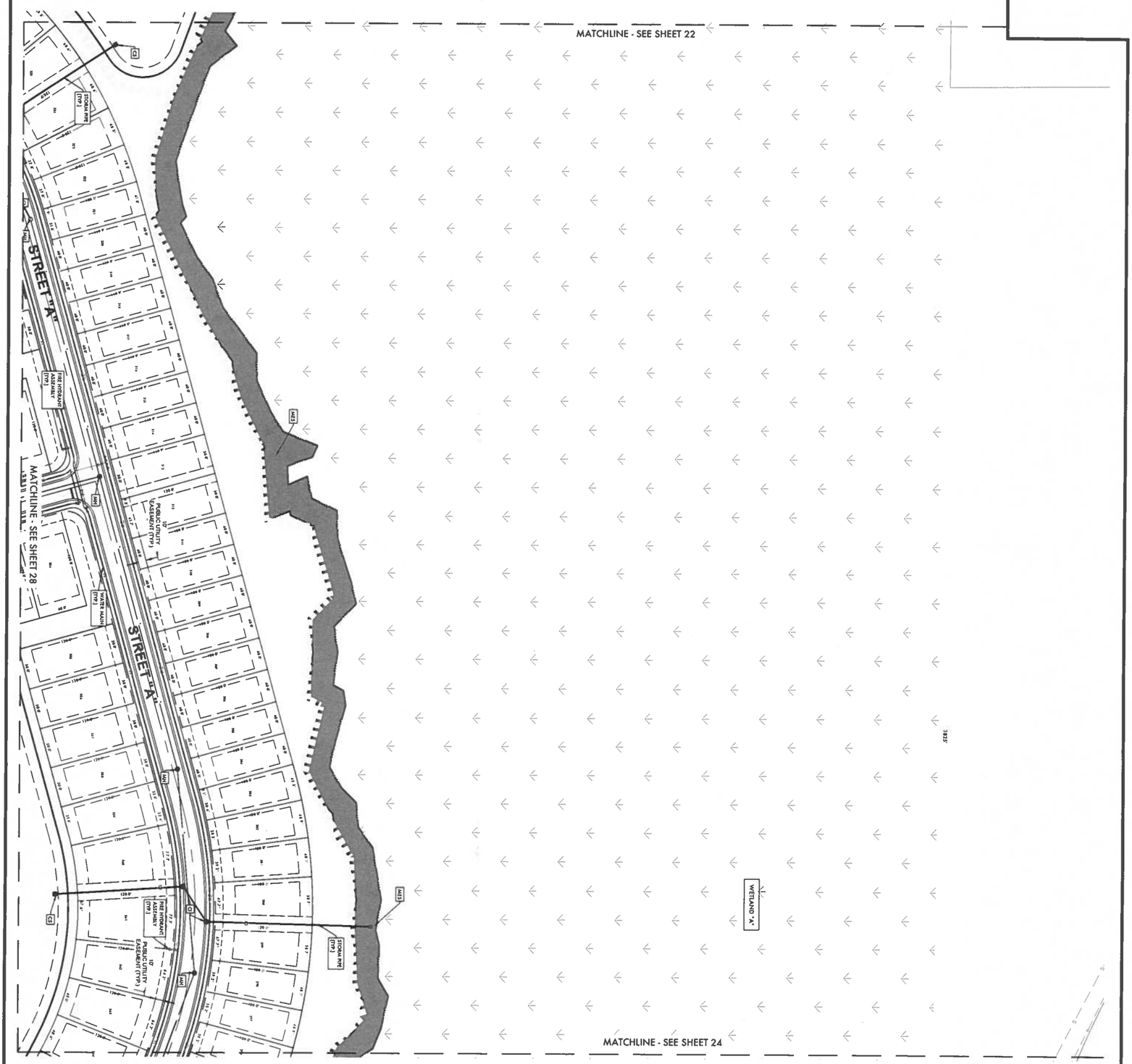
PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JEL
DRAWN: KGH
DATE:
JOB NO: 4521.1
SCALE: 1"=60'

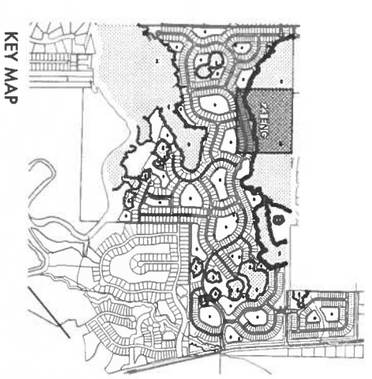
SHEET 23

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



KEY MAP



1" = 60'

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS LOCATED WITHIN THE COUNTY'S WATER AND WASTEWATER SERVICE AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM SEE ROAD TO PROJECT SITE
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN HEREON ARE CONCEPTUAL IN NATURE. FINAL WATER AND WASTEWATER SYSTEM DESIGN, STORM DRAINAGE AND IRRIGATION GRADIENTS AT THE SITE TO COMPLY WITH THE REQUIREMENTS OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC) AND LOCATION OF WATER FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION PARCELS SHALL BE GRANTED TO MANATEE COUNTY FOR THE PURPOSE OF PERPETUAL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES. WATER METER BOXES SHALL BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT AND ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH MEETS THE REQUIREMENTS OF THE INTENDED USE. IRRIGATION WATER REUSE REQUIRED WATER USE CAREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CARRIER DESIGN DETAILS FOR IRRIGATION WELL

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
	EASEMENT
TOB	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
SR	SANITARY RISE
FH	FIRE HYDRANT
MH	MANHOLE
MES	METERED END SECTION
	MATURE TREES
	3.30 ACRES

DESIGNED: JM
DRAWN: KGH
DATE:
JOB NO: 4521.5
SCALE: 1"=60'
SHEET: 23

PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

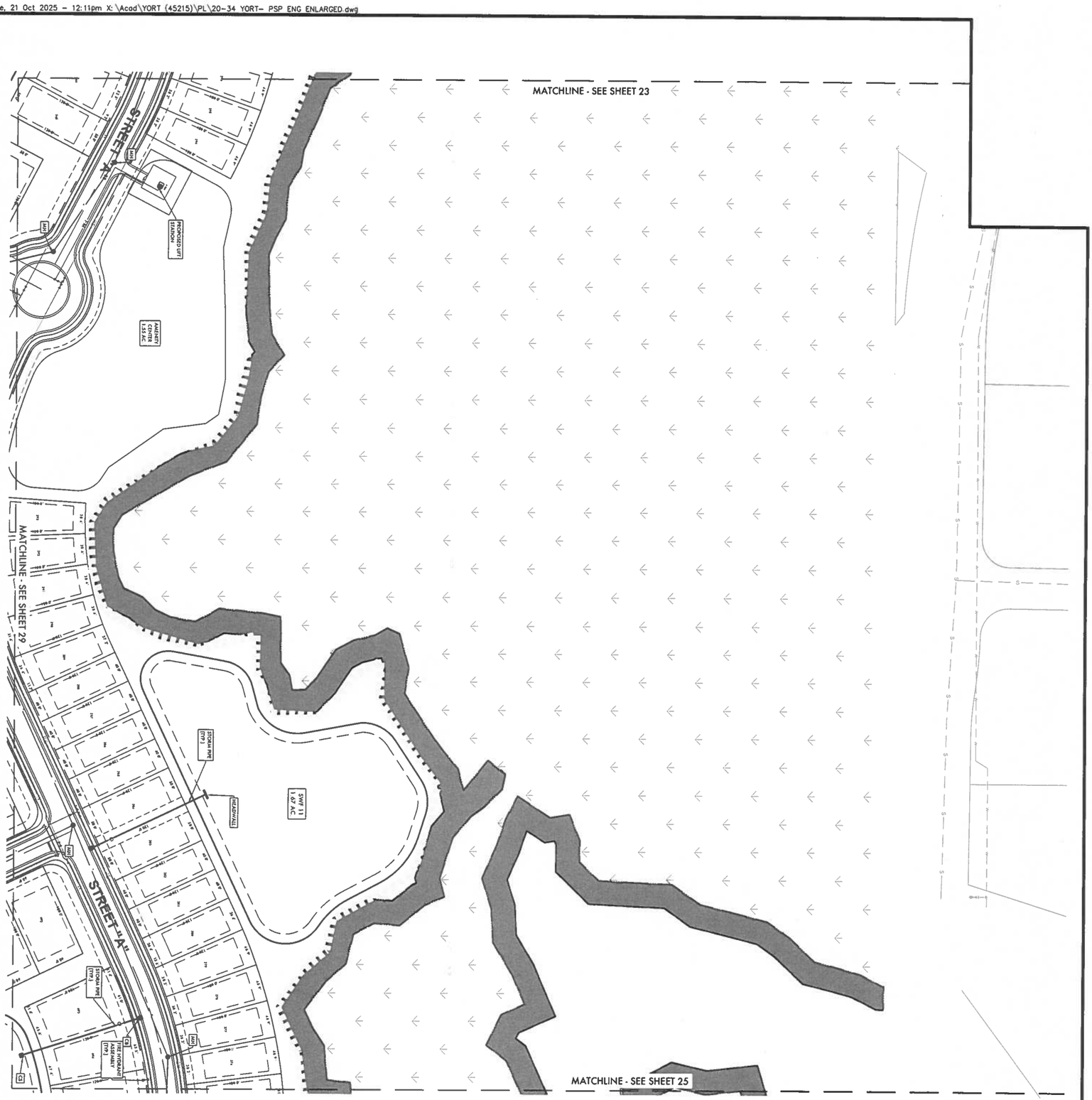
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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
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6
7

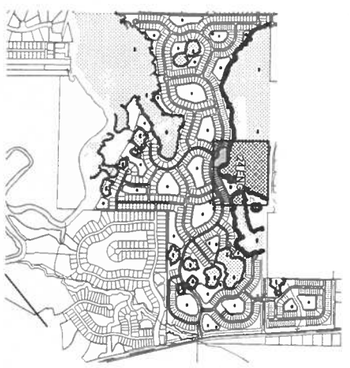
ZNS ENGINEERING
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1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



KEY MAP



1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
	EASEMENT
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MES	MITERED END SECTION

MATURE TREES — 3.50 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS LOCATED WITHIN THE COUNTY'S WATER AND WASTEWATER SERVICE AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM SR 64 ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND ARE ACCOMPANIED OF SECTION 6.02.07 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF ALL UTILITIES SHALL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENTS TO BE PROVIDED FOR MANATEE COUNTY MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES. WATER METER BANKS AND ASSOCIATED APPURTENANCES SHALL BE LOCATED WITHIN PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES. WATER METER BANKS SHALL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY WHERE POSSIBLE. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH MAY INCLUDE RECLAIMED WATER, SURFACE WATER, STORMWATER RETENTION/DETENTION POND WATER, RECLAIMED WATER USE, OR WATER SOURCES SUCH AS AQUIFER SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

DESIGNED	JM
DRAWN	RGH
DATE	
JOB NO.	45215
SCALE	1" =60'
SHEET	24

PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
4
5
6
7

ZNS ENGINEERING
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI — CURB INLET
- CS — CONTROL STRUCTURE
- GI — GRATE INLET
- JB — JUNCTION BOX
- FH — FIRE HYDRANT
- MH — MANHOLE
- MES — MITERED END SECTION
- NATURE TRAILS — 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 802 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE. RECLAIMED WATER USE. GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED CURRENT DESIGN CALLS FOR IRRIGATION WELL

KEY MAP

JEB C. MULDOON
PROFESSIONAL ENGINEER #44492
SIGNATURE

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LB 0002494
LA 0002494
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E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.2316

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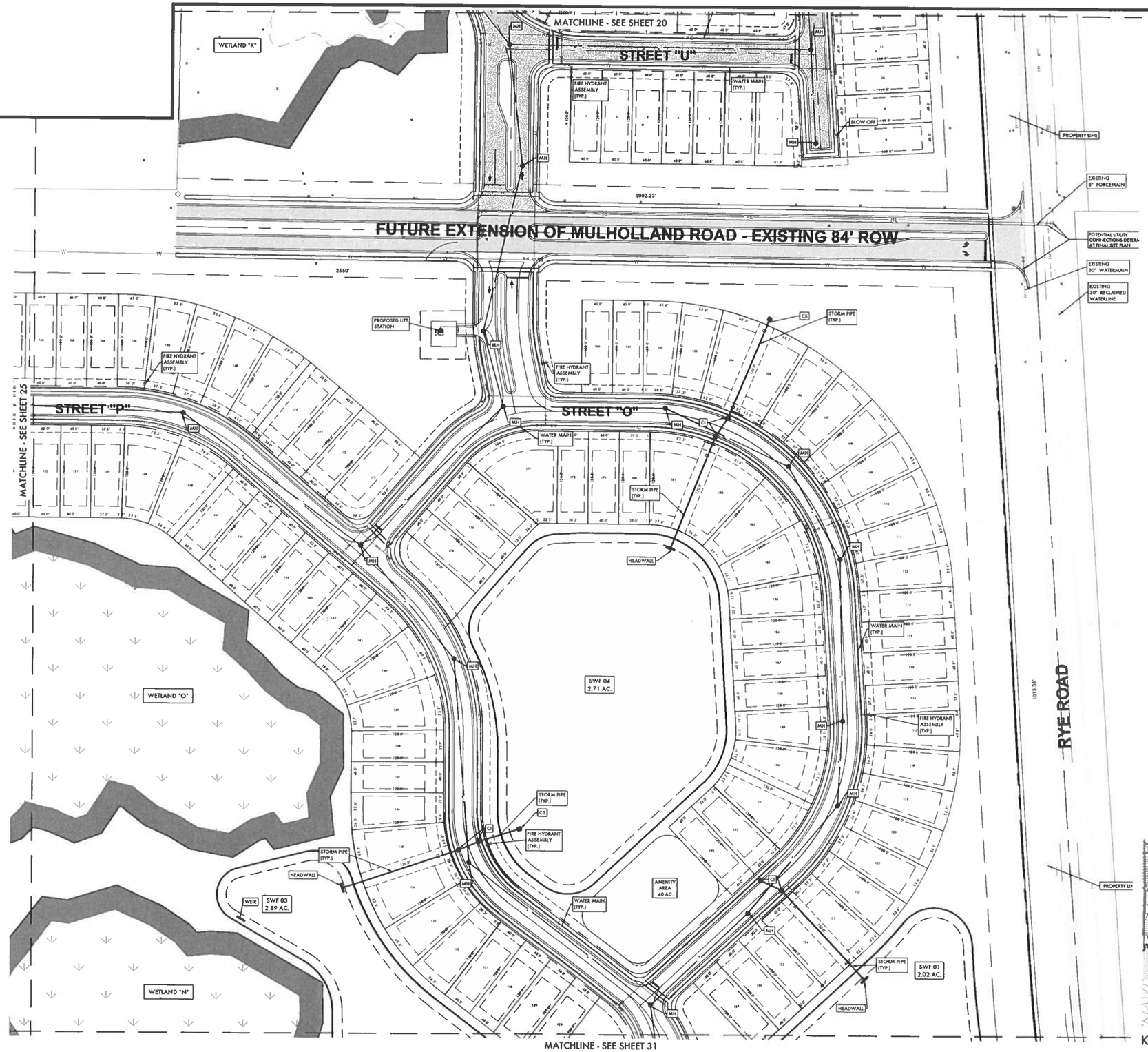
REVISIONS

1	BUFFERS AND NOTES, CULDESAC REDESIGN, ROW DIMENSIONS	12/22/25
2	CC COMMENTS, BUFFER IMPACT	01/26/26
3		
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA.

DESIGNED	JM
DRAWN	KCH
DATE	
JOB NO.	45215
SCALE	1"=60'
SHEET	23

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI — CURB INLET
- CS — CONTROL STRUCTURE
- GI — GRATE INLET
- JB — JUNCTION BOX
- FH — FIRE HYDRANT
- MH — MANHOLE
- MES — MITERED END SECTION
- NATURE TRAILS — 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

KEY MAP

JEREMIE J. MATUSHEK
PROFESSIONAL ENGINEER #84443
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC-26000106 LB-8053
1223 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 RUNOFF AND LOCATI... CULDESAC RADIUS/DIM... 12/23/2025
2
3
4
5
6
7

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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN GSC
JOB NO. 6321.5
SCALE 1"=60'
SHEET 26

Tue, 22 Jul 2025 — 9:07am X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 32

STREET "B"

STREET "A"

STREET "E"

WETLAND "J"

SWF 24
1.04 AC.

SWF
2.10 AC.

SWF 21
2.53 AC.

SWF 22
1.55 AC.

SWF 20
1.17 AC.

PASSIVE PARK
0.60 AC.

10' PUBLIC UTILITY EASEMENT (TYP.)

WATER MAIN (TYP.)

RECLAIM MAIN (TYP.)

STORM PIPE (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

HEADWALL

WEIR

MH

CI

CS

JB

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
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4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #64492
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC #26000005
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E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1. BUFFERS AND HOTEL CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23/LGM
2.
3.
4.
5.
6.
7.

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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JM
DRAWN: JGC
DATE:
JOB NO.: 45215
SCALE: 1"=60'

SHEET 27

Tue, 21 Oct 2025 – 12:09pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 33

STREET "A"

STREET "B"

STREET "C"

STREET "E"

SWF 16
3.29 AC.

SWF 17
4.37 AC.

SWF 18
1.21 AC.

SWF
0.90 AC.

PASSIVE PARK
0.40 AC.

WETLAND "G"

STORM PIPE (TYP.)

10' PUBLIC UTILITY EASEMENT (TYP.)

WATER MAIN (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

HEADWALL

WEIR

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE
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KEY MAP

JEB C. MULLOCK
PROFESSIONAL ENGINEER #84982
SIGNATURE

ZNS ENGINEERING
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LICENSED BUSINESS #30005065
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REVISIONS
1 BUFFERS AND SETBACKS, COLOR SAC REDESIGN, ROW DIMENSIONS 12/23/2025

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PELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KDK
CHK'D
JOB NO 45215
SCALE 1"=60'

SHEET 28

Tue, 21 Oct 2025 – 12:11pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 24

STREET "A"

STREET "G"

STREET "F"

STREET "H"

STREET "I"

STREET "J"

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 34

SWF 12
3.47 AC.

SWF 13
3.67 AC.

SWF 10
4.20 AC.

SWF 10
4.20 AC.

10' PUBLIC UTILITY EASEMENT (TYP.)

STORM PIPE (TYP.)

WATER MAIN (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

BLOW OFF

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

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KEY MAP

JOSH C. MULLOCK
PROFESSIONAL ENGINEER #44692
SIGNATURE

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LC 0000165
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
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REVISIONS
1. BUFFERS AND NOTES, CUL-DE-SAC RADIUS, ROW DIMENSIONS 12/23/2025
2.
3.
4.
5.
6.
7.

PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1"=60'
SHEET 29

Tue, 21 Oct 2025 - 12:11pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 31

SWF 08
1.55 AC.

SWF 10
4.20 AC.

SWF 09
3.25 AC.

STREET "H"

STREET "A"

STORM PIPE (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

10' PUBLIC UTILITY EASEMENT (TYP.)

WATER MAIN (TYP.)

WETLAND "M"

WETLAND "C"

WEIR

HEADWALL

PROPERTY LINE

1" = 60'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDRY
- EASEMENT
- TOP OF BANK
- W — WATER MAIN
- D — STORM DRAIN
- S — SANITARY SEWER
- FM — FORCE MAIN
- CI — CURB INLET
- CS — CONTROL STRUCTURE
- GI — GRATE INLET
- JB — JUNCTION BOX
- FH — FIRE HYDRANT
- MH — MANHOLE
- MES — MITERED END SECTION
- NATURE TRAILS — 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
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4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

KEY MAP



JED C. WILLOCK
PROFESSIONAL ENGINEER #64692

SIGNATURE

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LB 0027676 LC 0000065
1023 MANATEE AVENUE WEST - BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENGINEERING.COM TELEPHONE 941.748.8080 FAX 941.748.2316

REVISIONS
1. PLOTTERS AND NOTES, CULDESAC RADIUS&R.O.W DIMENSIONS 12/23 KSH.
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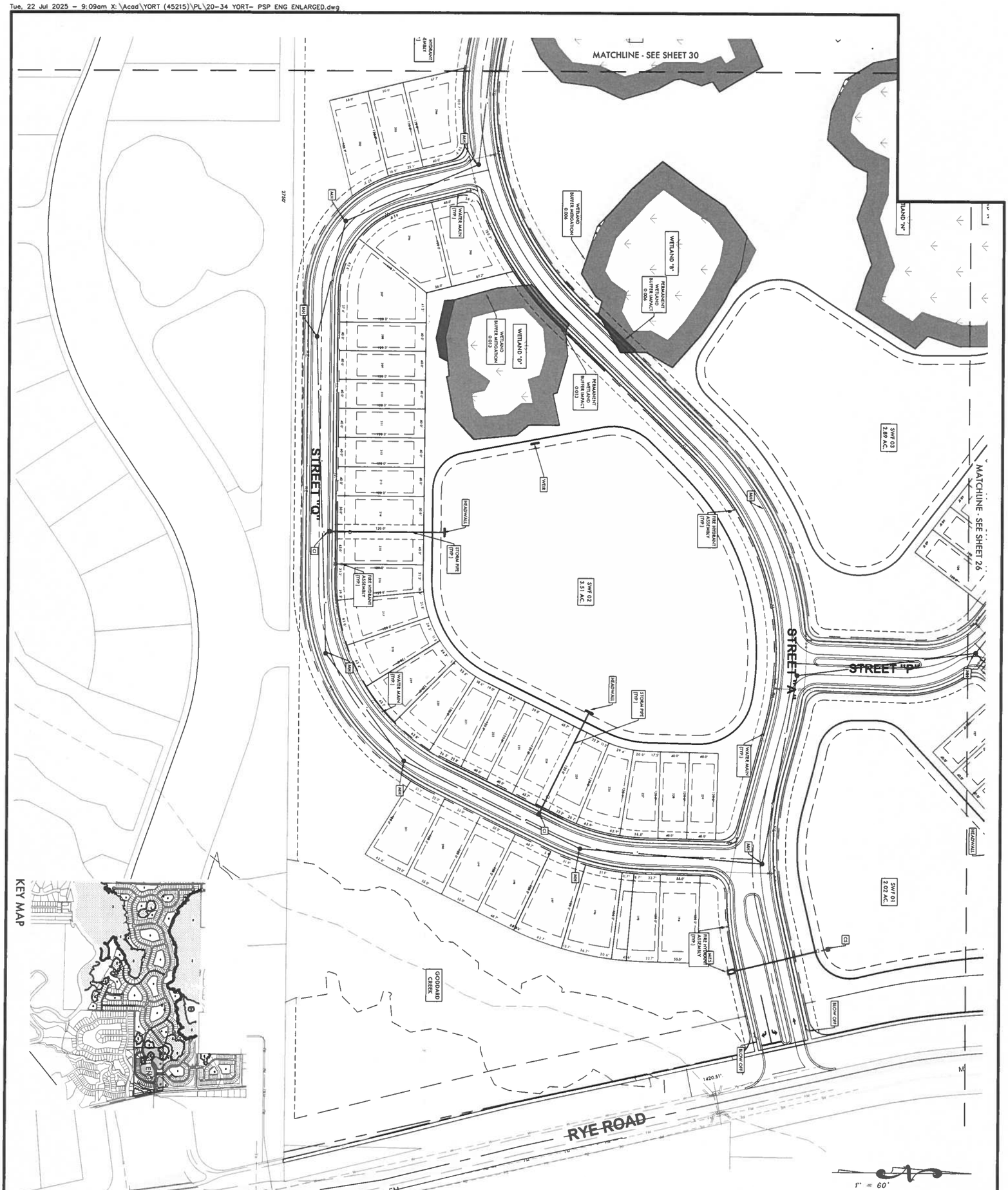
PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN KSH
DATE
JOB NO. 4521.5
SCALE 1"=60'

SHEET 30

Tue, 21 Oct 2025 - 12:10pm X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg

Tue, 22 Jul 2025 - 9:09am X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS LOCATED WITHIN THE COUNTY'S UTILITY SERVICE AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ON THIS PLAN ARE CONCEPTUAL. FINAL WATER AND WASTEWATER DESIGN AND LOCATION OF FACILITIES WILL BE DETERMINED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION SITE(S) SHALL BE DEDICATED TO MANATEE COUNTY FOR OWNERSHIP, MAINTENANCE AND RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES. WATER METER BOXES SHALL BE LOCATED OUTSIDE OF PAVEMENT AREAS WHERE POSSIBLE AND FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL RESIDENTIAL USE THE LOWEST QUALITY WATER AVAILABLE WHICH MEETS THE REQUIREMENTS OF THE USE. WHERE AVAILABLE, RECLAIMED WATER, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURBIRF DESIGN CRITERIA FOR IRRIGATION WELL

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
	EASEMENT
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
M#1	METERED END SECTION
	NATIVE TREES 3.30 ACRES

DESIGNED	JM
DRAWN	KGH
DATE	
JOB NO.	45215
SCALE	1" =60'
SHEET	31

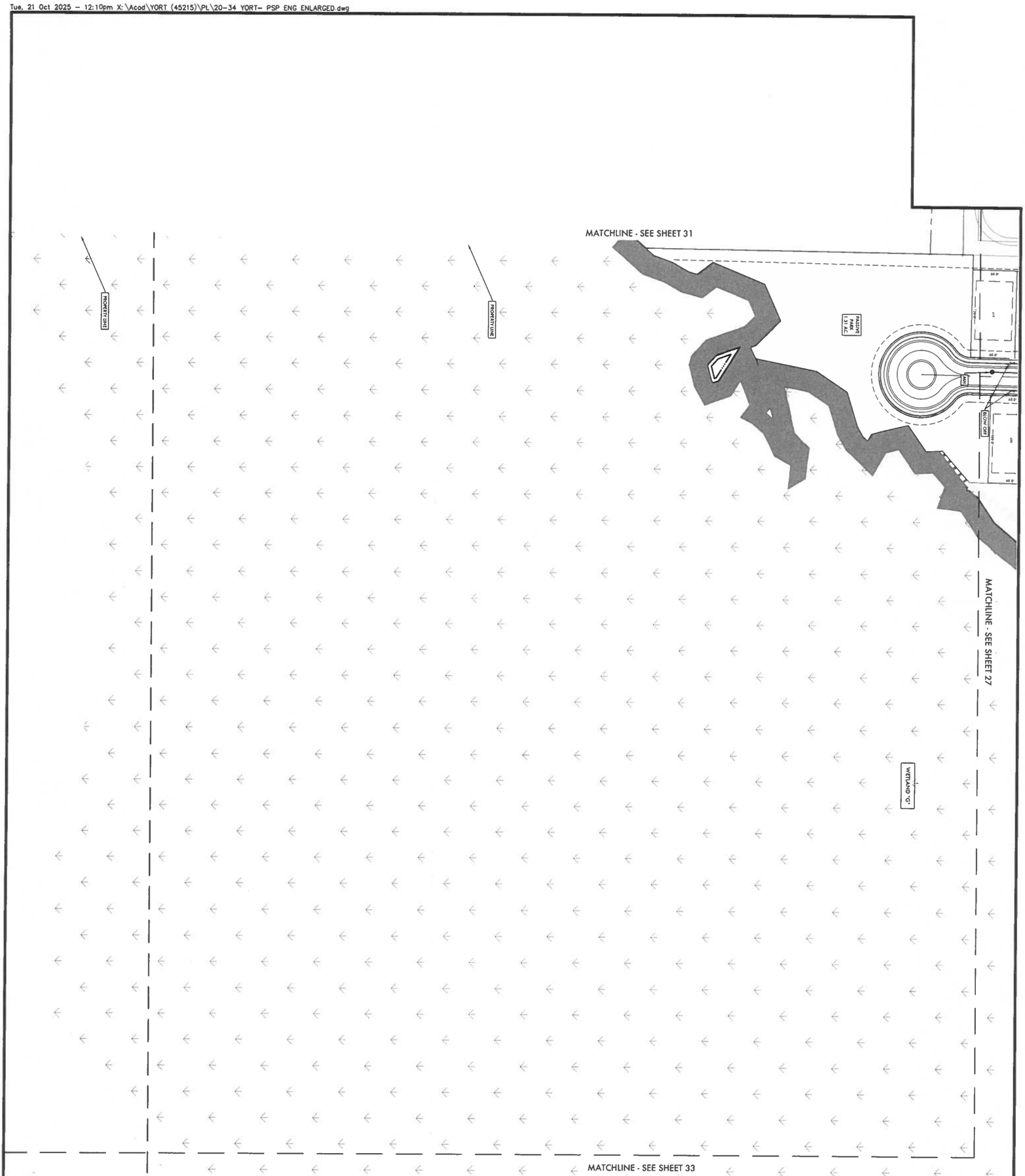
PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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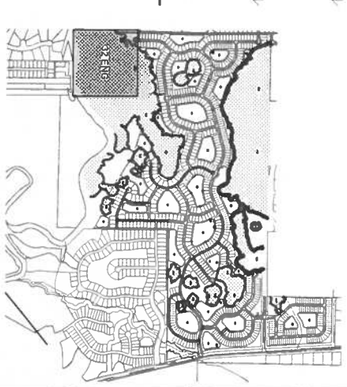
REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
3
4
5
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7

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

JOSAR JAIMOK
PROFESSIONAL ENGINEER #66683
SIGNATURE



KEY MAP



1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
	EASEMENT
	CURB & GUTTER
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
WCI	METERED END SECTION
	NATIVE TREES

3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS AREA WATER AND SEWER SERVICE PROVIDER. THERE IS NO EXISTING WATER OR SEWER MAIN WITHIN THE ROADWAY CONNECTION TO EXISTING FROM SITE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH THE REGULATIONS RESPECTIVELY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND THE REQUIREMENTS OF SECTION 450 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF ALL UTILITIES SHALL BE DETERMINED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PURPOSES. THE EASEMENTS SHALL BE GRANTED TO MANATEE COUNTY FOR THE PURPOSE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER READING, AND FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SAME. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH MEETS THE REQUIREMENTS OF THE INTENDED USE. WHERE AVAILABLE, RECLAIMED WATER (OR, IF NOT AVAILABLE, SURFACE WATER OR SHALLOW WELLS SHALL BE USED. CURE-IT DESIGN CALLS FOR IRRIGATION WELL

DESIGNED	JM
DRAWN	KGH
DATE	
JOB NO.	45215
SCALE	1" =60'
SHEET	32

PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS
1 BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23 KGH
2
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4
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6
7

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 34

WETLAND "G"

SWF 19
1.55 AC.

WETLAND "H"

NATURE TRAIL

PROPERTY LINE

Manatee River

1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION
	NATURE TRAILS 3.30 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM RYE ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 800 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING. ALSO FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL



KEY MAP

JESSE J. SMIDEBUSH
PROFESSIONAL ENGINEER #84483
SIGNATURE

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REVISIONS
1. BUFFERS AND HOTEL CUL-DE-SAC REDESIGN, ROW DIMENSIONS 12/23/2025
2.
3.
4.
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6.
7.

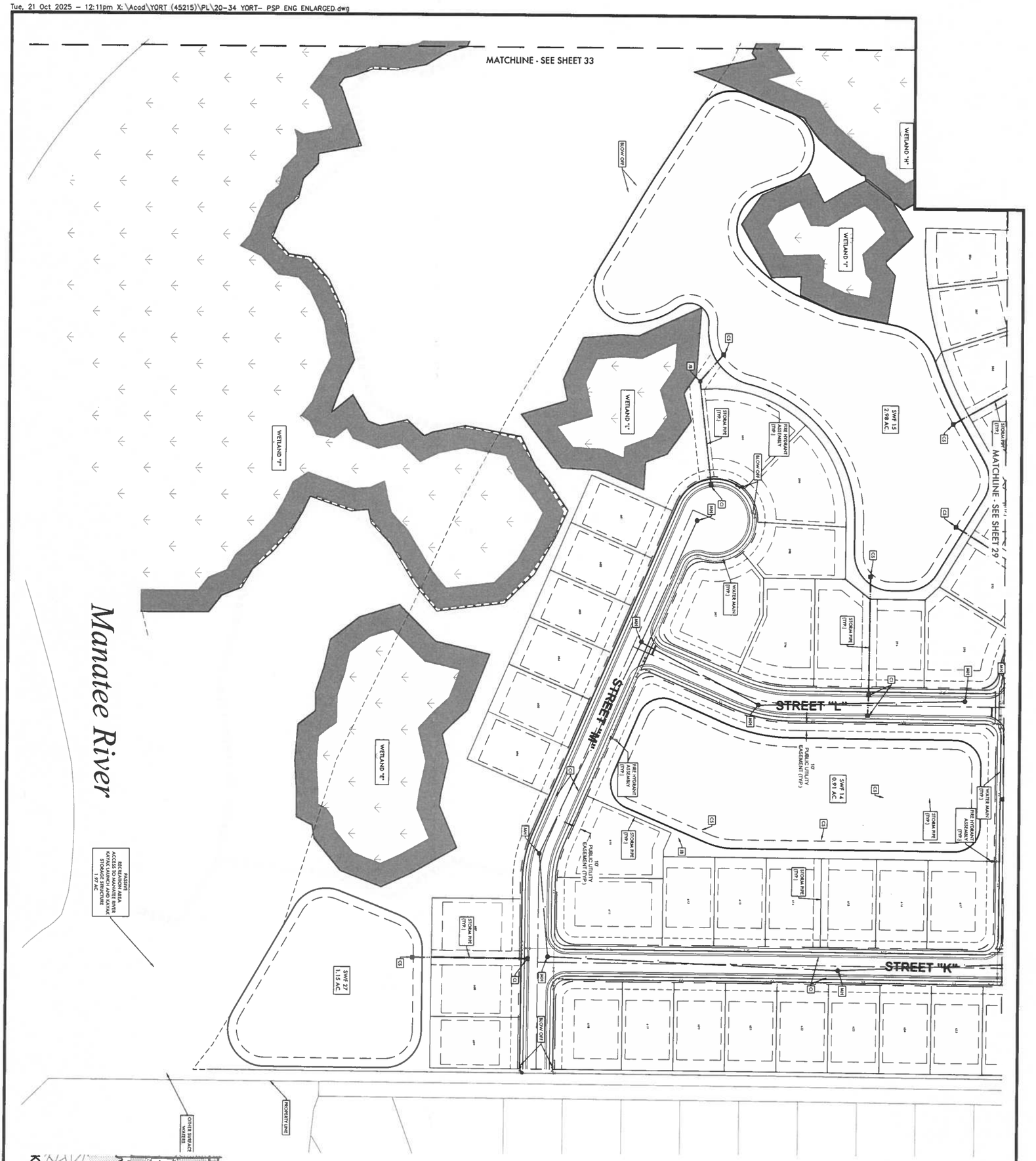
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PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JH
DRAWN EC
DATE
JOB NO 4515
SCALE 1"=60'

SHEET 33

Tue, 22 Jul 2025 - 9:09am X:\Acad\YORT (45215)\PL\20-34 YORT- PSP ENG ENLARGED.dwg



1" = 60'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
	EASEMENT
TOP	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT
MH	MANHOLE
WCS	WETLAND CROSS SECTION
	NATIVE TREES
	3.50 ACRES

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS LOCATED WITHIN THE COUNTY'S UTILITY SERVICE AREA. WATER MAIN AND FORCE MAIN EXTENSIONS BY THE COUNTY ARE REQUIRED TO SERVE THIS PROJECT. THE NEAREST EXISTING COUNTY MAINS ARE ALONG 44TH AVENUE EAST AND 75TH STREET EAST. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL OFF-SITE AND ON-SITE POTABLE WATER AND WASTEWATER INFRASTRUCTURE FACILITIES NECESSARY TO SERVICE THE PROJECT AS REQUIRED BY THE COUNTY. THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR ANY OFF-SITE EASEMENTS AND/OR ROAD TO PROJECT SITE.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO COUNTY WATER AND WASTEWATER ORDINANCES. THE UNITED TO COUNTY WATER AND REQUIREMENTS OF SECTION 650 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE WATER MAINS SHALL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS AND EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PURPOSES OF ALL PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES. WATER MAINS, FORCE MAINS AND WASTEWATER INFRASTRUCTURE FACILITIES SHALL BE LOCATED IN PUBLIC RIGHTS-OF-WAY AND/OR PUBLIC UTILITY EASEMENTS. EASEMENTS SHALL ALSO BE PROVIDED FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ALL PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH INCLUDES RECLAIMED WATER, SURFACE WATER, STORMWATER, GREY WATER, OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL

DESIGNED	JM
DRAWN	KGH
DATE	
JOB NO.	45215
SCALE	1" =60'
SHEET	34

PRELIMINARY ENGINEERING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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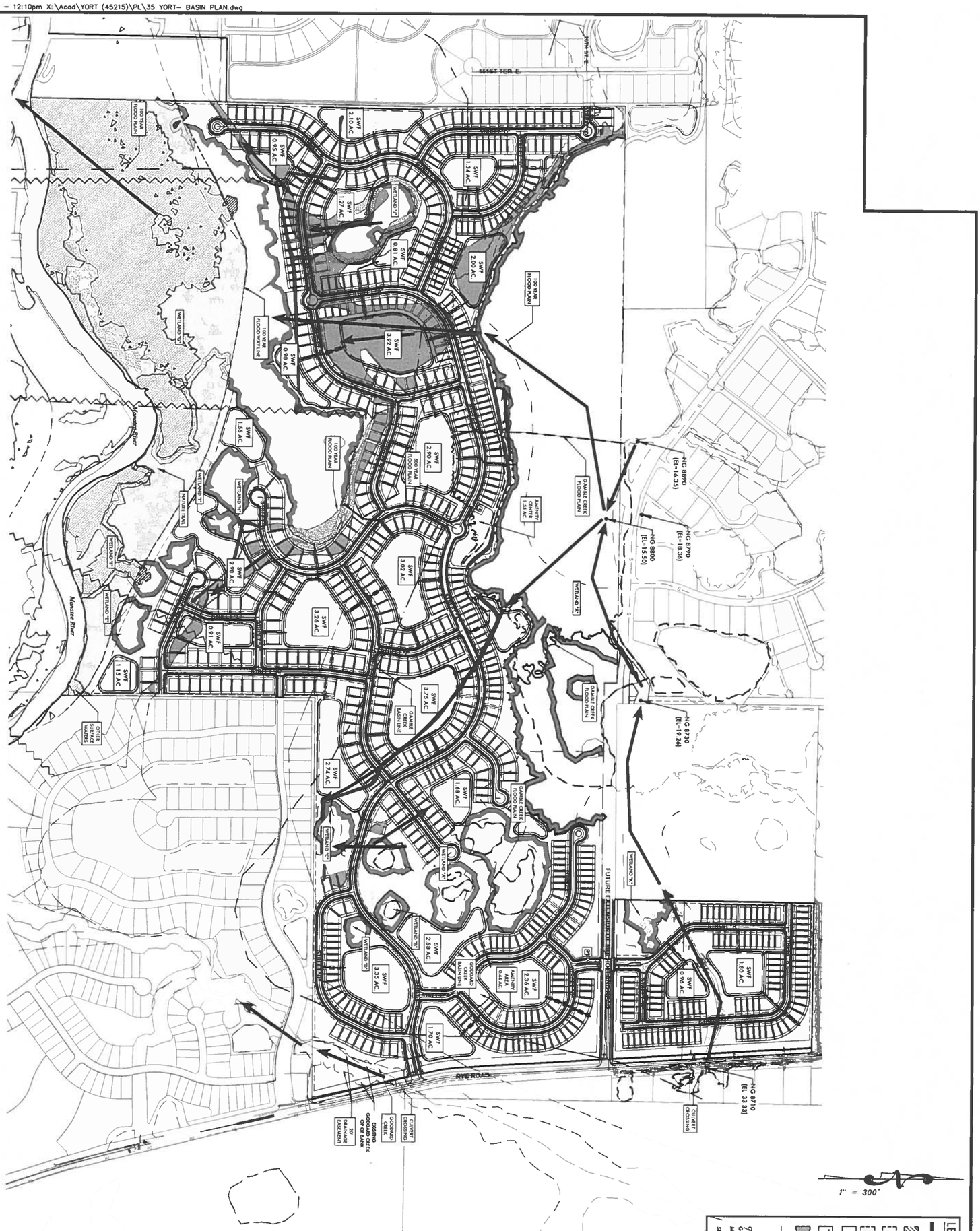
REVISIONS

1	BUFFERS AND NOTES, CUL-DE-SAC REDESIGN, ROW DIMENSIONS	12/23 KGH
2	V2 COMMENTS FLOODWAY LINES	04/24 KGH
3		
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

Tue, 21 Oct 2025 – 12:10pm X:\Acad\YORT (45215)\PL\35 YORT– BASIN PLAN.dwg



LEGEND

- PROPOSED DRAINAGE CONVEYANCE PATH
- 100 YEAR FLOOD LINE PER FEMA (FIRM - ZONE A) 19.59 ACRES (22% OF OVERALL SITE)
- 100 YEAR FLOOD PLAIN LINE 67.12 ACRES (15% OF OVERALL SITE)
- 500 YEAR FLOODPLAIN LINE 22.60 ACRES (5% OF OVERALL SITE)
- 25 YEAR FLOODZONE LINE PER MANATEE COUNTY GIS NOT IN PROJECT SCOPE
- WETLAND (169.46 ACRES)
- GAMBLE CREEK/MANATEE RIVER BELOW DAM 100 YEAR FEMA FLOOD PLAIN IMPACT (23.22 ACRES)
- GAMBLE CREEK BASIN
- GODDARD CREEK BASIN — 22.60 ACRES
- GAMBLE CREEK BASIN — 241.42 ACRES
- MANATEE RIVER BELOW DAM BASIN — 200.7 ACRES
- SITE AREA — 464.73 ACRES

DESIGNED	JM
DRAWN	KGH
DATE	
JOB NO.	45215
SCALE	1" =300'
SHEET	35

BASIN PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

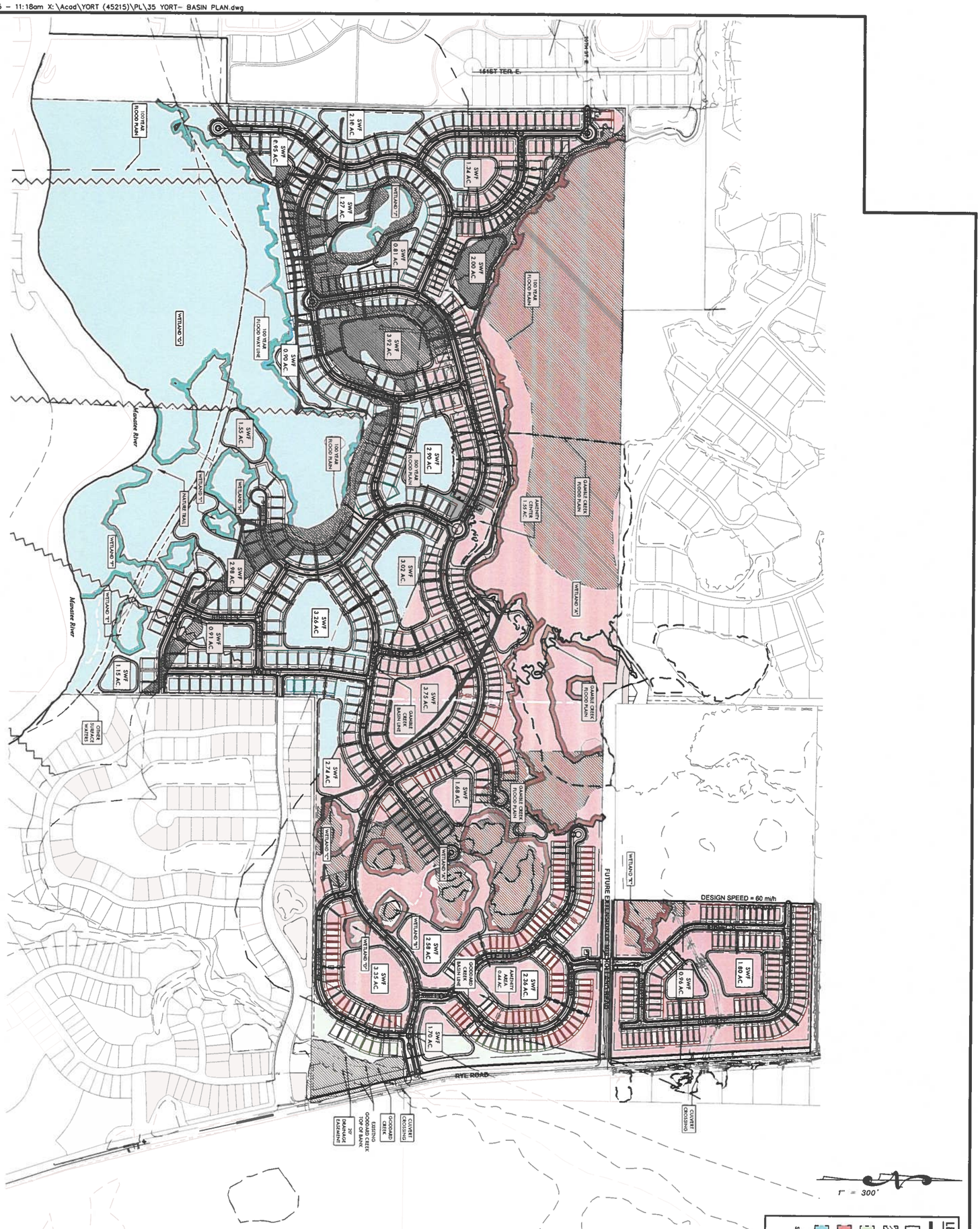
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REVISIONS
1 V1 COMMENTS FLOOD DELINEATION/STORMWATER 12/23 KGH
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

Tue, 04 Nov 2025 – 11:18am X:\Acad\YORT (45215)\PL\35 YORT– BASIN PLAN.dwg



1" = 300'

LEGEND

- PROPOSED DRAINAGE CONVEYANCE PATH
- WETLAND (155.67 ACRES)
- 100 YEAR FLOOD LINE PER FEMA DFIRM - ZONE A 93.87 ACRES (52% OF OVERALL SITE)
- GODDARD CREEK BASIN 22.60 ACRES
- GAMBLE CREEK BASIN 241.43 ACRES
- MANATEE RIVER BASIN 200.7 ACRES
- SITE AREA= 464.73 ACRES

DESIGNED JH
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" =300'
SHEET 35A

BASIN AREAS
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS
1 DRAINAGE FLOW, CULVERTS, FLOODPLAIN DELINEATION 12/23 KGH
2
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JEB C. MULOCK
PROFESSIONAL ENGINEER #64692
SIGNATURE

120' THOROUGHFARE TYPICAL SECTION

N.T.S.

84' THOROUGHFARE ROAD TYPICAL SECTION

N.T.S.

RESIDENTIAL STREET TYPICAL SECTION

N.T.S.

TYPICAL SWF DETAIL

N.T.S.

ADAM J. LYON
PROFESSIONAL ENGINEER #84463
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REVISIONS

1	REVISED SWF DETAIL	04/24/25
2		
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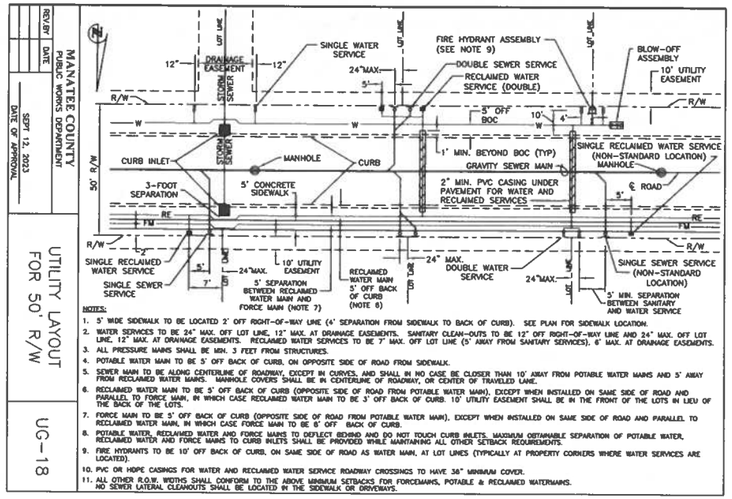
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SECTIONS AND DETAILS
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED — JAL
DRAWN — EGH
DATE — 4/21/25
JOB NO. — 45121
SCALE — AS NOTED

SHEET — 36A

Tue, 22 Jul 2025 - 9:10am X:\Acad\YORT (45215)\PL\36_YORT -Sections and Details.dwg



NOTES:

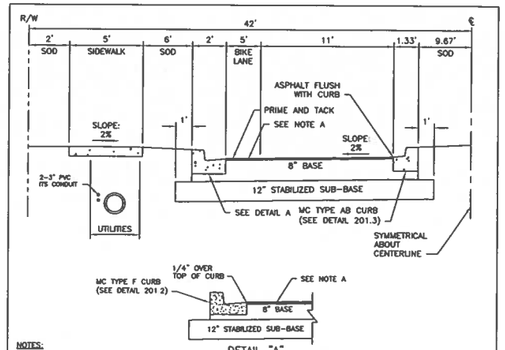
1. 5' WIDE SIDEWALK TO BE LOCATED 2' OFF RIGHT-OF-WAY LINE (4' SEPARATION FROM SIDEWALK TO BACK OF CURB). SEE PLAN FOR SIDEWALK LOCATION.
2. WATER SERVICES TO BE 24" MAX. OFF LOT LINE, 12" MAX. AT DRAINAGE EASEMENTS. SANITARY CLEAN-OUTS TO BE 12" OFF RIGHT-OF-WAY LINE AND 24" MAX. OFF LOT LINE, 12" MAX. AT DRAINAGE EASEMENTS. RECLAIMED WATER SERVICES TO BE 7" MAX. OFF LOT LINE (5' AWAY FROM SANITARY SERVICES), 6" MAX. AT DRAINAGE EASEMENTS.
3. ALL PRESSURE MAINS SHALL BE MIN. 3 FEET FROM STRUCTURES.
4. POTABLE WATER MAIN TO BE 5' OFF BACK OF CURB, ON OPPOSITE SIDE OF ROAD FROM SIDEWALK.
5. SEWER MAIN TO BE ALONG CENTERLINE OF ROADWAY, EXCEPT IN CURVES, AND SHALL IN NO CASE BE CLOSER THAN 10' AWAY FROM POTABLE WATER MAINS AND 5' AWAY FROM RECLAIMED WATER MAINS. MANHOLE COVERS SHALL BE IN CENTERLINE OF ROADWAY, OR CENTER OF TRAVELED LANE.
6. RECLAIMED WATER MAIN TO BE 5' OFF BACK OF CURB (OPPOSITE SIDE OF ROAD FROM POTABLE WATER MAIN), EXCEPT WHEN INSTALLED ON SAME SIDE OF ROAD AND PARALLEL TO FORCE MAIN, IN WHICH CASE RECLAIMED WATER MAIN TO BE 3' OFF BACK OF CURB. 10' UTILITY EASEMENT SHALL BE IN THE FRONT OF THE LOTS IN LIEU OF THE BACK OF THE LOTS.
7. FORCE MAIN TO BE 5' OFF BACK OF CURB (OPPOSITE SIDE OF ROAD FROM POTABLE WATER MAIN), EXCEPT WHEN INSTALLED ON SAME SIDE OF ROAD AND PARALLEL TO RECLAIMED WATER MAIN, IN WHICH CASE FORCE MAIN TO BE 8' OFF BACK OF CURB.
8. POTABLE WATER, RECLAIMED WATER AND FORCE MAINS TO DEFLECT BEHIND AND DO NOT TOUCH CURB INLETS. MAXIMUM OBTAINABLE SEPARATION OF POTABLE WATER, RECLAIMED WATER AND FORCE MAINS TO CURB INLETS SHALL BE PROVIDED WHILE MAINTAINING ALL OTHER SETBACK REQUIREMENTS.
9. FIRE HYDRANTS TO BE 10' OFF BACK OF CURB, ON SAME SIDE OF ROAD AS WATER MAIN, AT LOT LINES (TYPICALLY AT PROPERTY CORNERS WHERE WATER SERVICES ARE LOCATED).
10. PVC OR HDPE CASINGS FOR WATER AND RECLAIMED WATER SERVICE ROADWAY CROSSINGS TO HAVE 36" MINIMUM COVER.
11. ALL OTHER R.O.W. WIDTHS SHALL CONFORM TO THE ABOVE MINIMUM SETBACKS FOR FORCEMAINS, POTABLE & RECLAIMED WATERMAINS. NO SEWER LATERAL CLEANOUTS SHALL BE LOCATED IN THE SIDEWALK OR DRIVEWAYS.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT

SEPT 12, 2023
DATE OF APPROVAL

UTILITY LAYOUT FOR 50' R/W

UG-18



DETAIL "A"

NOTES:

A. ASPHALTIC CONCRETE SHALL BE 1-1/4" TYPE S-I OR SP EQUIVALENT (FIRST LIFT) AND 3/4" TYPE S-III OR SP EQUIVALENT (SECOND LIFT). TWO LIFTS OF ASPHALT SHALL BE REQUIRED. A PERFORMANCE BOND SHALL BE REQUIRED IF THE SECOND LIFT IS DELAYED BEYOND INITIAL ROAD ACCEPTANCE.

B. BASE SHALL BE 8" LIMEROCK, LBR 100 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION. OTHER BASE MATERIALS FOR OPTIONAL BASE GROUP 8 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION MAY BE USED WITH PRIOR APPROVAL BY THE DEPARTMENT DIRECTOR OR DESIGNEE.

C. 12" STABILIZED SUB-BASE SHALL BE PER FDOT STANDARD SPECIFICATIONS, SECTIONS 160 AND 914, LATEST EDITION.

D. LABORATORY TESTS ARE REQUIRED TO SUBSTANTIATE STRUCTURAL SECTION DESIGN. SPECIFICATIONS SHOWN ON THIS SHEET ARE MINIMUM REQUIREMENTS.

E. NO PORTION OF THE DRAINAGE PIPE SHALL BE ALLOWED IN THE SUB-BASE.

F. SUBSOIL INVESTIGATION REPORT ALONG WITH BORINGS SHALL BE REQUIRED.

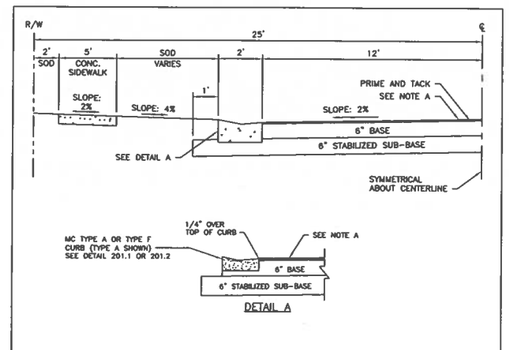
G. UNDERDRAIN MAY BE REQUIRED IF DEEMED NECESSARY. SEE MANATEE COUNTY PUBLIC WORKS STANDARDS SECTION 3.3.3 UNDERDRAIN.

H. IF BIKES LANES ARE NOT PROVIDED DUE TO SITE SPECIFIC CONDITIONS, TRAVEL LANES SHALL BE 12'. REQUIRES PRIOR APPROVAL BY THE DEPARTMENT DIRECTOR OR DESIGNEE.

I. FOR DESIGNATED TRUCK ROUTES OR A ROAD WITH A HIGH PERCENTAGE OF TRUCK TRAFFIC, 12' TRAVEL LANES MAY BE REQUIRED BY THE DEPARTMENT DIRECTOR OR DESIGNEE. FOR RESURFACING, RESTORATION, AND REHABILITATION PROJECTS THE DEPARTMENT DIRECTOR OF DESIGNEE MAY MODIFY THE TRAVEL AND/OR BIKE LANE WIDTH TO MEET FDOT APPROVED CONFIGURATIONS TO ACCOMMODATE SPECIFIC PROJECT CONDITIONS.

J. REFER TO THE MANATEE COUNTY TRAFFIC INFRASTRUCTURE DESIGN GUIDE, LATEST EDITION, FOR INSTALLATION DETAILS OF INTELLIGENT TRANSPORTATION SYSTEM, FIBER OPTIC CABLE, AND CONDUIT.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT				
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	TYPICAL 2-LANE DIVIDED URBAN	401.3



DETAIL A

NOTES:

A. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE 1-1/4" TYPE S-I OR SP EQUIVALENT (FIRST LIFT) AND 3/4" TYPE S-III OR SP EQUIVALENT (SECOND LIFT). TWO LIFTS OF ASPHALT SHALL BE REQUIRED. A PERFORMANCE BOND SHALL BE REQUIRED IF THE SECOND LIFT IS DELAYED BEYOND INITIAL ROAD ACCEPTANCE.

B. BASE SHALL BE 6" LIMEROCK, LBR 100 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION. OTHER BASE MATERIALS FOR OPTIONAL BASE GROUP 4 PER FDOT STANDARD SPECIFICATIONS, SECTION 285, LATEST EDITION MAY BE USED WITH PRIOR APPROVAL BY THE DEPARTMENT DIRECTOR OR DESIGNEE.

C. 6" STABILIZED SUB-BASE SHALL BE PER FDOT STANDARD SPECIFICATIONS, SECTIONS 160 AND 914, LATEST EDITION.

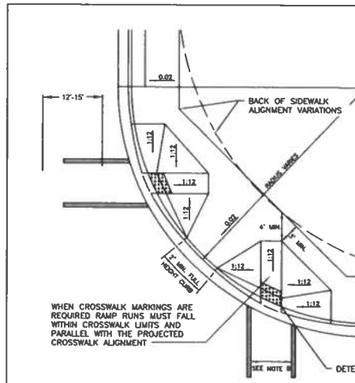
D. LABORATORY TESTS ARE REQUIRED TO SUBSTANTIATE STRUCTURAL SECTION DESIGN. SPECIFICATIONS SHOWN ON THIS SHEET ARE MINIMUM REQUIREMENTS.

E. NO PORTION OF THE DRAINAGE PIPE SHALL BE ALLOWED IN THE SUB-BASE.

F. SUBSOIL INVESTIGATION REPORT ALONG WITH BORINGS SHALL BE REQUIRED.

G. UNDERDRAIN MAY BE REQUIRED IF DEEMED NECESSARY. SEE MANATEE COUNTY PUBLIC WORKS STANDARDS SECTION 3.3.3 UNDERDRAIN.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT				
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	TYPICAL LOCAL URBAN RESIDENTIAL	401.9



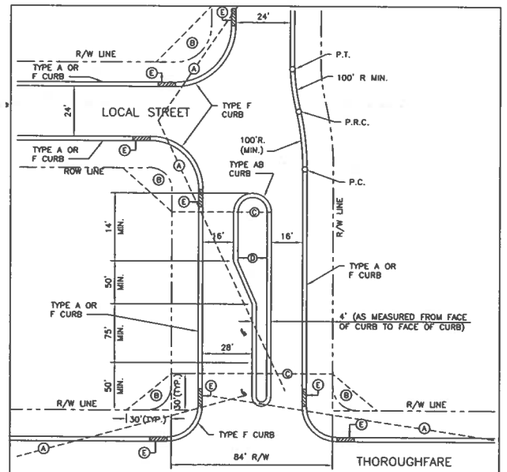
NOTES:

A. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS.

B. CROSSWALK WIDTHS AND CONFIGURATION VARY; MUST CONFORM TO FDOT STANDARD PLANS, INDEX 711-001, LATEST EDITION.

C. FOR COMPLETE DETECTABLE WARNING AND CURB RAMP DETAILS, SEE FDOT STANDARD PLANS, INDEX 522-002, LATEST EDITION.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT				
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	CURB RAMP	302.0



(A) INTERSECTION SIGHT DISTANCE TRIANGLE PER SECTION 3.1.5 OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS MANUAL.

(B) SIGHT VISIBILITY TRIANGLE PER SECTION 3.1.6 OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS MANUAL.

(C) EXTENSION OF VISIBILITY TRIANGLE ACROSS MEDIAN STRIP TO COMPLY WITH STANDARD ABOVE.

(D) MEDIAN STRIP MINIMUM WIDTH 19.33' FROM BACK OF CURB TO BACK OF CURB, LENGTH - 300' MAX NOT EXTENDING BEYOND P.C. OF PAVEMENT INTERSECTION RADIUS OR RIGHT OF WAY LINE OF INTERSECTING STREET.

(E) MINIMUM 5' CURB TRANSITION.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT				
REV.BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	MEDIAN BOULEVARD SUBDIVISION ENTRANCE	402.1

ADAM J. LYON
PROFESSIONAL ENGINEER #84433
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REVISIONS 12/23 KGH
1 V1 COMMENTS UPDATE STANDARD DETAILS
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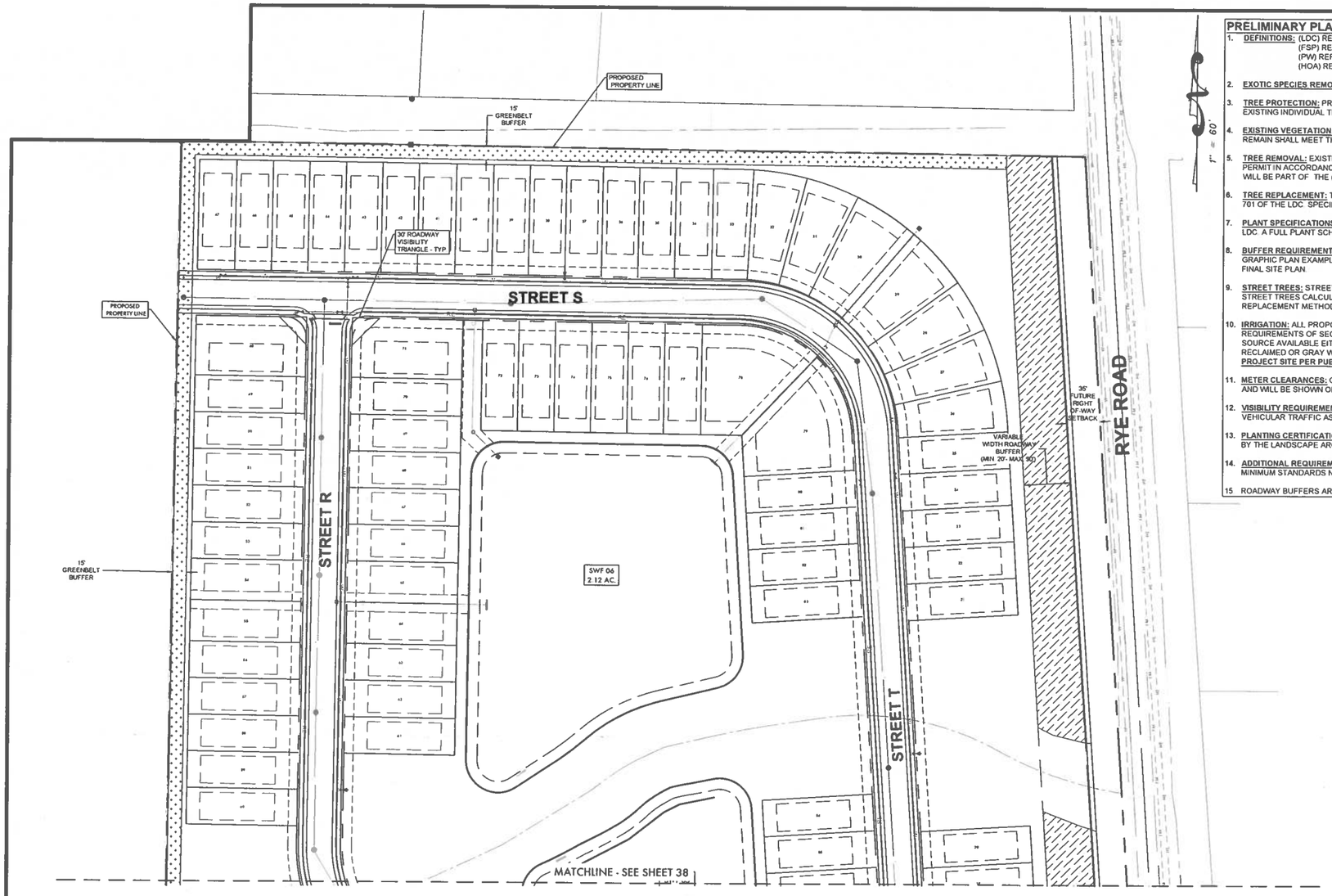
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SECTIONS AND DETAILS
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AJL
DRAWN KGH
DATE 4/2023
JOB NO. 45215
SCALE AS NOTED

SHEET 26

Tue, 22 Jul 2025 - 9:10am X:\Acad\YORT (45215)\PL\36 YORT -Sections and Details.dwg



1" = 60'

PRELIMINARY PLANTING PLAN NOTES:

1. **DEFINITIONS:** (LDC) REFERENCES THE CURRENT VERSION OF THE MANATEE COUNTY LAND DEVELOPMENT CODE
   (FSP) REFERENCES THE FINAL SITE PLAN AND APPLICATION DOCUMENTS
   (PW) REFERENCES THE PUBLIC WORKS DEPARTMENT AND/OR 2022 VERSION OF PUBLIC WORKS STANDARDS MANUAL
   (HOA) REFERENCES THE HOME OWNERS ASSOCIATION REGULATED BY STATE OF FLORIDA LAWS
2. **EXOTIC SPECIES REMOVAL:** EXOTIC AND NUISANCE SPECIES REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 701.8 E OF THE LDC
3. **TREE PROTECTION:** PROTECTION OF VEGETATION TO REMAIN SHALL BE IN ACCORDANCE WITH SECTION 700.3.A.4 OF THE LDC. EXISTING INDIVIDUAL TREES OR GENERAL AREAS OF EXISTING VEGETATION TO REMAIN IS SHOWN ON THE PLAN
4. **EXISTING VEGETATION:** EXISTING WETLANDS, WETLAND BUFFERS, UPLAND PRESERVATION AREAS AND VEGETATION DESIGNATED TO REMAIN SHALL MEET THE LDC BUFFER REQUIREMENTS.
5. **TREE REMOVAL:** EXISTING TREES SHALL NOT BE REMOVED, RELOCATED OR DESTROYED WITHOUT AN APPROVED TREE REMOVAL PERMIT IN ACCORDANCE WITH SECTIONS 700.1 AND 700.3 B OF THE LDC. A TREE REMOVAL PLAN MEETING THE PERMIT REQUIREMENTS WILL BE PART OF THE (FSP) FINAL SITE PLAN.
6. **TREE REPLACEMENT:** TREE REMOVAL / REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402,403,8,700, AND 701 OF THE LDC. SPECIFIC LOCATION OF REPLACEMENT TREES WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
7. **PLANT SPECIFICATIONS:** PLANT MATERIAL SPECIFICATIONS, SIZE, AND QUALITY SHALL BE IN ACCORDANCE WITH SECTION 701.8 OF THE LDC. A FULL PLANT SCHEDULE WITH SPECIFICATIONS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
8. **BUFFER REQUIREMENTS:** PERIMETER AND ROADWAY BUFFERS SHALL MEET THE REQUIREMENTS OF SECTION 701.4 OF THE LDC. GRAPHIC PLAN EXAMPLES SHOWN FOR REFERENCE. SPECIFIC LOCATION OF INDIVIDUAL PLANTINGS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
9. **STREET TREES:** STREET TREES SHALL BE IN ACCORDANCE TO SECTION 701.6 OF THE LDC AND SHOWN ON THE (FSP) FINAL SITE PLAN. STREET TREES CALCULATED TOWARD REPLACEMENT TREES SHALL BE PER SECTION 700.3.I.5 APPROVED AS AN ALTERNATIVE REPLACEMENT METHOD. HOA STIPULATIONS MAY BE REQUIRED.
10. **IRRIGATION:** ALL PROPOSED PLANTINGS SHALL BE WATERED FROM A 100% AUTOMATIC IRRIGATION SYSTEM MEETING THE REQUIREMENTS OF SECTIONS 701.10.N AND 701.11 OF THE LDC. THE WATER SOURCE SHALL BE FROM THE LOWEST QUALITY WATER SOURCE AVAILABLE EITHER FROM ON-SITE STORM WATER, A SHALLOW WELL FROM A RETENTION POND OR A PRESSURIZED RECLAIMED OR GRAY WATER CONNECTION. **THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED ANYWHERE ON THE PROJECT SITE PER PUBLIC WORKS STANDARDS MANUAL 1.1.3.B .**
11. **METER CLEARANCES:** CLEARANCES BETWEEN PLANTINGS AND METERS SHALL BE IN ACCORDANCE TO THE PW STANDARDS MANUAL AND WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
12. **VISIBILITY REQUIREMENTS:** THE LOCATION OF PLANTINGS, SIGNS OR VERTICAL STRUCTURES SHALL NOT OBSTRUCT CLEAR VIEWS OF VEHICULAR TRAFFIC AS REGULATED BY THE PW STANDARDS MANUAL AND THE FDOT DESIGN MANUAL.
13. **PLANTING CERTIFICATION:** UPON FINAL INSTALLATION FROM THE (FSP) FINAL SITE PLAN, A CERTIFICATION LETTER WILL BE REQUIRED BY THE LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF OCCUPANCY OR FINAL PLAT IN ACCORDANCE TO SECTION 701.13 OF THE LDC.
14. **ADDITIONAL REQUIREMENTS:** THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL PLANT QUALITY STANDARDS EXCEEDING THE MINIMUM STANDARDS NOTED IN THE LDC.
15. ROADWAY BUFFERS ARE SEPARATE FROM THE FUTURE RIGHT-OF-WAY SETBACK.

LEGEND:

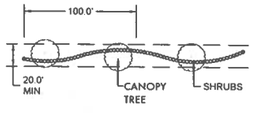
- REQUIRED ROADWAY BUFFER AREA
- REQUIRED GREENBELT BUFFER AREA
- REQUIRED LIFT STATION PLANTING AREA
- COUNTY REQUIRED VISIBILITY TRIANGLE

CLEARANCES AT METERS AND BACKFLOW SYSTEMS:

1. METERS LESS THAN 3" - A 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB.
2. METERS LARGER THAN 3" - A 6' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND EDGE OF METER SLAB.
3. 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, ASSEMBLY SLABS AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES.
4. 7.5' MINIMUM CLEARANCE FROM FRONT AND BOTH SIDES AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES OR TREES PER THE FLORIDA FIRE PREVENTION CODE.
5. STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF PLANTING MATERIALS.
6. TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10' OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEAN OUTS OR POTABLE / RECLAIMED / FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES THAT ARE OWNED AND MAINTAINED BY MANATEE COUNTY.
7. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES AREA PLANTED CLOSER THAN 10'

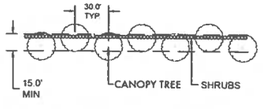
BUFFER TYPE GRAPHIC EXAMPLES:

NOTE: EXISTING WETLANDS, WETLAND BUFFERS, AND UPLAND PRESERVATION AREAS AND EXISTING VEGETATION DESIGNATED TO REMAIN SHALL BE USED TO MEET LDC BUFFER REQUIREMENTS



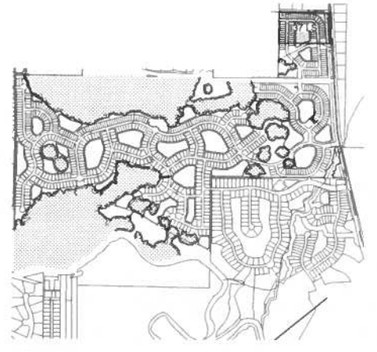
AS PER SECTION 701.4.B, RESIDENTIAL ROADWAY BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
1. WIDTH OF 20.0' ALONG A THOROUGHFARE
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES: 2 QTY (2.5" CAL., 10' HEIGHT x 4' SPREAD)
   - SHRUBS: 33 QTY SHRUBS MEETING 3'H IN 2 YEARS
   - SEE FIGURE 7-2 FOR OTHER QUANTITY OPTIONS

ROADWAY BUFFER
(LDC 701.4.B)



RESIDENTIAL GREENBELT BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
1. WIDTH OF 15.0'
2. CONTAIN THE FOLLOWING:
   - CANOPY TREES: 1 QTY PER 30' LF OF GREENBELT BUFFER (2.5" CALIPER, 10' HEIGHT x 4' SPREAD)
   - SHRUBS: 33 QTY SHRUBS MEETING 3'H IN 2 YEARS. RESIDENTIAL PROJECTS ABUTTING NON-RECREATIONAL AND NON-RESIDENTIAL USES, SCREENING MAY INCLUDE A CONTINUOUS OPACITY TO MEET MANATEE COUNTY STANDARDS
   - NO SHRUBS IF ABUTTING RESIDENTIAL USES

RESIDENTIAL GREENBELT BUFFER
(LDC 701.4.ii)



KEY MAP

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REVISIONS
1. 1ST COMMENTS, BUFFERS AND NOTES 12/23 KGH
2. 2ND COMMENTS, BUFFERS AND NOTES 12/23 KGH
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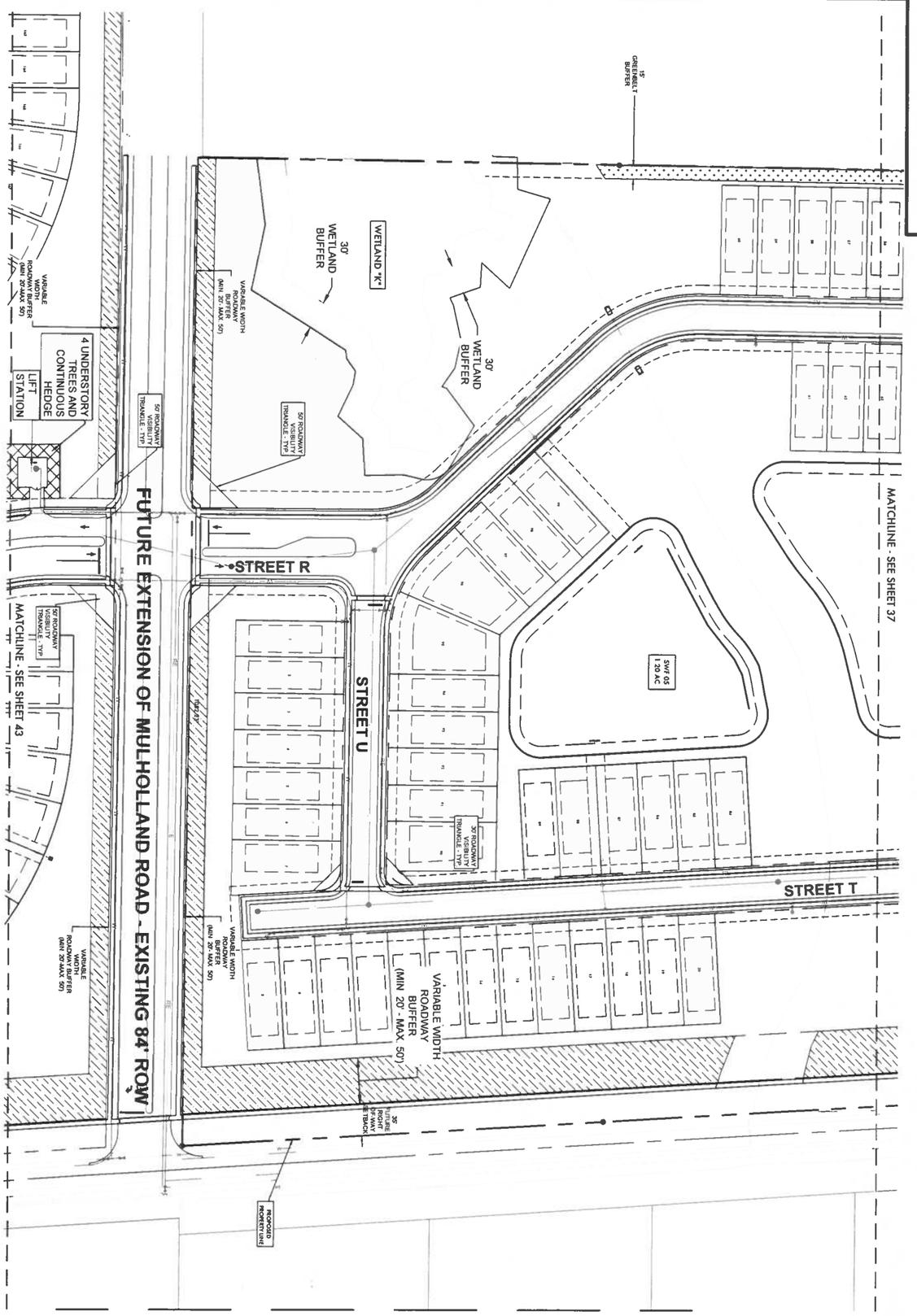
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PRELIMINARY PLANTING PLAN, NOTES AND DETIALS
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JDC
DRAWN ESH
DATE 4/21/25
JOB NO. 1"=60'
SCALE

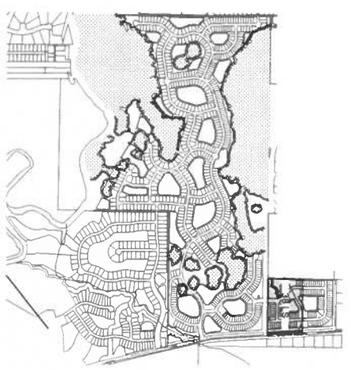
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1" = 60'

KEY MAP



DESIGNED JWC
DRAWN RGH
DATE
JOB NO 45215
SCALE 1" =60'
SHEET 38

PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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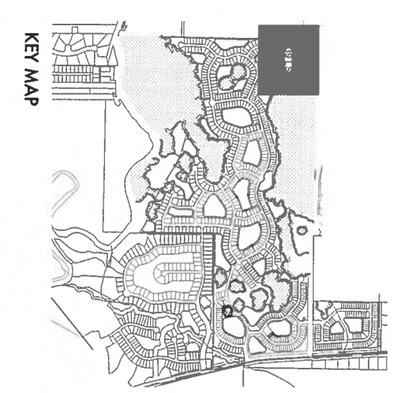
REVISIONS
1 V1 COMMENTS, BUFFERS AND NOTES 12/23 KGH
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STATE OF FLORIDA REGISTERED
LANDSCAPE ARCHITECT #LA6667401
SIGNATURE



KEY MAP



DESIGNED JWC
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" =60'
SHEET 39

PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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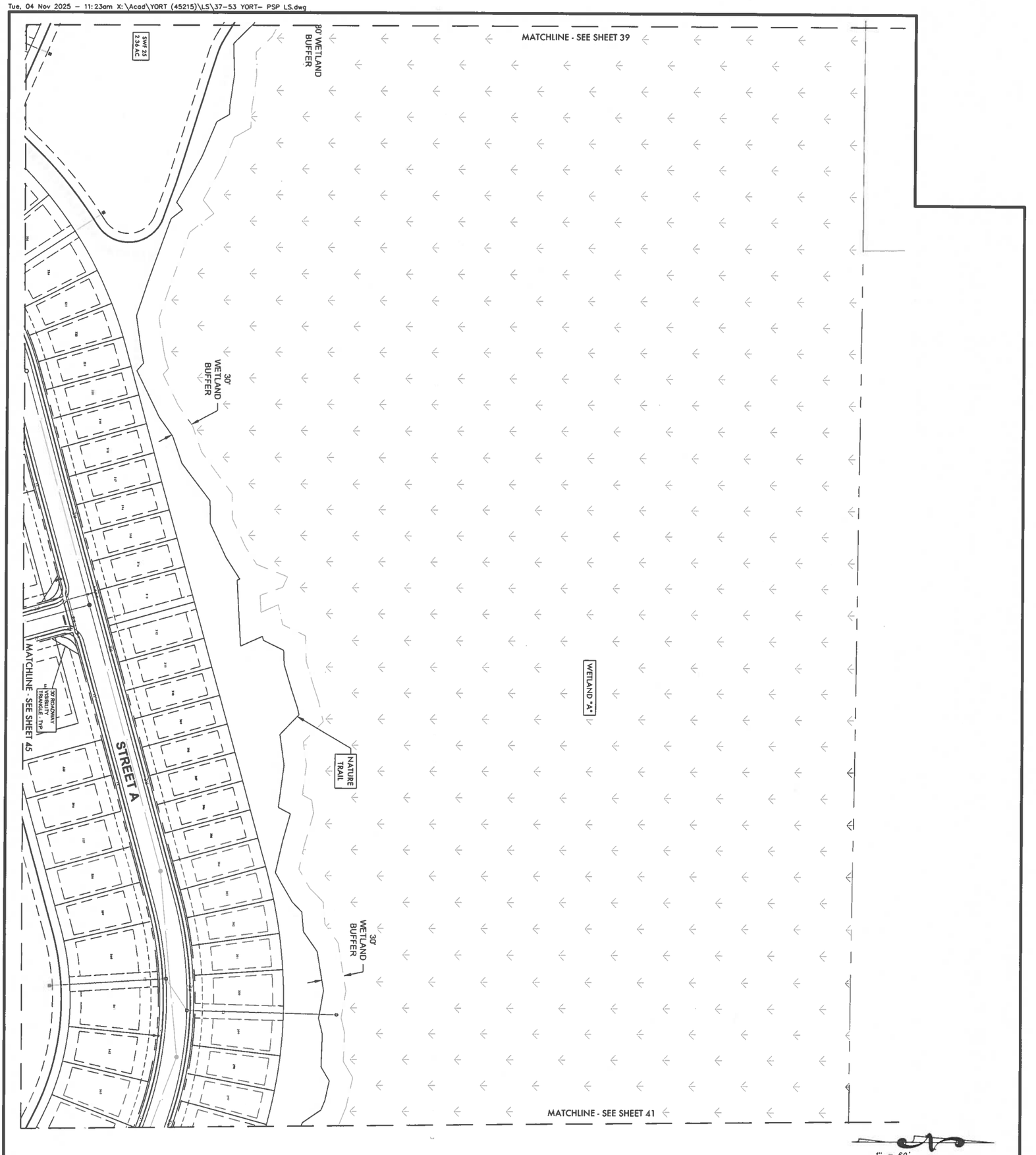
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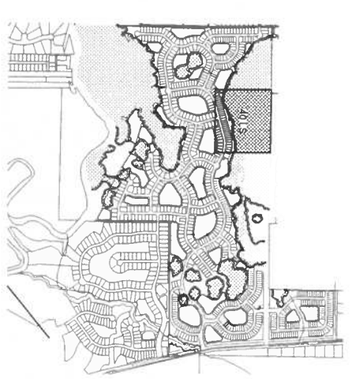
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SIGNATURE



KEY MAP



DESIGNED NWC
DRAWN RGH
DATE
JOB NO. 45215
SCALE 1" =60'

SHEET 40

PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

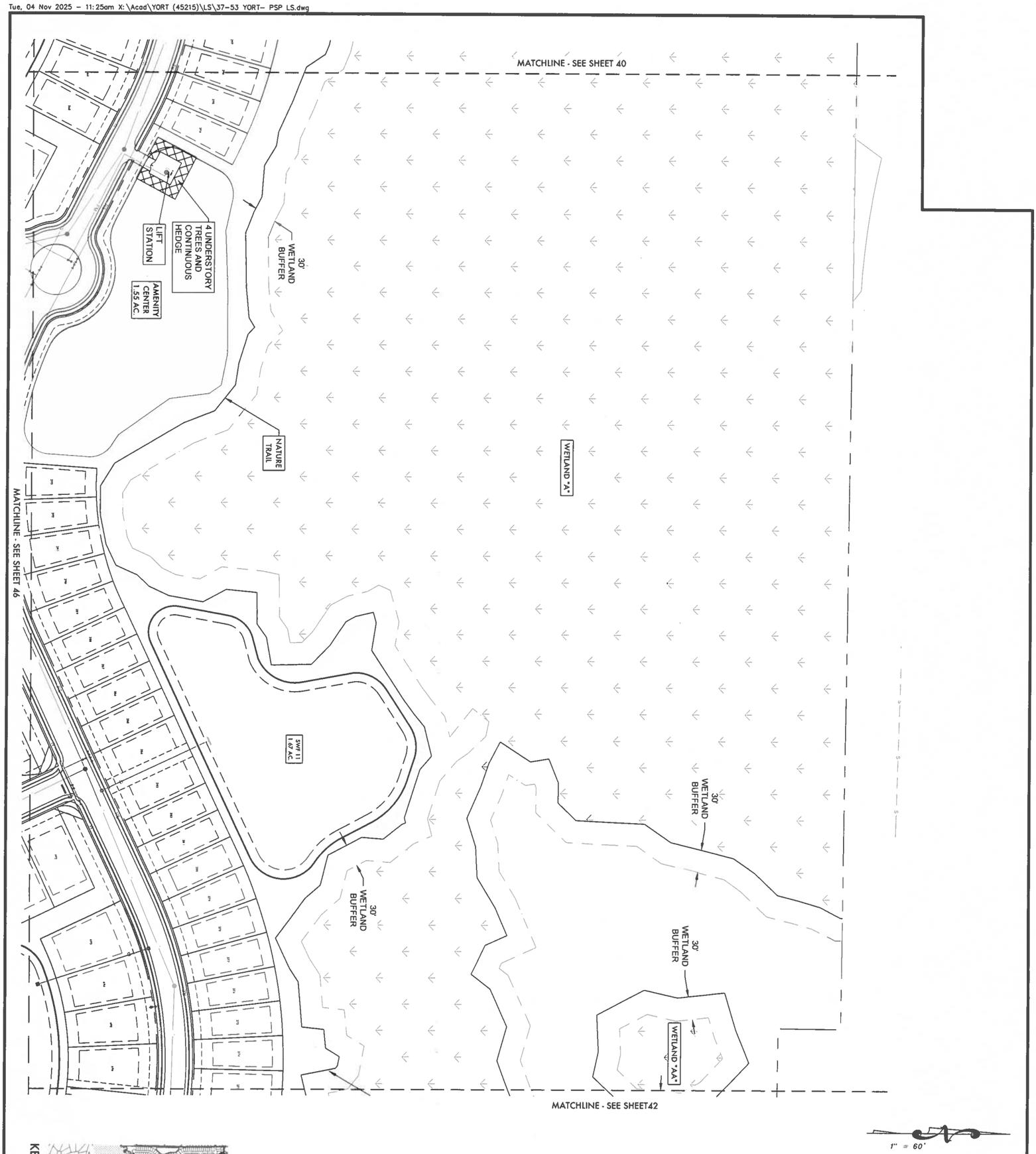
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1 V1 COMMENTS, BUFFERS AND NOTES 12/23 KGH
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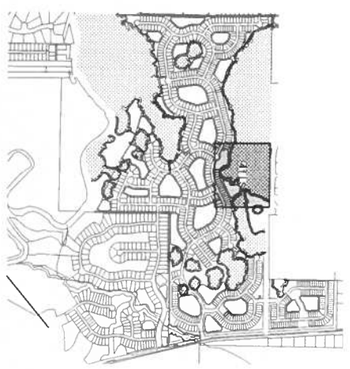
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KEY MAP



DESIGNED JWC
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" = 60'
SHEET 41

PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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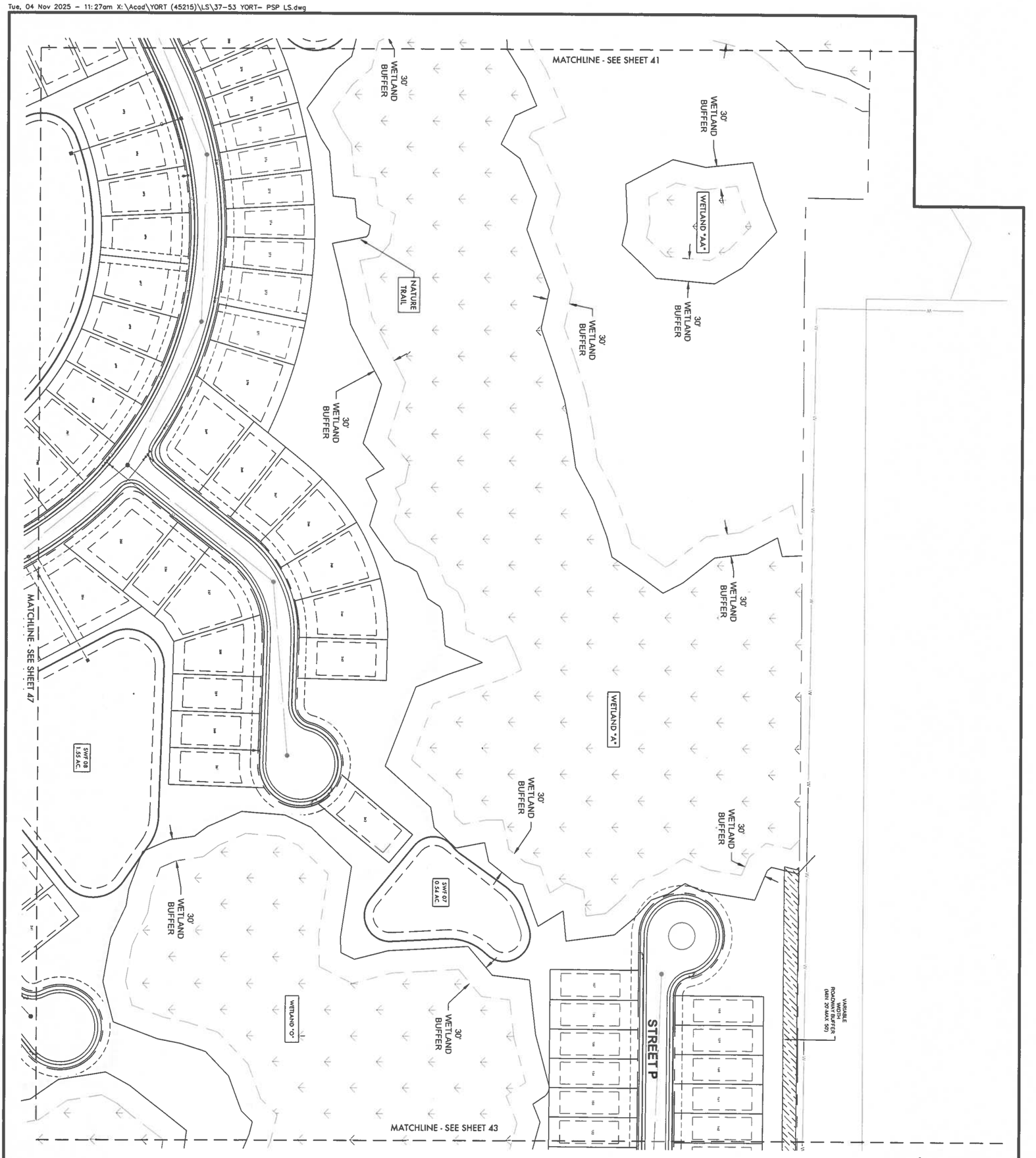
1 V.1 COMMENTS, BUFFERS AND NOTES 12/23 KGH
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KEY MAP



DESIGNED JWC
DRAWN KGH
DATE
JOB NO. 45215
SCALE 1" =60'
SHEET 42

PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

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1	V1 COMMENTS, BUFFERS AND NOTES	12/23 KGH
2	V2 WETLAND BUFFERS AND NOTES	04/24 KGH
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JOSEPH W.L. COLLINS
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LANDSCAPE ARCHITECT #LA6667401
SIGNATURE

MATCHLINE - SEE SHEET 38

WETLAND "K"

30' WETLAND BUFFER

50' ROADWAY VISIBILITY TRIANGLE - TYP

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20' - MAX. 50')

STREET R

STREET U

ROADWAY BUFFER (MIN. 20' - MAX. 50')

30' FUTURE RIGHT-OF-WAY SETBACK

PROPOSED PROPERTY LINE

1" = 60'

FUTURE EXTENSION OF MULHOLLAND ROAD - EXISTING 84' ROW

4 UNDERSTORY TREES AND CONTINUOUS HEDGE

LIFT STATION

STREET O

30' ROADWAY VISIBILITY TRIANGLE - TYP.

STREET P

MATCHLINE - SEE SHEET 42

WETLAND "O"

SWF 04 2.71 AC.

AMENITY CENTER 0.44 AC.

WETLAND "N"

MATCHLINE - SEE SHEET 48

RYE ROAD

FM

KEY MAP

JOSEPH W.L. COLLINS
FLORIDA REGISTERED
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REVISIONS
1 YJL COMMENTS, BUFFERS AND LSQ'S 12/23/25
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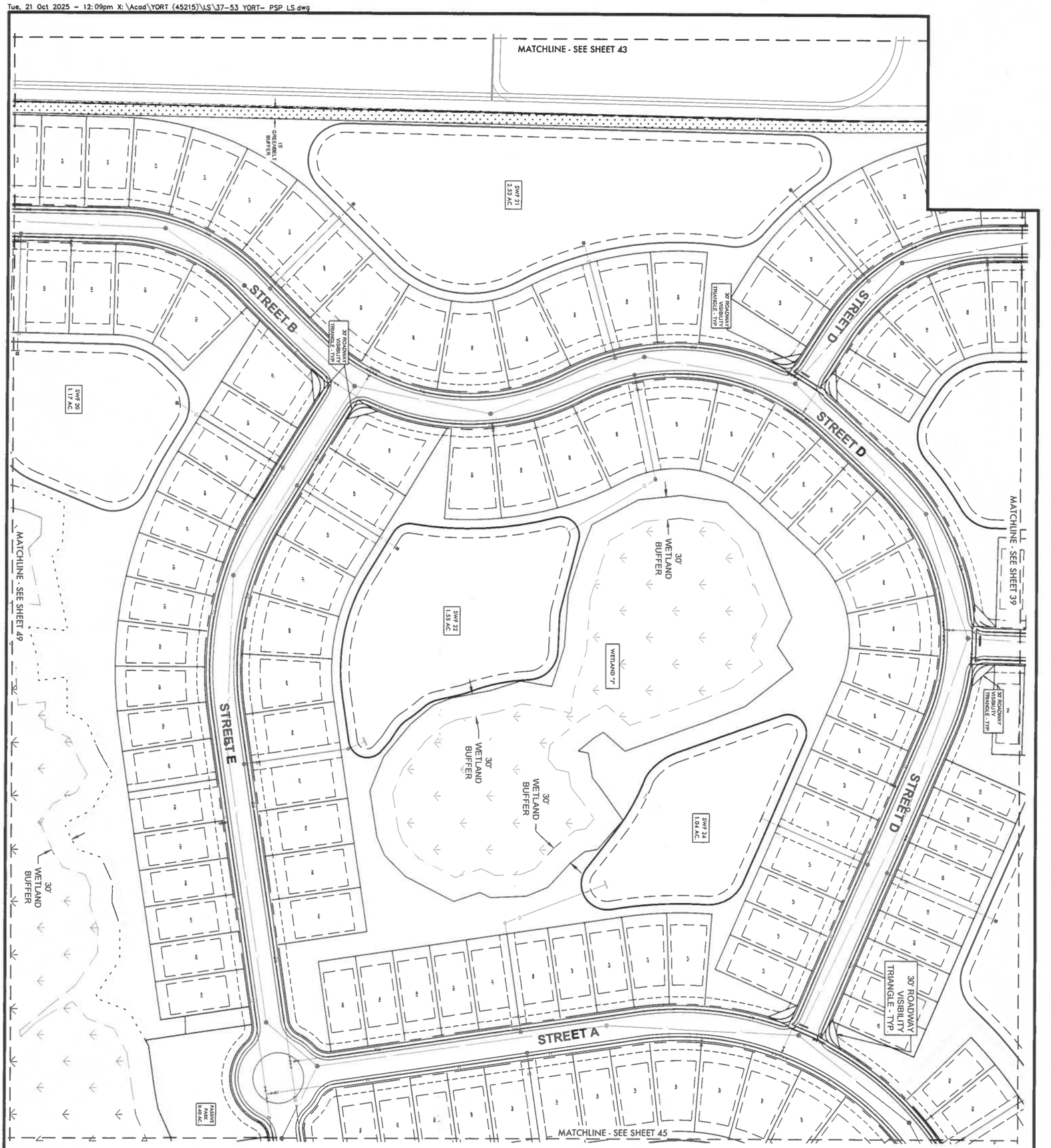
PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JWC
DRAWN JGH
DATE 12/23/25
JOB NO. 45215
SCALE 1"=60'

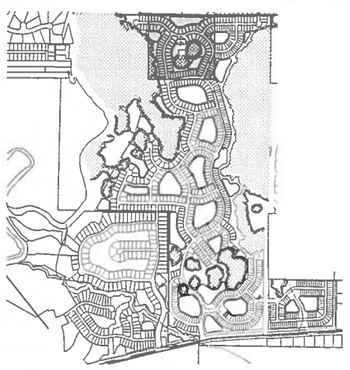
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KEY MAP



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JOB NO.	45215
SCALE	1" = 60'
SHEET	44

PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

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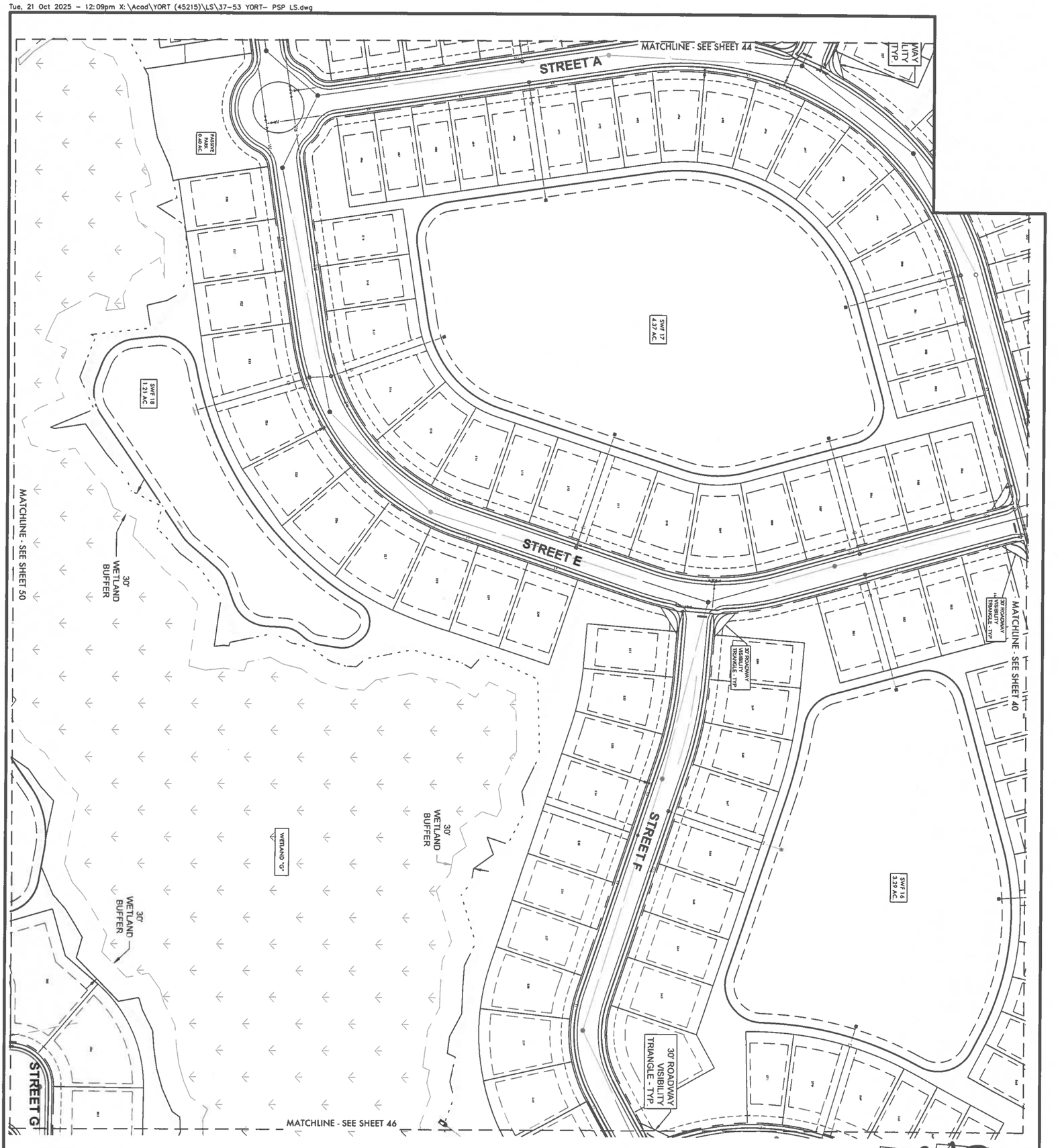
1	V1 COMMENTS, BUFFERS AND NOTES	12/23 KGH
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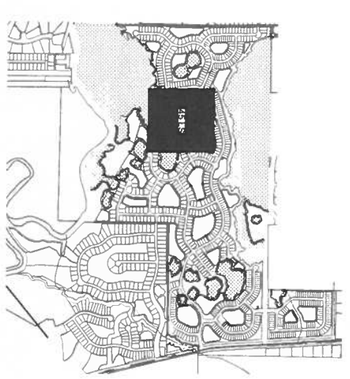
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KEY MAP



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SCALE: 1" =60'
SHEET: 45

PRELIMINARY PLANTING PLAN
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MANATEE COUNTY, FLORIDA

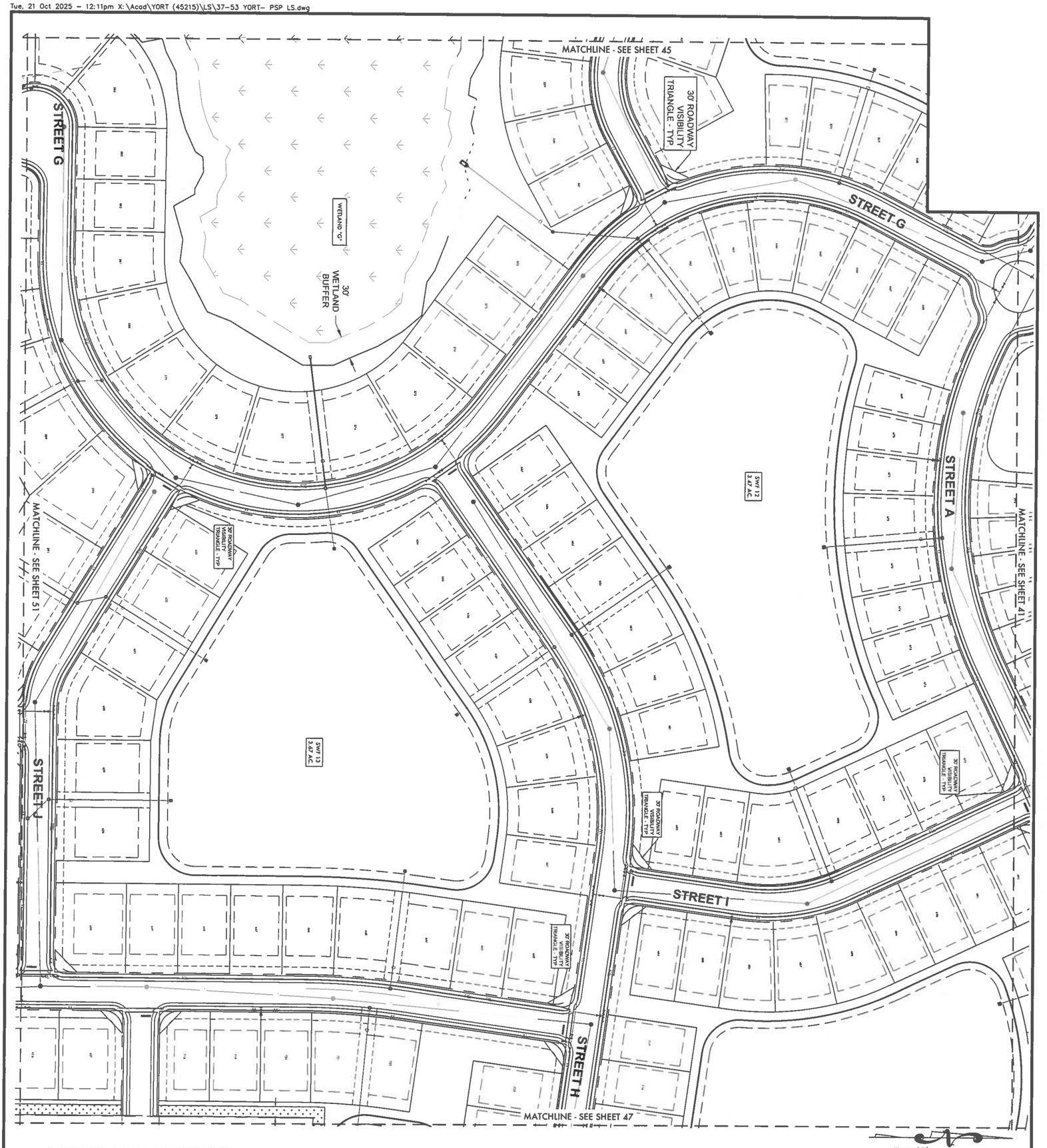
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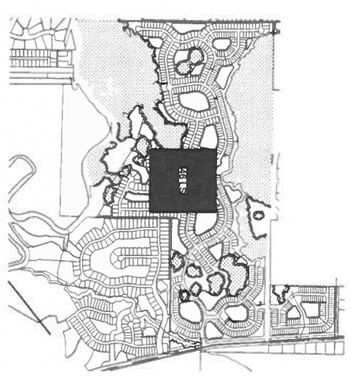
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KEY MAP



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DATE	
JOB NO.	45213
SCALE	1" =60'
SHEET	46

PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

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MATCHLINE - SEE SHEET 42

SWF 08
1.55 AC.

SWF 10
4.20 AC.

30' ROADWAY VISIBILITY TRIANGLE - TYP.

MATCHLINE - SEE SHEET 46

STREET H

STREET A

MATCHLINE - SEE SHEET 48

30' WETLAND BUFFER

WETLAND "M"

30' WETLAND BUFFER

30' WETLAND BUFFER

30' WETLAND BUFFER

WETLAND "C"

25' WETLAND BUFFER

SWF 09
3.25 AC.

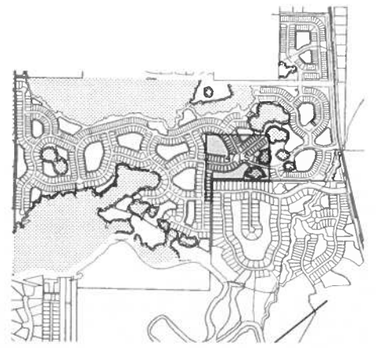
15' GREENBELT BUFFER

15' GREENBELT BUFFER

MATCHLINE - SEE SHEET 52

1" = 60'

KEY MAP



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PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AWC
DRAWN GSH
DATE
JOB NO 45215
SCALE 1"=60'

SHEET 47

MATCHLINE - SEE SHEET 43

MATCHLINE - SEE SHEET 47

STREET P

STREET A

STREET Q

SWF 01
2.02 AC.

SWF 02
3.51 AC.

SWF 03
2.89 AC.

WETLAND "B"

WETLAND "D"

30' WETLAND BUFFER

30' ROADWAY VISIBILITY TRIANGLE - TYP.

50' ROADWAY VISIBILITY TRIANGLE - TYP

VARIABLE WIDTH ROADWAY BUFFER (MIN. 20' - MAX. 50')

15' GREENBELT BUFFER

FM

1" = 60'

KEY MAP

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PRELIMINARY PLANTING PLAN
FOR
YORT - 2351
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MANATEE COUNTY, FLORIDA

DESIGNED: MC
DRAWN: MC
CHECKED: KDH
JOB NO: 45215
SCALE: 1"=60'

SHEET 48

MATCHLINE - SEE SHEET 44

STREET B

PASSIVE PARK 1.31 AC.

15' GREENBELT BUFFER

30' WETLAND BUFFER

WETLAND "G"

MATCHLINE - SEE SHEET 48

MATCHLINE - SEE SHEET 50

PROPOSED PROPERTY LINE

1" = 60'

KEY MAP

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PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,12,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED MC
DRAWN KSH
DATE
JOB NO 45215
SCALE 1"=60'

SHEET 49

MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 49

MATCHLINE - SEE SHEET 52

WETLAND "G"

WETLAND "H"

30' WETLAND BUFFER

SWF 19
1.63 AC.

30' WETLAND BUFFER

30' WETLAND BUFFER

NATURE TRAIL

30' WETLAND BUFFER

WETLAND "G"

Manatee River

PROPOSED PROPERTY LINE

1" = 60'

KEY MAP

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FOR
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MANATEE COUNTY, FLORIDA

DESIGNED MC
DRAWN RSH
DATE 12/23/2025
JOB NO 45215
SCALE 1"=60'

SHEET 50

MATCHLINE - SEE SHEET 46

MATCHLINE - SEE SHEET 50

POCKET PARK 0.66 AC.

STREET K

STREET L

STREET M

SWF 15 1.31 AC.

SWF 14 2.07 AC.

15' GREENBELT BUFFER

1" = 60'

30' WETLAND BUFFER

WETLAND "H"

WETLAND "I"

WETLAND "L"

WETLAND "E"

WETLAND "F"

30' ROADWAY VISIBILITY TRIANGLE - TYP.

PROPOSED PROPERTY LINE

PASSIVE RECREATION AREA ACCESS TO MANATEE RIVER KAYAK LAUNCH AND KAYAK STORAGE STRUCTURE 1.97 AC

Manatee River

KEY MAP

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PRELIMINARY PLANTING PLAN

FOR

YORT - 2351

LOCATED IN

SECTION 10,11,13,14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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SHEET 51

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APPROVED

TRAFFIC IMPACT STATEMENT

YORT - 2351

PROJECT NUMBER: PDR-23-28(Z)(P)
RECORD NUMBER: PLN-2309-0137

Prepared For

DANIELSON DEVELOPMENT, LLC

Prepared By

LINCKS & ASSOCIATES
A TMC Company

TRAFFIC IMPACT STATEMENT

YORT

Prepared For

DANIELSON DEVELOPMENT, LLC

Prepared By

LINCKS & ASSOCIATES, LLC
A TMC Company
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

Revised June, 2025
Revised April, 2025
Revised December, 2024
Revised May, 2024
August, 2023

Project No. 21029

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Introduction 1
Estimated Project Average Daily Traffic 1
Project Peak Hour Traffic 1
Project Trip Distribution/Assignment 4
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Impact Area 4
Level of Service Analysis 4
Right of Way 19
Multi-Modal Transportation 19
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5 Background Traffic 11
6 Background Plus Project Traffic 12

INTRODUCTION

The purpose of this report is to provide the Traffic Impact Statement in conjunction with the Preliminary Site Plan (PSP) with rezoning for the proposed development located west of Rye Road and north of Upper Manatee River Road in Manatee County, Florida, as shown in Figure 1. The GDP for the property is proposed to include the following land uses:

- Single Family Detached – 625 Dwelling Units
- Single Family Attached – 108 Dwelling Units

The access for the project is proposed to have two (2) full accesses to Rye Road and the extension of 20th Street SE. The northern access to Rye Road is to be the future extension of Mulholland Road. A copy of the GDP is included in the Appendix of this report.

ESTIMATED PROJECT AVERAGE DAILY TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021, as its data base. Based on these trip rates, it is estimated that the proposed project will generate approximately 6,219 daily trip ends, as shown in Table 1.

PROJECT PEAK HOUR TRAFFIC

Again, based on the data contained in the ITE Trip Generation Manual, 11th Edition, the proposed project would generate approximately 445 trip ends during the AM peak hour

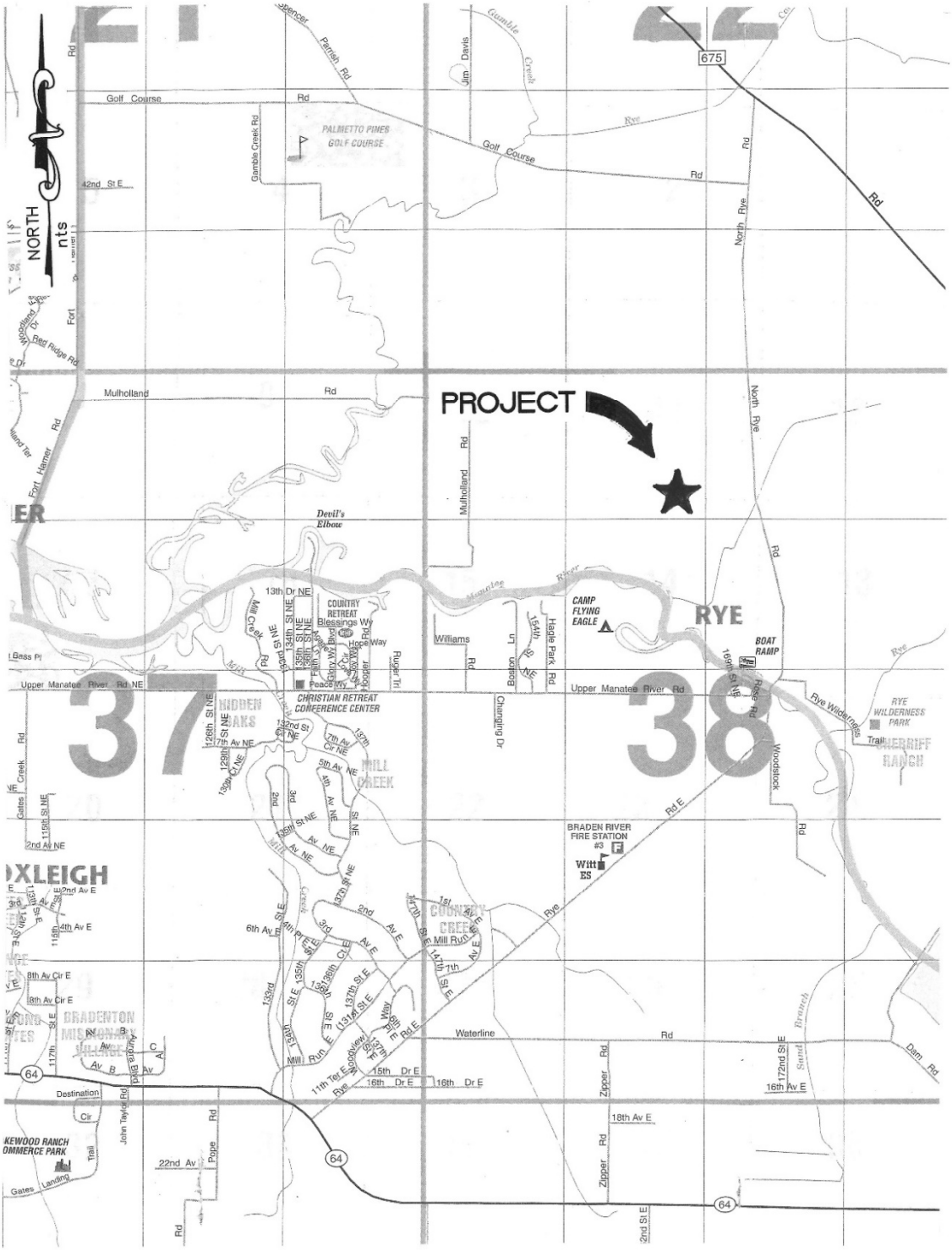


FIGURE 1
PROJECT LOCATION

TABLE 1

PROJECT TRIP GENERATION (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip ends			PM Peak Hour Trip Ends		
				In	Out	Total	In	Out	Total
Single Family Detached	210	625 DU's	5,447	99	296	395	350	206	556
Single Family Attached	215	108 DU's	772	13	37	50	36	25	61
	Total	733 DU's	6,219	112	333	445	386	231	617

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

with 112 inbound and 333 outbound, as shown in Table 1. During the PM peak hour, the proposed project would generate approximately 617 trip ends with 386 inbound and 231 outbound, as shown in Table 1.

PROJECT TRIP DISTRIBUTION/ASSIGNMENT

The distribution of the project traffic was estimated based on FDOT District-Wide Model V2. The model plot with the project traffic distribution is included in the Appendix of this report. Figure 2 illustrates the project traffic for the AM and PM peak hours.

TRAFFIC IMPACT STATEMENT

IMPACT AREA

The significant impact area includes the first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five (5) percent of the PM peak hour service volume ("capacity") at adopted level of service (LOS).

As shown in Table 2, the study area includes the following roadways:

- Golf Course Road from Rye Road to Fort Hamer Road
- Rye Road from Golf Course Road to SR 64

LEVEL OF SERVICE ANALYSIS

Table 3 summarizes the arterial analysis with the peak season volumes plus the reserved

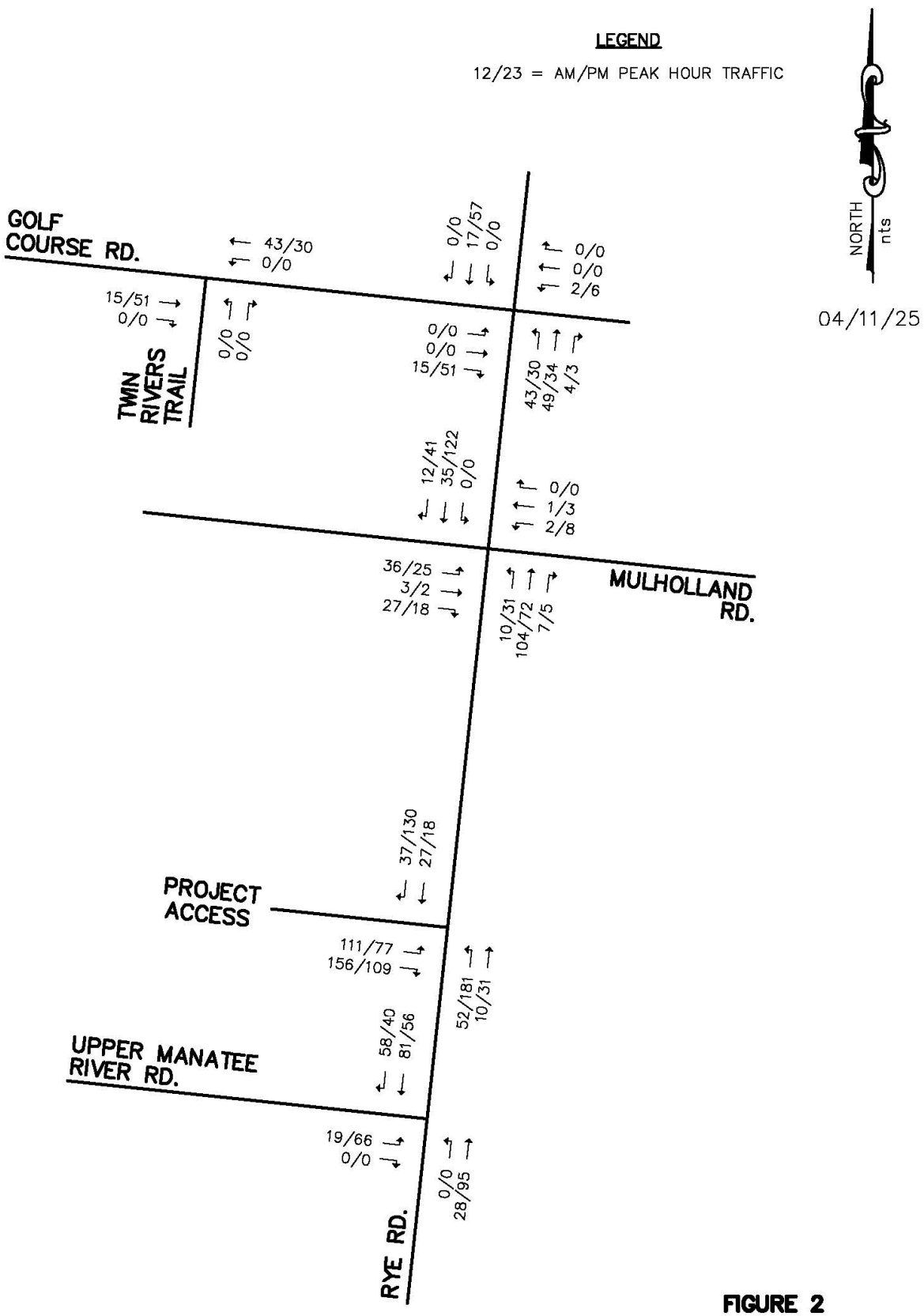


FIGURE 2
PROJECT TRAFFIC

TABLE 2

STUDY AREA DETERMINATION

Road Name and Segment	Link Number	Adopted LOS					Percent Project Traffic	Project Traffic		Significant Impact? (>5%)	Direct Access?
		Area Type	Class	LOS Standard	Number of Lanes	Service Volume (1)		Trips	% Impact		
Fort Hamer Road											
US 301 to Golf Course Rd	2520	U	MA	D	2	1,250	7.1%	44	3.5%	No	No
Golf Course Rd to Old Tampa Rd	2521	U	MA	D	2	1,510	3.5%	22	1.5%	No	No
Golf Course Road											
Fort Hamer Rd to Rye Rd	5090	R	MAC	D	2	1,330	13.1%	81	6.1%	Yes	No
Rye Rd to CR 675		R	MAC	D	2	1,330	1.4%	9	0.7%	No	No
Mulholland Rd											
Rye Rd to CR 675	2765	U	UC	D	2	1,310	2.9%	18	1.4%	No	No
Rye Road											
CR 675 to Golf Course Rd	2920	R	UC	D	2	2,190	14.7%	91	4.2%	No	Yes
Golf Course Rd to Mulholland Rd	2921	R	UC	D	2	2,290	42.2%	260	11.4%	Yes	Yes
Mulholland Rd to Upper Manatee River Rd		R	UC	D	2	2,290	54.9%	339	14.8%	Yes	Yes
Upper Manatee River Rd to SR 64	2922	U	UC	D	2	2,270	24.5%	151	6.6%	Yes	No
SR 64											
Lakewood Ranch to Rye Rd	3062	U	PA	D	4D	3,750	8.1%	50	1.3%	No	No
Rye Road to Lorraine Rd	3063	U	PA	D	4D	3,750	4.2%	26	0.7%	No	No
Upper Manatee River Road											
Fort Hamer Rd to Rye Rd	3250	U	UC	D	2	2,270	17.1%	106	4.7%	No	No

(1) Manatee County Concurrency Transportation Link Sheet, November 2024.

trips contained in the Manatee County Concurrency Transportation Link Sheet dated November, 2024.

The following methodology was utilized to determine the background traffic for the analysis:

1. AM (7:00-9:00) and PM (4:00-6:00) peak hour turning movement counts were conducted at the following intersections:

    - Rye Road and Golf Course Road
    - Rye Road and Upper Manatee River Road
    - Golf Course Road and Twin Rivers Trail

Figure 3 illustrates the existing traffic.

2. The existing turning movement counts were adjusted to peak season based on the FDOT Peak Season Adjustment Factors for Manatee County.

Figure 4 illustrates the peak season traffic.

3. The reserved trips from the latest Manatee County Concurrency Transportation Link Sheet for each roadway segment were added to the peak season traffic to estimate the background traffic. The reserved trips utilized in the analysis were calculated as follows:

    a. The TIA for the following projects were obtained from Manatee County:

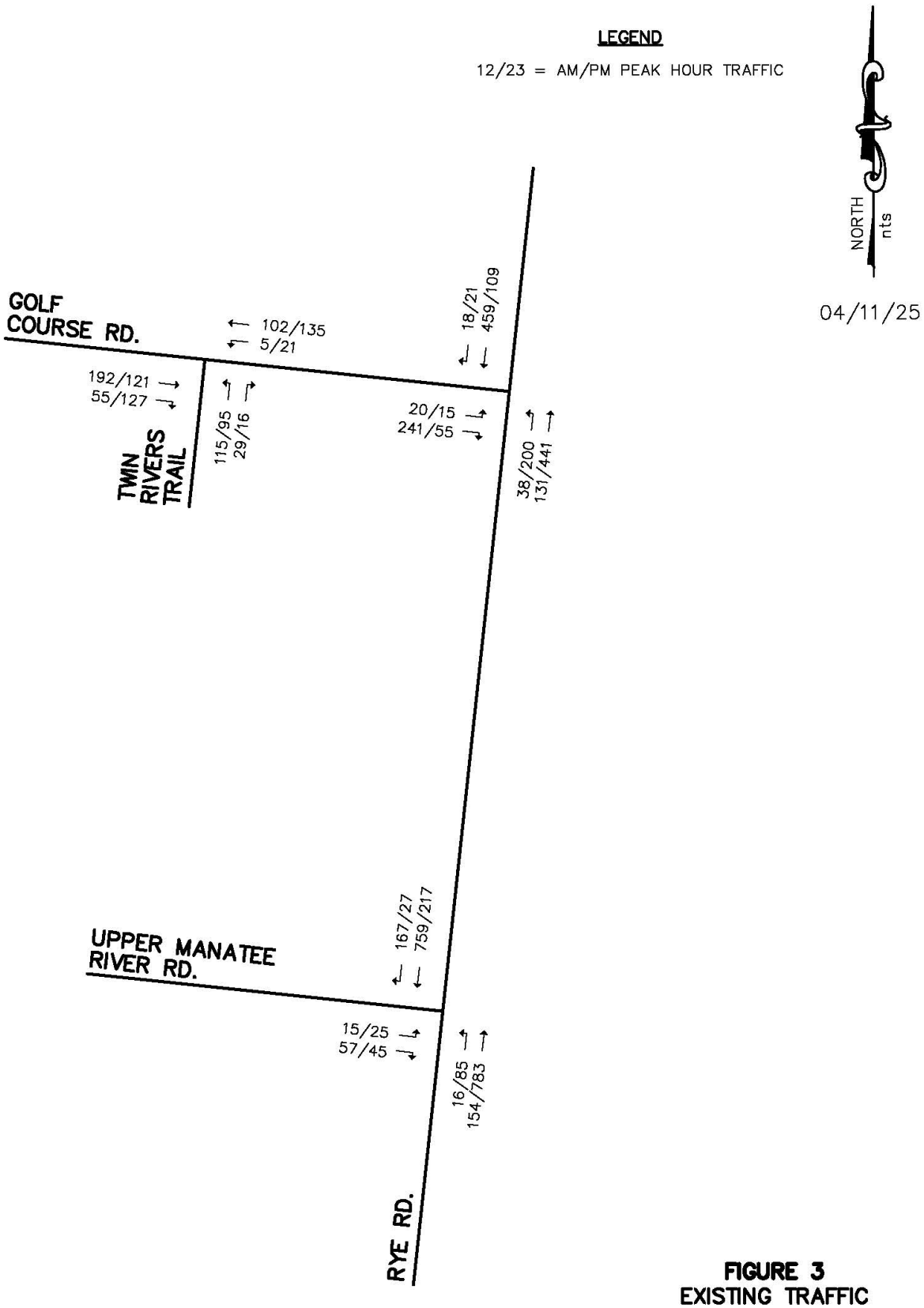


FIGURE 3
EXISTING TRAFFIC

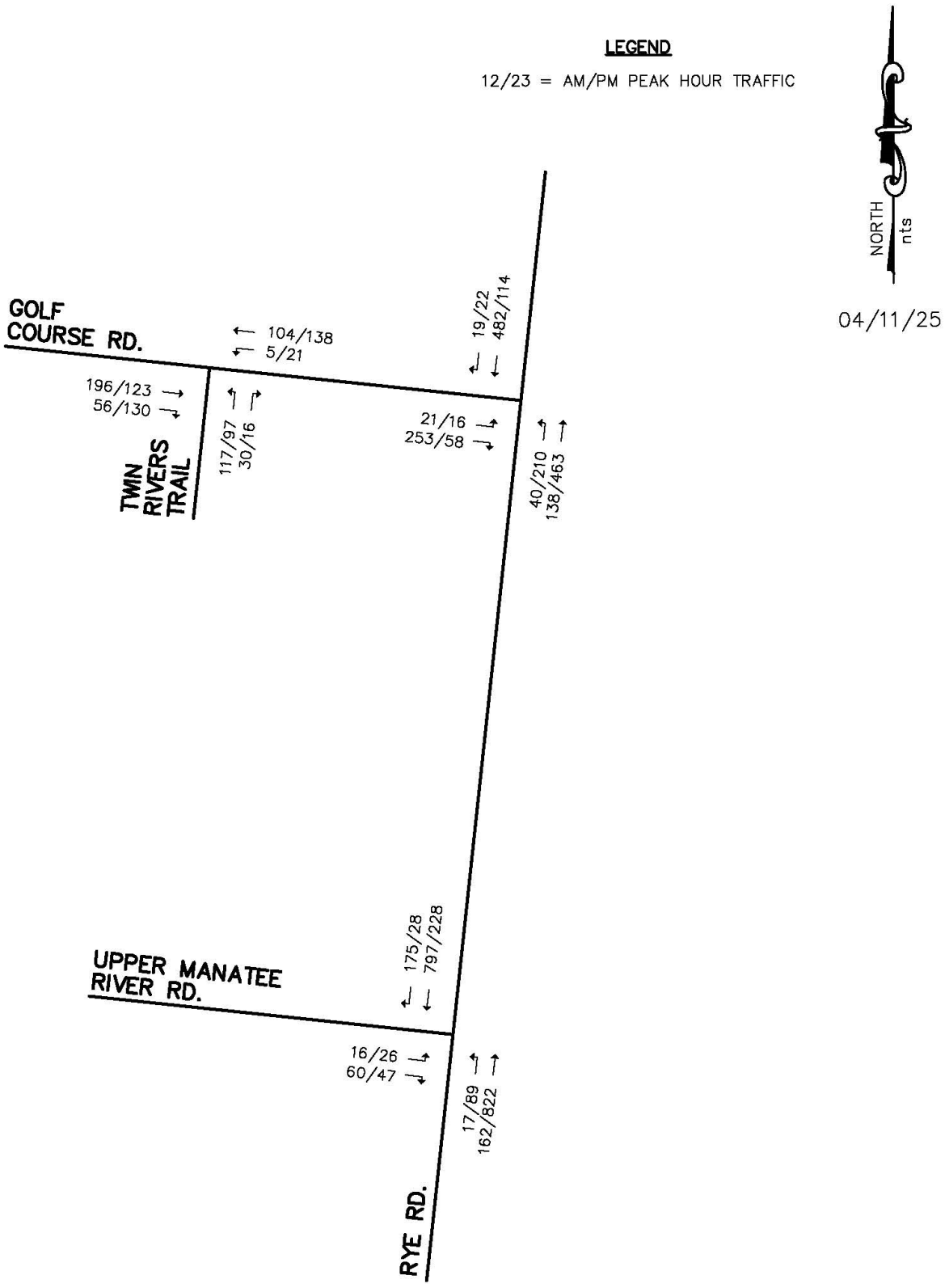


FIGURE 4
PEAK SEASON TRAFFIC

- Rye Ranch (Figure B-1)
- Lazy C (Figure B-2)
- The Aviary at Rutland Ranch (Figure B-3)

The trips for these projects were assigned to the roadways as shown on Figures B-1, B-2 and B-3. The remainder of the reserved trips contained in the Manatee County Link Sheets were assigned as follows:

- The net reserved trips were distributed to the roadway intersections within the study network based on the FDOT D-Factor (55/45) with the existing/future traffic distribution. Figures A-1 and A-2 contained in the Appendix of this report illustrates the distribution of the net and total PM reserved traffic.

Figure 5 illustrates the background traffic and Figure 6 illustrates the background plus project traffic for the PM peak hour.

As shown in Table 3, the segments of Rye Road from Golf Course Road to SR 64 are over capacity with the peak season volume plus reserved trips. Based on generalized capacity, Rye Road from Golf Course Road to SR 64 is required to be 4-lanes with the peak season plus reserved trips. In addition, Golf Course Road is required to be 4-lanes from Fort Hamer Road to Rye Road with the peak season plus reserved trips based on the generalized capacity results shown in Table 3. However, the Manatee County Map Series 5 indicates that Golf Course Road from Jim Davis Road to Rye Road is to be 2 lanes. Therefore, the segment was broken at Jim Davis Road and detailed arterial analysis was conducted for the segment. Based on arterial analysis, this segment is

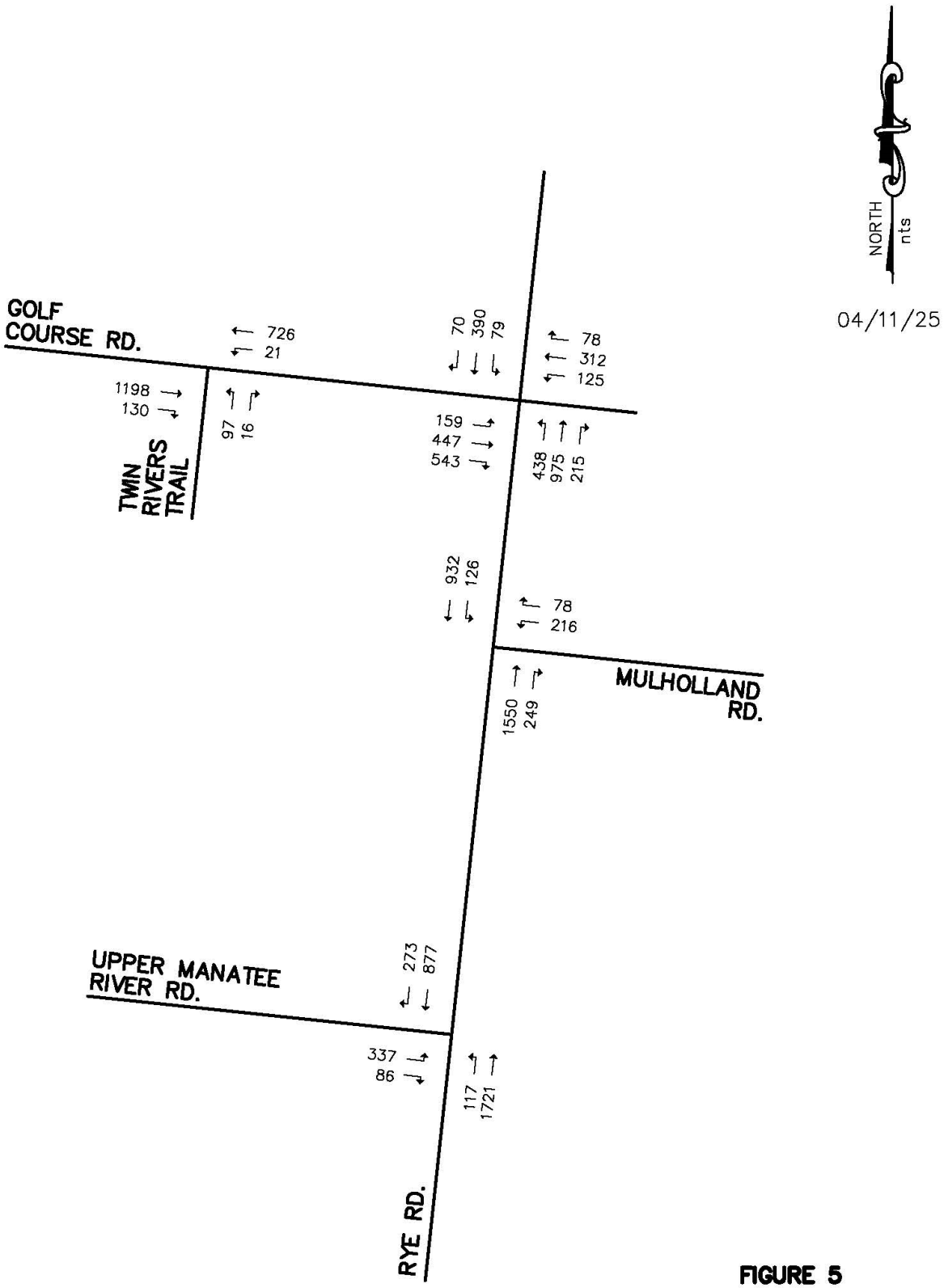


FIGURE 5
PM PEAK HOUR
BACKGROUND TRAFFIC

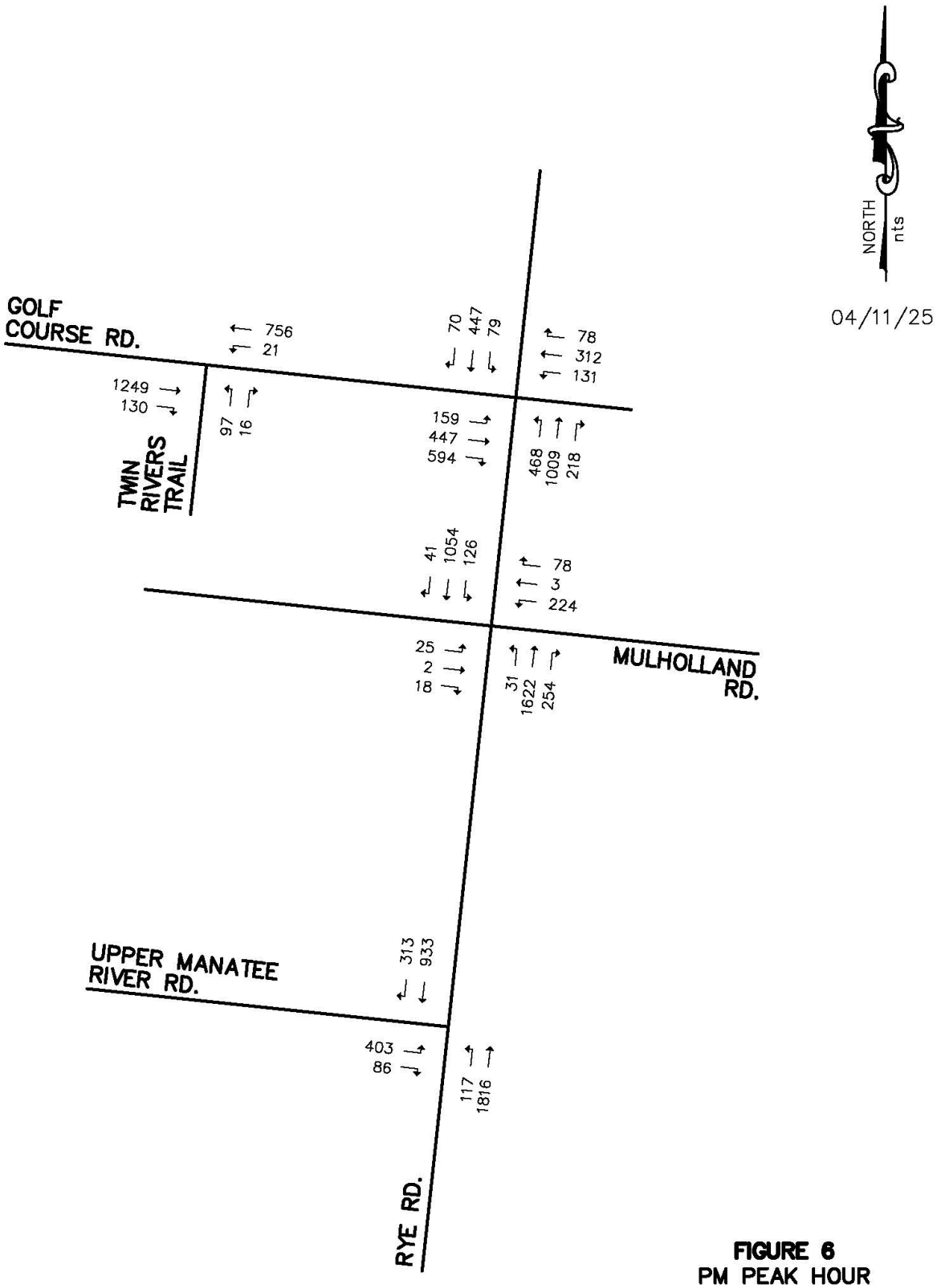


FIGURE 6
PM PEAK HOUR
BACKGROUND PLUS
PROJECT TRAFFIC

TABLE 3

BACKGROUND TRAFFIC ROADWAY CONDITIONS

Link Number	Road Name and Segment	Adopted LOS					Peak Season Traffic (2)	Reserved Trips (3)	Bkgd Traffic	Bkgd Traffic Exceeds LOS Std?	Required Improvement	New Capacity
		Area Type	Class	LOS Standard	Number of Lanes	Service Volume(1)						
	Rye Road											
2921	Golf Course Rd to Mulholland Rd	R	UC	D	2	2,290	845	1,841	2,686	**Yes**	4 LD	3,024 (4)
	Mulholland Rd to Upper Manatee River Rd	R	UC	D	2	2,290	929	2,020	2,949	**Yes**	4 LD	3,024 (4)
2922	Upper Manatee River Rd to SR 64	U	UC	D	2	2,270	1,186	1,615	2,801	**Yes**	4 LD	3,024 (4)
5090	**Golf Course Road**											
	Fort Hammer Rd to Rye Rd	R	MAC	D	2	1,330	233	1,663	1,896	**Yes**	2 LU (5)	1,330

(1) Manatee County Concurrency Transportation Link Sheet, November 2024.
(2) Based on Figure 3, Peak Season Traffic
(3) Based on Figure A-2 in the Appendix of this report.
(4) Source: FDOT 2023 Generalized Service Volumes.
(5) Detailed arterial analysis includes 2 lanes from Jim Davis Rd to Rye Rd.

expected to operate within the adopted level of service with the background traffic as a 2-lane roadway, as shown in Table 7. With the addition of the project traffic, all roadway segments should operate at an acceptable Level of Service with the improvements required with the background traffic, except for the segment of Rye Road from Mulholland Road to Upper Manatee River Road, as shown in Table 4. Intersection and detailed arterial analysis are required to determine whether the intersections and segment would operate within the acceptable delay and level of service with four (4) lanes. Therefore, intersection analysis was conducted for the PM peak hour for the following intersections:

- Rye Road and Golf Course Road
- Rye Road and Mulholland Road
- Rye Road and Upper Manatee River Road

These calculations were performed utilizing the methodology described in Chapter 18, Signalized Intersections of the Transportation Research Board (TRB) Special Report, the Highway Capacity Manual 6th Edition. Tables 5 and 6 summarize the intersection analysis and Table 7 summarizes the detailed arterial analysis. As shown in Tables 5 and 6, all movements within the intersection are proposed to operate with V/C less than 1.0 with the background traffic and the background plus project traffic. As shown in Table 7, the following segments are expected to operate with an acceptable level of service:

- Rye Road from Golf Course Road to Upper Manatee River Road
- Golf Course Road from Rye Road to Jim Davis Road

TABLE 4

BACKGROUND PLUS PROJECT TRAFFIC ROADWAY CONDITIONS

Link Number	Road Name and Segment	Area Type	Class	LOS Standard	Number of Lanes (1)	Service Volume	Bkgd Traffic	Project Traffic	Total Traffic	Bkgd + Project Traffic Exceeds LOS Std?	Required Improvements
	Rye Road										
2921	Golf Course Rd to Mulholland Rd	R	UC	D	4	3,024	2,686	230	2,916	No	None
	Mulholland Rd to Upper Manatee River Rd	R	UC	D	4	3,024	2,949	204	3,153	Yes	None (2)
2922	Upper Manatee River Rd to SR 64	U	UC	D	4	3,024	2,801	151	2,952	No	None
5090	**Golf Course Road**										
	Fort Hammer Rd to Rye Rd	R	MAC	D	2	1,330	1,896	81	1,977	No	None (3)

(1) Required Improvement with Background Traffic.
(2) Detailed intersection and arterial analysis includes 4 lanes.
(3) Detailed arterial analysis includes 2 lanes from Jim Davis Rd to Rye Rd.

Table 5
BACKGROUND TRAFFIC

Intersection	Background Traffic												
	Control Type	Volume to Capacity Ratio											
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Rye Rd & Golf Course Rd	Signal	0.72	0.91	0.42	0.78	0.89	0.89	0.83	0.81	0.82	0.46	0.48	0.49
Rye Rd & Mulholland Rd	Signal	-	-	-	0.79	-	0.62	-	0.87	0.31	0.78	0.44	-
Rye Rd & Upper Manatee Rd	Signal	0.94	-	0.94	-	-	-	0.51	0.84	-	-	0.68	0.68

Table 6
BACKGROUND PLUS PROJECT TRAFFIC

Intersection	Background Plus Project Traffic												
	Control Type	Volume to Capacity Ratio											
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Rye Rd & Golf Course Rd	Signal	0.72	0.91	0.47	0.82	0.88	0.88	0.90	0.84	0.84	0.49	0.59	0.59
Rye Rd & Mulholland Rd	Signal	0.27	0.37	0.37	0.82	0.01	0.32	0.09	0.73	0.26	0.67	0.47	0.47
Rye Rd & Upper Manatee Rd	Signal	0.95	-	0.95	-	-	-	0.65	0.94	-	-	0.80	0.81

TABLE 7

ARTERIAL ANALYSIS

Segment	From	To	PM Peak Hour Background Traffic			PM Peak Hour Background Plus Project Traffic		
			Movement	Arterial Speed	Arterial LOS	Movement	Arterial Speed	Arterial LOS
Rye Rd	Golf Course Rd	Mulholland Rd	NB	33.9	B	NB	33.2	B
	Mulholland Rd	Upper Manatee River Rd	SB	31.1	B	SB	29.2	B
Golf Course Rd	Rye Rd	Jim Davis Rd	EB	28.3	B	EB	24.2	C
			WB	24.8	C	WB	24.8	C

RIGHT OF WAY

Based on the Manatee County 2045 Future Traffic Circulation Right of Way Protection and Reservation, 120 feet of right of way is required for Rye Road in the vicinity of the project.

MULTI-MODAL TRANSPORTATION

According to the Manatee County Area Transit, there is no bus route along Rye Road. Transit riders will be encouraged to access the site via the pedestrian connectivity which may be enhanced by site pavement striping, and/or improvement/enhancement of sidewalks. The project will consider pedestrian mobility when preparing the Final Site Plan.

CONCLUSION

The peak hour volumes plus reserved trips exceed the capacity of Rye Road and of Golf Course Road. Therefore, the roadways are required to have the following improvements:

- Golf Course Road from Fort Hamer Road to Jim Davis Road: Four (4) lanes.
- Golf Course Road from Jim Davis Road to Rye Road: Generalized capacity requires four (4) Lanes. However, detailed arterial analysis requires Two (2) lanes.
- Rye Road from Golf Course Road to SR 64: Four (4) lanes.

With the addition of the project traffic, arterial and intersection analysis indicates that additional improvements are not required on Golf Course Road. The project will add trips to the following link:

Link	Roadway	From	To	PM Peak Hour Trips
2921	Rye Road	Golf Course Road	Upper Manatee River Road	599
2922	Rye Road	Upper Manatee River Road	SR 64	151
5090	Golf Course Road	Fort Hamer Road	Rye Road	81

APPENDIX

GDP PLAN

OVERALL PRELIMINARY SET PLAN
FOR
YORT - 2351
LOCATION
SECTION 10,11,13,14 &15 TOWNSHIP 34 SOUTH RANGE 19 EAST
MANATEE COUNTY, FLORIDA
ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LEGEND
NOTES:
RESIDENTIAL SOUTHERN OAKS PHASE I & II
RESIDENTIAL TWIN RIVERS PHASE IV
RESIDENTIAL TWIN RIVERS PHASE V
RESIDENTIAL TWIN RIVERS PHASE V1,2 & 3
RESIDENTIAL RIVERS REACH SINGLE FAMILY

ITE TRIP GENERATION MANUAL, 11th EDITION

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Yort - GDP	**No :**	
Date:	8/26/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	625	Weekday	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.68	2724 50%	2723 50%	5447
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	108	Weekday	Best Fit (LIN) T = 7.62 (X)+-50.48	386 50%	386 50%	772

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	2724	0 %	2723
215 - Single-Family Attached Housing	0 %	386	0 %	386

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 2723 Demand Exit: 0 % (0) Balanced: 0

Entry 2724 Demand Entry: 0 % (0) Balanced: 0

215 - Single-Family Attached Housing

Demand Entry: 0 % (0) **Entry** 386

Demand Exit: 0 % (0) **Exit** 386

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		215 - Single-Family Attached Housing	Total	
Entry	2724 (100%)	0 (0%)	0 (0%)	2724 (100%)
Exit	2723 (100%)	0 (0%)	0 (0%)	2723 (100%)
Total	5447 (100%)	0 (0%)	0 (0%)	5447 (100%)

215 - Single-Family Attached Housing

	Total Trips	Internal Trips	External Trips

		210 - Single-Family Detached Housing	Total	
Entry	386 (100%)	0 (0%)	0 (0%)	386 (100%)
Exit	386 (100%)	0 (0%)	0 (0%)	386 (100%)
Total	772 (100%)	0 (0%)	0 (0%)	772 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	5447	0	0	5447
215 - Single-Family Attached Housing	772	0	0	772

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3110
Total Exiting	3109
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3110
Total Exiting Non-Pass-by Trips	3109

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Yort - GDP	**No :**	
Date:	8/26/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	625	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.91Ln(X) +0.12	99 25%	296 75%	395
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	108	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.52 (X)+-5.7	13 26%	37 74%	50

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	99	0 %	296
215 - Single-Family Attached Housing	0 %	13	0 %	37

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 296 Demand Exit: 0 % (0)

Entry 99 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

215 - Single-Family Attached Housing

Demand Entry: 0 % (0) **Entry** 13

Demand Exit: 0 % (0) **Exit** 37

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		215 - Single-Family Attached Housing	Total	
Entry	99 (100%)	0 (0%)	0 (0%)	99 (100%)
Exit	296 (100%)	0 (0%)	0 (0%)	296 (100%)
Total	395 (100%)	0 (0%)	0 (0%)	395 (100%)

215 - Single-Family Attached Housing

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	13 (100%)	0 (0%)	0 (0%)	13 (100%)
Exit	37 (100%)	0 (0%)	0 (0%)	37 (100%)
Total	50 (100%)	0 (0%)	0 (0%)	50 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	395	0	0	395
215 - Single-Family Attached Housing	50	0	0	50

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	112
Total Exiting	333
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	112

PERIOD SETTING

Analysis Name :	New Analysis		
Project Name :	Yort - GDP	**No :**	
Date:	8/26/2023	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	625	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27	350 63%	206 37%	556
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	108	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.6 (X)+-3.93	36 59%	25 41%	61

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	350	0 %	206
215 - Single-Family Attached Housing	0 %	36	0 %	25

INTERNAL TRIPS

210 - Single-Family Detached Housing

Exit 206 Demand Exit: 0 % (0)

Entry 350 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

215 - Single-Family Attached Housing

Demand Entry: 0 % (0) **Entry** 36

Demand Exit: 0 % (0) **Exit** 25

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		215 - Single-Family Attached Housing	Total	
Entry	350 (100%)	0 (0%)	0 (0%)	350 (100%)
Exit	206 (100%)	0 (0%)	0 (0%)	206 (100%)
Total	556 (100%)	0 (0%)	0 (0%)	556 (100%)

215 - Single-Family Attached Housing

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	36 (100%)	0 (0%)	0 (0%)	36 (100%)
Exit	25 (100%)	0 (0%)	0 (0%)	25 (100%)
Total	61 (100%)	0 (0%)	0 (0%)	61 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	556	0	0	556
215 - Single-Family Attached Housing	61	0	0	61

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

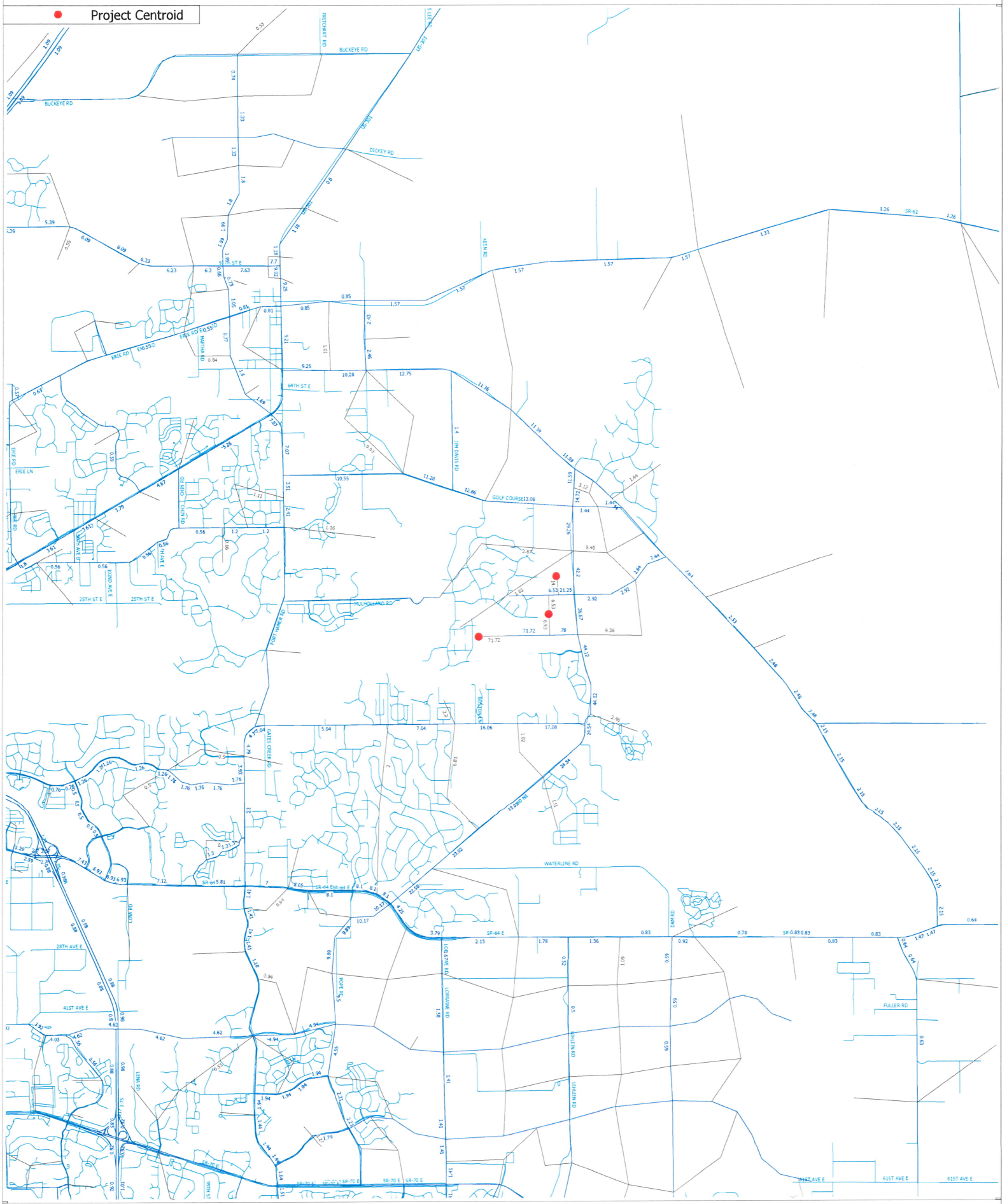
SUMMARY

Total Entering	386
Total Exiting	231
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	386

Total Exiting Non-Pass-by Trips 231

MODEL DISTRIBUTION

D1RPMv2.0 E+C Network with Yort Revised Project
Percent Distribution



cube

(Licensed to TRAF-O-DATA CORP)

MANATEE COUNTY LINK SHEETS

MANATEE COUNTY

Concurrency Transportation Link Sheet
Level of Service Analysis
Roadway Segments

NOVEMBER 2024

Manatee County Planning Department
PO Box 1000
Bradenton, Florida 34206
(941) 749-3070

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: November 1, 2024 9:30 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Delm Rs	Stn Num
1000	5 ST W	44 AVE W	53 AVE W	MC	UC	U	2U	1.00	1		Y	65.5	D	D	D		22	7857	0.090	O	707	29	736	1,310	574	0.000			0	05-18
1010	5 ST E	57 AVE E	63 AVE E	MC	UC	U	2U	1.33	1	US	Y	62.5	D	C	C		22	6109	0.090	O	550	5	555	1,250	695	0.000			0	06-23
1020	9 AV NW	75 ST NW	83 ST NW	MC	UC	U	2U	2.00	1		Y	62.5	D	C	C		22	5959	0.090	O	536	0	536	1,250	714	0.000			0	01-04
1030	9 AV NW	83 ST W	99 ST NW	MC	UC	U	2U	0.00	0	US	N	50	D	C	C		22	1470	0.090	O	132	32	164	1,000	836	0.000			0	01-40
1040	9 AV W	35 ST W	39 ST W	MC	UC	U	2U	4.55	1		Y	62.5	D	C	C		22	5897	0.090	O	531	0	531	1,250	719	0.000			0	02-11
1050	9 AV W	39 ST W	43 ST W	MC	UC	U	2U	3.85	1		Y	62.5	D	C	C		22	6767	0.090	O	609	0	609	1,250	641	0.000			0	02-03
1060	9 AV W	43 ST W	51 ST W	MC	UC	U	2U	1.92	1		Y	62.5	D	C	C		22	5977	0.090	O	538	0	538	1,250	712	0.000			0	02-40
1070	9 ST E	MANATEE AV E	6 AV E	MC	MA	U	4U	12.50	1		Y	124.5	D	C	C		22	5797	0.090	O	522	0	522	2,490	1,968	0.000			0	08-42
1080	9 ST E	6 AV E	9 AV E	MC	MA	U	4D	6.25	1		Y	137.5	D	C	C		22	9584	0.090	O	863	0	863	2,750	1,887	0.000			0	08-41
1090	9 ST E	9 AV E	13 AV E	MC	MA	U	4D	4.17	1		Y	137.5	D	C	C		22	10151	0.090	O	914	279	1,193	2,750	1,557	0.000			0	08-40
1100	9 ST E	13 AV E	US 301	MC	MA	U	4D	1.79	1		Y	137.5	D	C	C		22	8813	0.090	O	793	278	1,071	2,750	1,679	0.000			0	08-20
1110	9 ST E	US 301	26 AV E	MC	UC	U	2U	5.88	1		Y	65.5	D	D	D		22	8382	0.090	O	754	0	754	1,310	556	0.000		OUT	0	08-01
1120	9 ST E	26 AV E	30 AV E	MC	UC	U	2U	4.00	1		Y	62.5	D	D	D		22	8958	0.090	O	806	2	808	1,250	442	0.000			0	08-03
1130	9 ST E	30 AV E	44 AV E	MC	UC	U	2U	1.32	1		Y	65.5	D	D	D		22	9490	0.090	O	854	0	854	1,310	456	0.000			0	08-04
1140	9 ST E	44 AV E	301 BLVD	MC	UC	U	2U	7.69	1		Y	65.5	D	C	C		22	6708	0.090	O	604	4	608	1,310	702	0.000		OUT	0	05-10
1150	9 ST E	301 BLVD	53 AV E	MC	MA	U	4D	1.16	1		Y	161	D	C	C		22	12592	0.090	O	1,133	0	1,133	3,220	2,087	0.000			0	05-07
1160	9 ST E	53 AV E	57 AV E	MC	UC	U	4D	2.00	1		Y	161	D	C	C		22	13558	0.090	O	1,220	53	1,273	3,220	1,947	0.000		OUT	0	06-42
1170	9 ST E	57 AV E	63 AV E	MC	UC	U	2U	1.33	1		Y	65.5	D	C	C		22	6324	0.090	O	569	0	569	1,310	741	0.000		OUT	0	06-19
1180	9 ST E	63 AV E	WHITFIELD AV E	MC	UC	U	2U	1.35	1		Y	62.5	D	C	C		22	5774	0.090	O	520	0	520	1,250	730	0.000		OUT	0	06-14
1190	9 ST E	WHITFIELD AV	TALLEVAST RD EXT	MC	UC	U	2U	1.18	1	US	Y	65.5	D	C	C		22	3470	0.090	O	312	44	356	1,310	954	0.000		OUT	0	06-41

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: November 1, 2024 9:30 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
1200	9 ST W	26 AV W	301 BLVD	MC	PA	U	2U	2.33	1		Y	62.5	D	D	D		22	11318	0.090	O	1,019	5	1,024	1,250	226	0.000			0	05-01
1210	9 ST W	301 BLVD	CORTEZ RD W	MC	UC	U	4U	1.64	1		N	98.5	D	C	C		22	3218	0.090	O	290	12	302	1,970	1,668	0.000			0	05-03
1220	15 ST E/SR 70A	13 AVE E	US 301	ST	MA	U	2U	1.18	1	I	Y	88	D	C	C		22	12300	0.090	O	1,107	35	1,142	1,760	618	0.000			0	5032
1230	15 ST E/SR 70A	US 301	301 BLVD	ST	MA	U	2U	0.65	1	I	Y	84	D	C	C		22	11800	0.090	O	1,062	7	1,069	1,680	611	0.000			0	5080
1240	17 AV NW	75 ST NW	99 ST NW	MC	UC	U	2U	0.67	1	US	N	47.5	D	C	C		22	4180	0.090	O	376	3	379	950	571	0.000			0	01-02
1260	17 AV W	51 ST W	59 ST W	MC	UC	U	2U	2.00	1		Y	65.5	D	C	C		22	3026	0.090	O	272	0	272	1,310	1,038	0.000			0	01-41
1270	18 AVE W	43 ST W	51 ST W	MC	UC	U	2U	2.00	1	US	N	47.5	D	C	C		22	1568	0.090	S	141	0	141	950	809	0.000			0	02-43
1280	20 ST W	CORTEZ RD	53 AVE W	MC	UC	U	2U	1.00	1		Y	47.5	D	D	D		22	5970	0.090	O	537	0	537	950	413	0.000			0	04-10
1290	21 AVE W	43 ST W	51 ST W	MC	UC	U	2U	2.00	1	US	N	47.5	D	C	C		22	5096	0.090	O	459	0	459	950	491	0.000			0	02-06
1300	21 AVE W	51 ST W	59 ST W	MC	UC	U	2U	2.00	1		Y	62.5	D	C	C		22	5315	0.090	C	478	0	478	1,250	772	0.000			0	01-10
1302	21 ST E/21 ST CT E	US 41	CANAL RD	MC	UC	U	2U	1.28	1		N	47.5	D	C	C		22	3001	0.090		270	0	270	950	680	0.000				09-11
1304	24 AVE E	US 301	MEMPHIS RD	MC	UC	U	2U	2.04	1		N	47.5	D	C	C		22	1045	0.090		94	0	94	950	856	0.000				09-15
1308	24 AVE E	21 ST E/21 ST CT	49 ST E/EXPERIMENTA	MC	UC	U	2U	0.00			Y	47.5	D	C	C		22	364	0.090		33	203	236	950	714	0.000				09-65
1310	26 AVE E	US 41	9 ST E	MC	UC	U	2U	1.96	1		Y	62.5	D	D	D		22	8643	0.090	O	778	0	778	1,250	472	0.000			0	05-16
1320	26 AVE E	9 ST E	15 ST E	MC	UC	U	2U	2.00	1		Y	65.5	D	D	D		22	7928	0.090	O	714	0	714	1,310	596	0.000			0	08-09
1330	26 AVE E	15 ST E	27 ST E	MC	UC	U	2U	0.99	1		Y	62.5	D	D	D		22	9246	0.090	O	832	63	895	1,250	355	0.000			0	08-10
1340	26 AVE E	27 ST E	45 ST E	MC	UC	U	2U	0.66	1		N	57.5	D	C	C		22	6876	0.090	O	619	101	720	1,150	430	0.000			0	08-16
1385	26 ST W	26 AVE W	SR 684 (CORTEZ RD)	MC	MA	U	4U	0.99	1	I	Y	153	D	C	C		22	14711	0.090	O	1,324	0	1,324	3,060	1,736	0.000			0	02-09
1400	26 ST W	CORTEZ RD	53 AVE W	MC	MA	U	4U	1.00	1	I	Y	153	D	C	C		22	16096	0.090	O	1,449	6	1,455	3,060	1,605	0.000			0	04-01
1410	26 ST W	53 AVE W	57 AVE W	MC	MA	U	4U	2.00	1	I	Y	153	D	C	C		22	15463	0.090	O	1,392	0	1,392	3,060	1,668	0.000			0	04-03

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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Deim Rs	Stn Num
1420	26 ST W	57 AVE W	60 AVE W	MC	MA	U	4U	3.23	1	I	Y	153	D	C	C		22	12450	0.090	O	1,121	0	1,121	3,060	1,939	0.000			0	04-08
1430	26 ST W	60 AVE W	BAYSHORE GDNS PKWY	MC	MA	U	4U	3.23	1	I	Y	153	D	C	C		22	9832	0.090	O	885	12	897	3,060	2,163	0.000			0	03-07
1440	26 ST W	BAYSHORE GDNS PKY	FLORIDA BLVD	MC	UC	U	2U	1.79	1		N	47.5	D	C	C		22	3956	0.090	O	356	0	356	950	594	0.000			0	03-08
1450	27 ST E	SR 64	13 AVE E	MC	UC	U	2U	1.75	1		Y	62.5	D	F	F		22	21457	0.090	O	1,931	158	2,089	1,250	-839	0.000			0	08-45
1460	27 ST E	13 AVE E	26 AVE E	MC	UC	U	2U	1.32	1		Y	65.5	D	F	F		22	22241	0.090	O	2,002	175	2,177	1,310	-867	0.000			0	08-11
1470	27 ST E	26 AVE E	38 AVE E	MC	UC	U	2U	1.25	1		N	50	D	E	F		22	11134	0.090	O	1,002	152	1,154	1,000	-154	0.000			0	08-46
1472	28 AVE E	49 ST E	69 ST E	MC	UC	U	2U	0.79	1		N	47.5	D	C	C		22	1071	0.090		96	151	247	950	703	0.000				10-18
1474	28 ST CT E/29 ST E	CANAL RD	ELLENTON GILLETTE	MC	UC	U	2U	0.78	1		N	47.5	D	C	C		22	787	0.090		71	131	202	950	748	0.000				09-70
1476	29TH ST E	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.25	1		N	47.5	D	C	C		22	354	0.090		32	299	331	950	619	0.000				10-57
1478	29TH ST E	I-75	60TH AVE E	MC			2	0.00				47.5		A	C						0	151	151	950	799	0.000				
1480	30 AVE E	US 41	9 ST E	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	8820	0.090	O	794	7	801	1,250	449	0.000			0	05-15
1490	30 AVE E	9 ST E	15 ST E	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	12491	0.090	O	1,124	17	1,141	1,250	109	0.000			0	08-07
1495	30 AVE E	15 ST E	27 ST E	MC	UC	U	2U	1.00	1		Y	62.5	D	C	C		22	4095	0.090		369	69	438	1,250	812	0.000				08-02
1500	30 AVE W	US 41 (1 ST W)	9 ST W	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	9312	0.090	O	838	7	845	1,250	405	0.000			0	05-39
1510	30 AVE W	9 ST W	14 ST W	MC	UC	U	2U	4.17	1	US	Y	65.5	D	D	D		22	12157	0.090	O	1,094	0	1,094	1,310	216	0.000			0	05-40
1520	30 AVE W	14 ST W	26 ST W	MC	UC	U	2U	1.33	1	US	Y	65.5	D	C	C		22	6239	0.090	C	562	53	615	1,310	695	0.000			0	05-41
1525	33 ST E	51 AVE E	SR 70	MC	UC	U	2U	4.35	1	US	Y	65.5	D	C	C		22	5055	0.090	O	455	0	455	1,310	855	0.000				07-43
1530	33 ST E	SR 70	63 AVE E	MC	UC	U	2U	0.81	1		Y	79	D	C	C		22	8073	0.090	O	727	65	792	1,580	788	0.000			0	07-09
1540	33 ST E	63 AVE E	WHITFIELD AVE	MC	UC	U	2U	1.35	1	US	N	57.5	D	C	C		22	3279	0.090	O	295	20	315	1,150	835	0.000			0	07-40
1550	33 ST W	US 41	14 AVE W (PAL)	MC	UC	U	2U	0.99	1	US	N	47.5	D	C	C		22	58	0.090	O	5	0	5	950	945	0.000			0	09-46

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1560	34 AVE E	39 ST E	45 ST E	MC	UC	U	2U	2.04	1	US	N	47.5	D	C	C		22	398	0.090	O	36	3	39	950	911	0.000			0	08-48
1570	34 ST W	CORTEZ RD	53 AVE W	MC	UC	U	4D	1.00	1		Y	169	D	C	C		22	11648	0.090	O	1,048	0	1,048	3,380	2,332	0.000			0	02-07
1580	34 ST W	53 AVE W	57 AVE W	MC	UC	U	4D	2.00	1		Y	169	D	C	C		22	17208	0.090	O	1,549	8	1,557	3,380	1,823	0.000			0	03-02
1590	34 ST W	57 AVE W	BAYSHORE GDNS PKWY	MC	UC	U	4D	1.32	1		Y	161	D	C	C		22	7626	0.090	O	686	44	730	3,220	2,490	0.000			0	03-04
1600	34 ST W	BAYSHORE GDNS PKY	FLORIDA BLVD	MC	UC	U	2U	3.70	1	US	Y	62.5	D	C	D		22	6095	0.090	O	549	247	796	1,250	454	0.000			0	03-40
1610	37 ST E	38 AVE E	SR 70	MC	UC	U	2U	0.80	1		Y	75.5	D	C	C		22	3597	0.090	O	324	88	412	1,510	1,098	0.000			0	07-30
1620	37 ST E	SR 70	39 ST E	MC	UC	U	2U	2.44	1		Y	62.5	D	C	C		22	3079	0.090	O	277	73	350	1,250	900	0.000			0	07-42
1630	38 AVE E	15 ST E	US 301	MC	UC	U	2U	1.12	1		Y	65.5	D	C	C		22	2767	0.090	O	249	0	249	1,310	1,061	0.000			0	08-06
1640	38 AVE E	US 301	37 ST E	MC	UC	U	2U	1.05	1		Y	79	D	C	C		22	1528	0.090	O	138	222	360	1,580	1,220	0.000			0	08-13
1650	39 ST E	26 AVE E	38 AVE E	MC	UC	U	2U	1.30	1	US	N	47.5	D	C	C		22	1038	0.090	S	93	96	189	950	761	0.000			0	08-47
1660	39 ST E	37 ST E	63 AVE E	MC	UC	U	2U	1.11	1	US	Y	79	D	C	C		22	5947	0.090	O	535	0	535	1,580	1,045	0.000			0	07-41
1670	43 ST W	3 AVE NW	SR 64	MC	UC	U	2U	2.70	1		Y	62.5	D	C	C		22	3789	0.090		341	2	343	1,250	907	0.000				02-42
1680	43 ST W	SR 64	9 AVE W	MC	UC	U	2U	4.17	1		Y	62.5	D	D	D		22	8633	0.090	O	777	0	777	1,250	473	0.000			0	02-02
1690	43 ST W	9 AVE W	17 AVE W	MC	UC	U	2U	2.00	1		Y	62.5	D	D	D		22	9722	0.090	O	875	0	875	1,250	375	0.000			0	02-04
1695	43 ST W	17 AVE W	SR 684/CORTEZ RD	MC	UC	U	2U	0.67	1	I	Y	79	D	C	C		22	8298	0.090		747	0	747	1,580	833	0.000				01-31
1700	43 ST W	SR 684/CORTEZ RD	53 AVE W	MC	UC	U	2U	0.93	1		Y	62.5	D	D	D		22	8298	0.090		747	0	747	1,250	503	0.000				01-31
1720	44 AVE E	US 41	301 BLVD	MC	UC	U	2U	2.94	1	I	Y	65.5	D	D	D		22	12846	0.090	O	1,156	0	1,156	1,310	154	0.000	05		0	05-50
1730	44 AVE E	301 BLVD	9 ST E	MC	UC	U	2U	5.56	1	I	Y	65.5	D	D	D		22	12049	0.090	O	1,084	0	1,084	1,310	226	0.000			0	05-12
1740	44 AVE E	9 ST E	15 ST E	MC	UC	U	2U	2.00	1	I	Y	65.5	D	D	E		22	14049	0.090	O	1,264	78	1,342	1,310	-32	0.000			0	08-05
1760	45 ST E	SR 70	26 AVE E	MC	UC	U	4D	0.48	1		Y	60	D	C	C		22	8200	0.090	O	738	0	738	1,200	462	0.000			0	4225

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1765	50 AVE W - Not Exist	86 ST W	75 ST W	MC	UC	U	2U	1.39	1	II	N	47.5	D	A	A		22	0			0	0	0	950	950	0.000				
1769	51 AVE E	301 BLVD	US 301	MC	UC	U	2U	1.00	1		Y	65.5	D	C	D		22	6476	0.090		583	136	719	1,310	591	0.000			0	05-47
1770	51 ST W	SR 64	21 AVE W	MC	UC	U	2U	1.00	1		N	47.5	D	D	D		22	5897	0.090	O	531	0	531	950	419	0.000			0	02-01
1780	51 ST W	21 AVE W	SR 684/CORTEZ RD	MC	UC	U	2U	0.78	1		Y	65.5	D	D	D		22	8359	0.090	O	752	0	752	1,310	558	0.000			0	01-30
1781	51 ST W	SR 684/CORTEZ RD	53RD AVE W	MC	UC	U	2U	1.00	1		Y	65.5	D	D	D		22	8000	0.090		720	0	720	1,310	590	0.000				4174
1782	51 ST W - Not Exist	53 AVE W	EL CONQUISTADOR PKW	MC	UC	U	2U	0.80	1	II	N	47.5	D	A	A		22	0			0	0	0	950	950	0.000				
1790	SR 70	US 41	301 BLVD	ST	PA	U	4D	0.57	1	I	Y	187.5	D	C	C		22	31500	0.090	O	2,835	68	2,903	3,750	847	0.000			0	5074
1800	53 AVE W	US 41	26 ST W	MC	MA	U	4U	1.33	1		Y	153	D	C	C		22	25251	0.090	O	2,273	0	2,273	3,060	787	0.000			0	04-11
1810	53 AVE W	26 ST W	30 ST W	MC	MA	U	4U	4.00	1		Y	153	D	C	C		22	24000	0.090	O	2,160	304	2,464	3,060	596	0.000			0	4005
1820	53 AVE W	30 ST W	34 ST W	MC	MA	U	4U	4.00	1		Y	153	D	C	C		22	24000	0.090	O	2,160	311	2,471	3,060	589	0.000			0	4005
1830	53 AVE W	34 ST W	43 ST W	MC	MA	U	4D	1.43	1		Y	169	D	C	C		22	9500	0.090	O	855	1,164	2,019	3,380	1,361	0.000			0	01-16
1832	53 AV W	43 ST W	51 ST W	MC	MA	U	4D	3.33	1	I	Y	169	D	C	C		22	9500	0.090		855	1,486	2,341	3,380	1,039	0.000				01-16
1834	53 AV W	51 ST W	66 ST W	MC	MA	U	4D	1.33	1	I	Y	169	D	C	C		22	9500	0.090		855	1,710	2,565	3,380	815	0.000				01-16
1836	53 AV W	66 ST W	75 ST W	MC	MA	U	4D	2.00	1	I	Y	169	D	C	C		22	9500	0.090		855	1,018	1,873	3,380	1,507	0.000				01-16
1840	57 AV E/W	US 41	9 ST E	MC	UC	U	2U	0.79	1		Y	79	D	C	C		22	12556	0.090	O	1,130	0	1,130	1,580	450	0.000			0	04-15
1850	57 AV E	9 ST E	301 BLVD	MC	UC	U	2U	2.00	1		Y	79	D	C	C		22	8265	0.090	O	744	0	744	1,580	836	0.000			0	06-01
1860	57 AV W	US 41	26 ST W	MC	UC	U	2U	1.33	1		Y	62.5	D	D	D		22	8233	0.090	O	741	1	742	1,250	508	0.000			0	04-09
1870	57 AV W	26 ST W	34 ST W	MC	UC	U	2U	2.00	1		Y	62.5	D	C	C		22	6796	0.090	O	612	0	612	1,250	638	0.000			0	04-07
1880	59 ST W	RIVERVIEW BLVD	MANATEE AV W	MC	UC	U	2U	1.02	1		N	47.5	D	D	D		22	6301	0.090	O	567	21	588	950	362	0.000			0	01-12
1890	59 ST W	MANATEE AV W	17 AV W	MC	UC	U	2U	1.33	1		Y	79	D	C	C		22	14990	0.090	O	1,349	11	1,360	1,580	220	0.000			0	01-11

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1900	59 ST W	17 AV W	21 AV W	MC	UC	U	2U	4.00	1		Y	79	D	C	C		22	14492	0.090	C	1,304	0	1,304	1,580	276	0.000			0	01-43
1910	59 ST W	21 AV W	CORTEZ RD	MC	UC	U	2U	0.79	1		Y	79	D	C	C		22	14428	0.090	O	1,299	0	1,299	1,580	281	0.000			0	01-09
1920	FLAMINGO/60 AV W	US 41	34 ST W	MC	UC	U	2U	0.78	1		Y	79	D	C	C		22	6584	0.090	O	593	0	593	1,580	987	0.000			0	03-42
1930	63 AV E	US 41	9 ST E	MC	UC	U	4D	0.75	1		Y	169	D	C	C		22	13343	0.090	O	1,201	196	1,397	3,380	1,983	0.000			0	06-16
1940	63 AV E	9 ST E	301 BLVD	MC	UC	U	4U	2.00	1		Y	153	D	C	C		22	17182	0.090	O	1,546	11	1,557	3,060	1,503	0.000			0	06-12
1950	63 AV E	301 BLVD	US 301	MC	UC	U	4D	1.00	1	I	Y	161	D	C	C		22	14462	0.090	O	1,302	103	1,405	3,220	1,815	0.000			0	07-26
1960	63 AV E	US 301	39 ST E	MC	UC	U	2U	0.98	1	I	N	57.5	D	C	C		22	9618	0.090	O	866	54	920	1,150	230	0.00007		DES	0	07-25
1965	63 AVE E	39 ST E	LOCKWOOD RIDGE RD	MC	MA	U	4D	2.04	1		Y	137.5	D	C	C		22	9306	0.090		838	16	854	2,750	1,896	0.000				06-54
1970	73 ST E	BAYSHORE RD	US 41	MC	UC	U	2U	1.14	1	US	N	47.5	D	C	C		22	3487	0.090	O	314	104	418	950	532	0.000			0	10-40
1980	75 ST W	17 AV NW	MANATEE AV W	MC	UC	U	2U	0.80	1		Y	75.5	D	D	D		22	15944	0.090	O	1,435	3	1,438	1,510	72	0.000			0	01-05
1990	75 ST W	MANATEE AV W	18 AV W	MC	MA	U	2U	1.18	1		Y	75.5	D	F	F		22	18907	0.090	O	1,702	479	2,181	1,510	-671	0.000			0	01-28
2000	75 ST W	18 AV W	CORTEZ RD	MC	MA	U	4D	0.69	1		Y	169	D	C	C		22	19599	0.090	O	1,764	831	2,595	3,380	785	0.000			0	01-07
2010	75 ST W	CORTEZ RD	53 AV W	MC	MA	U	4D	1.03	1	US	Y	161	D	C	C		22	13789	0.090	O	1,241	1,710	2,951	3,220	269	0.000			0	01-34
2020	99 ST NW	17 AV NW	9 AV NW	MC	UC	U	2U	2.00	1	US	N	47.5	D	C	C		22	663	0.090	S	60	0	60	950	890	0.000			0	01-44
2035	301 BLVD	9 ST W	US 41	MC	PA	U	4D	2.00	1		Y	161	D	C	C		22	8808	0.090	O	793	12	805	3,220	2,415	0.000			0	05-13
2050	301 BLVD	US 41	44 AVE E	MC	PA	U	2U	2.63	1		Y	75.5	D	C	C		22	14191	0.090	C	1,277	8	1,285	1,510	225	0.000			0	05-42
2060	301 BLVD	44 AVE E	9 ST E	MC	PA	U	2U	4.35	1		Y	75.5	D	C	C		22	15463	0.090	C	1,392	3	1,395	1,510	115	0.000		OUT	0	05-43
2070	301 BLVD	9 ST E	15 ST E	MC	PA	U	2U	1.25	1		Y	75.5	D	C	C		22	10277	0.090	C	925	69	994	1,510	516	0.000			0	05-44
2080	301 BLVD	15 ST E	51 AVE E	MC	PA	U	2U	9.09	1		Y	75.5	D	F	F		22	19927	0.090	C	1,793	0	1,793	1,510	-283	0.00007			0	05-45
2090	301 BLVD	51 AVE E	53 AVE E	MC	PA	U	2U	4.55	1		Y	79	D	C	C		22	16058	0.090	C	1,445	0	1,445	1,580	135	0.00007			0	05-46

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2100	301 BLVD	53 AVE E	63 AVE E	MC	PA	U	2U	0.80	1	I	Y	75.5	D	F	F		22	18913	0.090	O	1,702	39	1,741	1,510	-231	0.000			0	06-20
2101	301 BLVD	63 AVE E	WHITFIELD AVE	MC	PA	U	2U	1.32	1	I	Y	75.5	D	C	C		22	11714	0.090		1,054	5	1,059	1,510	451	0.000				06-43
2102	301 BLVD	WHITFIELD AVE	TALLEVAST RD	MC	PA	U	2U	0.99	1	I	Y	79	D	C	C		22	11714	0.090		1,054	212	1,266	1,580	314	0.000				06-43
2140	301 BLVD	TALLEVAST RD	UNIVERSITY PKWY	MC	PA	U	2U	0.65	1		Y	75.5	D	C	C		22	11714	0.090	O	1,054	48	1,102	1,510	408	0.000			0	06-43
2150	BAYSHORE GDNS PKWY	US 41	26 ST W	MC	MA	U	4D	1.33	1		Y	131	D	D	D		22	16512	0.090	O	1,486	390	1,876	2,620	744	0.000			0	03-14/15
2160	BAYSHORE GDNS PKWY	26 ST W	34 ST W	MC	MA	U	4D	1.92	1		Y	131	D	C	D		22	10571	0.090	O	951	465	1,416	2,620	1,204	0.000			0	03-05/06
2170	BAYSHORE RD	US 41(S)	US 41(N)	MC	UC	U	2U	0.36	1	US	Y	108.5	D	B	B		22	2138	0.090	O	192	116	308	2,170	1,862	0.000			0	10-16
2180	BRADEN RIVER RD	SR 70	LINGER LODGE RD	MC	UC	U	2U	1.10	1	US	N	47.5	D	C	C		22	3274	0.090	O	295	128	423	950	527	0.000			0	07-13
2185	BROADWAY AVE	SHADE AVE	TUTTLE AVE	MC	UC	U	2U	1.85	1		Y	62.5	D	C	C		22	4135	0.090		372	30	402	1,250	848	0.000				06-49
2190	BUCKEYE RD	US 41	BUD RHODEN RD	MC	UC	R	2U	1.35	1	US	Y	109.5	D	B	B		22	2580	0.090	O	232	326	558	2,190	1,632	0.000			0	10-09
2195	BUCKEYE RD	BUD RHODEN RD	ARTISAN LAKES PKWY	MC				0.00				149.5		A	A						0	0	0	2,990	2,990	0.000				
2200	BUCKEYE RD	ARTISAN LAKES PKW	SAWGRASS RD	MC	MAC	R	2U	0.38	1	US	Y	109.5	D	B	E		22	2017	0.095	S	192	2,554	2,746	2,190	-556	0.000			0	10-13
2205	BUCKEYE RD	SAWGRASS RD	FT HAMER RD EXT	MC				0.00				149.5		A	A						0	0	0	2,990	2,990	0.000				
2210	BUCKEYE RD	FT HAMER RD EXT	US 301(PARRISH)	MC	MAC	R	2U	0.21	1	55	Y	77.5	C	B	F		22	1962	0.095	O	186	2,969	3,155	1,550	-1,605	0.000			0	10-11
2220	BUD RHODEN RD	BUCKEYE RD	MOCCASIN WALLOW RD	MC	UC	U	2U	0.66	1	US	Y	75.5	D	C	C		22	1242	0.090	O	112	409	521	1,510	989	0.000			0	10-42
2230	BUFFALO RD	69TH ST E	MOCCASIN WALLOW RD	MC	UC	U	2U	0.40	1		Y	62.5	D	C	F		22	5049	0.090		454	1,156	1,610	1,250	-360	0.000				10-19
2232	US 41(BUS)	CORTEZ RD	26 AV W	ST	PA	U	4D	1.00	1	US	Y	187.5	D	C	C		22	26500	0.090	O	2,385	75	2,460	3,750	1,290	0.000			0	0003
2240	US 41(BUS)	17 ST W(PAL)	US 41/US 19	ST	PA	U	4D	0.89	1	I	Y	187.5	D	C	C		22	24500	0.090	C	2,205	200	2,405	3,750	1,345	0.000			0	5027
2260	CANAL RD / 16 AV E	US 41	MENDOZA RD	MC	UC	U	2U	0.76	1	US	N	47.5	D	C	C		22	4303	0.090	O	387	83	470	950	480	0.000			0	09-09
2270	CANAL RD / 16 AV E	MENDOZA RD	US 301	MC	UC	U	2U	0.56	1	US	Y	65.5	D	C	D		22	7092	0.090	O	638	130	768	1,310	542	0.000		OUT	0	09-03

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2275	CARTER RD	MOCCASIN WALLOW R	BUCKEYE RD	MC	MAC	T	2U	0.55	1		N	52.5	D	C	F		22	2739	0.090		247	2,595	2,842	1,050	-1,792	0.000				10-60
2280	CARUSO RD	BRHS NORTH ENTRY	SR 70	MC	UC	U	4D	2.78	1		Y	169	D	C	C		22	7600	0.090	O	684	0	684	3,380	2,696	0.000			0	4215
2281	CARUSO RD	BRHS NORTH ENTRY	44 AV E	MC	UC	U	2U	1.43	1		Y	75.5	D	C	C		22	7600	0.090		684	0	684	1,510	826	0.000				4215
2282	CARUSO RD	SR 70	BRADEN RIVER RD	MC	UC	U	2U	2.86	1		Y	79	D	C	C		22	5355	0.090		482	0	482	1,580	1,098	0.000				07-63
2290	CLAY GULLEY RD	SUGAR BOWL RD	SARASOTA CO LINE	MC	MIC	R	2U	0.11	1	55	Y	39.5	C	B	B		22	445	0.095	O	42	0	42	790	748	0.000			0	12-02
2300	SR 684/CORTEZ RD	SR 789	127 ST W	ST	PA	U	2U	1.54	1	US	Y	69.5	D	D	F		22	15400	0.090	C	1,386	238	1,624	1,390	-234	0.000			0	0001
2310	SR 684/CORTEZ RD	127 ST W	119 ST W	ST	PA	U	2U	1.92	1	I	Y	84	D	C	F		22	15400	0.090	C	1,386	303	1,689	1,680	-9	0.000			0	0001
2315	SR 684/CORTEZ RD	119 ST W	PALMA SOLA BLVD	ST	PA	U	4D	0.48	1	I	Y	179	D	C	C		22	26000	0.090	C	2,340	467	2,807	3,580	773	0.000			0	0054
2320	SR 684/CORTEZ RD	PALMA SOLA BLVD	75TH ST W	ST	PA	U	4D	1.41	1	I	Y	179	D	C	C		22	26000	0.090	O	2,340	522	2,862	3,580	718	0.000			0	0054
2335	SR 684/CORTEZ RD	75 ST W	59 ST W	ST	PA	U	4D	1.00	1	II	Y	179	D	C	D		22	28500	0.090	O	2,565	896	3,461	3,580	119	0.000			0	0016
2338	SR 684/CORTEZ RD	59 ST W	26 ST W	ST	PA	U	4D	0.50	1	II	Y	187.5	D	C	C		22	28500	0.090	O	2,565	637	3,202	3,750	548	0.000			0	0016
2340	SR 684/CORTEZ RD	26 ST W	US 41	ST	PA	U	6D	1.33	1	II	Y	236	D	F	F		22	54000	0.090	O	4,860	339	5,199	4,720	-479	0.000			0	5048
2350	CR 39	SR 62	HILLSBOROUGH CO	MC	MA	R	2U	0.25	1	55	Y	41	C	B	B		22	4603	0.095	O	437	0	437	820	383	0.000			0	12-10
2360	CR 675/RUTLAND RD	US 301	RYE RD	MC	UC	T	2U	0.26	1	US	Y	114.5	D	B	D		22	2949	0.090	O	265	1,912	2,177	2,290	113	0.000			0	'4015'
2361	CR 675/RUTLAND RD	RYE RD	SR 64	MC	MAC	R	2U	0.14	1		Y	41	C	B	D		22	2949	0.095		280	778	1,058	820	-238	0.000				'4015'
2370	CR 675	SR 64	SR 70	MC	MAC	R	2U	0.19	1	55	Y	39.5	C	B	B		22	3103	0.095	O	295	2	297	790	493	0.000			0	11-10
2375	CR 675 - Not Exist	SR 70	UNIVERSITY PKW	MC	MAC	T	2U	1.11	1		N	46.5	C	A	A		22	12500			0	0	0	930	930	0.000				
2380	DUETTE RD	SR 62	SR 64	MC	MAC	R	2U	0.10	1	55	Y	77.5	C	B	B		22	1180	0.095	O	112	14	126	1,550	1,424	0.000			0	12-08
2390	EL CONQUISTADOR PKY	34 ST W	49 ST W	MC	UC	U	4D	1.11	1		Y	131	D	C	D		22	11271	0.090	C	1,014	1,060	2,074	2,620	546	0.000			0	03-43
2391	EL CONQUISTADOR PKY	49 ST W	51 ST W	MC	UC	U	2U	4.00	1		Y	62.5	D	D	F		22	9733	0.090		876	1,099	1,975	1,250	-725	0.000				03-09/43

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2392	EL CONQUISTADOR PKY	51 ST W	Road A - Lake Flore	MC	UC	U	2U	1.67	1	I	N	47.5	D	D	F		22	9733	0.090		876	1,196	2,072	950	-1,122	0.000				03-09/43
2393	EL CONQUISTADOR PKY	Road A- Lake Flor	66 ST W	MC	UC	U	2U	1.67	1	II	N	47.5	D	D	F		22	9733	0.090		876	910	1,786	950	-836	0.000				03-09/43
2394	EL CONQUISTADOR PKY	66 ST W	53 AV W	MC	UC	U	2U	1.28	1	II	Y	65.5	D	D	F		22	9733	0.090		876	1,260	2,136	1,310	-826	0.000				03-09
2400	MOCCASIN WALLOW RD	US 41	ELLENTON-GILLETTE	MC	UC	U	2U	1.33	1	US	Y	79	D	C	F		22	8902	0.090	O	801	1,923	2,724	1,580	-1,144	0.000		OUT	0	10-08
2410	ELLENTON GILLETTE RD	MOCASSIN WALLOW	69 ST E	MC	UC	U	2U	0.56	1	US	Y	60	D	C	C		22	3655	0.090	O	329	598	927	1,200	273	0.000			0	10-05
2420	ELLENTON GILLETTE RD	69 ST E	MENDOZA RD	MC	UC	U	2U	0.51	1	US	Y	79	D	C	F		22	8451	0.090	C	761	1,228	1,989	1,580	-409	0.000			0	09-53
2435	ELLENTON GILLETTE RD	MENDOZA RD	MEMPHIS RD	MC	UC	U	2U	0.81	1		Y	75.5	D	C	C		22	9092	0.090	C	818	495	1,313	1,510	197	0.000			0	09-55
2436	ELLENTON GILLETTE RD	MEMPHIS RD	US 301	MC	UC	U	2U	2.04	1		Y	75.5	D	C	C		22	10512	0.090		946	292	1,238	1,510	272	0.000				09-56
2450	69 ST E	US 41	ELLENTON-GILLETTE	MC	UC	U	2U	1.08	1	US	Y	75.5	D	C	F		22	12450	0.090	C	1,121	732	1,853	1,510	-343	0.000			0	10-45
2460	69 ST E	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.25	1	US	Y	113.5	D	C	D		22	12715	0.090	O	1,144	908	2,052	2,270	218	0.000			0	10-04
2470	69 ST E	49TH AV E	ERIE RD(CR 75)	MC	UC	U	2U	0.41	1	US	Y	113.5	D	C	E		22	9776	0.090	O	880	1,517	2,397	2,270	-127	0.000			0	10-03
2480	ERIE RD/CR 10	69 ST E	HARRISON RANCH BLVD	MC	UC	U	2U	1.79	1	US	Y	108.5	D	B	D		22	7008	0.090	O	631	953	1,584	2,170	586	0.000			0	10-02
2485	ERIE RD/CR 10	HARRISON RANCH BL	US 301 (PARRISH)	MC	UC	U	2U	0.36	1		Y	113.5	D	B	E		22	5880	0.090		529	2,390	2,919	2,270	-649	0.000				10-62
2490	ERIE RD/CR 75	69 ST E	US 301(ELLENTON)	MC	UC	U	2U	0.49	1	US	Y	113.5	D	C	D		21	10319	0.090	O	929	1,061	1,990	2,270	280	0.000		OUT	0	10-01
2500	FLORIDA BLVD	US 41	26 ST W	MC	UC	U	2U	1.33	1		Y	62.5	D	D	D		22	9187	0.090	O	827	239	1,066	1,250	184	0.000			0	03-12
2510	FLORIDA BLVD	26 ST W	34 ST W	MC	UC	U	2U	1.82	1	US	N	47.5	D	D	D		22	6284	0.090	O	566	283	849	950	101	0.000			0	03-44
2520	FT HAMER RD	US 301	GOLF COURSE RD	MC	MA	U	2U	1.27	1		Y	62.5	D	D	F		22	13484	0.090	O	1,214	2,121	3,335	1,250	-2,085	0.000			0	11-02
2521	FT HAMER RD	GOLF COURSE RD	OLD TAMPA RD	MC	MA	U	2U	1.59	1		Y	75.5	D	C	F		22	13484	0.090		1,214	1,557	2,771	1,510	-1,261	0.000				11-02
2522	FT HAMER RD	OLD TAMPA RD	UPPER MANATEE RV RD	MC	MA	U	2U	0.61	1		Y	79	D	C	F		22	13484	0.090		1,214	427	1,641	1,580	-61	0.000				11-02
2530	I-75	UNIVERSITY PKY	SR 70	ST	F/PA	U	6D	0.27	1	G1	Y	418.5	C	B	B		22	14000	0.090	O	1,260	770	2,030	8,370	6,340	0.000			0	0039

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2540	I-75	SR 70	SR 64	ST	F/PA	U	6D	0.28	1	G1	Y	418.5	C	F	F		22	133000	0.090	O	11,970	843	12,813	8,370	-4,443	0.000			0	0040
2550	I-75	SR 64	US 301	ST	F/PA	U	6D	0.27	1	G1	Y	418.5	C	E	F		22	120500	0.090	O	10,845	1,307	12,152	8,370	-3,782	0.000			0	0041
2560	I-75	US 301	I-275	ST	F/PA	U	6D	0.26	1	G1	Y	418.5	C	E	F		22	115000	0.090	O	10,350	1,185	11,535	8,370	-3,165	0.000			0	0042
2570	I-75	I-275	MOCCASIN WALLOW RD	ST	F/PA	U	6D	0.75	1	G1	Y	418.5	C	D	D		22	95000	0.090	O	8,550	1,481	10,031	8,370	-1,661	0.000			0	0043
2580	I-75	MOCCASIN WALLOW R	HILLSBOROUGH CO	ST	F/PA	R	6D	0.23	1	US	Y	448.5	C	C	C		22	85000	0.095	O	8,075	586	8,661	8,970	309	0.000			0	0044
2590	I-275	I-75	US 41	ST	F/PA	U	4D	0.63	1	G1	Y	277	C	C	D		22	61500	0.090	O	5,535	330	5,865	5,540	-325	0.000			0	0058
2600	I-275	US 41	US 19	ST	F/PA	U	4D	0.41	1		Y	277	C	C	C		22	47000	0.090	O	4,230	0	4,230	5,540	1,310	0.000			0	0059
2610	I-275	US 19	HILLSBOROUGH CO	ST	F/PA	R	4D	0.21	1		Y	225.5	C	F	F		22	70500	0.095	O	6,698	0	6,698	4,510	-2,188	0.000			0	1000
2620	CYPRESS CREEK BLVD	1ST AV E	SR 64	MC	UC	U	4D	4.55	1	US	Y	131	D	D	D		22	17395	0.090	O	1,566	176	1,742	2,620	878	0.000			0	11-11
2625	KAY RD	1 AV E	PORT HARBOUR PKY	MC	UC	U	2U	1.43	1		Y	62.5	D	D	D		22	10854	0.090		977	0	977	1,250	273	0.000				11-32
2630	LINGER LODGE RD	BRADEN RIVER RD	I-75	MC	UC	U	2U	1.09	1	US	Y	62.5	D	C	C		22	2154	0.090	O	194	195	389	1,250	861	0.000			0	07-46
2635	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U	2U	1.85	1		N	47.5	D	C	C		22	1750	0.090		158	6	164	950	786	0.000				4179
2640	LOCKWOOD RIDGE RD	UNIVERSITY PKY	TALLEVAST RD	MC	MA	U	4D	1.01	1		Y	137.5	D	D	D		22	20493	0.090	O	1,844	9	1,853	2,750	897	0.000			0	07-12
2641	LOCKWOOD RIDGE RD	TALLEVAST RD	WHITFIELD AV E	MC	MA	U	4D	0.99	1	US	Y	161	D	C	C		22	20288	0.090		1,826	0	1,826	3,220	1,394	0.000				07-50
2642	LOCKWOOD RIDGE RD/45TH ST E	WHITFIELD AV E	63 AV/SAUNDERS	MC	MA	U	4D	1.32	1	US	Y	169	D	C	C		22	17778	0.090		1,600	93	1,693	3,380	1,687	0.000				06-03
2643	LOCKWOOD RIDGE RD/45T ST E	63 AV/SAUNDERS	SR 70	MC	MA	U	4D	0.85	1	US	Y	169	D	C	C		22	25760	0.090		2,318	284	2,602	3,380	778	0.000				07-49
2646	LORRAINE RD	44TH AV E	SR 64	MC	MA	T	2U	0.71	1		Y	109.5	D	C	C		22	12467	0.090		1,122	346	1,468	2,190	722	0.000				11-26
2648	LORRAINE RD	RANGELAND PKY	44TH AV E	MC	MA	T	2U	0.00	0		Y	109.5	D	C	D		22	12467	0.090		1,122	641	1,763	2,190	427	0.000				11-26
2650	LORRAINE RD	SR 70	RANGELAND PKY	MC	MA	T	2U	1.67	1	US	Y	114.5	D	C	E		22	12467	0.090	O	1,122	1,225	2,347	2,290	-57	0.000			0	11-26
2651	LORRAINE RD	SR 70	UNIVERSITY PKY	MC	MA	U	4D	0.32	1		Y	137.5	D	D	D		22	15405	0.090		1,386	140	1,526	2,750	1,224	0.000				07-52

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2655	M & J RD	SR 70	CLAY GULLEY RD	MC	MIC	R	2U	5.00	1		Y	77.5	C	B	B		22	619	0.095		59	0	59	1,550	1,491	0.000				12-04
2660	17 ST E/MEMPHIS RD	BUS US 41	US 41	MC	UC	U	2U	1.32	1		Y	62.5	D	D	D		22	10069	0.090	O	906	0	906	1,250	344	0.000			0	09-01
2670	17 ST E/MEMPHIS RD	US 41	CANAL RD	MC	UC	U	4D	1.35	1		Y	161	D	C	C		22	11197	0.090	O	1,008	118	1,126	3,220	2,094	0.000			0	09-02
2680	17 ST E/MEMPHIS RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1		Y	62.5	D	C	D		22	6159	0.090	O	554	101	655	1,250	595	0.000			0	09-04
2690	17 ST E/MEMPHIS RD	ELLENTON GILLETTE	51 AVE E	MC	UC	U	2U	1.05	1	US	Y	62.5	D	C	D		22	5653	0.090	O	509	327	836	1,250	414	0.000			0	09-05
2700	MENDOZA RD/39 ST E	US 41	CANAL RD	MC	UC	U	2U	1.10	1	US	N	47.5	D	C	C		22	1478	0.090	S	133	30	163	950	787	0.000			0	09-47
2710	MENDOZA RD/37 ST E	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1	US	N	47.5	D	C	D		22	5220	0.090	C	470	41	511	950	439	0.000			0	09-43
2720	MENDOZA RD/37 ST	ELLENTON-GILLETTE	49TH AV E	MC	UC	U	2U	1.30	1	US	Y	75.5	D	C	C		22	10556	0.090	O	950	136	1,086	1,510	424	0.000			0	09-07
2721	MENDOZA RD	49TH AV E	I-75	MC	UC	U	2U	3.70	1		N	57.5	D	C	C		22	9200	0.090		828	0	828	1,150	322	0.000				4216
2730	MENDOZA RD/37 ST	I-75	VICTORY RD	MC	UC	U	2U	0.67	1	US	Y	79	D	C	C		22	5756	0.090	O	518	195	713	1,580	867	0.000			0	09-60
2740	MOCCASIN WALLOW RD	ELLENTON-GILLETTE	GATEWAY/49 AV E	MC	UC	U	2U	1.15	1	US	Y	79	D	C	F		22	10908	0.090	O	982	3,445	4,427	1,580	-2,847	0.000			0	10-06
2745	MOCCASIN WALLOW RD	GATEWAY/49 AV E	I-75	MC	UC	U	4D	1.64	1		Y	169	D	C	F		22	10908	0.090		982	2,927	3,909	3,380	-529	0.000				10-06
2749	MOCCASIN WALLOW RD	I-75	BUFFALO RD	MC	UC	U	4D	2.44	1		Y	295	D	B	F		22	20701	0.090		1,863	5,090	6,953	5,900	-1,053	0.000				10-47
2750	MOCCASIN WALLOW RD	BUFFALO RD	CARTER RD	MC	UC	T	2U	1.12	1		Y	114.5	D	D	F		22	19113	0.090	O	1,720	6,381	8,101	2,290	-5,811	0.000			0	10-48
2751	MOCCASIN WALLOW RD	CARTER RD	115 AV E	MC	UC	T	2U	0.40	1		Y	109.5	D	C	F		22	14840	0.090		1,336	6,723	8,059	2,190	-5,869	0.000				10-49
2752	MOCCASIN WALLOW RD	115 AV E	U.S. 301	MC	UC	T	2U	0.95	1		Y	114.5	D	C	F		22	14840	0.090		1,336	4,988	6,324	2,290	-4,034	0.000				10-49
2753	MOCCASIN WALLOW RD - NExis	US 301	SR 62	MC	MA	T	2U	1.12	1		Y	43	D	A	A		22	0	0.090		0	0	0	860	860	0.000				
2760	MORGAN-JOHNSON RD/57 ST E	SR 64	44 AV E	MC	UC	U	2U	0.45	1		Y	113.5	D	B	B		22	1103	0.090	O	99	115	214	2,270	2,056	0.000			0	4169
2765	MULHOLLAND RD	FT HAMER RD	W OF GAMBLE CREEK	MC	UC	U	2U	0.65	1		Y	65.5	D	C	C		22	3696	0.090		333	41	374	1,310	936	0.000				11-37
2770	WAUCHULA RD	SR 64	SR 70	MC	MAC	R	2U	0.10	1	55	N	39.5	C	B	B		22	1502	0.095	O	143	5	148	790	642	0.000			0	12-24

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2780	US 301	UNIVERSITY PKY	WHITFIELD AV	ST	PA	U	4D	0.49	1	I	Y	187.5	D	C	C		22	39000	0.090	O	3,510	33	3,543	3,750	207	0.000			0	0056
2790	US 301	WHITFIELD AV	SR 70	ST	PA	U	4D	0.49	1	I	Y	187.5	D	D	D		22	41000	0.090	O	3,690	9	3,699	3,750	51	0.000			0	0057
2800	US 301	SR 70	38 AV E	ST	PA	U	4D	0.79	1	I	Y	187.5	D	C	C		22	36000	0.090	O	3,240	97	3,337	3,750	413	0.000			0	5070
2810	US 301	38 AV E	15 ST E	ST	PA	U	4D	0.88	1	II	Y	187.5	D	C	C		22	31500	0.090	O	2,835	0	2,835	3,750	915	0.000			0	5071
2820	US 301	15 ST E	13 AV E	ST	PA	U	4D	0.65	1	I	Y	187.5	D	C	C		22	30000	0.090	O	2,700	0	2,700	3,750	1,050	0.000			0	5069
2830	OLD TAMPA RD	US 301	89 AV E	MC	UC	U	4D	5.26	1		Y	161	D	C	C		22	9040	0.090	O	814	77	891	3,220	2,329	0.000			0	10-50
2831	OLD TAMPA RD	89th AV E	CHIN RD	MC	UC	U	2U	0.52	1		Y	79	D	C	C		22	9040	0.090		814	246	1,060	1,580	520	0.000				10-50
2832	OLD TAMPA RD	CHIN RD	FT HAMER RD	MC	UC	U	2U	0.79	1		Y	79	D	C	C		22	10621	0.090		956	445	1,401	1,580	179	0.000				10-12
2840	ORLANDO AV	US 41	5 ST W	MC	UC	U	2U	1.96	1		Y	62.5	D	C	C		22	4664	0.090	O	420	0	420	1,250	830	0.000			0	05-48
2850	PALMA SOLA BLVD	MANATEE AV W	CORTEZ RD	MC	UC	U	2U	0.37	1		Y	47.5	D	C	C		20	1319	0.090		119	0	119	950	831	0.000				01-24/25
2860	PALMVIEW RD/61 ST E	US 19	US 41	MC	UC	U	2U	0.74	1	US	N	47.5	D	C	C		22	1020	0.090	O	92	91	183	950	767	0.000			0	09-52
2870	PALMVIEW RD/61 ST E	US 41	ELLENTON-GILLETTE	MC	UC	U	2U	0.92	1	US	N	57.5	D	C	C		22	1577	0.090	O	142	283	425	1,150	725	0.000			0	09-12
2875	61ST ST E	ELLENTON-GILLETTE	49TH AV E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
2880	PINEY POINT RD	US 41	HARLEE RD	MC	UC	U	2U	3.03	1	US	Y	47.5	D	D	F		22	7970	0.090	O	717	835	1,552	950	-602	0.000			0	10-10
2885	PORT HARBOUR PKY	KAY RD	GOLDEN HARBOUR TRL	MC	UC	U	2D	0.49	1		Y	62.5	D	D	D		22	8678	0.090		781	84	865	1,250	385	0.000				08-52
2890	PROSPECT RD	63 AV E	WHITFIELD AV E	MC	UC	U	2U	1.33	1	US	Y	75.5	D	C	C		22	1447	0.090	C	130	0	130	1,510	1,380	0.000			0	06-04
2900	PROSPECT RD	WHITFIELD AV E	TALLEVAST RD	MC	UC	U	2U	1.01	1	US	Y	75.5	D	C	C		22	2626	0.090	O	236	52	288	1,510	1,222	0.000			0	07-05
2910	RANGELAND PKY	LAKEWOOD RANCH BL	POPE RD	MC	UC	U	4D	0.98	1		Y	137.5	D	C	C		22	10570	0.090		951	169	1,120	2,750	1,630	0.000				11-40
2912	RANGELAND PKY	WHITE EAGLE BLVD	LORRAINE RD	MC	UC	U	4D	0.83	1		Y	137.5	D	C	C		22	4688	0.090		422	375	797	2,750	1,953	0.000				02-19
2914	RANGELAND PKY	LORRAINE RD	POST BLVD	MC	UC	U	2U	1.33	1		N	47.5	D	C	F		22	4688	0.090		422	658	1,080	950	-130	0.000				02-19

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2916	RANGELAND PKY	POST BLVD	UIHLEIN RD	MC	UC	U	2U	1.33	1		N	47.5	D	C	F		22	4688	0.090		422	1,307	1,729	950	-779	0.000				02-19
2917	RANGELAND PKY	UIHLEIN RD	BOURNESIDE BLVD	MC	UC	U	2U	0.80	1		N	47.5	D	C	C		22	4688	0.090		422		422	950	528	0.000				02-19
2918	RYE RD - Not Exist	SR 62	CR 675	MC	MAC	R	2U	0.40	1		Y	39.5	C	F	F		22	4927	0.950		4,681	0	4,681	790	-3,891	0.000				11-04
2920	RYE RD	CR 675	GOLF COURSE RD	MC	UC	R	2U	2.22	1	US	N	109.5	D	B	D		22	4928	0.095	O	468	1,191	1,659	2,190	531	0.000			0	11-04
2921	RYE RD	GOLF COURSE RD	UPPER MANATEE RR	MC	UC	R	2U	0.37	1		N	114.5	D	B	F		22	7921	0.095		752	2,553	3,305	2,290	-1,015	0.000				11-18
2922	RYE RD	UPPER MANATEE RR	SR 64	MC	UC	U	2U	0.31	1		Y	113.5	D	C	E		22	12582	0.090		1,132	1,478	2,610	2,270	-340	0.000				4014
2930	SAFFOLD RD	SR 62	HILLSBOROUGH CO	MC	MIC	R	2U	0.31	1	55	Y	39.5	C	B	B		22	1421	0.095	O	135	0	135	790	655	0.000			0	12-11
2950	SR 37	SR 62	POLK CO	ST	MA	R	2U	0.18	1	55	Y	67.5	D	B	B		22	2700	0.095	O	257	0	257	1,350	1,093	0.000			0	0045
2960	SR 62	US 301	SAFFOLD RD	ST	MA	T	2U	0.12	1	55	Y	109.5	D	B	E		22	4300	0.090	O	387	2,326	2,713	2,190	-523	0.000			0	0015
2961	SR 62	SAFFOLD RD	CR 39	ST	MA	R	2U	0.11	1		Y	70.5	D	C	C		22	5500	0.095		523	14	537	1,410	873	0.000				0019
2970	SR 62	CR 39	SR 37	ST	MA	R	2U	0.47	1	55	Y	70.5	D	C	C		22	5500	0.095	C	523	0	523	1,410	887	0.000			0	0019
2980	SR 62	SR 37	HARDEE CO	ST	MA	R	2U	0.25	1	55	Y	67.5	D	C	C		22	5200	0.095	O	494	3	497	1,350	853	0.000			0	0013
2990	SR 64	SR 789	PERRICO BAY BLVD	ST	MA	U	2U	0.52	1	US	Y	88	D	C	C		22	17600	0.090	O	1,584	0	1,584	1,760	176	0.000			0	0033
3000	SR 64	PERRICO BAY BLVD	PALMA SOLA BLVD	ST	PA	U	2U	0.50	1	US	Y	88	D	C	C		22	18000	0.090	C	1,620	0	1,620	1,760	140	0.000			0	0036
3010	SR 64	PALMA SOLA BLVD	75 ST W	ST	PA	U	4D	2.44	1	US	Y	187.5	D	C	C		22	18000	0.090	O	1,620	3	1,623	3,750	2,127	0.000			0	0036
3025	SR 64	75 ST W	59 ST W	ST	PA	U	4D	1.00	1	II	Y	187.5	D	C	C		22	32000	0.090	O	2,880	30	2,910	3,750	840	0.000			0	5033
3035	SR 64	59 ST W	51 ST W	ST	MA	U	4D	2.08	1	II	Y	187.5	D	C	C		22	32000	0.090	C	2,880	18	2,898	3,750	852	0.000			0	5033
3036	SR 64	51 ST W	43 ST W	MC	MA	U	4D	2.00	1	II	Y	187.5	D	C	C		22	39500	0.090		3,555	0	3,555	3,750	195	0.000				5025
3037	SR 64	43 ST W	34 ST W (BRAD CL)	MC	MA	U	4D	2.00	1	II	Y	179	D	D	D		22	39500	0.090		3,555	0	3,555	3,580	25	0.000				5025
3040	SR 64	CARLTON ARMS BLVD	43RD ST BLVD E	ST	PA	U	6D	2.38	1	II	Y	282.5	D	C	C		22	49500	0.090	C	4,455	636	5,091	5,650	559	0.000			0	0005

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3050	SR 64	43RD ST BLVD E	48TH ST CT E	ST	PA	U	6D	2.33	1	II	Y	282.5	D	C	C		22	49500	0.090	O	4,455	685	5,140	5,650	510	0.000			0	0005
3051	SR 64	48TH ST CT E	MORGAN-JOHNSON RD	ST	PA	U	6D	1.39	1	I	Y	282.5	D	C	C		22	49500	0.090		4,455	727	5,182	5,650	468	0.000				0005
3052	SR 64	MORGAN-JOHNSON RD	CYPRESS CREEK BLVD	ST	PA	U	6D	2.78	1	II	Y	282.5	D	C	C		22	49500	0.090		4,455	888	5,343	5,650	307	0.000				0005
3053	SR 64	CYPRESS CREEK BVD	66 ST CT E	ST	PA	U	6D	2.70	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	864	6,174	5,650	-524	0.000				0049
3054	SR 64	66 ST CT E	I-75	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	799	6,109	5,650	-459	0.000				0049
3055	SR 64	I-75	GRAND HARBOUR PKY	ST	PA	U	6D	4.00	1	II	Y	282.5	D	C	F		22	59000	0.090		5,310	1,209	6,519	5,650	-869	0.000				0049
3060	SR 64	GRAND HARBOUR PKY	LENA RD	ST	PA	U	6D	1.12	1	I	Y	282.5	D	C	F		22	48500	0.090	O	4,365	1,681	6,046	5,650	-396	0.000			0	0050
3061	SR 64	LENA RD	LAKEWOOD RANCH BLVD	ST	PA	U	6D	0.71	1	I	Y	282.5	D	C	F		22	51000	0.090		4,590	1,775	6,365	5,650	-715	0.000				0072
3062	SR 64	LAKEWOOD RANCH BL	RYE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	F		22	32000	0.090		2,880	1,630	4,510	3,750	-760	0.000				0073
3063	SR 64	RYE RD	LORRAINE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	C		22	13600	0.090		1,224	2,175	3,399	3,750	351	0.000				5076
3070	SR 64	LORRAINE RD	CR 675/RUTLAND RD	ST	PA	T	2U	0.00	0		Y	81	C	B	F		22	6400	0.090	O	576	2,924	3,500	1,620	-1,880	0.000			0	0146
3080	SR 64	CR 675/RUTLAND RD	HARDEE CO	ST	PA	R	2U	0.00	0		Y	41	C	C	C		22	5800	0.095	C	551	66	617	820	203	0.000			0	0021
3090	SR 70	301 BLVD	US 301	ST	PA	U	6D	1.01	1	I	Y	282.5	D	C	C		22	34000	0.090	O	3,060	161	3,221	5,650	2,429	0.000			0	0017
3100	SR 70	US 301	30TH ST EAST	ST	PA	U	6D	4.35	1	II	Y	282.5	D	C	C		22	46000	0.090	C	4,140	298	4,438	5,650	1,212	0.000			0	0061
3101	SR 70	30TH ST E	33RD ST E	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	304	4,444	5,650	1,206	0.000				0061
3102	SR 70	33RD ST E	37TH ST E	ST	PA	U	6D	2.86	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	344	4,484	5,650	1,166	0.000				0061
3103	SR 70	37TH ST E	39TH ST E	ST	PA	U	6D	2.27	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	302	4,442	5,650	1,208	0.000				0061
3104	SR 70	39TH ST E	LOCKWOOD RIDGE RD	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	46000	0.090		4,140	384	4,524	5,650	1,126	0.000				0061
3105	SR 70	LOCKWOOD RIDGE	NATALIE WAY	ST	PA	U	6D	1.32	1	I	Y	282.5	D	C	C		22	46000	0.090		4,140	863	5,003	5,650	647	0.000				0061
3110	SR 70	NATALIE WAY	CARUSO RD	ST	PA	U	6D	2.04	1	I	Y	282.5	D	C	C		22	46000	0.090	O	4,140	774	4,914	5,650	736	0.000			0	0061

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3111	SR 70	CARUSO RD	TARA BLVD	ST	PA	U	6D	0.99	1	I	Y	282.5	D	C	C		22	17600	0.090		1,584	757	2,341	5,650	3,309	0.000				0333
3112	SR 70	TARA BLVD	I-75	ST	PA	U	6D	1.64	1	II	Y	282.5	D	F	F		22	73000	0.090		6,570	1,052	7,622	5,650	-1,972	0.000				0047
3120	SR 70	I-75	87TH ST E	ST	PA	U	6D	1.96	1	II	Y	275.5	C	C	F		22	55000	0.090	O	4,950	2,121	7,071	5,510	-1,561	0.000			0	0048
3121	SR 70	87TH ST E	BRADEN RUN	ST	PA	U	6D	2.78	1	II	Y	275.5	C	C	F		22	55000	0.090		4,950	1,768	6,718	5,510	-1,208	0.000				0048
3122	SR 70	BRADEN RUN	RIVER CLUB BLVD	ST	PA	U	6D	1.45	1	I	Y	275.5	C	C	F		22	55000	0.090	0	4,950	807	5,757	5,510	-247	0.000			0	0048
3123	SR 70	RIVER CLUB BLVD	LAKEWOOD RANCH BLVD	ST	PA	U	6D	2.27	1	I	Y	275.5	C	C	F		22	55000	0.090		4,950	1,861	6,811	5,510	-1,301	0.000				0048
3124	SR 70	LAKEWOOD RANCH BL	LORRAINE RD	ST	PA	U	6D	0.49	1	II	Y	275.5	C	C	C		22	34500	0.090		3,105	2,228	5,333	5,510	177	0.000				5083
3130	SR 70	LORRAINE RD	POST BLVD	ST	PA	T	2U	1.52	1		Y	81	C	D	E		22	19800	0.090	O	1,782	921	2,703	1,620	-1,083	0.000			0	5082
3132	SR 70	POST BLVD	UIHLEIN RD	ST	PA	T	2U	1.43	1		Y	81	C	D	E		22	19800	0.090		1,782	793	2,575	1,620	-955	0.000			0	5082
3134	SR 70	UIHLEIN RD	BOURNESIDE BLVD	ST	PA	T	2U	0.67	1		Y	81	C	D	E		22	19800	0.090		1,782	742	2,524	1,620	-904	0.000			0	5082
3138	SR 70	BOURNESIDE BLVD	CR 675	ST	PA	R	2U	0.31	1		Y	81	C	D	D		22	19800	0.090		1,782	263	2,045	1,620	-425	0.000			0	5082
3140	SR 70	CR 675	DESOTO CO	ST	PA	R	2U	0.06	1		Y	41	C	C	D		22	8300	0.095	0	789	34	823	820	-3	0.000			0	0030
3150	SUGAR BOWL RD	SR 70	SARASOTA CO LINE	MC	MIC	R	2U	0.13	1	55	Y	39.5	C	B	B		22	698	0.095	O	66	0	66	790	724	0.000			0	12-03
3160	TALLEVAST RD	US 41	301 BLVD	MC	UC	U	2U	0.68	1	US	Y	79	D	C	C		22	10241	0.090	S	922	149	1,071	1,580	509	0.000			0	06-44
3170	TALLEVAST RD	301 BLVD	US 301	MC	UC	U	2U	1.18	1		Y	62.5	D	D	D		22	7061	0.090	O	635	294	929	1,250	321	0.000			0	07-03
3180	TALLEVAST RD	US 301	LOCKWOOD RIDGE RD	MC	UC	U	4D	0.59	1	US	Y	169	D	C	C		22	9171	0.090	O	825	1	826	3,380	2,554	0.000			0	07-21
3190	TARPON RD	SNEAD ISLAND RD	EMERSON POINT RD	MC	UC	U	2U	4.00	1	US	N	47.5	D	C	C		22	3086	0.090	C	278	0	278	950	672	0.000			0	09-14
3200	TUTTLE AV	UNIVERSITY PKY	TALLEVAST RD	MC	UC	U	2U	1.00	1	US	Y	79	D	C	C		22	11430	0.090	O	1,029	0	1,029	1,580	551	0.000			0	07-04
3201	TUTTLE AV	TALLEVAST RD	72ND AV EAST	MC	UC	U	2U	1.49	1		N	47.5	D	C	C		22	4578	0.090		412	0	412	950	538	0.000				06-55
3202	TUTTLE AV	72 AV E	WHITFIELD AV	MC	UC	U	2U	2.22	1		Y	62.5	D	C	C		22	4578	0.090		412	0	412	1,250	838	0.000				06-55

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3203	TUTTLE AV	63 AVE E	WHITFIELD AV	MC	UC	U	2U	1.52	1		Y	62.5	D	C	C		22	4578	0.090		412	0	412	1,250	838	0.000				06-55
3205	UNIVERSITY PKY	301 BLVD	US 301	MC	PA	U	2U	1.49	1		Y	79	D	F	F		22	25500	0.090		2,295	72	2,367	1,580	-787	0.000				4260
3206	UNIVERSITY PKY	US 301	TUTTLE AV	MC	MA	U	6D	0.90	1	I	Y	242.5	D	C	C		22	25500	0.090		2,295	220	2,515	4,850	2,335	0.000				4181
3210	UNIVERSITY PKY	TUTTLE AV	LOCKWOOD RIDGE RD	MC	MA	U	6D	2.00	1	I	Y	242.5	D	C	C		22	47500	0.090	O	4,275	48	4,323	4,850	527	0.000			0	4181
3211	UNIVERSITY PKY	LOCKWOOD RIDGE RD	COUNTRY PARK WAY	MC	MA	U	6D	1.69	1	I	Y	254.5	D	C	C		22	47500	0.090		4,275	71	4,346	5,090	744	0.000				4182
3212	UNIVERSITY PKY	COUNTRY PARK WAY	WHITFIELD AV	MC	MA	U	6D	1.79	1	I	Y	254.5	D	F	F		22	59500	0.090		5,355	63	5,418	5,090	-328	0.000				4182
3213	UNIVERSITY PKY	WHITFIELD AV	THE PARK BLVD	MC	MA	U	6D	1.92	1	I	Y	254.5	D	F	F		22	59500	0.090		5,355	73	5,428	5,090	-338	0.000				4182
3214	UNIVERSITY PKY	THE PARK BLVD	MEDICI CT	MC	MA	U	6D	2.50	1	II	Y	254.5	D	F	F		22	59500	0.090		5,355	87	5,442	5,090	-352	0.000				4182
3215	UNIVERSITY PKY	MEDICI CT	HONORE AV	MC	MA	U	6D	1.89	1	I	Y	254.5	D	F	F		22	59500	0.090		5,355	87	5,442	5,090	-352	0.000				4182
3216	UNIVERSITY PKY	HONORE AV	COOPER CREEK BLVD	MC	MA	U	6D	2.00	1	I	Y	254.5	D	F	F		22	61500	0.090		5,535	202	5,737	5,090	-647	0.000				4182
3217	UNIVERSITY PKY	COOPER CREEK BLVD	I-75	MC	MA	U	6D	2.33	1	II	Y	254.5	D	F	F		22	61500	0.090		5,535	138	5,673	5,090	-583	0.000				4182
3225	UNIVERSITY PKY	I-75	TOWN CENTER PKY	MC	MA	U	6D	6.00	3	I	Y	242.5	D	D	F		22	53484	0.090	O	4,814	345	5,159	4,850	-309	0.000			0	07-48
3226	UNIVERSITY PKY	TOWN CENTER PKY	LAKEWOOD RANCH BLD	MC	MA	U	6D	3.70	1	II	Y	254.5	D	C	C		22	39588	0.090	O	3,563	176	3,739	5,090	1,351	0.000			0	11-09
3227	UNIVERSITY PKY	LAKEWOOD RANCH BL	LORRAINE RD	MC	MA	U	4D	0.46	1	I	Y	169	D	C	C		22	22500	0.090		2,025	112	2,137	3,380	1,243	0.000				4999
3228	LAKEWOOD RANCH BLVD	UNIVERSITY PKY	SR 70	MC	MA	U	4D	0.26	1	I	Y	137.5	D	D	D		22	14845	0.090		1,336	543	1,879	2,750	871	0.000			0	07-53
3237	LAKEWOOD RANCH BLVD	44 AV E	SR 64	MC	MA	U	4D	0.53	1		Y	169	D	C	C		22	30846	0.090		2,776	162	2,938	3,380	442	0.000				11-33
3238	LAKEWOOD RANCH BLVD	RANGELAND PKY	44 AV E	MC	MA	U	4D	0.60	1		Y	169	D	C	C		22	27295	0.090		2,457	0	2,457	3,380	923	0.000				11-42
3239	LAKEWOOD RANCH BLVD	SR 70	RANGELAND PKY	MC	MA	U	6D	3.70	1		Y	254.5	D	C	D		22	31609	0.090		2,845	2,154	4,999	5,090	91	0.000			0	11-34
3240	UPPER MANATEE RIVER RD	SR 64	FT HAMER RD	MC	MA	U	2U	0.52	1		Y	79	D	F	F		22	27256	0.090	O	2,453	562	3,015	1,580	-1,435	0.000			0	11-06
3250	UPPER MANATEE RIVER RD	FT HAMER RD	RYE RD	MC	UC	U	2U	0.25	1		Y	113.5	D	B	C		22	2840	0.090	O	256	587	843	2,270	1,427	0.000			0	11-05

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3260	US 19	US 41	I-275	ST	PA	U	4D	0.33	1	I	Y	295	D	B	B		22	23500	0.090	O	2,115	38	2,153	5,900	3,747	0.000			0	0029
3270	US 41	SARASOTA CO	TALLEVAST RD	ST	PA	U	6D	0.72	1	I	Y	269.5	D	C	C		22	38500	0.090	C	3,465	178	3,643	5,390	1,747	0.000			0	5035
3271	US 41	TALLEVAST RD	WHITFIELD AV	ST	PA	U	6D	5.26	1	I	Y	269.5	D	C	C		22	43000	0.090		3,870	0	3,870	5,390	1,520	0.000				5079
3272	US 41	WHITFIELD AV	63RD AV W	ST	PA	U	6D	0.69	1	I	Y	269.5	D	C	C		22	43000	0.090		3,870	4	3,874	5,390	1,516	0.000				5079
3275	US 41	63RD AV W	53 AV W/SR 70	ST	PA	U	6D	0.78	1	II	Y	269.5	D	C	C		22	43500	0.090	C	3,915	129	4,044	5,390	1,346	0.000			0	5037
3280	US 41	53 AV W/SR 70	CORTEZ RD/BUS 41	ST	PA	U	6D	0.99	1	II	Y	269.5	D	C	C		22	44500	0.090	O	4,005	15	4,020	5,390	1,370	0.000			0	5038
3290	US 41	CORTEZ RD/BUS 41	44 AV E/1 ST E	ST	PA	U	4D	2.22	2	II	Y	146	D	F	F		22	40000	0.090	C	3,600	428	4,028	2,920	-1,108	0.000			0	5049
3300	US 41	44 AV E (1 ST E)	301 BLVD	ST	PA	U	4D	4.76	1	US	Y	187.5	D	C	C		22	32000	0.090	O	2,880	69	2,949	3,750	801	0.000			0	5050
3310	US 41	301 BLVD	26 AV E	ST	PA	U	6D	1.28	1	I	Y	282.5	D	C	C		22	37500	0.090	O	3,375	57	3,432	5,650	2,218	0.000			0	5031
3320	US 41	26 AV E	13TH AV E	ST	PA	U	6D	1.32	1		Y	269.5	D	C	C		22	37500	0.090		3,375	58	3,433	5,390	1,957	0.000				5031
3340	US 41	US 301 (PAL)	US 19	ST	PA	U	4D	0.45	1	I	Y	179	D	F	F		22	44500	0.090	O	4,005	10	4,015	3,580	-435	0.000			0	5026
3350	US 41	US 19	CANAL RD	ST	PA	U	4D	0.63	1	I	Y	187.5	D	C	D		22	33500	0.090	C	3,015	729	3,744	3,750	6	0.000			0	0007
3360	US 41	CANAL RD	I-275	ST	PA	U	4D	0.68	1	US	Y	187.5	D	C	F		22	33500	0.090	C	3,015	1,133	4,148	3,750	-398	0.000			0	0007
3370	US 41	I-275	MOCCASIN WALLOW RD	ST	PA	U	4D	0.90	1	US	Y	187.5	D	C	C		22	17900	0.090	O	1,611	1,520	3,131	3,750	619	0.000			0	0006
3371	US 41	MOCCASIN WALLOW	BUCKEYE RD	ST	PA	U	4D	0.66	1	I	Y	187.5	D	C	C		22	17900	0.090		1,611	782	2,393	3,750	1,357	0.000				0006
3372	US 41	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	U	4D	0.51	1	US	Y	295	D	B	B		22	15400	0.090		1,386	778	2,164	5,900	3,736	0.000				0082
3390	US 301	CANAL RD	ELLENTON GILLETTE	ST	PA	U	4D	0.81	1	I	Y	187.5	D	C	D		22	36500	0.090	O	3,285	311	3,596	3,750	154	0.000			0	0035
3391	US 301	ELLENTON GILLETTE	51ST AV E	ST	PA	U	4D	0.92	1	I	Y	187.5	D	C	C		22	34222	0.090		3,080	0	3,080	3,750	670	0.000				0180
3392	US 301	51ST AV E	I-75	ST	PA	U	6D	3.85	1	II	Y	282.5	D	C	C		22	34222	0.090		3,080	684	3,764	5,650	1,886	0.000				0180
3393	US 301	I-75 WEST SIGNAL	I-75 EAST SIGNAL	ST	PA	U	6D	4.35	1	II	Y	282.5	D	C	C		22	37500	0.090		3,375	547	3,922	5,650	1,728	0.000				0051

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3400	US 301	I-75	60 AV E	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C		22	37500	0.090	O	3,375	361	3,736	5,650	1,914	0.000			0	0051
3405	US 301	60 AV E	VICTORY RD	ST	PA	U	4D	1.35	1	I	Y	187.5	D	D	F		22	40500	0.090	O	3,645	1,030	4,675	3,750	-925	0.000			0	0052
3406	US 301	VICTORY RD	COLONY DR	ST	PA	U	4D	2.94	1	II	Y	179	D	F	F		22	40500	0.090		3,645	1,175	4,820	3,580	-1,240	0.000				0052
3407	US 301	COLONY DR	ERIE RD	ST	PA	U	4D	1.49	1	I	Y	179	D	F	F		22	40500	0.090		3,645	962	4,607	3,580	-1,027	0.000				0052
3410	US 301	ERIE RD	HARRISON RANCH BLVD	ST	PA	U	4D	0.59	1	I	Y	187.5	D	C	F		22	25500	0.090	O	2,295	1,959	4,254	3,750	-504	0.000			0	5077
3412	US 301	HARRISON RANCH	CHIN RD	ST	PA	U	4D	1.89	1	I	Y	187.5	D	C	F		22	22000	0.090		1,980	1,985	3,965	3,750	-215	0.000				0080
3413	US 301	CHIN RD	FT. HAMER	ST	PA	U	4D	0.77	1	I	Y	187.5	D	C	F		22	16200	0.090		1,458	2,755	4,213	3,750	-463	0.000				0081
3414	US 301	FT. HAMER	CR 675	ST	PA	U	4D	1.69	1		Y	179	D	C	F		22	17400	0.090		1,566	2,860	4,426	3,580	-846	0.000				0014
3415	US 301	CR 675	SR 62	ST	PA	U	4D	1.27	1		Y	171	C	C	F		22	17400	0.090		1,566	4,177	5,743	3,420	-2,323	0.000				0014
3420	US 301	SR 62	MOCCASIN WALLOW RD	ST	PA	T	2U	2.38	1		Y	81	C	B	F		22	8800	0.090	O	792	4,427	5,219	1,620	-3,599	0.000			0	0060
3421	US 301	MOCCASIN WALLOW	BUCKEYE RD	ST	PA	T	2U	0.33	1		Y	77.5	C	B	F		22	8800	0.090		792	4,145	4,937	1,550	-3,387	0.000				0060
3422	US 301	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	R	2U	0.41	1		Y	39.5	C	D	E		22	9700	0.090		873	1,515	2,388	790	-1,598	0.000				0085
3430	VICTORY RD	MENDOZA RD	US 301	MC	UC	U	2U	1.28	1		Y	62.5	D	D	D		22	8173	0.090	O	736	61	797	1,250	453	0.000			0	09-06
3440	WHITFIELD AV E	US 41	9 ST E	MC	UC	U	2U	0.79	1	US	Y	47.5	D	C	C		22	1846	0.090	O	166	0	166	950	784	0.000			0	06-09
3450	WHITFIELD AV E	9 ST E	301 BLVD	MC	MA	U	2U	1.96	1		Y	47.5	D	D	D		22	6271	0.090	O	564	0	564	950	386	0.000			0	06-13
3460	WHITFIELD AV E	301 BLVD	US 301	MC	MA	U	2U	1.18	1		Y	75.5	D	C	D		22	15136	0.090	O	1,362	95	1,457	1,510	53	0.000			0	07-02
3470	WHITFIELD AV E	US 301	PROSPECT RD	MC	MA	U	2U	1.08	1		Y	75.5	D	C	C		22	6823	0.090	O	614	18	632	1,510	878	0.000			0	07-29
3480	WHITFIELD AV	PROSPECT RD	LOCKWOOD RIDGE RD	MC	MA	U	2U	1.20	1		Y	75.5	D	C	C		22	6113	0.090	O	550	0	550	1,510	960	0.000			0	06-02
3490	WHITFIELD AV E	LOCKWOOD RIDGE RD	UNIVERSITY PKY	MC	UC	U	2U	0.34	1		Y	65.5	D	C	D		22	6948	0.090		625	44	669	1,310	641	0.000				07-56
3500	49 AVE E - Not Exist	MENDOZA RD	49 ST E	MC	MA	U	2U	0.77	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				

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3520	51 AVE E	US 301	17 ST E/MEMPHIS RD	MC	MA	U	2U	5.88	1		N	50	D	C	F	22	4800	0.090		432	712	1,144	1,000	-144	0.000				4246
3530	49 AVE E - Not Exist	17 ST E/MEMPHIS R	MENDOZA RD/37 ST E	MC	MA	U	2U	0.77	1		Y	65.5	D	A	D	22	0	0.090		0	797	797	1,310	513	0.000				
3560	49TH AV E - Not Exist	49 ST E/EXPR FARM	PALMVIEW RD/61 ST E	MC	MA	U	2U	1.43	1		N	47.5	D	A	A	22	0	0.090		0	0	0	950	950	0.000				
3590	49 AVE E - Not Exist	PALMVIEW RD/61 ST	69 ST E	MC	MA	U	2U	2.00	1		N	47.5	D	A	C	22	0	0.090		0	216	216	950	734	0.000				
4040	49 ST E/EXPERIMENTAL FARM RD	US 19	US 41	MC	UC	U	2U	2.44	1		N	47.5	D	C	C	22	3967	0.090	O	357	15	372	950	578	0.000				09-49
4050	49 ST E/EXPERIMENTAL FARM RD	US 41	CANAL RD	MC	UC	U	2U	1.69	1		N	47.5	D	D	D	22	5658	0.090	S	509	203	712	950	238	0.000				09-13
4060	49 ST E/EXPERIMENTAL FARM RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1		Y	65.5	D	C	C	22	3945	0.090	S	355	255	610	1,310	700	0.000				09-08
4065	49 ST E/EXP FARM RD - NOT EX	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.33	1		N	47.5	D	A	A	22	0	0.090		0	0	0	950	950	0.000				
4070	CHIN RD	OLD TAMPA RD	US 301	MC	UC	U	2U	1.41	1	US	Y	65.5	D	C	D	22	6496	0.090	O	585	123	708	1,310	602	0.000				10-55
4080	86 ST W	CORTEZ RD	54 AV W	MC	UC	U	2U	1.35	1	US	Y	47.5	D	C	C	22	2472	0.090		222	0	222	950	728	0.000				01-24
4085	66 ST W	53 AV W	Lake Flores Bound	MC	UC	U	NA	1.00	1		N	47.5	D	C	C	22	2472	0.090		222	0	222	950	728	0.000				01-45
4086	66 ST W - Not Exist	LAKE FLORES BOUND	EL CONQUISTADOR PKW	MC	UC	U	NA	0.00			N	47.5	D	A	A	22	0	0.090		0	0	0	950	950	0.000				
4090	66 ST W	53 AV W	SR 684	MC	UC	U	2U	0.97	1	US	Y	75.5	D	C	C	22	2473	0.090		223	0	223	1,510	1,287	0.000				01-45
4100	FT HAMER RD EXT - Not Exist	US 301	ERIE RD	MC	MA	U	2U	0.74	1		N	47.5	D	A	D	22	0	0.090		0	793	793	950	157	0.000				
4110	FT HAMER RD EXT - Not Exist	ERIE RD	MOCCASIN WALLOW RD	MC	MA	U	2U	1.92	1		N	47.5	D	A	F	22	0	0.090		0	1,091	1,091	950	-141	0.000				
4120	FT HAMER RD EXT - Not Exist	MOCCASIN WALLOW R	BUCKEYE RD	MC	MA	R	2U	0.39	1		N	48.5	D	A	F	22	0	0.090		0	3,232	3,232	970	-2,262	0.000				
4130	FT HAMER RD EXT - Not Exist	BUCKEYE RD	JJ RD	MC	MAC	R	2U	0.69	1		Y	48.5	D	A	A	22	0	0.090		0	0	0	970	970	0.000				
4140	WHITE EAGLE BLVD	SR 64/RYE RD	GATEWOOD DR	MC	UC	U	4D	1.35	1		Y	169	D	C	C	22	6823	0.090		614	48	662	3,380	2,718					03-18
4150	WHITE EAGLE BLVD	GATEWOOD DR	44 AVE E	MC	UC	U	4D	0.88	1		Y	169	D	C	C	22	7989	0.090		719	14	733	3,380	2,647	0.000				7989
4160	WHITE EAGLE BLVD	44 AV E	MALACHITE DR	MC	UC	U	4D	1.52	1		Y	169	D	C	C	22	7989	0.090		719	0	719	3,380	2,661	0.000				11-03

Manatee County Planning Department
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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Deim Rs	Stn Num
4170	WHITE EAGLE BLVD	MALACHITE DR	RANGELAND PKWY	MC	UC	U	4D	1.47	1		Y	169	D	A	A		22	0	0.090		0	0	0	3,380	3,380	0.000				
4180	WHITE EAGLE BLVD	RANGELAND PKY	SR 70	MC	UC	U	4D	1.32	1		Y	161	D	A	A		22	0	0.090		0	0	0	3,220	3,220	0.000				
4190	SAWGRASS RD	ERIE RD	EE RD	MC	UC	T	2U	0.32	1		N	65.5	D	C	C		22	40	0.090		4	236	240	1,310	1,070	0.000				10-59
4192	SAWGRASS ROAD	EE ROAD	MOCCASIN WALLOW RD	MC		U		0.00				65.5		A	A						0	0	0	1,310	1,310	0.000				
4194	SAWGRASS ROAD	MOCCASIN WALLOW R	FF ROAD	MC				0.00				65.5		A	A						0	0	0	1,310	1,310	0.000				
4196	SAWGRASS ROAD	FF ROAD	BUCKEYE RD	MC	U			0.00				65.5		A	A						0	0	0	1,310	1,310	0.000				
4200	SAWGRASS RD	BUCKEYE RD	II RD/JJ RD	MC	MAC	R	2U	0.69	1		Y	60.5	D	A	A		22	0	0.095		0	0	0	1,210	1,210	0.000				
4210	ARTISAN LAKES PKW - NOT EXS	MOCCASIN WALLOW R	BUCKEYE RD	MC	UC	U	4D	0.46	1		Y	131	D	A	D		22	0	0.090		0	1,591	1,591	2,620	1,029	0.000				
4220	ARTISAN LAKES PKW - Not Exi	BUCKEYE RD	HILLSBOROUGH CNTY	MC	MAC	R	2U	0.00			N	48.5	D	A	A		22	0			0	0	0	970	970	0.000				
4230	44 AVE E	15 ST E	US 301	MC	MA	U	4D	1.00	1		Y	161	D	A	C		22	13551			0	273	273	3,220	2,947	0.000				
4240	44 AVE E	US 301	45 ST E	MC	MA	U	4D	0.66	1		Y	161	D	C	C		22	13551	0.090		1,220	19	1,239	3,220	1,981	0.000				03-17
4250	44 AVE E - Not Exist	45 ST E	MORGAN JOHNSON RD	MC	MA	U	4D	1.01	1		Y	161	D	C	C		22	1947	0.090		175	0	175	3,220	3,045	0.000				08-49
4260	44 AVE E	MORGAN JOHNSON RD	CARUSO RD	MC	I		4D	0.00			N	57.5	D	C	C		22	9500	0.090		855	0	855	1,150	295	0.000				4215
4270	44 AVE E	CARUSO RD	LAKEWOOD RANCH BLVD	MC	MA	U	2U	0.31	1		N	57.5	D	C	C		22	3564	0.090		321	0	321	1,150	829	0.000				03-10
4280	44 AVE E	LAKEWOOD RANCH BL	WHITE EAGLE BLVD	MC	MA	U	4D	1.00	1		Y	169	D	C	C		22	3238	0.090		291	764	1,055	3,380	2,325	0.000				03-16
4282	44 AVE E	WHITE EAGLE BLVD	LORRAINE RD	MC	MA	U	4D	0.00	0		Y	169	D	C	C		22	3238	0.090		291	689	980	3,380	2,400	0.000				03-16
4284	44 AVE E	LORRAINE RD	UIHLEIN RD	MC	MA	U	2D	0.00	0		Y	169	D	A	C		22	0	0.090		0	1,870	1,870	3,380	1,510	0.000				
4288	44 AVE E	UIHLEIN RD	BOURNESIDE BLVD	MC	MA	U	4D	0.00	0		Y	88	D	A	C		22	0	0.090		0	1,517	1,517	1,760	243	0.000				
4290	117 ST E	SR 64	GATEWOOD DR	MC	UC	U	2D	1.89	1		Y	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				
4320	PORT HARBOUR PKY	GOLDEN HARBOUR TR	UPPER MANATEE RVR R	MC	UC	U	2D	0.96	1		Y	59.5	D	A	A		22	0	0.090		0	0	0	1,190	1,190	0.000				

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4400	UNIVERSITY PKWY - Not Exist	DAM RD (GANTON A)	CR 675	MC	MA	R	2U	0.30	1		N	0	C	A	A		22	0	0.095		0	0	0	0	0	0.000				
4405	UNIVERSITY PKWY - Not Exist	CR 675	SR 70	MC	MA	T	2U	0.77	1		N	0	C	A	A		22	0	0.090		0	0	0	0	0	0.000				
5000	1 AV W	67 ST W	59 ST W	MC	UC	U	2D	2.00	1		Y	62.5	D	C	C		22	2457	0.090		221	0	221	1,250	1,029	0.000				02-10
5010	67 ST W	SR 64	1 AV W	MC	UC	U	2U	4.00	1	US	Y	62.5	D	C	C		22	3495	0.090		315	11	326	1,250	924	0.000				02-44
5020	30 ST E	38 AVE E	53 AVE E	MC	UC	U	2U	0.80	1		Y	79	D	C	C		22	6543	0.090	O	589	105	694	1,580	886	0.000				07-44
5030	51 AVE E	US 301	33 ST E	MC	UC	U	2U	1.89	1	US	Y	62.5	D	C	C		22	6476	0.090		583	0	583	1,250	667	0.000				05-47
5060	CREEKWOOD BLVD	SR 70	52 PL E	MC	UC	U	4U	10.00	1	US	Y	131	D	C	C		22	4200	0.090		378	0	378	2,620	2,242	0.000				4158
5061	CREEKWOOD BLVD	52 PL E	73 ST E	MC	UC	U	2U	8.33	1	US	Y	62.5	D	C	C		22	4200	0.090		378	0	378	1,250	872	0.000				4158
5062	CREEKWOOD BLVD	73 ST E	44 AV E	MC	UC	U	2U	0.57	1	US	Y	62.5	D	C	C		22	4200	0.090		378	0	378	1,250	872	0.000				4158
5070	TARA BLVD	SR 70	STONE RIVER RD	MC	UC	U	4D	4.76	1	US	Y	131	D	C	C		22	6638	0.090		597	314	911	2,620	1,709	0.000				07-61
5071	TARA BLVD	STONE RIVER RD	TARA PRESERVE LANE	MC	UC	U	4U	1.72	1	US	N	98.5	D	C	C		22	6675	0.090		601	145	746	1,970	1,224	0.000				07-62
5072	TARA BLVD	TARA PRESERVE LN	LINGER LODGE RD	MC	UC	U	2U	1.00	1		Y	47.5	D	C	C		22	2154	0.090		194	0	194	950	756	0.000				07-46
5080	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U	2U	0.00	0		N	59.5	D	C	C		22	1750	0.096	C	168	225	393	1,190	797	0.000				4179
5090	GOLF COURSE RD	FT HAMER RD	RYE RD	MC	MAC	R	2U	0.28	1	US	N	66.5	D	C	F		22	5287	0.095		502	1,922	2,424	1,330	-1,094	0.000				11-17
5092	HARRISON RANCH BLVD	US 301	ERIE RD	MC	UC	U	2U	0.51	1		Y	62.5	D	C	D		22	5650	0.090		509	373	882	1,250	368	0.000				10-61
5093	SILVERLEAF BLVD EXT	US 301	OLD TAMPA RD	MC	UC	U	2U	1.35	1		N	47.5	D	A	A		22	0	0.090		0	0	0	950	950	0.000				n/a
5094	HONORE AV	UNIVERSITY PKY	83 AV E	MC	MA	U	4D	3.70	1		Y	161	D	C	C		22	17379	0.090		1,564	0	1,564	3,220	1,656	0.000				07-54
5095	HONORE AV	83 AV E	COOPER CREEK BLVD	MC	MA	U	2U	2.00	1		Y	65.5	D	F	F		22	17379	0.090		1,564	0	1,564	1,310	-254	0.000				07-54
5096	HONORE AV	COOPER CREEK BLVD	CONESTOGA PL	MC	MA	U	2U	0.65	1		Y	75.5	D	C	C		22	10948	0.090		985	66	1,051	1,510	459	0.000				07-55
5097	HONORE AV	CONESTOGA PL	OLD FARM RD	MC	MA	U	2U	1.89	1		N	47.5	D	F	F		22	10948	0.090		985	59	1,044	950	-94	0.000				07-55

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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Delm Rs	Stn Num
5098	HONORE AV	OLD FARM RD	PALOMINO CIR	MC	MA	U	2U	2.13	1		N	47.5	D	D	D		22	9136	0.090		822	77	899	950	51	0.000				06-52
5099	HONORE AV	PALOMINO CIR	LOCKWOOD RIDGE RD	MC	MA	U	4D	0.71	1		Y	137.5	D	C	C		22	9852	0.090		887	278	1,165	2,750	1,585	0.000				06-53
6000	VERNA BETHANY RD	SR 64	SR 70	MC	MAC	R	2U	0.17	1	55	N	39.5	C	B	B		22	3707	0.095	O	352	0	352	790	438	0.000				11-27
6010	TAYLOR GRADE RD	BUNKER HILL RD	HILLSBOROUGH CO	MC	MIC	R	2U	0.20	1	55	N	39.5	C	B	B		22	371	0.095		35	0	35	790	755	0.000			0	12-13
6020	BUNKER HILL RD	SR 62(W)	SR 62(E)	MC	MIC	R	2U	0.34	1	55	N	67.5	D	B	B		22	59	0.095	O	6	2	8	1,350	1,342	0.000				12-15
6030	BETTS RD	SINGLETARY RD	SR 70	MC	MIC	R	2U	0.44	1	55	N	39.5	C	B	B		22	1567	0.095		149	0	149	790	641	0.000			0	12-01
6035	LEFFINGWELL AV	US 301	ELM ST	MC	UC	U	2U	6.67	1		N	47.5	D	C	C		22	1383	0.090		124	0	124	950	826	0.000				09-63
6036	LENA RD	SR 64	41AV E	MC	MIC	R	2U	0.59	1		Y	48.5	D	C	C		22	4377	0.095		416	25	441	970	529	0.000				08-51
6037	OLD FARM RD	WHITFIELD AV	HONORE AV	MC	UC	U	2U	1.37	1		N	47.5	D	C	C		22	2457	0.090		221	0	221	950	729	0.000				06-50
6040	SINGLETARY RD	SARASOTA CO LINE	SR 70	MC	MIC	R	2U	0.16	1	55	N	39.5	C	B	B		22	718	0.095	O	68	51	119	790	671	0.000				12-32
6045	SPENCER PARRISH RD	SR 62	CR 675	MC	MIC	T	2U	1.28	1		N	43	D	C	C		22	1490	0.090		134	245	379	860	481	0.000				10-56
6060	60 AV E	US 301	FACTORY SHOP BLVD	MC	UC	U	4D	4.55	1	US	Y	131	D	D	D		22	16924	0.090	O	1,523	211	1,734	2,620	886	0.000				10-52
6061	60 AV E	FACTORY SHOP BLVD	MENDOZA RD	MC	UC	U	2U	1.11	1	US	Y	65.5	D	D	D		22	9861	0.090		887	368	1,255	1,310	55	0.000				09-61
6062	60 AV E	MENDOZA RD	69 ST E	MC	UC	U	2U	0.50	1		N	62.5	D	A	C		22	0	0.090		0	399	399	1,250	851	0.000				
6080	DESOTO MEMORIAL HWY	17TH AV NW	DESOTO NAT'L PARK	MC	UC	U	2U	1.18	1	US	N	57.5	D	C	C		22	2846	0.090		256	2	258	1,150	892	0.000				01-46
6100	COOPER CREEK BLVD	UNIVERSITY PKY	BJ'S SOUTHERN ACCES	MC	UC	U	4D	2.56	1		Y	137.5	D	C	C		22	5125	0.090		461	52	513	2,750	2,237	0.000				07-57
6101	COOPER CREEK BLVD	BJ'S SOUTHERN ACC	HONORE AV	MC	UC	U	2U	1.08	1		Y	65.5	D	C	C		22	5125	0.090		461	8	469	1,310	841	0.000				07-57
6120	WATERLINE RD	RYE RD	SR 64	MC	UC	T	2U	0.00	0		N	65.5	D	C	C		22	1289	0.090		116	196	312	1,310	998	0.000				11-39
6200	JIM DAVIS RD	GOLF COURSE RD	CR 675	MC	MIC	R	2U	0.70	1		N	48.5	D	C	C		22	335	0.095		32	58	90	970	880	0.000				11-30
6300	SHADE AV	UNIVERSITY PKY	BROADWAY AVE	MC	UC	U	2U	5.00	1		Y	47.5	D	C	C		22	3404	0.090		306	91	397	950	553	0.000				06-51

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Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Dem Rs	Stn Num
6400	UIHLEIN RD	SR 64	44 AV E	MC	MAC	R	2U	0.65	1		Y	137.5	D	C	D		22	5267	0.095		500	979	1,479	2,750	1,271	0.000				02-17
6410	UIHLEIN RD	44 AV E	RANGELAND PKY	MC	MAC	R	2U	1.22	1		Y	137.5	D	C	C		22	5267	0.095		500	276	776	2,750	1,974	0.000				02-17
6420	UIHLEIN RD	RANGELAND PKY	SR 70	MC	UC	U	4D	0.00			Y	47.5	D	D	F		22	5267	0.090		474	579	1,053	950	-103	0.000				02-17
6430	Bourneside Boulevard	The Masters Ave	University Parkway	MC				0.00				62.5		A	A						0	0	0	1,250	1,250	0.000				
6440	Bourneside Boulevard	SR 70	The Masters Avenue	MC				0.00				62.5		A	A						0	0	0	1,250	1,250	0.000				
6450	BOURNESIDE BLVD	SR 70	RANGELAND PKY	MC	MAC	U	2U	0.50	1		N	62.5	D	A	D		22	0	0.090		0	900	900	1,250	350	0.000				
6460	BOURNESIDE BLVD	RANGELAND PKY	44TH AV E	MC	MAC	U	2U	1.00	1		Y	62.5	D	A	D		22	0	0.090		0	1,012	1,012	1,250	238	0.000				
6470	BOURNESIDE BLVD	44TH AV E	SR 64	MC	MAC	U	2U	1.00	1		Y	59.5	D	A	D		22	0	0.090		0	847	847	1,190	343	0.000				
6490	POST BLVD	SR 70	RANGELAND PKY	MC	UC	U	4D	1.67	1		Y	131	D	C	C		22	359	0.090		32	21	53	2,620	2,567	0.000				02-18
6500	MALACHITE DRIVE	LAKEWOOD RANCH BL	WHITE EAGLE BLVD	MC	UC	U	4D	1.06	1		Y	137.5	D	C	C		22	3960	0.090		356	0	356	2,750	2,394	0.000				02-08
6550	THE MASTERS AVENUE	LORRAINE ROAD	BOURNESIDE BLVD	MC				0.00				47.5		A	A						0	0	0	950	950	0.000				

(#1) Cross section based on capacity improvements scheduled for 01/02 CIP constrution, 02/03 FDOT constrution.

(#2) Peak hour LOS volumes based on FDOT's 2002 LOS generalized table.

Total Links:

MANATEE COUNTY
RESERVED TRIPS

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

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Link No 2920 **On RYE RD from CR 675 to GOLF COURSE RD**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
MILL CREEK PH VII	PDR-01-01(Z)(P)	28-FEB-2001	Active	02-018	26-FEB-2005	0
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	48
FOXBROOK PH III	PDR/PDC-98-06/FSP-01-120	13-AUG-2002	Active	02-069	26-JUN-2005	25
RYE WILDERNESS ESTATES PH 2-4	PDR-03-08(P)	05-MAR-2003	Active	04-019	24-FEB-2007	5
GREYHAWK LANDING WEST AURORA FOUNDATION	PDR-04-11(Z)(P)/LDA-05-05	10-MAY-2004	Active	05-101	02-NOV-2018	1
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	24
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	7
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	3
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	0
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	4
NORTHWEST SECTOR DRI	PDMU-05-19(Z)(G) ORDINANCE 07-68	02-MAR-2005	Active	07-093	09-SEP-2035	0
FALLEN OAK ACRES	05-S-61(F)	16-JUN-2005	Active	05-118	20-SEP-2009	4
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	11
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	9
SAVANNA AT LAKEWOOD RANCH FKA RIVER SANDS	PDR-14-09(Z)(P)	21-FEB-2014	Active	14-026	21-DEC-2021	11

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:45 AM

Link No 2920

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
THE AVIARY AT RUTLAND RANCH	PDR-12-03(P)/14-S-71(P)	14-OCT-2014	Active	15-002	23-DEC-2028	193
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	492
RIVERSONG FKA LAZY C RANCH	PDR-22-26(Z)(G)	31-AUG-2022	Active	24-002	18-JAN-2027	347
				Total Reservations:		**1191**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 1,191

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %2920

1,191 - 193 - 492 - 347 = 159

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:46 AM

Link No 2921 **On RYE RD from GOLF COURSE RD to UPPER MANATEE RR**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
MILL CREEK PH VII	PDR-01-01(Z)(P)	28-FEB-2001	Active	02-018	26-FEB-2005	0
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	16
FOXBROOK PH III	PDR/PDC-98-06/FSP-01-120	13-AUG-2002	Active	02-069	26-JUN-2005	6
RYE WILDERNESS ESTATES PH 2-4	PDR-03-08(P)	05-MAR-2003	Active	04-019	24-FEB-2007	1
GREYHAWK LANDING WEST AURORA FOUNDATION	PDR-04-11(Z)(P)/LDA-05-05	10-MAY-2004	Active	05-101	02-NOV-2018	1
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	19
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	0
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	5
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	3
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
NORTHWEST SECTOR DRI	PDMU-05-19(Z)(G) ORDINANCE 07-68	02-MAR-2005	Active	07-093	09-SEP-2035	0
FALLEN OAK ACRES	05-S-61(F)	16-JUN-2005	Active	05-118	20-SEP-2009	3
CANOE CREEK	PDR-10-11(Z)(P)	02-JUL-2010	Active	17-043	23-DEC-2029	104
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	11
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	9

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:46 AM

Link No 2921

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
SAVANNA AT LAKEWOOD RANCH FKA RIVER SANDS	PDR-14-09(Z)(P)	21-FEB-2014	Active	14-026	21-DEC-2021	2
THE AVIARY AT RUTLAND RANCH	PDR-12-03(P)/14-S-71(P)	14-OCT-2014	Active	15-002	23-DEC-2028	181
RYE CROSSING/HIRSCH	PDR-19-09(Z)(P)	23-MAY-2019	Active	19-092	25-SEP-2024	79
TWIN RIVERS PHASE VA4, VB2, & VB3	PDR-14-19/19-S-19(P)/FSP-19-34	24-MAY-2019	Active	20-035	06-MAY-2023	46
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	1576
CHEYANNE PRESERVE (FKA WESTOVER ESTATES)	PDR-21-04(P)/22-S-29(P)/FSP-22-63	08-APR-2022	Active	23-065	22-SEP-2026	156
RIVERSONG FKA LAZY C RANCH	PDR-22-26(Z)(G)	31-AUG-2022	Active	24-002	18-JAN-2027	245
RYE CROSSING FKA RUTLAND PROPERTY	PDR-22-06(P)/23-S-06(P)/FSP-23-09	02-NOV-2022	Active	23-046	14-JUL-2026	83
					Total Reservations:	**2553**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 2,553

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %2921

2,553 - 181 - 1,576 - 245 = 551

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:47 AM

Link No 2922 **On RYE RD from UPPER MANATEE RR to SR 64**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
MILL CREEK PH VII	PDR-01-01(Z)(P)	28-FEB-2001	Active	02-018	26-FEB-2005	0
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	15
FOXBROOK PH III	PDR/PDC-98-06/FSP-01-120	13-AUG-2002	Active	02-069	26-JUN-2005	5
RYE WILDERNESS ESTATES PH 2-4	PDR-03-08(P)	05-MAR-2003	Active	04-019	24-FEB-2007	2
GREYHAWK LANDING WEST AURORA FOUNDATION	PDR-04-11(Z)(P)/LDA-05-05	10-MAY-2004	Active	05-101	02-NOV-2018	1
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	17
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	0
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	3
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	1
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	5
HERITAGE HARBOUR	PDMU-98-08	09-AUG-2004	Active	04-022	10-MAY-2033	2
NORTHWEST SECTOR DRI	PDMU-05-19(Z)(G) ORDINANCE 07-68	02-MAR-2005	Active	07-093	09-SEP-2035	0
FALLEN OAK ACRES	05-S-61(F)	16-JUN-2005	Active	05-118	20-SEP-2009	3
CANOE CREEK	PDR-10-11(Z)(P)	02-JUL-2010	Active	17-043	23-DEC-2029	94
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	10
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	7

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:47 AM

Link No 2922

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
SAVANNA AT LAKEWOOD RANCH FKA RIVER SANDS	PDR-14-09(Z)(P)	21-FEB-2014	Active	14-026	21-DEC-2021	9
THE AVIARY AT RUTLAND RANCH	PDR-12-03(P)/14-S-71(P)	14-OCT-2014	Active	15-002	23-DEC-2028	145
RYE ROAD/CODDINGTON SUBDIVISION	PDR-16-13(P)/17-S-16(P)/FSP-17-23	18-MAY-2017	Active	18-011	30-JUN-2027	188
LORRAINE LAKES FKA SMR NORTHEAST, LLC/THE WOODLANDS @LWR	PDR-17-35(Z)(G)	14-FEB-2018	Active	18-092	05-OCT-2028	0
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	806
HILLWOOD	PDR-05-64(P)/21-S-78(P)/FSP-21-106	19-AUG-2021	Active	22-027	29-APR-2025	85
EASTLYN 411 RYE ROAD HOLDINGS LLC	PDR-23-13(Z)(P)	27-JAN-2023	Active	24-019	01-FEB-2027	76
					Total Reservations:	**1478**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 1,478

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %2922

1,478 - 145 - 806 = 527

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:48 AM

Link No 3250 **On UPPER MANATEE RIVER RD from FT HAMER RD to RYE RD**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
WINDING RIVER	PDR-00-05(Z)(P)/FSP-03-25	01-AUG-2000	Active	04-048	29-JAN-2007	7
RIVER WIND FKA STEWART/STEWART GROVE	PDR-13-43/FSP-14-15	15-NOV-2013	Active	14-011	04-APR-2017	19
MORGAN/RIVERSIDE PRESERVE	PDR-17-02(Z)(P)	09-FEB-2017	Active	17-055	12-APR-2021	31
PULTE UPPER MANATEE NKA MAGNOLIA RANCH	PDR-19-18(P)	08-OCT-2019	Active	20-054	05-JUN-2023	77
CROSS CREEK SUBDIVISION PH ID, IE, IF	PDMU-11-13(P)/19-S-52(P)/FSP-19-87	23-OCT-2019	Active	21-006	22-SEP-2024	0
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	453
					Total Reservations:	**587**

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 587

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %3250

587 - 453 = 134

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:48 AM

Link No 5090 **On GOLF COURSE RD from FT HAMER RD to RYE RD**

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
TWIN RIVER	PDR-99-02(P)	16-JUL-2001	Active	01-053	27-JUL-2031	92
TWIN RIVERS II	LDA-02-05/PDR-01-19	18-MAY-2004	Active	03-065	02-MAY-2023	30
RIVER WILDERNESS PH III	PDR-98-17(P)(R4)	28-MAY-2004	Active	05-063	30-OCT-2022	5
PARRISH LAKES DRI #28	ORD-17-36/PDMU-16-16(Z)(G)	05-APR-2010	Active	17-058	16-DEC-2039	0
CANOE CREEK	PDR-10-11(Z)(P)	02-JUL-2010	Active	17-043	23-DEC-2029	215
SILVERLEAF	PDR-11-14/FSP-13-04	06-FEB-2013	Active	13-029	29-NOV-2029	20
WILDCAT PRESERVE NKA WINDWATER	PDMU-12-18/FSP-13-52	21-NOV-2013	Active	14-044	18-FEB-2028	58
CROSS CREEK PHASE 1B AND 1C	PDMU-11-13(P)/17-S-09(P)/FSP-17-16	06-APR-2017	Active	18-020	02-JAN-2029	1
TWIN RIVERS PHASE VA4, VB2, & VB3	PDR-14-19/19-S-19(P)/FSP-19-34	24-MAY-2019	Active	20-035	06-MAY-2023	100
CROSS CREEK SUBDIVISION PH ID, IE, IF	PDMU-11-13(P)/19-S-52(P)/FSP-19-87	23-OCT-2019	Active	21-006	22-SEP-2024	0
RYE RANCH LLC/RYE RANCH	PDMU-19-16(Z)(G)	07-APR-2020	Active	21-028	17-JUN-2028	1021
THE RIVER PRESERVE ESTATES PH IIB FKA CROSS CREEK SOUTH PH I	PDMU-11-13(P)/21-S-93(P)/FSP-21-130	04-OCT-2021	Active	24-038	10-JUN-2027	12
SM RANCH PHASE I	PDR-20-16(P)/22-S-34(P)/FSP-22-60	19-APR-2022	Active	22-080	27-OCT-2025	98
BROADLEAF FKA GAMBLE CREEK FARMS	PDR-20-20(P)/22-S-47(P)/FSP-22-78	24-MAY-2022	Active	23-045	05-JUL-2026	199
RIVERSONG FKA LAZY C RANCH	PDR-22-26(Z)(G)	31-AUG-2022	Active	24-002	18-JAN-2027	71
					Total Reservations:	**1922**

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: November 1, 2024 7:48 AM

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 1,922

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: %5090

1,922 - 1,021 - 71 = 830

PM PEAK HOUR FIGURES

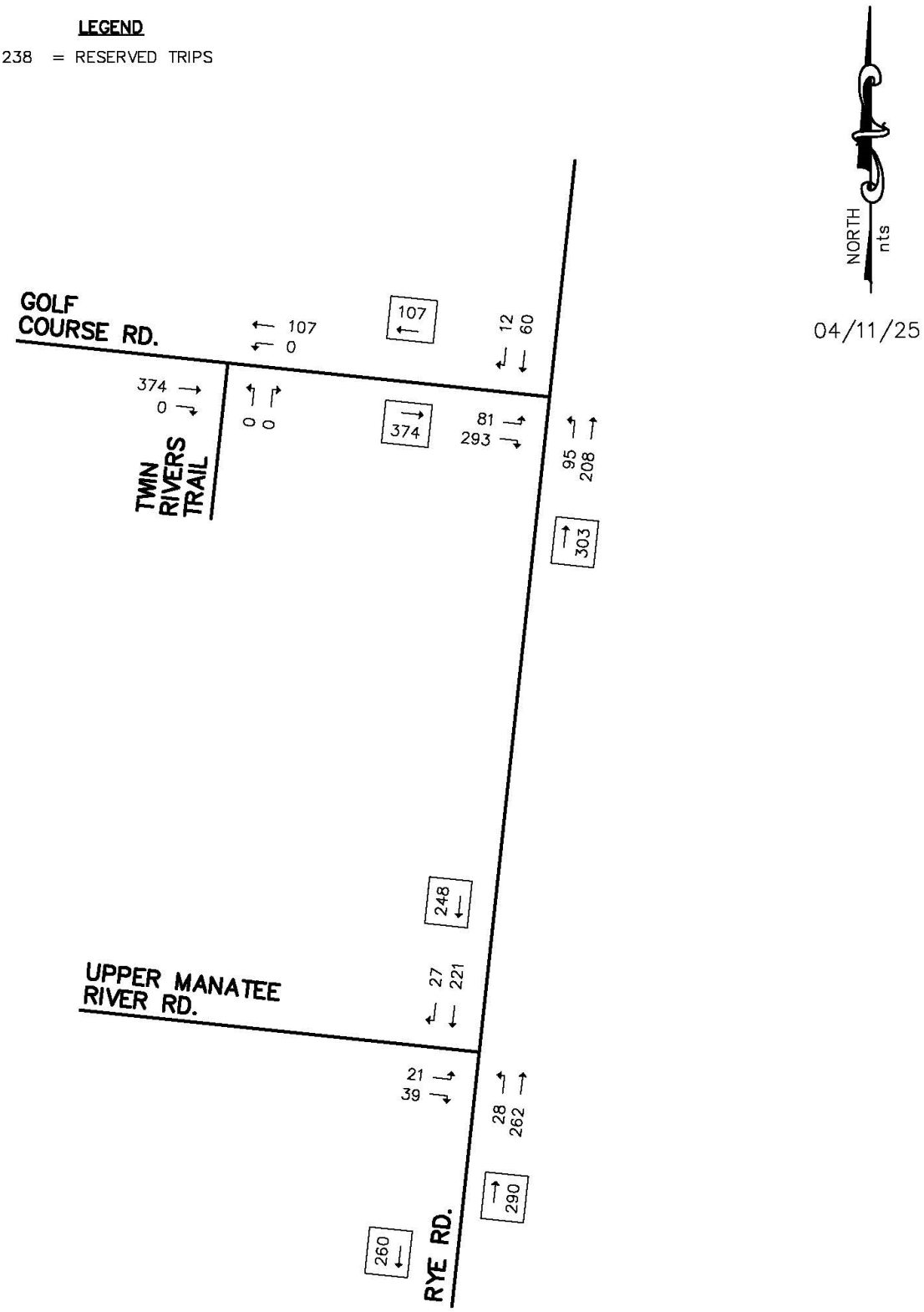


FIGURE A-1
PM PEAK HOUR
NET RESERVED TRIPS

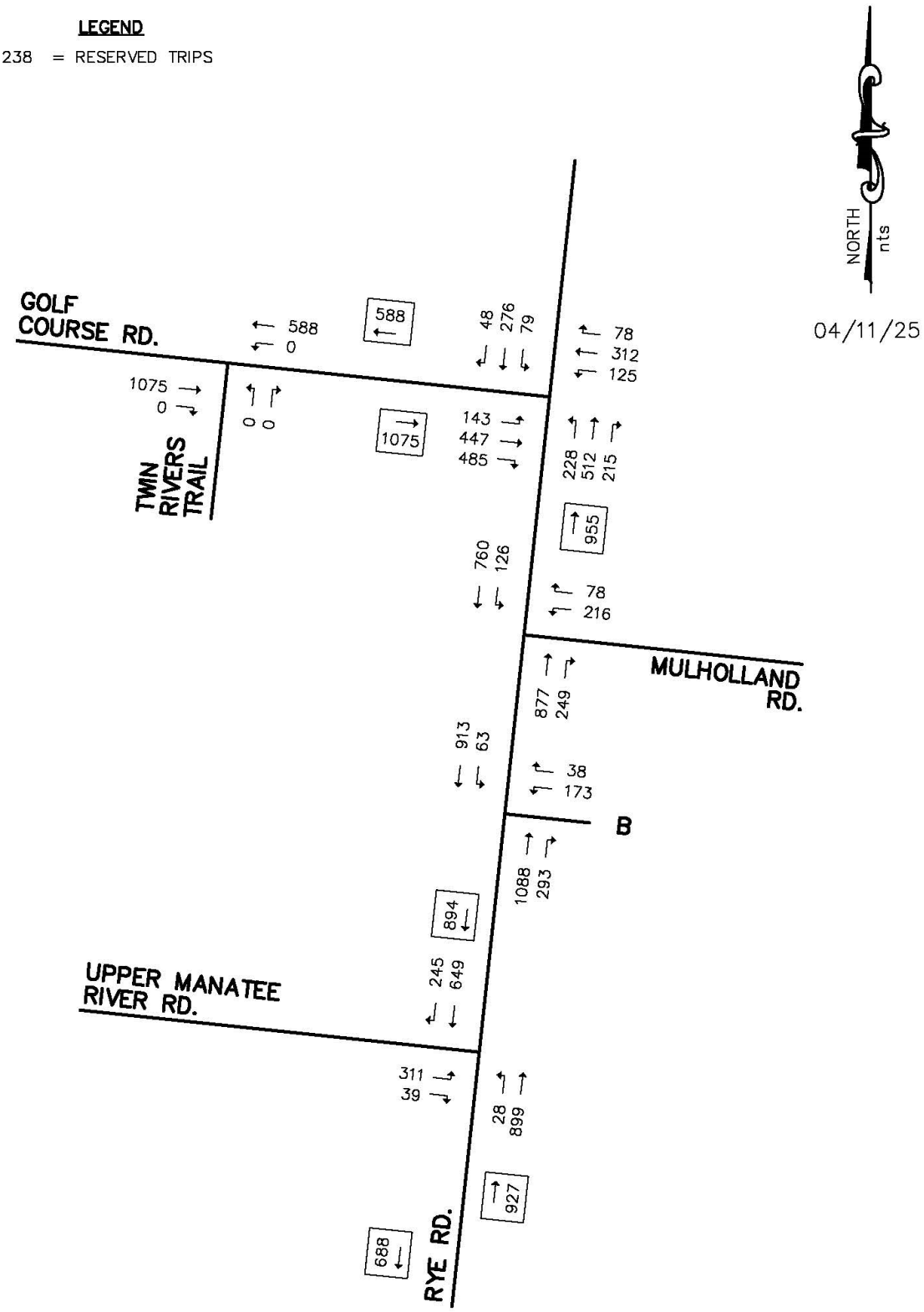


FIGURE A–2
PM PEAK HOUR
TOTAL RESERVED TRIPS

RYE RANCH
PROJECT TRAFFIC

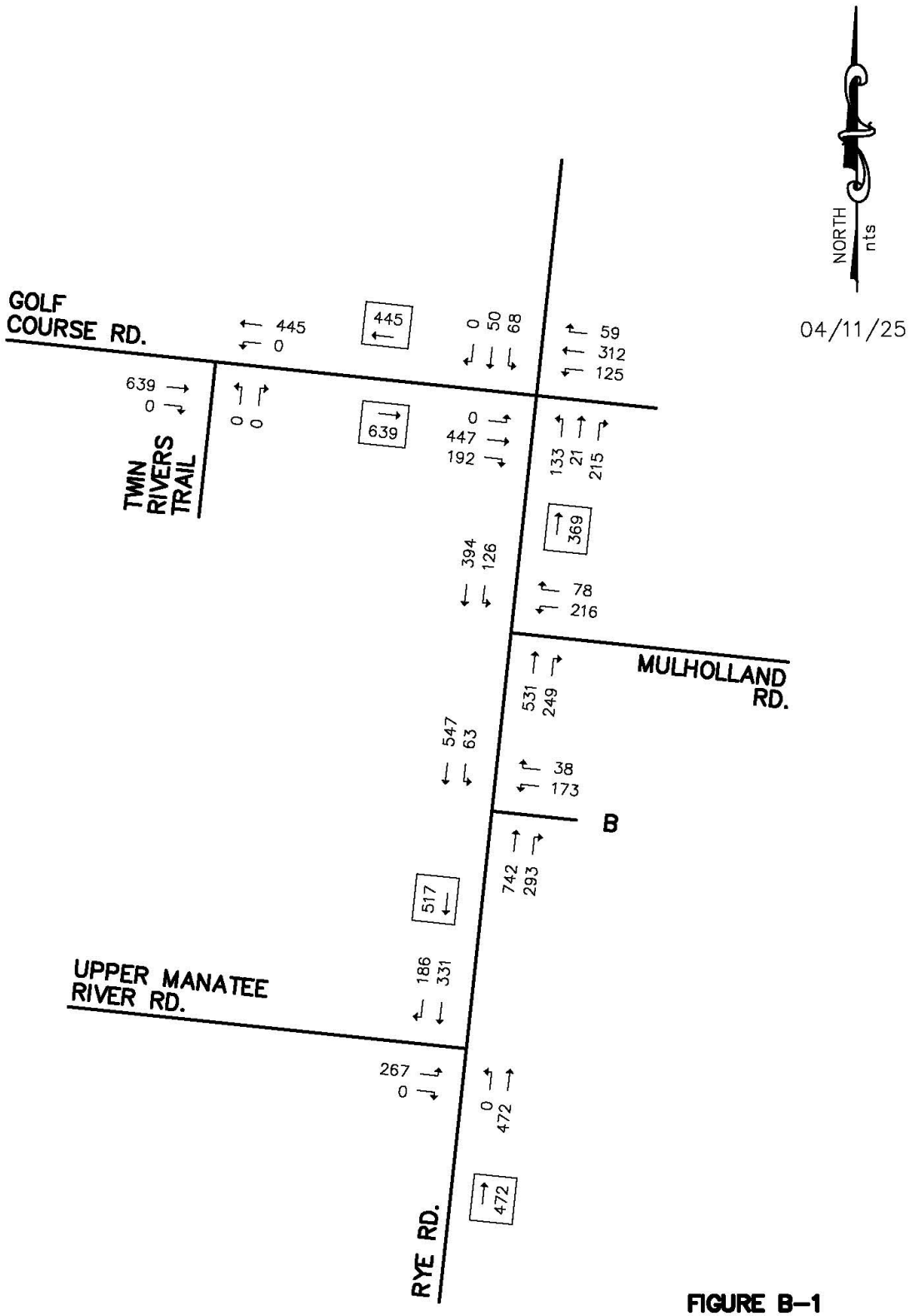


FIGURE B–1
PM PEAK HOUR
RYE RANCH
PROJECT TRAFFIC

TRANSPORTATION CONCURRENCY ANALYSIS

RYE RANCH

Project No: PDMU-19-16(Z)(G)
Record No: PLN1908-0066

APPROVED/ACCEPTED
4/29/21

Prepared For

THE FALKNER GROUP

Prepared By

LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

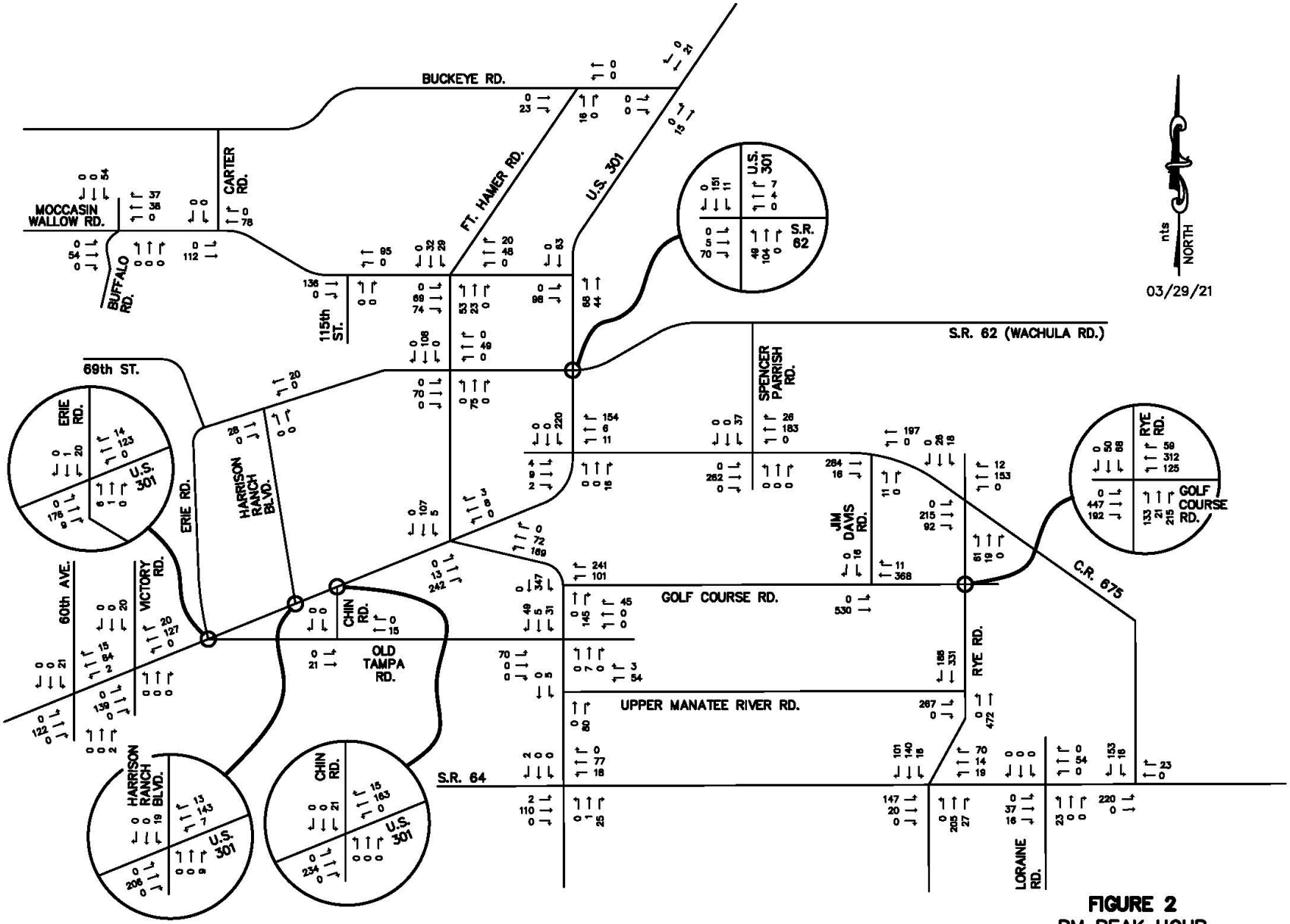


FIGURE 2
PM PEAK HOUR
PROJECT TRAFFIC

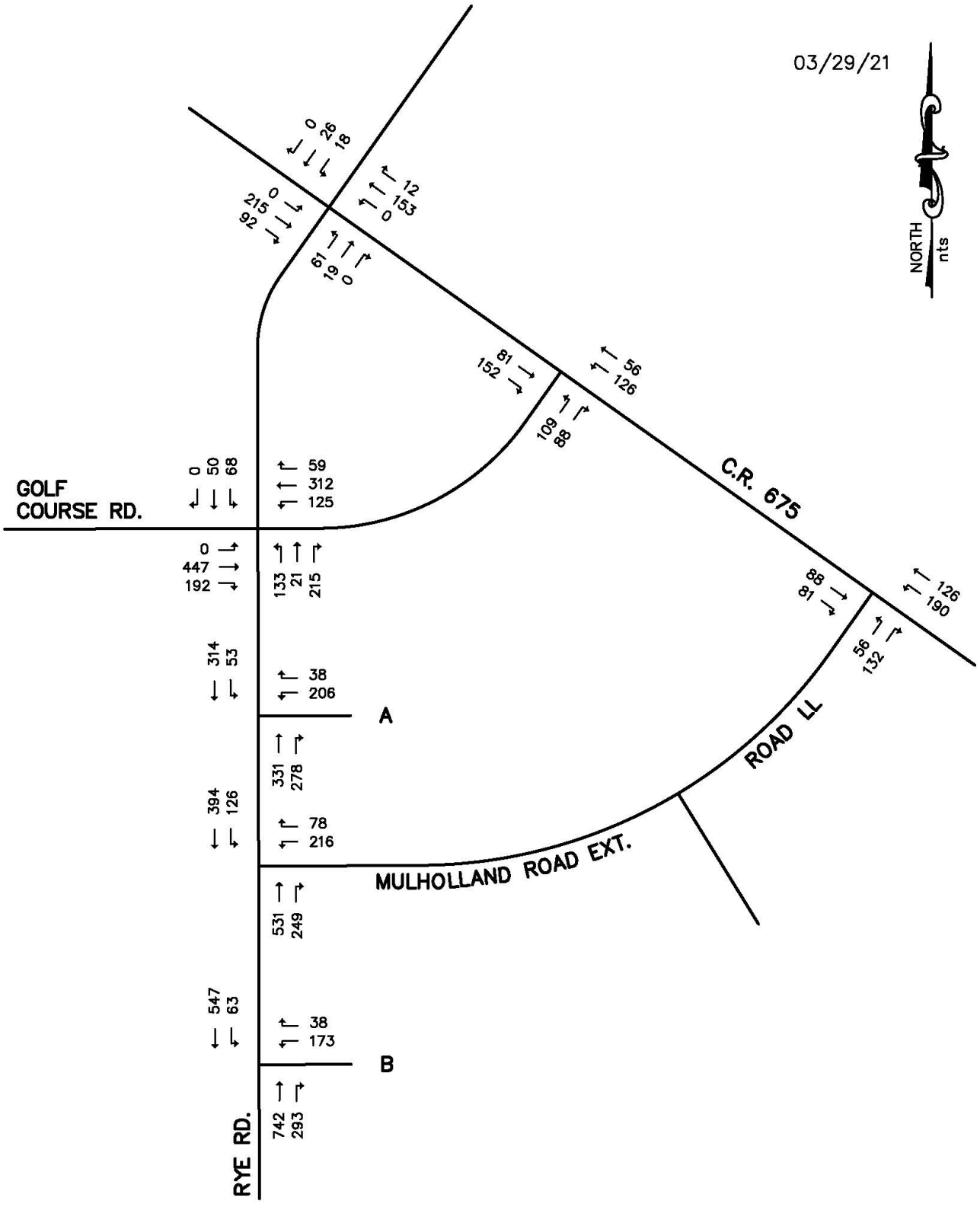


FIGURE 2A
NEW EXTERNAL
PM PEAK HOUR

LAZY C
PROJECT TRAFFIC

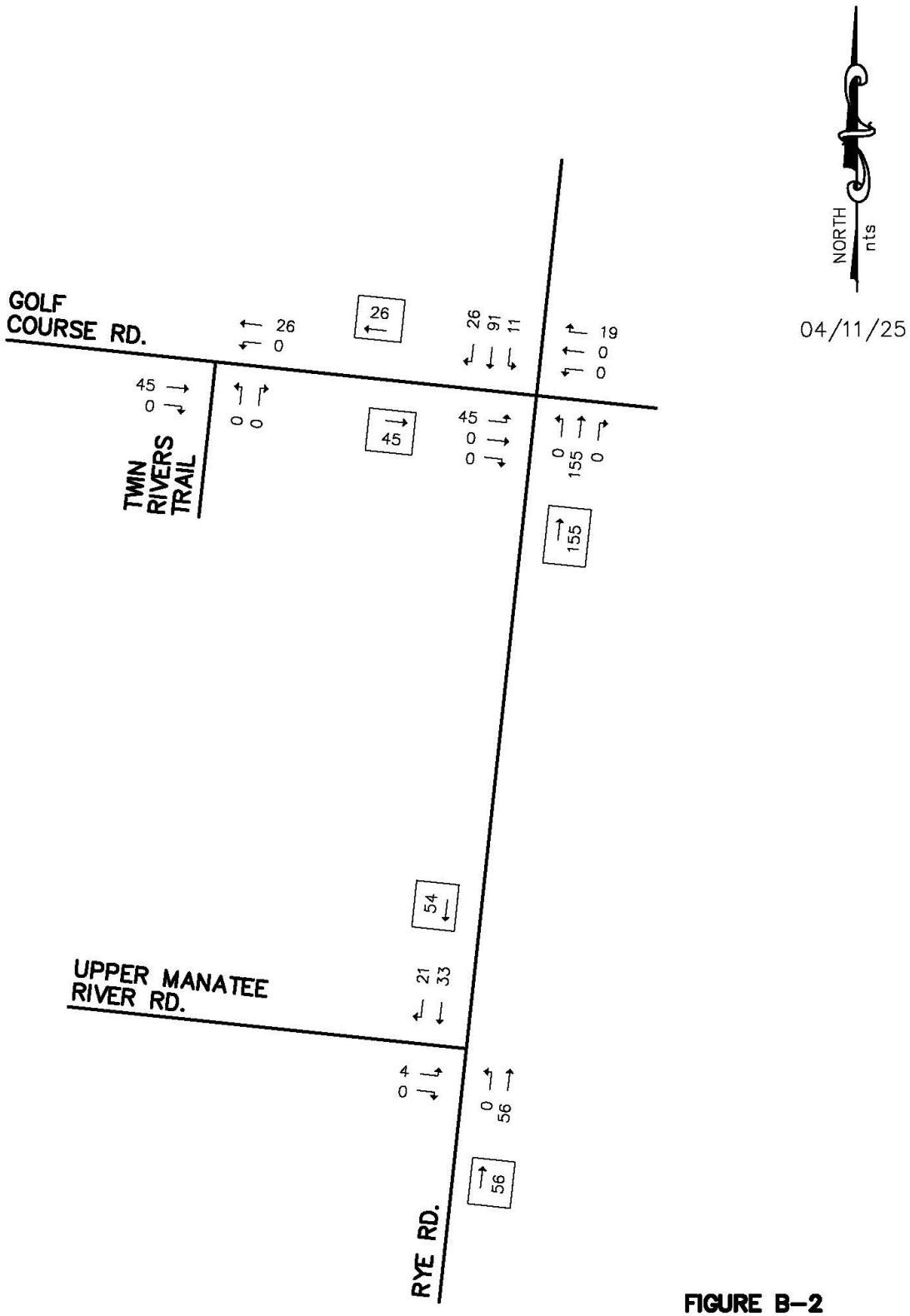


FIGURE B–2
PM PEAK HOUR
LAZY C
PROJECT TRAFFIC

TRAFFIC IMPACT ANALYSIS

LAZY C RANCH

Project No.: PA–22–16/ORD–22–105
Record No.: PDR–22–26(Z)(G)

REVISED DRAFT 3/2/2023
DRAFT 11/21/2022

Prepared For

PULTE GROUP

Prepared By

LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

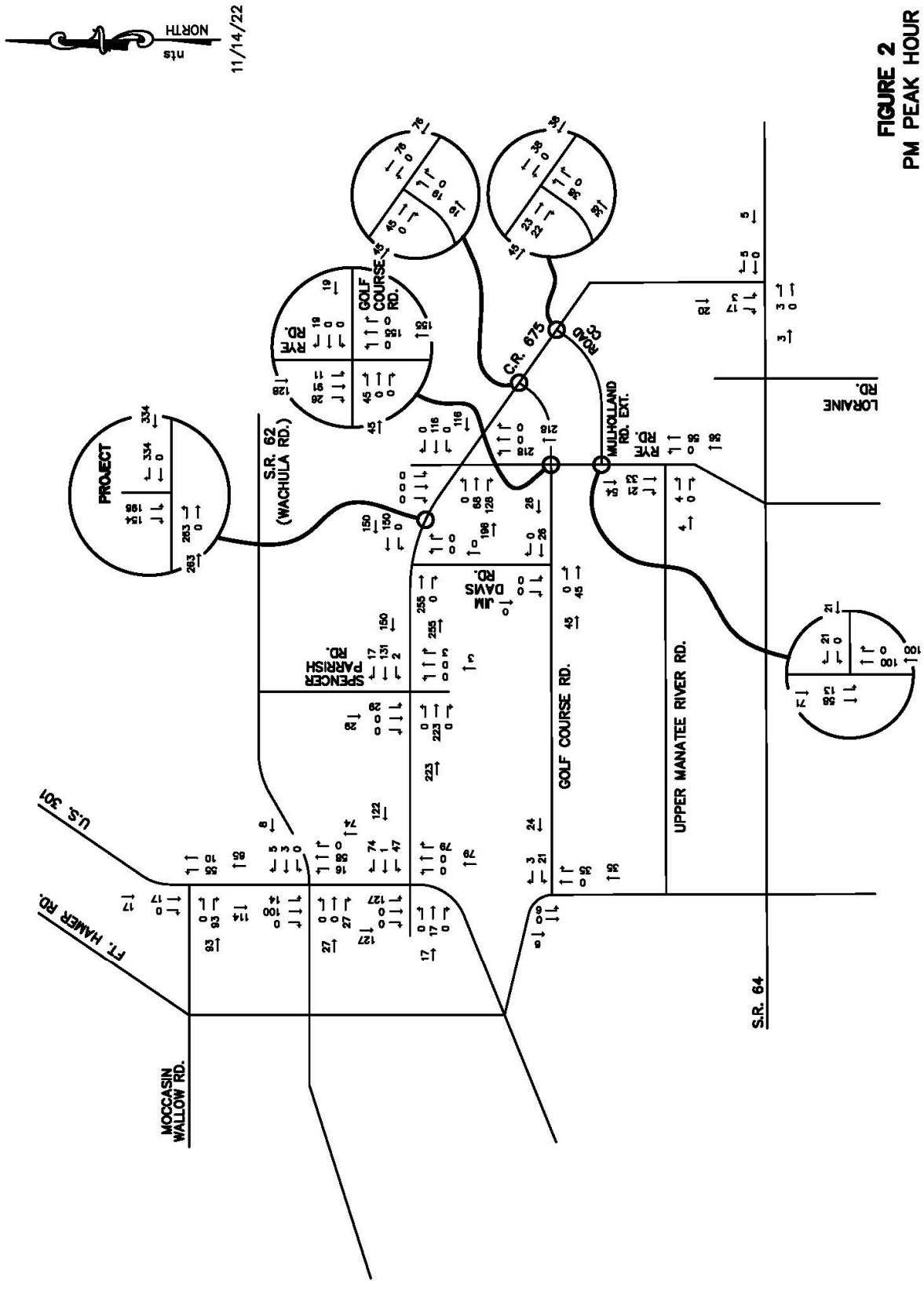


FIGURE 2
PM PEAK HOUR
PROJECT TRAFFIC

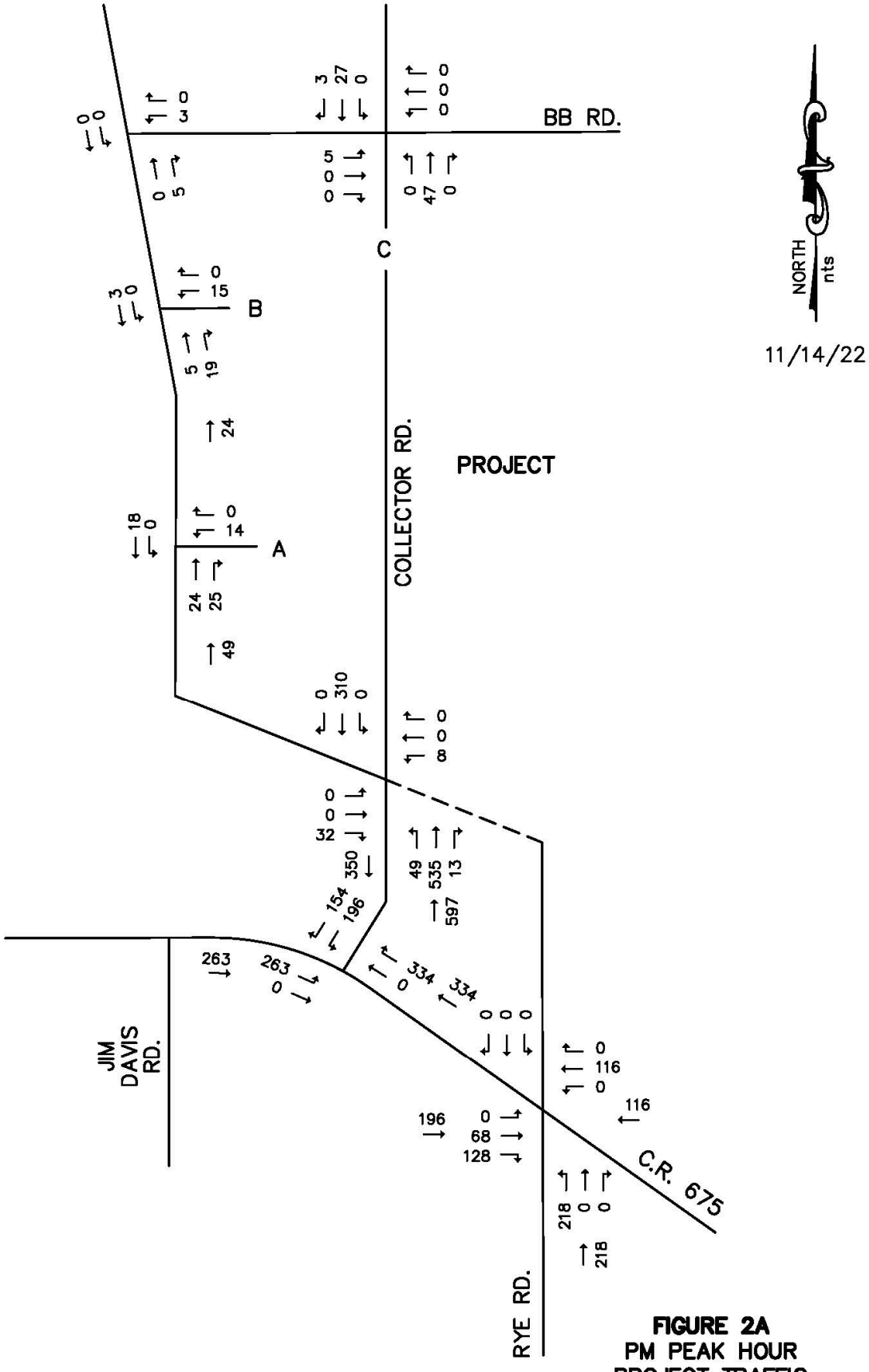


FIGURE 2A
PM PEAK HOUR
PROJECT TRAFFIC

THE AVIARY AT RUTLAND RANCH
PROJECT TRAFFIC

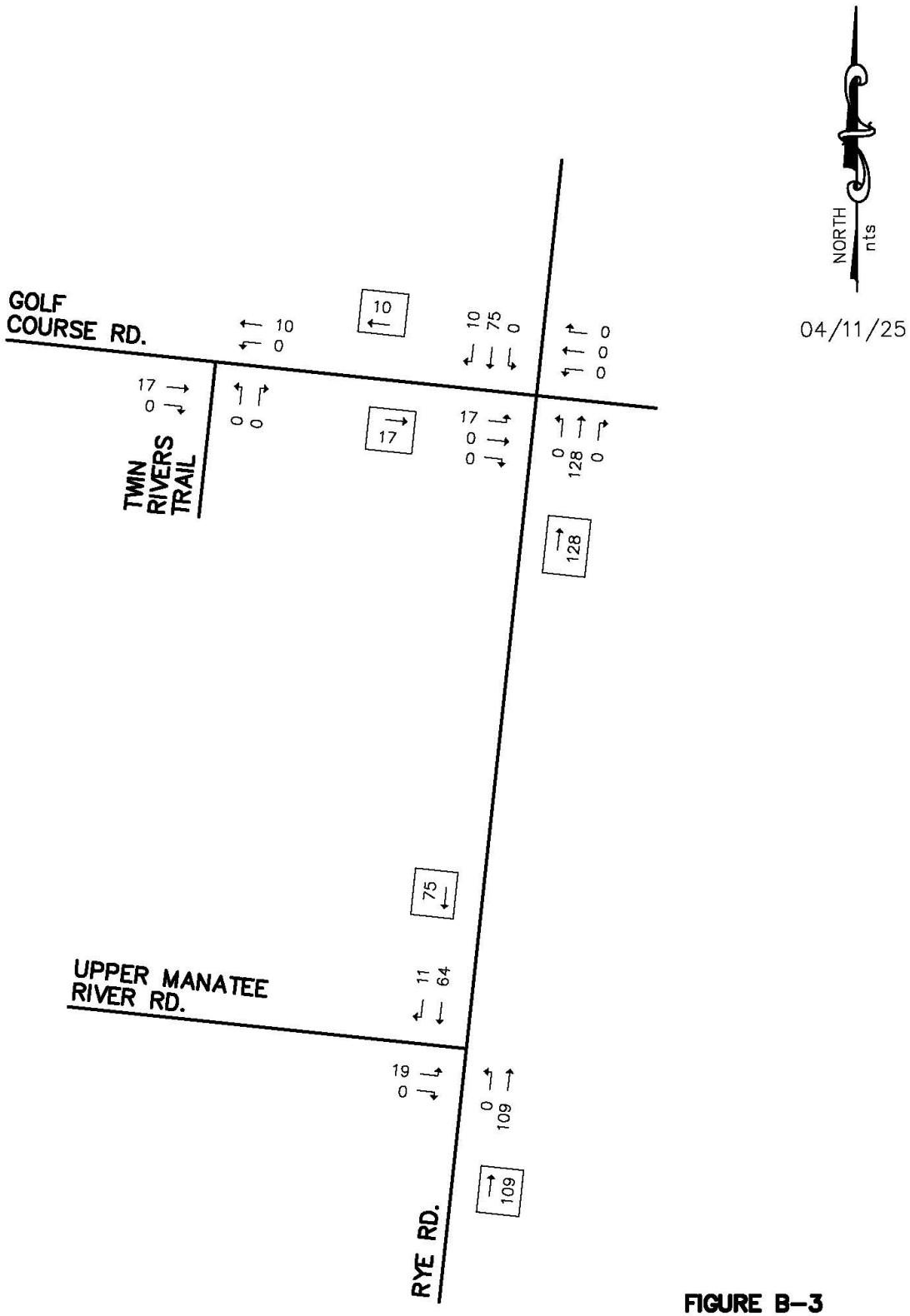


FIGURE B-3
PM PEAK HOUR
THE AVIARY
PROJECT TRAFFIC

THE AVIARY AT RUTLAND RANCH

TRAFFIC IMPACT ANALYSIS

1/6/15 (APPROVED)

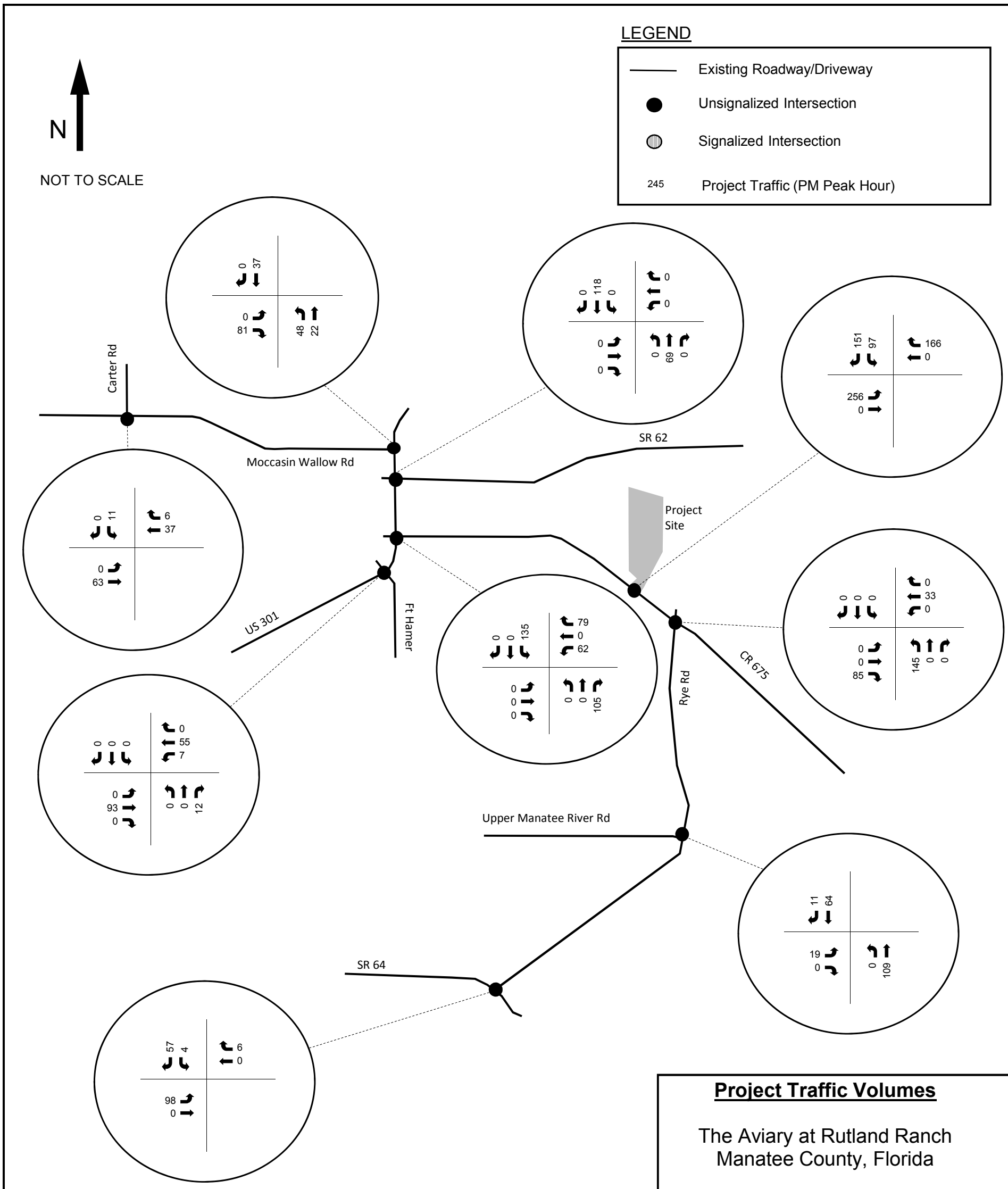
Prepared for:

Falkner Group

Prepared By:

Grimail Crawford, Inc.

4600 West Cypress Street, Suite 550
Tampa, Florida 33607
Phone: (813) 387-0084 Fax: (813) 387-0085



Project Traffic Volumes

The Aviary at Rutland Ranch
Manatee County, Florida

grimail crawford inc.

Figure 2

TABLE 2
STUDY AREA DETERMINATION
THE AVIARY AT RUTLAND RANCH

Roadway		From	Lanes	LOS Standard	Two-way Pk Hr Service Volume	Average Project Trip Dist.	PM Peak Hour Project Volumes		Project Vol % of Ser Volume	Significant Impact?
							NB/EB	SB/WB		
US 301	Erie Rd./Old Tampa Rd.	Chin Rd.	4LD	D	3,580	19.6%	83	49	3.69%	No
	Chin Rd.	Ft. Hamer Rd.	4LD	D	3,580	21.9%	93	54	4.11%	No
	Ft. Hamer Rd.	CR 675	2LU	D	2,170	24.8%	105	62	7.70%	Yes
	CR 675	SR 62	2LU	D	2,170	32.0%	135	79	9.86%	Yes
	SR 62	Mocassin Wallow Rd.	2LU	D	2,170	28.0%	69	118	8.62%	Yes
	Moccasin Wallow Rd.	Hillsborough County Line	2LU	C	1,550	8.7%	22	37	3.81%	No
CR 675	US 301	Site Access	2LU	C	1,550	60.7%	256	151	26.26%	Yes
	Site Access	Rye Rd.	2LU	C	1,550	39.3%	97	166	16.97%	Yes
	Rye Rd	SR 64	2LU	C	1,550	2.4%	6	10	1.03%	No
SR 62	US 301	CR 39	2LU	C	1,550	0.9%	4	2	0.39%	No
	CR 39	SR 37	2LU	C	1,550	0.9%	2	4	0.39%	No
Mocassin Wallow Rd.	Ellenton Gillette	I-75	2LU	D	2,170	3.9%	16	10	1.20%	No
	I-75	Carter Rd.	2LU	D	2,170	14.6%	62	36	4.52%	No
	Carter Rd.	Saltsman Ranch	2LU	D	2,170	18.3%	77	45	5.62%	Yes
	Saltsman Ranch	US 301	2LU	D	2,170	19.3%	81	48	5.94%	Yes
Rye Rd	CR 675	Upper Manatee River Rd.	2LU	D	2,170	32.2%	136	80	9.95%	Yes
	Upper Manatee River Rd.	SR 64	2LU	D	2,170	25.3%	107	63	7.83%	Yes
69th St E	I-75	Erie Rd. (CR 75)	2LU	D	1,440	0.8%	3	2	0.35%	No
Erie Rd (CR 10)	Erie Rd. (CR 75)	US 301 (Parrish)	2LU	D	1,152	3.4%	14	8	1.91%	No
Erie Rd (CR 75)	CR 10 (Erie Rd)	US 301 (Ellenton)	2LU	D	1,152	1.1%	5	3	0.69%	No
Upper Manatee River Rd	Rye Rd	Curve	2LU	D	1,440	2.8%	12	7	1.32%	No
	Curve	SR 64	2LU	D	1,440	2.1%	9	5	0.97%	No
Chin Rd.	Old Tampa Rd.	US 301	2LU	D	1,440	0.0%	0	0	0.0%	No
Spencer Parrish Rd	SR 62	CR 675	2LU	D	1,350	0.9%	4	2	0.4%	No
Golf Course Rd	Ft. Hamer Rd.	Rye Rd	2LU	D	1,051	2.2%	6	9	1.4%	No
Ft Hamer Rd	US 301	Golf Course Rd	2LU	D	1,440	2.8%	12	7	1.3%	No
	Golf Course Rd.	Old Tampa Rd.	2LU	D	1,440	4.5%	19	11	2.1%	No

Total Project Trips	
422	In
248	Out
670	Total

TURNING MOVEMENT COUNTS

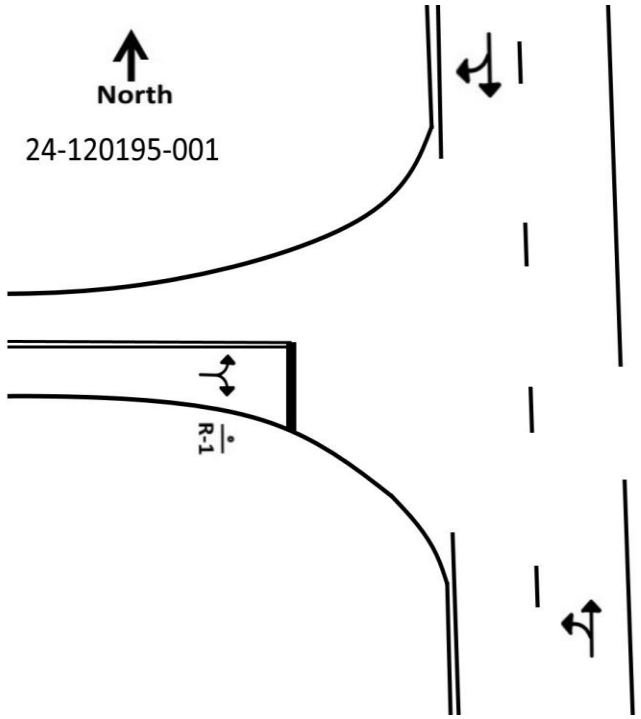
National Data & Surveying Services

Site Code:	**24-120195-001**
Date:	**04/30/2024**
Weather:	**Sunny**
City:	**Parrish**
County:	**Manatee**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop(EB)**

N

N/S Street: **N Rye Rd**

Speed: **45 MPH**



E/W Street: **Golf Course Rd**

Speed: **40 MPH**

Prepared by National Data & Surveying Services

N Rye Rd & Golf Course Rd

Peak Hour Turning Movement Count

ID: 24-120195-001
City: Parrish

Day: Tuesday
Date: 4/30/2024

PEAK HOURS

AM: 07:00 AM - 08:00 AM
NOON: NONE
PM: 05:00 PM - 06:00 PM

COUNT PERIODS

AM: 7:00 AM - 09:00 AM
NOON: NONE
PM: 4:00 PM - 06:00 PM

SOUTHBOUND (N Rye Rd)

AM	18	459	0	0	151	AM
NOON	0	0	0	0	0	NOON
PM	21	109	0	0	456	PM

EASTBOUND (Golf Course Rd)

AM	NOON	PM	
56	0	221	
0	0	0	0
20	0	15	0
0	0	0	0
241	0	55	0
AM	NOON	PM	

WESTBOUND (Golf Course Rd)

PM	NOON	AM	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	
PM	NOON	AM	

NORTHBOUND (N Rye Rd)

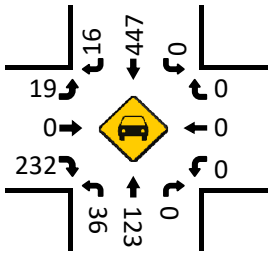
PM	164	0	200	441	0	PM
NOON	0	0	0	0	0	NOON
AM	700	0	38	131	0	AM

CONTROL

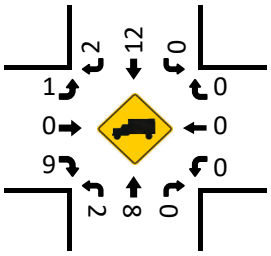
1-Way Stop(EB)

TEV	907 AM	0 NOON	841 PM
PHF	0.87		0.94

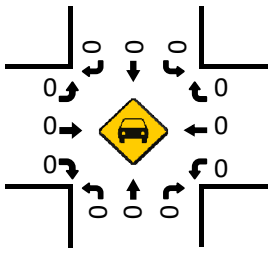
Cars (AM)



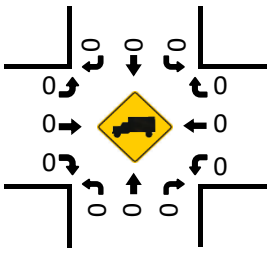
HT (AM)



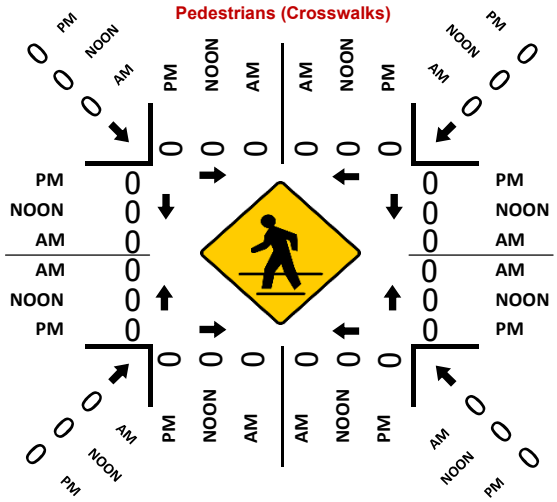
Cars (NOON)



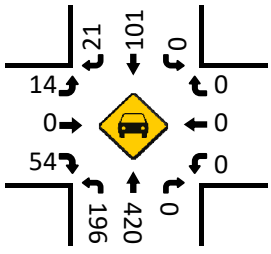
HT (NOON)



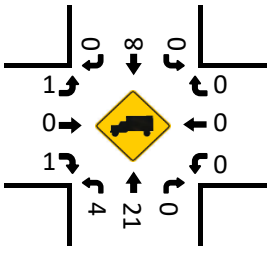
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - Total

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	6	59	0	0	0	118	2	0	4	0	59	0	0	0	0	0	248
7:15 AM	5	25	0	0	0	146	4	0	5	0	76	0	0	0	0	0	261
7:30 AM	14	22	0	0	0	106	5	0	7	0	62	0	0	0	0	0	216
7:45 AM	13	25	0	0	0	89	7	0	4	0	44	0	0	0	0	0	182
8:00 AM	15	27	0	0	0	63	10	0	6	0	33	0	0	0	0	0	154
8:15 AM	19	31	0	0	0	49	1	0	9	0	22	0	0	0	0	0	131
8:30 AM	8	21	0	0	0	47	1	0	3	0	32	0	0	0	0	0	112
8:45 AM	10	29	0	0	0	41	3	0	4	0	21	0	0	0	0	0	108
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	90	239	0	0	0	659	33	0	42	0	349	0	0	0	0	0	1412
APPROACH %'s :	27.36%	72.64%	0.00%	0.00%	0.00%	95.23%	4.77%	0.00%	10.74%	0.00%	89.26%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	38	131	0	0	0	459	18	0	20	0	241	0	0	0	0	0	907
PEAK HR FACTOR :	0.679	0.555	0.000	0.000	0.000	0.786	0.643	0.000	0.714	0.000	0.793	0.000	0.000	0.000	0.000	0.000	0.869
	0.650				0.795				0.806								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	34	58	0	0	0	21	5	0	8	0	11	0	0	0	0	0	137
4:15 PM	39	85	0	0	0	24	6	0	6	0	13	0	0	0	0	0	173
4:30 PM	30	78	0	0	0	31	4	0	2	0	16	0	0	0	0	0	161
4:45 PM	43	81	0	0	0	37	4	0	2	0	13	0	0	0	0	0	180
5:00 PM	47	118	0	0	0	38	4	0	3	0	13	0	0	0	0	0	223
5:15 PM	43	112	0	0	0	29	7	0	3	0	11	0	0	0	0	0	205
5:30 PM	52	110	0	0	0	24	4	0	4	0	17	0	0	0	0	0	211
5:45 PM	58	101	0	0	0	18	6	0	5	0	14	0	0	0	0	0	202
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	346	743	0	0	0	222	40	0	33	0	108	0	0	0	0	0	1492
APPROACH %'s :	31.77%	68.23%	0.00%	0.00%	0.00%	84.73%	15.27%	0.00%	23.40%	0.00%	76.60%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	200	441	0	0	0	109	21	0	15	0	55	0	0	0	0	0	841
PEAK HR FACTOR :	0.862	0.934	0.000	0.000	0.000	0.717	0.750	0.000	0.750	0.000	0.809	0.000	0.000	0.000	0.000	0.000	0.943
	0.971				0.774				0.833								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - Cars

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	6	57	0	0	0	114	2	0	3	0	58	0	0	0	0	0	240
7:15 AM	4	23	0	0	0	144	3	0	5	0	73	0	0	0	0	0	252
7:30 AM	13	21	0	0	0	103	5	0	7	0	60	0	0	0	0	0	209
7:45 AM	13	22	0	0	0	86	6	0	4	0	41	0	0	0	0	0	172
8:00 AM	13	22	0	0	0	59	9	0	6	0	31	0	0	0	0	0	140
8:15 AM	18	28	0	0	0	46	1	0	9	0	22	0	0	0	0	0	124
8:30 AM	6	19	0	0	0	43	1	0	2	0	30	0	0	0	0	0	101
8:45 AM	9	24	0	0	0	39	3	0	3	0	19	0	0	0	0	0	97
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	82	216	0	0	0	634	30	0	39	0	334	0	0	0	0	0	1335
APPROACH %'s :	27.52%	72.48%	0.00%	0.00%	0.00%	95.48%	4.52%	0.00%	10.46%	0.00%	89.54%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	36	123	0	0	0	447	16	0	19	0	232	0	0	0	0	0	873
PEAK HR FACTOR :	0.692	0.539	0.000	0.000	0.000	0.776	0.667	0.000	0.679	0.000	0.795	0.000	0.000	0.000	0.000	0.000	0.866
	0.631				0.787				0.804								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	33	52	0	0	0	21	4	0	7	0	10	0	0	0	0	0	127
4:15 PM	39	80	0	0	0	22	6	0	6	0	12	0	0	0	0	0	165
4:30 PM	29	76	0	0	0	28	4	0	2	0	16	0	0	0	0	0	155
4:45 PM	43	77	0	0	0	32	4	0	2	0	12	0	0	0	0	0	170
5:00 PM	44	112	0	0	0	34	4	0	3	0	12	0	0	0	0	0	209
5:15 PM	43	106	0	0	0	29	7	0	2	0	11	0	0	0	0	0	198
5:30 PM	52	107	0	0	0	22	4	0	4	0	17	0	0	0	0	0	206
5:45 PM	57	95	0	0	0	16	6	0	5	0	14	0	0	0	0	0	193
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	340	705	0	0	0	204	39	0	31	0	104	0	0	0	0	0	1423
APPROACH %'s :	32.54%	67.46%	0.00%	0.00%	0.00%	83.95%	16.05%	0.00%	22.96%	0.00%	77.04%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	196	420	0	0	0	101	21	0	14	0	54	0	0	0	0	0	806
PEAK HR FACTOR :	0.860	0.938	0.000	0.000	0.000	0.743	0.750	0.000	0.700	0.000	0.794	0.000	0.000	0.000	0.000	0.000	0.964
	0.969				0.803				0.810								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - HT

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	2	0	0	0	4	0	0	1	0	1	0	0	0	0	0	8
7:15 AM	1	2	0	0	0	2	1	0	0	0	3	0	0	0	0	0	9
7:30 AM	1	1	0	0	0	3	0	0	0	0	2	0	0	0	0	0	7
7:45 AM	0	3	0	0	0	3	1	0	0	0	3	0	0	0	0	0	10
8:00 AM	2	5	0	0	0	4	1	0	0	0	2	0	0	0	0	0	14
8:15 AM	1	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	7
8:30 AM	2	2	0	0	0	4	0	0	1	0	2	0	0	0	0	0	11
8:45 AM	1	5	0	0	0	2	0	0	1	0	2	0	0	0	0	0	11
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	8	23	0	0	0	25	3	0	3	0	15	0	0	0	0	0	77
APPROACH %'s :	25.81%	74.19%	0.00%	0.00%	0.00%	89.29%	10.71%	0.00%	16.67%	0.00%	83.33%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	2	8	0	0	0	12	2	0	1	0	9	0	0	0	0	0	34
PEAK HR FACTOR :	0.500	0.667	0.000	0.000	0.000	0.750	0.500	0.000	0.250	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.850
	0.833				0.875				0.833								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	1	6	0	0	0	0	1	0	1	0	1	0	0	0	0	0	10
4:15 PM	0	5	0	0	0	2	0	0	0	0	1	0	0	0	0	0	8
4:30 PM	1	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6
4:45 PM	0	4	0	0	0	5	0	0	0	0	1	0	0	0	0	0	10
5:00 PM	3	6	0	0	0	4	0	0	0	0	1	0	0	0	0	0	14
5:15 PM	0	6	0	0	0	0	0	0	1	0	0	0	0	0	0	0	7
5:30 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	5
5:45 PM	1	6	0	0	0	2	0	0	0	0	0	0	0	0	0	0	9
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	6	38	0	0	0	18	1	0	2	0	4	0	0	0	0	0	69
APPROACH %'s :	13.64%	86.36%	0.00%	0.00%	0.00%	94.74%	5.26%	0.00%	33.33%	0.00%	66.67%	0.00%					
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	4	21	0	0	0	8	0	0	1	0	1	0	0	0	0	0	35
PEAK HR FACTOR :	0.333	0.875	0.000	0.000	0.000	0.500	0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.625
	0.694				0.500				0.500								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-001
Date: 4/30/2024

Data - Bikes

NS/EW Streets:	N Rye Rd				N Rye Rd				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Golf Course Rd
City: Parrish

Project ID: 24-120195-001
Date: 4/30/2024

Data - Pedestrians (Crosswalks)

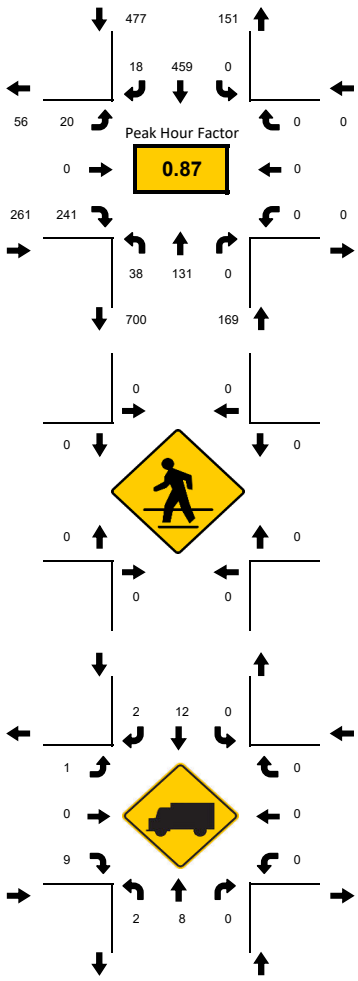
NS/EW Streets:	N Rye Rd		N Rye Rd		Golf Course Rd		Golf Course Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

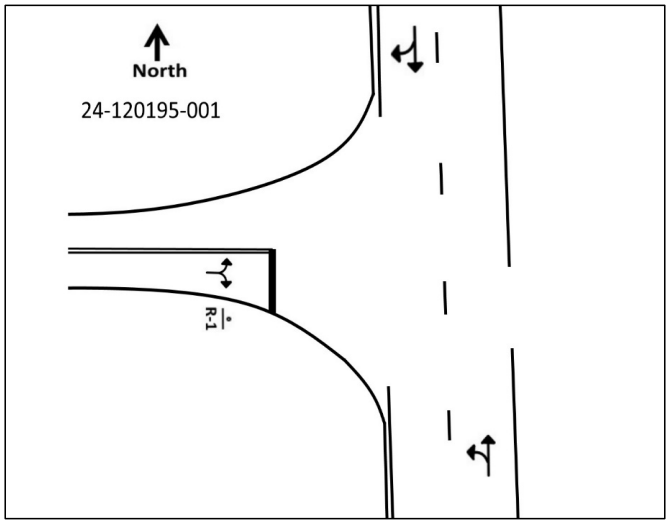
LOCATION: N Rye Rd & Golf Course Rd
CITY/STATE: Parrish, FL

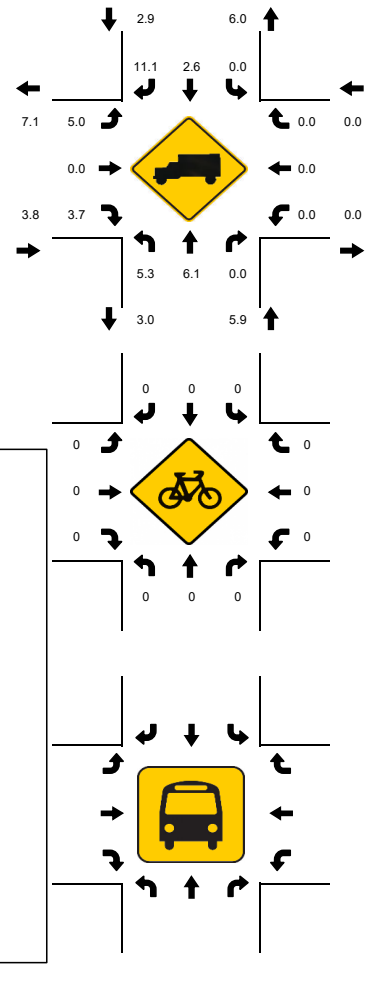
PROJECT ID: 24-120195-001
DATE: Tue, Apr 30, 2024

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services



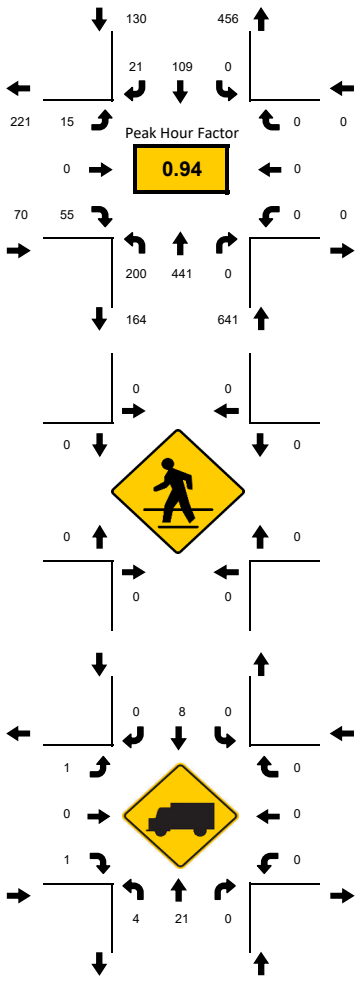


15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	6	59	0	0		0	118	2	0		4	0	59	0		0	0	0	0		248	907
7:15 AM	5	25	0	0		0	146	4	0		5	0	76	0		0	0	0	0		261	813
7:30 AM	14	22	0	0		0	106	5	0		7	0	62	0		0	0	0	0		216	683
7:45 AM	13	25	0	0		0	89	7	0		4	0	44	0		0	0	0	0		182	579
8:00 AM	15	27	0	0		0	63	10	0		6	0	33	0		0	0	0	0		154	505
8:15 AM	19	31	0	0		0	49	1	0		9	0	22	0		0	0	0	0		131	351
8:30 AM	8	21	0	0		0	47	1	0		3	0	32	0		0	0	0	0		112	220
8:45 AM	10	29	0	0		0	41	3	0		4	0	21	0		0	0	0	0		108	108
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	56	236	0	0		0	584	28	0		28	0	304	0		0	0	0	0		**1236**	
Heavy Trucks	4	12	0	0		0	16	4	0		4	0	12	0		0	0	0	0		**52**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

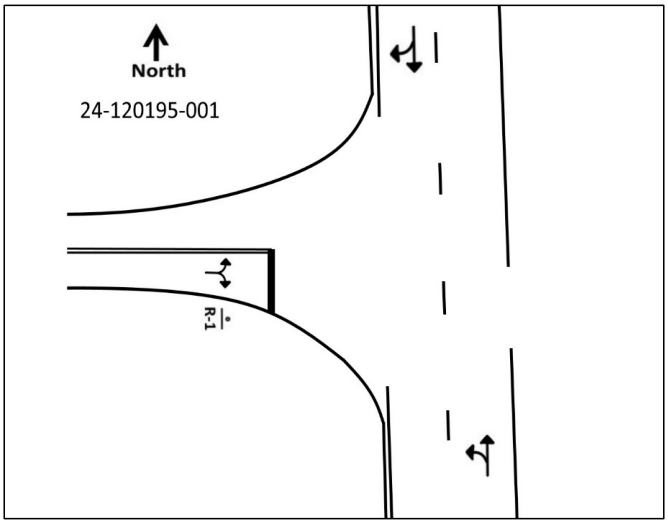
LOCATION: N Rye Rd & Golf Course Rd
CITY/STATE: Parrish, FL

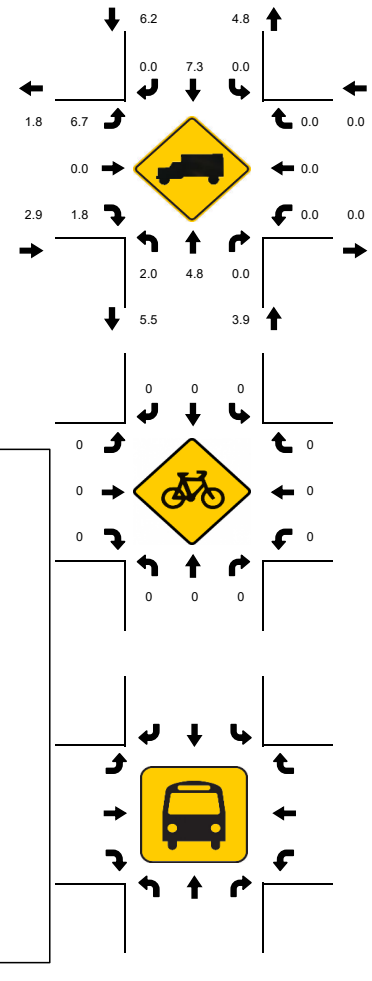
PROJECT ID: 24-120195-001
DATE: Tue, Apr 30, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services



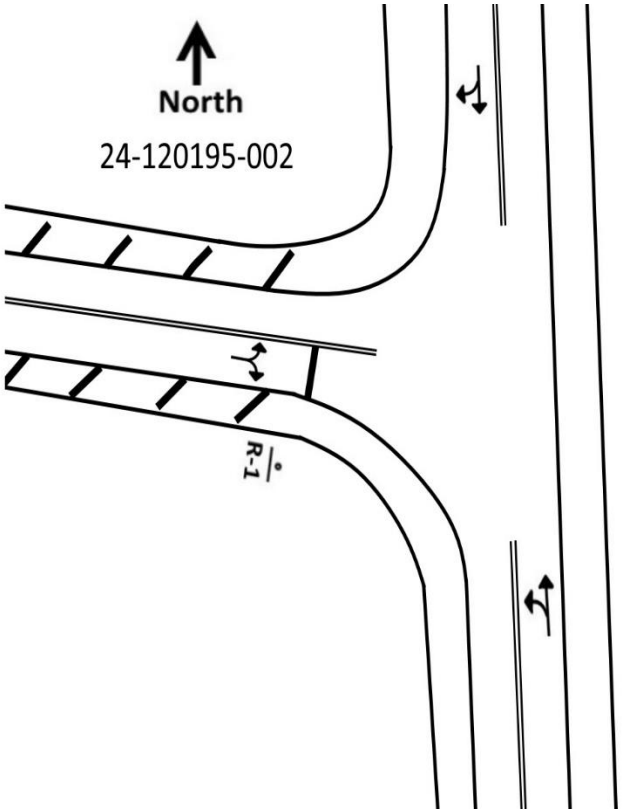


15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	34	58	0	0		0	21	5	0		8	0	11	0		0	0	0	0		137	651
4:15 PM	39	85	0	0		0	24	6	0		6	0	13	0		0	0	0	0		173	737
4:30 PM	30	78	0	0		0	31	4	0		2	0	16	0		0	0	0	0		161	769
4:45 PM	43	81	0	0		0	37	4	0		2	0	13	0		0	0	0	0		180	819
5:00 PM	47	118	0	0		0	38	4	0		3	0	13	0		0	0	0	0		223	841
5:15 PM	43	112	0	0		0	29	7	0		3	0	11	0		0	0	0	0		205	618
5:30 PM	52	110	0	0		0	24	4	0		4	0	17	0		0	0	0	0		211	413
5:45 PM	58	101	0	0		0	18	6	0		5	0	14	0		0	0	0	0		202	202
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
All Vehicles	232	472	0	0		0	152	28	0		20	0	68	0		0	0	0	0		**972**	
Heavy Trucks	12	24	0	0		0	16	0	0		4	0	4	0		0	0	0	0		**60**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N/S Street: **N Rye Rd**	Speed: **45 MPH**

Site Code:	**24-120195-002**
Date:	**04/30/2024**
Weather:	**Sunny**
City:	**Parrish**
County:	**Manatee**
Count Times:	**07:00 - 09:00**
	16:00 - 18:00
Control:	**1-Way Stop(EB)**



E/W Street: **Upper Manatee River Rd**

Speed: **45 MPH**

Prepared by National Data & Surveying Services

N Rye Rd & Upper Manatee River Rd

Peak Hour Turning Movement Count

ID: 24-120195-002
City: Parrish

Day: Tuesday
Date: 4/30/2024

PEAK HOURS

AM	07:00 AM - 08:00 AM
NOON	NONE
PM	04:45 PM - 05:45 PM

COUNT PERIODS

AM	7:00 AM - 09:00 AM
NOON	NONE
PM	4:00 PM - 06:00 PM

SOUTHBOUND (N Rye Rd)

AM	167	759	0	0	169	AM
NOON	0	0	0	0	0	NOON
PM	27	217	0	0	808	PM

EASTBOUND (Upper Manatee River Rd)

AM	NOON	PM	
183	0	112	
0	0	0	0
15	0	25	0
0	0	0	0
57	0	45	0
AM	NOON	PM	

WESTBOUND (Upper Manatee River Rd)

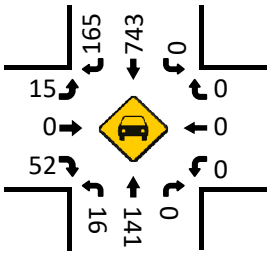
PM	NOON	AM	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	
PM	NOON	AM	

NORTHBOUND (N Rye Rd)

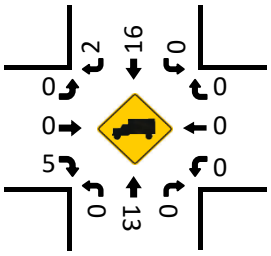
PM	262	0	85	783	0	PM
NOON	0	0	0	0	0	NOON
AM	816	0	16	154	0	AM

CONTROL			
1-Way Stop(EB)			
TEV	1168 AM	0 NOON	1182 PM
PHF	0.86		0.93

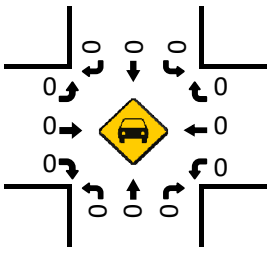
Cars (AM)



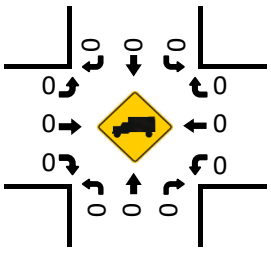
HT (AM)



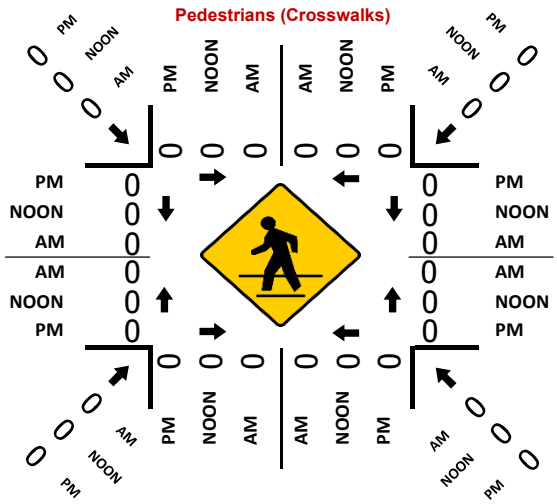
Cars (NOON)



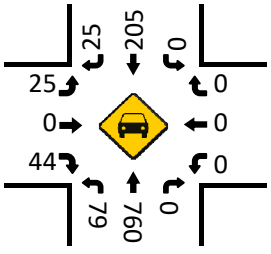
HT (NOON)



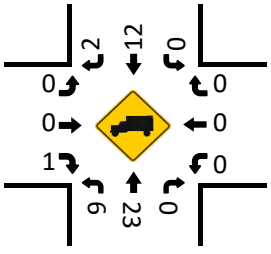
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - Total

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	1	51	0	0	0	215	5	0	4	0	17	0	0	0	0	0	293
7:15 AM	1	35	0	0	0	250	33	0	2	0	17	0	0	0	0	0	338
7:30 AM	5	36	0	0	0	152	48	0	4	0	11	0	0	0	0	0	256
7:45 AM	9	32	0	0	0	142	81	0	5	0	12	0	0	0	0	0	281
8:00 AM	12	36	0	0	0	87	62	0	4	0	11	0	0	0	0	0	212
8:15 AM	18	55	0	0	0	70	34	0	8	0	2	0	0	0	0	0	187
8:30 AM	2	33	0	0	0	92	7	0	3	0	10	0	0	0	0	0	147
8:45 AM	9	30	0	0	0	87	6	0	5	0	10	0	0	0	0	0	147
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	57	308	0	0	0	1095	276	0	35	0	90	0	0	0	0	0	1861
APPROACH %'s :	15.62%	84.38%	0.00%	0.00%	0.00%	79.87%	20.13%	0.00%	28.00%	0.00%	72.00%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	16	154	0	0	0	759	167	0	15	0	57	0	0	0	0	0	1168
PEAK HR FACTOR :	0.444	0.755	0.000	0.000	0.000	0.759	0.515	0.000	0.750	0.000	0.838	0.000	0.000	0.000	0.000	0.000	0.864
		0.817				0.818				0.857							

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	18	135	0	0	0	37	3	0	9	0	6	0	0	0	0	0	208
4:15 PM	12	143	0	0	0	53	5	0	2	0	7	0	0	0	0	0	222
4:30 PM	18	135	0	0	0	65	5	0	4	0	7	0	0	0	0	0	234
4:45 PM	21	164	0	0	0	62	5	0	9	0	12	0	0	0	0	0	273
5:00 PM	22	216	0	0	0	59	10	0	5	0	7	0	0	0	0	0	319
5:15 PM	19	190	0	0	0	46	8	0	6	0	14	0	0	0	0	0	283
5:30 PM	23	213	0	0	0	50	4	0	5	0	12	0	0	0	0	0	307
5:45 PM	13	177	0	0	0	47	3	0	4	0	6	0	0	0	0	0	250
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	146	1373	0	0	0	419	43	0	44	0	71	0	0	0	0	0	2096
APPROACH %'s :	9.61%	90.39%	0.00%	0.00%	0.00%	90.69%	9.31%	0.00%	38.26%	0.00%	61.74%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	85	783	0	0	0	217	27	0	25	0	45	0	0	0	0	0	1182
PEAK HR FACTOR :	0.924	0.906	0.000	0.000	0.000	0.875	0.675	0.000	0.694	0.000	0.804	0.000	0.000	0.000	0.000	0.000	0.926
		0.912				0.884				0.833							

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - Cars

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	1	47	0	0	0	211	5	0	4	0	17	0	0	0	0	0	285
7:15 AM	1	34	0	0	0	244	33	0	2	0	13	0	0	0	0	0	327
7:30 AM	5	34	0	0	0	150	47	0	4	0	11	0	0	0	0	0	251
7:45 AM	9	26	0	0	0	138	80	0	5	0	11	0	0	0	0	0	269
8:00 AM	12	30	0	0	0	78	60	0	4	0	11	0	0	0	0	0	195
8:15 AM	16	50	0	0	0	68	34	0	7	0	2	0	0	0	0	0	177
8:30 AM	2	30	0	0	0	88	7	0	2	0	9	0	0	0	0	0	138
8:45 AM	6	27	0	0	0	82	6	0	4	0	10	0	0	0	0	0	135
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	52	278	0	0	0	1059	272	0	32	0	84	0	0	0	0	0	1777
APPROACH %'s :	15.76%	84.24%	0.00%	0.00%	0.00%	79.56%	20.44%	0.00%	27.59%	0.00%	72.41%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	16	141	0	0	0	743	165	0	15	0	52	0	0	0	0	0	1132
PEAK HR FACTOR :	0.444	0.750	0.000	0.000	0.000	0.761	0.516	0.000	0.750	0.000	0.765	0.000	0.000	0.000	0.000	0.000	0.865
		0.818				0.819				0.798							

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	17	131	0	0	0	35	3	0	8	0	6	0	0	0	0	0	200
4:15 PM	12	138	0	0	0	52	5	0	2	0	7	0	0	0	0	0	216
4:30 PM	18	132	0	0	0	61	4	0	4	0	5	0	0	0	0	0	224
4:45 PM	20	160	0	0	0	56	5	0	9	0	11	0	0	0	0	0	261
5:00 PM	19	206	0	0	0	54	8	0	5	0	7	0	0	0	0	0	299
5:15 PM	17	186	0	0	0	46	8	0	6	0	14	0	0	0	0	0	277
5:30 PM	23	208	0	0	0	49	4	0	5	0	12	0	0	0	0	0	301
5:45 PM	13	172	0	0	0	45	3	0	4	0	6	0	0	0	0	0	243
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	139	1333	0	0	0	398	40	0	43	0	68	0	0	0	0	0	2021
APPROACH %'s :	9.44%	90.56%	0.00%	0.00%	0.00%	90.87%	9.13%	0.00%	38.74%	0.00%	61.26%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	79	760	0	0	0	205	25	0	25	0	44	0	0	0	0	0	1138
PEAK HR FACTOR :	0.859	0.913	0.000	0.000	0.000	0.915	0.781	0.000	0.694	0.000	0.786	0.000	0.000	0.000	0.000	0.000	0.945
		0.908				0.927				0.863							

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - HT

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	8
7:15 AM	0	1	0	0	0	6	0	0	0	0	4	0	0	0	0	0	11
7:30 AM	0	2	0	0	0	2	1	0	0	0	0	0	0	0	0	0	5
7:45 AM	0	6	0	0	0	4	1	0	0	0	1	0	0	0	0	0	12
8:00 AM	0	6	0	0	0	9	2	0	0	0	0	0	0	0	0	0	17
8:15 AM	2	5	0	0	0	2	0	0	1	0	0	0	0	0	0	0	10
8:30 AM	0	3	0	0	0	4	0	0	1	0	1	0	0	0	0	0	9
8:45 AM	3	3	0	0	0	5	0	0	1	0	0	0	0	0	0	0	12
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	5	30	0	0	0	36	4	0	3	0	6	0	0	0	0	0	84
APPROACH %'s :	14.29%	85.71%	0.00%	0.00%	0.00%	90.00%	10.00%	0.00%	33.33%	0.00%	66.67%	0.00%					
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	13	0	0	0	16	2	0	0	0	5	0	0	0	0	0	36
PEAK HR FACTOR :	0.000	0.542	0.000	0.000	0.000	0.667	0.500	0.000	0.000	0.000	0.313	0.000	0.000	0.000	0.000	0.000	0.750
	0.542				0.750				0.313								

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	1	4	0	0	0	2	0	0	1	0	0	0	0	0	0	0	8
4:15 PM	0	5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	6
4:30 PM	0	3	0	0	0	4	1	0	0	0	2	0	0	0	0	0	10
4:45 PM	1	4	0	0	0	6	0	0	0	0	1	0	0	0	0	0	12
5:00 PM	3	10	0	0	0	5	2	0	0	0	0	0	0	0	0	0	20
5:15 PM	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
5:30 PM	0	5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	6
5:45 PM	0	5	0	0	0	2	0	0	0	0	0	0	0	0	0	0	7
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	7	40	0	0	0	21	3	0	1	0	3	0	0	0	0	0	75
APPROACH %'s :	14.89%	85.11%	0.00%	0.00%	0.00%	87.50%	12.50%	0.00%	25.00%	0.00%	75.00%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	6	23	0	0	0	12	2	0	0	0	1	0	0	0	0	0	44
PEAK HR FACTOR :	0.500	0.575	0.000	0.000	0.000	0.500	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.550
	0.558				0.500				0.250								

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish
Control: 1-Way Stop(EB)

Project ID: 24-120195-002
Date: 4/30/2024

Data - Bikes

NS/EW Streets:	N Rye Rd				N Rye Rd				Upper Manatee River Rd				Upper Manatee River Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	1	0	0	0	1	0	0	0	0	1	0	0	0	0	0	3
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%					
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250
		0.250															

National Data & Surveying Services

Intersection Turning Movement Count

Location: N Rye Rd & Upper Manatee River Rd
City: Parrish

Project ID: 24-120195-002
Date: 4/30/2024

Data - Pedestrians (Crosswalks)

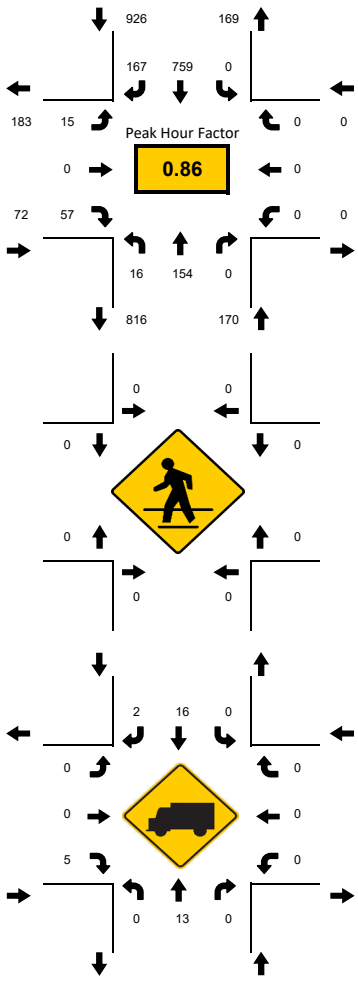
NS/EW Streets:	N Rye Rd		N Rye Rd		Upper Manatee River Rd		Upper Manatee River Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	07:00 AM - 08:00 AM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

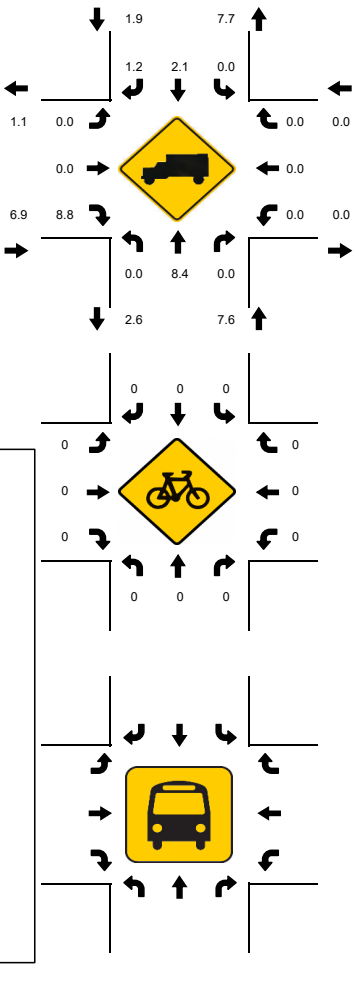
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	04:45 PM - 05:45 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

LOCATION: N Rye Rd & Upper Manatee River Rd
CITY/STATE: Parrish, FL

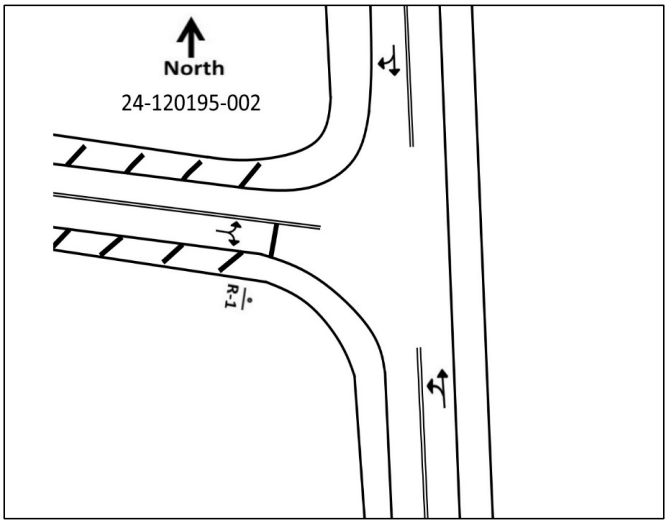
PROJECT ID: 24-120195-002
DATE: Tue, Apr 30, 2024

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM





National Data & Surveying Services



15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Upper Manatee River Rd Eastbound					Upper Manatee River Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	1	51	0	0		0	215	5	0		4	0	17	0		0	0	0	0		293	1168
7:15 AM	1	35	0	0		0	250	33	0		2	0	17	0		0	0	0	0		338	1087
7:30 AM	5	36	0	0		0	152	48	0		4	0	11	0		0	0	0	0		256	936
7:45 AM	9	32	0	0		0	142	81	0		5	0	12	0		0	0	0	0		281	827
8:00 AM	12	36	0	0		0	87	62	0		4	0	11	0		0	0	0	0		212	693
8:15 AM	18	55	0	0		0	70	34	0		8	0	2	0		0	0	0	0		187	481
8:30 AM	2	33	0	0		0	92	7	0		3	0	10	0		0	0	0	0		147	294
8:45 AM	9	30	0	0		0	87	6	0		5	0	10	0		0	0	0	0		147	147
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	36	204	0	0		0	1000	324	0		20	0	68	0		0	0	0	0		**1652**	
Heavy Trucks	0	24	0	0		0	24	4	0		0	0	16	0		0	0	0	0		**68**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

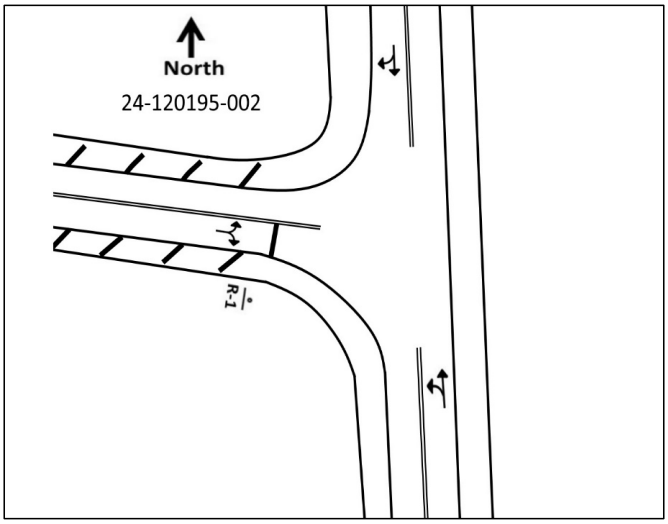
LOCATION: N Rye Rd & Upper Manatee River Rd
CITY/STATE: Parrish, FL

PROJECT ID: 24-120195-002
DATE: Tue, Apr 30, 2024

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor: **0.93**

National Data & Surveying Services



15-Min Count Period Beginning At	N Rye Rd Northbound					N Rye Rd Southbound					Upper Manatee River Rd Eastbound					Upper Manatee River Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	18	135	0	0		0	37	3	0		9	0	6	0		0	0	0	0		208	937
4:15 PM	12	143	0	0		0	53	5	0		2	0	7	0		0	0	0	0		222	1048
4:30 PM	18	135	0	0		0	65	5	0		4	0	7	0		0	0	0	0		234	1109
4:45 PM	21	164	0	0		0	62	5	0		9	0	12	0		0	0	0	0		273	1182
5:00 PM	22	216	0	0		0	59	10	0		5	0	7	0		0	0	0	0		319	1159
5:15 PM	19	190	0	0		0	46	8	0		6	0	14	0		0	0	0	0		283	840
5:30 PM	23	213	0	0		0	50	4	0		5	0	12	0		0	0	0	0		307	557
5:45 PM	13	177	0	0		0	47	3	0		4	0	6	0		0	0	0	0		250	250
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	92	864	0	0		0	248	40	0		36	0	56	0		0	0	0	0		**1336**	
Heavy Trucks	12	40	0	0		0	24	8	0		0	0	4	0		0	0	0	0		**88**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N

N/S Street: **Twin Rivers Trail**

Speed: **30 MPH**

E/W Street: **Golf Course Rd**

Speed: **40 MPH**

Site Code: **25-120038-002**

Date: **01/29/2025**

Weather: **Sunny**

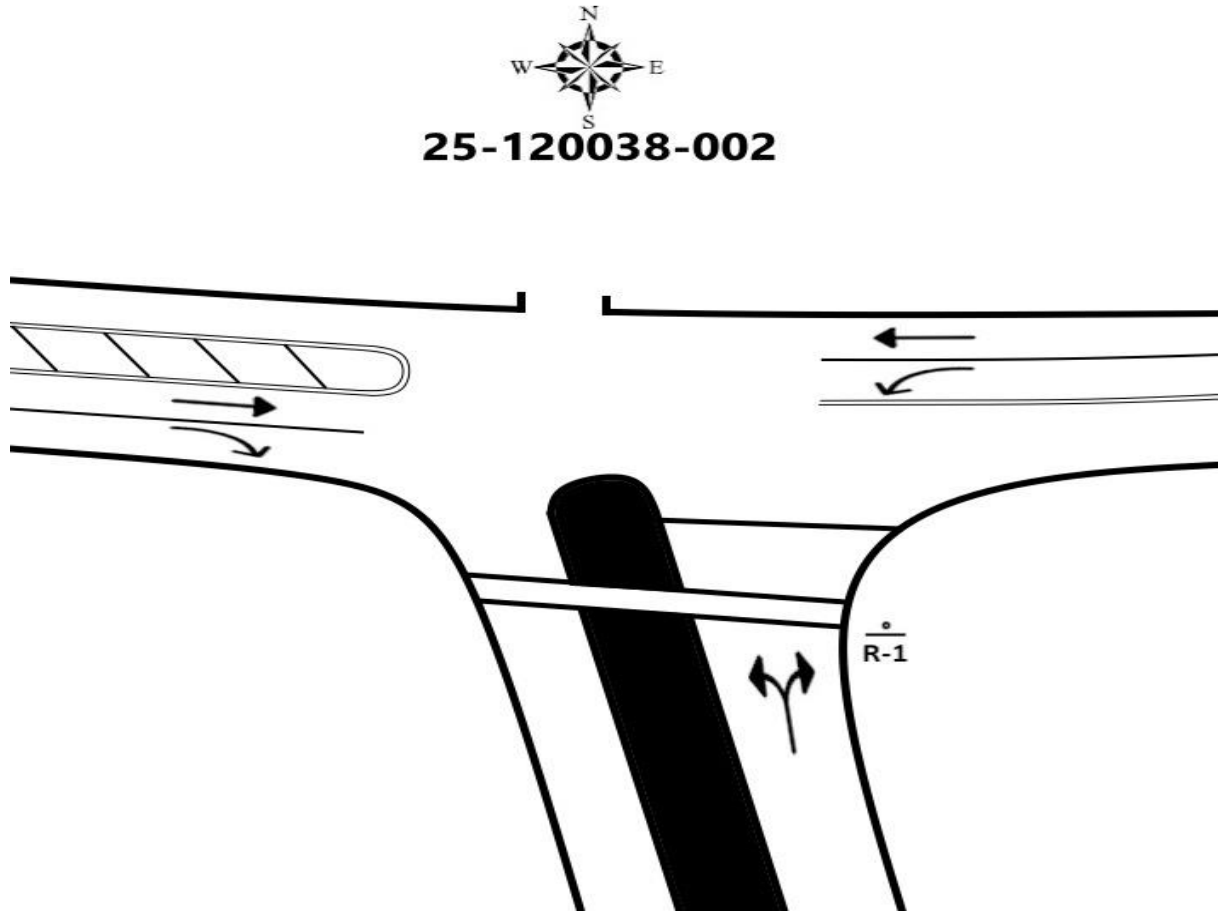
City: **Parrish**

County: **Manatee**

Count Times: **07:00 - 09:00**

14:00 - 18:00

Control: **1-Way Stop(NB)**



Prepared by National Data & Surveying Services

Twin Rivers Trail & Golf Course Rd

Peak Hour Turning Movement Count

ID: 25-120038-002
City: Parrish

Day: Wednesday
Date: 1/29/2025

PEAK HOURS	COUNT PERIODS
07:00 AM - 08:00 AM	7:00 AM - 09:00 AM
NONE	NONE
03:30 PM - 04:30 PM	2:00 PM - 06:00 PM

SOUTHBOUND (Twin Rivers Trail)

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

EASTBOUND (Golf Course Rd)

AM	NOON	PM	
217	0	228	⇦
0	0	0	↩ 0
0	0	0	↱ 0
192	0	121	→ 0
55	0	127	↳ 0
AM	NOON	PM	

WESTBOUND (Golf Course Rd)

PM	NOON	AM	
0	0	0	0 ↰
135	0	102	0 ←
21	0	5	0 ↶
0	0	0	0 ↩
137	0	221	⇨
PM	NOON	AM	

NORTHBOUND (Twin Rivers Trail)

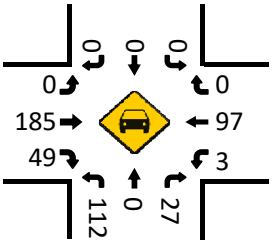
PM	150	2	93	0	16	PM
NOON	0	0	0	0	0	NOON
AM	60	0	115	0	29	AM

CONTROL

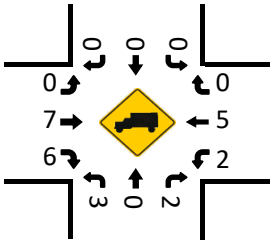
1-Way Stop(NB)

TEV	498	0	515
	AM	NOON	PM
PHF	0.98		0.95

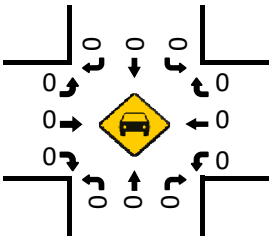
Cars (AM)



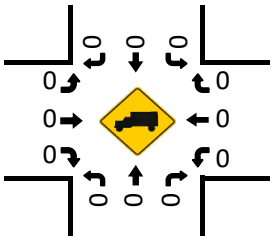
HT (AM)



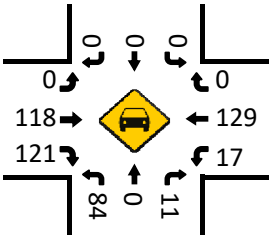
Cars (NOON)



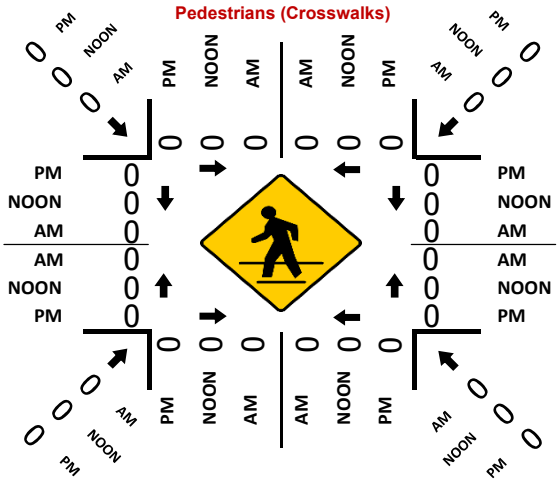
HT (NOON)



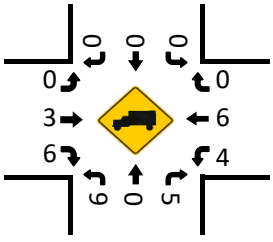
Cars (PM)



Pedestrians (Crosswalks)



HT (PM)



National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - Total

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	32	0	7	0	0	0	0	0	0	37	9	0	0	34	0	0	119
7:15 AM	24	0	6	0	0	0	0	0	0	69	10	0	1	17	0	0	127
7:30 AM	25	0	5	0	0	0	0	0	0	47	19	0	1	29	0	0	126
7:45 AM	34	0	11	0	0	0	0	0	0	39	17	0	3	22	0	0	126
8:00 AM	18	0	7	0	0	0	0	0	0	37	14	0	3	21	0	0	100
8:15 AM	21	0	5	0	0	0	0	0	0	42	18	0	1	30	0	0	117
8:30 AM	25	0	3	0	0	0	0	0	0	21	19	0	2	19	0	0	89
8:45 AM	18	0	6	0	0	0	0	0	0	23	21	0	3	22	0	0	93
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	197	0	50	0	0	0	0	0	0	315	127	0	14	194	0	0	897
APPROACH %'s :	79.76%	0.00%	20.24%	0.00%					0.00%	71.27%	28.73%	0.00%	6.73%	93.27%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	115	0	29	0	0	0	0	0	0	192	55	0	5	102	0	0	498
PEAK HR FACTOR :	0.846	0.000	0.659	0.000	0.000	0.000	0.000	0.000	0.000	0.696	0.724	0.000	0.417	0.750	0.000	0.000	0.980
	0.800								0.782				0.787				

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	21	0	5	0	0	0	0	0	0	20	22	0	2	35	0	0	105
2:15 PM	20	0	7	1	0	0	0	0	0	16	34	0	4	25	0	0	107
2:30 PM	27	0	6	0	0	0	0	0	0	24	19	0	6	32	0	0	114
2:45 PM	23	0	5	0	0	0	0	0	0	27	24	0	4	22	0	0	105
3:00 PM	28	0	2	0	0	0	0	0	0	28	13	0	2	26	0	0	99
3:15 PM	22	0	3	0	0	0	0	0	0	21	34	0	5	23	0	0	108
3:30 PM	21	0	5	0	0	0	0	0	0	30	28	0	7	25	0	0	116
3:45 PM	27	0	4	1	0	0	0	0	0	34	34	0	8	28	0	0	136
4:00 PM	18	0	6	0	0	0	0	0	0	27	33	0	4	47	0	0	135
4:15 PM	27	0	1	1	0	0	0	0	0	30	32	0	2	35	0	0	128
4:30 PM	22	0	2	0	0	0	0	0	0	26	22	0	9	30	0	0	111
4:45 PM	23	0	5	0	0	0	0	0	0	25	31	0	5	33	0	0	122
5:00 PM	25	0	2	0	0	0	0	0	0	29	29	0	5	36	0	0	126
5:15 PM	20	0	2	0	0	0	0	0	0	21	26	0	8	45	0	0	122
5:30 PM	11	0	10	0	0	0	0	0	0	30	24	0	5	47	0	0	127
5:45 PM	22	0	3	0	0	0	0	0	0	21	29	0	3	47	0	0	125
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	357	0	68	3	0	0	0	0	0	409	434	0	79	536	0	0	1886
APPROACH %'s :	83.41%	0.00%	15.89%	0.70%					0.00%	48.52%	51.48%	0.00%	12.85%	87.15%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	93	0	16	2	0	0	0	0	0	121	127	0	21	135	0	0	515
PEAK HR FACTOR :	0.861	0.000	0.667	0.500	0.000	0.000	0.000	0.000	0.000	0.890	0.934	0.000	0.656	0.718	0.000	0.000	0.947
	0.867								0.912				0.765				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - Cars

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	32	0	7	0	0	0	0	0	0	35	8	0	0	33	0	0	115
7:15 AM	23	0	6	0	0	0	0	0	0	67	10	0	1	16	0	0	123
7:30 AM	25	0	5	0	0	0	0	0	0	45	15	0	0	28	0	0	118
7:45 AM	32	0	9	0	0	0	0	0	0	38	16	0	2	20	0	0	117
8:00 AM	18	0	6	0	0	0	0	0	0	36	14	0	3	20	0	0	97
8:15 AM	21	0	5	0	0	0	0	0	0	40	17	0	1	29	0	0	113
8:30 AM	25	0	2	0	0	0	0	0	0	20	18	0	1	19	0	0	85
8:45 AM	17	0	5	0	0	0	0	0	0	21	20	0	1	21	0	0	85
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	193	0	45	0	0	0	0	0	0	302	118	0	9	186	0	0	853
APPROACH %'s :	81.09%	0.00%	18.91%	0.00%					0.00%	71.90%	28.10%	0.00%	4.62%	95.38%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	112	0	27	0	0	0	0	0	0	185	49	0	3	97	0	0	473
PEAK HR FACTOR :	0.875	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.690	0.766	0.000	0.375	0.735	0.000	0.000	0.961
	0.848								0.760				0.758				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	20	0	3	0	0	0	0	0	0	16	21	0	2	33	0	0	95
2:15 PM	19	0	7	1	0	0	0	0	0	16	33	0	3	24	0	0	103
2:30 PM	27	0	4	0	0	0	0	0	0	24	18	0	5	32	0	0	110
2:45 PM	22	0	2	0	0	0	0	0	0	25	24	0	3	22	0	0	98
3:00 PM	28	0	2	0	0	0	0	0	0	28	13	0	2	21	0	0	94
3:15 PM	20	0	3	0	0	0	0	0	0	19	32	0	4	22	0	0	100
3:30 PM	21	0	2	0	0	0	0	0	0	29	27	0	5	23	0	0	107
3:45 PM	24	0	4	1	0	0	0	0	0	33	32	0	7	28	0	0	129
4:00 PM	16	0	4	0	0	0	0	0	0	27	30	0	4	45	0	0	126
4:15 PM	23	0	1	1	0	0	0	0	0	29	32	0	1	33	0	0	120
4:30 PM	21	0	2	0	0	0	0	0	0	25	22	0	8	29	0	0	107
4:45 PM	21	0	4	0	0	0	0	0	0	25	31	0	5	31	0	0	117
5:00 PM	24	0	1	0	0	0	0	0	0	28	28	0	4	35	0	0	120
5:15 PM	19	0	2	0	0	0	0	0	0	21	26	0	8	45	0	0	121
5:30 PM	11	0	9	0	0	0	0	0	0	30	24	0	5	46	0	0	125
5:45 PM	22	0	3	0	0	0	0	0	0	21	28	0	3	47	0	0	124
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	338	0	53	3	0	0	0	0	0	396	421	0	69	516	0	0	1796
APPROACH %'s :	85.79%	0.00%	13.45%	0.76%					0.00%	48.47%	51.53%	0.00%	11.79%	88.21%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	84	0	11	2	0	0	0	0	0	118	121	0	17	129	0	0	482
PEAK HR FACTOR :	0.875	0.000	0.688	0.500	0.000	0.000	0.000	0.000	0.000	0.894	0.945	0.000	0.607	0.717	0.000	0.000	0.934
	0.836								0.919				0.745				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - HT

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	4
7:15 AM	1	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	4
7:30 AM	0	0	0	0	0	0	0	0	0	2	4	0	1	1	0	0	8
7:45 AM	2	0	2	0	0	0	0	0	0	1	1	0	1	2	0	0	9
8:00 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	0	4
8:30 AM	0	0	1	0	0	0	0	0	0	1	1	0	1	0	0	0	4
8:45 AM	1	0	1	0	0	0	0	0	0	2	1	0	2	1	0	0	8
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	4	0	5	0	0	0	0	0	0	13	9	0	5	8	0	0	44
APPROACH %'s :	44.44%	0.00%	55.56%	0.00%					0.00%	59.09%	40.91%	0.00%	38.46%	61.54%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	3	0	2	0	0	0	0	0	0	7	6	0	2	5	0	0	25
PEAK HR FACTOR :	0.375	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.875	0.375	0.000	0.500	0.625	0.000	0.000	0.694
	0.313								0.542				0.583				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	1	0	2	0	0	0	0	0	0	4	1	0	0	2	0	0	10
2:15 PM	1	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	4
2:30 PM	0	0	2	0	0	0	0	0	0	0	1	0	1	0	0	0	4
2:45 PM	1	0	3	0	0	0	0	0	0	2	0	0	1	0	0	0	7
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5
3:15 PM	2	0	0	0	0	0	0	0	0	2	2	0	1	1	0	0	8
3:30 PM	0	0	3	0	0	0	0	0	0	1	1	0	2	2	0	0	9
3:45 PM	3	0	0	0	0	0	0	0	0	1	2	0	1	0	0	0	7
4:00 PM	2	0	2	0	0	0	0	0	0	0	3	0	0	2	0	0	9
4:15 PM	4	0	0	0	0	0	0	0	0	1	0	0	1	2	0	0	8
4:30 PM	1	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	4
4:45 PM	2	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	5
5:00 PM	1	0	1	0	0	0	0	0	0	1	1	0	1	1	0	0	6
5:15 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	19	0	15	0	0	0	0	0	0	13	13	0	10	20	0	0	90
APPROACH %'s :	55.88%	0.00%	44.12%	0.00%					0.00%	50.00%	50.00%	0.00%	33.33%	66.67%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	9	0	5	0	0	0	0	0	0	3	6	0	4	6	0	0	33
PEAK HR FACTOR :	0.563	0.000	0.417	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.500	0.000	0.500	0.750	0.000	0.000	0.917
	0.875								0.750				0.625				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish
Control: 1-Way Stop(NB)

Project ID: 25-120038-002
Date: 1/29/2025

Data - Bikes

NS/EW Streets:	Twin Rivers Trail				Twin Rivers Trail				Golf Course Rd				Golf Course Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
APPROACH %'s :													0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:00 AM - 08:00 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250
														0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
APPROACH %'s :													100.00%	0.00%	0.00%	0.00%	
PEAK HR :	03:30 PM - 04:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250
														0.250			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Twin Rivers Trail & Golf Course Rd
City: Parrish

Project ID: 25-120038-002
Date: 1/29/2025

Data - Pedestrians (Crosswalks)

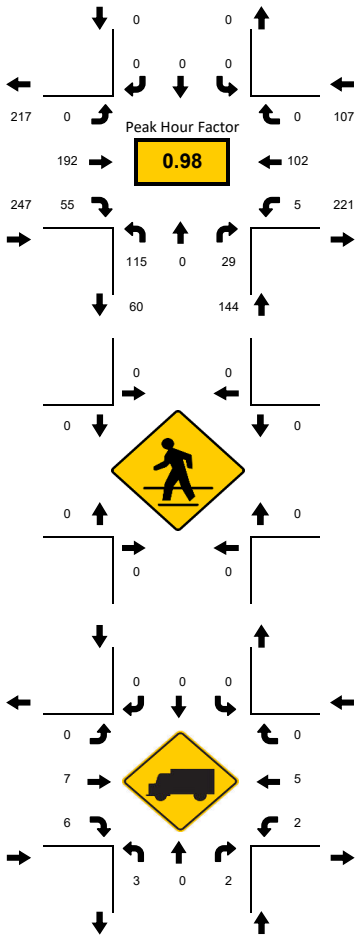
NS/EW Streets:	Twin Rivers Trail		Twin Rivers Trail		Golf Course Rd		Golf Course Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	1	1	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	1	1	0	0	0	0	2
APPROACH %'s :			50.00%	50.00%					
PEAK HR :	**07:00 AM - 08:00 AM**								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
2:00 PM	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0
APPROACH %'s :									
PEAK HR :	**03:30 PM - 04:30 PM**								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

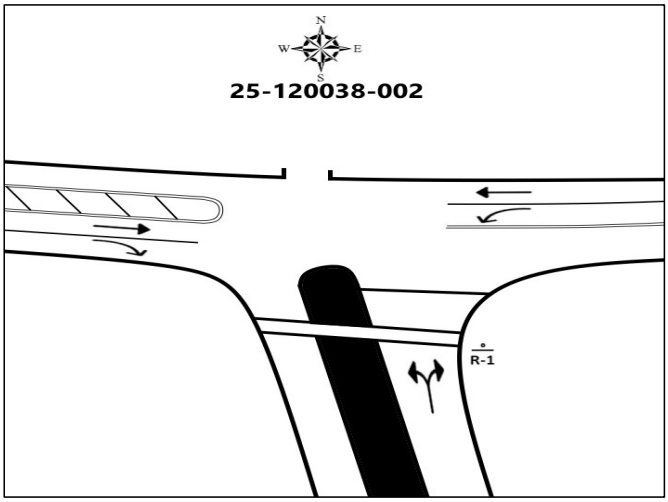
LOCATION: Twin Rivers Trail & Golf Course Rd
CITY/STATE: Parrish, FL

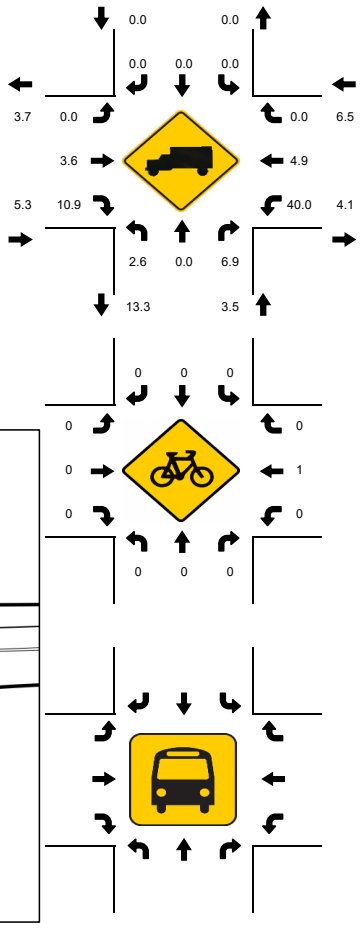
PROJECT ID: 25-120038-002
DATE: Wed, Jan 29, 2025

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services



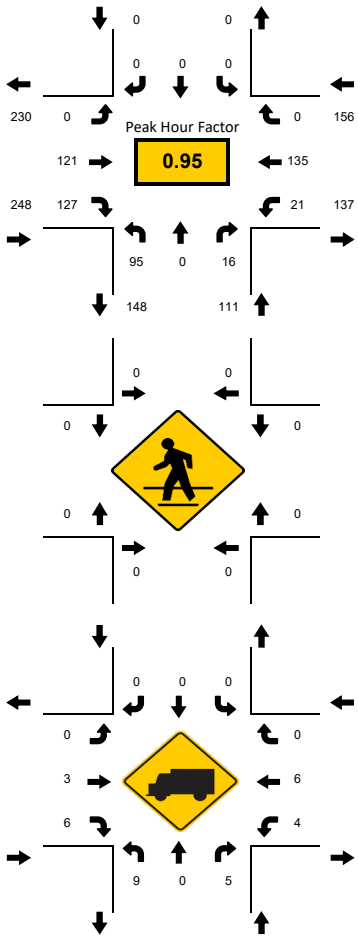


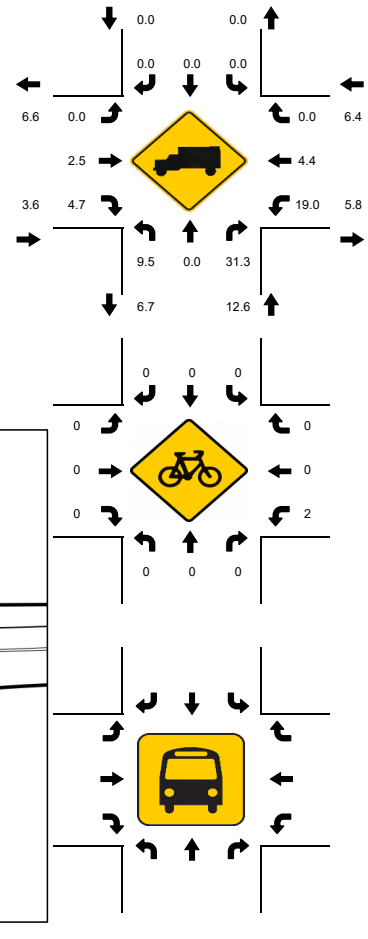
15-Min Count Period Beginning At	Twin Rivers Trail Northbound					Twin Rivers Trail Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	32	0	7	0		0	0	0	0		0	37	9	0		0	34	0	0		119	498
7:15 AM	24	0	6	0		0	0	0	0		0	69	10	0		1	17	0	0		127	479
7:30 AM	25	0	5	0		0	0	0	0		0	47	19	0		1	29	0	0		126	469
7:45 AM	34	0	11	0		0	0	0	0		0	39	17	0		3	22	0	0		126	432
8:00 AM	18	0	7	0		0	0	0	0		0	37	14	0		3	21	0	0		100	399
8:15 AM	21	0	5	0		0	0	0	0		0	42	18	0		1	30	0	0		117	299
8:30 AM	25	0	3	0		0	0	0	0		0	21	19	0		2	19	0	0		89	182
8:45 AM	18	0	6	0		0	0	0	0		0	23	21	0		3	22	0	0		93	93
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	136	0	44	0		0	0	0	0		0	276	76	0		12	136	0	0		**680**	
Heavy Trucks	8	0	8	0		0	0	0	0		0	8	16	0		4	8	0	0		**52**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		**4**	
Buses																						
Stopped Buses																						

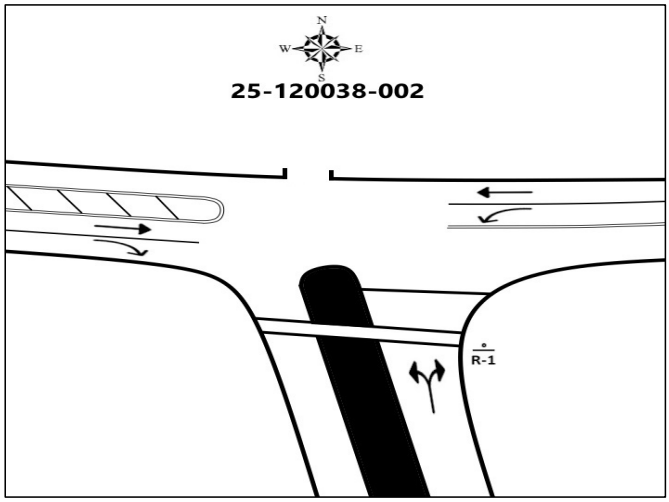
LOCATION: Twin Rivers Trail & Golf Course Rd
CITY/STATE: Parrish, FL

PROJECT ID: 25-120038-002
DATE: Wed, Jan 29, 2025

Peak-Hour: 03:30 PM - 04:30 PM
Peak 15-Minute: 03:45 PM - 04:00 PM







15-Min Count Period Beginning At	Twin Rivers Trail Northbound					Twin Rivers Trail Southbound					Golf Course Rd Eastbound					Golf Course Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
2:00 PM	21	0	5	0		0	0	0	0		0	20	22	0		2	35	0	0		105	431
2:15 PM	20	0	7	1		0	0	0	0		0	16	34	0		4	25	0	0		107	425
2:30 PM	27	0	6	0		0	0	0	0		0	24	19	0		6	32	0	0		114	426
2:45 PM	23	0	5	0		0	0	0	0		0	27	24	0		4	22	0	0		105	428
3:00 PM	28	0	2	0		0	0	0	0		0	28	13	0		2	26	0	0		99	459
3:15 PM	22	0	3	0		0	0	0	0		0	21	34	0		5	23	0	0		108	495
3:30 PM	21	0	5	0		0	0	0	0		0	30	28	0		7	25	0	0		116	515
3:45 PM	27	0	4	1		0	0	0	0		0	34	34	0		8	28	0	0		136	510
4:00 PM	18	0	6	0		0	0	0	0		0	27	33	0		4	47	0	0		135	496
4:15 PM	27	0	1	1		0	0	0	0		0	30	32	0		2	35	0	0		128	487
4:30 PM	22	0	2	0		0	0	0	0		0	26	22	0		9	30	0	0		111	481
4:45 PM	23	0	5	0		0	0	0	0		0	25	31	0		5	33	0	0		122	497
5:00 PM	25	0	2	0		0	0	0	0		0	29	29	0		5	36	0	0		126	500
5:15 PM	20	0	2	0		0	0	0	0		0	21	26	0		8	45	0	0		122	374
5:30 PM	11	0	10	0		0	0	0	0		0	30	24	0		5	47	0	0		127	252
5:45 PM	22	0	3	0		0	0	0	0		0	21	29	0		3	47	0	0		125	125
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	108	0	24	4		0	0	0	0		0	136	136	0		32	188	0	0		**628**	
Heavy Trucks	16	0	12	0		0	0	0	0		0	4	12	0		8	8	0	0		**60**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		8	0	0	0		**8**	
Buses																						
Stopped Buses																						

FDOT PEAK SEASON ADJUSTMENT FACTORS

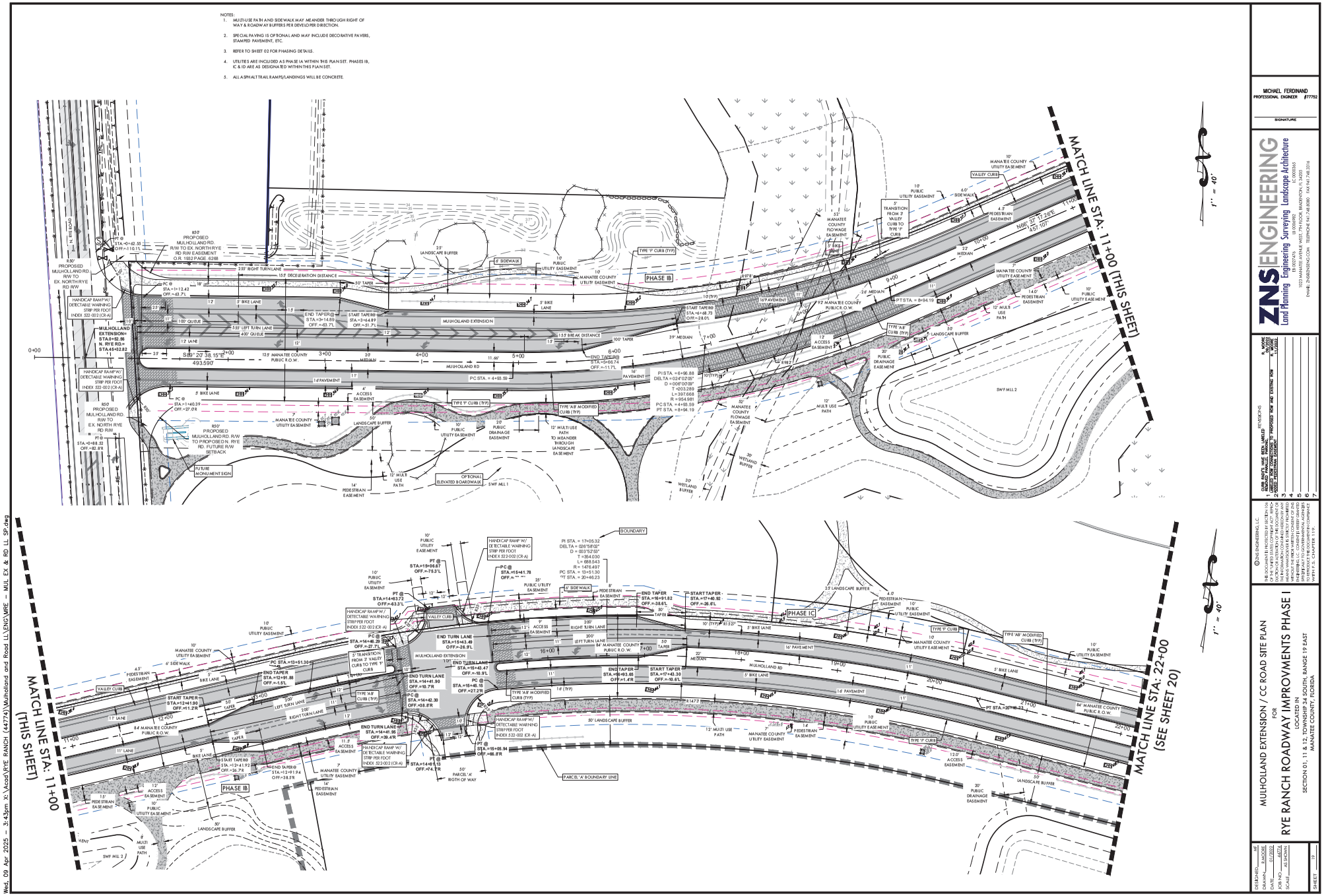
2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1300 MANATEE COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.01	1.07
2	01/08/2023 - 01/14/2023	1.00	1.06
3	01/15/2023 - 01/21/2023	0.99	1.05
4	01/22/2023 - 01/28/2023	0.98	1.04
* 5	01/29/2023 - 02/04/2023	0.96	1.02
* 6	02/05/2023 - 02/11/2023	0.94	1.00
* 7	02/12/2023 - 02/18/2023	0.92	0.98
* 8	02/19/2023 - 02/25/2023	0.92	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.98
*10	03/05/2023 - 03/11/2023	0.92	0.98
*11	03/12/2023 - 03/18/2023	0.92	0.98
*12	03/19/2023 - 03/25/2023	0.93	0.99
*13	03/26/2023 - 04/01/2023	0.94	1.00
*14	04/02/2023 - 04/08/2023	0.95	1.01
*15	04/09/2023 - 04/15/2023	0.96	1.02
*16	04/16/2023 - 04/22/2023	0.97	1.03
*17	04/23/2023 - 04/29/2023	0.98	1.04
18	04/30/2023 - 05/06/2023	0.99	1.05
19	05/07/2023 - 05/13/2023	1.00	1.06
20	05/14/2023 - 05/20/2023	1.01	1.07
21	05/21/2023 - 05/27/2023	1.02	1.09
22	05/28/2023 - 06/03/2023	1.03	1.10
23	06/04/2023 - 06/10/2023	1.05	1.12
24	06/11/2023 - 06/17/2023	1.06	1.13
25	06/18/2023 - 06/24/2023	1.06	1.13
26	06/25/2023 - 07/01/2023	1.07	1.14
27	07/02/2023 - 07/08/2023	1.07	1.14
28	07/09/2023 - 07/15/2023	1.08	1.15
29	07/16/2023 - 07/22/2023	1.08	1.15
30	07/23/2023 - 07/29/2023	1.08	1.15
31	07/30/2023 - 08/05/2023	1.08	1.15
32	08/06/2023 - 08/12/2023	1.08	1.15
33	08/13/2023 - 08/19/2023	1.08	1.15
34	08/20/2023 - 08/26/2023	1.08	1.15
35	08/27/2023 - 09/02/2023	1.07	1.14
36	09/03/2023 - 09/09/2023	1.06	1.13
37	09/10/2023 - 09/16/2023	1.05	1.12
38	09/17/2023 - 09/23/2023	1.04	1.11
39	09/24/2023 - 09/30/2023	1.02	1.09
40	10/01/2023 - 10/07/2023	1.01	1.07
41	10/08/2023 - 10/14/2023	0.99	1.05
42	10/15/2023 - 10/21/2023	0.98	1.04
43	10/22/2023 - 10/28/2023	0.98	1.04
44	10/29/2023 - 11/04/2023	0.98	1.04
45	11/05/2023 - 11/11/2023	0.99	1.05
46	11/12/2023 - 11/18/2023	0.99	1.05
47	11/19/2023 - 11/25/2023	0.99	1.05
48	11/26/2023 - 12/02/2023	1.00	1.06
49	12/03/2023 - 12/09/2023	1.00	1.06
50	12/10/2023 - 12/16/2023	1.01	1.07
51	12/17/2023 - 12/23/2023	1.00	1.06
52	12/24/2023 - 12/30/2023	1.00	1.06
53	12/31/2023 - 12/31/2023	0.99	1.05

* PEAK SEASON

MULHOLLAND EXTENSION / CC ROAD SITE PLAN



MICHAEL FERDINAND
PROFESSIONAL ENGINEER #77752
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC26000253 LB#7768
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

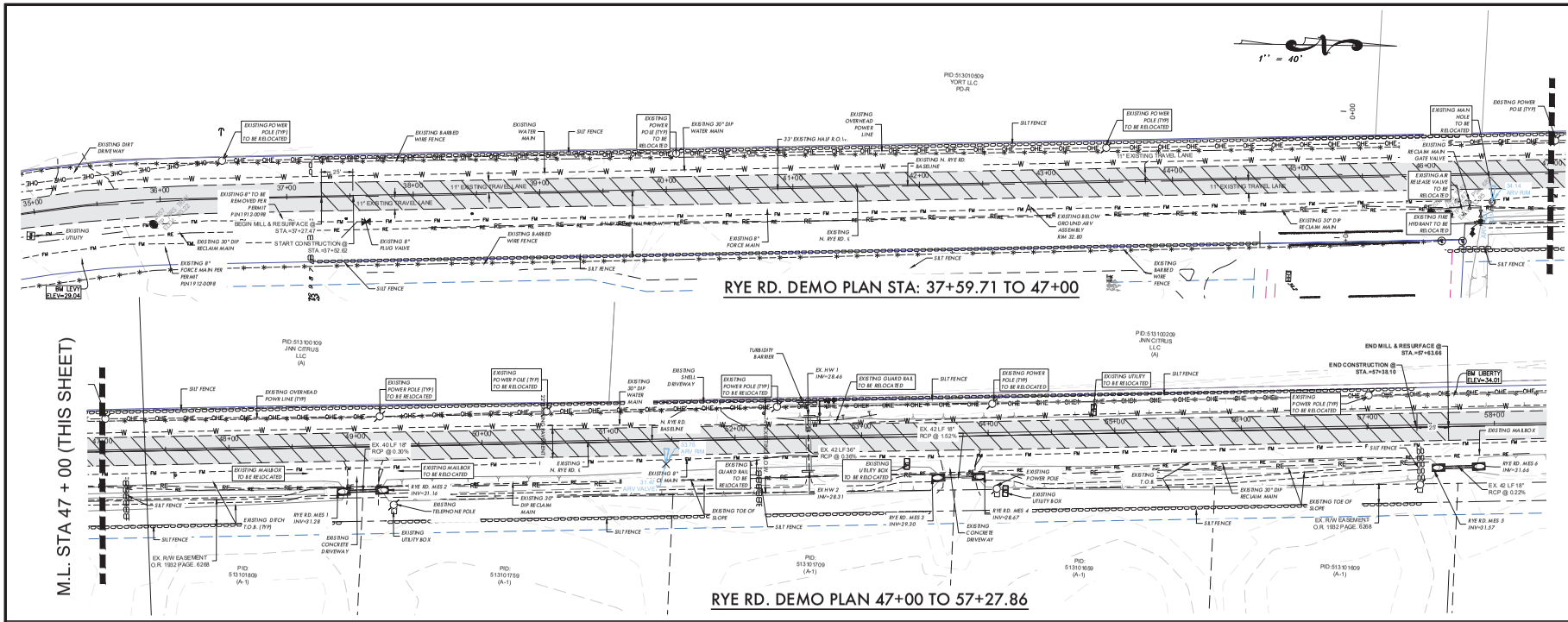
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2			PER REVIEWER COMMENTS
3			
4			
5			
6			
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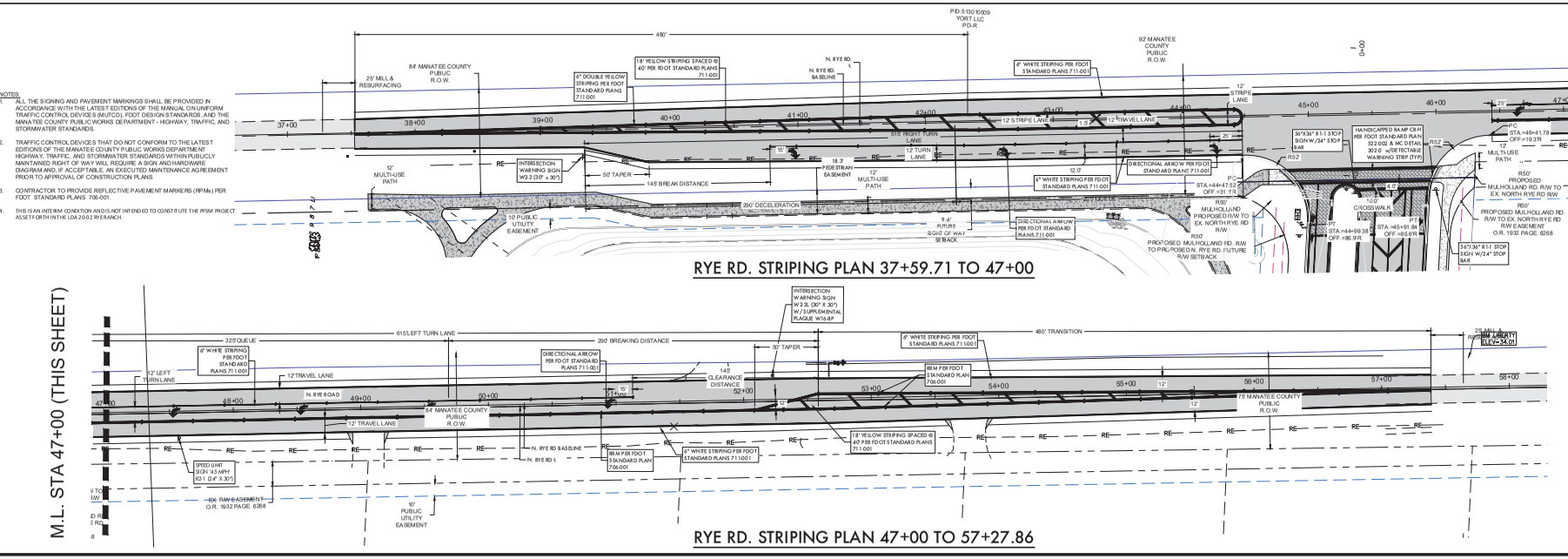
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MULHOLLAND EXTENSION / CC ROAD SITE PLAN
FOR
RYE RANCH ROADWAY IMPROVEMENTS PHASE I
LOCATED IN
SECTION 01, 11 & 12, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: MF
DRAWN: EMOORE
DATE: 01/2022
FOR NO.: 44724
SCALE: AS SHOWN
SHEET: 19

Wed, 09 Apr 2025 – 3:43pm X:\Acad\RYE RANCH (44724)\Mulholland and Road LL\ENG\MRE – MUL EX & RD LL SP.dwg





NOTES:
1. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
2. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITIONS OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
3. CONTRACTOR TO PROVIDE REFLECTIVE PAVEMENT MARKERS (RPMs) PER FDOT STANDARD PLANS 706-001.
4. THIS IS AN INTERIM CONDITION AND IS NOT INTENDED TO CONSTITUTE THE PSM PROJECT AS SET FORTH IN THE LDA 20-02 IRY RANCH.

MICHAEL FERDINAND
PROFESSIONAL ENGINEER #77752
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC-26000553
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1. ADDED EXISTING ASPHALT, CHG.-OUT, ADDED R/W, CROSSING PA, REVISED, & MORE — A. MOORE
2. ADDED INTERSECTION SIGNAL, SIGN, & MORE — A. MOORE
3. REVISED SOUTHBOUND WARNING SIGN — A. MOORE
4. REVISED SOUTHBOUND WARNING SIGN — A. MOORE
5. — A. MOORE
6. — A. MOORE
7. — A. MOORE

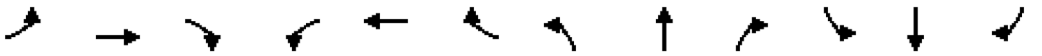
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N. RYE RD. IMPROVEMENTS
FOR
RYE RANCH ROADWAY IMPROVEMENTS PHASE I
LOCATED IN
SECTION 01, 11 & 12, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: MF
DRAWN: S.MOORE
DATE: 01/2022
JOB NO.: 4672
SCALE: AS SHOWN
SHEET: 5K

Wed, 09 Apr 2025 – 3:40pm X:\Acad\RYE RANCH (4477A)\Mulholland and Road LL\ENG\WRE – RYE RD IMP.dwg

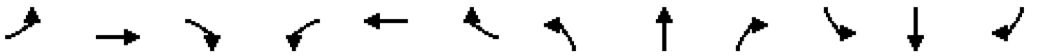
INTERSECTION ANALYSIS



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	159	447	543	125	312	78	438	975	215	79	390	70
Future Volume (veh/h)	159	447	543	125	312	78	438	975	215	79	390	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1870	1885	1870	1870	1870	1870	1826	1870	1796	1870	1885
Adj Flow Rate, veh/h	169	476	325	133	332	66	466	1037	182	84	415	59
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	2	1	2	2	2	2	5	2	7	2	1
Cap, veh/h	234	524	773	170	374	74	562	1272	223	182	852	120
Arrive On Green	0.09	0.28	0.28	0.05	0.25	0.25	0.20	0.43	0.43	0.05	0.27	0.27
Sat Flow, veh/h	1711	1870	1598	1781	1515	301	1781	2951	517	1711	3126	442
Grp Volume(v), veh/h	169	476	325	133	0	398	466	609	610	84	235	239
Grp Sat Flow(s),veh/h/ln	1711	1870	1598	1781	0	1816	1781	1735	1733	1711	1777	1791
Q Serve(g_s), s	10.1	34.4	18.5	7.5	0.0	29.6	25.3	43.1	43.3	4.9	15.5	15.7
Cycle Q Clear(g_c), s	10.1	34.4	18.5	7.5	0.0	29.6	25.3	43.1	43.3	4.9	15.5	15.7
Prop In Lane	1.00		1.00	1.00		0.17	1.00		0.30	1.00		0.25
Lane Grp Cap(c), veh/h	234	524	773	170	0	448	562	748	747	182	484	488
V/C Ratio(X)	0.72	0.91	0.42	0.78	0.00	0.89	0.83	0.81	0.82	0.46	0.48	0.49
Avail Cap(c_a), veh/h	262	615	850	170	0	506	724	748	747	182	484	488
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	0.71	0.71	0.71	1.00	1.00	1.00
Uniform Delay (d), s/veh	37.7	48.6	23.4	42.1	0.0	50.8	26.9	34.9	35.0	36.3	42.7	42.8
Incr Delay (d2), s/veh	8.3	15.9	0.4	20.5	0.0	16.0	4.6	6.9	7.0	1.8	3.4	3.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.7	18.1	6.9	4.4	0.0	15.2	10.9	18.8	18.9	2.1	7.1	7.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	46.0	64.5	23.8	62.6	0.0	66.9	31.5	41.8	42.0	38.1	46.1	46.3
LnGrp LOS	D	E	C	E		E	C	D	D	D	D	D
Approach Vol, veh/h		970			531			1685			558	
Approach Delay, s/veh		47.6			65.8			39.0			45.0	
Approach LOS		D			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	35.2	46.5	17.7	40.6	13.0	68.8	13.0	45.2
Change Period (Y+Rc), s	6.7	8.4	5.5	6.0	6.7	8.4	5.5	6.0
Max Green Setting (Gmax), s	41.3	18.6	14.5	39.0	6.3	53.6	7.5	46.0
Max Q Clear Time (g_c+I1), s	27.3	17.7	12.1	31.6	6.9	45.3	9.5	36.4
Green Ext Time (p_c), s	1.2	0.2	0.1	1.3	0.0	4.5	0.0	2.8

Intersection Summary	
HCM 6th Ctrl Delay, s/veh	45.9
HCM 6th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	159	447	594	131	312	78	468	1009	218	79	447	70
Future Volume (veh/h)	159	447	594	131	312	78	468	1009	218	79	447	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1870	1885	1870	1870	1870	1870	1826	1870	1796	1870	1885
Adj Flow Rate, veh/h	169	476	379	139	332	66	498	1073	185	84	476	59
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	2	1	2	2	2	2	5	2	7	2	1
Cap, veh/h	235	526	803	170	376	75	552	1273	219	173	808	100
Arrive On Green	0.09	0.28	0.28	0.05	0.25	0.25	0.22	0.43	0.43	0.05	0.25	0.25
Sat Flow, veh/h	1711	1870	1598	1781	1515	301	1781	2960	509	1711	3184	393
Grp Volume(v), veh/h	169	476	379	139	0	398	498	628	630	84	265	270
Grp Sat Flow(s),veh/h/ln	1711	1870	1598	1781	0	1816	1781	1735	1734	1711	1777	1800
Q Serve(g_s), s	10.1	34.4	21.7	7.5	0.0	29.6	27.7	45.2	45.5	5.1	18.3	18.5
Cycle Q Clear(g_c), s	10.1	34.4	21.7	7.5	0.0	29.6	27.7	45.2	45.5	5.1	18.3	18.5
Prop In Lane	1.00		1.00	1.00		0.17	1.00		0.29	1.00		0.22
Lane Grp Cap(c), veh/h	235	526	803	170	0	450	552	746	746	173	451	457
V/C Ratio(X)	0.72	0.91	0.47	0.82	0.00	0.88	0.90	0.84	0.84	0.49	0.59	0.59
Avail Cap(c_a), veh/h	263	615	879	170	0	506	683	746	746	173	451	457
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	0.54	0.54	0.54	1.00	1.00	1.00
Uniform Delay (d), s/veh	37.6	48.5	22.7	43.2	0.0	50.7	28.5	35.6	35.7	38.1	45.8	45.9
Incr Delay (d2), s/veh	8.1	15.5	0.4	25.8	0.0	15.6	7.9	6.3	6.5	2.1	5.5	5.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.7	18.0	8.0	4.8	0.0	15.2	12.5	19.6	19.7	2.2	8.6	8.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	45.7	64.0	23.1	69.0	0.0	66.3	36.5	41.9	42.2	40.2	51.3	51.4
LnGrp LOS	D	E	C	E		E	D	D	D	D	D	D
Approach Vol, veh/h		1024			537			1756			619	
Approach Delay, s/veh		45.9			67.0			40.5			49.8	
Approach LOS		D			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	37.7	43.9	17.7	40.7	13.0	68.6	13.0	45.4
Change Period (Y+Rc), s	6.7	8.4	5.5	6.0	6.7	8.4	5.5	6.0
Max Green Setting (Gmax), s	41.3	18.6	14.5	39.0	6.3	53.6	7.5	46.0
Max Q Clear Time (g_c+I1), s	29.7	20.5	12.1	31.6	7.1	47.5	9.5	36.4
Green Ext Time (p_c), s	1.3	0.0	0.1	1.3	0.0	3.7	0.0	3.0

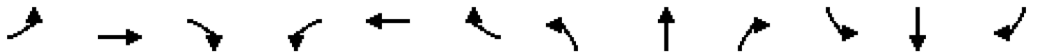
Intersection Summary	
HCM 6th Ctrl Delay, s/veh	47.0
HCM 6th LOS	D



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	216	78	1550	249	126	932
Future Volume (veh/h)	216	78	1550	249	126	932
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	225	81	1615	259	131	971
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	286	131	1859	829	168	2199
Arrive On Green	0.08	0.08	0.52	0.52	0.05	0.62
Sat Flow, veh/h	3456	1585	3647	1585	1781	3647
Grp Volume(v), veh/h	225	81	1615	259	131	971
Grp Sat Flow(s),veh/h/ln	1728	1585	1777	1585	1781	1777
Q Serve(g_s), s	8.9	6.9	55.6	13.0	4.6	20.1
Cycle Q Clear(g_c), s	8.9	6.9	55.6	13.0	4.6	20.1
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	286	131	1859	829	168	2199
V/C Ratio(X)	0.79	0.62	0.87	0.31	0.78	0.44
Avail Cap(c_a), veh/h	469	215	2198	980	251	2706
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.36	0.36	0.73	0.73
Uniform Delay (d), s/veh	63.0	62.1	29.2	19.0	31.1	14.0
Incr Delay (d2), s/veh	4.7	4.6	2.2	0.4	6.6	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.1	3.0	22.7	4.7	2.6	7.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	67.7	66.7	31.4	19.4	37.7	14.1
LnGrp LOS	E	E	C	B	D	B
Approach Vol, veh/h	306		1874			1102
Approach Delay, s/veh	67.5		29.8			16.9
Approach LOS	E		C			B

Timer - Assigned Phs		2			5	6	8
Phs Duration (G+Y+Rc), s		95.0			13.4	81.6	17.6
Change Period (Y+Rc), s		8.4			6.7	8.4	6.0
Max Green Setting (Gmax), s		106.6			13.3	86.6	19.0
Max Q Clear Time (g_c+I1), s		22.1			6.6	57.6	10.9
Green Ext Time (p_c), s		7.8			0.2	15.6	0.7

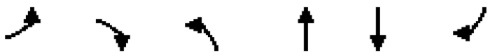
Intersection Summary	
HCM 6th Ctrl Delay, s/veh	29.0
HCM 6th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	25	2	18	224	3	78	31	1622	254	126	1054	41
Future Volume (veh/h)	25	2	18	224	3	78	31	1622	254	126	1054	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	2	19	233	3	81	32	1690	265	131	1098	43
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	98	5	52	284	300	254	347	2308	1029	196	2313	91
Arrive On Green	0.04	0.04	0.04	0.08	0.16	0.16	0.03	0.65	0.65	0.04	0.66	0.66
Sat Flow, veh/h	1314	153	1455	3456	1870	1585	1781	3554	1585	1781	3486	136
Grp Volume(v), veh/h	26	0	21	233	3	81	32	1690	265	131	560	581
Grp Sat Flow(s),veh/h/ln	1314	0	1608	1728	1870	1585	1781	1777	1585	1781	1777	1846
Q Serve(g_s), s	2.7	0.0	1.8	9.3	0.2	6.3	0.8	44.5	9.9	3.5	21.7	21.7
Cycle Q Clear(g_c), s	2.7	0.0	1.8	9.3	0.2	6.3	0.8	44.5	9.9	3.5	21.7	21.7
Prop In Lane	1.00		0.90	1.00		1.00	1.00		1.00	1.00		0.07
Lane Grp Cap(c), veh/h	98	0	57	284	300	254	347	2308	1029	196	1179	1225
V/C Ratio(X)	0.27	0.00	0.37	0.82	0.01	0.32	0.09	0.73	0.26	0.67	0.47	0.47
Avail Cap(c_a), veh/h	220	0	207	346	508	430	370	2308	1029	244	1179	1225
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	0.17	0.17	0.17	0.62	0.62	0.62
Uniform Delay (d), s/veh	66.4	0.0	66.0	63.2	49.4	52.0	9.0	16.4	10.3	23.6	11.6	11.6
Incr Delay (d2), s/veh	1.4	0.0	3.9	12.4	0.0	0.7	0.0	0.4	0.1	3.1	0.9	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	0.8	4.6	0.1	2.6	0.3	16.3	3.4	2.9	8.1	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	67.9	0.0	69.9	75.6	49.4	52.7	9.0	16.8	10.4	26.7	12.4	12.4
LnGrp LOS	E		E	E	D	D	A	B	B	C	B	B
Approach Vol, veh/h		47			317			1987			1272	
Approach Delay, s/veh		68.8			69.5			15.8			13.9	
Approach LOS		E			E			B			B	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	10.3	101.3		28.5	12.2	99.3	17.5	11.0				
Change Period (Y+Rc), s	6.7	8.4		6.0	6.7	8.4	6.0	6.0				
Max Green Setting (Gmax), s	5.3	75.6		38.0	9.3	71.6	14.0	18.0				
Max Q Clear Time (g_c+I1), s	2.8	23.7		8.3	5.5	46.5	11.3	4.7				
Green Ext Time (p_c), s	0.0	8.6		0.2	0.1	15.2	0.2	0.1				

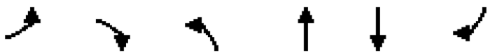
Intersection Summary												
HCM 6th Ctrl Delay, s/veh			20.5									
HCM 6th LOS			C									



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	337	86	117	1721	877	273
Future Volume (veh/h)	337	86	117	1721	877	273
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1885	1870	1796	1856	1811	1796
Adj Flow Rate, veh/h	362	82	126	1851	943	260
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	1	2	7	3	6	7
Cap, veh/h	387	88	246	2208	1384	381
Arrive On Green	0.27	0.27	0.05	0.63	0.52	0.52
Sat Flow, veh/h	1428	323	1711	3618	2757	733
Grp Volume(v), veh/h	445	0	126	1851	608	595
Grp Sat Flow(s),veh/h/ln	1756	0	1711	1763	1721	1679
Q Serve(g_s), s	34.7	0.0	4.7	57.9	36.8	37.0
Cycle Q Clear(g_c), s	34.7	0.0	4.7	57.9	36.8	37.0
Prop In Lane	0.81	0.18	1.00			0.44
Lane Grp Cap(c), veh/h	476	0	246	2208	893	872
V/C Ratio(X)	0.94	0.00	0.51	0.84	0.68	0.68
Avail Cap(c_a), veh/h	677	0	246	2208	893	872
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.92	0.92
Uniform Delay (d), s/veh	49.8	0.0	20.9	20.6	25.0	25.1
Incr Delay (d2), s/veh	16.3	0.0	1.8	3.0	3.8	4.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	16.9	0.0	1.9	22.3	15.2	14.9
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	66.1	0.0	22.7	23.6	28.9	29.1
LnGrp LOS	E		C	C	C	C
Approach Vol, veh/h	445			1977	1203	
Approach Delay, s/veh	66.1			23.6	29.0	
Approach LOS	E			C	C	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	81.1				96.1	43.9
Change Period (Y+Rc), s	8.4	8.4				8.4	6.0
Max Green Setting (Gmax), s	6.6	56.6				71.6	54.0
Max Q Clear Time (g_c+I1), s	6.7	39.0				59.9	36.7
Green Ext Time (p_c), s	0.0	7.2				8.9	1.3

Intersection Summary			
HCM 6th Ctrl Delay, s/veh		30.6	
HCM 6th LOS		C	



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	403	86	117	1816	933	313
Future Volume (veh/h)	403	86	117	1816	933	313
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1885	1870	1796	1856	1811	1796
Adj Flow Rate, veh/h	433	82	126	1953	1003	303
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	1	2	7	3	6	7
Cap, veh/h	458	87	193	2070	1252	376
Arrive On Green	0.31	0.31	0.05	0.59	0.48	0.48
Sat Flow, veh/h	1478	280	1711	3618	2698	783
Grp Volume(v), veh/h	516	0	126	1953	660	646
Grp Sat Flow(s),veh/h/ln	1761	0	1711	1763	1721	1670
Q Serve(g_s), s	40.0	0.0	5.1	71.8	45.3	46.0
Cycle Q Clear(g_c), s	40.0	0.0	5.1	71.8	45.3	46.0
Prop In Lane	0.84	0.16	1.00			0.47
Lane Grp Cap(c), veh/h	546	0	193	2070	826	802
V/C Ratio(X)	0.95	0.00	0.65	0.94	0.80	0.81
Avail Cap(c_a), veh/h	679	0	193	2070	826	802
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.83	0.83
Uniform Delay (d), s/veh	47.1	0.0	27.8	26.8	30.7	30.9
Incr Delay (d2), s/veh	19.7	0.0	7.5	9.6	6.7	7.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	20.0	0.0	2.3	30.2	19.4	19.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	66.8	0.0	35.3	36.4	37.4	38.0
LnGrp LOS	E		D	D	D	D
Approach Vol, veh/h	516			2079	1306	
Approach Delay, s/veh	66.8			36.3	37.7	
Approach LOS	E			D	D	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	15.0	75.6				90.6	49.4
Change Period (Y+Rc), s	8.4	8.4				8.4	6.0
Max Green Setting (Gmax), s	6.6	56.6				71.6	54.0
Max Q Clear Time (g_c+I1), s	7.1	48.0				73.8	42.0
Green Ext Time (p_c), s	0.0	5.0				0.0	1.4

Intersection Summary			
HCM 6th Ctrl Delay, s/veh		40.8	
HCM 6th LOS		D	

ARTERIAL ANALYSIS

Arterial Level of Service: NB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Upper Manatee River	II	36	327.3	31.0	358.3	3.23	32.5	B
Mulholland Rd	II	45	130.0	10.4	140.4	1.62	41.7	A
Golf Course Rd	II	45	88.0	45.9	133.9	1.10	29.6	B
Total	II		545.3	87.3	632.6	5.96	33.9	B

Arterial Level of Service: SB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Golf Course Rd	II	45	40.9	55.4	96.3	0.45	16.8	E
Mulholland Rd	II	45	88.0	6.3	94.3	1.10	42.0	A
Upper Manatee River	II	45	130.0	46.7	176.7	1.62	33.1	B
Total	II		258.9	108.4	367.3	3.17	31.1	B

Arterial Level of Service: NB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Upper Manatee River	II	36	327.3	46.8	374.1	3.23	31.1	B
Mulholland Rd	II	45	130.0	22.4	152.4	1.62	38.4	A
Golf Course Rd	II	45	88.0	31.7	119.7	1.10	33.1	B
Total	II		545.3	100.9	646.2	5.96	33.2	B

Arterial Level of Service: SB Rye Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Golf Course Rd	II	45	40.9	62.3	103.2	0.45	15.7	E
Mulholland Rd	II	45	88.0	20.8	108.8	1.10	36.4	A
Upper Manatee River	II	45	130.0	49.3	179.3	1.62	32.6	B
Total	II		258.9	132.4	391.3	3.17	29.2	B

Arterial Level of Service: EB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	152.6	63.3	215.9	1.70	28.3	B
Total	II		152.6	63.3	215.9	1.70	28.3	B

Arterial Level of Service: WB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	117.6	72.4	190.0	1.31	24.8	C
Total	II		117.6	72.4	190.0	1.31	24.8	C

Arterial Level of Service: EB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	97.2	63.3	160.5	1.08	24.2	C
Total	II		97.2	63.3	160.5	1.08	24.2	C

Arterial Level of Service: WB Golf Course Rd

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Rye Rd	II	40	117.6	72.4	190.0	1.31	24.8	C
Total	II		117.6	72.4	190.0	1.31	24.8	C

FDOT 2023 MULTI-MODEL
QUALITY LEVEL OF SERVICE HANDBOOK

LINCKS & ASSOCIATES, A TMC Company

Limited Access

Freeway Generalized Service Volume Tables

(Core Urbanized)

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Transitioning)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Rural)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Limited Access

Freeway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Number of Lanes (one direction)	2-6	2.5	2-5	2-4
Posted Speed (mph)	65	70	70	70
Auxiliary Lanes	No	No	No	No
Lane Width (feet)	12	12	12	12
Total Ramp Density (ramps/mile)	1.33	2.67	0.50	0.17
Facility Length (miles)	3	3	6	18
Terrain	Level	Level	Level	Level

Traffic Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Planning Analysis Hour Factor (K)	0.085	0.090	0.098	0.105
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.95	0.95	0.92	0.88
Base Free Flow Speed (mph)	70	75	75	75
Heavy Vehicle Percent (%)	4%	4%	9%	12%
Speed Adjustment Factor (SAF)	0.975	0.975	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968	0.968	0.968

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

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C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C1	C2
Number of Lanes (one direction)	1	2-3
Posted Speed (mph)	55	55
Base Free Flow Speed (mph)	60	60
Median Type	Undivided	Divided
Shoulder Width (feet)	3	6
Lane Width (feet)	12	12
% No Passing Zone	20%	
Access-Point Density (access/mile)	2	2
Terrain	Level	Level

Traffic Characteristics

	C1	C2
Planning Analysis Hour Factor (K)	0.095	0.095
Directional Distribution Factor (D)	0.55	0.55
Peak Hour Factor (PHF)	0.88	0.88
Heavy Vehicle Percent (%)	5%	10%
Speed Adjustment Factor (SAF)	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

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* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

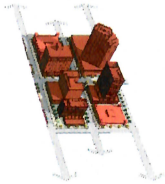


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

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* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

Traffic Characteristics

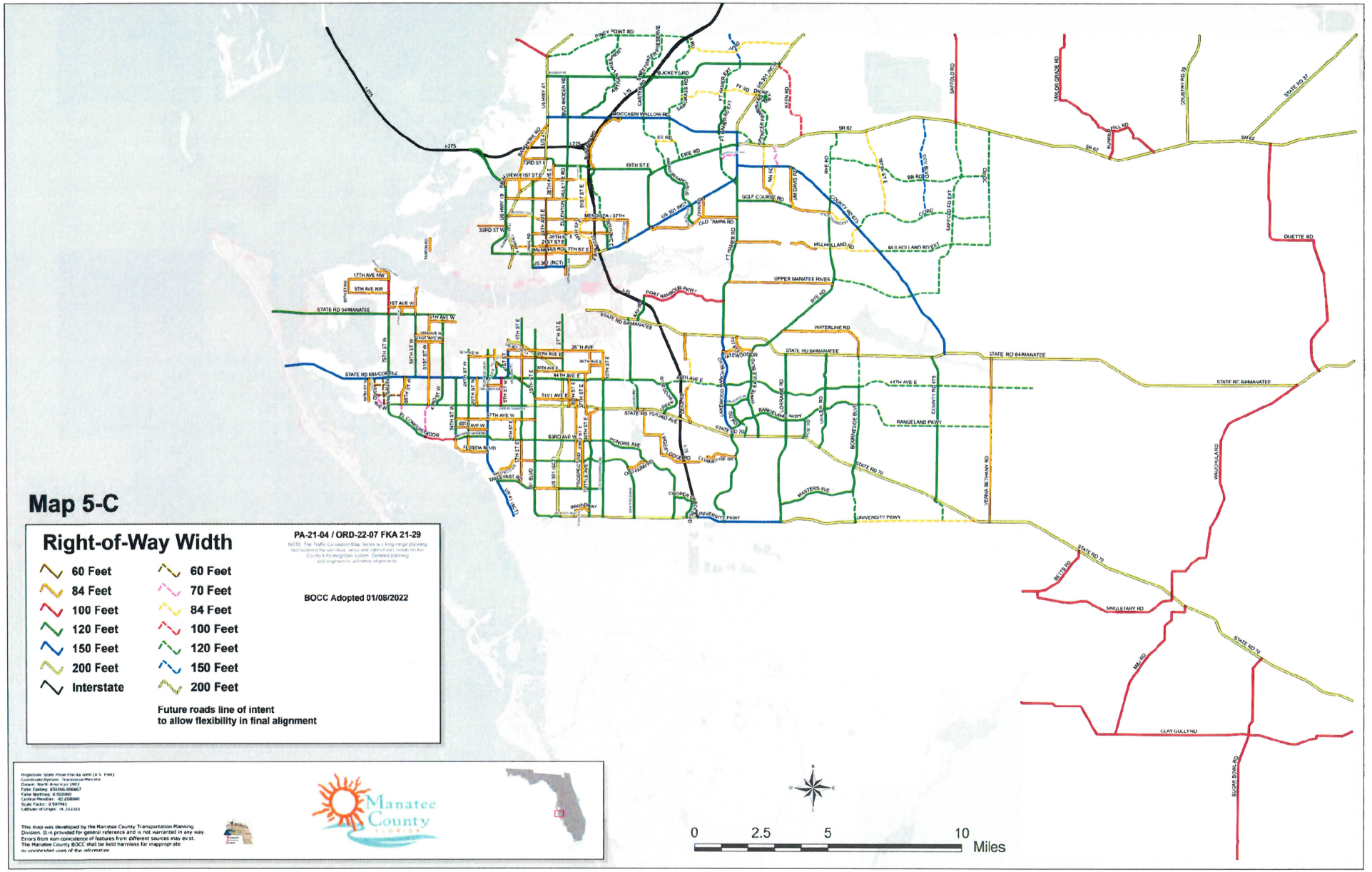
	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

Signal Characteristics

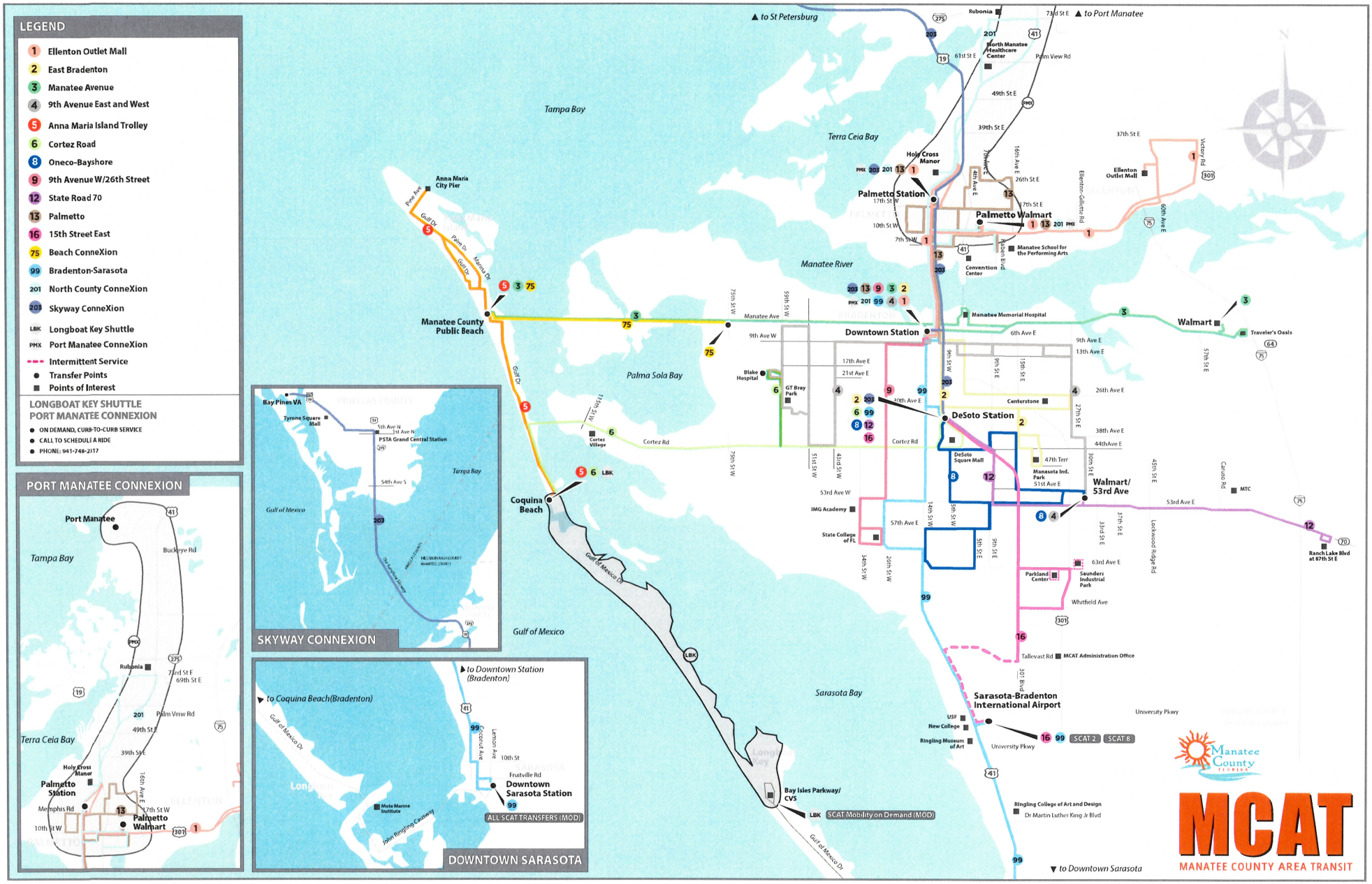
	C2T	C4		C5		C6	
Cycle Length	90	170		150		120	
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)	0.47 (4 lanes)	0.55 (1,2,3 lanes)	0.48 (4 lanes)	0.52 (1,2,3 lanes)	0.46 (4 lanes)
Yellow Change Interval	4.4	4.8		4		3.7	
Red Change Interval	2	2		2		2	

MANATEE COUNTY 2045 TRAFFIC CIRCULATION
RIGHT OF WAY PROTECTION AND RESERVATION

2045 Future Traffic Circulation Right-of-Way Protection and Reservation



MANATEE COUNTY BUS SERVICE


LEGEND
1 Ellenton Outlet Mall
2 East Bradenton
3 Manatee Avenue
4 9th Avenue East and West
5 Anna Maria Island Trolley
6 Cortez Road
8 Oneco-Bayshore
9 9th Avenue W/26th Street
12 State Road 70
13 Palmetto
16 15th Street East
75 Beach ConneXion
99 Bradenton-Sarasota
201 North County ConneXion
203 Skyway ConneXion
LBK Longboat Key Shuttle
PMX Port Manatee ConneXion
Intermittent Service
Transfer Points
Points of Interest
LONGBOAT KEY SHUTTLE
PORT MANATEE CONNEXION
ON DEMAND, CURB-TO-CURB SERVICE
CALL TO SCHEDULE A RIDE
PHONE: 941-748-2317
PORT MANATEE CONNEXION
SKYWAY CONNEXION
DOWNTOWN SARASOTA
to Coquina Beach(Bradenton)
to Downtown Station (Bradenton)
ALL SCAT TRANSFERS (MOD)
to St Petersburg
to Port Manatee
to Downtown Sarasota
Tampa Bay
Terra Ceia Bay
Manatee River
Palma Sola Bay
Gulf of Mexico
Sarasota Bay
Anna Maria City Pier
Manatee County Public Beach
Coquina Beach
Downtown Station
DeSoto Station
Palmetto Station
Palmetto Walmart
Holy Cross Manor
Ellenton Outlet Mall
Walmart
Walmart/ 53rd Ave
Sarasota-Bradenton International Airport
Bay Isles Parkway/ CVS
Ringling College of Art and Design
Ringling Museum of Art
Manatee Memorial Hospital
North Manatee Healthcare Center
Manatee School for the Performing Arts
Convention Center
Blake Hospital
GT Bray Park
Centerstone
DeSoto Square Mall
Manasota Ind. Park
Parkland Center
Saunders Industrial Park
IMG Academy
State College of FL
Cortez Village
Bay Pines VA
Tyrone Square Mall
PSTA Grand Central Station
Port Manatee
Rubonia
Buckeye Rd
Palm View Rd
49th St E
39th St E
61st St E
73rd St E
69th St E
17th St W
10th St W
Memphis Rd
Mote Marine Institute
John Ringling Causeway
Fruitville Rd
Downtown Sarasota Station
Lemon Ave
Coconut Ave
Gulf of Mexico Dr
Pine Ave
Gulf Dr
Pam Dr
Marina Dr
Manatee Ave
9th Ave W
17th Ave E
21st Ave E
26th Ave E
38th Ave E
44th Ave E
53rd Ave W
53rd Ave E
57th Ave E
63rd Ave E
Whitfield Ave
Tallevast Rd
MCAT Administration Office
University Pkwy
Lockwood Ridge Rd
Ranch Lake Blvd at 87th St E
Victory Rd
Ellenton-Gillette Rd
60th Ave E
Traveler's Oasis
MTC
SCAT 2
SCAT 8
SCAT Mobility on Demand (MOD)
Manatee County FLORIDA
MCAT
MANATEE COUNTY AREA TRANSIT

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D3 - Concurrency Deferral & Acknowledgement

DEFERRAL AND ACKNOWLEDGMENT OF EVENTUAL REQUIREMENT FOR CONCURRENCY CERTIFICATION

NOTE: When an application for a development order defers "Concurrency" certification to a later stage of approval, the property owner(s) or authorized representative(s) must acknowledge the eventual requirement for certification. A development order that does not have a "Concurrency" Certificate of Level of Service Compliance shall not grant any rights or entitlements to certification; shall not exempt the proposed development from the eventual requirements for certification; and shall not grant any rights to commence development without certification.

Parcel No: 512000001, 513010509, 513100109, 513100209, 513510159, 515810000, 521800003, 524800000
Property Size (acres or sq. ft.): 464.737

Section: 11 Township: 34 SOUTH Range: 19 EAST TAZ: NA

Print Name(s) of all Property Owners:

2351 Rye Road, LLC; Yort, LLC.

Being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) or authorized representative(s) of the following described property: (print legal description)

   See Legal Attached, Exhibit A.

2. That this property constitutes the property for which a request for approval is sought precedent to the use or development of land and is sought through the Building & Development Services Department, an administrative agency of the Board of County Commissioners of Manatee County, Florida.
3. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not exempt me/us, or the successors and/or assigns of the property, when seeking further development approval(s) from Manatee County Government for the above-cited property, from the requirement for a Certificate of Level of Service which shall ensure the adequacy of public facilities to serve land development according to the adopted level-of-service standards.
4. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not grant me/us, or the successors and/or assigns of the property, any rights or entitlements to a Certificate of Level of Service Compliance, public facility capacities or approval to commence development.
5. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not assure me/us, or the successors and/or assigns of the property, of future adequate capacities in public facilities, and that (I/we) proceed aware of the risk of future inadequate capacities.

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Affix Signatures of All Property Owner(s)/Agent(s):

Margaret C Tusing
(Signature)

3/15/2024
(Date)

(Signature)

Click or tap to enter a date.
(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March (month), 2024 (year), by Margaret C Tusing (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

SHAARA JOHNSON
Notary Public-State of Florida
Commission # HH 165642
My Commission Expires
August 16, 2025

Signature of Notary Public – State of Florida

Shaara Johnson
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)

EXHIBIT A

LEGAL DESCRIPTION – 2531 RYE ROAD

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION S 89°07'04" E, A DISTANCE OF 1310.99 FEET; TO THE **POINT OF BEGINNING**; THENCE S 89°17'45" E, A DISTANCE OF 984.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY OF NORTH RYE ROAD; THENCE S 03°25'33" E ALONG SAID MAINTAINED RIGHT OF WAY A DISTANCE OF 1323.31 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 89°19'48" W, A DISTANCE OF 1082.11 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE N 00°47'46" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1320.52 FEET; TO THE **POINT OF BEGINNING**.

LEGAL DESCRIPTION – YORT, LLC

LEGAL DESCRIPTION – YORT

A PARCEL OF LAND LYING IN SECTION 10, 11, 13, 14 & 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 34 SOUTH, RANGE 19 EAST, THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, S 00°17'19" W, A DISTANCE OF 1335.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S 00°55'14" W, A DISTANCE OF 84.00 FEET; TO THE **POINT OF BEGINNING**; THENCE S 89°47'48" E, A DISTANCE OF 1299.94 FEET; THENCE S 89°19'48" E, A DISTANCE OF 1084.41 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF NORTH RYE ROAD, THENCE ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES; 1) S 03°20'57" E, A DISTANCE OF 970.55 FEET; 2) S 06°17'25" E, A DISTANCE OF 66.08 FEET; 3) S 13°02'29" E, A DISTANCE OF 880.45 FEET; 4) S 23°49'39" W, A DISTANCE OF 15.99 FEET; THENCE N 89°48'37" W, A DISTANCE OF 2672.39 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 14 ; THENCE S 00°22'50" W ALONG SAID EAST LINE A DISTANCE OF 1687 FEET MORE OR LESS TO THE NORTH ORDINARY HIGH WATER LINE OF MANATEE RIVER; THENCE MEANDER ALONG THE SAID NORTH ORDINARY HIGH WATER LINE FOR A DISTANCE OF 4697 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE N 01°09'15" E, A DISTANCE OF 2624 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 00°30'55" W, A DISTANCE OF 1322.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S 89°41'07" E, A DISTANCE OF 1340.48 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE S 89°20'17" E ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 2470.26 FEET; THENCE S 00°37'00" W, A DISTANCE OF 84.00 FEET; THENCE S 89°20'13" E, A DISTANCE OF 133.53 FEET; TO THE **POINT OF BEGINNING**.

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

July 21, 2025

Ms. Jaime Elbert, Senior Environmental Planner
Environmental Planning Section
Manatee County Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: YORT - 2351
REVISED ECOLOGICAL NARRATIVE
MANATEE COUNTY PRELIMINARY SITE PLAN REVIEW
PLN2309-0137/PDR-23-48(Z)(P)

Dear Jaime,

As requested by our client, the enclosed ecological narrative (revised July 21, 2025) and associated exhibits are provided pursuant to County review requirements. Please additionally see separate wetland buffer enhancement plan, dated July 21, 2025.

The change herein entails a revision to Section 6.0 pertaining to wetland buffer width and wetland buffer impact acreage. Note that the revised site plan increases wetland buffer width to 30' (15' minimum).

Note that the revised ZNS Engineering preliminary site plan results in an increase in upland preservation acreage as indicated on the site plan cover sheet.

If you have any questions or need to discuss, please contact me.

Sincerely,

Michele L. Steinbaum, President
Steinbaum and Associates, Inc.

Enclosure
cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

P.O. Box 15437 • Sarasota, Florida 34277
Phone (941) 921-2707 • Fax (941) 921-2739
www.steinbaumecological.com

YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

STEINBAUM AND ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS

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Sarasota, Florida 34277
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STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

SUBMITTED TO:
Manatee County Development Services
Environmental Planning Section
Ms. Jaime Elbert, Senior Environmental Planner
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

PREPARED FOR:
Danielson Development, LLC
Attn: Bruce Danielson, Manager
36 Winston Drive
Belleair, Florida 33756

PREPARED BY:
Steinbaum and Associates, Inc.
P.O. Box 15437
Sarasota, Florida 34277

P.O. Box 15437 • Sarasota, Florida 34277
Phone (941) 921-2707 • Fax (941) 921-2739
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YORT - 2351
ECOLOGICAL NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
REVISED JULY 21, 2025

1.0 INTRODUCTION

As requested by our client, the subject revised ecological narrative was prepared by Steinbaum and Associates, Inc. for the above referenced ±464.737 acre project pursuant to County review requirements.

The change entails a revision to Section 6.0 pertaining to wetland buffer width and wetland buffer impact acreage. Section 6.0 herein conveys that that the revised site plan increases wetland buffer width from previous 25' to 30' (15' minimum), and indicates the acreage of the two minor wetland buffer impact areas (Wetland "B" and "D" buffers). Such wetland buffer impacts (totaling ±0.03 acre) are unavoidable (for purpose of a accommodating a roadway) and constitute only a fraction of the total project-wide wetland buffer area.

See revised site plan prepared ZNS Engineering proposed site plan and other information contained in the ZNS Engineering submittal package. Note that the revised site plan results in an increase in upland preservation acreage as indicated on the site plan cover sheet.

The project is a residential development, including infrastructure and amenities.

The site borders the west side of Rye Road North, and north and south sides of future Mulholland Road right-of-way, within Sections 10, 11, 14, and 15, Township 34S, Range 19E (Manatee County, Florida). The portion north of the future Mulholland Road right-of-way ("North Section") is ±31.32 acres, and comprised of Parcel I.D. Nos. 513100109 and 513100209. The portion south of Mulholland Road right-of-way ("South Section") is ±433.417 acres and comprised of 512000001, 513010509, 515810000, 521800003, and 524800000.

2.0 USDA / NRCS SOIL MAP UNITS

The U.S. Department of Agriculture (USDA)/National Resource Conservation Service (NRCS) Websoil Survey website depicts the following soil map units within the project vicinity:

7 - Canova, Anclote, and Okeelanta soils
11 - Cassia fine sand, 0 to 2 percent slopes
20 - EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes
24 - Felda-Wabasso association, frequently flooded
26 - Floridana-Immokalee-Okeelanta association
30 - Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes

3.0 DESCRIPTION OF ON-SITE HABITATS AND LAND COVER

On-site vegetation associations and land cover were characterized based on review of various ecological references [e.g. historic and current aerial photographs, USDA/NRCS Websoil Survey website, USGS Quadrangle Map (Parrish, FL and Rye, Florida), U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) Map, LiDAR imagery], SWFWMD File of Record for Formal Determinations 42047755.00 and 42047804.000, most recent field observations by Steinbaum and Associates, Inc. staff (in August, 2023 and January, 2024), and application of the Florida Land Use, Cover, and Forms Classification System (FLUCFCS).

It appears per 1964 aerial imagery that the section north of future Mulholland Road right-of-way (North Section) supported a citrus grove. 1973 aerial imagery indicates a relatively sizeable degree of clearing (in addition to ditching) of the section south of Mulholland Road right-of-way (South Section). Subsequent aerial years reviewed indicate continued agricultural uses. Cattle were noted on both the North and South Sections during our site visits.

Refer to the FLUCFCS Aerial Map, revised August 14, 2024, included as Exhibit No. 1 and various photos of on-site FLUCFCS codes included as Exhibit No. 3.

3.1 ON-SITE STATE/COUNTY JURISDICTIONAL AREAS

The limits of State jurisdictional limits of wetlands and other surface waters were verified by the Southwest Florida Water Management District (SWFWMD) pursuant to Chapter 62-340 of the Florida Administrative Code [consistent with Manatee County LDC Section 706.2(A)]. This was accomplished via two separate jurisdictional determinations. Formal Determination 42047755.000 (issued May 28, 2024, expires May 28, 2029) pertains to the South Section, and Formal Determination 42047804.000 (issued June 11, 2024, expires June 11, 2029) pertains to the North Section.

3.1.1 WETLANDS

The project's sixteen wetlands are classified as follows:

610 - Forested Wetland / 617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh

Wetland A (±62.807 acres) and Wetland G (±65.437 acres)
The above wetlands are the largest within the project area. Wetland A borders a segment of the north boundary of the South Section and Wetland G borders the Manatee River. Both wetlands are a conglomerate of the three above wetland types.

Hardwoods vary in density, and species distribution ranges from monotypical stands to mixed associations. Hardwood species include laurel oak (*Quercus laurifolia*), sweetbay (*Magnolia virginiana*), red maple (*Acer rubrum*), swamp bay (*Persea palustris*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), buttonbush (*Cephalanthus occidentalis*), Carolina willow (*Salix caroliniana*), and popash (*Fraxinus caroliniana*). Subdominants include live oak (*Quercus virginiana*), water oak (*Q. nigra*), slash pine (*Pinus elliottii*), and Brazilian pepper (*Schinus terebinthifolius*).



3.1.1 WETLANDS (CONTINUED)

Wetland A (±62.807 acres) and G (±65.437) Continued
Groundcover includes varying proportions of ferns [e.g. Swamp fern (*Blechnum serrulatum*), Virginia chain fern (*Woodwardia virginica*), netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmundastrum cinnamomeum*)], lizard's tail (*Saururus cernuus*), Caesar-weed (*Urena lobata*), marsh pennywort (*Hydrocotyle umbellata*), carpet grass (*Axonopus spp.*), coinwort (*Centella asiatica*), intermittent saw palmetto (*Serenoa repens*) clusters, vines [Muscadine grape vine (*Vitis rotundifolia*), greenbrier (*Smilax spp.*), poison ivy (*Toxicodendron radicans*), and woodbine (*Parthenocissus quinquefolia*)], as well as barren substrate (e.g. leaf litter). "641" components additionally include saw grass (*Cladium jamaicense*), primrose willow (*Ludwigia peruviana*), West Indian marshgrass (*Hymenachne amplexicaulis*), maidencane (*Panicum hemitomon*), marsh fleabane (*Pluchea odorata*), frog-fruit (*Phyla nodiflora*), and beak-rush (*Rhynchospora inundata*),

617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh

Wetland C (±0.888 acre)
Wetland C borders two pre-1984 agricultural ponds. The "617" component includes Brazilian pepper, Carolina willow, cabbage palm, a popash cluster, and trace laurel oak. Primrose willow and swamp fern are the dominant groundcover species.

The "641" component includes beak-rush, chalky bluestem (*A. virginicus var. glaucus*), Baldwin's spike-rush (*Eleocharis baldwinii*), torpedo grass (*Panicum repens*), carpet grass, and widely scattered laurel oak.

Wetland F (±5.960 acres)
This wetland exhibits both "641" and "617" components, and is similar in character to corresponding wetland components within Wetlands "A" and "G". Wetland "F" does not achieve the canopy closure considered "forested" based on FLUCFCS.

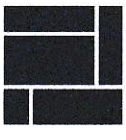
617 - Mixed Wetland Hardwoods

Wetlands E (±0.871 acre), Wetland H (±1.344 acres), Wetland I (±0.241 acre), Wetland K (±0.875 acre), Wetland L (±0.317 acre), Wetland M (±0.810 acre), Wetland N (±1.742 acre), Wetland O (±4.905 acre)
These wetlands resemble aforementioned "617" components of Wetlands "A" and "G".

641 - Freshwater Marsh

Wetland AA (0.262 acre)
This wetland includes broomsedge (*Andropogon virginicus*), watergrass (*Luziola spp.*), carpet grass, Baldwin's spike-rush, marsh pennywort, yellow-eyed grass (*Xyris spp.*), and unvegetated substrate (leaf litter).

Wetlands B (±0.486 acre) and Wetland D (±0.285 acre)
Wetland B and D exhibit Virginia chain fern, torpedo grass, primrose willow, marsh fleabane, chalky bluestem, carpet grass, and red root (*Lachnanthes caroliniana*).



3.1.1 WETLANDS (CONTINUED)

Wetland J (±2.210 acres)
This hourglass shaped wetland is located in the west central section. Dominant species include soft rush (*Juncus effusus*), carpet grass, coinwort, Baldwin's spike-rush, and scattered cabbage palm and sweetbay. The south section harbors a post-1984 cattle pond.

3.1.2 NON-WETLAND SURFACE WATERS

510 - Streams and Waterways

The project includes two natural surface waters flow-ways.

A ±1.161 acre segment of Goddard Creek ("NSW1") traverses the southeast section near North Rye Road North.

Another (±0.121 acre) natural surface waters segment ("NSW2") is in the southeast section contiguous to Manatee River.

The site also includes ±8.677 acres of man-made agricultural ditches (other surface waters). These features were dug in uplands and have low ecological values.

3.2 UPLANDS

This section describes upland vegetation associations and land cover. Three upland vegetation associations ("320 - Shrub and Brushland", "411 – Pine Flatwoods", and the majority of "438 - Mixed Hardwoods") are considered native habitat.

190 - Open Land (±3.039 acres)

The project's two 190 areas include unimproved road segments. The species associations are similar to that described below for "211" sections. Unlike "211" sections, cattle access appears restricted in the smaller "190" portion, and occasionally restricted in the larger "190" portion.

211 - Improved Pasture (±154.034 acres)

The project's improved pastures are actively cattle grazed. Improved pastures include bahia grass (*Paspalum notatum*), crabgrass (*Digitaria spp.*), smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), patches of blackberry (*Rubus spp.*), broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), and soda apple (*Solanum viarum*). Cattle accessed pasture in the North Section exhibits cogongrass as the dominant species.

3.2 UPLANDS (CONTINUED)

224 - Abandoned Groves (±9.926 acres)

Historic aerial imagery shows that uplands north of Mulholland Road right-of-way (North Section) consisted of a grove (likely citrus grove). The southerly portion (of the North Section) has retained remnant characteristics of this past agricultural use, and is therefore characterized as an abandoned (or fallow) grove. Agricultural features (furrows, remnant irrigation hose segments, irrigation equipment) were noted. Groundcover includes bahia grass, dog fennel, smutgrass, cabbage palm seedlings, and Caesarweed. Widely scattered hardwoods include Brazilian pepper, ear tree (*Enterolobium cyclocarpum*), cabbage palm, and oaks.

320 - Shrubs and Brushland (±5.141 acres)

Dominant species include scattered oak, trace slash pine, wiregrass (*Aristida stricta*), shiny blueberry (*Vaccinium myrsinites*), hog plum (*Ximenia americana*), saw palmetto, rusty lyonia (*Lyonia ferruginea*), and prickly pear cactus (*Opuntia stricta*).

320 - Shrubs and Brushland / 740 - Disturbed Land (±35.573 acres)

This combined FLUCFCS code is used to describe disturbed shrubby areas. Though the vegetation association includes species found in the above "320" association, "320"/"740" areas exhibit invasive proportions of vines (mostly muscadine grape vine and greenbrier), which have displaced desirable native species. A reason for the reduced quality of the "320"/"740" association is possibly past agricultural-related disturbances.

The "320"/"740" area bordering Mulholland Road appears to have been partially cleared in the past with cattle fencing installed. Note that SWFWMD General Web Mapping Application (LULC Layer) labels this area "Rangeland".

The "320/"740" area located east of Wetland E included a past travel-way that extended from the South Section's interior farmland (reference 1994 aerial imagery) which eventually transitioned to the current cattle pasture.

411 - Pine Flatwoods (±6.316 acres)

This native habitat area surrounds Wetland AA. Scattered slash pine is the dominant hardwood. Saw palmetto is prevalent within the understory. Subdominants include oaks, cabbage palm, wax myrtle (*Myrica cerifera*), and salt bush (*Baccharis spp.*).



3.2 UPLANDS (CONTINUED)

415 - Mixed Pine (±3.675 acres)

The two mixed pine sections flank a "190" area in the South Section. Scattered slash pine is the dominant hardwood. Other species include scattered oaks, saw palmetto clusters, invasive proportions of vines (mostly muscadine grape vine and greenbrier), and barren leaf litter.

Historic aerial imagery shows significant past clearing in this area. This is likely a reason for the invasive proportions of vines.

438 - Mixed Hardwoods (±87.634 acres)

This association occurs within areas surrounding the central pasture in the South Section. Hardwoods include varying proportions of oaks, cabbage palm, slash pine, wax myrtle, and trace Brazilian pepper and carrotwood (*Cupaniopsis anacardiodes*). The understory includes saw palmetto, Caesar-weed, and vines [Muscadine grape vine, greenbrier, poison ivy, and woodbine]. The canopy ranges from semi-open to closed.

3.3 SUMMARY OF ON-SITE HABITAT AND LAND COVER

TABLE 1 - EXISTING VEGETATION ASSOCIATIONS & LAND COVER SUMMARY	
FLUCFCS CODE / DESCRIPTION	**APPROX. ACREAGE**
WETLANDS (NATIVE HABITAT)	
610 - Forested Wetland / 617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh	
Wetland A	62.807
Wetland G	65.437
Subtotal	***128.244***
617 - Mixed Wetland Hardwoods / 641 - Freshwater Marsh	
Wetland C	0.888
Wetland F	5.960
Subtotal	***6.848***
617 - Mixed Wetland Hardwoods	
Wetland E	0.871
Wetland H	1.344
Wetland I	0.241
Wetland K	0.875
Wetland L	0.317
Wetland M	0.810
Wetland N	1.742
Wetland O	4.905
Subtotal	***11.105***
641 - Freshwater Marsh	
Wetland AA	0.262
Wetland B	0.486
Wetland D	0.285
Wetland J	2.210
Subtotal	***3.243***
NON-WETLAND/NATURAL SURFACE WATERS SEGMENT	
510 - Streams and Waterways (NSW1 - Goddard Creek)	1.161
510 - Streams and Waterways (NSW2)	0.121
Subtotal	***1.282***
OTHER SURFACE WATERS (NOT NATIVE HABITAT)	
510 - Streams and Waterways (Man-made Ag. Ditches)	***8.677***
UPLANDS (NATIVE HABITAT)	
411 - Pine Flatwoods	*6.316*
438 - Mixed Hardwoods	*87.634*
320 - Shrubs and Brushland	5.141
Subtotal	***99.091***
UPLANDS (NOT NATIVE HABITAT)	
190 - Open Land (including unimproved road segments)	3.039
211 - Improved Pasture	154.034
224 - Abandoned Groves	9.926
320 - Shrubs and Brushland / 740 - Disturbed Land	35.573
415 - Mixed Pine	3.675
Subtotal	***206.247***
TOTAL	**464.737**



4.0 ESTIMATED OFF-SITE HABITATS AND LAND COVER

Off-site habitats and land cover were estimated from on-site perimeter vantage points and various references mentioned in first paragraph of Section 3.0 herein. Estimated off-site classifications were not directly field evaluated, may be inaccurate, and may not correspond to existing zoning classifications. Please refer to off-site FLUCFCS codes labeled on the attached conceptual FLUCFCS Aerial Map, revised August 14, 2024 (included as Exhibit No. 1).

The outlying off-site vicinity includes the following FLUCFCS codes: "100 - Urban and Built-Up", "500 - Water", "510 - Steams and Waterways", "600 - Wetlands", and "8144 - Roads (County Maintained)".

5.0 PROPOSED IMPACTS TO WETLANDS AND OTHER SURFACE WATERS

5.1 WETLANDS

The environmentally conscientious ZNS Engineering revised site plan designs around and avoids impacts to all of the site's wetlands.

5.2 OTHER SURFACE WATERS

The project's man-made agricultural ditches crisscross the site, and because of this, cannot be reasonably avoided. Impacts to the project's ditches allow for proposed development, including infrastructure.

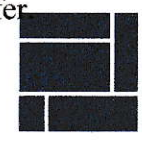
Manatee County (and SWFWMD) typically do not require wetland mitigation for impacts to other surface waters ditches.

It should be noted that two flow-way features are characterized as "natural surface waters". Such features are a ±1.161 acre segment of Goddard Creek ("NSW1"), and a ±0.121 acre flow-way segment ("NSW2") contiguous to the Manatee River. Both of these surface water features are being avoided.

6.0 WETLAND BUFFERS

The revised ZNS Engineering site plan increases wetland buffer width to 30' (15' minimum). ZNS Engineering has designated minor impacts to Wetland B and Wetland D buffers for purpose of accommodating a roadway. The impact to the Wetland B buffer is 0.02 acre and the impact to Wetland D buffer is 0.01 acre. Such impacts (totaling ±0.03 acre) are unavoidable and constitute only a fraction of the total project-wide wetland buffer area. A summary of proposed wetland buffer impacts is included on cover sheet of ZNS Engineering plans. See separate wetland buffer enhancement plan, dated July 21, 2025.

ZNS Engineering has designated wetland buffer mitigation areas to off-set the permanent buffer impacts consistent with LDC Section 706.7(C)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Each buffer wetland mitigation area is located adjacent to 30' wide buffer section associated with the same wetland as the corresponding permanent buffer impact. Wetland buffer compensation areas meet a 1:1 area replacement, so that the variable width post-development buffer area achieves the area that would be encompassed by a uniform 30' wide wetland buffer.



7.0 LISTED SPECIES

7.1 LISTED SPECIES REFERENCES RESEARCHED

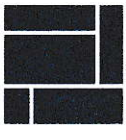
Steinbaum and Associates, Inc. staff conducted research of various website resources for any documented wildlife species within the project vicinity that are considered endangered, threatened and/or species of special concern by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC), or afforded other specific protection through FWS and/or FWC guidelines. Such resources are as follows: Audubon Florida EagleWatch Nest Map, Florida Natural Areas Inventory Biodiversity Matrix Query Results, FWS Florida Colonies Core Foraging Areas (Wood Stork) 2010-2019, and FWC Water Bird Colonies 90's GIS Map.

Audubon Florida EagleWatch Nest Map
FWS removed bald eagles from the federal endangered and threatened species list in August of 2007, although it is still protected by the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, and FWC's Bald Eagle Rule (Florida Administrative Code 68A-16.002). In May of 2007, FWS issued the National Bald Eagle Management Guidelines.

The Audubon Florida EagleWatch Nest Map was reviewed for any documented bald eagle (*Haliaeetus leucocephalus*) nests within 660' of the subject project boundary. 660' is the maximum eagle nest protection setback based on the National Bald Eagle Management Guidelines.

The Audubon Florida EagleWatch Nest Map identifies no nests within 660' of the subject site.

One nest (Nest MN076) is shown west of the project boundary at Latitude 27.523316, Longitude -82.390524. Using the Audubon Florida Eagle Watch Nest Map measuring tool, Nest MN076 is approximately 740' from the nearest boundary associated with the subject site (and therefore the subject site is outside of a 660' radius from Nest MN076).



7.1 LISTED SPECIES REFERENCES RESEARCHED (CONTINUED)

The FNAI Biodiversity Matrix Query Results (BMQR)
The FNAI BMQR "Unofficial Report" was reviewed for Matrix Units 26834, 26835, 27110, and 27111. These one-square mile matrix units encompass and extend beyond the project area. The BMQR results for Matrix Units 26834, 26835, 27110, and 27111 indicate no "documented elements". Please see FNAI BMQR for Matrix Units 26834, 26835, 27110, and 27111 (included as Exhibit No. 4).

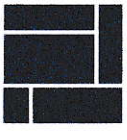
FWS Florida Active Wood Stork Colonies and Associated Core Foraging Areas 2010-2019:
The project site is within a wood stork (*Mycteria americana*) core foraging area associated with an active colony (Ayers Point - Dot Dash) at Latitude 27.499, Longitude -82.525366 in Manatee County (±8.39 miles to the west-southwest). It should be noted that the majority of western Manatee County is within this woodstork core foraging area. No wood storks were observed on-site by Steinbaum and Associates, Inc. staff during the listed species survey discussed in Section 7.2 (nor other site visits in August, 2023 and January, 2024).

FWC Water Bird Colonies – 90's GIS Map
There are no FWC mapped active water bird colonies within the project area.

7.2 ON-SITE LISTED SPECIES SURVEY

Steinbaum and Associates, Inc. performed an on-site listed species survey on August 22 - 23, and 27, 2023 ("August 2023 listed species survey") for the subject project area. The associated listed species research (Section 7.1) and field work (Section 7.2) was overseen by myself, Senior Scientist and President of Steinbaum and Associates, Inc. (Authorized Gopher Tortoise Agent GTA-19-00083B, Burrowing Owl Relocation Permit RAG-20-00016). I have over thirty years of experience conducting general and species-specific wildlife surveys (including in Manatee County), listed species related submittals to FWS and FWC (including listed species permitting), and listed species monitoring.

The survey events were conducted in general accordance with the Florida Fish and Wildlife Conservation Commission's (FFWCC 1988) Wildlife Survey Methodology Guidelines. Listed species survey transects were established throughout the entire site, and therefore within all vegetation associations and land cover types. Transect spacing was adjusted based on degree of vegetative coverage to allow adequate visual reach per transect. The survey entailed systematically walking (or driving) transects in open pasture and walking remaining transects (e.g. upland vegetation associations, wetlands) and observing both understory, tree canopies/constituents for listed species or signs of species that are considered endangered, threatened, or species of special concern by the FWC or afforded other protection. Note that for August 2023 listed species survey, the percentage of uplands surveyed for gopher tortoise



7.2 ON-SITE LISTED SPECIES SURVEY (CONTINUED)

burrows well exceeded 15% [which is specified in the Gopher Tortoise Permitting Guidelines (April 2008 / Revisions Effective April 2023 Incorporated by Reference in Rule 68A-27.003, F.A.C.) as initially appropriate in advance of submitting a gopher tortoise relocation application].

Based on the land cover and habitats occurring on this site, species indicated as "likely" or "potential" in the FNAI BMQR for aforementioned Matrix Units 26834, 26835, 27110, and 27111 (or that are associated with species-specific FWS consultation areas overlapping Manatee County), particular attention was directed to the possibility of the following species: gopher tortoise, Eastern indigo snake, sandhill crane, wood stork, kestrels, and bald eagle.

The result of the August, 2023 listed species survey is that gopher tortoise burrows were the only sign of listed species observed. At time of the August 2023 listed species survey, 13 potentially occupied and 5 abandoned gopher tortoise burrows were recorded. Note that another potentially occupied burrow was subsequently observed on January 22, 2024 during wetland delineation related field work. Please see Exhibit No. 2 "Listed Species Survey Map", revised August 14, 2024, for approximate locations of these gopher tortoise burrows.

Because gopher tortoise burrows have been identified within the subject project area, a 100% gopher tortoise survey would be conducted within 90 days prior to proposed site development. The applicant would need to obtain the appropriate FWC gopher tortoise relocation permit for site work within 25' of a potentially occupied burrow and/or in the event that development activity would encircle/render isolated 50' diameter islands.

As with any site, the occurrence and extent of listed species are subject to change.

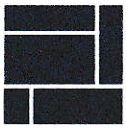


7.2 ON-SITE LISTED SPECIES SURVEY (CONTINUED)

TABLE 2 - ESTIMATED LIKELINESS FOR OCCURRENCE BY SPECIFIC LISTED SPECIES

Common Name	Genus/Species	Federal/State Status	Likelihood of Occurrence
Bald eagle	*Haliaeetus leucocephalus*	Not Listed*	No nests documented (by Audubon Florida Eagle Watch Program) within 660' of project boundary Not observed *Potential (as typical for any site with one or more mature pine on-site)*
Wood stork	*Mycteria americana*	T/T	Likely (FNAI) Not observed *Low - Moderate*
Gopher tortoise	*Gopherus polyphemus*	**/T	Potential (FNAI) Observed *High*
Eastern indigo snake	*Drymarchon couperi*	T/T	Likely (FNAI) Not observed *Moderate (gopher tortoise burrows observed)*
Gopher frog	*Lithobates capito*	**/T	Potential (FNAI) Not observed *Moderate (gopher tortoise burrows observed)*
Audubon's crested Caracara	*Polyborus plancus audubonii*	T/T	Not observed Within FWS consultation area *Low (not mentioned in FNAI BMQR)*
Florida bonneted bat	*Eumops floridanus*	E/FE	FNAI - Potential Not observed Site is not within FWS Consultation Area *Low Probability*
Eastern black rail	*Laterallus jamaicensis ssp. jamaicensis*	T/T	Not Observed *Low (not mentioned in FNAI BMQR)*
Florida Scrub-jay	*Aphelocoma coerulescens*	T/T	FNAI - Potential Not observed/minimum suitable habitat *Low*
Florida Sandhill crane	*Grus canadensis pratensis*	--/T	No sandhill cranes/or their nests observed Palustrine herbaceous wetlands occur on-site *Low - Moderate (Not mentioned in FNAI BMQR)*
Southeastern American kestrel	*Falco sparverius paulus*	--/T	Not observed Though survey conducted outside time frame for verification of resident subspecies, no kestrels were observed Not mentioned in FNAI BMQR *Moderate*
Florida pine snake	*Pituophis melanoleucus mugitus*	--/T	Not observed *Low (not mentioned in FNAI BMQR)*
Florida burrowing owl	*Athene cunicularia*	--/T	Not observed *Low (not mentioned in FNAI BMQR)*

T = Threatened
* Also protected by the Bald and Golden Eagle Protection Act, MBTA, State bald eagle rule (68A-16.002, F.A.C.).
** outside of region where federally listed



If you have any questions or need to discuss, please contact me.

PREPARED BY:

Michele L. Steinbaum, President
STEINBAUM AND ASSOCIATES, INC.
Authorized Gopher Tortoise Agent GTA-19-00083B)

July 21, 2025
Date

cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

EXHIBIT NO. 1

FLUCFCS AERIAL MAP (REVISED AUGUST 14, 2024)

FLUCFCS KEY
100 Urban & Built-up
190 Open Land
211 Improved Pastures
224 Abandoned Groves
320 Shrub and Brushland
411 Pine Flatwoods
415 Mixed Pine
438 Mixed Hardwoods
500 Water
510 Streams and Waterways
600 Wetlands
610 Forested Wetlands
617 Mixed Wetland Hardwoods
641 Freshwater Marsh
740 Disturbed Land
8144 Roads (County Maintained)

N

APPROXIMATE PROJECT BOUNDARY

AG. DITCH (TYP.) (510)

FUTURE EXT. MULHOLLAND RD.

WLA (610/617/641)

WL-AA (641)

WL-K (617)

WL-O (617)

WL-N (617)

WL-M (617)

WL-B (641)

WL-D (641)

WL-C (617/641)

WLJ (641)

WL-H (617)

WL-I (617)

WL-L (617)

WLE (617)

WL-F (617/641)

WL-G (610/617/641)

BARN

NSW1 (510) GODDARD CREEK

NSW2 (510)

MANATEE RIVER (510)

RYE ROAD NORTH (8144)

NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
4. FORMATTED TO PRINT AT 11 X 17.

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REVISED 08/14/24

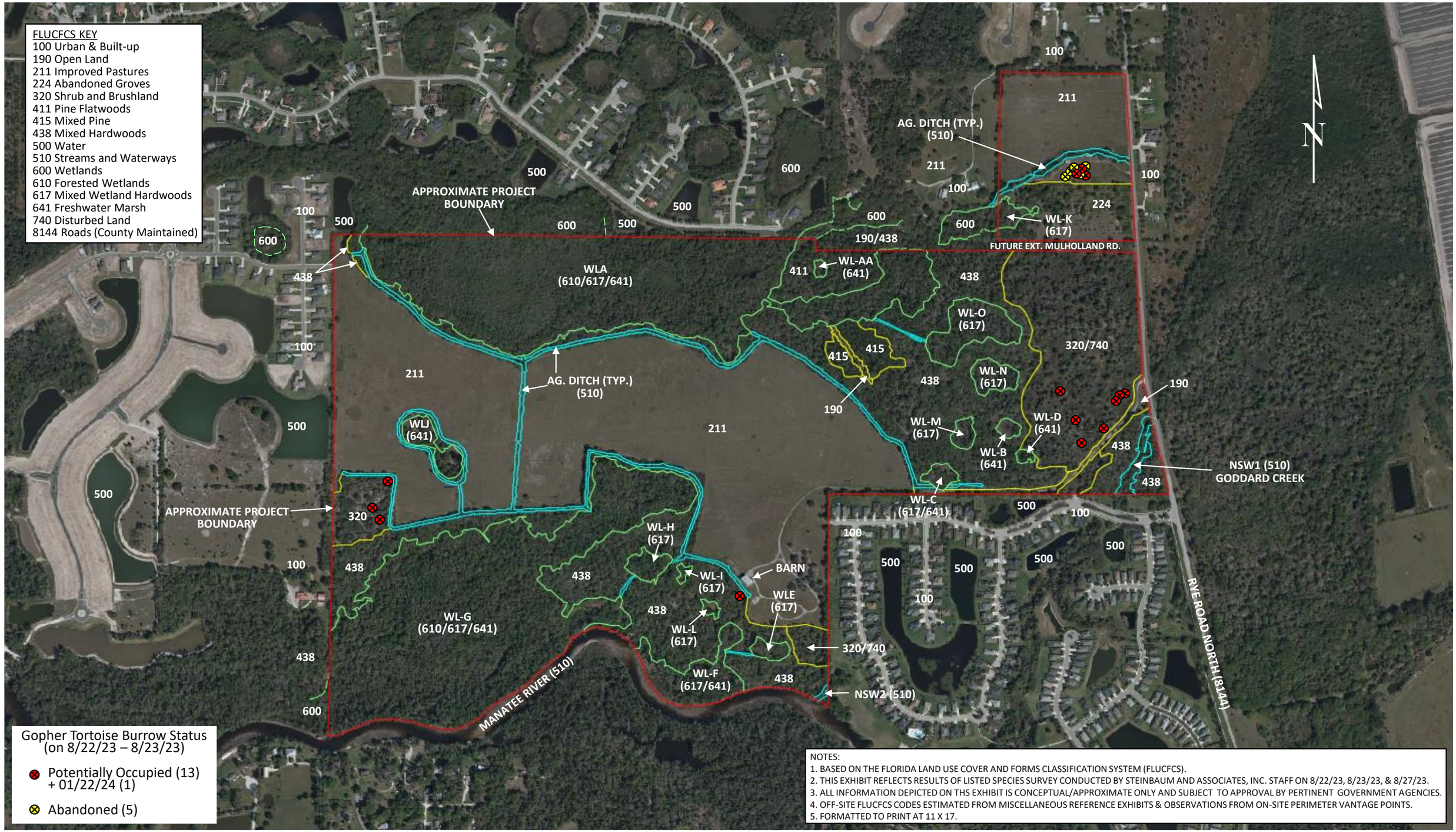
NTS

EXHIBIT NO. 1
FLUCFCS AERIAL MAP

YORT - 2351
MANATEE COUNTY, FLORIDA

EXHIBIT NO. 2

LISTED SPECIES SURVEY MAP (REVISED AUGUST 14, 2024)



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NTS

EXHIBIT NO. 2
LISTED SPECIES SURVEY MAP

YORT - 2351
MANATEE COUNTY, FLORIDA

EXHIBIT NO. 3

PHOTO-DOCUMENTATION
(AUGUST 27, 2023, WETLAND AA JANUARY, 20, 2024)



211 - Improved Pastures (South Section)



211 - Improved Pastures (North Section)



224 - Abandoned Groves (North Section)



320 - Shrub and Brushland (South Section)



320 - Shrub and Brushland / 740 - Disturbed Land (South Section – Adj. to Rye Road N.)



320 - Shrub and Brushland / 740 - Disturbed Land (South Section – S. of Central Pasture)



415 - Mixed Pine



438 - Mixed Hardwoods (South Section)



641 – Freshwater Marsh (Wetland B)



641 – Freshwater Marsh (Wetland D)



641 – Freshwater Marsh (Wetland J)



641 – Freshwater Marsh (Wetland AA)



617 – Mixed Wetland Hardwoods (Wetland E)



617 – Mixed Wetland Hardwoods (Wetland K)



617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (WETLAND C)



610 - Forested Wetlands / 617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (Wetland A)



610 - Forested Wetlands / 617 Mixed Wetland Hardwoods / 641 Freshwater Marsh (Wetland G)

EXHIBIT NO. 4

FLORIDA NATURAL AREAS INVENTORY (FNAI)
BIODIVERSITY MATRIX QUERY RESULTS

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 26834 , 26835 , 27110 , 27111



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 26834

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 26835

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 27110

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 27111

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 26834 , 26835 , 27110 , 27111

25 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2T3	S2?	T	FT
Andropogon arctatus pinewoods bluestem	G3	S3	N	T
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Bonamia grandiflora Florida bonamia	G3	S3	T	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chrysopsis floridana Florida goldenaster	G3	S3	E, PDL	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Eragrostis pectinacea var. tracyi Sanibel lovegrass	G5T1	S1	N	E
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T

Lithobates capito Gopher Frog	G2G3	S3	N	N
Matelea floridana Florida spiny-pod	G2	S2	N	E
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Schizachyrium niveum scrub bluestem	G1G2	S1S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

YORT - 2351
WETLAND BUFFER ENHANCEMENT
PLAN NARRATIVE
MANATEE COUNTY REVIEW
PLN2309-0137/PDR-23-48(Z)(P)
JULY 21, 2025

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WETLAND BUFFER ENHANCEMENT
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JULY 21, 2025

SUBMITTED TO:
Manatee County Development Services
Environmental Planning Section
Ms. Jaime Elbert, Senior Environmental Planner
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

PREPARED FOR:
Danielson Development, LLC
Attn: Bruce Danielson, Manager
36 Winston Drive
Belleair, Florida 33756

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EXHIBIT

FLUCFCS AERIAL MAP, REVISED AUGUST 14, 2024

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS

YORT - 2351
WETLAND BUFFER ENHANCEMENT PLAN NARRATIVE
PLN2309-0137/PDR-23-48(Z)(P)
MANATEE COUNTY REVIEW
JULY 21, 2025

1.0 INTRODUCTION

As requested by our client, the subject Wetland Buffer Enhancement Plan has been prepared by Steinbaum and Associates, Inc. for post-development wetland buffer areas pursuant to Section 706.7(D)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Wetland buffer enhancement pertains to post-development wetland buffers (adjacent to preserved wetlands) depicted on the proposed site plan prepared by ZNS Engineering.

2.0 WETLAND BUFFER IMPACTS AND BUFFER MITIGATION

The revised ZNS Engineering site plan increases wetland buffer width to 30' (15' minimum). ZNS Engineering has designated minor impacts to Wetland B and Wetland D buffers for purpose of accommodating a roadway. The impact to the Wetland B buffer is 0.02 acre and the impact to Wetland D buffer is 0.01 acre. Such impacts (totaling $\pm$0.03 acre) are unavoidable and constitute only a fraction of the total project-wide wetland buffer area. A summary of proposed wetland buffer impacts is included on cover sheet of ZNS Engineering plans.

ZNS Engineering has designated wetland buffer mitigation areas to off-set the permanent buffer impacts consistent with LDC Section 706.7(C)(3) [Chapter 7, Part II, Manatee County Land Development Code]. Each buffer wetland mitigation area is located adjacent to 30' wide buffer section associated with the same wetland as the corresponding permanent buffer impact. Wetland buffer compensation areas meet a 1:1 area replacement, so that the variable width post-development buffer area in turn meets the area that would be encompassed by a uniform 30' wide wetland buffer respective of the proposed wetland limit.

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3.0 EXOTIC SPECIES STATUS

Wetland buffer areas (and wetland buffer compensation areas) currently exhibit three generalized vegetation associations referred to herein as Wetland Buffer Types 1 - 3. Such areas are described below, inclusive of approximate percent of species considered invasive by the Florida Invasive Species Council (FISC).

Wetland Buffer Type "1"
This designation pertains to wetland buffer areas comprised of "211 - Improved Pastures" and "224 - Abandoned Groves" per FLUCFCS. Such areas are open to relatively open.

Component species include varying proportions of bahia grass (*Paspalum notatum*), crabgrass (*Digitaria spp.*), smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), patches of blackberry (*Rubus spp.*), Caesar-weed (*Urena lobata*), cabbage palm seedlings (*Sabal palmetto*) broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), and soda apple (*Solanum viarum*).

Wetland Buffer Type "2"
Corresponds to the segment of the Wetland "A" buffer comprised of "415 - Mixed Pine".

This vegetation association is relatively open. Historic aerial imagery shows significant past clearing in this area. This is likely a reason for the prevalent invasive vine coverage [mostly muscadine grape vine (*Vitis rotundifolia*) and greenbrier (*Smilax spp.*)], and barren leaf litter. Scattered slash pine (*Pinus elliottii*) is the dominant hardwood. Other species include scattered live oak (*Quercus virginiana*), saw palmetto (*Serenoa repens*) clusters, and trace Caesar-weed.

Wetland Buffer Type "3"
This wetland buffer type consists of FLUCFCS code "438 - Mixed Hardwoods" (native habitat). The Wetland Buffer Type "3" areas have a semi-open to closed canopy.

Hardwoods include varying proportions of oaks, cabbage palm, slash pine, live oak, and trace Brazilian pepper (*Schinus terebinthifolius*) and carrotwood (*Cupaniopsis anacardiodes*). The understory includes saw palmetto, wax myrtle (*Myrica cerifera*), Caesar-weed, and vines [Muscadine grape vine, greenbrier, poison ivy (*Toxicodendron radicans*), and woodbine (*Parthenocissus quinquefolia*)].

3.0 EXOTIC SPECIES STATUS (CONTINUED)

TABLE 1 - PRE-DEVELOPMENT FISC CATEGORY I SPECIES WITHIN WETLAND BUFFER SETBACKS									
Wetland Buffer	**Wetland Buffer Type**			**% Pre-development FISC Species**					**Total Coverage**
	1	**2**	**3**	**Brazilian Pepper (Cat I)**	**Caesar-weed (Cat I)**	**Carrot wood (Cat. I)**	**Tropical Soda Apple (Cat I)**	**Cogangrass (Cat I)**	
A		√	√	2	3	1			6%
B			√	2	1				3%
C			√	5					5%
D			√	2	1				3%
E			√	TR	2				2%
F			√	2	3				5%
G			√	3	4				7%
H			√	2	4				6%
I			√		3				3%
J	√			3	2		1	2	8%
K	√				2				2%

TR: Less Than 0.5 percent, FISC: Florida Invasive Species Council, Cat I: Category I

4.0 INITIAL EXOTIC SPECIES REMOVAL

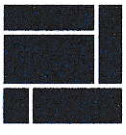
An initial management event will be performed prior to Final Plat approval to remove all undesirable species that are considered Category I Exotic/Invasive Species by the Florida Invasive Species Council (FISC).

See Section 8.0 (2) regarding herbicide use.

5.0 INITIAL PLANTING

There is no required planting density (stratum-specific or other) contained in the LDC for wetland buffer enhancement requirements. The three proposed plant lists are based on various wetland buffer plant lists (inclusive of planting density) previously accepted by the Manatee County.

The three plant lists specify native plants based on pre-development vegetative characteristics (e.g. plant density, microclimatic requirements). Locations to be planted include where exotics are removed.



5.0 INITIAL PLANTING (CONTINUED)

5.1 PLANT LIST FOR WETLAND BUFFER TYPE "1"

Applicable to Wetland Buffer Type 1 areas (pre-development "211 - Improved Pastures" and "224 - Abandoned Groves" FLUCFCS codes) and all temporary wetland buffer impact areas.

TABLE 2 WETLAND BUFFER TYPE "1" - PROPOSED PLANT LIST		
PROPOSED SPECIES	**% COMP.**	**SIZE**
TREES AND SHRUBS (15'OC)		
LIVE OAK *(Quercus virginiana)*	40	7 GAL
SLASH PINE *(Pinus elliottii)*	17	7 GAL
WAX MYRTLE (*Myrica cerifera*)	15	3 GAL
FIREBUSH (*Hamelia patens*)	10	3 GAL
RED BAY (*Persea borbonia*)	5	7 GAL
DAHOON HOLLY (*Ilex cassine*)	5	7 GAL
GALLBERRY *(Ilex glabra)*	5	1 GAL
PIGNUT HICKORY *(Carya glabra)*	3	7 GAL
	100	
GROUNDCOVER (6'OC)		
SAND CORDGRASS *(Spartina bakeri)*	35	1 GAL
MUHLY GRASS *(Muhlenbergia capillaris)*	35	1 GAL
DWARF FAKAHATCHEE GRASS *(Tripsacum dactyloides)*	12	1 GAL
WIRE GRASS *(Aristida stricta)*	10	1 GAL
SAW PALMETTO *(Serenoa repens)*	8	1 GAL
	100	

GAL: Gallon

5.0 INITIAL PLANTING (CONTINUED)

5.2 PLANT LIST FOR WETLAND BUFFER TYPE "2"

Applicable to Wetland Buffer Type 2 areas (pre-development "415 - Mixed Pine").

TABLE 3 - WETLAND BUFFER TYPE "2" - PROPOSED PLANT LIST		
TREES AND SHRUBS (15'OC)		
PROPOSED SPECIES	**% COMP.**	**SIZE**
SLASH PINE *(Pinus elliottii)*	30	7 GAL
LIVE OAK *(Quercus virginiana)*	25	7 GAL
WAX MYRTLE (*Myrica cerifera*)	15	3 GAL
FIREBUSH (*Hamelia patens*)	10	3 GAL
WALTER'S VIBURNUM (*Viburnum obovatum*)	10	1 GAL
GALLBERRY *(Ilex glabra)*	10	3 GAL
	100	
GROUNDCOVER (6'OC)		
WIRE GRASS *(Aristida stricta)*	29	1 GAL
MUHLY GRASS *(Muhlenbergia capillaris)*	27	1 GAL
DWARF FAKAHATCHEE GRASS *(Tripsacum dactyloides)*	26	1 GAL
SAND CORDGRASS *(Spartina bakeri)*	10	1 GAL
SAW PALMETTO *(Serenoa repens)*	8	1 GAL
	100	

GAL: Gallon

5.3 PLANT LIST FOR WETLAND BUFFER TYPE "3"

Minimal to no initial planting is anticipated for Wetland Buffer Type "3" areas due to density of existing desirable native "438 – Mixed Hardwoods" vegetation. It is proposed that one native planting from the list below be installed where initial exotic species management renders a 25 S.F. (e.g. 5' x 5') unvegetated area. In this way, plantings will be integrated into the buffer setback respective of existing vegetative coverage and degree of exotic species removal. Initial planting will not be required under canopies of any existing native trees (example live oak) to avoid damage to root systems.

TABLE 4 - WETLAND BUFFER TYPE "3" - PROPOSED PLANT LIST	
SPECIES	**SIZE**
SAW PALMETTO *(Serenoa repens)*	4" C.S.
BEAUTY BERRY (*Callicarpa americana)*	4" C.S.
GALLBERRY (*Ilex glabra*)	4" C.S.
WILD COFFEE (*Psychotria nervosa*)	4" C.S.
CABBAGE PALM (*Sabal palmetto*)	4" C.S.
WAX MYRTLE (*Myrica cerifera*)	6" C.S.
MYRSINE (*Myrsine guianensis*)	6" C.S.

C.S.: Container Size



6.0 ANNUAL ASSESSMENT

A vegetative assessment will be conducted annually for on-site wetland buffers. Said annual assessment would be performed by a qualified entity (e.g. environmental consultant, landscape management company, plant/vegetative management contractor) and would not entail report submittal to Manatee County.

The assessment methodology will involve walking on-site wetland buffers and generally marking on an aerial photograph the approximate locations of any exotic vegetation (e.g. *Schinus terebinthifolius*, *Ludwigia peruviana*, *Casuarina equisetifolia*, *Cupaniopsis anacardioides*) listed as Category I on the Florida I Invasive Species Council's (FISC's) most current list of invasive plant species.

The entity conducting the assessment would estimate whether a semi-annual exotic species management frequency would be necessary for the particular year following the annual assessment date.

The vegetative assessment will also estimate the need for annual supplemental planting of native upland and facultative plant material (per Section 7.2).

7.0 ON-GOING VEGETATIVE MANAGEMENT

7.1 ON-GOING REMOVAL OF EXOTIC SPECIES

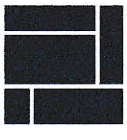
An exotic species removal event would occur within wetland buffers should the annual assessment show more than 15% coverage by FISC Category I invasive species.

Manual removal (e.g. use of hand held chain saws) is the method initially specified for exotic hardwoods. Exotic hardwoods (e.g. Brazilian pepper) would be cut flush at trunk base, and the cambium immediately treated with the appropriate dye-laced herbicide. The root system will be left in place to minimize substrate disturbance.

See Section 8.0 (2) regarding herbicide use.

7.2 SUPPLEMENTAL PLANTING

Manatee County, as typical, requests wetland buffer enhancement plans include the italicized statement below. Therefore the subject plan includes said statement.
"Enhancement shall include both supplemental plantings and ongoing removal of nuisance, exotic vegetation. Required plant materials which are removed or die shall be replaced within 30 days."



8.0 PLANTING SPECIFICATIONS AND CONDITIONS

1) The applicant or assignees (e.g. Homeowners' Association) will be responsible for coordinating and contracting a qualified and experienced entity to perform wetland buffer enhancement measures as described herein.

2) Any individual(s) contracted by the Operating Entity to apply chemicals (e.g. pesticides, insecticides, fertilizers, or herbicides) as part of vegetative management must be trained, experienced in performing such work, and licensed/certified for applying herbicides/ pesticides/insecticides by the Florida Department of Agriculture and Consumer Services (and any other pertinent agencies). Any such chemicals deemed necessary by the vegetative management contractor will be legal (and EPA approved), dye-laced, and appropriately stored/mixed/used by a licensed applicator in accordance with label instructions and all pertinent government regulations. All contractors performing such management entailing use of chemicals will determine and implement any necessary public safety measures (including but not limited to posting signage). It is encouraged that the Operating Entity request a schedule and frequency for any application of chemicals used for vegetative management. Removed woody biomass may be mulched on-site for use in landscape beds or hauled off-site to an approved yard waste facility.

3) All plant material will be obtained from nursery stock and will be healthy and free of disease at time of planting.

4) Wetland buffer enhancement requirements for this project will be reasonable with respect to on-site and off-site undesirable seed sources, allowing the applicant or assigns (e.g. Homeowners' Association) to contact County Environmental Review Section staff to present proposed justification for changes to criteria for on-going vegetative management per Section 7.0 herein (subject to informal review and approval by Environmental Review Section staff) should it become evident that target success standards cannot reasonably or cost-effectively be achieved. Nuisance exotic species management requirements would be deemed unreasonable if a frequency of more than twice per year is necessary to maintain no more than 15% nuisance exotic species for wetland buffer areas. Current pasture grass coverage (e.g. *Paspalum notatum*) will be permissible. Initial (and any supplemental planting) will be performed within this pasture grass matrix.

5) Any future changes to the proposed plant list for initial (e.g. or supplemental planting) would be acceptable, as long as any such replacement species are native equivalent type species as those indicated in the initial plant list (per Section 5.0 herein). If size adjustments are proposed, the combined strata associated with any such replacements would be considered for comparison with the initial plant list.



8.0 PLANTING SPECIFICATIONS AND CONDITIONS (CONTINUED)

6) Initial planting (per Section 5.0) shall be completed prior to issuance of the first Certificate of Occupancy. However, planting may be postponed from October through March to avoid freeze damage. Manatee County Environmental Review Section would be informally notified in writing of any delays for initial planting due to seasonal conditions.

PREPARED BY

Michele L. Steinbaum, President
STEINBAUM AND ASSOCIATES, INC.

July 21, 2025
Date

Enclosure
cc: Bruce Danielson (Danielson Development, LLC)
Jeb Mulock, P.E. (ZNS Engineering)
Paige Estigarribia (ZNS Engineering)

FLUCFCS KEY
100 Urban & Built-up
190 Open Land
211 Improved Pastures
224 Abandoned Groves
320 Shrub and Brushland
411 Pine Flatwoods
415 Mixed Pine
438 Mixed Hardwoods
500 Water
510 Streams and Waterways
600 Wetlands
610 Forested Wetlands
617 Mixed Wetland Hardwoods
641 Freshwater Marsh
740 Disturbed Land
8144 Roads (County Maintained)

N

APPROXIMATE PROJECT BOUNDARY

AG. DITCH (TYP.) (510)

FUTURE EXT. MULHOLLAND RD.

WLA (610/617/641)

WL-AA (641)

WL-K (617)

WL-O (617)

WL-N (617)

WL-M (617)

WL-B (641)

WL-D (641)

WL-C (617/641)

WLJ (641)

WL-H (617)

WL-I (617)

WL-L (617)

WLE (617)

WL-F (617/641)

WL-G (610/617/641)

BARN

NSW1 (510) GODDARD CREEK

NSW2 (510)

MANATEE RIVER (510)

RYE ROAD NORTH (8144)

NOTES:
1. BASED ON THE FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS).
2. ALL INFORMATION DEPICTED ON THS EXHIBIT IS CONCEPTUAL/APPROXIMATE ONLY AND SUBJECT TO APPROVAL BY PERTINENT GOVERNMENT AGENCIES.
3. OFF-SITE FLUCFCS CODES ESTIMATED FROM MISCELLANEOUS REFERENCE EXHIBITS & OBSERVATIONS FROM ON-SITE PERIMETER VANTAGE POINTS.
4. FORMATTED TO PRINT AT 11 X 17.

STEINBAUM AND ASSOCIATES, INC.
ECOLOGICAL CONSULTANTS
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Phone (941)921-2707 Fax (941)921-2739
www.steinbaumecological.com

REVISED 08/14/24

NTS

EXHIBIT NO. 1
FLUCFCS AERIAL MAP

YORT - 2351
MANATEE COUNTY, FLORIDA

School District of Manatee County

School Report REVISED

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assistthe governing board in its land-use decision.

Project Information

Local Government:	Manatee County Government	**Case Planner:**	Laura Gonzalez
Project Name:	Yort - 2351	**Fee:**	$ 650.00
Application Type:	Preliminary Site Plan w/ Rezone (Public Hearing)	**Date:**	05/30/24
Record Number:	PLN2309-0137	**SSA:**	2
Project Number:	PDR-23-48(Z)(P)	**Acres:**	464.73
Address/PIN:	1921 N Rye Rd, Parrish 34219	**Version:**	CR-V2

Overview

The applicant has requested approval of a Rezone from Agriculture (A) to Planned Development Residential (PDR) for 31.32 acres which is part of the total project area of 464.73 acres. The remaining 433.41 acres is already zoned PDR. The Preliminary Site Plan proposes 733 single-family detached and semi-detached dwelling units for the 464.73 acres with a Future Land Use Category that allows 3 dwelling units an acre (UF-3).

The current land use designation allows for a total of 1,306 single-family dwelling units with a projected 362 total students. The most conservative Student Generation Rate, duplex/townhomes, was utilized to determine projected students since the number by type of dwelling unit was not identified.

The proposed Rezone would allow for a total of 1,394 single-family dwelling units with a projected 466 total students. The most conservative Student Generation Rate, duplex/townhomes, was utilized to determine projected students since the number by type of dwelling unit was not identified.

The proposed Preliminary Site Plan with rezone for 733 single-family dwelling units (625 single-family detached and 108 single-family semi-detached) is projected to generate 209 total students.

Projected Students

Current Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A	31.32	0.20	6	-	0	-	0
PDR (UF-3)	433.41	3.00	1,300	251	108	75	434
Total:	464.73		**1,306**	**251**	**108**	**75**	**435**
Proposed Rezone - Gross Allowable							
PDR (UF-3)	464.73	3.00	1,394	269	116	81	466
Total Increase:			**88**	**18**	**7**	**5**	**31**
Proposed by Preliminary Site Plan (Gross Density)							
PDR (UF-3)	464.73	1.34	625	85	36	53	174
PDR (UF-3)	464.73	0.23	108	20	9	6	35
Total:			733	105	45	59	209
Total Decrease:			**(573)**	**(146)**	**(63)**	**(16)**	**(226)**

ISSUES

None at this time.

CONDITIONS

Centralized Bus Stop(s) STIPULATION

The School District requests a meeting to discuss a Centralized Bus Stop(s) for Yort-2351, the proposed Amenity Center(s) would be ideal locations, that would include a bus shelter, bicycle racks, lighting and parking for students and parents waiting for the bus.

Per Florida Statute, the maximum walking distance for students is 1.5 miles. On public roads the distance is measured from the mailbox or end of driveway to the bus stop. For private roads in gated communities distance is measured from where private road at entrance gate meets public road.

NOTES

Preliminary School Concurrency Analysis

School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis ($800) will be required upon submittal of a final site plan. This School Report Rezone does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2023-24 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.
- Williams Elementary
- Buffalo Creek Middle
- Parrish Community High School

Sidewalks and Bicycle Paths

The development **is not** located within the two-mile walking radius of an existing or potential future school site. Elementary, middle and high school students residing at this development will qualify for bussing.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.

The sidewalks connect throughout the neighborhood and along the property frontage. The School District is not suggesting additional sidewalks or bicycle paths for this project at this time.

Crosswalks, Traffic Signalization, School Signs & Markings

In the future, ***residents*** may request **Manatee County Government** install a crosswalk, school signs and markings for students to walk/bicycle to and from nearby schools and bus stops. The residents may also request the **Manatee Sheriff's Office (MSO) provide a school crossing guard** in this area which may create a reoccurring annual expense.

The School District is not requesting school signs or markings for this project at this time.

Transportation, Bus Stops, and Bus Shelters

The development **is not** located within the two-mile walking radius of an existing school. At this time, the School District proposes a Centralized Bus Stop located at the proposed Amenity Center on Street "O" for student pickup and drop off for the development.

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

Signature: Mike Pendley Executive Planner Date: 5/30/2024

pendleym@manateeschools.net (941) 708-8800 Extension 44056

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: YORT-2351

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
BRUCE DANIELSON, MANAGER - 2351 RYE ROAD LLC	DOCUMENT ATTACHED W/OWNERSHIP INTERESTS
35 WINSTON DRIVE	Click or tap here to enter text.
BELLEAIR FL 33756	Click or tap here to enter text.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): BRUCE DANIELSON, MANAGER

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of August (month), 2022 (year), by Bruce Danielson (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

_____

Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

ROBIN BROWN
Commission # GG 304643
Expires April 10, 2023
Bonded Thru Budget Notary Services

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

YORT - 2351

RESIDENTIAL EMERGENCY PREPAREDNESS PLAN

Prepared September 2023

1023 Manatee Ave W, 7th Floor • Bradenton, FL • 34205 • 941.748.8080 • www.znseng.com • info@znseng.com
Engineering-CA0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

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EXHIBIT B: PRELIMINARY SITE PLAN
EXHIBIT C: EVACUATION ZONES MAP
EXHIBIT D: FLOOD ZONES MAP
EXHIBIT E: EVACUATION ROUTES AND SHELTERS

APPENDIX B

GUIDELINES FOR EMERGENCY PREPAREDNESS PLAN CRITERIA FOR RESIDENTIAL DEVELOPMENTS (CHECKLIST)

APPENDIX C

2023 MANATEE COUNTY DISASTER PLANNING GUIDE

GUIDELINES FOR EMERGENCY PREPAREDNESS PLAN CRITERIA FOR RESIDENTIAL DEVELOPMENTS

I. INTRODUCTION

A. Provide basic information concerning the residential community to include:

1. Name of residential community, address, telephone number, 24 Hr. emergency contact telephone number, and fax number, for responsible person or entity, as applicable:

   The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established.

2. The developer/owner of the residential community, address and telephone, if applicable.

   The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established.

3. The number and type of units in the residential community.

   Yort-2351 is a residential development of 733 dwelling units. Residential units will consist of single-family detached and semi-detached homes.

B. Identify by name or position title, who is responsible for the implementation of emergency preparedness plan; include a statement detailing when the plan is to be updated.

The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established. The emergency preparedness plan will be updated on an annual basis or as circumstances warrant.

C. Establish the frequency with which the emergency preparedness plan information will be updated, including how often the affected residents or users will be informed of relevant information, including hurricane evacuation and shelter information, where applicable.

The Emergency Preparedness Plan will be updated on an annual basis or as any new circumstances warrant, and the new information will be distributed at the yearly Homeowner's Association meeting. Affected residents or users will be informed annually (prior to hurricane season), or as circumstances warrant, of relevant information including hurricane evacuation and shelter information.

II. SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION

A. The residential tornado preparedness, hurricane evacuation and shelter information of the plan must address the following items:

1. Severe Weather Preparedness (to include hurricane, and tornado preparedness) and Protective Actions.

Hurricane Season To-Do List:

- **Refer to the Hurricane Guide attached to this booklet.**
- **Check your disaster supplies kit and obtain items needed.**
- **Keep your home in good repair.**
- **Make plans to buy materials to protect your home before the storm (window protection such as plywood, plastic sheeting, nails, etc.).**
- **To be prepared in the event of a tornado, discuss a safe place for your family to take refuge, such as a laundry room, pantry, bathroom, etc.**
- **Purchase a battery powered weather alert radio.**
- **Make sure that your address (number) is clearly marked on your home.**
- **Check with your insurance agent regarding your coverage.**

As the Hurricane approaches:

- **Be aware that hurricanes also produce tornadoes, which add to the hurricane's destructive power. Find shelter in a small interior room on the lowest floor, staying away from windows, doors, and electrical equipment. Avoid rooms near tall structures like trees or power lines. Taking refuge in such spaces provides protection from flying debris**
- **Listen for weather updates on local station and on NOAA weather radio. Do not trust rumors and stay tuned to the latest information.**
- **Refill prescriptions. Maintain at least a two-week supply during hurricane season.**
- **Clear your yard of lawn furniture, potted plants, bicycles, trashcans, etc.**
- **Protect your windows and glass doors. Brace double entry and garage doors at the top and bottom.**
- **Fill your car's tank and check the oil, water and tires. Gas pumps do not operate without electricity.**
- **Secure your boat early. Drawbridges will be closed to boat traffic after an evacuation order is issued.**
- **Leave the swimming pool filled and super chlorinated. Cover the filtration system.**
- **Get cash. Banks and ATMs will not be in operation without electricity and few stores will be able to accept credit cards or personal checks.**

2. Emergency Public Shelter Locations.

   For details of shelter locations in the area, please see the Shelters Map (Exhibit E – Appendix A). Nearby shelters for 2023 include: Williams Elementary School located approximately 5.3 miles away and Witt Elementary School located approximately 2.69 miles away from the subject site. The nearest pet-friendly shelter is Freedom Elementary School located approximately 6.63 miles away.

   Please note the following:

   - **Shelter openings may vary with each emergency. Stay tuned to local media for a listing of which shelters will be opened for an event.**
   - **Do not go to the shelter until local officials announce through the media that the shelter is open.**
   - **Shelter openings will differ by size and intensity of a disaster.**
   - **For additional information, refer to the Hurricane Guide attached to this booklet.**

3. Evacuation Routes.

   For details on Evacuation Routes, please see the Evacuation Routes and Shelters Map (Exhibit E – Appendix A).

4. Residential Re-Entry Procedures, if applicable.

Re-Entry Information:

1. **Be patient. Access to affected areas will be controlled. You will not be able to return to your home until search and rescue operations are completed, and safety hazards such as downed trees and power lines are cleared. It may take up to three days for emergency crews to reach your neighborhood. It may take two to four weeks before utilities are restored.**
2. **Have a valid ID. Security operation may include checkpoints. Valid identification with your current local address will be required.**
3. **Avoid driving. Roads will have debris, which can puncture your tires. Do not add to the congestion of relief workers, supply trucks, law enforcement, etc.**
4. **Do not sightsee, especially at night.**

Safety Tips:

1. **Avoid downed or dangling utility wires. Metal fences may have been energized by fallen wires. Be especially careful when cutting or clearing fallen trees. They may have power lines tangled in them.**
2. **Beware of snakes, insects and animals driven to higher ground by floods.**
3. **Enter your home with caution. Open windows and doors to ventilate and dry your home.**
4. **If there has been flooding, have an electrician inspect your home or office before turning on the breaker.**
5. **Be careful with fire. Do not strike a match until you are sure there are no broken gas lines. Avoid candles. Use battery operated flashlights and lanterns instead.**
6. **Keep grills outdoors in a well-ventilated area.**
7. **Use your telephone only in emergencies to keep lines open for emergency communications.**

After a disaster, you may be without power, water, food or any of the services or businesses we rely on. An immediate response may not be possible, so residents must be prepared to be self-reliant for several weeks.

Water Precautions:

Whenever widespread flooding occurs, there is a potential for bacterial contamination. Bacteria can lead to life-threatening dehydration for people and their pets, if untreated.

Disinfect any tap water you drink or use for cooking or cleaning. You must purify the tap water until officials notify you of its safety. Bring water to a rolling boil for a full 10 minutes or use chemicals (eight (8) drops of chlorine bleach or iodine per gallon) or water purification tablets, as directed. Let the water sit at least 10 minutes before using.

B. Describe how residents in the community will be informed of hurricane evacuation, tornado preparedness and shelter information (e.g. newsletter; preparedness brochures available in a central location, such as the clubhouse or at a gatehouse or delivered to each unit; the hosting of a hurricane preparedness seminar, etc.).

Until such time as the Homeowner's Association is established, the Developer (TBD) will be responsible for providing emergency information to residents in the form of brochures available in the model unit.

III. HAZARD ANALYSIS

A. This section of the plan should describe the hazards that the residential community is vulnerable to, such as hurricanes, tornadoes, flooding, fire, and hazardous material incidents from fixed facilities or transportation accidents.

This development has the potential for flooding due to hurricanes. The site is located in the Zone A and D Evacuation Areas.

B. Provide site-specific information concerning the residential community to include:

1. An area location map.

   The location map is provided as Exhibit A in Appendix A in this booklet. An Evacuation Level Map has also been included as Exhibit C.

2. Street or site map.

   The Preliminary Site Plan is provided as Exhibit B in Appendix A in this booklet.

3. Number of residential units.

   Yort will have 733 residential units.

4. Estimated population of the residential community year-round.

   The estimated year-round population of this project is 1,916 residents, estimating 2.61 residents per home per year.

5. Estimated maximum population of the residential community, including seasonal residents.

   The estimated maximum population of this project is based on the 2020 Census person/household number of 2.61 for a total of 1,916 residents.

6. Identification of the hurricane evacuation zone the facility is in.

   The site is located in Hurricane Evacuation Zone A and D.

7. Identify the finished floor elevation (ffe) of the community clubhouse or office, if applicable.

   There is an amenity center proposed with the Preliminary Site Plan, but details are not yet provided at this time. The finished floor elevation information will be provided at time of FSP submittal.

8. Identification of which flood zone the residential community is in as designated on the FEMA Flood Insurance Rate Map, if applicable.

   Please see attached Exhibit D Flood Zones Map for applicable FEMA flood zones.

9. Proximity of the residential community to a railroad or major transportation

artery (to identify possible hazardous material incidents). Contact Manatee County Emergency Management to determine if site is located in a vulnerability zone of an Extremely Hazardous Substance.

Not applicable.

IV. CONCEPT OF OPERATIONS

A. Management Structure

1. Identify, by name or position title, the person who is in charge during an emergency, and one alternate, should that person be unable to serve in that capacity.

   The Developer (TBD) will be responsible for implementing the emergency preparedness plan until such time as the Homeowner's Association is established.

2. Identify the procedures that will activate the Residential Emergency Preparedness Plan.

   The emergency preparedness plan will go into effect once a hurricane watch is posted or there is an emergency situation that will possibly affect this development. The emergency preparedness plan will be implemented by the Developer until such time as the Homeowner's Association is established, and a designated person to implement the plan is appointed.

3. Identify the procedures the residential community will take to prepare for the protection of their common property (e.g., clubhouse, patio furniture, pools, spas, computer files, important records, etc.).

   Notify employees to secure community property such as patio furniture, pool equipment; sales center, i.e., computer files, important documents, etc. Note that after the Homeowner Association assumes responsibility, these procedures are subject to change.

V. INFORMATION, TRAINING AND EXERCISE

A. For Community Residents:

1. Identify how residents in the community will be informed on emergency information and the Residential Emergency Preparedness Plan (e.g., newsletter, preparedness brochures available in a central location, such at the clubhouse or at a gatehouse or delivered to each unit, the hosting of a hurricane or emergency preparedness seminar, etc.).

   Emergency information such as hurricane evacuation, tornado preparedness, and shelter information, along with the Residential

Emergency Preparedness Plan will be provided with the Homeowner's Documents to each resident at the time of purchase. Once the Homeowner's Association is established, updates will be provided at the annual meeting.

2. State how often the residents will be informed of emergency information and the Residential Emergency Preparedness Plan.

   Once the Homeowner's Association is established, the homeowners will be updated with emergency information annually at the Homeowner's Association meeting.

B. For Community Employees (if applicable):

1. Identify what community employees will be instructed on in performing emergency activities.

   To be determined.

2. Identify a schedule for exercising all or portions of the Residential Emergency Preparedness Plan.

   The Homeowner's Association will meet annually to discuss emergency evacuation procedures.

VI. APPENDICES

A. A roster of Community Residents for Emergency Contact.

1. List the names and addresses, telephone number, including seasonal contact numbers of all residents, if applicable.

   A list of names, addresses, telephone numbers, including seasonal contact numbers, if applicable, of all residents will be provided once this residential development establishes a Homeowner's Association.

B. A roster of Community Employees and Companies with emergency preparedness related activities, if applicable.

1. List the names, addresses, telephone numbers and pager numbers of all residential community employees.

   To be determined.

2. List the names, addresses, telephone number and emergency contact numbers of utility providers, insurance companies and service vendors of the residential community common property.

   The utility providers for this development are:

Manatee County Public Utility
4410 66th Street
Bradenton, FL 34210
(941) 792-8811

Frontier
6102 14th Street West
Bradenton, FL 34207
(941) 727-4348

Florida Power & Light
P. O. Box 025576
Miami, FL 33102
(941) 917-0708

Spectrum (cable)
5413 East State Road 64
Bradenton, FL 34208
(866) 874-2389

3. List the names and telephones numbers of other important telephone numbers (e.g., the sheriff, fire district, emergency management, health department, Red Cross, etc.), as applicable.

Other important numbers include:

Manatee County Sheriff	**(941) 747-3011**
Parrish Fire District	**(941) 721-2093**
Health Department	**(941) 748-0747**
Red Cross	**(941) 792-8686**
Emergency Management	**(941) 749-3500**
Emergency	**911**

APPENDIX A

Exhibit A: Location Map

Exhibit B: Preliminary Site Plan

Exhibit C: Evacuation Zones Map

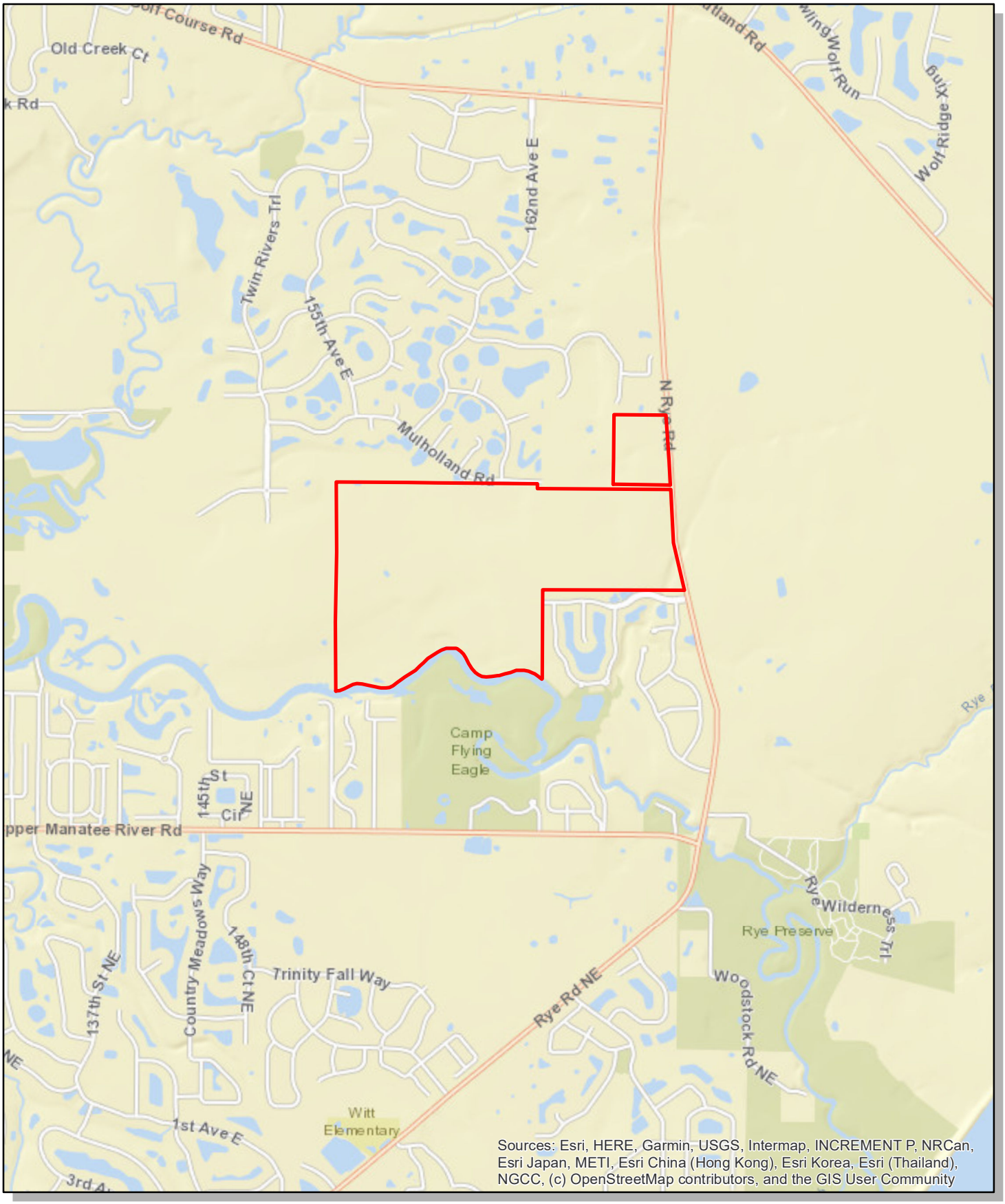
Exhibit D: Flood Zones Map

Exhibit E: Evacuation Routes and Shelters Map

APPENDIX C

2023 Manatee County Disaster Planning Guide

VICINITY MAP



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Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE. WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941.748.8080 FAX 941.748.3316

YORT/2351

SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST
SCALE: 1" = 2,500
MANATEE COUNTY, FLORIDA

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THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

LEGEND

	PROPOSED CONCRETE	
	PROPOSED ASPHALT PAVEMENT	
	WETLANDS	155.67 ACRES
	WETLAND IMPACTS	0.007 ACRES
	WETLAND BUFFERS	21.77 ACRES
	WETLAND BUFFER IMPACT FOR ROAD IMPROVEMENTS	0.036 ACRES
	NATURE TRAILS	3.30 ACRES

1" = 300'

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. NATURE TRAIL MATERIALS WITHIN 100 YEAR FLOODPLAIN OR FLOODWAY DELINEATION SHOULD CONSIST OF SHELL OR GRAVEL TO PREVENT EROSION OR WASHOUT. NATURE TRAILS OUTSIDE OF THE FLOODPLAIN OR FLOODWAY WILL BE AT DEVELOPERS DISCRETION. DETAILS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.
5. CURB RAMPS FOR SIDEWALK ACCESS WILL DESIGNED TO THE STANDARDS SHOWN IN MANATEE COUNTY PUBLIC WORKS MANUAL ILLUSTRATION 302.0 AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.

JEB C. MULLOCK
PROFESSIONAL ENGINEER #64492
SIGNATURE

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Land Planning Engineering Surveying Landscape Architecture
LC 0000560 LB 0007291
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E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
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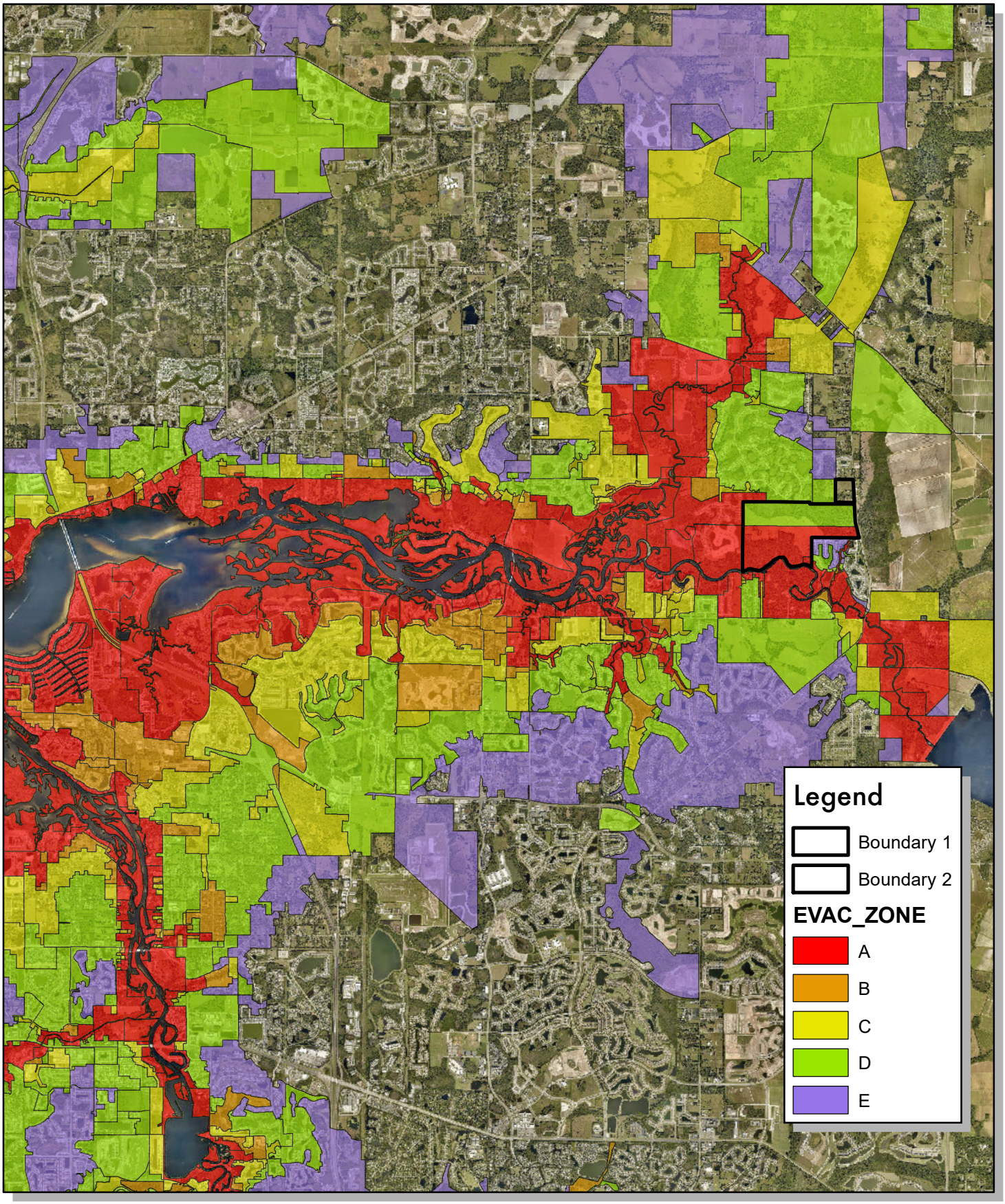
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OVERALL PRELIMINARY SITE PLAN
FOR
YORT - 2351
LOCATED IN
SECTION 10,11,13,14,&15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: JH
DRAWN: KGH
DATE:
JOB NO.: 4521.5
SCALE: 1"=300'
SHEET: 04

Thu, 28 Sep 2023 – 1:56pm X:\Acad\YORT (45215)\PL\04 YORT– OVERALL PSP.dwg

EVACUATION LEVELS MAP



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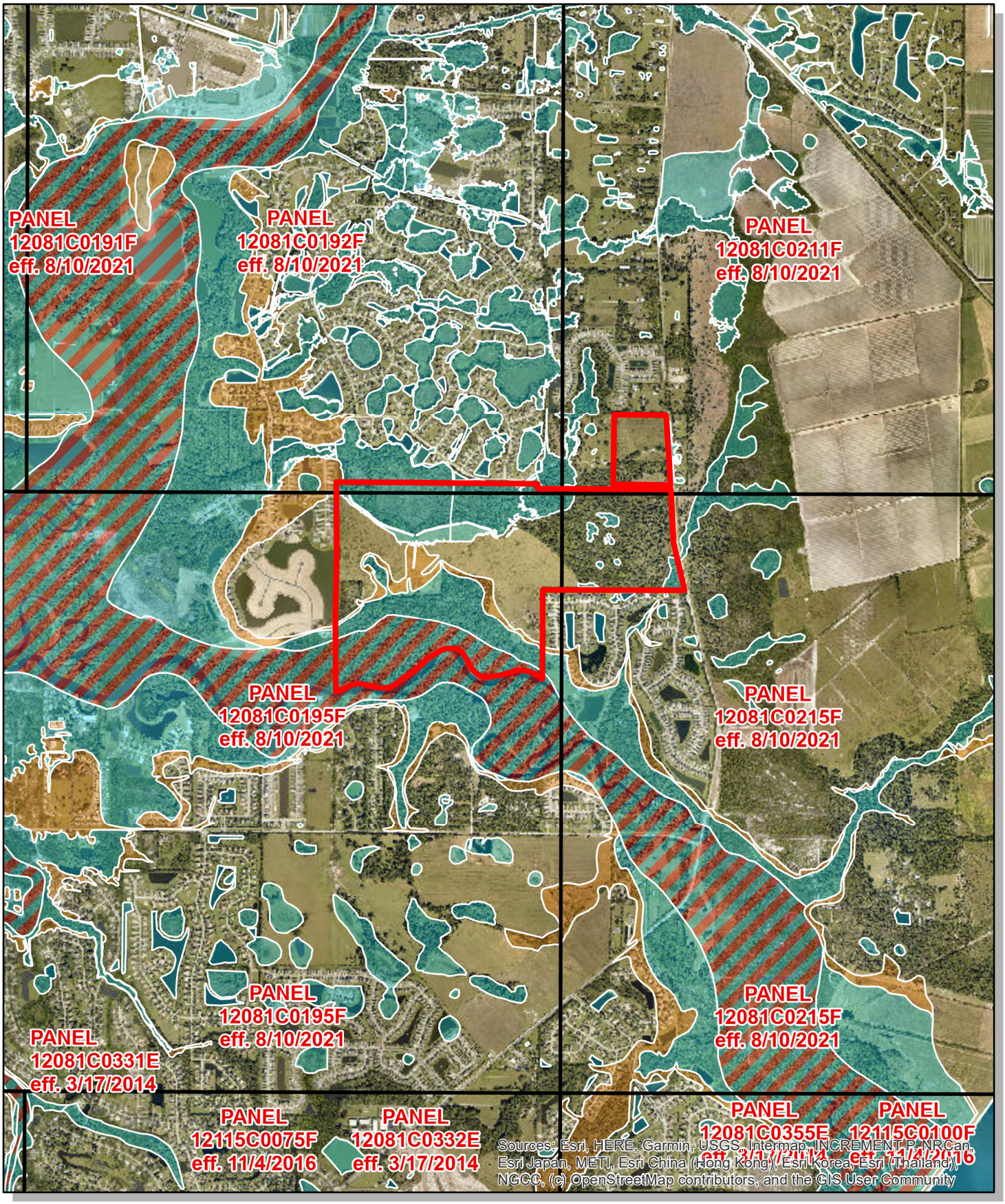
YORT/2351

SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST
SCALE: 1" = 7,500
MANATEE COUNTY, FLORIDA

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EXHIBIT B - FEMA FIRM MAP



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YORT/2351

SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST

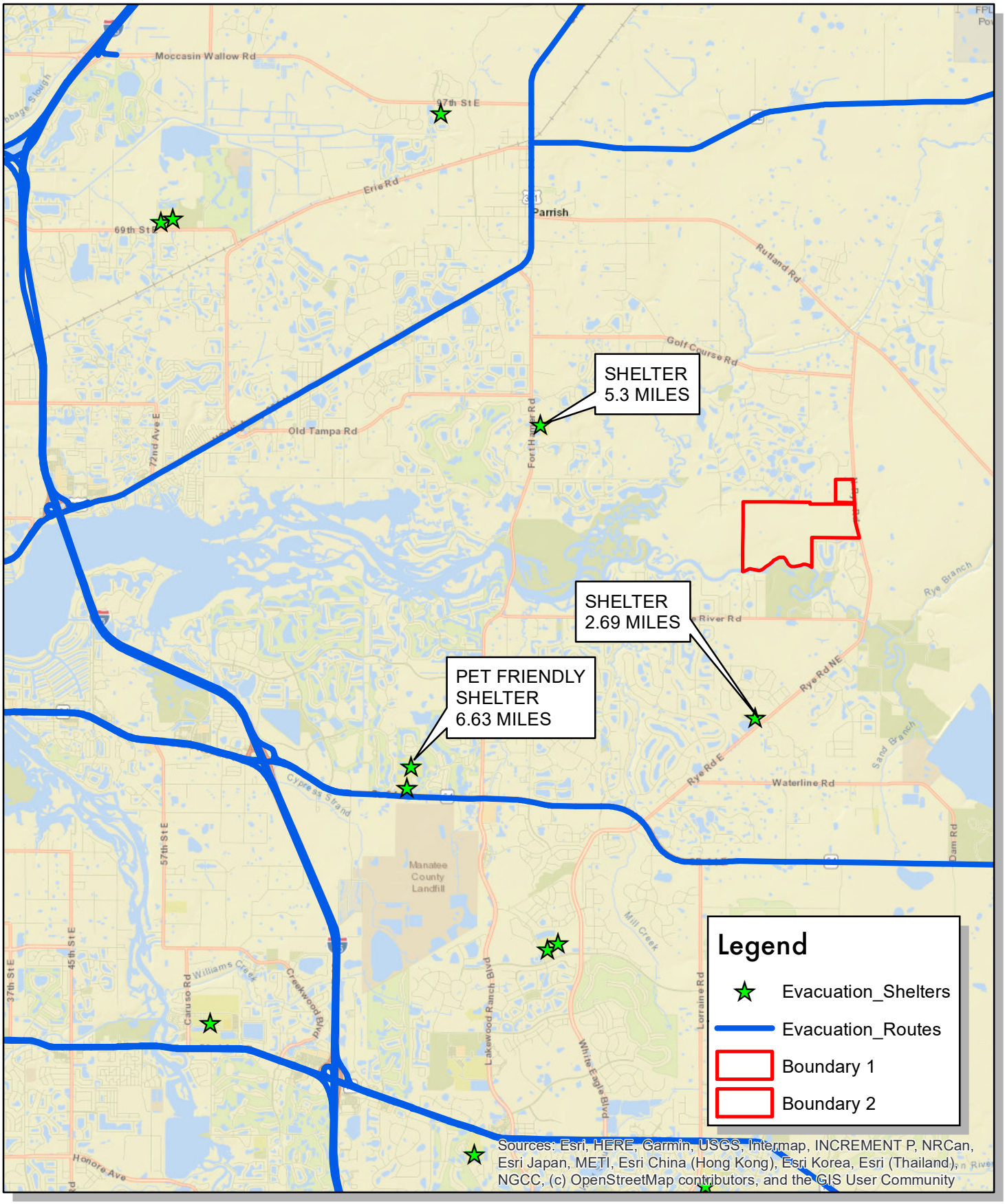
SCALE: 1" = 2,500

MANATEE COUNTY, FLORIDA

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EVACUATION ROUTES AND SHELTERS MAP



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SECTIONS 10, 11, 13, 14, AND 15 TOWNSHIP 34 SOUTH, RANGE 19 EAST

SCALE: 1" = 7,500

MANATEE COUNTY, FLORIDA

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Guidelines for Emergency Preparedness Plan Criteria for Residential Developments

The following minimum criteria are to be met when developing an emergency preparedness plan for residential developments. This criteria is to be used as a guideline to help develop a plan that is appropriate for your development.

This form must be attached to your proposed Residential Emergency Preparedness Plan for approval. Use it as a cross-reference to your plan, by listing the page number and paragraph where the criteria are located in your plan on the line to the left of each item. This will ensure a timely and accurate review of your plan.

A proposed emergency preparedness plan must be submitted for review to Manatee County Emergency Management, PO Box 1000 Bradenton, Florida 34206-1000. If you have questions concerning any items contained in this criteria, please call Manatee County Emergency Management at (941) 749-3500 ext. 7824 for technical assistance and emergency preparedness publications.

I. INTRODUCTION

Pg 3, para I A. Provide basic information concerning the residential community to include:

Pg 3, para IA 1. Name of the residential community, address, telephone number, 24 Hr. emergency contact telephone number, and fax number, for responsible person or entity, as applicable.

Pg 3 para IA 2. The developer/owner of the residential community, address and telephone, if applicable.

Pg 3 para IA 3. The number and type of units in the residential community.

Pg 3 para IB B. Identify by name or position title, who is responsible for the implementation of the emergency preparedness plan; include a statement detailing when the plan is to be updated.

Pg 3 para IC C. Establish the frequency with which the emergency preparedness plan information will be updated, including how often the affected residents or users will be informed of relevant information, including hurricane evacuation and shelter information, where applicable.

II SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION

This section identifies the procedures for increasing the residents= awareness of tornado precautions, local hurricane evacuation, and shelter information.

Pg 4 para IIA A. The residential tornado preparedness, hurricane evacuation and shelter information of the plan must address the following items:

Pg 4 para IIA 1. Severe Weather Preparedness (to include hurricane, and tornado preparedness) and Protective Actions.

2. Emergency Public Shelter Locations. (In the plan, refer to the current hurricane guide which should be with the plan as an attachment.)

3. Evacuation Routes.

4. Residential Re-Entry Procedures, if applicable.

B. Describe how residents in the community will be informed of hurricane evacuation, tornado preparedness and shelter information (e.g., newsletter; preparedness brochures available in a central location, such as the clubhouse or at a gatehouse or delivered to each unit; the hosting of a hurricane preparedness seminar, etc.).

III. HAZARD ANALYSIS

A. This section of the plan should describe the hazards that the residential community is vulnerable to, such as hurricanes, tornadoes, flooding, fires, and hazardous material incidents from fixed facilities or transportation accidents.

B. Provide site specific information concerning the residential community to include:

1. An area location map.

2. Street or site map.

3. Number of residential units.

4. Estimated population of the residential community year-round.

5. Estimated maximum population of the residential community, including seasonal residents.

6. Identification of the hurricane evacuation zone the facility is in.

7. Identify the finished floor elevation (ffe) of the community clubhouse or office, if applicable.

8. Identification of which flood zone the residential community is in, as designated on the FEMA Flood Insurance Rate Map, if applicable.

9. Proximity of the residential community to a railroad or major transportation artery (to identify possible hazardous material incidents). *Contact Manatee County Emergency Management to determine if site is located in a vulnerability zone of an Extremely Hazardous Substance.*

IV. CONCEPT OF OPERATIONS

This section of the plan should define the policies, procedures, responsibilities and actions that the residential community (i.e., homeowners= association, residents=

association or a property management company) will take before, during and after an emergency.

Pg 8 Para III A

A. Management Structure

Pg 8 Para III A

1. Identify by name or position title, who is in charge during an emergency, and one alternative, should that person be unable to serve in that capacity.

Pg 8 Para III A

2. Identify the procedures that will activate the Residential Emergency Preparedness Plan.

Pg 8 Para III A

3. Identify the procedures the residential community will take to prepare for the protection of their common property (e.g., clubhouse, patio furniture, pools, spas, computer files, important records, etc.).

B. Residential Preparedness Programs - **This section is optional.**

N/A

1. Identify ways people in the community can pre-plan to help one another during an emergency.

N/A

2. Identify volunteers to assist residents in the protection of their property (e.g., providing help in putting up shutters, bringing loose objects from the outdoors, etc.)

N/A

3. Identify volunteers to assist residents in evacuation (e.g., providing transport to a shelter or other destination during an impending hurricane).

IV. INFORMATION, TRAINING AND EXERCISE

This section should identify the procedure for increasing the residents= and employees= awareness of possible emergencies.

Pg 8-9 Para I A

A. For Community Residents:

Pg 9 Para I A

1. Identify how residents in the community will be informed on emergency information and the Residential Emergency Preparedness Plan (e.g., newsletter, preparedness brochures available in a central location, such as the clubhouse or at a gatehouse or delivered to each unit, the hosting of a hurricane or emergency preparedness seminar, etc.)

Pg 9 Para I A

2. State how often the residents will be informed on emergency information and the Residential Emergency Preparedness Plan.

Pg 9 Para I AB

B. For Community Employees (if applicable):

Pg 9 Para I B

1. Identify what community employees will be instructed on in performing emergency activities.

Pg 9 Para VI B

2. Identify a schedule for exercising all or portions of the Residential Emergency Preparedness Plan.

V. APPENDICES

Pg 9 Para VI A

A. A roster of Community Residents for Emergency Contact.

Pg 9 Para VI A

1. List the names and addresses, telephone numbers, including seasonal contact numbers of all residents, if applicable.

Pg 9 Para VI B

B. A roster of Community Employees and Companies with emergency preparedness related activities, if applicable.

Pg 9 Para VI B

1. List the names, addresses, telephone numbers and pager numbers of all residential community employees.

Pg 9-10 Para VI B

2. List the names, addresses, telephone numbers and emergency contact numbers of utility providers, insurance companies and service vendors of the residential community common property.

Pg 10 Para VI B

3. List the names and telephone numbers of other important telephone numbers (e.g., the sheriff, fire district, emergency management, health department, Red Cross, etc.), as applicable.



Hurricane Season is June 1st - November 30th

YOUR NEW HURRICANE EVACUATION MAP INSIDE

All-Hazards Disaster Planning Guide

Do you know your **Evacuation Level**? Check the map or visit ***mymanatee.org/evacuation_levels***

- ***mymanatee.org/weather***
- ***manateecountypublicsafetydepartment***
- ***@MCGPPublicSafety & @ManateeGov***
- ***@mcgpublicsafety***

Manatee County FLORIDA

TAMPA BAY REGIONAL PLANNING COUNCIL

Download this guide at tampabayprepares.org

WHEN A DISASTER STRIKES, WILL YOU BE READY?

Will your family be ready? Will your business be ready?

It takes an entire community to prepare for, respond to, and recover from a disaster. We need to involve everyone: our government, neighbors, faith-based organizations, volunteer and civic groups, schools, businesses, and all residents. Talk about being prepared with friends and family online and at your school, workplace, club, or place of worship.



This guide offers the most important tips to prepare for a disaster and highlights the extra things to consider for children, seniors, pets, and people with medical needs. Follow the simple steps and checklists in this guide to protect your yourself, your loved ones, your home, and your business.

In the event of an emergency or disaster, **listen carefully to the direction of local and state officials** and prepare to evacuate should that become necessary. Follow the latest Federal Emergency Management Agency (FEMA) and Centers for Disease Control and Prevention (CDC) public health and safety guidelines as you respond to disasters.

Your Disaster Plan

DISASTER PLANNING CHECKLIST: BACK COVER

Prevent panic and confusion by making sure everyone knows ***where to go*** and ***what to do*** in an emergency situation, whether at home or at work.

KNOW YOUR RISK

Learn what disasters might affect your home or workplace. Are you in a **Hurricane Evacuation Level** or **FEMA Flood Zone (visit *floodsmart.gov*)**? They are NOT the same thing! If you live in a mobile home, boat, or recreational vehicle (RV) you are at greater risk. NEVER stay inside a mobile home, boat, or RV if you are told to evacuate.

HOME RENTERS

Do you know if your rental property is at risk of flood or storm surge? Are you located in an area that could be required to evacuate? If your home or area is vulnerable, where will you go prior to hurricane landfall? Do you have renter's insurance?
Make a plan today!

PICK TWO MEETING PLACES IN CASE OF AN EMERGENCY

The first should be just outside your home or business for sudden events such as a fire. The second should be outside your neighborhood, in case you cannot get home or your household gets separated from each other.

EMERGENCY TRAINING

Prepare yourself for emergencies by taking first aid and CPR courses (***redcross.org***).

DISASTER COMMUNICATION

Have all family members located inside and outside of the vulnerable/impacted area communicate their locations. Send your emergency contact copies of important papers (copy of driver's license, insurance policies, etc.). Include contact information in your phone and make physical emergency contact cards.

BUSINESS OWNERS

If you own a business, follow your Business Continuity Plan. For more information on how to create a Business Continuity Plan, read pages 16-17 of this guide and visit ***disastersafety.org*** and ***ready.gov***.

PREPARE YOUR BUSINESS FOR DISASTERS: PAGES 16-17

KEEP A PAPER TRAIL

Keep important documents in a fireproof safe or box, and store a copy in a secure location away from your home or business.

- ❑ Proof of residence/ownership
- ❑ Birth and marriage certificates
- ❑ Passports
- ❑ Social Security cards
- ❑ Bank and credit card info
- ❑ Wills, deeds, and copies of recent tax returns
- ❑ Stocks and bonds
- ❑ Copy of driver's license
- ❑ Special medical information
- ❑ Insurance policies
- ❑ Property inventories or photos and videos of your home or business
- ❑ Business tax license
- ❑ Business supply/vendor lists



HELP YOUR NEIGHBORS & THOSE WITH SPECIAL NEEDS

Please ask for help if you need it and volunteer to help those who do. People with disabilities or in poor health (either mentally or physically), or those who are without the support of family or friends, should plan ahead for an emergency. They may need special assistance from family members, friends, neighbors, or social service agencies. If an adult lives in a nursing home, assisted living facility (ALF), or residential facility, the administrator should be contacted to learn about the facility's disaster plan.

Adults who are also caregivers may require outside assistance. Excessive stress and anxiety can contribute to increased episodes of illness, particularly for persons with heart disease and other illnesses.

AT-HOME HEALTHCARE & HOMEBOUND PATIENTS

Tell your home health agency and oxygen company where you will be during a hurricane.
Ask them about their plans to provide care.
If you are homebound, but not under the care of a home health agency, contact your physician to determine your best plan of action. If you require respirators or other electric-dependent medical equipment, **you should make medical arrangements with your physician and register with your power company.**

If you will need assistance in an evacuation or need to go to a special needs/medically-dependent shelter/evacuation center, **register with County Emergency Management NOW.** It is important to apply in advance for this assistance.

ARE YOU COVERED? *KNOW THESE INSURANCE TIPS!*

1. **Know your flood risk.*** Standard homeowner insurance policies do not cover damage from rising flood waters, including storm surge from a tropical storm or hurricane.**
2. **Purchase a policy.** If you purchase a home in a FEMA Flood Zone, your mortgage company will require you to carry a flood insurance policy. Even if you do not pay a mortgage or do not live in a FEMA Flood Zone, consider the additional coverage.
3. Remember, there is a **30 day waiting period** for flood insurance to go into effect. DO NOT WAIT UNTIL A STORM IS THREATENING TO PURCHASE A FLOOD INSURANCE POLICY.
4. Insure your property for its replacement cost, not its real estate value.
5. Get building code insurance to cover the costs associated with bringing a damaged building up-to-code, if necessary.
6. Set aside funds to pay your hurricane deductible.
7. Create an inventory and take a video survey of your property and possessions to accurately price coverage and speed up the claims process.
8. If you rent, you need **renter's insurance** to protect your personal belongings.

* FEMA Flood Zones (***floodsmart.gov***).
** Educational resources are available from the Insurance Information Institute (***iii.org***).

Disaster Safety Tips

The time to prepare is **now!**

Knowing what hazards can affect your community and learning what to do before, during, and after each one will help you be safe and help you to to recover quickly after a disaster.

FLOODING

1. If flooding threatens, get to higher ground. Stay away from flood-prone areas, including low spots and ditches. Take dry clothing, a flashlight, and a portable radio with you.
2. **TURN AROUND, DON'T DROWN.** Avoid flooded areas or those with rapid water flow. Do not attempt to cross a flowing stream or drive in water. The depth is not always obvious. It takes only six inches of fast flowing water to sweep you off your feet.
3. Do not allow children to play in or near high water, storm drains, or ditches. Flood waters may be contaminated with oil, gasoline, or raw sewage.
4. Purchase flood insurance.
5. Do not sweep or blow yard leaves, pine needles, grass clippings, or soil into the street or stormwater system. Doing so clogs pipes and prevents flood waters from draining.

LIGHTNING/THUNDERSTORMS

1. **IF THUNDER ROARS, GO INDOORS.** Stay inside for at least 30 minutes after thunder stops.
2. Do not use trees for cover.
3. Do not lie down in an open area.
4. Stay away from bodies of water.
5. Find a safe place to take cover, like inside a home or business, a restroom in a park, or a shelter on a beach.

TORNADOES

1. Purchase a NOAA Weather Radio and/or a battery-powered commercial radio and extra batteries.
2. Many mobile phones are capable of receiving Wireless Emergency Alerts (WEAs). These alerts can inform you about life-threatening weather conditions in your immediate area.
3. Know the terms used to describe tornado threats:
   a. "**Tornado Watch**"- Tornadoes are possible. Remain alert for approaching storms.
   a. b. "**Tornado Warning**"- A tornado has been sighted or indicated by a weather radar. Take shelter immediately.
4. If a tornado threatens, seek shelter in a small, windowless interior room or hallway on the lowest level of a sturdy building.
5. **Mobile homes are not safe during tornadoes.** Abandon mobile homes and go to the nearest sturdy building immediately.
6. If you are caught outdoors, seek shelter in a sturdy building; NOT a mobile home or portable structure.
7. If you cannot quickly walk to a sturdy building, immediately get into a vehicle, buckle your seat belt, and try to drive to the closest sturdy building.
8. If flying debris occurs while you are driving, get off the road as soon as possible. It is often better to leave the road completely than to pull over to the side. Then you have the following options:



Image Credit: National Oceanic and Atmospheric Administration

a. Stay in your vehicle, secured into a seat belt, and put your head down below the window. Cover your head with your hands or a blanket if you have one.

b. Or, if you can safely get lower than the level of the roadway, exit your vehicle and lie in that area, covering your head with your hands.

Visit **ready.gov** for more information about preparing for disasters.

FIRE SAFETY

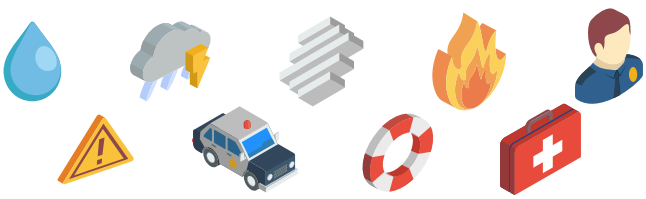
1. **PLAN:** The time to plan for a fire emergency is now. Take a few minutes to discuss with your family or co-workers what actions you will need to take as you make your Disaster Plan for your family or business. Test smoke alarms in your home and business monthly. Collect contact information in case of information.
2. **EVACUATION PLAN:** Decide where you will go and how you will get there. Unlike evacuating for a hurricane, with fire you may only have a moment's notice. Have at least two escape routes out of your home. Have a plan for evacuating your pets or service animals.
3. **FIRE DRILLS:** Make sure everyone knows at least two escape routes from your home or business and practice regularly.

RIP CURRENTS

1. Do not swim against the current.
2. Stay calmly afloat and signal for help.
3. Escape the current by swimming parallel to the shoreline.
4. When outside of the rip current, swim at an angle away from the current toward the shore.

PANDEMIC DISEASE

1. Prevention is key. Get routine flu shots and other vaccinations.
2. Wash hands often and thoroughly with soap and water.
3. Stay home when you are ill. Employers and schools should encourage this policy.
4. Avoid contact with sick people.
5. Cover your mouth and nose with a face mask when around others.
6. Follow guidance by the Centers for Disease Control and Prevention (CDC) regarding safety protocols.



SUSPICIOUS BEHAVIOR

1. "**See Something, Say Something**." Call local law enforcement, then Florida's toll-free hotline **1-855-352-7233 (1-855-FLA-SAFE)** to report any suspicious activity.
2. Be prepared to provide the exact location and as much detail as you can provide about the threat or danger you observed.
3. If it is an emergency, **dial 9-1-1**!

ACTIVE SHOOTER

If there is an active shooter in your vicinity:

1. Run if there is an easy escape path to evacuate the area. Leave your belongings behind. Move as quickly as you can and create as much distance between you and the threat as possible.
2. If running is not possible, find a place to hide from the shooter.
3. As a last resort, fight if you are not able to run or hide.

HAZARDOUS MATERIALS

IF YOU ARE TOLD TO EVACUATE:

1. Stay calm. Quickly gather what you will need, unless you are told to leave immediately.
2. Evacuate outside of the vulnerable area. Move to a place/shelter designated by local officials.
3. Keep car windows and air vents closed. Do not use the air conditioner until you are out of the evacuation area.

IF YOU ARE TOLD TO STAY INDOORS & SHELTER-IN-PLACE:

1. Bring pets indoors. Close all doors and windows. Seal all gaps under doorways and windows with damp towels and duct tape. Turn off heating, cooling, or ventilation systems.
2. If air quality is at risk, cover your nose and mouth with a damp handkerchief or other cloth folded over several times.
3. Stay inside until local officials declare that the threat has subsided.

Disaster Supply Kit

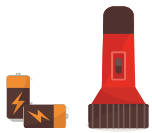
Is your **supply kit** ready?

Stock up now (or a little at a time) and store these items where you can get to them quickly.

STOW UNTIL NEEDED:



- ❑ First aid kit including bandages, antiseptic, tape, compresses, aspirin and aspirin-free pain reliever, anti-diarrhea medication, antacid, and important phone numbers
- ❑ Flashlights and batteries for each family member
- ❑ Portable radio and batteries
- ❑ Mosquito repellent
- ❑ Sunscreen
- ❑ Whistle and/or distress flag
- ❑ Emergency charger for cell phones and other devices (consider a solar-powered alternative)
- ❑ An old-fashioned corded telephone that does not require electricity (i.e. a corded landline, not a cordless phone or cell phone)
- ❑ Cash (with no power, banks may be closed; checks and credit cards may not be accepted, and ATMs may not be operational)
- ❑ Charcoal, matches, and grill (do not use indoors)
- ❑ Generator and fuel
- ❑ Ice chest/cooler and ice
- ❑ Plastic tarp, window screening, tools, and nails
- ❑ Non-electric can opener
- ❑ Instant tire sealer
- ❑ Fire extinguisher (small canister, ABC type)
- ❑ Water purification kit (tablets, odorless chlorine, and iodine)
- ❑ Clean-up supplies (mop, buckets, towels, disinfectant)
- ❑ Garbage can or bucket with tight-fitting lid and cat litter (emergency toilet)
- ❑ Toilet paper, paper towels, and pre-moistened towelettes or baby wipes













Your evacuation map
is inside this guide.











REPLENISH FOR FRESHNESS:

- ❑ Up-to-date list of family medicines and dosages, along with doctor and pharmacy phone numbers, and a 2-week supply of prescription medicines.
- ❑ Enough non-perishable food to feed your family and pets for at least 7 days. Special dietary foods or baby food and formula, if needed. Replenish every 6 months.
- ❑ 1 gallon of drinking water per person, per day, plus water for cooking and washing (minimum 7 days). Stock up on a few cases of bottled water at your home and/or workplace in the event that there is a "boil water" order.
- ❑ Infant items (medicine, sterile water, diapers, ready formula, bottles), if needed.
- ❑ Extra batteries (camera, flashlight, radio, portable TV, lamp).





EVACUATION SUPPLIES FOR YOUR HOUSEHOLD PETS: PAGES 14-15

TIPS FOR PREPARING ON A BUDGET

Not only does planning ahead give you more time to make sure your hurricane checklist is completed, it can also save you money. The Federal Emergency Management Agency (FEMA) offers these tips for cost-conscious hurricane preparedness:

- ❑ **Look for used and discount emergency items:** Certain emergency supplies such as radios and flashlights do not necessarily need to be purchased new or at full price. Of course, make sure such supplies are in good working condition.
- ❑ **Store water:** Purchasing commercially bottled water is recommended, but not always economically feasible. Start washing out and saving 2-liter soft drink bottles and 1-gallon milk jugs now so there will be plenty on hand to fill with tap water when a storm is approaching.
- ❑ **Spread out your emergency preparedness shopping:** Buying batteries one week, a giant jar of peanut butter the next, and then canned tuna, and so on, is easier on the wallet than purchasing everything at once. Stock up on non-perishable items.
- ❑ **Check out the dollar and discount stores:** They offer items at a low cost, from cleaning products to coloring books for the kids that would come in handy if the power goes off.
- ❑ **Clean out your gutters and drains:** Make sure that water isn't collecting on the roof and around your home in rainstorms. Preparing your home now can prevent damage and costly repairs if a major storm hits.
- ❑ **Cut limbs from trees near your property.** One of the biggest end-products from a storm is debris. Preventing debris from damaging your property will save you money!
- ❑ **Purchase a generator off-season.** Once hurricane season starts, generator prices may increase.

IF YOU EVACUATE, ALSO TAKE:





- ❑ Each member of the family should bring face masks to cover their mouth and nose
- ❑ Hygiene items (toothbrush, toothpaste, deodorant, soap, hand sanitizer, etc.)
- ❑ Extra clothing, shoes, eyeglasses, hearing aids (and batteries)
- ❑ Important papers and irreplaceable keepsakes (driver's license, special medical information, insurance policies, property inventories, photographs, etc.)
- ❑ Pillows, blankets, sleeping bags, or air mattresses
- ❑ Folding chairs, lawn chairs, or cots





EVACUATION ITEMS FOR CHILDREN:

- ❑ Baby food jars - combination of vegetables, fruits, cereals, and meats
- ❑ Formula (powered and/or ready-made)
- ❑ Oral electrolyte solution, such as Pedialyte
- ❑ Favorite healthy snacks
- ❑ Cereal (child age-specific)
- ❑ Juice boxes
- ❑ Baby feeding spoons
- ❑ Baby bottles
- ❑ Nipples for baby bottles
- ❑ Toddler potty seat
- ❑ Diapers / pull-ups
- ❑ Diaper wipes
- ❑ Diaper rash ointment
- ❑ Disposable changing pads
- ❑ Infant bathing basin, wash cloths, and towels
- ❑ Infant clothes, hat, and booties
- ❑ Lightweight blankets
- ❑ Portable crib
- ❑ Small toys that do not make noise such as books, cards, puzzles, and handheld games with extra batteries



Bracing for the Storm

Is your **home** ready?

Storms can be unpredictable. As a storm approaches, stay tuned for the latest weather updates on local radio and TV stations, the National Oceanic and Atmospheric Association (NOAA) Weather Radio, and your county's official social media.

THE ABCs OF SEVERE WEATHER

To withstand the forces of wind associated with severe weather remember your ABCs:

- ANCHOR ROOF
- BRACE ENTRY & GARAGE DOORS
- COVER WINDOWS
- SAFE ROOM

DO NOT stay in a room which does not have shielded windows/glass doors. Find an interior room— a bathroom, hallway, or closet— which will help buffer you from the storm's winds and any flying debris.

Safe rooms can also be site-built or manufactured, and can be installed in new or existing homes. Make sure all family members know where the safe room is and be sure to take your disaster supplies with you.

MOBILE HOMES, BOATS, & RVs

Mobile homes, boats, and recreational vehicle (RV) residents must evacuate for any hurricane evacuation order given, regardless of location within the county. **NEVER stay inside a mobile home, boat, or RV to ride out the storm.** Evacuate to a friend's or relative's home, hotel, motel, or nearby designated shelter/ evacuation center.

Anchor mobile homes or RVs with tie downs, and inspect tie downs annually. If your boat is on a trailer, store it in a garage or other covered facility away from the coastline. A boat in the water should only be secured in a well-protected marina. A seawall or sandy spit that normally protects a harbor may not offer any protection in a severe storm. Contact marinas in advance to learn about their hurricane plan.



Image Credit: The Sims 4 Electronic Arts

IF A STORM IS APPROACHING, THERE ARE **TWO PATHS** TO CONSIDER.

EVACUATE OR STAY?

WHICH PATH SHOULD YOU TAKE?

START

1) Do you live in a vulnerable area or home?

(Mobile home or RV, an area that floods often or is near a waterway, or a structure in need of repair or built prior to 2002).

YES **NO**

Don't roll the dice and take a chance with your life!

2) Have you been ordered by County officials to evacuate?

Find your Hurricane Evacuation Level on the ***inside map.*** If your area is ordered to evacuate, for the safety of you, your family, and your community, you must ALWAYS evacuate.

YES **NO**

EVACUATE TO A SAFE LOCATION

Do not panic. Move at a steady pace and leave enough time to get to where you will weather the storm. DO NOT take chances by staying in an unsafe location or waiting until it is too late!

1. **Assemble your Disaster Supply Kit.** Prepare enough supplies for your entire family, including pets.
2. **Select your safe place.** Determine where you will go and how you will get there. This place can be a friend's or relative's home, hotel, motel, or nearby designated shelter/evacuation center. Make sure your destination is NOT in an area that has been ordered to evacuate. When possible, evacuating ***"tens of miles, not hundreds"*** reduces your chance of being stuck in traffic and shortens your time to return home.
3. **Do you need help with transportation?** Consider carpooling with friends or relatives, or a rideshare program like Uber or Lyft. **Manatee County provides an emergency shuttle to evacuation centers.** Call the County to coordinate your evacuation travel **(941-749-3500). If don't need help, fill your vehicle with gas and check oil, fluids, and tires.** Gas pumps will not operate if the power goes out.
4. **Notify family and friends of your plans.**
5. **Bring extra cash.** Banks and ATMs will not operate during power outages. Few stores will be able to accept credit cards or personal checks.
6. **Enact your Pet Plan.** Read more about keeping animals safe on pages 15 & 16.
7. **Secure your home, pack important documents, and gather your evacuation supplies.**
8. Check on your neighbors. **Especially the elderly and people with medical needs.** Do they need transportation assistance?
9. When advised by your County, grab your family, pets, and supply kit and head to safety using your **Hurricane Evacuation Map (inside this guide).**

SHELTER-IN-PLACE

Sheltering in place is a practical option if you live in a safe area and structure. Offer your home as a shelter to relatives or friends in harm's way.

1. **Assemble your Disaster Supply Kit.** Prepare enough supplies for your entire family, including pets.
2. **Secure your home and important documents, and stock extra supplies.**
3. **Fill your vehicle with gas, check oil, fluids, and tires.** Gas pumps will not operate if the power goes out.
4. **Notify family and friends of your plans.**
5. During and after a disaster, you may be without power and many of the services you rely on, including water, sewer, phone, internet, cell phone, and businesses. Emergency services may not be able to immediately respond. **Are you prepared to be self-reliant for at least 7 days after a storm?**
6. **Get extra cash.** Banks and ATMs will not operate during power outages. Few stores will be able to accept credit cards or personal checks.
7. **Check on your neighbors.** Especially the elderly and people with medical needs. Are they prepared?
8. **Stay alert to weather advisories.** Use a NOAA Weather Radio and follow County web and social media updates.

RIDE OUT THE STORM

Listen to local officials for the "all clear" before going outside or returning home. Florida Emergency Information Line: **1-800-342-3557.**

Manatee County Evacuation Shelters

In the event of a community emergency, Manatee County has evacuation shelters for residents and visitors available as a last resort. They are designated by Manatee County and operated in partnership between Manatee County and the Manatee County School District. These facilities provide increased protection to the public from high winds and/or storm surge. They are a place to ride out the storm that may or may not be comfortable with very limited provisions.

How do I know if I need to go to an evacuation shelter?

Local authorities will give evacuation orders for areas with significant risk of damage resulting from a high wind or surge event. If you are not in the identified areas, you can choose to remain in your home. Be sure your windows, doors, and garage door are protected. ***Evacuating unnecessarily can cause overcrowded evacuation shelters and traffic jams***. Become familiar with the information provided and make sure everyone in your household knows the following information:

- Current evacuation shelter information is available from local radio and television stations, the County's social media accounts, and ***mymanatee.org/shelters***.
- Evacuation shelters will open based on the nature and timing of the threat to the county. **Never go to an evacuation shelter unless local officials have announced it is open.** Stay tuned to local media for a listing of evacuation shelters that will be open. Openings may differ by size and intensity of a disaster. Evacuation shelters are opened for the single purpose of protecting lives and are opened based on the ability of that facility to withstand the forecasted wind effects and storm surge.
- **Evacuation shelters that welcome dogs and cats are listed on the inside map.** Current vaccination records are required. Read more about keeping animals safe on pages 15 & 16.
- Evacuation shelters are public environments where people are seeking shelter from intense weather. Power loss results in no air conditioning. Evacuation shelters do not have generators and offer no services other than a very basic food provisions and water. There are no cots, pillows or blankets provided. **Evacuees must bring their own bedding and supplies.**



* Floor mats represent the space available. Floor mats will not be provided.

Shelter-in-Place

Local authorities will give evacuation orders for areas with significant risk of damage resulting from a high wind or storm surge event. Evacuating unnecessarily can cause overcrowded shelters and traffic jams. If you live in a sound site-built structure outside of an evacuation area (especially if built since 2002 and it is not located in a flood prone zone), sheltering in place may be an option. However, listen to Emergency Management officials during the event as to the best guidance based on potential countywide storm impacts.

Your shelter-in-place location should contain enough non-perishable food, blankets, communication equipment (such as radios), alternate power sources, first aid supplies, necessary medications, and any required durable medical equipment (e.g., hearing aid batteries, catheters) to allow self-sustainment in that location for a minimum of 7 days. For a detailed list of supplies recommended for home emergency supply kits, consult ***ready.gov***.

Hotel or Motel Evacuation

If you plan to evacuate to a hotel or motel, you will need to check for availability and make your reservation well in advance. Some hotels/motels have standing reservation hurricane programs and some relax their pet restrictions in an emergency. Again, make sure your destination is not in an evacuation area.

Leaving Coastal Areas

If you are leaving the area, remember to take supplies with you. Move inland away from the storm surge and inland flooding; however, it is recommended that residents ***evacuate "tens of miles, not hundreds"*** if possible. Roads will be heavily congested. You run the risk of being caught on the highway without a safe refuge or running into the storm if it takes a different track/direction.

Special Needs Evacuation Shelters

If you will need assistance in an evacuation or need to go to a special needs evacuation shelter, **register with Manatee County Emergency Management NOW by visiting *mymanatee.org/needs*.** Pre-registration helps us to help you when time is limited.

Examples of qualifying medical needs include the use of oxygen or use of medical equipment that requires electricity. It is important to apply in advance for this program so, if qualified, you will be on the registry for transportation and sheltering at a special needs evacuation shelter during a disaster.

Special needs evacuation shelters do not provide hands-on medical care, only medical monitoring. You should bring one caregiver with you. Remember to pack medications, written instructions regarding your care, special equipment, and bedding.



* Floor mats represent the space available. Floor mats will not be provided.

Using Your Manatee County Evacuation Map

1. Learn your level for where you live and work at **mymanatee.org/evacuationlevels**.
2. Determine whether you are in an evacuation area, and if so, what level (color).
3. If you are in an evacuation area, or live in a mobile home, boat, or RV, decide where you will go if ordered to evacuate.

   Your choices include:
   - Home of a relative or friend outside the evacuation level
   - Hotel/motel outside the evacuation level (make arrangements early).
   - Go to a public evacuation shelter.
   - As a last resort, leave the area entirely.
4. If you must go to a public evacuation shelter, use your county map to decide which one is convenient.

   Make sure you verify that the evacuation shelter is open **before you go.**

If you live in an area ordered to evacuate, gather your family/pets and emergency supplies, secure your home, and leave the evacuated area. Failure to obey an evacuation order is a violation of state and local laws.

NOTE: All persons living in mobile homes, boats, RVs, and manufactured homes must evacuate for all evacuation orders, regardless of where you are located in the county, due to threat of tornado or high velocity winds.

Shelter openings vary with each emergency and will differ by size and intensity of a disaster. **Do not go to the shelter until local officials announce that the shelter is open.**

Stay tuned to local media and the County website for a listing of shelters, to include the Pet-Friendly Shelters, which will be opened for an event.

Pet-Friendly Shelter

Hurricane Threat

The color coded areas on the map are vulnerable to storm surge. Storm surge is produced by water being pushed towards the shore by the force of the winds moving around the storm.

Storm surge creates a path of destruction, wiping out structures as it rapidly surges inland and then recedes. This is a life threatening situation for anyone who ignores evacuation orders and stays in vulnerable areas.

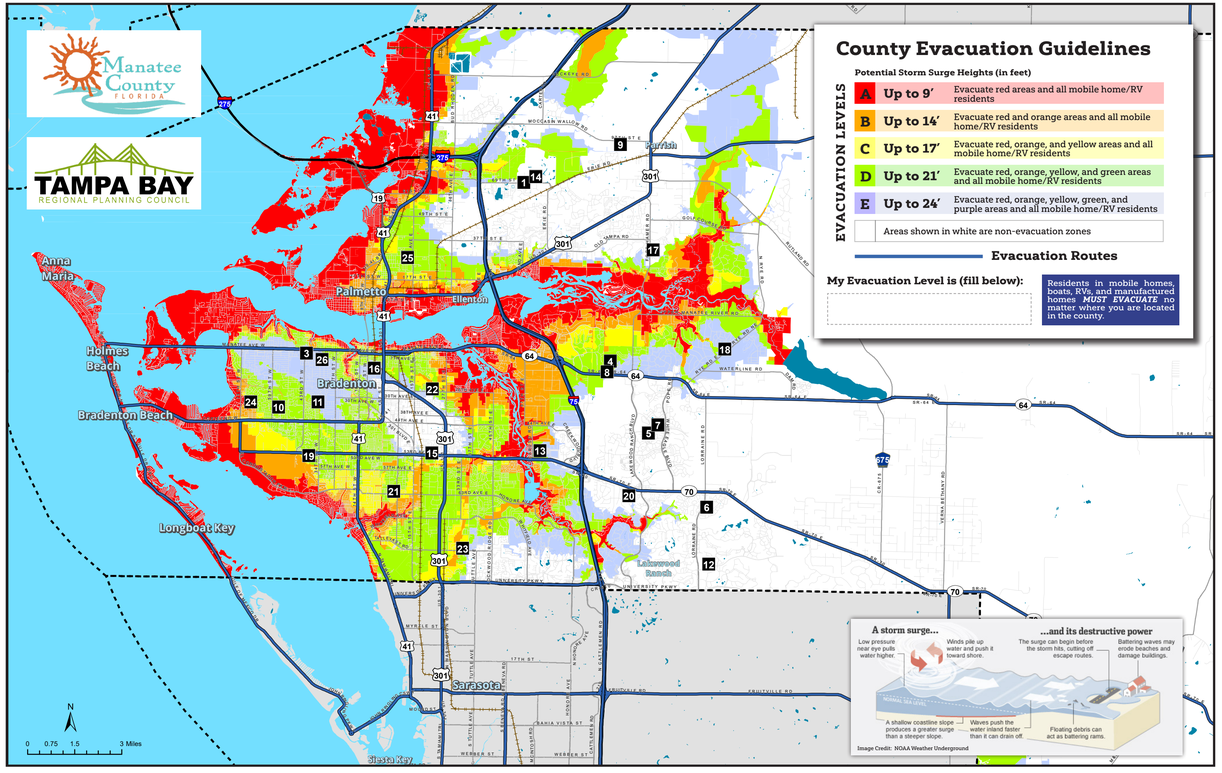
Hurricanes are categorized on a scale of 1 to 5, depending on wind strength and destructive power.

Saffir Simpson Hurricane Wind Scale

CATEGORY	WIND SPEED	DAMAGE AT LANDFALL
1	74-95 mph	Very dangerous winds will produce some damage
2	96-110 mph	Extremely dangerous winds will cause extensive damage
3	111-129 mph	Devastating damage will occur
4	130-156 mph	Catastrophic damage will occur
5	157+ mph	Catastrophic damage will occur

FIND YOUR CLOSEST SHELTER ON THE MAP.

#	Pets Allowed	Shelter Name	Address
1	✓	Mills Elementary School	7200 69th Street East, Palmetto
2		Myakka City Elementary School	37205 Manatee Ave., Myakka City
3	✓	Miller Elementary School	601 43rd Street West, Bradenton
4	✓	Freedom Elementary School	9515 State Road 64 East, Bradenton
5		Gullet Elementary School	12125 44th Ave. East, Bradenton
6		McNeal Elementary School	6325 Lorraine Road, Bradenton
7		Mona Jain Middle School	12205 44th Ave. East, Bradenton
8		Haile Middle School	9501 State Road 64 East, Bradenton
9		Harvey Elementary School	8610 115th Ave. East, Parrish
10		Sugg Middle School	3801 59th St West, Bradenton
11		Prine Elementary School	3801 Southern Parkway, Bradenton
12		Willis Elementary School	14705 The Masters Avenue, Bradenton
13		Braden River High School	6545 State Road 70 East, Bradenton
14		Buffalo Creek Middle School	7320 69th Street East, Palmetto
15		Oneco Elementary School	8214 22nd Street Court East, Bradenton
16		Rogers Garden Elementary School	515 13th Ave West, Bradenton
17		Williams Elementary School	3404 Fort Hamer Road, Parrish
18		Witt Elementary School	200 Rye Road, Bradenton
19		Lee Middle School	4000 53rd Avenue West, Bradenton
20		Braden River Middle School	6215 River Club Blvd., Bradenton
21		Daughtrey Elementary School	515 63rd Ave. East, Bradenton
22		Johnson K-8	2121 26th Ave East, Bradenton
23		Kinnan Elementary School	3415 Tallevast Road, Sarasota
24		Seabreeze Elementary School	3601 71st Street West, Bradenton
25		Tillman Elementary School	1415 29th Street East, Palmetto
26		Manatee High School	902 33rd Street Court West, Bradenton



County Evacuation Guidelines

Potential Storm Surge Heights (in feet)

EVACUATION LEVELS

A	Up to 9′	Evacuate red areas and all mobile home/RV residents
B	Up to 14′	Evacuate red and orange areas and all mobile home/RV residents
C	Up to 17′	Evacuate red, orange, and yellow areas and all mobile home/RV residents
D	Up to 21′	Evacuate red, orange, yellow, green, and green areas and all mobile home/RV residents
E	Up to 24′	Evacuate red, orange, yellow, green, and purple areas and all mobile home/RV residents
		Areas shown in white are non-evacuation zones

Evacuation Routes

My Evacuation Level is (fill below):

Residents in mobile homes, boats, RVs, and manufactured homes *MUST EVACUATE* no matter where you are located in the county.

IMPORTANT CONTACT INFORMATION

MANATEE 3-1-1 (calls made from inside the County) **CITIZENS INFORMATION CENTER**	**3-1-1** **941-749-3500**
EMERGENCY MANAGEMENT	**941-749-3500**
SPECIAL NEEDS SHELTER REGISTRY	**941-749-3500 x1667**
ANIMAL SERVICES	**941-742-5933**
FLORIDA POWER AND LIGHT	**800-468-8243**
PEACE RIVER ELECTRIC	**800-282-3824**
SOLID WASTE	**941-792-8811**
HIGHWAY PATROL	**941-751-7647**
SHERIFF'S OFFICE	**941-747-3011**
AMERICAN RED CROSS	**941-792-8686**
CATHOLIC CHARITIES	**941-714-7829**
SALVATION ARMY	**941-748-5110**
UNITED WAY	**941-748-1313**
SUNCOAST 2-1-1 **Call 2-1-1** for a free and confidential service that helps people find the local resources needed.	**2-1-1** Text your ZIP code to **898-211** for more resources
NOAA WEATHER RADIO	**FIPS Code 012081**
TDD MESSAGES	**941-742-5802**

Visit ***mymanatee.org*** for the latest disaster information.

TELEVISION

BAY NEWS 9	WTTS	CH. 28
WFLA CH. 8	WWSB	CH. 40
WTSP CH. 10	WBSV	CH. 62
WTVT CH. 13		

RADIO

WFLA	970 AM
WWPR	1490 AM
WJIS	98.1 FM
WXTQ	105.3 FM

DO NOT CALL 9-1-1 FOR DISASTER INFORMATION

Are you #ManateeReady?

Follow **Manatee County's social media** for the latest updates during a disaster event. Receive updates on your phone. Text "**ManateeReady**" (one word) to **888-777**.

manateecountypublicsafetydepartment

@MCGPPublicSafety* & *@ManateeGov

@mcgpublicsafety

Hurricane Watch: An announcement that hurricane conditions (sustained winds of 74 mph or higher) are possible within the specified area. The hurricane watch is typically issued 48 hours in advance of the anticipated onset of tropical-storm-force winds.

Hurricane Warning: An announcement that hurricane conditions (sustained winds of 74 mph or higher) are expected somewhere within the specified area. The hurricane warning is typically issued 36 hours in advance of the anticipated onset of tropical-storm-force winds.

Tropical Storm Watch: An announcement that sustained winds of 39 to 73 mph are possible within the specified area within 48 hours in association with a tropical storm.

Tropical Storm Warning: An announcement that sustained winds of 39 to 73 mph are expected somewhere within the specified area within 36 hours in association with a tropical storm.

Flood Watch: An announcement that indicates current or developing conditions that are favorable for flooding. A watch is typically issued within several hours to days ahead of the onset of possible flooding.

Flood Warning: An announcement to inform the public of flooding that poses a serious threat to life and/or property. A Flood Warning may be issued hours to days in advance of the onset of flooding based on forecast conditions.

Flash Flood: Flooding caused by rapidly rising water level in streams, creeks, rivers, or in urban areas, usually as a result of intense rainfall over a relatively small area or for moderate to intense rainfall over highly saturated or impervious land surfaces.

Tornado Watch: An alert issued by the National Weather Service when conditions are favorable for the development of tornadoes in and close to the watch area. During the watch, people should review tornado safety rules and be prepared to move a place of safety if threatening weather approaches.

Tornado Warning: An alert issued when a tornado is indicated by radar or sighted by spotters; therefore, people in the affected area should seek safe shelter immediately.

Surge Watch: An announcement that there is the possibility of life-threatening inundation from rising water moving inland from the shoreline somewhere within the specified area, generally within 48 hours, in association with an ongoing or potential tropical cyclones, or coastal storm.

Surge Warning: An announcement that there is a danger of life-threatening inundation from rising water moving inland from the shoreline somewhere within the specified area, generally within 36 hours, in association with an ongoing or potential tropical cyclones or coastal storm.

Hurricane Local Statement: A public release prepared by local National Weather Service offices in or near a threatened area giving specific details for its county/parish warning area.

Potentially Dangerous Situation: Particularly Dangerous Situation (PDS) wording is used in rare situations when long-lived, strong and violent tornadoes are possible.

Source: National Hurricane Center (*nhc.noaa.gov*)

Keeping Animals Safe Prepare your **entire** family.

The safety of your family's animals depends on you, especially in an emergency. During severe weather or other emergency situations, if it is unsafe for you to stay in your home, it is also unsafe for your animals. Do not leave your animals behind or use them as an excuse not to evacuate.

DISASTER PLANNING FOR DOMESTIC AND RURAL ANIMALS

Nearly 80% of pets displaced by a storm are never reunited with their owners. If you are ordered to evacuate, take your pet evacuation supplies with you to a safe location. Many shelters/evacuation centers may allow pets; however, as a pet owner, **you must plan ahead.** The best plan is to identify a safe location that allows household pets. **Pet-friendly shelters/evacuation centers and boarding facilities will require proof of vaccinations.** Make sure your pets have had all of their shots within the past 12 months.

Assemble a household pet evacuation kit using the checklist below. Keep in mind that boarding kennels may be without electricity or potable water and have limited personnel and supplies for days to weeks following a disaster. Research your options for evacuating with pets. If you plan to go to a hotel or motel, visit ***petswelcome.com***. Schedule an appointment to talk to your veterinarian about disaster planning. Call your local SPCA, Animal Control, or Humane Society for more information.

After the storm has passed, **be careful allowing animals back outdoors**. Familiar scents and landmarks may be altered and pets could easily be confused and become lost. Downed power lines, other animals, and insects brought in with high water could present dangers to pets.



IDENTIFICATION

Having identification on your animals, including rabies and license tags, if applicable, may help reunite you with your animal(s) in the event you are separated. Identification should provide your name, home address, phone number(s), and the phone number of someone out-of-state with whom you will be in contact during or soon after the disaster/evacuation. Include a photo of you with your animals. If possible, include your veterinarian's name, location, and phone number. **Microchipping your pet is strongly recommended.**

EVACUATION SUPPLIES FOR YOUR HOUSEHOLD PETS

FOR EACH PET: A collapsible cage or airline approved carrier with proper bedding is essential. This can be used for transportation and housing purposes. Owning enough carriers to accommodate your pets facilitates a speedy evacuation and **may mean the difference between the life or death of your pets.**

- ❑ Proper identification - collar & rabies tag/license
- ❑ Proper identification on all belongings (including emergency contact information if you evacuate)
- ❑ Vaccination paperwork and proof of ownership
- ❑ Photos of you with your pet
- ❑ Leash/harness/muzzle to restrain the animal
- ❑ Carrier or crate large enough for your pet to move around and contain a litter box if needed
- ❑ Newspapers, cat litter, scoop, and plastic trash bags for handling waste
- ❑ Ample food supply (at least 2 weeks)
- ❑ Ample water supply (at least 2 weeks)
- ❑ Non-electric can opener for wet food
- ❑ Water/food bowls
- ❑ Indoor pee pads
- ❑ Necessary medications
- ❑ Specific care instruction
- ❑ A comfort item such as a favorite toy or blanket

IN CASE YOU'RE NOT HOME DURING A DISASTER, DO THIS TODAY!

The following tips are recommended by the American Veterinary Medical Association:

1. Make copies of registration information, adoption papers, proof of purchase, and microchip information and store them in your evacuation kit.
2. Keep current photographs of your animals in your evacuation kit for identification purposes. Include some photos of you with your animals to help you reclaim your animal(s) if you are separated. Consider preparing waterproof "Lost Pet" signs with your animal's photo, your name, and your contact information to use in case your animal is lost. If your pet has a microchip, call the company to register your pet's information and make sure to keep that information updated.
3. Place stickers on front and back house doors, barn doors, and pasture entrances to notify neighbors, fire fighters, police, and other rescue personnel of animals on your property and the location of your evacuation supplies. If you live in an apartment, make sure your animals are on record with management.
4. Keep a list of the species, number and locations of your animals near your evacuation supplies and note animals' favorite hiding spots. This will save precious rescue time.
5. Keep muzzles, handling gloves, catch nets, and animal restraints where rescue personnel can find them. Remember that animals may become unpredictable when frightened.
6. Designate a willing neighbor to tend to your animals in the event a disaster occurs when you are not at home. This person should have a key to your home, be familiar with your animals, and know your evacuation procedures and where your evacuation supplies are kept.
7. Include a letter signed by you in your evacuation kit that releases your neighbor from responsibility if an animal is injured during an evacuation. You may also want to have a signed veterinary medical treatment authorization with your evacuation kit— this will aid your veterinarian in providing care if your animal must be treated during your absence.

PREPARE YOUR LIVESTOCK BEFORE A STORM

The decision to evacuate your livestock depends on many factors. If they are in a storm surge area, flood plain, small pasture or urban area where they will be unable to avoid debris or will be in danger of collapsing buildings, you should consider evacuation.

1. The key to a successful evacuation is to do it early. Know where you can take your livestock in an emergency evacuation. Large vehicles can become difficult and unsafe to drive when winds reach 40 mph so prepare to evacuate early.
2. Practice loading and unloading your livestock in a trailer. Stressed animals will be harder to handle (and may negatively react to your own stress) during an actual disaster.
3. Pack a box with extra halters and leads for each animal, blankets, brushes, wire cutters, medications, bandages, fly spray, and other first-aid supplies.
4. Keep important documents such as medical records, photographs, and registration papers in a watertight envelope.
5. A 2-week supply of animal feed for each animal should be stored in waterproof containers.
6. Be prepared to treat contaminated water (add two drops of chlorine bleach per quart and let stand for 30 minutes).
7. If you are forced to evacuate and leave your animals behind, inform friends and neighbors of your evacuation plans and post detailed instructions in several places on your property.
8. You will need to leave water for at least 3 days and access to quality hay. **DO NOT LEAVE ANIMALS WITH FREE ACCESS TO GRAIN.**
9. The safest place for large animals to weather a storm is in a large pasture.
10. Label your animals with a non-toxic grease pencil or spray paint with your phone number.
11. Label your contact information onto waterproof luggage tags and attach them to their halters/ collars or braid them into the mane or tail.

Business Preparedness

Prepare now, **$AVE** later.



The time to think about disaster preparedness is now. In some cases, this may require a change in mindset, since small business owners are often preoccupied worrying about immediate challenges and it can be hard to think of longer-term possibilities. Being prepared will make your business more resilient when a storm arrives.

Take note of the following tips:

1. **Visit *floridadisaster.biz* to create or update your Business Continuity of Operations Plan.** This is an interactive website that can help you build a disaster plan tailored to your business.
2. **Create an Emergency Communication Plan.** Establish points of contact so employees can receive information as the situation evolves. Collect email addresses and cell phone numbers so the company can send out email blasts and texts.
3. **A "single voice" is crucial during disaster recovery.** One voice that receives information, vets information, and disseminates information to all parties that need to be contacted is paramount. Remember, inaccurate communication is just as bad as no communication. Also, consider the communication needs of employees with disabilities and employees who have limited proficiency in English.
4. **Know how the company will evacuate if needed.** The overall emergency plan should include plans for evacuating both employees and essential equipment if necessary, with suggested routes for leaving the area.
5. **Make sure your company's supply chain can withstand a disaster.** Focus your planning on the key products and services your company would need immediately before and after a disaster. Identify potential points of failure within the supply chain, and secure secondary suppliers as backups if needed. Implementing a "Service Level Agreement"(SLA) defines an agreed level of service that you can expect as a customer (from your supplier) in terms of communication, quality, and rectified action if problems arise.
6. **Identify any single points of failure (weak links) in your business that could cripple you if they fail.** You will want these issues corrected prior to entering a situation of peril. Build redundancy within your organization.
7. **Cross-train your staff well in advance of a disaster so the business can function with key staff missing in action.**
8. **Consider "buddying up" with another business to be ready.** Having a similar business as a "buddy" can pay off in difficult situations, whether it is by borrowing staff, exchanging information, or sharing inventory.
9. **Review your business insurance coverages on an annual basis regardless of the situation.** If you receive a claim denial, get the denial in writing. If the settlement offered by the insurance company seems unfair, contact the Florida Office of Insurance Regulation by visiting ***floir.com***.
10. **Make sure your business insurance is up-to-date.** Does your insurance policy have current details about your company's assets? Do you have up-to-date contact information for your insurer so you can reach someone quickly if needed? And does your policy accurately reflect your operations, with the best coverage in place for covering loss of business?
11. **Have a "nest egg" ready in case your business needs short-term cash.** Getting insurance claims paid may take time, and there may be damages that are not covered by insurance. Small business owners should work with their accountants and bankers to prepare a disaster fund that can be used if needed.
12. **Have a backup location in mind if possible.** Certainly, this will not be possible for all types of businesses; but for many companies, having a potential backup space identified with strong internet and other key amenities for employees can help maintain operations after a disaster while keeping up employee morale.
13. **Keep all your key business documents in a safe place.** Create online backups and keep paper versions of your important corporate documents in a portable fire-safe and waterproof container.

For more disaster preparedness tips for businesses visit: ***disastersafety.org*** and ***ready.gov***

HURRICANE PHOENIX

If a Category 5 hurricane made a direct hit in the Tampa Bay Region, it's estimated that **as many as 40% of the area's small businesses would permanently close.** This estimate, which was derived from the "Hurricane Phoenix" Category 5 Hurricane simulation, reflects how such a storm would damage or destroy much of the infrastructure needed for small companies to survive, from roads to power sources to technology.

To help businesses in the Tampa Bay area prepare, the Tampa Bay Regional Planning Council created Project Phoenix 2.0, a training exercise for small businesses and emergency management agencies. Included are videos that simulate a Category 5 storm hitting the Tampa Bay Region and interviews from business owners in Mexico Beach, Florida who are recovering from the impacts of Category 5 Hurricane Michael in 2018. For more information visit ***tbrpc.org/phoenix***.

PROJECT PHOENIX 2.0



"You're going to be exposed to considerable damage or loss," said Al Cathey of Cathey's Hardware & Tackle, which rebuilt its structure after major damage from Hurricane Michael in 2018.

"Don't let that entrepreneurial spirit be a casualty of the hurricane."

Visit ***floridadisaster.biz/DisasterPlanningToolkit*** to prepare your Business Disaster Plan.

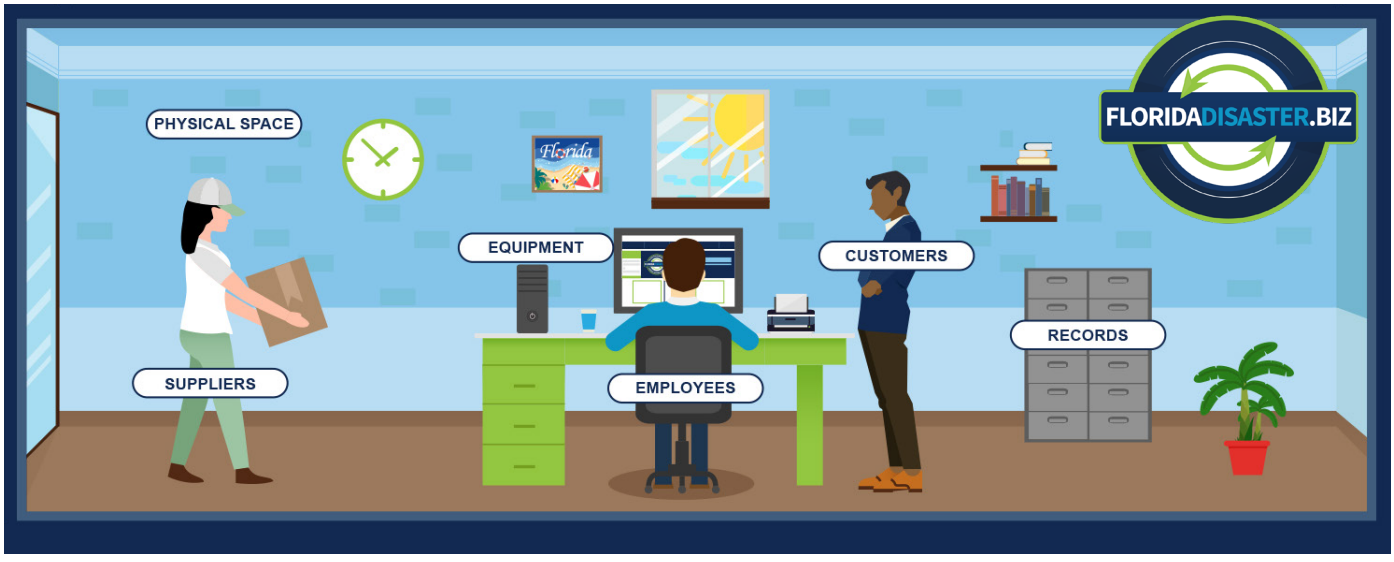


Image Credit: *floridadisaster.biz*

BUSINESS PREPAREDNESS & RECOVERY RESOURCES

1. The U.S. Small Business Administration (SBA) provides low-interest disaster loans to help businesses recover from declared disasters. Video guide to SBA's Disaster Assistance Program: ***youtube.com/watch?v=Xm_ss5QmBAE***.

   The SBA advises that if immediate assistance is required, small businesses should call the Federal Emergency Management Agency (FEMA), or the SBA in its local community. FEMA can be reached at ***1-800-621-3362*** and contact SBA's Disaster Assistance team at ***1-800-659-2955***.

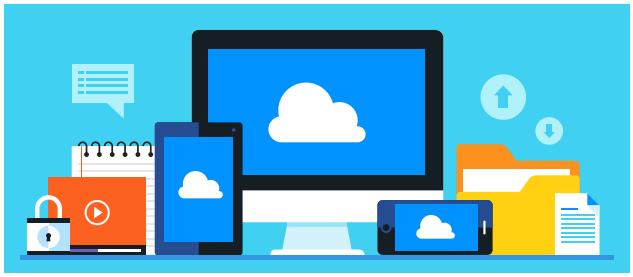
2. The Florida Department of Economic Opportunity (DEO) provides assistance to Florida workers, businesses, and communities after a disaster. Learn more at ***floridajobs.org***.

3. U.S. Chamber Foundation's "Resilience in a Box" workbook guides companies toward addressing preparedness issues while building in flexibility to handle potential business interruptions. Visit the following websites for more information:

   1) ***uschamberfoundation.org/resilience-box***
   2) ***uschamberfoundation.org/node/43155***.

Securing Electronic Devices & Data

Think about the electronic devices you use at home and in the office, which may include a phone, tablet, laptop, desktop computer, television, or security system. These technologies help us receive the latest news, speak to our loved ones, and call for help. Data inside these devices operate businesses, monitor properties, and store important records.



Without question, it is much more difficult to return to a normal home and work life after a storm has passed if these technologies have failed and if important records have been lost. Do not leave your data and devices to chance.

The following tips can help you secure electronic devices and digital information for hurricanes and other disasters:

1. **Schedule your personal and workplace data and devices to be backed up regularly.** Hurricane season should not be your cue to prepare data and devices for a disaster, as anything could happen to your home or office throughout the year. However, the start of hurricane season can be a reminder to confirm that automatic backups are regularly scheduled and working properly. This is extremely important for those who own a business and who may rely on the files and data saved on a computer to operate that business after the storm has passed.
2. **Scan important paperwork and documents into a digital format.** This can be done using a scanner, a handheld camera, or with a free app on a smart phone that digitizes documents using the phone's camera (such as TurboScan).
3. **Take before and after photos and videos** of your home, business, furniture, and valuables. These records will be important if an insurance claim needs to be made.
4. Once your key information is saved digitally, **back up your data and files to an external hard drive or USB flash drive.** When updated frequently, these backup drives become a portable copy of the data in your computer or device. If the call is made to evacuate, do not forget to take your backup drives with you.
5. **Back up your data and files to a cloud-based server.** Uploading "to the cloud" provides an added layer of protection in case something happens to your phone, computer, or backup drives. With cloud-based protection, your information is secured online and can be easily restored to the original device or to a replacement device.
6. After everything is backed up digitally, **it is wise to store all important documents and keepsakes in a fire-safe, waterproof container that is easily portable.** This could involve such important items as birth certificates and passports, or irreplaceable keepsakes like family photo albums.
7. **Place electronic devices in high and dry locations away from windows.** Water is an obvious enemy of electronic technology. Even the smallest amount of water can ruin your device.
8. **Make sure electronic devices are unplugged during a storm.** Power outages and lightning strikes can occur and cause major damage to devices, including computers, servers, and televisions. Charge portable battery packs before the storm so you can avoid having to plug in any devices.
9. **Limit the use of electronics until the storm has passed and power is stabilized.** It will be tempting to turn on your phone or computer to check for internet access and any news on the storm's path. It is important to turn off and unplug devices to prevent power surge damage and battery drain. You may need to make an emergency call during or after the storm, so you need to conserve your battery life.
10. You may be thinking, "If I can't use my device, how will I get the news?" Your disaster supply kit should contain a **battery-powered radio with plenty of extra batteries.** This will allow you to tune in to radio broadcasts for storm tracking and important safety updates from your local emergency management agency and NOAA Weather Radio. Important local radio station channels are listed on the inside of this guide.

What to Expect After a Storm



After a disaster, you may be without power and many of the services you rely on, including water, sewer, phone, cell phone, businesses, etc. Immediate response may not be possible, so you must prepare to be self-reliant for at least 7 days after the storm.

RE-ENTRY AFTER THE STORM

1. **BE PATIENT**. You will not be able to return to your home or business until search and rescue operations are complete and safety hazards, such as downed power lines, are cleared. It may take time for emergency crews to reach your neighborhood.
2. **Residents**: Have valid ID with your current address.
3. **Businesses**: Have a valid picture ID, documents showing proof of ownership/rental, County business tax license, and names of individuals authorized to be given access on a business letterhead.
4. **Avoid driving, especially through water**. Roads may have debris which can puncture your tires! Until power is restored, traffic signals may be inoperable for an extended period of time. Treat any intersection where traffic signals are out as a 4-way stop.
5. Once you arrive back, walk around your home or business from the outside first to **survey damage and enter with caution**.
6. **Be extremely cautious with fire**. Do not light a match without first making sure that there is not a gas leak.
7. If you suspect a gas leak, **leave immediately and call 9-1-1**. Contact your natural gas provider from a safe location.
8. Open windows and doors to ventilate and dry your home or business.
9. If your home or business has been flooded, have a qualified licensed electrician inspect the electrical system and appliances before turning the power back on.
10. Know what your homeowner's or renter's insurance policy covers and what you will need to submit a claim. Take photographs of all damage before repairs and keep all receipts.

POST-STORM SAFETY

1. Keep grills and generators outdoors in a well-ventilated area. Carbon monoxide poisoning is a frequent killer.
2. Avoid candles. Use battery-operated flashlights and lamps instead to limit the risk of fire.
3. Stay tuned to your local media for up-to-date emergency information.
4. Let your out-of-town contact know you are safe and uninjured.
5. Avoid driving. If you drive, treat any intersection with inoperable traffic signals as a four-way stop.
6. Always supervise children.
7. **DO NOT WADE IN FLOOD WATERS.**
8. Be aware of snakes, insects, alligators, or animals driven to higher ground by floods.
9. Avoid downed or dangling power lines. Be especially careful when clearing fallen trees.
10. Make temporary repairs to correct safety hazards and minimize further damage.
11. Be extremely careful with a chainsaw and follow all safety precautions.
12. Call professionals to remove large, uprooted trees, etc.
13. **Always use proper safety equipment** such as heavy gloves, safety goggles, heavy boots, long-sleeve shirts, and long pants. Tie back long hair. Wear a hat and sunscreen.
14. Drink plenty of fluids, rest and ask for help when you need it.
15. Do not burn trash.

STORM DEBRIS CLEAN-UP: MANATEE COUNTY REQUIREMENTS

Depending on the severity of the storm, residents should anticipate delays, and possibly suspension in their regular collection services including trash, recycling, and yard waste.

Storm debris must be separated by category for collection, for example:

- **Vegetative:** tree limbs and trunks.
- **Garbage:** place spoiled food in containers, or double bag it for pick-up.
- **Household goods:** furniture, clothes, books, toys.
- **Construction materials:** drywall, roof shingles, carpet, aluminum, vinyl, wood fencing.
- **Appliances:** refrigerators, water heaters, televisions, computers.

TIPS: Avoid stacking debris by utility poles, under power lines, on top of water meters or other water connections, by fire hydrants, by vehicles, next to mailboxes or fences, or on storm drains. **Do not place any storm debris in the street.**

GENERATORS

1. Generators can provide power to your home or business in case of a power outage or shortage. Take precautions when using a generator and store fuel safely outside in labeled approved storage containers.
2. Determine the appliance or equipment you want to use and if a portable or stationary generator is required.
3. Stationary (whole house) generators run off of gas utility lines or an LP tank and supply electrical power to pre-selected circuits.
   They MUST be professionally installed by a licensed electrician.
4. Determine if you will need multiple outlets or multiple types of outlets on your generator.
5. **NEVER connect a portable generator to building wiring.** There is an extreme danger of generator back-feed for the general public (downed wires etc.) and utility workers. Plug appliances, etc., directly into the generator.
6. Place generator outdoors and away from doors, windows, and vents that could allow carbon monoxide to enter a building. **Exhaust fumes are deadly.**
7. Before refueling your generator, turn it off and let it cool down. Do not forget to check the oil every time you add gas. Keep generators dry.
8. Conserve fuel by limiting use of appliances.

CONTRACTOR FRAUD

1. Hire only licensed contractors. Be cautious of anyone coming to your home uninvited and offering to do home repairs. You can look up a contractor's license at **myfloridalicense.com**.
2. Obtain a written estimate or contract. Insist on start/completion dates and payment terms in the contract. Do not pay in full before work begins and do not pay the final balance until the work is completed to your satisfaction.
   NEVER pay with cash.
3. Permits are always required for any kind of demolition or permanent repairs, reconstruction, roofing, or filling.
4. Do not pull the permits for the contractor. This may be an indication they are not properly licensed. Contact your local building department for information on required building permits.
5. If you suspect a contractor of potential fraud, contact the State of Florida Consumer Fraud hotline: **1-866-966-7226.**

HAZARD MITIGATION

Hazard mitigation is any sustained actions taken to eliminate or reduce future risk to people and property. Preventing damage in the first place is less expensive than restoring damaged property. The following hurricane-resistant construction practices and mitigation actions help reduce damage during storms:

1. **Raise the building above flood levels.** There are ways to retrofit your home to minimize flood risks, including elevation, flood barriers, and dry and wet flood proofing. An elevated building on stilts, pier foundations, or on a raised platform is a proven way to prevent damage from extreme flooding. Constructing a waterproof wall or sand bagging a home's perimeter can also mitigate damage. Elevate the building's electrical panels and air conditioners above flood levels.
2. **Tie down the building to its foundation.** Anchor manufactured homes, trailers, boats, and any detached items that could cause damage in high winds during a storm.
3. **Increase a building's impact resistance** with reinforced, impact-resistant doors, laminated windows, storm-resistant windows or hurricane shutters, pull-down PVC shutter systems, and high-impact synthetic window shades.
4. **Prevent penetration of moisture.** Sealants, waterproof membranes, house wrap, rainscreen systems, and use of mold and mildew-resistant materials can keep rain and moisture out of the home or reduce resulting damage.
5. **Make sure you are receiving all the eligible benefits from your insurance policy.** Ask your insurance agent if there are any discounts for performing mitigation measures to your home or business.
6. **Rebuild stronger.** If your home was damaged by a hurricane, consider using different building techniques or materials from those you used the first time. Research how to build back stronger to make informed decisions and be prepared for next hurricane season. Additional resources for how to make your home safer:

- ***flash.org*** (Federal Alliance for Safe Homes)
- Call FLASH toll-free at **877-221-SAFE (7233)**
- ***mysafeflorida.org***
- ***floodsmart.gov***
- ***disastersafety.org***
- ***fema.gov/grants/mitigation***

Disaster Recovery Assistance

Successful recoveries depend upon personal and business disaster preparedness planning. When personal resources become overwhelmed, look to family, neighbors, local community resources, and faith-based organizations first for help.

INDIVIDUAL & HOUSEHOLD DISASTER ASSISTANCE

In the event of a **Presidentially Declared Disaster**, federal assistance may be available. The Federal Emergency Management Agency (FEMA) **Individuals and Households Program (IHP)** provides financial and direct services to eligible individuals and households affected by a disaster, who have uninsured or under-insured necessary expenses and serious needs. Visit ***fema.gov/disasters*** for more information.

The **Small Business Administration (SBA)** provides loans to homeowners, renters, businesses, and organizations to repair or replace real estate, personal property, equipment, and business assets that have been damaged in a disaster. Through its office of Disaster Assistance, SBA provides low interest, long-term loans for physical and economic damage caused by a declared event. Visit ***sba.gov/disaster*** for more information.

People who lose their job due to the disaster and are not eligible for regular Unemployment Insurance Compensation may apply for **Disaster Unemployment Assistance (DUA).** Visit ***oui.doleta.gov/unemploy*** for more information.

The State of Florida Division of Emergency Management Recovery Bureau works to maximize disaster assistance to eligible public entities, individuals, and families through various state and federal disaster assistance programs. Visit ***floridadisaster.org/dem/recovery*** for more info.

The **State Assistance Information Line (SAIL)** is a toll-free hotline activated at the time of an emergency to provide an additional resource for those in Florida to receive accurate and up-to-date information regarding an emergency or disaster situation impacting the State of Florida. The SAIL hotline is: ***1-800-342-3557***.

FEMA's **Public Assistance (PA) Grant Program** provides assistance to state, tribal, local governments, and certain types of private non-profit organizations. To apply for Public Assistance, all eligible applicants are required to submit a form through ***FloridaPA.org*** within 30 days of a Presidential Disaster Declaration.

Contact your local emergency management agency for information about disaster assistance that may be available in you area.

HOW DO I APPLY FOR FEDERAL DISASTER ASSISTANCE?

A number of services and special programs are available when the President signs a major disaster declaration. Call FEMA or apply online at ***disasterassistance.gov***.

Federal Emergency Management Agency

FEMA

fema.gov

1-800-621-FEMA (3362)

(TTY: ***1-800-462-7585*** for the speech- or hearing-impaired)

IS CRISIS COUNSELING AVAILABLE TO ME?

The purpose of a crisis counseling program is to help relieve any grieving, stress, or mental health problems caused or aggravated by the disaster or its aftermath. These are **short-term services** provided by FEMA through supplemental funds granted to state and local mental health agencies and are available to eligible survivors of Presidentially declared major disasters. If you require this confidential service, inquire about it **while registering for disaster assistance.**

Crisis counseling services are also offered by the **American Red Cross, the Salvation Army, other voluntary agencies and places of worship.**

Update Your Disaster Plan

COMPLETE YOUR DISASTER PLANNING CHECKLIST



I have made a plan to **communicate with family members** through this out-of-state contact and have asked my family to keep this name and number with them at all times.

Name: _____

Phone number: _____

I plan **not to evacuate** and will go to a friend or family member's home in a safe area. I have notified them and made all of the appropriate arrangements.

Name: _____

Address: _____

Phone number: _____

I plan **to evacuate** and will go to a friend's or family member's home in a safe area. I have notified them and made all of the appropriate arrangements.

Name: _____

Address: _____

Phone Number: _____

I plan to go to a **public shelter or evacuation center.**

Address: _____

I plan to stay in a **hotel/motel** in a safe area.

Name of hotel/motel: _____

Address: _____

Phone number: _____

I have calculated the **driving time** to my safe destination at approximately four times the normal driving time to account for traffic, and it is: _____ hours.

I have studied the **evacuation route** that best suits my needs. My evacuation route will include the following:

_____

_____

_____

_____

If our family is separated and we need to regroup, the following location is where **we will meet:**

_____

_____

_____

_____

I have made plans for my **special needs** family members or myself. My plans are the following: _____

_____

_____

I have made plans to keep my household's **animals** safe. My plans are the following: _____

_____

_____

I have completed my **property inventory** and placed it in a safe fire and waterproof place. Location: _____

_____

I have made an assessment of my **insurance needs.** I have the following:

____ Homeowners insurance

____ Flood insurance

____ Wind and hail insurance

____ Renters insurance

Insurance information. Name of company, agent, phone number, and address: _____

_____

_____

I have completed the necessary **precautions** for the following:

____ Exterior windows

____ Garage doors

____ Roof protection

____ Outdoor property protection plans

____ Mobile home, boat, or RV (if applicable)

____ Large windows and glass doors

____ Roof gable ends

____ Indoor hazard protection plans

____ Trees and landscaping

I have identified and anticipated **extra expenses** due to a disaster, and I have calculated an approximate amount of money that will be required to see my family and myself through. That amount is: $ _____

This guide was created by the Tampa Bay Regional Planning Council in coordination with your County Emergency Management Agency.

Digital copies of this guide are available to download at ***tampabayprepares.org***.

Contact your county to request a hard copy.

DISASTER PLANNING CHECKLIST

Neighborhood Workshops

1. September 25, 2025

2. June 11, 2024

Neighborhood Workshop Summary
YORT – 2351
PLN2309-0137

The applicant held an online Neighborhood Meeting via Teams on September 25, 2025 at 5:30 PM. This is the second neighborhood workshop for this project. There were 46 participants. The Department Director's mailed radius requirements were 1400 in all directions. The Applicant posted 2 signs along Rye Road.

Members of the Applicant's consultant team who attended the meeting included Paige Estigarribia, Margaret Tusing and Jeb Mulock, ZNS Engineering, Steve Henry, Lincks & Associates, Inc. and Kyle Grimes, Grimes Galvano. Applicant's agent provided a presentation to all attendees and then opened the meeting up for questions. The presentation materials described the application as a Preliminary Site Plan with Rezone, where the rezone is for 31.32 acres. The applicant is proposing 733 units, with a density 1.80 du/ga. Applicant also explained that there are 149.44 acres of wetlands with no wetland impacts. The plan includes nature trails and open space, and the applicant also performed an updated stormwater analysis.

Per LDC Section 312.6(c), below is a summary of the questions and issues raised by those in attendance, and the suggestions and concerns raised by those in attendance.

Question - What is the status of the gate at River's Reach?
The River's Reach gate is on River's Reach property, and this proposed development will not remove that existing gate. This proposed development will construct an emergency access gate on this project's property.

Question - Will the contractor take measures to control the dust?
Site contractors are required to deal with the dust, and from what we understand, the County has become very involved in making sure that all contractors follow the requirements. Our understanding is that contractors are only allowed to clear a certain amount - 100 AC - at a time. There are also very strict watering requirements. We have heard that the County is shutting down projects if construction dust is not under control.

Question - Will the developer take measures to create an adequate buffer?
River's Reach has existing open space with existing vegetation. This development will not disturb the existing vegetation on the River's Reach property. This development will be proposing an additional 15' buffer with additional greenbelt plantings at 1 per 30 feet.

Question - Will the site open Mulholland into Twin Rivers?
This development does not require the connection of Mulholland to Twin Rivers. However, that connection could eventually happen, but it will be up to the County if they want to do it in the future.

Question - Will the new site open 20th Street East?
Yes, there will be a connection there.

Question - Along 151st and 150th in Twin Rivers, will you be taking out the trees to provide direct lake access for the new homes?
This development will not disturb the plantings on the Twin Rivers property. This development will be proposing an additional 15' buffer with additional greenbelt plantings at 1 per 30 feet.

Question - Is this a next phase of Rivers Reach?
No, this development is totally independent of River's Reach.

Question - Will this Project be showing the phases and lot sizes for each plan?
There are a variety of lot sizes that are proposed in this project, namely 40'-70' in width.

Question - What will happen with Rye Road?
This project aims to help get the Rye Road expansion project moving along. Specifically, the Rye Road expansion needs stormwater ponds, and this development will provide those ponds, as well as additional ROW and funding, which this project will contribute through impact fees. The applicant has been working with the County engineer on how this project can help to advance the road widening.

Question – What is some additional information about the River's Reach Gate?
On the proposed plans, the gate at River's Reach and this development is labeled as emergency access only, and there is also an existing gate on the River's Reach side.

Question - The project does not propose that this will be a through street, but what defines emergency? And is there an automatic gate?
The standard emergency gate by County standards can only be opened by a certain frequency that the emergency responders have.

Question - The current gate on the River's Reach property is manual now. Will this gate become automated now, and if so, who will pay for it? Will it change from manual gate now?
Per the proposed plans, the developer would be required to add an emergency-access only gate to this project's side, and the developer will pay for this gate. River's Reach will not need to do anything to their gate. The proposed gate for this project would only be available to emergency personnel.

Question - Who is the builder?
No builder has been chosen at this time.

Question - What is the grade level or cost level of the houses expected to be?
Twin Rivers has gone through its own transition from estate lots to smaller lots that are more familiar in our area. This development will likely be similar to the southern part of Twin Rivers with a mix of home types. This proposed subdivision will be in line with what you see in the general area.

Question - Will it be resort style?
Usually communities similar to this have some types of amenities, however in this community, the amenities have not been decided yet. In the plan, there are proposed areas set aside for amenity centers. (from what I remember, we also pointed out that the proposed amenity centers for this project are located internal, toward the middle of the project, right?)

Question - Will there be river access to the Manatee River, and is there a proposed shared kayak launch on River's Reach property? There is a kayak launch proposed, but it is not intended to be shared. This project's property line extends all the way to the river bank.

Question - Who is developer? Danielson Development

Question - When do you anticipate board hearings? We are aiming for early next year.

Question - Will construction break ground in 2027? Once all zoning is complete, the project will enter the permitting phase which would be 6-9 months. In that time frame, approximately 4th Quarter of 2026, we could anticipate breaking ground. This type of project takes about a year per Phase.

Question - If River's Reach doesn't have to do anything to its gate, will its gate become non-compliant? Because the River's Reach gate is not on the applicant's property, the applicant cannot make any changes to the River's Reach gate. Our intention is to keep the project out of the River's Reach roadway network.

Question - Are you using the River's Reach gated emergency access as part of a density bonus? We do not get a density bonus for this access. We are not using the River's Reach access as part of the access requirements for communities with a unit count over 100.

Question - When looking at the plan, all way towards the western side where it enters Twin Rivers – is there a gate? There is an existing neighborhood tie, and we would be connecting to that inter-neighborhood tie.

Concern- As residents come out of River's Reach there is a serious site triangle issue directly to north. The vegetation present at the project's southern property line and a fence make it difficult for residents to see when entering onto Rye Road. There will be Right of Way dedicated to the Rye Road expansion project. Once the right of way construction starts, this will likely clear much of this area out. The developer will look at the area to see if it is possible to thin out the bushes. Per the plans, there is a 30' future ROW setback. During the meeting, the applicant confirmed that he will do what he can to clear out this area to help with the visual constraints. (can you check with Bruce to see if he has done this yet or plans to soon? It would be good to have this done prior to hearings)

Question - Has a traffic study been done in Twin Rivers for this project?
The connection to Twin Rivers is a neighborhood connection required by the County. The people in the backs of both this neighborhood and Twin Rivers will likely use the connection – the traffic will likely be both ways. No traffic study has been done in Twin Rivers.

Question - Looking at proposed lots with Twin Rivers homes behind, could amenities be developed behind the house? Right now, the plan only shows lots and not an amenity area – the amenity centers are internal to the project.

Question - Is the lake behind the lots part of this Development? Yes

Concern –During the last storm, the residents of Southern Oaks were locked in because of the flooding. They were not able to exit or evacuate the neighborhood at all because of flooding. The neighborhood was already in a flooding situation when the text about the dam came in. Have any flooding or evacuation routes been considered? The typical finished floor elevations of lots in this area, which are likely similar to lots in River's Reach or in Twin Rivers, is usually about 2' above the center line of the road, and that usually makes the fill about 2-3 feet. This site also likely has similar soil conditions and groundwater to Twin Rivers. Additionally, we originally had areas that were encroaching onto the floodway, but in the redesign, those areas have been removed. Most of the floodplain on this site is in the wetlands, and there are no wetland impacts. Although the roadway could still flood, at minimum this neighborhood will add no adverse impact flooding impacts, and hopefully the project may even improve flooding.

Question - Will the Mulholland Road proposed extension be completed in the initial part of the project, making that an available access to the project first?
This project is only proposing the entrance area, it is not proposing to build all the way to Twin Rivers. At this time, the developer is intending to build that area first, and he is also intending that the Mulholland entrance will be the grand entrance to the project.

Question - What has this project done to prepare for future flooding? We made some revisions to the site plan to lessen the impacts to the floodway and the floodplain. Our final design will be required to have no impacts within the floodplain.

Question - Will this development be above 19'? And will the new neighborhood flood if those levels rise again? The design standard is that the lots will be designed up to the 100-year flood plain. Much of this property is already naturally above the 100-year floodplain, so the lots won't have to be raised much.

Question - Are you aware of the damage to the bridge at Rye Road, and has the County discussed repairs to the bridge? We are unaware of any specifics regarding the condition of the bridge at Rye Road.

Question – What is the timeline for the Rye Road expansion? The timeline for the expansion is up to the County, and it likely depends on available funds and right of way. This project will generate substantial impact fees as well as ponds that are necessary for the expansion. From a timing standpoint, we are hopeful that this project could possibly accelerate the Rye Road expansion.

Question - Does our project drain towards the Manatee River? Every project in that area flows towards the Manatee River. But projects also have an interceptor pond used to make sure that the rate of flow stays the same, and it also helps treat the water for sediment, nitrates and all typical contaminants. This project will be designed per a higher standard for storm design.

Concern – The neighbor lives on 151st Terrace east, just south of 20th Street. In comparing the lot sizes between Twin Rivers and the proposed new lots in this subdivision, there are 9 lots just south of 20th in Twin Rivers. However, for our proposed plan, there look to be more lots for every one of the Twin Rivers lots. This neighbor is concerned about the width of the lots behind the homes on 151st.

The developer has listened to this concern and has directed that we undertake a plan redesign to make the lots behind 151st Terrace East in Twin Rivers 60' in width, so that the lots are wider lots. This updated design has been included with the most recent plan submittal.

Question - What about buffer area to the South of the property and on the north property boundary for Rivers Reach? There will be a total of 35 feet. There is 20 feet on the Rivers Reach property, and 15 feet on this proposed new development.

Concern – One resident in River's Reach is concerned that the proposed emergency gate gate will turn into a freeway, because some people may buy transponders on Amazon and go through the emergency gate. Our team has spoken to County Staff about this issue, and County staff has said it is not a rampant problem, and not everyone in the subdivision will have a transponder like that. The frequency can also be easily changed, so that if it starts happening, County staff will go out and reset the frequency.

Date: September 12, 2025

Dear Adjacent Property Owner:

Re: **Application: Planned Development Residential Preliminary Site Plan to serve YORT-2351**

Application #: PLN2309-0137/PDR-23-48(Z)(P)

Filed by: 2351 Rye Road LLC and Yort LLC

Request: REZONE APPROXIMATELY 31.32-ACRES FROM "A" TO PDR WITH A PRELIMINARY SITE PLAN FOR 464.74 ACRES OF SINGLE FAMILY DETACHED RESIDENTIAL UNITS

Location: GENERALLY LOCATED WEST OF RYE ROAD AND NORTH AND SOUTH OF THE EXTENSION OF MULHOLLAND ROAD (Aerial Map Attached)

For more information please contact:

Agent Email: paigee@znseng.com

The property owner and agent have scheduled a **Neighborhood Workshop** for the above project. The meeting will be held:

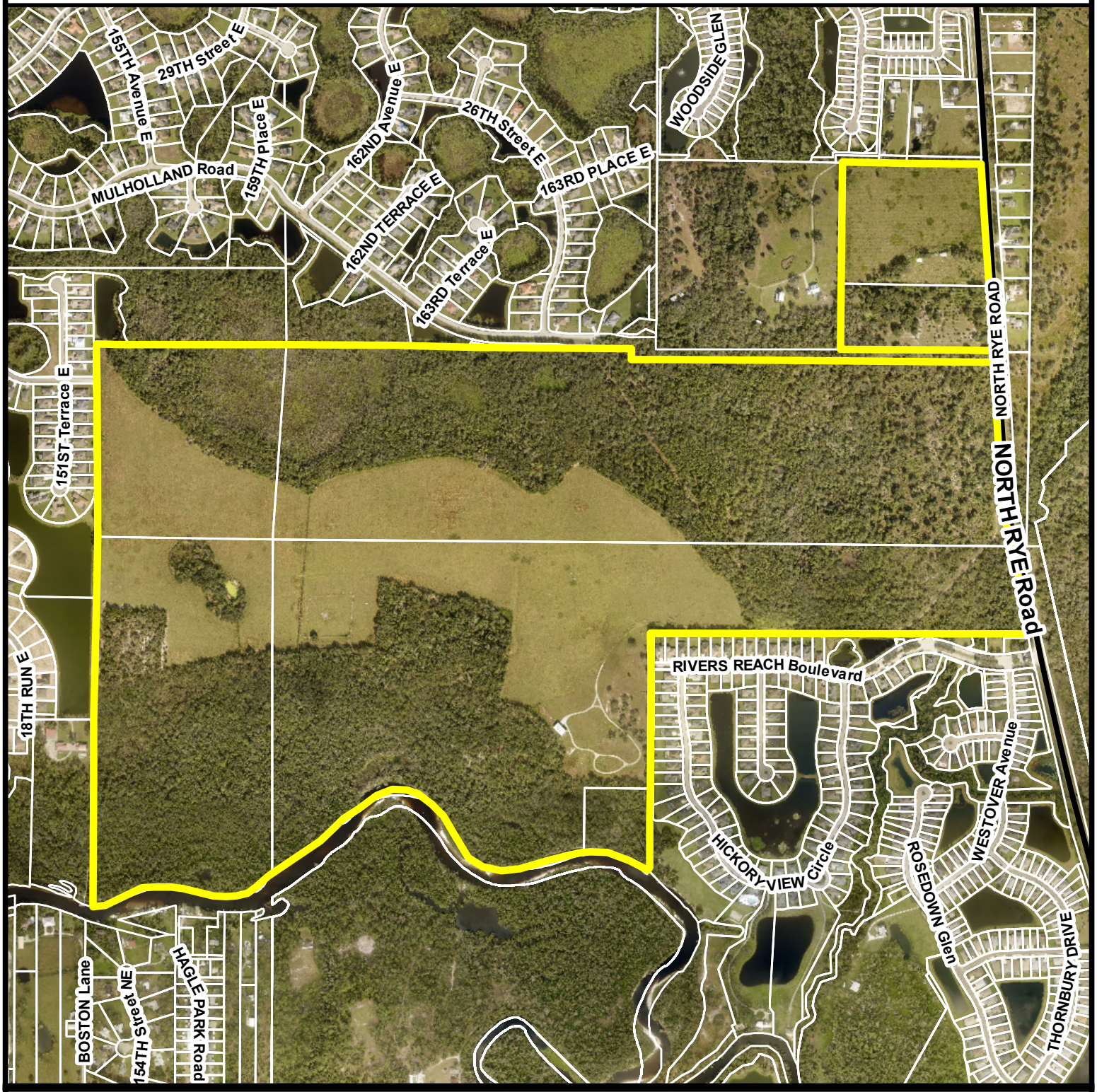
Date:	**Thursday September 25, 2025**
Time:	5:30 PM to 6:30 PM
Location:	Online Via Teams (email paigee@znseng.com for link to meeting)

The property owner and agent invite you and any other interested parties to participate in this online workshop, to discuss the nature of proposed land uses, development regulations, zoning map amendment application, and to solicit comments. Please email the agent your R.S.V.P. to participate and we will provide an email link to the workshop. The link can be forwarded by you to other attendees. The development team will give a brief presentation following which you will be able to ask questions and provide comments.

You may examine the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, Bradenton, Florida; telephone number (941) 748-4501x6878. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Carmine DeMilio at 792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

AERIAL



Parcel ID #(s) Multiple

Project Name: Yort - 2351
Project #: PDR-23-48 (Z)(P)
Accela #: PLN2309-0137

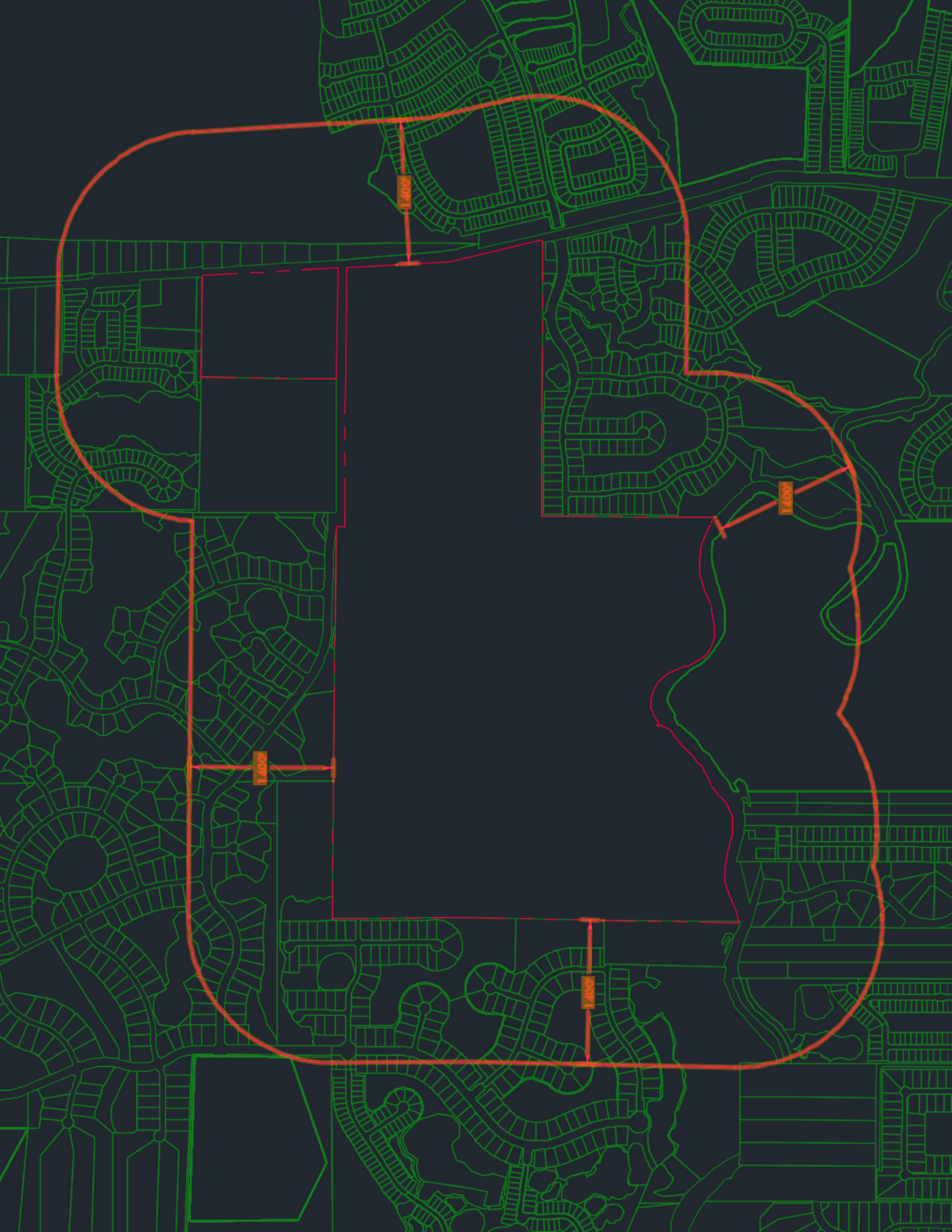
S/T/R: 26 33S 18E
Acreage: 464.73
Existing Zoning: PD-R, A
Existing FLU: UF-3
Overlays: CEA, CHH, CPA
Special Areas: Parrish Network

CHH: Yes
Watershed: NONE
Drainage Basin: GAMBLE CREEK, MANATEE RIVER BL DAM
Commissioner: James Satcher

Manatee County
Staff Report Map

Map Prepared 10 / 2023

1 inch = 958 feet


1400'
1400'
1400'
1400'

1. Summary

Meeting title	Yort PLN2309-0137 Second Neighborhood Meeting
Attended participants	46

2. Participants

Name	Email
Paige Estigarribia	PaigeE@znseng.com
Margaret Tusing	MargaretT@znseng.com
Brad W (Unverified)	
Jan (Unverified)	
jan Burbank	
Rebecca Serijan	
Paul Rinehart (External)	Paul.Rinehart@Pellera.com
Katiria Bordon (Unverified)	
Diane Moss	
Lucy Kisela (Unverified)	
Angie Chaplin	
Graydon Eggers (Unverified)	
Don Dobesh	
Jeb Mulock	JebM@znseng.com
Joseph DePaolo	
Bryan Lingerfelt (Unverified)	
Greg kisela (Unverified)	
Eron Hutchison	Eron.Hutchison@wengercorp.com
Kyle Grimes (External)	kgrimes@grimesgalvano.com
David Latimer	
Rick Behnke (Unverified)	
Jim Motorparts (External)	jim@motorpartsrepairllc.com
bob s (Unverified)	
Kevin B (Unverified)	
Steven Henry	StevenH@trafficmobility.com
Walter Litzenberger	
Peter (Unverified)	
james condino	
Jay Lawrence (External)	jlawrence@waltonsignage.com
Sean Bingham (Unverified)	
BKG (Unverified)	
Stacy Brown	
Christa Polidori	christa.polidori@regeneron.com
Ed sykora (Unverified)	
Lisa (Unverified)	
Stacy (Unverified)	
Rebecca Gingras (Unverified)	
Francois Leroy (Unverified)	

Lisa (Unverified)
Phil (Unverified)
Tom Lahoud (Unverified)
Bruce (Unverified)
Rob Szczepanski
Bill Basso (Unverified)
Danielle Korney (Unverified)
Troy Gross

YORT - 2351
PLN2309-0137
NEIGHBORHOOD WORKSHOP SIGN POSTING LOCATIONS FOR WORKSHOP DATED SEPTEMBER 25, 2025
2 SIGNS ALONG RYE ROAD







Yort - 2351

Yort-2351

September 25, 2025 - Neighborhood Workshop

PSP Application: PLN2309-0137/ PDR-23-48(Z)(P)

TEAM INTRODUCTION

Jeb Mulock
Civil Engineer | *ZNS Engineering, L.C.*

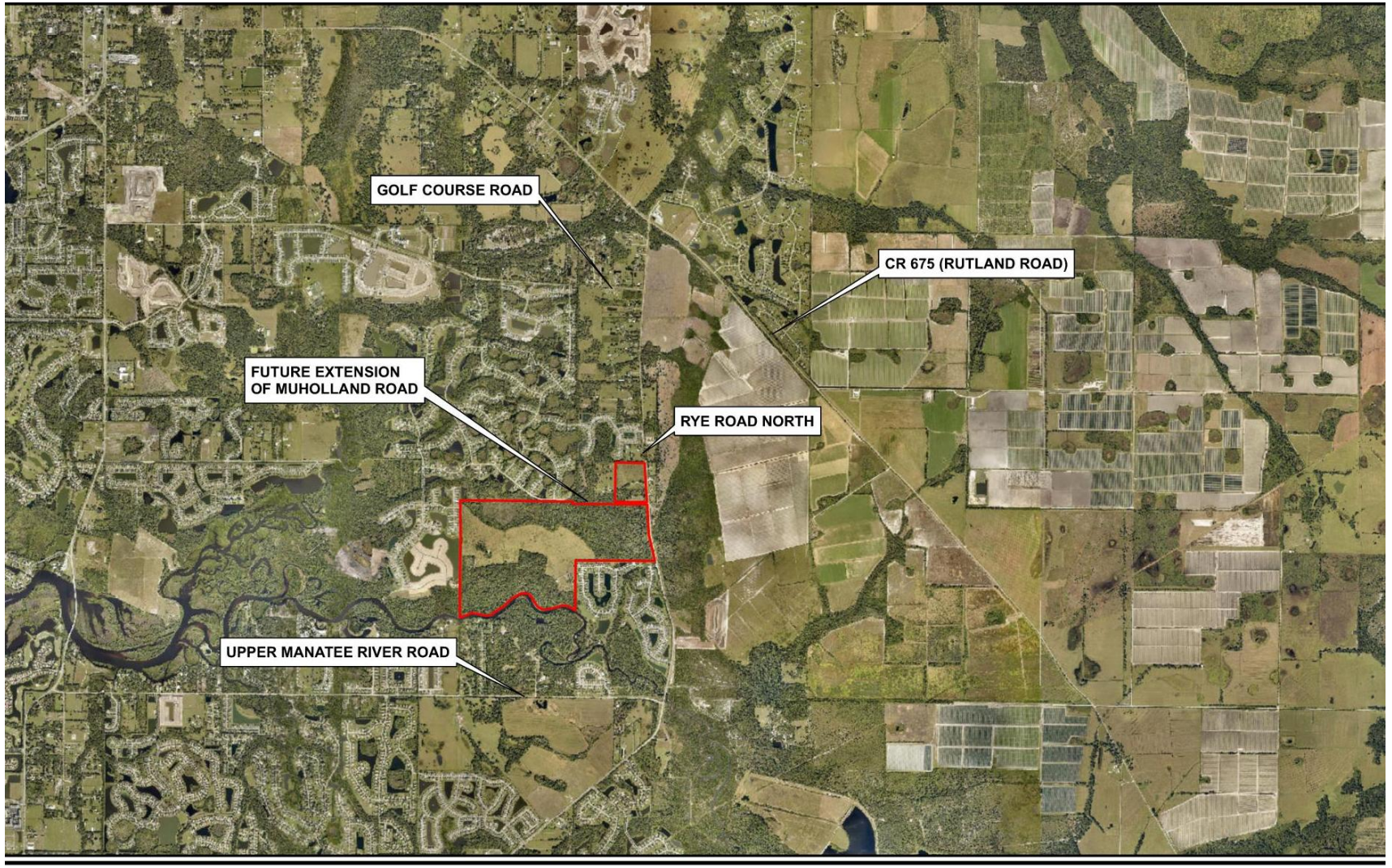
Margaret Tusing and Paige Estigarribia
Land Use Planners | *ZNS Engineering, L.C.*

Kyle Grimes
Attorney | *GrimesGalvano*

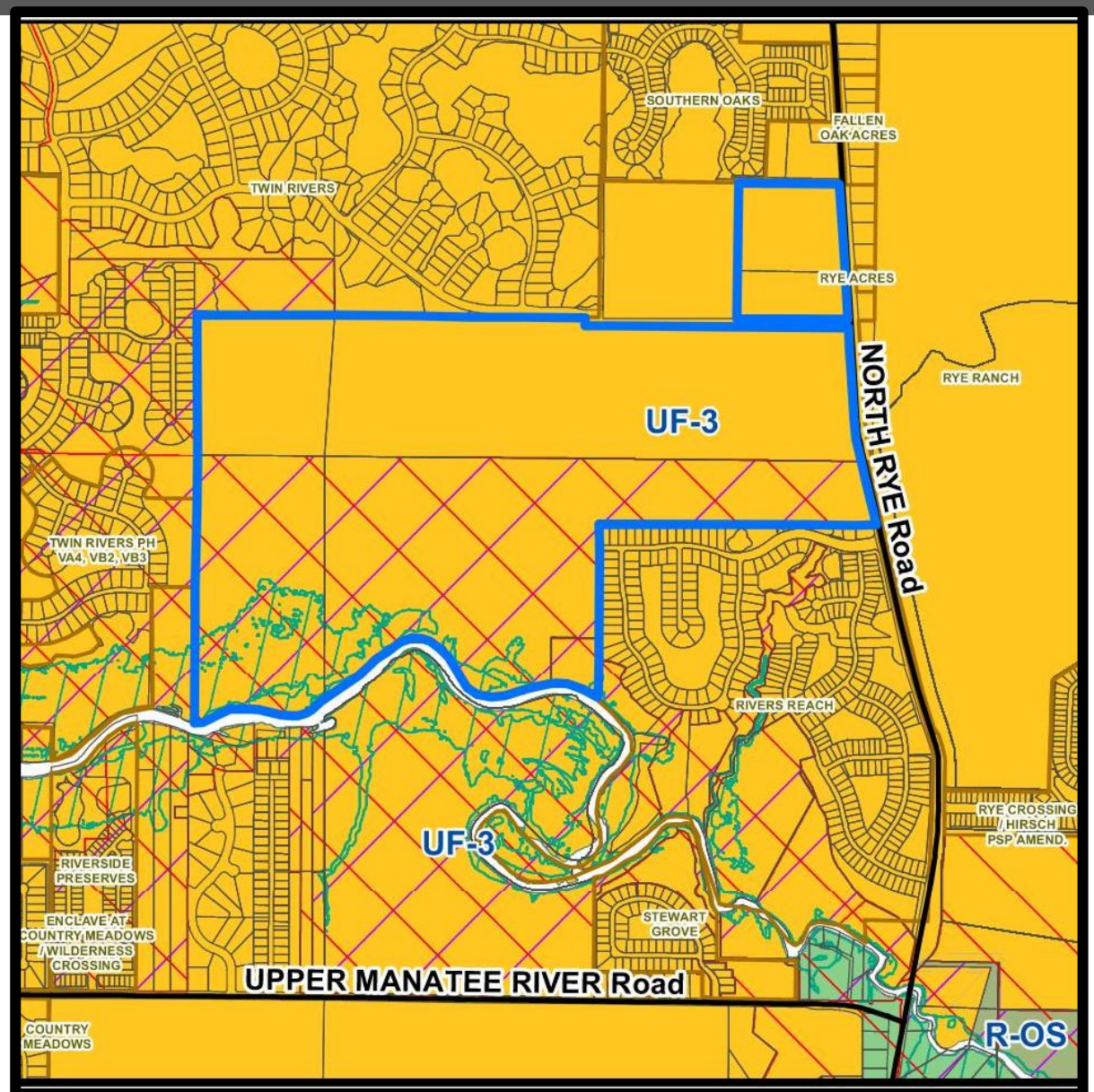
Steve Henry
Traffic Engineer | *Lincks and Associates*

Michelle Steinbaum
Ecological Consultants | *Steinbaum & Associates, Inc.*

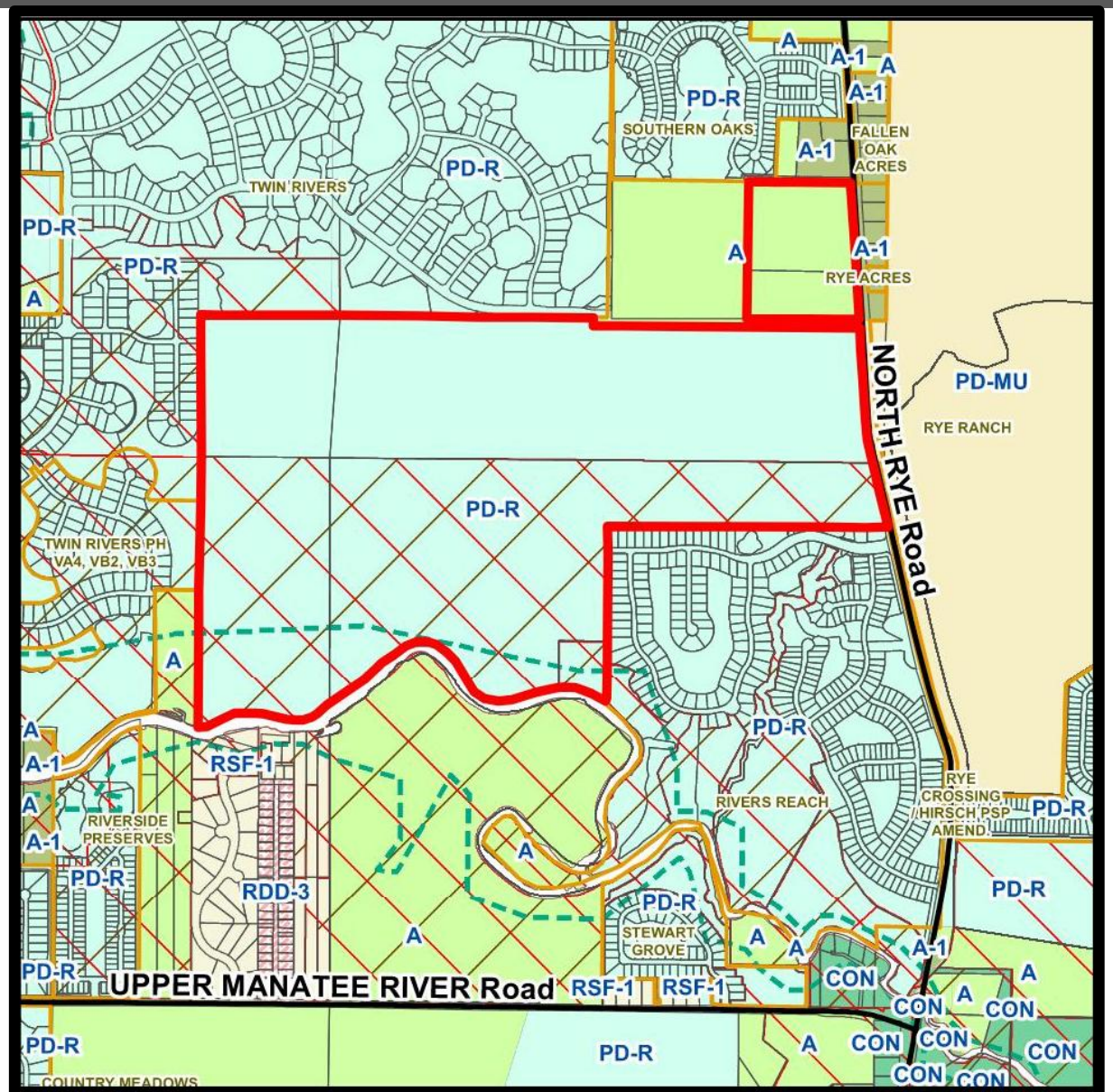
AERIAL


GOLF COURSE ROAD
CR 675 (RUTLAND ROAD)
FUTURE EXTENSION
OF MUHOLLAND ROAD
RYE ROAD NORTH
UPPER MANATEE RIVER ROAD

FUTURE LAND USE MAP



ZONING MAP


A
A-1
PD-R
SOUTHERN OAKS
FALLEN OAK ACRES
TWIN RIVERS
RYE ACRES
PD-MU
RYE RANCH
NORTH RYE Road
TWIN RIVERS PH VA4, VB2, VB3
RSF-1
RIVERSIDE PRESERVES
RDD-3
RIVERS REACH
RYE CROSSING HIRSCH PSP AMEND
STEWART GROVE
CON
UPPER MANATEE RIVER Road
COUNTRY MEADOWS

PROJECT DETAILS

- **Project Area** – 464.74 acres
- **Rezone** – 31.32 AC from A to PDR with a Preliminary Site Plan (PSP); remaining 433.42 acres are currently zoned PDR
- **Request:** 733 single family detached units
- **Density:** 1.80 DU/GA
- **Wetlands:** 149.44 acres with no wetland impacts
- **PSP Features:** Nature Trails, Parks, Kayak Launch, Amenity Areas
- **Open Space:** 57% open space (266.31 acres) provided; 30% open space (140.06 acres) required
- **Stormwater:** updated design based on NOAA14

PSP



SUMMARY AND NEXT STEPS

County Applications

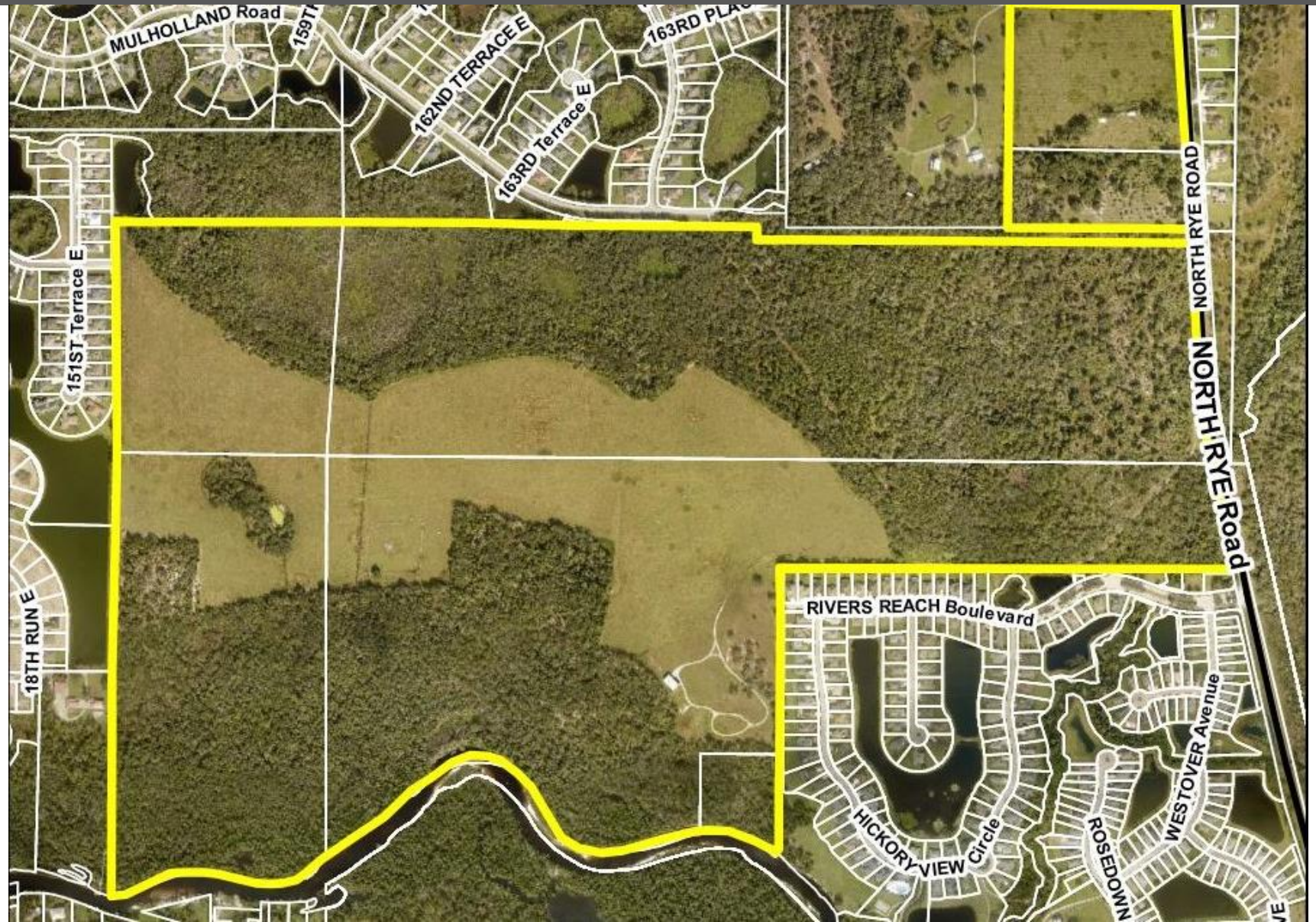
- Rezone and approval of a PSP – Currently In Process with County Staff

Hearing Dates

- **Planning Commission – Unknown**
- **Board of County Commission – Unknown**

Questions/Comments

AERIAL


MULHOLLAND Road
162ND TERRACE E
163RD Terrace E
NORTH RYE ROAD
NORTH RYE Road
151ST Terrace E
18TH RUN E
RIVERS REACH Boulevard
HICKORY VIEW Circle
WESTOVER Avenue

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

YORT-2351
NEIGHBORHOOD WORKSHOP SUMMARY
JUNE 11, 2024

The Neighborhood Workshop was a Microsoft Teams Meeting that was attended by approximately 50 area residents and representatives from the project team including ZNS Engineering, civil engineer and planners; Lincks & Associates, traffic engineers; and GrimesGalvano, attorney (see attached Attendance Report). A summary of the areas of discussion follows with any updates to responses given at the Neighborhood Workshop.

BUFFERS ADJCAENT TO SOUTHERN OAKS, TWIN RIVERS, AND RIVERS REACH

Southern Oaks
A few of our homes are right next to the property line of the northeastern parcel where you said 100 homes would be built, possibly paired villas. **The homes proposed in this location are single family detached houses not single family semi-detached (paired villas) as stated during the Neighborhood Workshop.**

Currently, there's a thin line of trees separating those properties and the property line. Is there an expectation of clearing those trees during construction. **According to the County's GIS, the Southern Oaks subdivision is separated from the proposed Yort-2351 community by property owned by the Homeowners Association of Southern Oaks, Inc. (Parcel ID: 512937459 and 512937409) which is approximately 70-feet in width. This area will not be disturbed during construction. It is unclear whether all of the trees located within this area are entirely within the Southern Oaks property. Every effort will be made by the Yort-2351 community to incorporate the existing trees within its 15-foot greenbelt buffer.**

Rivers Reach
Will a tree line on the west side of Rivers Reach be kept segregating the new development from Rivers Reach? **The Rivers Reach subdivision has an existing buffer adjacent to the Yort-2351 community and that buffer will not be changed. To the extent feasible, the existing vegetation will be used in the Greenbelt proposed for the lots adjacent to Rivers Reach.**

How far will the new housing extend into the parcel (Parcel ID: 521800003) in the southeast corner of your new development? **A portion of Parcel ID 521800003 will be developed with housing. The remaining portion will be maintained as a passive park.**

Twin Rivers
Several times on the call, it was emphasized that the plan had not been finalized. If that's the case, I'd like to understand the design for the street backing up to 151 Terr E. Currently, there's no water feature in the preserve but it is indicated in the design. I'd like to request that the water feature (pond) is relocated adjacent to the homes instead of where it is currently placed as it parallels another pond. **The reference to "the plan had not been finalized" is related to the current development review progress, Manatee County staff review. The developer will look at the feasibility of relocating the retention pond at the next stage of development – the Final Site Plan (FSP)/Construction Drawings.**

What kind of buffer and easement will there be between my back yard and the backyard of the property behind me? **The required 15-foot greenbelt with a canopy tree 30-feet on center will be provided; the same buffer that the Twin Rivers development provides.**

15024 18th Run East -There is an existing wire fence on the eastern side of our pond. Is this wire fence directly on the property line? I am assuming it is your property's fence to keep the cows on the property. There are existing trees and vegetation in the 15 foot buffer zone, will those remain or will the developer tear everything down then plant new trees and vegetation? There are some nice trees used by a pair a bald eagles to hunt from that look like they'd be in that 15 foot buffer zone. **Gamble Creek LC owns the property with the pond that separates the lots from the proposed Yort-2351 community lots. The existing fence is for the most part on our property line. As stated elsewhere, to the extent feasible the developer will use the existing vegetation for plantings in the 15-foot greenbelt buffer.**

PROJECT SCHEDULE, PRICE POINT, LOT SIZE, MISCELLANEOUS

Have you received County approval? If not, when is the projected date for approval. Will there be additional neighborhood meetings that we can attend as this project progresses?
The project is currently in review with County staff, Laura Gonzalez is the Case Manager. No additional neighborhood meetings are scheduled. The earliest public hearing dates are: Planning Commission October 10, 2024 and BOCC November 7, 2024. Notices will be sent, and signs will be posted.

What are the proposed amenities in the community and where are they located? **There are passive parks and nature trails located throughout the project. An amenity center is proposed at the intersection of Street "A" and Street "G" and amenities may include a pool, clubhouse, and maybe pickleball.**

What is the projected start date for development? **Spring of 2025.**

Project progression? **The property will develop from the east to west.**

Range of Lot Sizes: **The lot sizes will range between 4,800 square feet to 8,400 square feet.**

Project Price Point: **Between $300,000 - $1,000,000.**

Maximum height: **Two stories**

Projected time for infrastructure completion: **3-5 years**

Proposed builder? **Spring of 2025 after the public hearing process is complete.**

RYE ROAD, EXTENSION OF MULHOLLAND, INTERNEIGHBORHOOD TIES
Rye Road: **No listed Capital Improvement Project. Yort-2351 Community direct connection to Rye Road is Street "A" (an existing driveway on Rye Road) which is north of Rivers Reach Boulevard.**

Extension of Mulholland Road: **The Yort-2351 Community connection will be from the entrances both north and south of Mulholland and the Yort-2351 developer will pay for that portion of Mulholland Drive.**

Interneighborhood Ties: **Interneighborhood ties are proposed to 20th Street East (Twin Rivers), full access and to Rivers Reach Boulevard (Rivers Reach) for emergency access only.**

1. Summary

Meeting title	Yort-2351 Neighborhood Meeting
Attended participants	64
Start time	6/11/24, 5:35:04 PM
End time	6/12/24, 2:39:36 AM
Meeting duration	9h 4m 31s
Average attendance time	1h 2m 35s

2. Participants

Name	First Join	Last Leave	Role
Margaret Tusing	6/11/24, 5:43:02 PM	6/11/24, 7:04:49 PM	Project Team
Paige Estigarribia	6/11/24, 5:45:46 PM	6/11/24, 7:04:46 PM	Project Team
Kyle Grimes	6/11/24, 5:55:40 PM	6/11/24, 5:56:55 PM	Project Team
Jeb Mulock	6/11/24, 5:59:23 PM	6/11/24, 7:05:10 PM	Project Team
Mark	6/11/24, 5:46:35 PM	6/12/24, 2:39:36 AM	Attendee
live:.cid.2f44f1ad37dd88a1	6/11/24, 5:48:00 PM	6/11/24, 7:04:55 PM	Attendee
Patrick Bastien	6/11/24, 5:48:00 PM	6/11/24, 7:04:52 PM	Attendee
Debbie E.	6/11/24, 5:49:33 PM	6/11/24, 7:05:00 PM	Attendee
E. M.	6/11/24, 5:49:34 PM	6/11/24, 5:52:47 PM	Attendee
Robert and Angie	6/11/24, 5:49:34 PM	6/11/24, 7:05:08 PM	Attendee
E. M.	6/11/24, 5:50:43 PM	6/11/24, 7:07:44 PM	Attendee
Jan Burbank	6/11/24, 5:50:44 PM	6/11/24, 7:05:00 PM	Attendee
Becky	6/11/24, 5:52:07 PM	6/11/24, 6:45:19 PM	Attendee
Gregory Kisela	6/11/24, 5:53:11 PM	6/11/24, 7:04:47 PM	Attendee
David Fenning	6/11/24, 5:53:11 PM	6/11/24, 7:05:19 PM	Attendee
Felix Bordon	6/11/24, 5:54:33 PM	6/11/24, 7:05:14 PM	Attendee
Thomas Campanile	6/11/24, 5:54:38 PM	6/11/24, 7:05:56 PM	Attendee
Wendy Kisner	6/11/24, 5:55:05 PM	6/11/24, 7:06:18 PM	Attendee
Toni	6/11/24, 5:56:06 PM	6/11/24, 7:07:41 PM	Attendee
Weisenbach, Bradley S.	6/11/24, 5:56:17 PM	6/11/24, 7:00:03 PM	Attendee
Polidori	6/11/24, 5:56:31 PM	6/11/24, 7:05:07 PM	Attendee
Bruce Danielson	6/11/24, 5:57:05 PM	6/11/24, 7:04:41 PM	Attendee
Rob S	6/11/24, 5:57:09 PM	6/11/24, 7:04:41 PM	Attendee

Frances Bryant	6/11/24, 5:57:22 PM	6/11/24, 7:04:41 PM	Attendee
Kyle Grimes	6/11/24, 5:57:47 PM	6/11/24, 7:04:48 PM	Attendee
Christy Oaks	6/11/24, 5:58:20 PM	6/11/24, 7:05:01 PM	Attendee
David F	6/11/24, 5:58:30 PM	6/11/24, 7:05:07 PM	Attendee
Kevin A	6/11/24, 5:58:39 PM	6/11/24, 7:04:42 PM	Attendee
Steve Rohrs	6/11/24, 5:58:43 PM	6/11/24, 7:41:54 PM	Attendee
Larry Burbank	6/11/24, 5:58:51 PM	6/11/24, 7:05:23 PM	Attendee
Craig Fordahl	6/11/24, 5:58:55 PM	6/11/24, 7:04:53 PM	Attendee
Bob Cusick	6/11/24, 5:59:00 PM	6/11/24, 6:51:05 PM	Attendee
Maximilian Frank	6/11/24, 5:59:15 PM	6/11/24, 7:04:52 PM	Attendee
Diane Richey	6/11/24, 5:59:15 PM	6/11/24, 7:04:43 PM	Attendee
Steven Henry	6/11/24, 5:59:29 PM	6/11/24, 7:04:49 PM	Attendee
James Moore	6/11/24, 5:59:46 PM	6/11/24, 7:05:03 PM	Attendee
Stephanie Burton	6/11/24, 6:00:18 PM	6/11/24, 7:16:14 PM	Attendee
Juanita West	6/11/24, 6:00:31 PM	6/11/24, 7:04:44 PM	Attendee
Dustin	6/11/24, 6:00:52 PM	6/11/24, 6:30:50 PM	Attendee
John Burton	6/11/24, 6:00:53 PM	6/11/24, 7:04:43 PM	Attendee
Nate D	6/11/24, 6:00:54 PM	6/11/24, 6:39:02 PM	Attendee
Mills	6/11/24, 6:01:02 PM	6/11/24, 7:04:53 PM	Attendee
Jim Motorparts	6/11/24, 6:01:41 PM	6/11/24, 7:04:45 PM	Attendee
Kathleen Hunt	6/11/24, 6:01:42 PM	6/11/24, 7:04:48 PM	Attendee
Stacy Brown	6/11/24, 6:01:46 PM	6/11/24, 6:03:57 PM	Attendee
Anne Hargrave-Thomas	6/11/24, 6:02:04 PM	6/11/24, 7:04:44 PM	Attendee
Kim Weiss	6/11/24, 6:02:23 PM	6/11/24, 6:18:39 PM	Attendee
Stacy	6/11/24, 6:02:30 PM	6/11/24, 6:04:34 PM	Attendee
Chris Johnson	6/11/24, 6:03:21 PM	6/11/24, 7:04:49 PM	Attendee
Stacy Brown	6/11/24, 6:04:39 PM	6/11/24, 6:04:41 PM	Attendee
Stacy	6/11/24, 6:05:31 PM	6/11/24, 6:05:33 PM	Attendee
Stacy	6/11/24, 6:08:19 PM	6/11/24, 7:04:14 PM	Attendee
Stacy Brown	6/11/24, 6:08:19 PM	6/11/24, 7:04:44 PM	Attendee
Diane	6/11/24, 6:12:58 PM	6/11/24, 7:05:12 PM	Attendee
Walter Oliver	6/11/24, 6:13:17 PM	6/11/24, 7:04:45 PM	Attendee
Rick	6/11/24, 6:16:02 PM	6/11/24, 7:04:46 PM	Attendee

Jordan Laughlin	6/11/24, 6:19:54 PM	6/11/24, 7:08:31 PM	Attendee
Kerry Rings	6/11/24, 6:19:55 PM	6/11/24, 7:04:44 PM	Attendee
Kim Weiss	6/11/24, 6:20:58 PM	6/11/24, 6:20:59 PM	Attendee
Yvonne Seaward	6/11/24, 6:20:59 PM	6/11/24, 7:05:25 PM	Attendee
Kiran Kane	6/11/24, 6:21:58 PM	6/11/24, 7:04:31 PM	Attendee
Kim Weiss	6/11/24, 6:22:37 PM	6/11/24, 7:04:51 PM	Attendee
Diane Moss	6/11/24, 6:24:36 PM	6/11/24, 7:05:32 PM	Attendee
Becky	6/11/24, 6:45:35 PM	6/11/24, 7:04:12 PM	Attendee

3. In-Meeting Activities

Name	Join Time	Leave Time
Margaret Tusing	6/11/24, 5:43:02 PM	6/11/24, 7:04:49 PM
Paige Estigarribia	6/11/24, 5:45:46 PM	6/11/24, 7:04:46 PM
Mark (Unverified)	6/11/24, 5:46:35 PM	6/12/24, 2:39:36 AM
live:.cid.2f44f1ad37dd88a1	6/11/24, 5:48:00 PM	6/11/24, 7:04:55 PM
Patrick Bastien	6/11/24, 5:48:00 PM	6/11/24, 7:04:52 PM
Debbie E.	6/11/24, 5:49:33 PM	6/11/24, 7:05:00 PM
E. M.	6/11/24, 5:49:34 PM	6/11/24, 5:52:47 PM
Robert and Angie	6/11/24, 5:49:34 PM	6/11/24, 7:05:08 PM
E. M.	6/11/24, 5:50:43 PM	6/11/24, 7:07:44 PM
Jan Burbank	6/11/24, 5:50:44 PM	6/11/24, 7:05:00 PM
Becky	6/11/24, 5:52:07 PM	6/11/24, 6:45:19 PM
Gregory Kisela	6/11/24, 5:53:11 PM	6/11/24, 7:04:47 PM
David Fenning	6/11/24, 5:53:11 PM	6/11/24, 7:05:19 PM
Felix Bordon	6/11/24, 5:54:33 PM	6/11/24, 7:05:14 PM
Thomas Campanile	6/11/24, 5:54:38 PM	6/11/24, 7:05:56 PM
Wendy Kisner	6/11/24, 5:55:05 PM	6/11/24, 7:06:18 PM
Kyle Grimes	6/11/24, 5:55:40 PM	6/11/24, 5:56:55 PM
Toni	6/11/24, 5:56:06 PM	6/11/24, 7:07:41 PM
Weisenbach, Bradley S.	6/11/24, 5:56:17 PM	6/11/24, 7:00:03 PM
Polidori	6/11/24, 5:56:31 PM	6/11/24, 7:05:07 PM
Bruce Danielson	6/11/24, 5:57:05 PM	6/11/24, 7:04:41 PM
Rob S	6/11/24, 5:57:09 PM	6/11/24, 7:04:41 PM

Frances Bryant	6/11/24, 5:57:22 PM	6/11/24, 7:04:41 PM
Kyle Grimes	6/11/24, 5:57:47 PM	6/11/24, 7:04:48 PM
Christy Oaks	6/11/24, 5:58:20 PM	6/11/24, 7:05:01 PM
David F	6/11/24, 5:58:30 PM	6/11/24, 7:05:07 PM
Kevin A	6/11/24, 5:58:39 PM	6/11/24, 7:04:42 PM
Steve Rohrs	6/11/24, 5:58:43 PM	6/11/24, 7:41:54 PM
Larry Burbank	6/11/24, 5:58:51 PM	6/11/24, 7:05:23 PM
Craig Fordahl	6/11/24, 5:58:55 PM	6/11/24, 7:04:53 PM
Bob Cusick	6/11/24, 5:59:00 PM	6/11/24, 6:51:05 PM
Maximilian Frank	6/11/24, 5:59:15 PM	6/11/24, 7:04:52 PM
Diane Richey	6/11/24, 5:59:15 PM	6/11/24, 7:04:43 PM
Jeb Mulock	6/11/24, 5:59:23 PM	6/11/24, 7:05:10 PM
Steven Henry	6/11/24, 5:59:29 PM	6/11/24, 7:04:49 PM
James Moore	6/11/24, 5:59:46 PM	6/11/24, 7:05:03 PM
Stephanie Burton	6/11/24, 6:00:18 PM	6/11/24, 7:16:14 PM
Juanita West	6/11/24, 6:00:31 PM	6/11/24, 7:04:44 PM
Dustin	6/11/24, 6:00:52 PM	6/11/24, 6:30:50 PM
John Burton	6/11/24, 6:00:53 PM	6/11/24, 7:04:43 PM
Nate D	6/11/24, 6:00:54 PM	6/11/24, 6:39:02 PM
Mills	6/11/24, 6:01:02 PM	6/11/24, 7:04:53 PM
Jim Motorparts	6/11/24, 6:01:41 PM	6/11/24, 7:04:45 PM
Kathleen Hunt	6/11/24, 6:01:42 PM	6/11/24, 7:04:48 PM
Stacy Brown	6/11/24, 6:01:46 PM	6/11/24, 6:03:57 PM
Anne Hargrave-Thomas	6/11/24, 6:02:04 PM	6/11/24, 7:04:44 PM
Kim Weiss	6/11/24, 6:02:23 PM	6/11/24, 6:18:39 PM
Stacy	6/11/24, 6:02:30 PM	6/11/24, 6:04:34 PM
Chris Johnson	6/11/24, 6:03:21 PM	6/11/24, 7:04:49 PM
Stacy Brown	6/11/24, 6:04:39 PM	6/11/24, 6:04:41 PM
Stacy	6/11/24, 6:05:31 PM	6/11/24, 6:05:33 PM
Stacy	6/11/24, 6:08:19 PM	6/11/24, 7:04:14 PM
Stacy Brown	6/11/24, 6:08:19 PM	6/11/24, 7:04:44 PM
Diane	6/11/24, 6:12:58 PM	6/11/24, 7:05:12 PM
Walter Oliver	6/11/24, 6:13:17 PM	6/11/24, 7:04:45 PM

rick	6/11/24, 6:16:02 PM	6/11/24, 7:04:46 PM
Jordan Laughlin	6/11/24, 6:19:54 PM	6/11/24, 7:08:31 PM
Kerry Rings	6/11/24, 6:19:55 PM	6/11/24, 7:04:44 PM
Kim Weiss	6/11/24, 6:20:58 PM	6/11/24, 6:20:59 PM
Yvonne Seaward	6/11/24, 6:20:59 PM	6/11/24, 7:05:25 PM
Kiran Kane	6/11/24, 6:21:58 PM	6/11/24, 7:04:31 PM
Kim Weiss	6/11/24, 6:22:37 PM	6/11/24, 7:04:51 PM
Diane Moss	6/11/24, 6:24:36 PM	6/11/24, 7:05:32 PM
Becky	6/11/24, 6:45:35 PM	6/11/24, 7:04:12 PM

Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

2351 RYE ROAD LLC
36 WINSTON DR
BELLEAIR FL 33756

9118 EHREN CUTOFF LLC
5111 CENTRAL AVE
SAINT PETERSBURG FL 33710

ABREMSKI, LAUREN K
1538 WESTOVER AVE
PARRISH FL 34219-2801

ABRIL, BRAYAN DAVID JUVINAO
PENA, LUZ MARLENY ABRIL
JUVINAO, JOSE A
2622 GREENLEAF TER
PARRISH FL 34219

ACOVENO, KEVIN
ACOVENO, BONNIE
2350 NORTH RYE RD
PARRISH FL 34219-9621

ALIMANOVIC, DZEVADA
6860 52ND STREET N
PINELLAS PARK FL 33781

AMH NB DEVELOPMENT FL LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

AMH NB DEVELOPMENT FL LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

AMH NB DEVELOPMENT FL LLC
23975 PARK SORRENTO SUITE 300
CALABASAS CA 91302

AQUINO, GENEROSO
LLERENA-AQUINO, DOREEN
1914 151ST TER E
PARRISH FL 34219

ASSENMACHER, MATHEW
DIMASCIO, CATHERINE
1448 HICKORY VIEW CIR
PARRISH FL 34219

BAKER, JAMES M
BAKER, LYNN K
BAKER, JAMES M & LYNN K DECL OF TRUST
2112 151ST TER E
PARRISH FL 34219-1928

BALL, JUDITH LYNN
BALL, ARTHUR M
BALL, ARTHUR M & JUDITH LYNN REVOCABLE
1250 BOSTON LN
BRADENTON FL 34212-9562

BANDY, DENNIS T
BANDY, LORI C
16335 26TH ST E
PARRISH FL 34219

BARBOUR, MICHAEL RAY
BARBOUR, DIANE MARIE
1409 HICKORY VIEW CIR
PARRISH FL 34219

BATES, CHRIS W
BATES, TRUDY G
PO BOX 123
OAKFIELD ME 04763

BEHNKE, RICKY L
BEHNKE, DIANE M
1906 151ST TER E
PARRISH FL 34219

BERRY, DAVID
16410 RIVERS REACH BLVD
PARRISH FL 34219

BINGHAM, SEAN
BINGHAM, LUCINDA
1722 150TH TER E
PARRISH FL 34219

BLACK, CLAYTON
BLACK, TAMARA
2115 151ST TER E
PARRISH FL 34219

BOGON, JOSEPH
BOGON, KATHY
2516 163RD TER E
PARRISH FL 34219

BORDON, FELIX LAZARO
BORDON, KATIRIA BARBARA
2006 151ST TER E
PARRISH FL 34219

BOSCO, ROSEANN L
16609 RIVERS REACH BLVD
PARRISH FL 34219

BRENES, CHRISTOPHER ALEXANDER
BRENES, BEVERLY ANN
KRAFFERT, GRACE
2614 GREENLEAF TER
PARRISH FL 34219

BROWN, TODD SAMUEL
BROWN, STACY DAWN
1816 151ST TER E
PARRISH FL 34219

BRYANT, MICHAEL W
BRYANT, FRANCES A
2354 NORTH RYE RD
PARRISH FL 34219

BUECHNER, P DIANE
1417 HICKORY VIEW CIR
PARRISH FL 34219

BURBANK, LARRY M
BURBANK, JANICE L
16406 RIVERS REACH BLVD
PARRISH FL 34219

BUTLER, RONALD
BUTLER, JUDITH
16422 RIVERS REACH BLVD
PARRISH FL 34219

CALDERON, LUIS D
CALDERON, GLADYS E
16340 26TH ST E
PARRISH FL 34219

CAMERON, FRANCIS A
CAMERON REVOCABLE TRUST U/A
2512 163RD TER E
PARRISH FL 34219

CAMPANILE, THOMAS
CAMPANILE, VIVIAN
16413 RIVERS REACH BLVD
PARRISH FL 34219

CAMPBELL, DANIEL LINN
16520 RIVERS REACH BLVD
PARRISH FL 34219

CANO, ALIRIO D VALENCIA
VARGAS, PATRICIA DIAZ
2610 GREENLEAF TER
PARRISH FL 34219

CAPPS, ANDREW BLAKE
CAPPS, MEREDITH
CAPPS, ANDREW & MEREDITH LIVING TRUST
13621 2ND AVE NE
BRADENTON FL 34212

CHAPMAN, RUSSELL WILLIAM
CHAPMAN, CAROLYN ROSE
CHAPMAN, RUSSELL WILLIAM & CHAPMAN,
16331 26TH ST E
PARRISH FL 34219

CONDINO, JAMES D
CONDINO, ROBIN L
16322 MULHOLLAND RD
PARRISH FL 34219

COUSINO, KEVIN J
COUSINO, JUDY C
2509 163RD TER E
PARRISH FL 34219

COX, MICHAEL J
FEBRAIO, LISA A
COX, MICHAEL J & FEBRAIO, LISA A FAMILY
16515 RIVERS REACH BLVD
PARRISH FL 34219-2787

CROSS, DALTON R
CROSS, JAMIE MARIE
16318 RIVERS REACH BLVD
PARRISH FL 34219-2782

CURRAN, KEVIN J
CURRAN, LORI K
16621 RIVERS REACH BLVD
PARRISH FL 34219

DE SILVA, RODRIGO ALVES DIAS
OLIVEIRA, LUANA MARQUES BRITO
14615 WESTBROOK CIRCLE APT 104
BRADENTON FL 34211

DELL, RAYMOND E III
1413 HICKORY VIEW CIR
PARRISH FL 34219-2792

DERSTINE, PHIL
DERSTINE, JANNETTE A
1200 GLORY WAY BLVD
BRADENTON FL 34212-3006

DIRMEIKIS, MICHAEL
DIRMEIKIS, ADA MARIA
1546 WESTOVER AVE
PARRISH FL 34219

DIXON, DAVID L
DIXON, PIERRETTE M
1549 WESTOVER AVE
PARRISH FL 34219

DONLEY, DON E
DONLEY, KARA K
2018 151ST TER E
PARRISH FL 34219

DUNKERSON, DWAYNE
DUNKERSON, LESLEE
16314 RIVERS REACH BLVD
PARRISH FL 34219

EGGERS, GRAYDON P JR
EGGERS, CAROLYN A
EGGERS, CAROLYN A REVOCABLE TRUST DTD
PO BOX 1970
BOONE NC 28607

ELSE, DEBRA ANNE
2619 GREENLEAF TER
PARRISH FL 34219

EMERSON, JAY M
EMERSON, SHIRLEY
16211 MULHOLLAND RD
PARRISH FL 34219

FELLER, ROBERT E
FELLER, ROBERT E & DIANNE M LIVING
1405 HICKORY VIEW CIR
PARRISH FL 34219

FENNING, DAVID CONRAD
1910 151ST TER E
PARRISH FL 34219

FERGUSON, ROBERT H
BEDOYA-FERGUSON, MARIA E
1404 HICKORY VIEW CIR
PARRISH FL 34219-2792

FERRY, KEVIN J
1424 HICKORY VIEW CIR
PARRISH FL 34219-2792

FILTEAU, STEPHEN C
1269 HAGLE PARK RD
BRADENTON FL 34212-9106

FOO, VUNG S
FOO, LINDA B
FOO FAMILY TRUST
1428 HICKORY VIEW CIR
PARRISH FL 34219-2792

FORDAHL, CRAIG
FORDAHL, AUDREY
1456 HICKORY VIEW CIR
PARRISH FL 34219

GAMBLE CREEK L C
13225 E STATE ROAD 64
BRADENTON FL 34212-9450

GONYEA, KEVIN DOUGLAS
GONYEA, BETH CARYN
2116 151ST TER E
PARRISH FL 34219

GREEN, JAMES RICHARD
1275 HAGLE PARK RD
BRADENTON FL 34212

GREGOR, DAVID
VICKERY, LISA
1583 HICKORY VIEW CIR
PARRISH FL 34219

GRISWOLD, GLEN L
GRISWOLD, GLEN L REV TRUST
2615 GREENLEAF TER
PARRISH FL 34219

GULLETT, JOSEPH A
GULLETT, BRANDI C
1542 ORMOND TER
PARRISH FL 34219-2742

HARGRAVE-THOMAS, BASIL W
HARGRAVE-THOMAS, ANNE M
2108 151ST TER E
PARRISH FL 34219-1928

HARRISON, JANET
BAILEY, BARBARA
FRANKLIN, GWENN
ROSEVEAR, FRED
1247 HAGLE PARK RD
BRADENTON FL 34212

HARTER, DONNA PASCUAL
1270 BOSTON LN
BRADENTON FL 34212-9562

HEARN, STEPHEN
15023 18TH RUN E
PARRISH FL 34219

HEATH, WILLIAM HENRY JR
HEATH, CHERI LIN
2508 163RD TER E
PARRISH FL 34219-1813

HEDRICK, STEPHEN E II
HEDRICK, SARA E
1437 HICKORY VIEW CIR
PARRISH FL 34219

HENDRIX, SHARON PARR
2659 N RYE RD
PARRISH FL 34219-9624

HENDRIX, SHARON PARR
PO BOX 831
PARRISH FL 34219

HERBST, SHERRY LYNN
HERBST, PAUL ROBERT
JOLLY, LINDA DOROTHY
1811 151ST TER E
PARRISH FL 34219-1924

HEUSS, STEPHEN P
HEUSS, FOSTINE
1436 HICKORY VIEW CIR
PARRISH FL 34219

HOLETZ, ADRIENNE
RICH, TAMI
16613 RIVERS REACH BLVD
PARRISH FL 34219-2789

HOMEOWNERS ASSOCIATION OF SOUTHERN OAKS INC
12602 TELECOM DR
TAMPA FL 33637

HOOPER, GEORGE W
HOOPER, WILLIAM J JR
4415 F SPICEWOOD DR
BRADENTON FL 34208-9034

HUANG, ANNA E
COLTON, LUKE
1907 151ST TER E
PARRISH FL 34219

HUDSON, TIM
HUDSON, KELLY
1204 154TH ST NE
BRADENTON FL 34212-9043

IMSIROVIC, JORDAN
5550 64TH AVE N
PINELLAS PARK FL 33781

JACKSON, ADEN C
JACKSON, W GRACE
16332 26TH ST E
PARRISH FL 34219-1807

JESSEE, PATRICK RANDOLPH
JESSEE, STACY BLAKE
1416 HICKORY VIEW CIR
PARRISH FL 34219-2792

JEWELL, MARCUS
JEWELL, EMMA ANN
16318 MULHOLLAND RD
PARRISH FL 34219-8661

JOHNSON, CHRISTOPHER MICHAEL
JOHNSON, TONI LEANN
2210 NORTH RYE RD
PARRISH FL 34219-9625

JOHNSON, LELAND C
JOHNSON, DIANE L
1534 WESTOVER AVE
PARRISH FL 34219-2801

KADECHKA, DAVID C
1815 151ST TERR E
PARRISH FL 34219

KANE, WILLIAM WERNER
KANE, MICHELLE WOOD
7 SHALIMAR LN
MAPLE GLEN PA 19002

KANGALOO, LANDY
1543 ORMOND TER
PARRISH FL 34219-2742

KEMICK, NICHOLAS
KEMICK, ABIGAIL
2014 151ST TER E
PARRISH FL 34219

KESKY, RICHARD SCOTT
TRIPLETT-KESKY, TAMMY L
1915 151ST TER E
PARRISH FL 34219-1926

KOECK, PAUL JOSEPH
KOECK, TERESA MARIE
2631 GREENLEAF TER
PARRISH FL 34219-1287

KOONS, GERALD LYNN
HILL, LISA M
1911 151ST TER E
PARRISH FL 34219-1926

KORNEY, ARTHUR F III
16512 RIVERS REACH BLVD
PARRISH FL 34219-2786

KRISAK, THOMAS P
KRISAK, CHRISTINA M
16707 RIVERS REACH BLVD
PARRISH FL 34219-2791

KUCIREK, PAMELA K
KUCIREK, RICHARD J
1425 HICKORY VIEW CIR
PARRISH FL 34219-2792

LAHOUD, TALAL THOMAS
LAHOUD, DEBORAH
16516 RIVERS REACH BLVD
PARRISH FL 34219-2786

LAMP, RAYMOND LEE
LAMP, LISA RENEE
12503 HALF MOON LAKE TER
BRADENTON FL 34211

LANE, ZACHERY
LANE, JESSICA
1444 HICKORY VIEW CIR
PARRISH FL 34219

LANGE, OLIVIER M
C/O CAPTAIN OLIVERS
SHURTLEFF, MARGRETHA L
1212 154TH ST NE
BRADENTON FL 34212-9043

LANGE, OLIVIER M
SHURTLEFF, MARGRETHA L
1212 154TH ST NE
BRADENTON FL 34212-9043

LAUGHLIN, RONALD LEE JR
LAUGHLIN, ARIANE JORDAN
1902 151ST TER
PARRISH FL 34219

LAWRENCE, JOHN W
LAWRENCE, SANDRA G
16409 RIVERS REACH BLVD
PARRISH FL 34219

LEACH, ARTHUR S
LEACH, LYNNE F
1455 HICKORY VIEW CIR
PARRISH FL 34219

LEBLANC, CONSTANCE A
16507 RIVERS REACH BLVD
PARRISH FL 34219-2787

LEE, CHRISTOPHER J
LEE, TRACY
1445 HICKORY VIEW CIR
PARRISH FL 34219

LINGERFELT, BRYAN J
LINGERFELT, BRYAN J REV TRUST
15035 15TH ST E
PARRISH FL 34219

LLOYD, GREGORY J
LLOYD, AMY E
2410 NORTH RYE RD
PARRISH FL 34219-9620

LOUK, VIRGIL R JR
LOUK, SALLY S
2606 GREENLEAF TER
PARRISH FL 34219-1286

LUHN, HORST
LUHN, UTE
1539 ORMOND TER
PARRISH FL 34219

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MARSHALL, REBECCA HOLLY
MARSHALL, REBECCA HOLLY LIVING TRUST
11900 5TH ST E
TREASURE ISLAND FL 33706

MARTIN, MICHAEL RYAN
MARTIN, ELIZABETH GRACE
1820 151ST TER E
PARRISH FL 34219

MATHEWS, SHAWN
MATHEWS, MICHELLE
707 129TH ST NE
BRADENTON FL 34212

MCCARTHY, JOSEPH M
MCCARTHY, MAUREEN C
1903 151ST TER E
PARRISH FL 34219-1926

MCDOWELL, LESTER C
MCDOWELL, CONNIE S
PO BOX 58
PARRISH FL 34219

MCGREW, VICTOR E
MCGREW, JILLANNA
2505 163RD TER E
PARRISH FL 34219

MCLEOD, JASON
MCLEOD, ALISON
16504 RIVERS REACH BLVD
PARRISH FL 34219

MCNEELY, CHARLES J
MCNEELY, VALERIE S
1538 ORMOND TER
PARRISH FL 34219

MILLS, MARSHAL
MILLS, EILEEN
2504 163RD TER E
PARRISH FL 34219-1813

MOON, KATHIE A
1247 HAGLE PARK RD
BRADENTON FL 34212

MOORE, JAMES M
MOORE, AMANDA G
2105 151ST TER E
PARRISH FL 34219

MORROW, MELANIE J
MORROW, JEFFERY BRIAN
1542 WESTOVER AVE
PARRISH FL 34219

NICHOLSON, JAMES ERIK
1255 HAGLE PARK RD
BRADENTON FL 34212-9106

NOCE, ELAINE ANN
NOCE, ELAINE A REV TRUST DTD 12/12/12
2104 151ST TER E
PARRISH FL 34219

NOZZOLILLO, DENNISE M
NOZZOLILLO, ARMANDO
16339 26TH ST E
PARRISH FL 34219

OAKS, DUSTIN G
OAKS, CHRISTY
16306 RIVERS REACH BLVD
PARRISH FL 34219

OLIVER, WALTER T
OLIVER, MADELEINE D
16414 RIVERS REACH BLVD
PARRISH FL 34219

ORLUSKI, NICHOLAS ROBERT
THURNAU, BETHANY PAIGE
2607 GREENLEAF TER
PARRISH FL 34219

PADUR, FRANK J JR
PADUR, VALERIE G
1812 151ST TER E
PARRISH FL 34219-1923

PAQUETTE, KARL WAYNE
PAQUETTE, SUSAN CHRISTENE
1919 151ST TER E
PARRISH FL 34219

PARADIS, THOMAS A
PARADIS, THERESA M
1541 WESTOVER AVE
PARRISH FL 34219-2801

PARSONS, KRYSTAL
BENEAR, VAUGHN
1451 HICKORY VIEW CIR
PARRISH FL 34219

PASCUAL, FRANK G JR
1250 BOSTON LN
BRADENTON FL 34212-9562

PATHAK, PARTHIV MOULESHKUMAR
DESAI, SHRUTI JAYRAJ
1421 HICKORY VIEW CIR
PARRISH FL 34219

PERRON, DEBORAH E
7810 121ST AVE E
PARRISH FL 34219

PHILIBERT, RICHARD R
PHILIBERT, PAMELA A
16711 RIVERS REACH BLVD
PARRISH FL 34219

RAGAN, EDWARD J
RAGAN, DEBORAH
1420 HICKORY VIEW CIR
PARRISH FL 34219

RAHIMIC, ASMIR
9401 93RD ST
SEMINOLE FL 33777

RAVAS, ROBERT SCOTT
RAVAS, DEBRA
28 NAMOTH ROAD
WAPPINGERS FALLS NY 12590

REAGAN, WENDY RUTH
REAGAN, LUANNE
1537 WESTOVER AVE
PARRISH FL 34219

REBEILLEAU, MICHEL MARCEL
FLYNN, KATHLEEN MARY
REBEILLEAU, MICHEL & KATHLEEN FLYNN
16523 RIVERS REACH BLVD
PARRISH FL 34219-2787

REBER, KRISTY A
REBER, ERIC
1819 151ST TER E
PARRISH FL 34219

RHODES, CARLTON WILLIAM
RHODES, LAURA K
16405 RIVERS REACH BLVD
PARRISH FL 34219

RINEHART, PAUL
RINEHART, TINA
16503 RIVERS REACH BLVD
PARRISH FL 34219

RINGS, KERRY A
RINGS, CARRIE L
1432 HICKORY VIEW CIR
PARRISH FL 34219

RIVER REACH ASSOCIATES LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA FL 34240

ROSTEK, GLEN
ROSTEK, CAROLYN
1429 HICKORY VIEW CIR
PARRISH FL 34219-2792

ROWELL, JUSTIN G
ROWELL, REBECCA C
1281 HAGLE PARK RD
BRADENTON FL 34212

RYE RANCH LLC
35100 SR 64 E
MYAKKA CITY FL 34251

SANTORA, FRANK A III
SANTORA, JENNIFER A
16336 26TH ST E
PARRISH FL 34219-1807

SCHENCK, NEIL
1464 HICKORY VIEW CIR
PARRISH FL 34219-2792

SEAWARD, YVONNE A
SEAWARD, CHARLES WAYNE
SEAWARD TRUST DATED MARCH 26 2018
1440 HICKORY VIEW CIR
PARRISH FL 34219-2792

SERIJAN, REBECCA LEE
1253 HAGLE PARK RD
BRADENTON FL 34212

SHELLY, TRACY PAUL
2623 GREENLEAF TER
PARRISH FL 34219

SHELTON, MARCUS O
16519 RIVERS REACH BLVD
PARRISH FL 34219

SICA, DUANE A
SICA, JUDITH E
16214 MULHOLLAND RD
PARRISH FL 34219-8687

SIEVERT, JOANN
2626 GREENLEAF TER
PARRISH FL 34219

SK RYE ROAD LLC
14025 RIVEREDGE DR STE 175
TAMPA FL 33637

SMALLS, TARIS
15032 18TH RUN E
PARRISH FL 34219

SMITH, ROBERT L JR
SMITH, ANITA D
16310 RIVERS REACH BLVD
PARRISH FL 34219

SOUTHWEST FLORIDA COUNCIL INC
BOY SCOUTS OF AMERICA
1801 BOY SCOUT DR
FORT MYERS FL 33907

SPIVEY, BART
2751 NORTH RYE RD
PARRISH FL 34219-9608

SPIVEY, LEVI P
SPIVEY, ERIN
2609 NORTH RYE RD
PARRISH FL 34219-9624

STRAUB, ARIC DUSTIN
STRAUB, MELISSA ROSS
1804 151ST TER E
PARRISH FL 34219

STROM, STACY R
STROM, BRYAN R
16215 MULHOLLAND RD
PARRISH FL 34219

STRUCK, RAYMOND J
STRUCK, KELLY M
15025 15TH ST E
PARRISH FL 34219

STRUNK, ROY
STRUNK, ROSA M
1452 HICKORY VIEW CIR
PARRISH FL 34219

STUKEY, MARK C
STUKEY, LAURA J
1285 HAGLE PARK RD
BRADENTON FL 34212-9106

SUTTON, LARRY A
SUTTON, SALLY J
16324 RIVERS REACH BLVD
PARRISH FL 34219

SZEWC, TAMARA
1550 WESTOVER AVE
PARRISH FL 34219

THIBODEAUX, JUSTIN DAVID
THIBODEAUX, VIVAN PONTES AMARO
2611 GREENLEAF TER
PARRISH FL 34219-1287

TIELVE, MARY E
TIELVE, GILBERT
TIELVE FAMILY TRUST DTD 3/13/24
16508 RIVERS REACH BLVD
PARRISH FL 34219

TRAVER, MICHAEL J
TRAVER, KATHLEEN D
16617 RIVERS REACH BLVD
PARRISH FL 34219

TRAWICK, GARRETT
1460 HICKORY VIEW CIR
PARRISH FL 34219

TURNER, BRUCE
TURNER, TERALYN
1584 HICKORY VIEW CIR
PARRISH FL 34219

TWIN RIVERS II L C
13225 E STATE ROAD 64
BRADENTON FL 34212-9450

VILELLA, DONALD E JR
VILELLA, ANTONIA LEIGH-PETTIT
2520 163RD TER E
PARRISH FL 34219

VOSHELL, GLENN F
VOSHELL, JEANNE H
1412 HICKORY VIEW CIR
PARRISH FL 34219

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT
2005 PAM AM CIR 120
TAMPA FL 33607

WEIDMAN, CHRISTOPHER M
1271 HAGLE PARK RD
BRADENTON FL 34212

WEISENBACH, BRADLEY S
WEISENBACH, LISA L
15024 18TH RUN E
PARRISH FL 34219-1370

WEISS, PHILIP B
WEISS, KIM
2010 151ST TER E
PARRISH FL 34219-1927

WENDEL, ROBERT WALLACE
WENDEL, KARI ANNE
1805 151ST TER E
PARRISH FL 34219-1924

WEST, MICHAEL A
WEST, JUANITA A
1808 151ST TER E
PARRISH FL 34219-1923

WHEELER, RICHARD E JR
WHEELER, SUSAN
WHEELER, RICHARD E JR & WHEELER, SUSAN
1213 154TH ST NE
BRADENTON FL 34212-9044

WHITMAN, DENNIS J
WHITMAN, MARY F
WHITMAN TRUST DTD 9/12/2007
1459 HICKORY VIEW CIR
PARRISH FL 34219-2792

WHITT, LINDA CAROL
15015 20TH ST E
PARRISH FL 34219

WILES, MICHAEL L
WILES, LESLEE S
16328 26TH ST E
PARRISH FL 34219

WOODWARD, CHAD J
WOODWARD, GAIL D
16418 RIVERS REACH BLVD
PARRISH FL 34219

WRIGHT, BENJAMIN FRANKLIN
WRIGHT, ANNETTE LORRAINE
15028 18TH RUN E
PARRISH FL 34219

WRIGHT, KERRY W
WRIGHT, FAITH
2515 163RD TER E
PARRISH FL 34219

YORT LLC
2510 118TH AVE N
SAINT PETERSBURG FL 33716-1919

Robert and Angela Chaplin
2420 N Rye Road
Parrish FL 34219

Date: May 31, 2024

Dear Adjacent Property Owner:

Re: **Application # :** **PLN2309-0137/PDR-23-48(Z)(P)**

Filed by: **2351 RYE ROAD LLC and YORT LLC**

Request: **REZONE APPROXIMATELY 465-ACRES FROM "A" AND "PDR" TO PDR WITH A PRELIMINARY SITE PLAN FOR SINGLE FAMILY DETACHED AND SEMI-DETACHED RESIDENTIAL UNITS**

Location: **GENERALLY LOCATED WEST OF RYE ROAD AND NORTH AND SOUTH OF THE EXTENSION OF MULHOLLAND ROAD**

(AERIAL MAP ATTACHED)

For more information please contact:

AGENT EMAIL: MargaretT@znseng.com

The property owner and agent have scheduled an online **Neighborhood Workshop** for the above project. The meeting will be held:

Date: ***Tuesday, June 11, 2024***
Time: 6:00 p.m. to 7:00 p.m.
Location: Online via Teams Meeting

The property owner and agent invite you and any other interested parties to participate in this online workshop, to discuss the nature of proposed land uses, development regulations, zoning map amendment application, and to solicit comments***. Please email the agent your R.S.V.P. to participate and we will provide an email link to the workshop.*** The link can be forwarded by you to other attendees. The development team will give a brief presentation following which you will be able to ask questions and provide comments.

The Development Team has filed an application with Manatee County, it is referenced as **PLN2309-0137**. You will be notified in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501x6878. Questions and comments can also be sent by e-mail to: bobbi.roy@mymanatee.org.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Carmine DeMilio at 792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **March 5, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida,** to consider and act upon the following matters:

PDR-24-18(Z)(P) – PENLER LORRAINE – T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP (OWNER) – PENLER DEVELOPMENT LLC (CONTRACT PURCHASER)– PLN2406-0126
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of two parcels, totaling approximately 19.51 acres, generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County), commonly known as 4973 and 4985 Lorraine Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for 232 multifamily residential dwelling units with at least 25% of those units designated as affordable housing, subject to a proposed Land Use Restriction Agreement (LURA); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-24-29(P) – WILLOW BEND PHASE V – CWES XV LLC – PLN2409-0023
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDC-25-13(Z)(P) – ER AT LAKEWOOD NORTH /GOODWILL INDUSTRIES MANASOTA, INC. (OWNER) – PLN2505-0180
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.31 acres on the south side of SR64 and approximately 0.8 miles west of the intersection with Lakewood Ranch Boulevard, also known as 10106 SR 64 E in Bradenton (Manatee County), from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; approving a Preliminary Site Plan for a Free Standing Emergency Department with a total of 13,450 square feet; subject to stipulations as conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date

PDR-23-48(Z)(P) – YORT- 2351 /2351 RYE ROAD LLC AND YORT, LLC. (OWNERS) – PLN2309-0137
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR/ (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings;

providing a legal description; providing for severability; and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: planning.agenda@mymanatee.org.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
Planning.agenda@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: February 20, 2026

From: R Smith <stampturn@yahoo.com>
Sent: Monday, February 9, 2026 7:58 AM
To: CarolAnn Felts <carolann.felts@mymanatee.org>
Subject: Yort Development Rye Road

> You don't often get email from stampturn@yahoo.com. Learn why this is important

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Hello Commissioners,

We are residents of Manatee county in Rivers Reach subdivision along Rye Road.

Please support the planning commission's recent denial of the YORT LLC proposal / development.

Currently, the traffic on Rye is so heavy that it becomes a safety issue to simply enter the roadway.

Adding another large development along Rye would exacerbate the situation. Entering/exiting Rye is already a public safety hazard.

Other concerns are storm runoff, and violators of the planned emergency gate at the Rivers Reach tie.

We urge the county commissioners to uphold the planning commission's referral.

Thank you .....

Robert & Anita Smith

16310 Rivers Reach Blvd

Parrish, FL

From: Coupdup1@aol.com <coupdup1@aol.com>
Sent: Sunday, February 8, 2026 7:01 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: DENY Yort Proposed Development RYE RD Feb 12 Commissioner meeting

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Dear County Commissioners,

My name is Robert Chaplin and my wife is Angela Chaplin. We are full-time residents of Manatee County living directly across the street from the land currently proposed for a neighborhood development project. I respectfully IMPLORE you to **DENY** the approval of this project listed as Yort Proposed Development 2351 Rye Rd LLC and Yort LLC, PDR 23-48(z) (p); PLN 2309-0137.

We are deeply concerned that this development is incompatible with the existing character of the area and would create significant negative impacts for current residents who have invested in our homes with the reasonable expectation that surrounding land use would remain consistent. Additionally, this development would place further pressure on local infrastructure, including schools, drainage systems, and public services.

Of particular concern is stormwater management and flooding risk, which is already a serious issue in our area. Large-scale development on this parcel threatens to exacerbate these problems and could have long-term negative consequences. This land has long served as a buffer between established neighborhoods and overdevelopment. Preserving it as open space or limiting intensive use would better align with responsible growth planning and the interests of current residents. Growth should be thoughtful, sustainable, and respectful of the residents that already exist.

We have lived on Rye Road for approximately 15 years and have witnessed flooding on many occasions, at times, I have been flooded into my own property, unable to leave my own driveway because of the flooding. We personally suffered significant property damage from flooding during TS Debbi in August of 2024 and on many other occasions have had to deal with standing water in our yard, front ditch and all the way across the road coming from this property in question. Now that development has started behind our properties for the Rye Ranch neighborhood, flooding is an even greater concern. The property behind us and all of our neighbors was, until last summer, wooded and a wetland buffer that helped minimize flooding but now has been cleared and the elavation was built up much higher than our existing properties, which effectively puts our properties in even more of a risk for flooding from both the backs of our properties and if this project is approved from the front as well.

My neighbors and I submitted written comments to the Planning Commission on January 12, 2026, objecting and providing reasons believing the Yort Proposed Development as presented should be denied. The item is:

(Board of County Commissioners Land Use Meeting - Proposal 9. PDR-23-

48(Z)(P) - Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) -

PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1).

At the meeting on January 12, the County's Planning Commission denied this development request, but it is now going to be presented to the Board of County Commissioners Land Use Meeting scheduled for February 12, 2026, and possibly March 5th if continued.

We ask that you carefully consider the concerns of the nearby homeowners and DENY this proposal. Thank you for your time, service and commitment to protecting the well-being of the Manatee County residents.

Please let me know if you have any questions.

Truly,

Robert and Angela Chaplin

Manatee County Residents

2420 N. Rye Road

Parrish, FL 34219

941 224-6846

From: Mary Tielve <whenpigsfly823@ptd.net>
Sent: Sunday, February 8, 2026 6:12 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; carolann.felts@mymamater.org; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Ed Bailey <Ed.bailey@mymanatee.org>
Subject: Urgent Issue

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- **PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137**

2351 Rye Road LLC and Yort, LLC

-
- Ladies and Gentlemen of the Board,

I am writing to you asking for your kind consideration before the next Board of County Commissioners meeting on 2/22/26 at 9am.

Please please please do not approve the Yort build. Their plan of 733 houses is way too large for such a small area and will wreak havoc on our homes and property in Rivers Reach. The overbuilding that's happening on Rye Road has gone far enough. Please bring it to a screeching halt. Please. I moved to Parrish 5 years ago coming from Staten Island, NY where I watched as developers were allowed to run amuck turning a beautiful farming and horse country environment into a crowded, filthy, traffic jammed, crime ridden mess. Please protect Manatee County from that fate.

As a resident in the Rivers Reach community I am begging you to reject the Yort build. You have no idea what we went through with the Horton build across from us on Rye Road. The damages to our pools, outdoor furniture and not to forget our and our pet's health is beyond prohibitive. It was all reported to the County by most of the Rivers Reach residents. I personally developed asthma at the age of 66 all because I walked my community for my health. Add to that the traffic that new development has caused. Getting out of our community in the morning is a nightmare. Most of us have also almost been hit head on because the residents of that community making a left onto Rye Road turn right into the left turn lane for Rivers Reach.

Adding an additional 733 homes behind Rivers Reach Blvd and Hickory View Circle in our community will add to the nightmare.

Additional concerns include:

- As mentioned above the incredible traffic this will cause. Rye Road is a hazard now and adding an additional 733 homes will create an even bigger nightmare. What used to be a 10 minute ride has turned into anywhere from 25-45 minutes to get to Rt 64 and Upper Golf Course Road.

- If you approve the Yort build, their proposal to use the gate on Rivers Reach Blvd (our “North Gate”) as an emergency gate will allow through traffic to and from the Yort development into our community at Rivers Reach Blvd. We are a CDD community and we cannot afford upkeep on our roads as it is. Allowing this proposal will put an even greater burden on the Rivers Reach residents.

- Flooding is also a major concern. Take away vegetation, raise the terrain by 10 feet as Horton did across Rye Rd, add 733 houses and a series of asphalt roads with just a 30 ft easement between the Yort development and the backs of our properties and where do you think the water will go? Rivers Reach will become a mote. Think about that. Please.

- As mentioned above the inconvenience, health issues, and damage done to our properties by the Horton burns and build.

- During the Planning Commission Meeting one of the Board brought up the fact that Manatee County’s health care facilities are already maxed out. How will it accommodate several thousand more people?

- And what about the wildlife? Where will it all go? Is Governor DeSantis aware of what’s going on? He seems to be on a preservation mission.

Thanks so much for taking the time to read my email and for doing the right thing in protecting Rivers Reach and Manatee County.

Mary Tielve

16508 Rivers Reach Blvd

Parrish

Public Comment

Manatee County Government

Submitted On:
Feb 4, 2026, 11:14AM EST

Full Name	**First Name:** Tina **Last Name:** Rinehart
Email	tinarinehart63@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	February 12, 2026
Topic/Agenda Item	PDR-23-48(Z)(P)-Yort-2351-PLN2309-0137
Comment	This development on North Rye Rd will greatly affect not only the land but wildlife. There have been several large developments, especially Rye Ranch, right across the street which have impacted this, but also the amount of traffic this will add to an already overdeveloped area. Besides the fact that all this over building has and could impact peoples homes with the dirt and disturbance to the land. The overbuilding also is impacting our water supply, possible from future hurricanes because there are no trees or land to absorb the overflow. Also how will everyone be able to evacuate in an emergency as our roads are already overcrowded. wish to express my concerns and hope that the manatee county planning board will come to their senses and realization that at some point the overdevelopment of our precious land has to slow down and stop I am hoping that this development will be denied as it is a detriment to Rye Rd and the surrounding area.

Public Comment

Manatee County Government

Submitted On:
Feb 3, 2026, 10:10AM EST

Full Name	**First Name:** Bonnie **Last Name:** Acoveno
Email	bonnieacoveno@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	February 12, 2026
Topic/Agenda Item	Board of County Commissioners Land Use Meeting - Proposal 9. PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1
Comment	We object to the proposal to rezone and the preliminary site plan to build 733 single family homes via the Yort proposal, address 2351 and 2357 North Rye Rd. The first issue is the traffic and infrastructure issues that will be FURTHER aggravated due to overdeveloping before infrastructure can be taken care of. A similar proposed development was just denied along Rye Road near Gene Witt Elementary school and the same issues apply to this proposal. We do not disagree that development will happen, but that any development proposed should align with the current surrounding area. The Yort proposal fails to mention that all along N Rye Rd there are one acre properties and more. They describe the proposal and being in line with "development across the street:" on the east side of N Rye Rd. However, that statement is false. Directly across the street are one acre properties. The Yort proposal also mentioned in their proposal to the Planning Commission that there is no wildlife evidence in the area (except for gopher tortoise burrows), which is also not true. They finally admitted that they found sket of other wildlife during the course of the Planning meeting. Also, we know that at least one alligator inhabited the area in which they are asking to rezone, along with a variety of birds, sandhill cranes, etc. Not long ago, one current resident observed a wild boar in the area. Your Planning Commission denied this proposal and I hope you utilize them and their recommendations for the purpose that they serve for you as staff who study these types of proposals. If the Board leans toward approving this proposal anyway, regardless of the severe infrastructure issues that already exist along Rye and North Rye Rd., then at a minimum the Yort developers should provide any and all property needed to expand Rye/N Rye Rd and be required to return to the Board at a later date with such a proposal that reduces the total number of homes they are proposing and provide property along Rye Rd to account for future road widening. At this time, the proposal should be denied in total, until it becomes clear that the area infrastructure can handle the additional traffic, etc. At the current time, Rye Ranch development is not yet built out (with its hundreds of homes being built), so there is already

	the Rye Ranch plan in place that will increase the current BAD traffic situation and the Yort proposal will simply make this WORSE. I suggest that those of you on the County Commission come out to Rye and N Rye Road area on a regular weekday morning, and see with your own eyes how bad the traffic situation already is, without adding another 733 homes at this time. The timing is very prohibitive, until after Rye Ranch is built AND the already UNBEARABLE traffic situation can be addressed for the quality of life of your Manatee County residents. Thank you for your consideration. I hope you will listen to your current residents, and PLAN development in a way that makes everyone able to enjoy living in this County. To quote Commissioner Kruse from a few weeks ago when he did not recommend approval of 7 lots on 5 acres along Erie Rd, he did not recommend moving forward with development "all clustered in one place causing significant infrastructure issues." It seems to me that if 7 homes on 5 acres causes such a problem, then there's no question that adding 733 homes on this proposed property will cause "significant infrastructure issues" and should be denied. Please consider these comments for the benefit of your residents/constituents in Manatee Count and disapprove this development as currently proposed. Thank you.

From: R Smith <stampturn@yahoo.com>
Sent: Sunday, January 25, 2026 9:47 AM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; carolann.felts@mymamater.org; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Planning Commission Denial of Yort-LLC Proposal (Rye Road)

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Hello Commissioners,

We are residents of Manatee county in Rivers Reach subdivision along Rye Road.

Please support the planning commission's recent denial of the YORT LLC proposal / development.

Currently, the traffic on Rye is so heavy that it becomes a safety issue to simply enter the roadway.

Adding another large development along Rye would exacerbate the situation. Entering/exiting Rye is already a public safety hazard.

Other concerns are storm runoff, and violators of the emergency gate at the Rivers Reach tie.

We urge the county commissioners to uphold the planning commission's referral.

Thank you .....

Robert & Anita Smith

16310 Rivers Reach Blvd

Parrish, FL

drbob.mccann@mymanatee.org

tal@mymanatee.org

carolann.felts@mymamater.org

george.kruse@mymanatee.org

jason.bearden@mymanatee.org

mike.rahn@mymanatee.org

amanda.ballard@mymanatee.org

From: Mary Tielve <whenpigsfly823@ptd.net>
Sent: Saturday, January 24, 2026 5:53 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; carolann.felts@mymamater.org; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137 2351 Rye Road LLC and Yort, LLC

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- **PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137**

2351 Rye Road LLC and Yort, LLC

-
- Ladies and Gentlemen of the Board,

I am writing to you asking for your kind consideration before the next Board of County Commissioners meeting on 2/22/26 at 9am.

Please please please do not approve the Yort build. Their plan of 733 houses is way too large for such a small area and will wreak havoc on our homes and property in Rivers Reach. The overbuilding that's happening on Rye Road has gone far enough. Please bring it to a screeching halt. Please. I moved to Parrish 5 years ago coming from Staten Island, NY where I watched as developers were allowed to run amuck turning a beautiful farming and horse country environment into a crowded, filthy, traffic jammed, crime ridden mess. Please protect Manatee County from that fate.

As a resident in the Rivers Reach community I am begging you to reject the Yort build. You have no idea what we went through with the Horton build across from us on Rye Road. The damages to our pools, outdoor furniture and not to forget our and our pet's health is beyond prohibitive. It was all reported to the County by most of the Rivers Reach residents. I personally developed asthma at the age of 66 all because I walked my community for my health. Add to that the traffic that new development has caused. Getting out of our community in the morning is a nightmare. Most of us have also almost been hit head on because the residents of that community making a left onto Rye Road turn right into the left turn lane for Rivers Reach.

Adding an additional 733 homes behind Rivers Reach Blvd and Hickory View Circle in our community will add to the nightmare.

Additional concerns include:

- As mentioned above the incredible traffic this will cause. Rye Road is a hazard now and adding an additional 733 homes will create an even bigger nightmare. What used to be a 10 minute ride has turned into anywhere from 25-45 minutes to get to Rt 64 and Upper Golf Course Road.

- If you approve the Yort build, their proposal to use the gate on Rivers Reach Blvd (our “North Gate”) as an emergency gate will allow through traffic to and from the Yort development into our community at Rivers Reach Blvd. We are a CDD community and we cannot afford upkeep on our roads as it is. Allowing this proposal will put an even greater burden on the Rivers Reach residents.

- Flooding is also a major concern. Take away vegetation, raise the terrain by 10 feet as Horton did across Rye Rd, add 733 houses and a series of asphalt roads with just a 30 ft easement between the Yort development and the backs of our properties and where do you think the water will go? Rivers Reach will become a mote. Think about that. Please.

- As mentioned above the inconvenience, health issues, and damage done to our properties by the Horton burns and build.

- During the Planning Commission Meeting one of the Board brought up the fact that Manatee County’s health care facilities are already maxed out. How will it accommodate several thousand more people?

- And what about the wildlife? Where will it all go? Is Governor DeSantis aware of what’s going on? He seems to be on a preservation mission.

Thanks so much for taking the time to read my email and for doing the right thing in protecting Rivers Reach and Manatee County.

Mary Tielve

16508 Rivers Reach Blvd

Parrish

From: Erik Nicholson <firesurf2003@yahoo.com>
Sent: Wednesday, January 14, 2026 2:53 PM
To: Public Comments <public.comments@mymanatee.org>
Subject: Thanks Bobbie

You don't often get email from firesurf2003@yahoo.com. Learn why this is important

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Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Subject: Urgent Concerns About PDR-23-48(Z)(P) – Proposed Development Impacting the Manatee River

Dear planning department or whom it may concern,

I am writing as a concerned resident regarding PDR-23-48(Z)(P) – Yort-2351-PLN2309-0137, filed by 2351 Rye RoadLLC and Yort, LLC, which proposes development near the Manatee River.

This area supports a wide variety of wildlife, including pigs, deer, osprey, eagles, alligators, turtles, and numerous local bird species. There is also the potential that protected or endangered species occupy this habitat. Allowing development here threatens critical wildlife habitat, the ecological health of the river, and the natural beauty that draws tourism to our community.

Past developments in the county have shown that runoff and pollution are serious concerns, and this project could exacerbate those risks, damaging both the river and the surrounding ecosystem. The Manatee River is a vital natural resource and tourism attraction, and construction of residential dwellings along its banks would cause irreversible harm.

It is also important to note that residents recently voted out several county commissioners due to overbuilding, demonstrating a clear mandate: the community expects responsible development that protects our natural resources.

I strongly urge the county to:

- Conduct comprehensive environmental and wildlife impact assessments, including surveys for protected species, before any approval
- Preserve natural habitats wherever possible and implement strict safeguards against runoff and pollution
- Explore alternative locations for development that do not threaten this irreplaceable ecosystem

The health of the Manatee River, the survival of local wildlife, and the well-being of our community depend on careful, responsible planning. I respectfully insist that my concerns, and those of fellow residents, be seriously considered. Ignoring these issues could result in significant ecological, legal, and community consequences.

I have been on this river my whole life, lived on it for over ten years. It's hanging on by a thread. We can save it or pave it like all the drainage canals in California. We cannot cut off our noses to spite our face. Protect a few acres along the river to allow our river to survive. Have the development have some wildlife walks instead of a few houses. It will be worth the sacrifice.

Thank you for your attention to this urgent matter.

Sincerely,

Concerned neighbor

Please contact me if I can be of further assistance. I will be at the commissioner meeting on February 12th.

Sent from my iPhone

Public Comment

Manatee County Government

Submitted On:
Jan 13, 2026, 05:54PM EST

Full Name	**First Name:** Brad **Last Name:** Weisenbach
Email	bradnater@aol.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	2351 Rye Road LLC and Yort, LLC
Comment	I live on 18th Run E in Twin Rivers. When we bought our property we were told that the property to the east of us was zoned for agriculture. We were unaware that could change. We moved here from Lakewood Ranch where they prepared for developments by first creating 4 lanes roads. Rye Road cannot handle the additional traffic from the current developments underway and a study shows that the Yort Development will only intesify this issue and the road will not be able to handle the additional traffic until widened to 4 lanes. In addition, this development is calling for 40'-70' lots with the 40' lots adjacent to the Twin Rivers properties. My property is 110' wide on the east side facing this development. This means that nearly 3 properties will be directly behind my one house. It is the same situation for my neighbors as well. I am all for additional developments, however there should be a larger buffer between subdivisions that are not comparable in lot size. Every house on 18th Run E adjacent to Yort is a single story due to the large lot sizes. These houses are also a minimum of 2,800 square foot. Because of the small lot sizes, most likely the houses going in behind us will be 2 story as they are on 40' lots. A larger buffer keeping many of the mature trees already on the York property would mitigate this issue (maybe 75'?). In addition, keeping those trees will also preserve the hunting spots for the eagles in the Bald Eagle nest located near 18th Run E and well as the other birds. Thank you

Public Comment

Manatee County Government

Submitted On:
Jan 12, 2026, 07:54PM EST

Full Name	**First Name:** Bonnie **Last Name:** Acoveno
Email	bonnieacoveno@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	Comments to the Planning Commission Meeting for January 15, related to PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137
Comment	We object to the proposal to add 733 potential homes with this development plan. The first issue is the traffic and the related traffic study that you already have indicating that N Rye and Rye Rd cannot accommodate the increase in traffic. Another proposed development along Rye Rd was recently declined near Gene Witt Elementary school and this proposed development has some of the same issues. In addition to the added traffic issues, some of this proposed development would contain "villas" or duplex homes. This type of housing has not existed in this area. It is all single family home in this area, including the new Rye Ranch development in process. We do not disagree that development would happen, but it should blend in with the current development ongoing, meaning that single family homes are what should be approved, with larger lots. The surrounding area lots with single family homes, and this area should be developed similarly, once the traffic and infrastructure can be accommodated. As you know, many families along Rye and N Rye have resided here for a number of years, and we moved here for the quite and natural environment. Much of that natural environment is also disappearing, and there should be more effort to ensure that developments being approved, include much more conserved land. Please consider these comments for the benefit your residents/constituents in Manatee County, and please disapprove this development as currently proposed.

Public Comment

Manatee County Government

Submitted On:
Jan 9, 2026, 10:06AM EST

Full Name	**First Name:** Melissa **Last Name:** Anderson
Email	melissalindsay603@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	PDR-23-48(Z)(P) - Yort -2351 - PLN2309-0137
Comment	This rezone from general agriculture to planned developement residential for 733 single family units is absolutely a horrible idea for both the infrastructure and wildlife. North Rye Rd is a very thin road with one way going north and south. There are families with farms that include horses and goats. Building here will disrupt the farm animals and wildlife. Rye Ranch has already demolished so much of the wooded areas, that the boars are starting to enter the neighborhoods. In fact, I was charged by on on the trail near the lake at the new entrance of Rye Ranch, which is directly across the street from the planned develpment area. The wildlife have nowhere to go, except for the area that is planned to be demolished. North Rye Rd cannot handle more traffic. There are already so many new developments going up along that road. People move out there to enjoy the peace and quiet, the nature, and woods. This should absolutely not be a developed area. My house is on James Trail and that wooded area is behind my house, on the west side of Rye Rd. I just moved there and would hate to see all of that wooded area go. Would be such a disappointment and shame. Most important here is the wildlife that will be affected. WHERE WILL THEY GO?? Please stop this!

Public Comment

Manatee County Government

Submitted On:
Jan 6, 2026, 03:32PM EST

Full Name	**First Name:** June **Last Name:** Erickson
Email	mrs.juneerickson@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	January 02, 2026
Topic/Agenda Item	PDR-23-48-Z & P
Comment	Rye road with the rye ranch development already in progress to add more housing in such a tight area is irresponsible to the wildlife to the people and those who have to travel this road daily, this area needs more land that is not developed not less. All these displaced animals will go into peoples yard causing hazardous situations for them crossing the road and with peoples cars and dogs. The area can not sustain all this growth. We want less homes not more. Stop building in this area.

Public Comment

Manatee County Government

Submitted On:
Jan 6, 2026, 02:34PM EST

Full Name	**First Name:** Anthony **Last Name:** Melillo
Email	tony@tonyvr4.com
Which meeting is this public comment for? (Please select date of meeting)	January 15, 2026
Topic/Agenda Item	PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137
Comment	Comment Regarding Proposed Planning Change PDR-23-48(Z)(P) - Yort - 2351 - PLN2309-0137 Planning Commission Public Hearing – January 15, 2026 In April, I visited Parrish and the surrounding Bradenton area while considering a move from New Jersey. For years, it had been my dream to escape the endless traffic, overdevelopment, and suffocating urban sprawl that now define so many communities. Back home, everywhere I looked, trees were being cut down, wetlands filled in, and nature erased—sacrificed piece by piece for yet another development. When I arrived in Parrish, I felt something I had not felt in a very long time: peace. I was immediately drawn in by the beauty, the quiet, and the sense that this was a place where nature still mattered. Parrish felt untouched, authentic, and deeply rooted in its past. Modern homes existed, but they did not overwhelm or erase the land's character. I imagined the founding fathers, mothers, and children of Parrish standing on this same land generations ago, feeling the same connection to its beauty and promise. Parrish's history is rich and meaningful, dating back to 1850 with the founding of Oak Hill Plantation, and later in 1868 when Crawford Parrish, a rancher and orange farmer, settled here. This land has always told a story—one of stewardship, patience, and respect for nature. Honored Committee Members, I ask you from the heart to pause and truly look at the Parrish–Rye Road area. Ask yourselves: Are we willing to let the dream of a peaceful, beautiful Parrish die—for the sake of yet another unnecessary development? In June, I relocated to Parrish, off Rye Road, to follow that dream. But within just a few short months, I was shocked by how dramatically traffic had

increased since my first visit. What I once experienced as calm and open already feels strained and overwhelmed. If this is happening now, what will this area look like in five, ten, or twenty years if we continue down this path?

The future of Parrish and the Rye Road area is not written on zoning maps or development plans—it is written in the hearts and minds of its children. What kind of future are we creating for them? A future of gridlocked roads, flooded neighborhoods, disappearing wildlife, and lost green space? Or a future that protects what makes Parrish special?

Before making this decision, I respectfully ask the Committee to consider:

The proposed development's proximity to Gamble Creek and the irreversible consequences it may have on wildlife, wetlands, and flooding.

The fact that numerous communities in this area are still in early stages of development—there is absolutely no need to add more.

The undeniable strain on infrastructure and traffic, already documented in existing traffic studies, which will only worsen with additional development.

Once this land is gone, it is gone forever. Trees cannot be replaced. Wetlands cannot simply be recreated. And the quiet beauty that drew so many of us here cannot be rebuilt once it is destroyed.

Please stand with the residents, with families, and with the children who will inherit the consequences of today's decisions.
Please VOTE NO on the proposed planning change.

Say NO to more development.
Say YES to preserving the soul of Parrish.
Say YES to a better future.

Thank you for listening, and thank you for caring.

Respectfully,
Anthony Melillo
Legacy Preserve, Rye Ranch

From: Erik Nicholson <firesurf2003@yahoo.com>
Date: January 6, 2026 at 12:13:03 PM EST
To: Erik Email <Firesurf2003@yahoo.com>
Subject: "Subject: Urgent Concerns About PDR-23-48(Z)(P) – Proposed Development…"

Subject: Urgent Concerns About PDR-23-48(Z)(P) – Proposed Development Impacting the Manatee River

Dear Commissioner Felts

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Concerned neighbor