Continued to no date certain

September 3, 2026 - Land Use Meeting

Subject

PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area on approximately 29.83 acres.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Loretta Merrill, Senior Planner, 941-748-4501 x 3880, Loretta.Merrill@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 to no date set and to be readvertised.

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 review standards in the Manatee County Land Development Code, as stipulated herein, I move to APPROVE Manatee County Zoning Ordinance Number PDR-25-16(Z)(G) and APPROVE the General Development Plan with Conditions A.1-A.7, B.1-B.6, C.1-C.3, D.1-D.2 and E-1 and subject to Ordinance No. 26-29/PA-25-08 being adopted by the Board of County Commissioners and becoming effective.

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 review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-16(Z)(G); DENY the General Development 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 COMMISSION ACTION:
• On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial of the corresponding CPA with Chairman DeLesline and Member Ziegler absent which caused no vote on this project.

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission
• Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
• Public Comment was entered into the record.

Background Discussion
Background and Discussion

• Request

The current request is to rezone a single parcel of the four-parcel project site from Agriculture Suburban (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District with a General Development Plan (GDP) for up to 204 single-family attached residential dwelling units.

The applicant has submitted a concurrent application for a Privately-Initiated, Small-Scale CPA (Comprehensive Plan Map Amendment) to change the FLUC from (Residential – 3) RES-3 to (Residential – 9) RES-9, per ORD 26-29 / PA-25-08 / PLN2508-0053.

o Specific Approval:
None requested

o Conditions:
There are multiple conditions of approval for Design and Land Use, Environmental, Development Review, Stormwater Engineering, and Traffic Engineering.

- General Information

o Location:

Located to the south of 28th Street Court East between 16th Avenue East (Canal Rd) and 24th Avenue East (Oakhurst Rd).

o Acreage:

Approximately 29.83 acres

o Density/Intensity:

- Density:

Permitted: 12 DU/GA (268 dwelling units)
Proposed: 6.83 DU/GA (204 dwelling units)

- Intensity:

N/A

- Neighborhood Workshop

An in-person neighborhood workshop was held on November 4, 2025, for the zoning atlas amendment with GDP and accompanying CPA. The applicant provided a summary of the meeting; the material presented; the list of issues, suggestions, and concerns of those in attendance; and a copy of the mailed notices.

- Future Land Use Category

Existing: RES-3
Proposed: RES-9 (through concurrent CPA)

- Land Use History

o 2005, Manatee County aided the Manatee County Housing Authority in acquiring Parcel 1 (the most western parcel) for the development of affordable housing. However the Housing Authority was unable to obtain a rezone, and the project was never developed.

o 2006, Ordinance PDR-05-66(Z)(P) with a Preliminary Site Plan (PSP) changed the zoning from A-1 to PDR for a 228-unit residential project that contained 25% affordable housing was approved on the three eastern parcels (Parcels 2, 3, and 4). The FSP was issued but the project was abandoned after two residential structures were built.

o 2007, the BCC executed a LURA for the construction of a 228 dwelling unit single-family development for Parcels 2,3 and 4. The LURA was extended in 2013, but the project was never built, and the LURA was terminated in 2024.

o 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed and was declared as surplus property under Resolution R-23-124.

o 2022, Parcel 1 was acquired by Manatee County and was declared as surplus property by the BCC in 2023.

o For a full history of Parcels 1, 2,3 and 4, including associated financial information and ownership, please see the history section of the Staff Report.

• Surrounding Areas
    o North: Residential
    o South: Residential, some light manufacturing
    o East: Residential
    o West: Residential, Public School

• Conclusion
    The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

PLANNING COMMISSION ACTION:

• On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial of the corresponding CPA with Chairman DeLesline and Member Ziegler absent which caused no vote on this project.

PUBLIC COMMENT AND CORRESPONDENCE:

June 11, 2026– Planning Commission
    • Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
    • Public Comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

• On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
August 6, 2026–Board of County Commissioners Land Use
• There were no public comments.
• Nothing was entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter #FY25/26-0301 on May 18, 2026.

Instructions to Board Records
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

September 3, 2026 - Land Use Meeting

Subject
Updates to Agenda- September 2, 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 9/2/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

D. ANNOUNCEMENTS

Generic Public comments added for Future Agenda items.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request
Item 10.PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial - Lindsey Craig, Planner I - District 1-APPLICANT REQUEST CONTINUANCE TO NOVEMBER 19, 2026 - Updated Continuance motion on coversheet, Ex-Parte communication and additional public comment.

Item 7. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Principal Planner- District 2- Moved to Presentations upon request add a request for continuance and additional public comment

Item 8.PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2- Moved to Presentations upon request, add a request for continuance and additional public comment.

Item 9. PDMU-18-06(Z)(G)(R2)–Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC;WHK Invest LLC; University Park Partners IV LLC(Owners)–PLN2411-0096-Quasi-Judicial-Alyssa Grove, Planner I-District 1- Moved to Presentations Upon Request and add a request for continuance.

Presentations Scheduled

Item 4.PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida, Inc. (Owner) – PLN2511-0044 - Quasi-Judicial - CJ Mills, Planner II, District 2- Revised conditions on staff report and revised Ordinance in strikethrough underline format.

Item 6.PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 1 - Updated Ordinance and additional public comment.

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

September 3, 2026 - Land Use Meeting

Subject

PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2

Rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area on approximately 29.83 acres.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Loretta Merrill, Senior Planner, 941-748-4501 x 3880, Loretta.Merrill@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
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 review standards in the Manatee County Land Development Code, as stipulated herein, I move to APPROVE Manatee County Zoning Ordinance Number PDR-25-16(Z)(G) and APPROVE the General Development Plan with Conditions A.1-A.7, B.1-B.6, C.1-C.3, D.1-D.2 and E-1 and subject to Ordinance No. 26-29/PA-25-08 being adopted by the Board of County Commissioners and becoming effective.

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

REVISED

the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-16(Z)(G); DENY the General Development 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 COMMISSION ACTION:
• On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial of the corresponding CPA with Chairman DeLesline and Member Ziegler absent which caused no vote on this project.

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission
• Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
• Public Comment was entered into the record.

Background Discussion
Background and Discussion

• Request

The current request is to rezone a single parcel of the four-parcel project site from Agriculture Suburban (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District with a General Development Plan (GDP) for up to 204 single-family attached residential dwelling units.

The applicant has submitted a concurrent application for a Privately-Initiated, Small-Scale CPA (Comprehensive Plan Map Amendment) to change the FLUC from (Residential – 3) RES-3 to (Residential – 9) RES-9, per ORD 26-29 / PA-25-08 / PLN2508-0053.

o Specific Approval:
None requested

o Conditions:
There are multiple conditions of approval for Design and Land Use, Environmental, Development Review, Stormwater Engineering, and Traffic Engineering.

REVISED

- General Information

o Location:
Located to the south of 28th Street Court East between 16th Avenue East (Canal Rd) and 24th Avenue East (Oakhurst Rd).

o Acreage:
Approximately 29.83 acres

o Density/Intensity:
 Density:
Permitted: 12 DU/GA (268 dwelling units)
Proposed: 6.83 DU/GA (204 dwelling units)

 Intensity:
N/A

- Neighborhood Workshop
An in-person neighborhood workshop was held on November 4, 2025, for the zoning atlas amendment with GDP and accompanying CPA. The applicant provided a summary of the meeting; the material presented; the list of issues, suggestions, and concerns of those in attendance; and a copy of the mailed notices.

- Future Land Use Category
Existing: RES-3
Proposed: RES-9 (through concurrent CPA)

- Land Use History
o 2005, Manatee County aided the Manatee County Housing Authority in acquiring Parcel 1 (the most western parcel) for the development of affordable housing. However the Housing Authority was unable to obtain a rezone, and the project was never developed.
o 2006, Ordinance PDR-05-66(Z)(P) with a Preliminary Site Plan (PSP) changed the zoning from A-1 to PDR for a 228-unit residential project that contained 25% affordable housing was approved on the three eastern parcels (Parcels 2, 3, and 4). The FSP was issued but the project was abandoned after two residential structures were built.
o 2007, the BCC executed a LURA for the construction of a 228 dwelling unit single-family development for Parcels 2,3 and 4. The LURA was extended in 2013, but the project was never built, and the LURA was terminated in 2024.
o 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed and was declared as surplus property under Resolution R-23-124.
o 2022, Parcel 1 was acquired by Manatee County and was declared as surplus property by the BCC in 2023.
o For a full history of Parcels 1, 2,3 and 4, including associated financial information and ownership, please see the history section of the Staff Report.

- Surrounding Areas
o North: Residential
o South: Residential, some light manufacturing

REVISED

o East: Residential
o West: Residential, Public School

• Conclusion
The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

PLANNING COMMISSION ACTION:

• On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial of the corresponding CPA with Chairman DeLesline and Member Ziegler absent which caused no vote on this project.

PUBLIC COMMENT AND CORRESPONDENCE:

June 11, 2026– Planning Commission
• Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
• Public Comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

• On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
August 6, 2026–Board of County Commissioners Land Use
• There were no public comments.
• Nothing was entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter #FY25/26-0301 on May 18, 2026.

Instructions to Board Records
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

REVISED

September 3, 2026 - Land Use Meeting

Subject
Updates to Agenda - August 28, 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 8/28/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

H. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 2. Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 - Public comment added.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 10.PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial

- Lindsey Craig, Planner I - District 1- Moved to Presentations Upon Request, Applicant Request for Continuance to November 19, 2026, and additional Public Comment.

Presentations Scheduled

Item 6. PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 1- Added Public comment, Revised Staff report in strikethrough underline format, and revised Preliminary Site Plan.

Item 7. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Principal Planner - District 2- Updated title to reflect correct planner title and added Public comment.

Item 8. PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2- Added Public comment.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 11.Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028-Haley Vetter, Planner I - Legislative - County-Wide - Added Public comment.

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

Kimley»Horn

September 1, 2026

Loretta Merrill, CEP
Principal Planner
Manatee County, Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Re: Vineyard Creek Continuance Request September 2026

Dear Ms. Merrill:

On behalf of the applicant for the Vineyard Creek project, we respectfully request that the upcoming Board of County Commissioners hearing be continued to a future date.

This request is being made due to unavoidable scheduling conflicts affecting several significant members of the development team whose participation is essential to a meaningful and productive hearing. These individuals include project professionals who possess specialized knowledge regarding the technical and operational aspects of the project and who would ordinarily be present to provide testimony, address questions, and respond to comments from the Board, County staff, and members of the public.

The applicant believes that the full participation of these team members is important to ensuring that all issues raised during the hearing can be thoroughly and accurately addressed. Given the complexity of the project and the likelihood of detailed discussion regarding technical matters, proceeding without the availability of these representatives could limit the Board's ability to receive complete information and could impede the applicant's ability to fully respond to questions or concerns that may arise.

The requested continuance is intended to ensure that the hearing proceeds in a manner that allows for a comprehensive presentation of the project and a complete evaluation of the issues before the Board. We believe that rescheduling the hearing to a future date will promote a more informed and productive discussion, provide all participants with the opportunity to fully engage in the proceedings, and ultimately assist the Board in making its decision based upon the most complete and thorough record possible.

We appreciate staff's consideration of this request and respectfully ask that the Board grant the continuance. Thank you for your time.

Sincerely,

Philip G. DiMaria, Jr., AICP, CNU-A
Senior Planner

Taylor DiPietro
Planner

Board of County Commissioners: September 3, 2026

PDR-25-16(Z)(G) – VINEYARD CREEK – ALMENA PROPERTIES LLC, AND MANATEE COUNTY, (OWNERS) – PLN2508-0052

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 approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, FL (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission:	**June 11, 2026**
Board of County Commissioners:	**August 6 and September 3, 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 review standards in the Manatee County Land Development Code, as stipulated herein, I move to APPROVE Manatee County Zoning Ordinance Number PDR-25-16(Z)(G) and APPROVE the General Development Plan with Conditions A.1-A.7, B.1-B.6, C.1-C.3, D.1-D.2 and E-1 and subject to Ordinance No. 26-29/PA-25-08 being adopted by the Board of County Commissioners and becoming effective.

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 review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-16(Z)(G); DENY the General Development 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 COMMISSION ACTION:

- On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial of the corresponding CPA with Chairman DeLesline and Member Ziegler absent which caused no vote on this project.

PUBLIC COMMENT AND CORRESPONDENCE:

June 11, 2026– Planning Commission

- Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
- Public Comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:

August 6, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Nothing was entered into the record.

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

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-16(Z)(G) / PLN2508-0052
PROJECT NAME	Vineyard Creek Townhomes
ADDRESS	2701 24th Avenue East
GENERAL LOCATION	South of 28th Street Court East, between 16th Avenue East and 24th Avenue East
PARCEL ID(S)	778300109, 775100119, 775100209, 775100159
ACRES	Approximately 29.83 acres
APPLICANT(S) / AGENT	Applicant: Ivory Matthews Agent: Philip DiMaria
FUTURE LAND USE CATEGORY	**Existing:** Residential – 3 (RES-3) **Proposed:** Residential – 9 (RES-9)*
ZONING DISTRICT	**Existing:** Suburban Agriculture (A-1), Residential Single Family – 1 (RSF-1), and Planned Development Residential (PDR) **Proposed:** Planned Development Residential (PDR)
PROPOSED USE(S)	204 single-family attached and semi-detached dwelling units
DENSITY *Dwelling Units Per Gross Acre (DU/GA)*	**Maximum Permitted RES-9*:** 12 DU/GA (268 dwelling units) **Proposed:** 6.83 DU/GA (204 dwelling units)
INTENSITY *Floor Area Ratio (FAR)*	Not Applicable
OVERLAYS / SPECIAL AREAS	None
SPECIFIC APPROVAL REQUEST(S)	None
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was held on 11/4/2025. See LDC Section 312.6 in Section 4 of this staff report.
CASE MANAGER	Presenter: Loretta Merrill, Senior Planner Elizabeth Shulman, AICP, Senior Planner

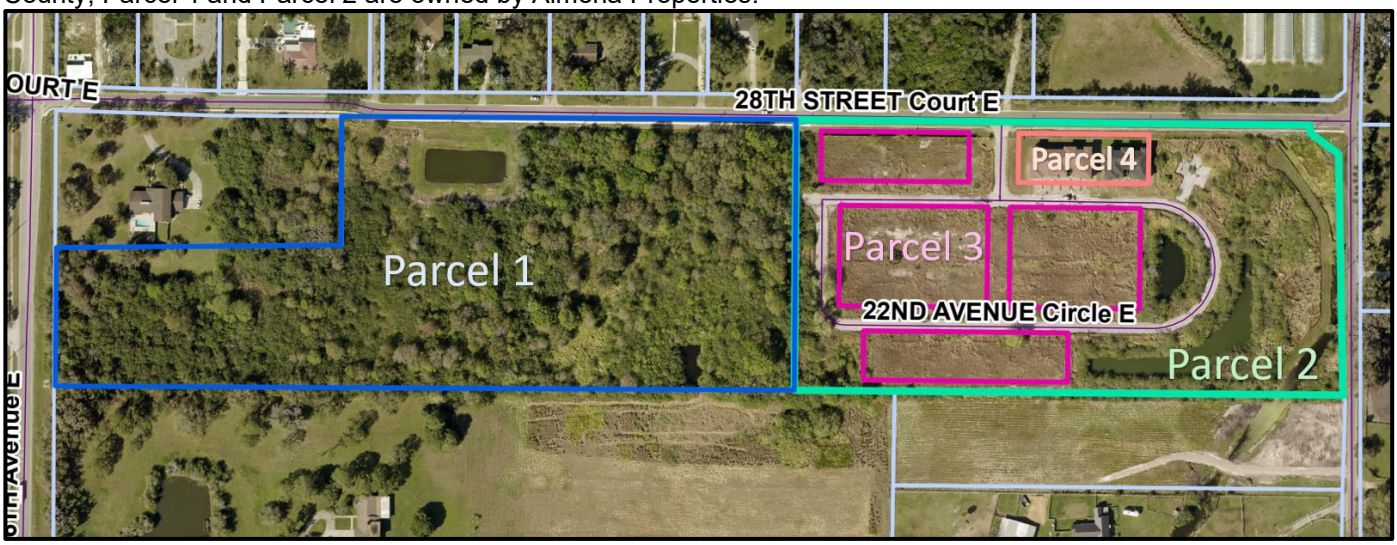
SECTION 2

MAPS & DISCUSSION

History

The subject property consists of four parcels totaling approximately 29.838 acres.

Each parcel is labelled Parcel 1 through Parcel 4 in the figure below. Parcel 1 and Parcel 3 are owned by Manatee County, Parcel 4 and Parcel 2 are owned by Almena Properties.



Since the adoption of the Manatee County Comprehensive Plan (1989) and the Land Development Code (LDC) in 1990, the entire site has been designated within the RES-3 Future Land Use Category (FLUC).

The 1981 Zoning Map shows the subject parcels zoned as A-1 and One Family Residential District (R-1D). Since the adoption of the LDC in 1990, Parcel 1 was zoned as RSF-1 and partially A-1. Parcels 2, 3, and 4 were zoned A-1 until 2006.

Parcel 2: PID 775100159, Parcel 3: PID 775100119, Parcel 4: PID 775100209

A rezone to PDR was approved on the three eastern parcels of the project site in 2006. Ordinance PDR-05-66(Z)(P) with a Preliminary Site Plan (PSP) changed the zoning from A-1 to PDR for a 228-unit residential project that contained 25% affordable housing (57 affordable dwelling units). The Final Site Plan (FSP) was issued on July 19, 2006 (DTS#20060231). A plat was completed on December 12, 2006, but was never fully recorded, which may help explain the unusual parcel structure of the site. The site began development and completed only the first two residential structures before the Financial Crisis of 2008 caused the project to be abandoned.

On June 19, 2007, the Board of County Commissioners executed a Land Use and Deed Restriction Agreement (LURA) with Avignon Holdings, LLC., for the construction of a single-family development consisting of 228 dwelling units for which 25% or 57 units would be labeled as Affordable Housing Units. On September 23, 2009, the Board of County Commissioners executed an amendment to the LURA to extend the construction commencement date for the Project to coincide with the Certificate of Level of Service (CLOS) which was due to expire on January 16, 2012.

On February 1, 2013, the Board of County Commissioners executed a second amendment to the LURA to extend the construction start date for the Project, to coincide with the February 1, 2024 extension of CLOS which was due to expire on December 8, 2015. The project was never built out and eventually Avignon Holdings, LLC. was dissolved. The LURA for Villages of Avignon was terminated January 22, 2024. The two residential structures that were built will be demolished by the applicant as part of this Project.

2026 Google Maps Imagery of on-site residential structures that will be demolished.

Parcel 3 - PID 775100119
On December 14, 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed recorded as Instrument Number 202041137837 of the Public Records of Manatee County Florida. Under Resolution R-23-124 the Board declared Parcel 3 as surplus property and in 2023 authorized its sale. This property is completely surrounded by Parcel 2, which is privately owned. The unique nature of this parcel is an important factor in understanding the forthcoming sale of this surplus property that needs to happen in order to make this project work.

Parcel 1 - PID 778300109
On July 14, 2005, Manatee County aided the Manatee County Housing Authority in acquiring Parcel 1, 28th Street Court East, Palmetto, Florida, for the development of affordable housing using a $200,000 Community Development Block Grant and a $200,000 HOME Investment Partnership Program Grant, under a project known as “CDBG/MCHA – La Estancia”. The Housing Authority and the County entered into the CDBG and HOME Subrecipient Funding Agreement to provide the Housing Authority with funding for the acquisition. In the Subrecipient Agreement, the Housing Authority agreed to complete construction of affordable housing units on or before September 30, 2007. Simultaneously, the Housing Authority and the County entered into a LURA to ensure long-term affordability of the units.

Due to the Housing Authority’s inability to obtain a rezone of the site, the project was never developed. To date, nothing has been constructed on the property and the Housing Authority requested that the County enter into an interlocal agreement to allow a conveyance of the property back to the County in lieu of repayment of funds. With this action, the County released the First Mortgage recorded in Official Records Book 2010, Page 1841 of the Public Records of Manatee County, Florida, and terminated the existing LURA recorded in Official Records Book 2040, Page 1848-1853 of the Public Records of Manatee County, Florida.

On September 7, 2022, Manatee County acquired Parcel 1 via a Warranty Deed from the Manatee County Housing Authority recorded as Instrument Number 202241078866 of the Public Records of Manatee County, Florida. The Board of County Commissioners adopted Resolution R-23-125 declaring Parcel 1 as surplus property and authorizing its sale on July 25, 2023.

In accordance with HUD Regulations, Manatee County must reimburse its CDBG program account from non-federal funds in an amount equal to the current market value of the property less any portion of the value attributable to expenditures in non-CDBG funds for the acquisition of the property. The amount reimbursed is treated as program income. Since 50% of the property was attributable to CDBG funds, 50% of current fair market value must be reimbursed. Current fair market value at that time was $1.4 million, resulting in $720,000 being reimbursed on August 13, 2024 as part of Resolution-24-154. Following this reimbursement, the property is no longer subjected to CDBG requirements.

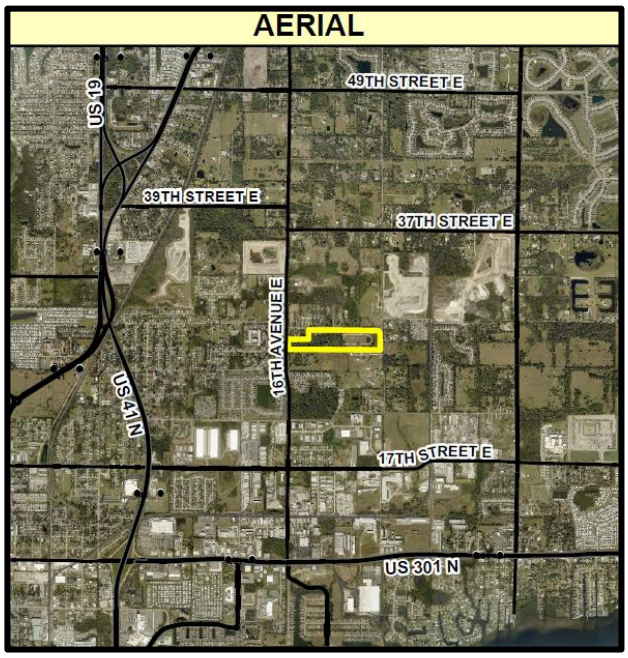
Parcels 1 and 3
Both properties were advertised together under an Invitation to Negotiate in August 2023. SimplyDwell Homes, LLC, submitted the only proposal to purchase the properties. The original proposal included 102 units; there is no requirement that the project be brought forth to the Board of County Commissioners exactly as originally proposed.

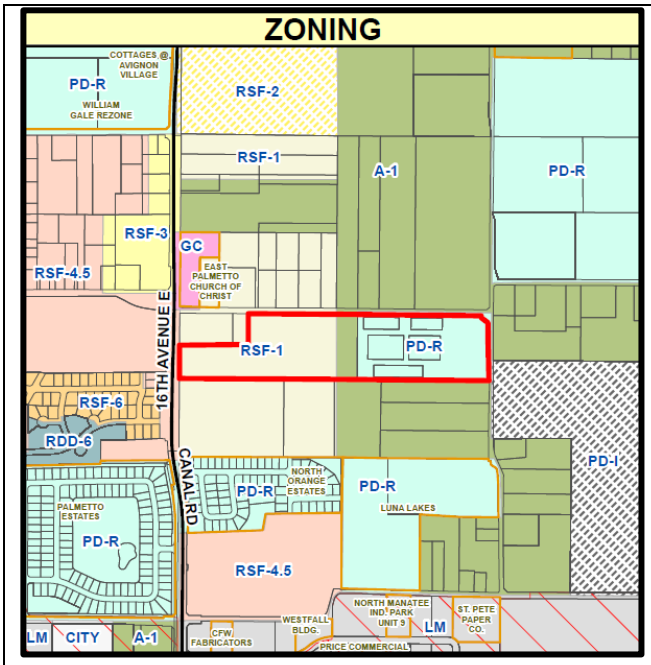
Initially, a contract for Sale and Purpose was entered between Manatee County and SimplyDwell Homes LLC in the amount of $1.4 Million.

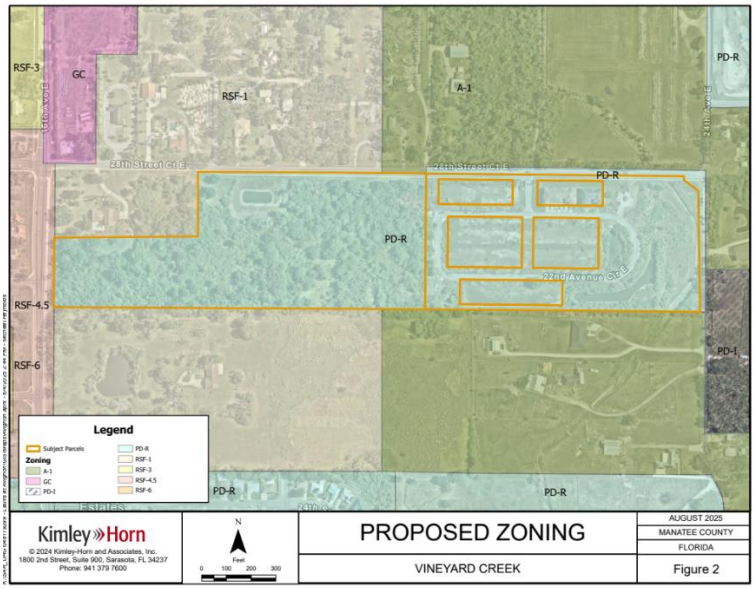
In order to have a clear title, be able to purchase Parcel 3, and settle any outstanding bond claims on Parcels 2 and 4, SimplyDwell Homes, LLC would need to satisfy two outstanding bonds attached to the property from the previous planned development. The amount of these bonds was unknown prior to having a fully executed contract due to the bond companies' unwillingness to release information absent of a full contract.

Upon having a contract, SimplyDwell Homes, LLC was able to identify those outstanding bond amounts, the total exceeding $1 million. Due to the high cost of satisfying those bonds in relation to the proposed purchase price, SimplyDwell Homes, LLC, requested to reduce the purchase price of Parcel 1 to one dollar. SimplyDwell Homes, LLC, is currently under contract with the owner of Parcel 2 and Parcel 4 to allow for the bond issues to be resolved. The contract was reduced to $10.00 and was given an extension until March 31, 2026 to deal with the bond issues.

The contract of sale between SimplyDwell Homes, LLC and Manatee County for Parcels 1 and 3 is contingent on the approval of this Rezone and the concurrent Comprehensive Plan Map Amendment.







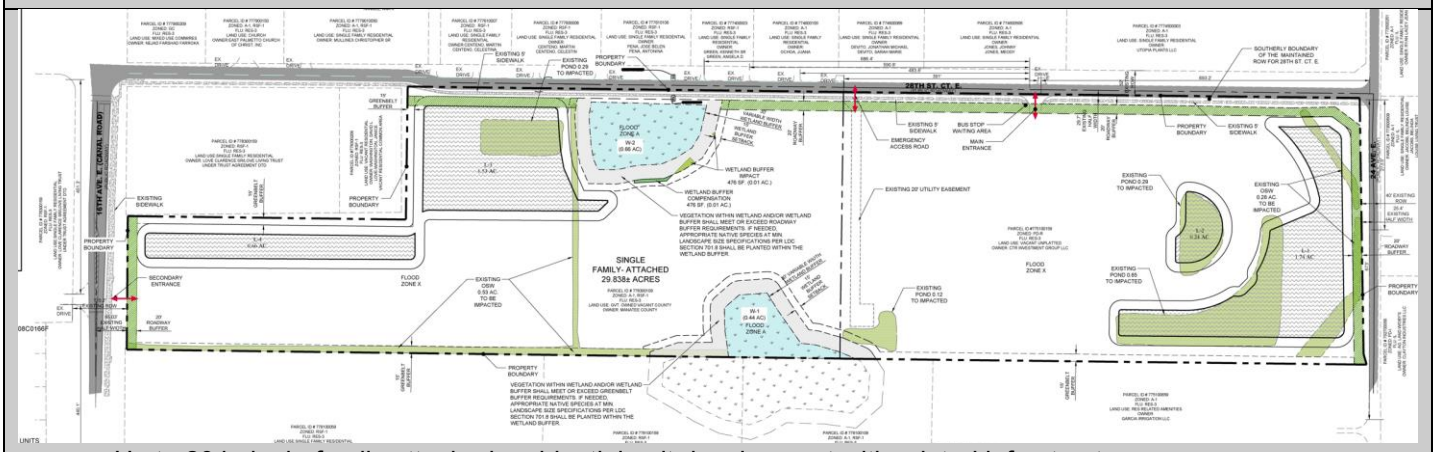
Request

The applicant is requesting to rezone a single parcel of the four-parcel project site from A-1and RSF-1 to PDR Zoning District with a General Development Plan (GDP) for up to 204 single-family attached residential dwelling units.

The applicant for the project has submitted a concurrent application for a Privately-Initiated, Small-Scale CPA (Comprehensive Plan Map Amendment) to change the FLUC from RES-to RES-9, per ORD 26-29 / PA-25-08 / PLN2508-0053.

SURROUNDING ZONING AND USES	
NORTH	Suburban Agriculture (A-1) and Residential Single Family (RSF-1) / Residential
SOUTH	A-1, RSF-1, PDR, mostly residential with some light manufacturing further south
EAST	A-1, PDR, PD-I
WEST	RSF-4.5, RSF-6, RDD-6

SECTION 3
PROJECT DETAILS



- Up to 204 single-family attached residential unit development with related infrastructure
- Proposing a density of 6.83 DU/GA
- There are three access points:
  - The main access to 28th Street Court East
  - An emergency only access to 28th Street Court East
  - Secondary access to 16th Avenue East
- 1.1 acres of wetlands on site with no proposed wetland impacts
- A bus stop waiting area off of 28th Street Court East entrance

SITE DESIGN DETAILS

SETBACKS	Front Loading Garages: 25 feet Front (Secondary): 23 feet Side: 0/20 feet (building separation) Rear: 15 feet Wetland Buffer: 15 feet Waterfront: 30 feet
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Width: 38 feet Length: 70 feet Area: 2,660 square feet
HEIGHT	Maximum 2-stories
OPEN SPACE	**Required:** 25% (7.46 acres) **Provided:** 61% (18.32 acres)
ACCESS	There are three access points: • The main access to 28th Street Court East • An emergency only access to 28th Street Court East Secondary access to 16th Avenue East
FLOOD ZONE(S)	Site lies within Zone "X" and Zone "A", per Panel #12081C0166F and effective August 10, 2021
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area**: Yes **Type of Flooding**: Rainfall **Project Subject to flow reduction**: No **Project subject to OFW**: No **Watershed/Basin**: N/A **Project located within Floodplain and/or Floodway**: The project area is partially in 100-year floodplain delineation

	pursuant to the FEMA 2021 and 2014 effective FIRM (Zone "A"). **Drainage Easements/Access Easements required for existing system(s**): Refer to Final Design Comments. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way.
UTILITIES	**POTABLE WATER INFRASTRUCTURE** • Existing County 8-inch water main on 28th Street Court East • Existing County 10-inch water main on 16th Avenue East • Existing 6-inch water main on 22th Avenue Circle East (not certified) **WASTEWATER INFRASTRUCTURE** • Existing County 6-inch force main on 28th Street Court East • Existing County 6-inch force main on 16th Avene East • Existing 6-inch force main on 22nd Avenue Circle East (not certified) • Existing 8-inch gravity within 22nd Avenue Circle East (not certified) **RECLAIMED WATER INFRASTRUCTURE** • No County-owned reclaimed water infrastructure currently present at the project location

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance		Comments
		Yes	No	
BUFFERS				
20-foot Roadway Buffers 15-foot Greenbelt Buffer	• 20-foot • 15-foot	Yes Yes		
SIDEWALKS				
Sidewalk	• 5-foot existing sidewalks on 28th Street Court East	Yes		Will be reviewed at time of PSP/FSP

DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY

Standard(s) Required	Design Proposal	Compliance		Comments
		Yes	No	
24-foot Paved Roadways	24-foot Paved Roadways	Yes		Reviewed at PSP/FSP

TRANSPORTATION

Major Transportation Facilities:
The site is located southwest of the intersection of 28th Street Court East and 24th Avenue East. The project will impact the following thoroughfare roadways, adjacent to the project site:

- 24th Avenue East is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way (ROW) width of 50 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- 28th Street Court East 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 Applicant is seeking a rezoning and a GDP approval. The applicant provided a traffic study for the rezoning application to gauge the maximum impacts associated with the allowable uses. Based on the study, it appears the

potentially impacted segments of Canal Road and 28th Street Court East/29th Street East will have sufficient capacity for proposed project traffic.

TRAFFIC STUDY REQUIRED: Yes. A TIS was submitted and reviewed. However, a detailed traffic study will be required at PSP/FSP.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Canal Road	2270	D	D
28th Street Court East / 29th Street East	1474	D	C

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No; a CLOS cannot be issued with a GDP.

OTHER CONCURRENCY COMPONENTS

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 FSP.

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage	1.1
Proposed Wetland Impact Acreage	0.0

Minimum Open Space Requirements:
Required Open Space: 25% (7.46 acres) (LDC Section 402.7.D.2)
Provided Open Space: 61% (18.33 acres)

Wetland Buffers: 30-foot average, 15-foot minimum wetland buffers are demonstrated on the GDP, exceeding the minimum required by the State (SWFWMD ERP A.H. Volume 1 10.2.7).

Uplands: Per the Environmental Narrative provided by Kimley-Horn (October 2025) the subject site is comprised of Open Land (FLUCFCS 190; 13.76 acres) and Brazilian Pepper (FLUCFCS 422; 12.6 acres). There are no native plant communities on site.

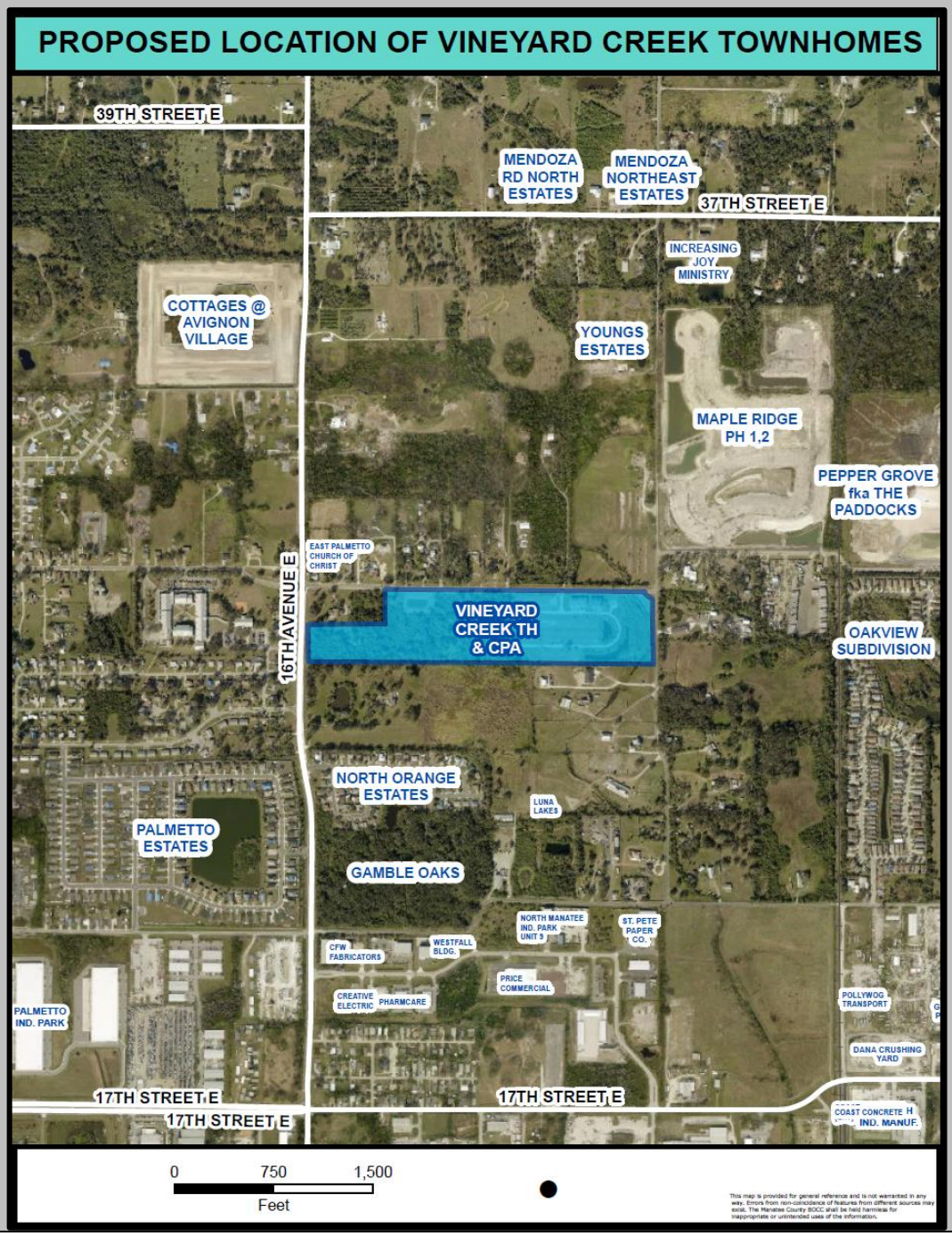
Endangered Species: Per the Environmental Narrative provided by Kimley-Horn (October 2025) an on-site assessment was conducted in June 2025 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species.

Based on the site assessment, no protected species were observed nesting or denning within the onsite habitats.

Trees and Landscaping: Tree Removal/Replacement and Landscaping will be reviewed with PSP and FSP, in accordance with LDC Section 402, 511, 700 and 701.

LANDSCAPE BUFFERS
Roadway Buffer (16th Avenue East, 28th Street Court East and 24th Avenue East) 20 feet and 20 feet (LDC Section 402.7.D.2)
Greenbelt Buffer (South and Northwest) 15 feet and 15 feet (LDC Section 402.7.D.5.

LOCATION MAP



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS
SECTION 321.3 – REVIEW CRITERIA
SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS
SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS
SECTION 402.7. - PLANNED DEVELOPMENT RESIDENTIAL
SECTION 531.47 – RESIDENTIAL USES

The following represents an analysis of how the application achieves compliance with LDC Sections. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development districts.

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS.

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	November 4 at 5:00 PM
Workshop Format	In-person at James Tilman Elementary 1419 29th Street E Palmetto, FL 34221
Workshop Requirement	• Application received prior July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2408-0020)
Citizen Attendees	9
Sign-In Sheet	Provided by applicant
Workshop Signage	Photo documentation

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

LDC SECTION 321.3 – REVIEW CRITERIA.
Analysis: The proposed development may demonstrate consistency with the Manatee County Comprehensive Plan and compliance with the applicable standards of review found in the LDC. Additional compliance with the applicable standards for review found in the LDC which are not depicted in the GDP shall be conducted at time of PSP/FSP.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

A. **Compatibility with the existing development pattern and the zoning of nearby properties.**
Analysis: The proposed rezoning will not prevent neighboring uses from functioning properly.

B. **Changes in land use or conditions upon which the original zoning designation was based.**
The project is comprised mainly of disturbed lands which were historically used for agriculture. Upland habitats include Open Land (13.76 acres) and Brazilian Pepper (12.6 acres). Although this project failed in 2008, the eastern parcel had already begun development, had been paved over and roads put in, and otherwise significantly modified from its natural state.

C. Consistency with the current Comprehensive Plan.
Analysis: The proposed development is consistent with the proposed Future Land Use Map amendment as well as all other applicable portions of the Comprehensive Plan. The current FLUC is RES-3. A concurrent application is proposed by the applicant for a Privately-Initiated, Small-Scale Comprehensive Plan amendment, per ORDINANCE 26-29 / PA-25-08 / PLN2508-0053, to change the FLUC to RES-9. The proposed development is consistent with the proposed Future Land Use Map amendment as well as all other applicable portions of the Comprehensive Plan.

D. Conflicts with Existing or Planned Public Improvements.
Analysis: There are no public improvements that conflict with this project.

E. Available of public facilities, based upon a consideration of the following factors:

1. **Impact on the traffic characteristics, specifically trip generation potential.**
   Analysis: As analyzed in the Multimodal Site Access and Safety Analysis (MSASA), the proposed development is anticipated to generate 118 net, new trips in the p.m. peak-hour. The increase in traffic due to the proposed development is not anticipated to create deficient roadway segments.

2. **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.**
   Analysis: The proposed development is not expected to negatively impact these public facilities.

3. **Impact on public facilities planned and funded to support any change in density or intensity.**
   Analysis: The proposed development will not negatively impact these public facilities.

F. Health, Safety or Welfare of the Neighborhood and County.
Analysis: There are no adverse impacts on the health, safety, or welfare of the neighborhood and County.

G. Conformance with all applicable requirements of this Code.
Analysis: The applicant is not proposing any specific approvals with this request. The proposed development will be required to conform with all applicable requirements of the LDC and Comprehensive Plan. Refer to staff's analysis of the applicable LDC Sections within this section of the staff report.

H. Consistency with the Development Patterns in the Area.
Analysis: The project is consistent with other residential single-family developments in the area. The project is being proposed at a higher density than nearby development but maintains a similar size and scale to other projects in the vicinity.

I. Logical Expansion of Adjacent Zoning Districts.
Analysis: The proposed PDR Zoning District can be seen to be a logical expansion of the existing zoning district paradigm given the established land use pattern in the area.

J. Impact on Historic Resources.
Analysis: Per the Environmental Narrative prepared by Kimley-Horn, there are no known historical resources located within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State's Division of Historical Resources and the County.

K. Environmental Impacts.
Analysis: No impacts on protected native species present on the Property are expected. The project proposes to impact 2.16-acre of excavated surface water ditches and ponds. Impacts to these surface water features do not require avoidance and minimization pursuant to F.A.C. 62-330.051. Additionally, surface water ditches and ponds excavated from uplands do not require avoidance, minimization, or mitigation pursuant to the SWFWMD ERP Applicant's Handbook Section 10.2.2. No environmental impacts are expected beyond the Property. See the enclosed Environmental Narrative.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The Property will contain single-family attached townhomes. No significant impacts are expected to affect surrounding residential areas. Proposed buffers and setbacks will aid in mitigating any potential impacts as well as the 61% open space provided. Expected impacts to the existing single-family dwelling units south of the Property will be mitigated by the 15-foot greenbelt buffer encircling the development.

M. Relocation of Mobile Homeowners.
Analysis: N/A.

N. Consistency with the Planned Development District Standards.
Analysis: The proposed rezoning to PDR and are found consistent with the applicable criteria of the LDC, with emphasis on Section 402.6., *General Design Requirements for all Planned Development* and Section 402.7., *PDR – Planned Development Residential.*

O. Any Other Matters Which May Be Appropriate.
Analysis: No other matters apply to this project.

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

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The subject property is 29.838 acres in size and suitable for development. The current site is comprised of four parcels, two that are owned by Manatee County and two owned by Almena Properties LLC. Per the Environmental Narrative, dated July 2025 by Kimley Horn, there are 1.03 acres of wetlands on site. The site has historically been used for agriculture. Wetlands and other surface waters observed onsite include Exotic Wetland Hardwoods (1.10 acres), Streams and Waterways (0.83 acres) and Reservoirs (1.55 acres). There is some light industry to the east of the project.

B. Relation to Public Utilities, Facilities and Services.
Analysis: All required public utilities, facilities, and services are within a reasonable proximity to the project site. This will be further analyzed by Concurrency and School Board staff when a is applied for with the next approval process of a PSP/FSP.

C. Relation to Major Transportation Facilities.
Analysis: The site is located along the south side of 28th Street Court East, between 16th Avenue East (Canal Road) and 24th Avenue East. The project will impact the following thoroughfare roadways, adjacent to the project site:

- 24th Avenue East 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 50-feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- 28th Street Court East 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.

D. Compatibility.
Analysis: The proposed rezoning is consistent with surrounded land types and will not negatively impact other surrounding land uses.

E. Transitions.
Analysis: This proposed rezone will transition from A-1 and RSF to PDR.

F. Design Quality.
Analysis: The proposed GDP complies with the required provisions of the LDC and is consistent with the Comprehensive Plan.

G. Relationship to Adjacent Property.
Analysis: Adequate buffers and design elements are included to promote site compatibility with the adjacent properties.

H. Access.
Analysis: There will be three access points proposed with the GDP. The main access and an emergency access are along 28th Street Court East. A secondary access is from 16th Avenue East (Canal Road).

I. Streets, Drives, Parking and Service Areas.
Analysis: All aspects of vehicular and non-vehicular infrastructure will be designed and maintained in accordance with Manatee County standards and regulations to ensure safe travel and integration. Additional review will be conducted at time of PSP/FSP submittal. The applicant will be required to provide two parking spaces for each dwelling unit. Parking will be provided in attached garages and driveways with additional spaces provided on the internal roadway for guests and other visitors. The applicant is proposing a total of 681 parking spaces, approximately 3.34 parking spaces per household. The applicant will have to justify the reason for the overparking on the site at PSP/FSP.

J. Pedestrian Systems.
Analysis: Sidewalks and pedestrian systems are not shown on the GDP submitted by the applicant. Staff will review for compliance at time of PSP/FSP.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: No wetland impacts are proposed, no historic features exist on the site, no conservation or preservation areas exist on the site.

L. Density/Intensity.
Analysis: The proposed gross density is 6.83 DU/GA. The applicant is submitting a concurrent request to modify the FLUC from RES-3 to RES-9 to accommodate greater density. This density is found in the area, and there is RES-9 approved projects in the vicinity. The current density of RES-3 is greater than many of the surrounding single-family homes. This area has a diversity of housing options and land use types.

M. Height.
Analysis: The project is proposing a maximum height of 2-stories for residential single-family uses. Each floor shall be measured for consistency with LDC Section 401.3.D.5, Building Height.

N. Fences and Screening.
Analysis: The proposed buffers, screening, and open space are consistent with the LDC. The project will not be required to have fencing. Existing fencing from the prior project does exist on the site but is expected to be demolished along with the abandoned buildings on site.

LDC SECTION 402.7.D. – Planned Development Residential

1. Site Planning.
Analysis: The site planning in the proposed development appears to take into consideration adequate buffering as required. The proposed development is oriented inward around a proposed improved internal roadway.

2. Landscaped Open Space and Pervious Area Requirements
Analysis: The required amount of open space is 25% (7.46 acres) and the proposed open space is 61% (18.32 acres), well exceeding the established requirement. The site contains 1.03 acres of wetland and 4.17 acres of stormwater management areas.

3. Yards and Setbacks:
Analysis: The proposed setbacks for this development are as follows:
Residential Front: 23 feet
Residential Side: 20 feet
Residential Rear: 15 feet

4. **Building Height:**
   Analysis: The maximum building height proposed with this development is 2-stories.

SECTION 5
COMPLIANCE WITH COMPREHENSIVE PLAN
The site is currently located within the RES-3 (Residential - 3) FLUC. This project will concurrently be presented with a Privately Initiated Small-Scale Comprehensive Plan Map Amendment proposed by the applicant, per ORD-26-29 / PA-25-08 / PLN2508-0053 to change the FLUC from RES-3 to RES-9. This project was specifically reviewed for compliance with the proposed following objectives and policies:

SECTION 6
POSITIVE ASPECTS
• The vacant buildings on the property will be demolished by the applicant. • Per the environmental narrative, there are no wetland impacts. (Environmental).
NEGATIVE ASPECTS
None.
MITIGATING MEASURES
None.

SECTION 7
SPECIFIC APPROVAL REQUESTS
Not applicable. No specific approvals have been requested with this application.

SECTION 8

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. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. All dumpsters, compactors, and other utility equipment shall be screened with a 6-foot high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

5. The applicant shall provide a focal point for the development, in compliance with Land Development Code Section 402.7.D.4, at time of Preliminary or Final Site Plan.

6. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

7. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

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 or wetland buffers being approved by the adoption of this Ordinance.

3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

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

5. 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.

6. 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. DEVELOPMENT REVIEW

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.

2. The proposed General Development Plan (GDP) does not have a utility master plan for potable water, wastewater, and reclaimed water demonstrating build-out needs and the adequacy of existing Manatee County infrastructure to meet the GDP proposed Build-Out condition.

3. The project will need to be built to the Manatee County Utility, Stormwater, and Highway & Traffic Standards that are current at the time of construction.

D. STORMWATER ENGINEERING

1. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) shall be compensated by the creation of an equal or greater storage volume above the seasonal high-water table. The FEMA 1% annual chance flood hazard area 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

2. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for county-maintained drainage systems (designated “N45” and “N138”) within the project boundaries. In addition, a Public Drainage-Maintenance Access Easement shall be provided along the top-of-bank of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

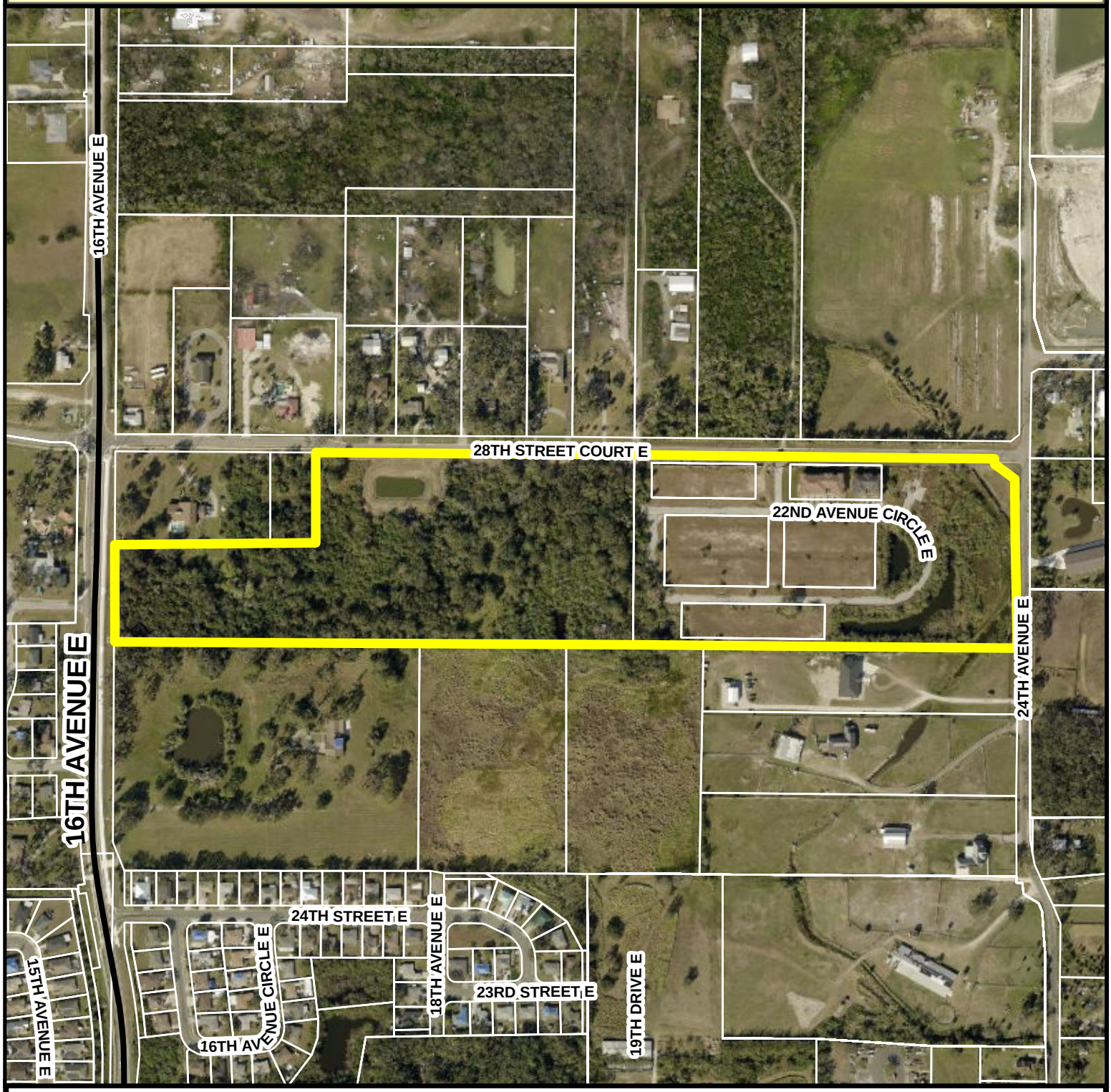
E. TRAFFIC ENGINEERING

1. Exact access locations are not approved under a GDP application. The location and type of the proposed accesses are subject to change dependent on the Intersection functional area, intersection sight distance, turn lane length requirements, roadway geometry and other operational and safety considerations. At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards Manual (BOCC Approved April 26, 2022) Section 3.7 Access and Driveways.

ATTACHMENTS:

1. Staff Report Maps and Aerials
2. General Development Plan
3. Concurrency Deferral Form
4. Environmental Narrative
5. School Report
6. Zoning Disclosure Affidavit
7. Neighborhood Workshop Summary
8. MSASA and Acceptance Memo
9. Affidavit of Publishing
10. Public Comment
11. Ordinance PDR-25-16(Z)(G)

AERIAL



Parcel ID #(s) Multiple

Project Name: Vineyard Creek Townhomes
Project #: PDR-25-16 (Z)(G)
Accela #: PLN2508-0052

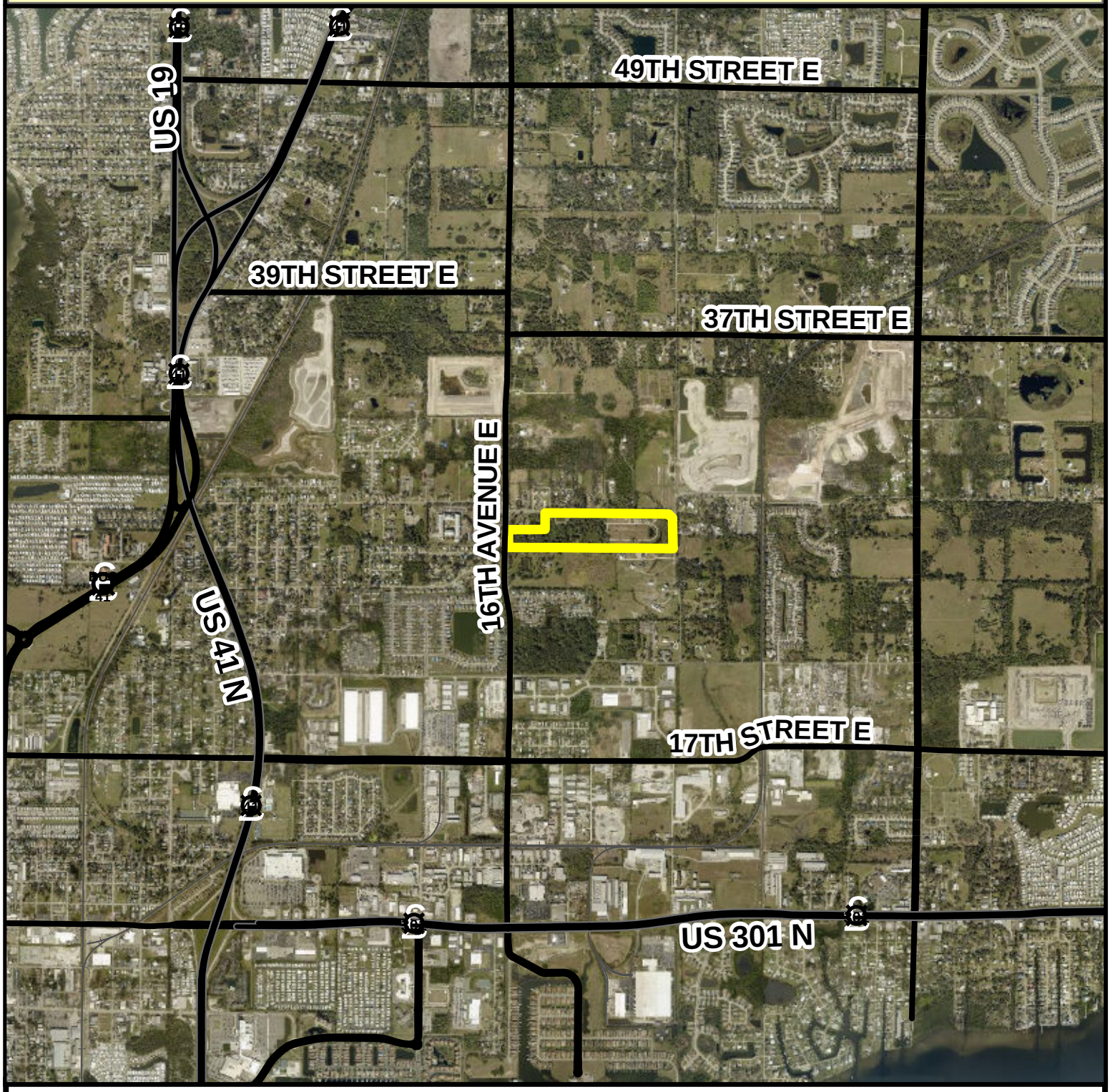
S/T/R: 33 34S 18E
Acreage: 29.20
Existing Zoning: A-1, RSF-1, PD-R
Existing FLU: RES-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 230 460

AERIAL



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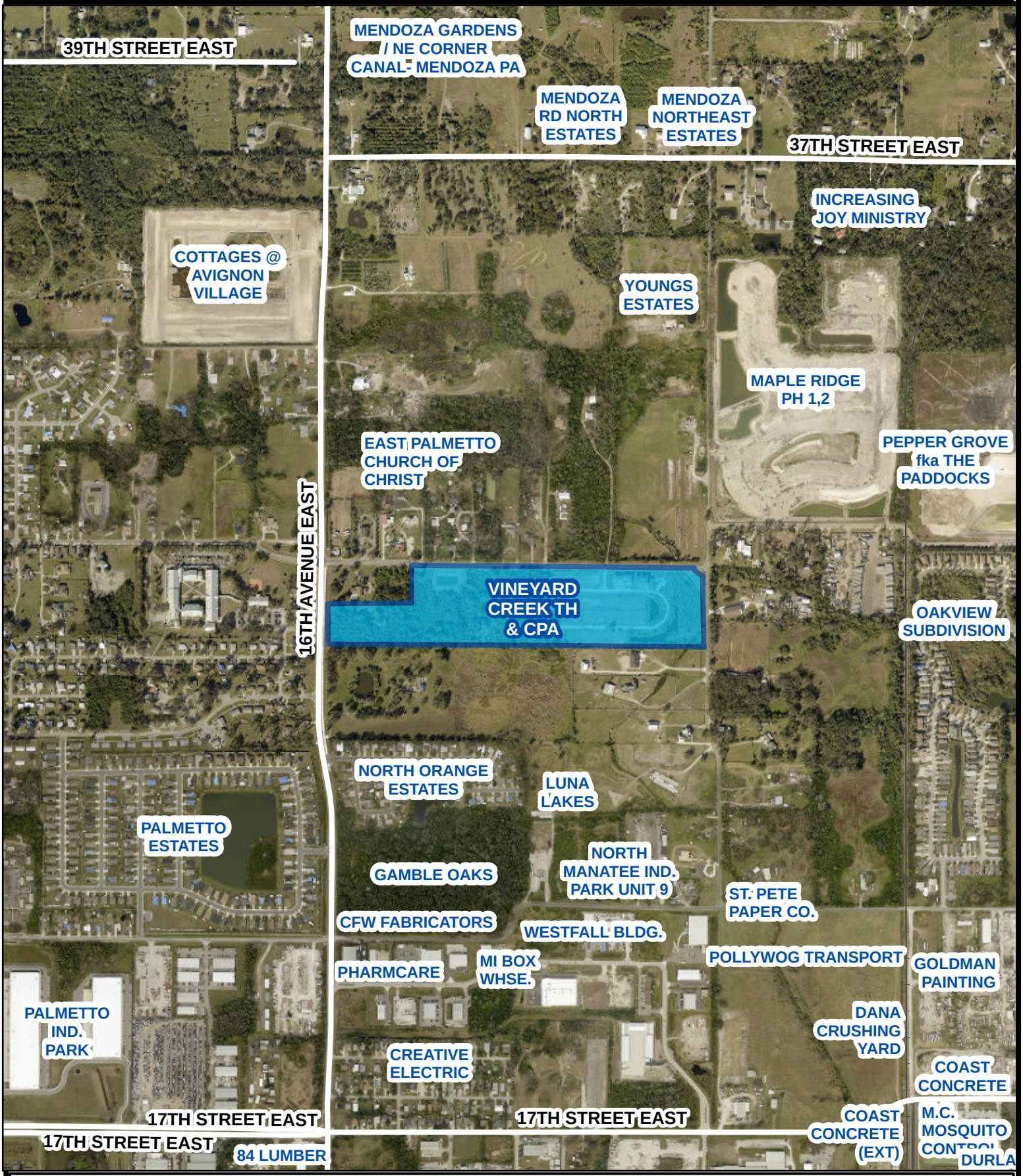
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 1,200 2,400

PROPOSED LOCATION OF VINEYARD CREEK TOWNHOMES

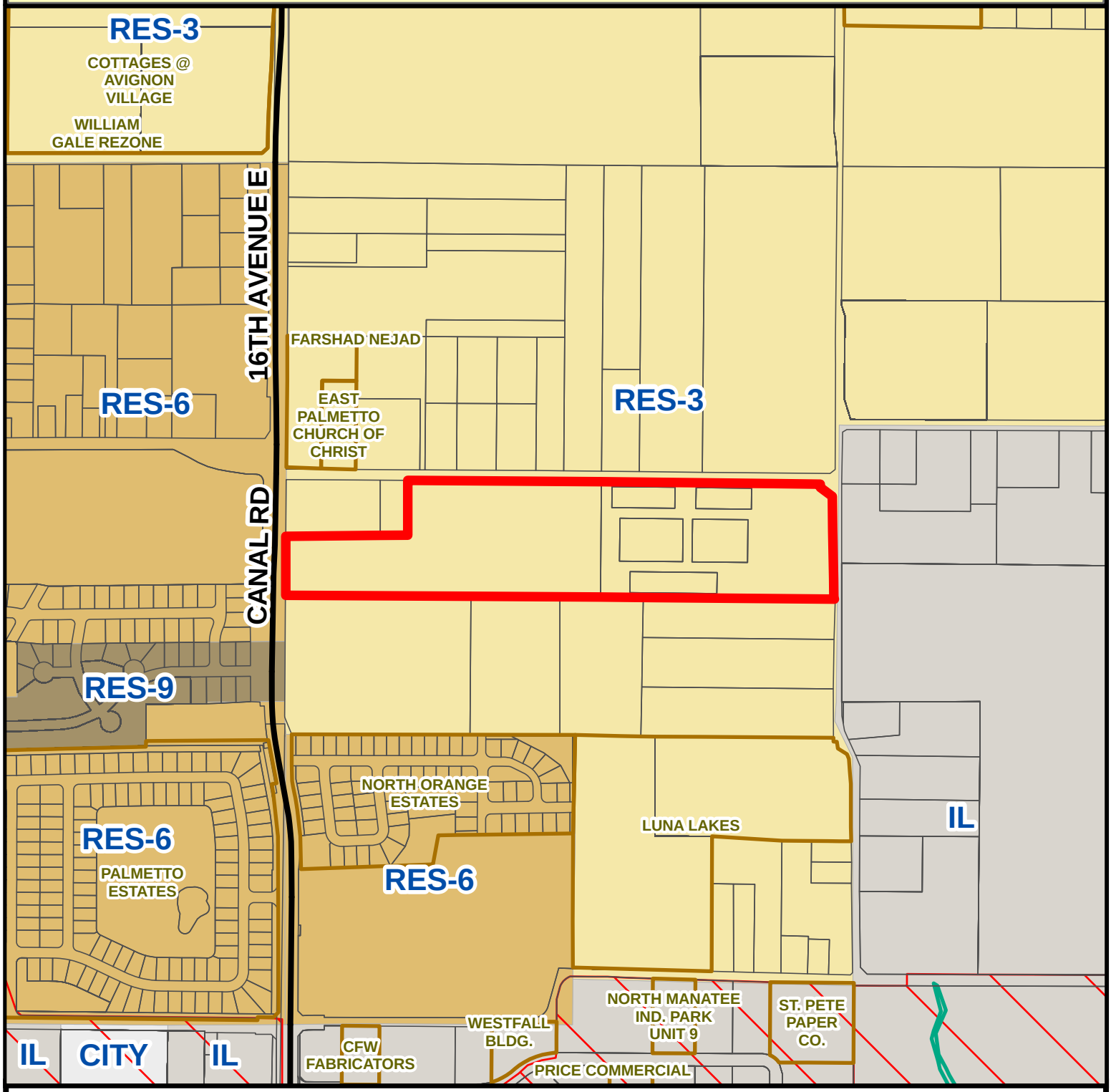


0 750 1,500

Feet

This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless fo.r inappropriate or unintended uses of the information.

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Vineyard Creek Townhomes
Project #: PDR-25-16 (Z)(G)
Accela #: PLN2508-0052

S/T/R: 33 34S 18E
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Existing Zoning: A-1, RSF-1, PD-R
Existing FLU: RES-3
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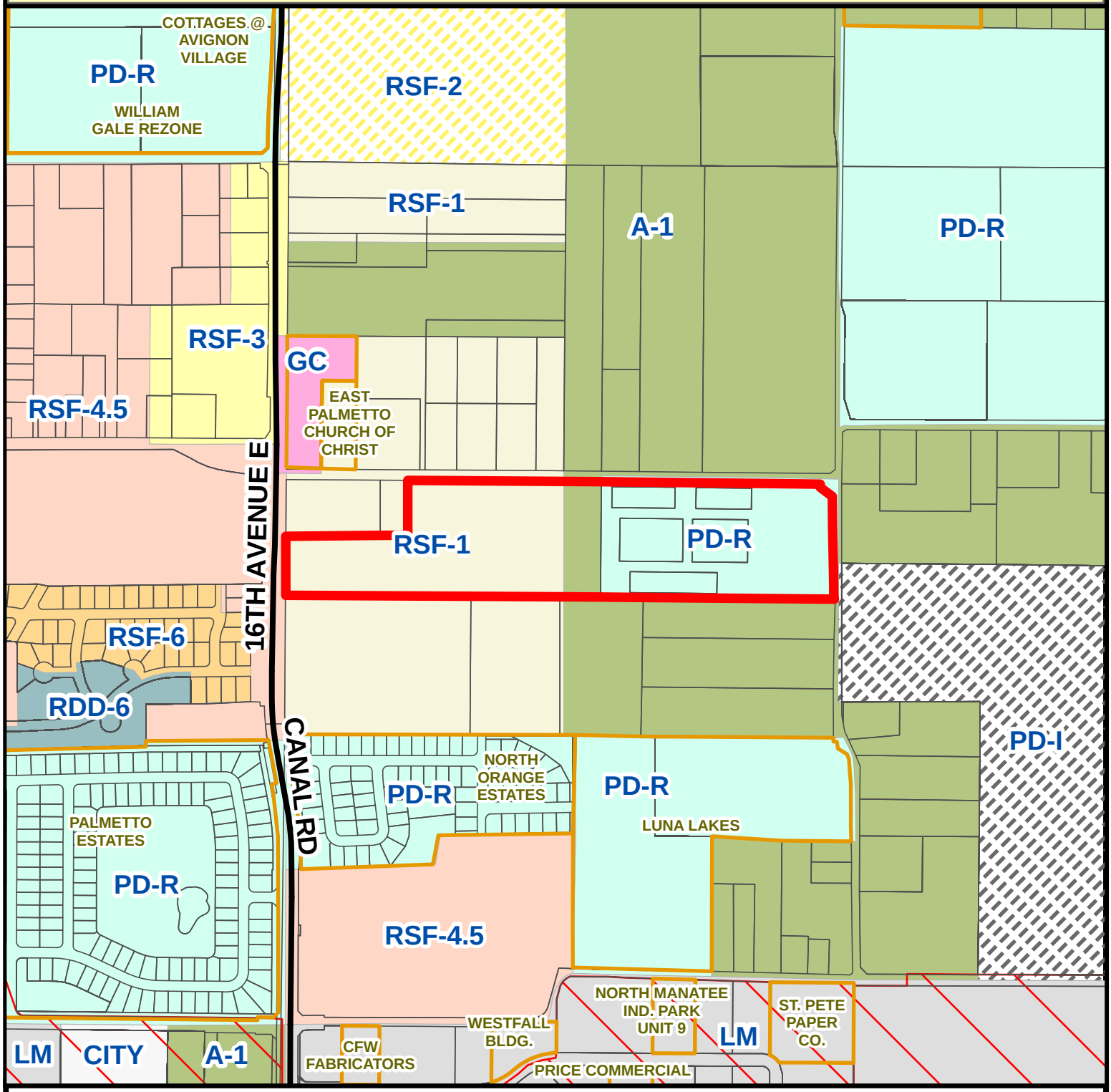
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 380 760

ZONING



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Project Name: Vineyard Creek Townhomes
Project #: PDR-25-16 (Z)(G)
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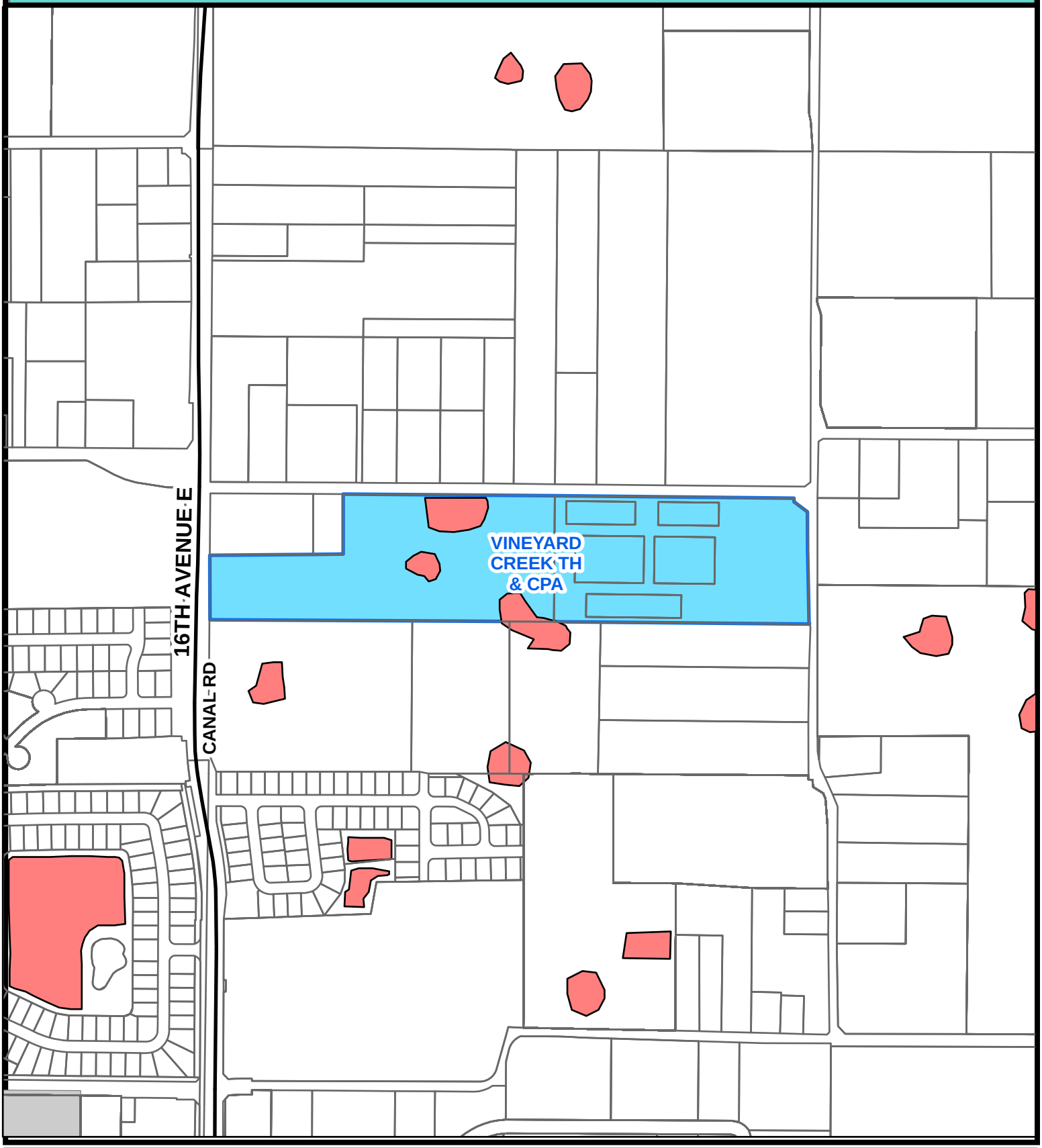
S/T/R: 33 34S 18E
Acreage: 29.20
Existing Zoning: A-1, RSF-1, PD-R
Existing FLU: RES-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 380 760

VINEYARD CREEK - FLOODPLAIN



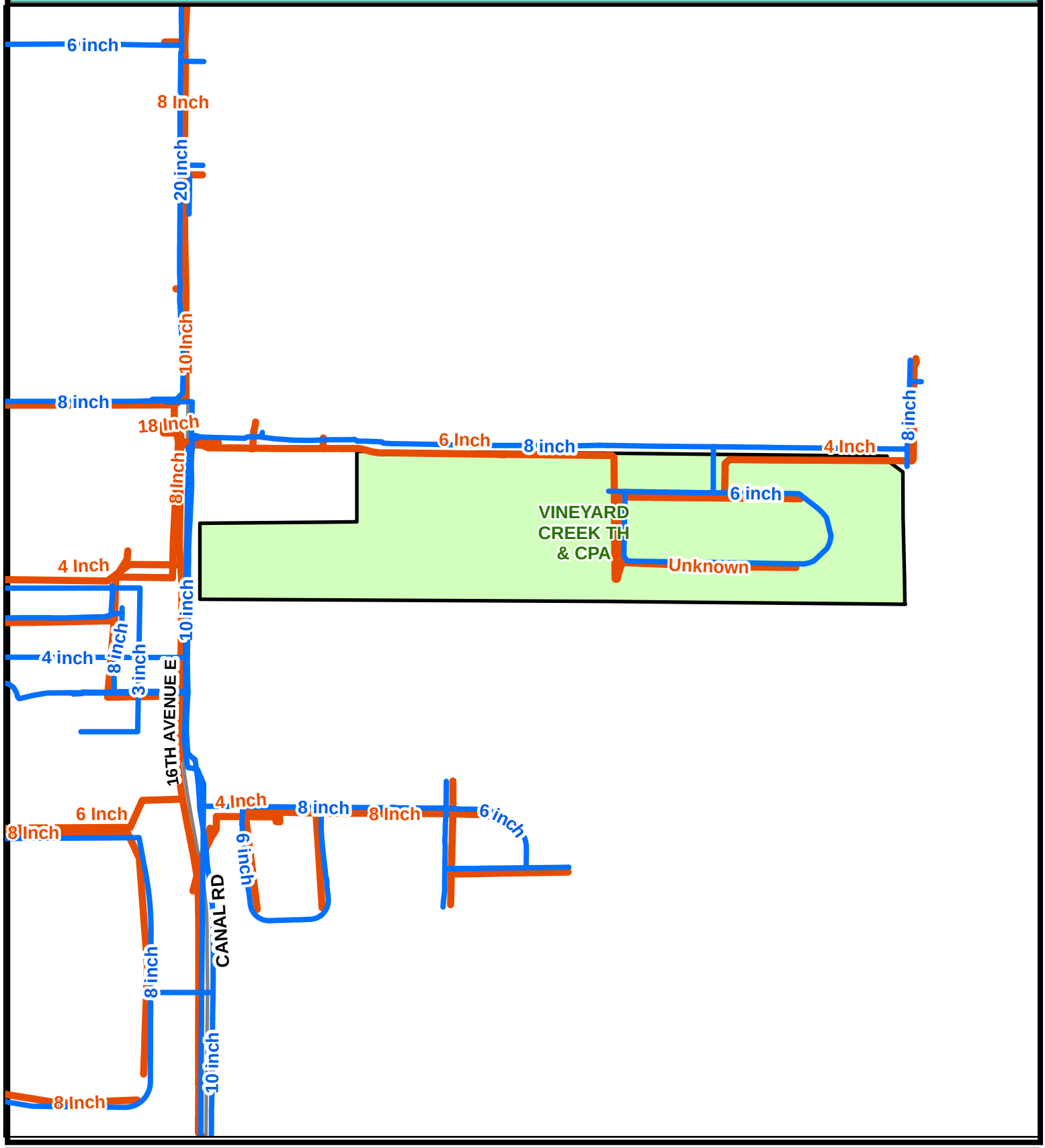
FLOOD ZONES A, AE and VE

0 500 1,000
Feet

Source: DFIRM 2021 Flood Zones (Daily Update - FEMA)

This map is provided for general referenceand is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall beheld. harmless for inappropriate or unintended uses of the information.

VINYARD CREEK TOWNHOMES - UTILITIES



WATER MAINS

SEWER MAINS

0 500 1,000

Feet

This map is provided for general referenceand is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall beheld. harmless for inappropriate or unintended uses of the information.

Manatee County Zoning Ordinance

PDR-25-16(Z)(G) – VINEYARD CREEK – ALMENA PROPERTIES LLC, AND MANATEE COUNTY, (OWNERS) – PLN2508-0052

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 APPROXIMATELY 16 ACRES ON ONE PARCEL GENERALLY LOCATED SOUTH OF 28TH STREET COURT EAST ON THE WESTERNMOST PARCEL OF A FOUR PARCEL PROJECT SITE BETWEEN 16TH AVENUE EAST AND 24TH AVENUE EAST, PALMETTO, FL (MANATEE COUNTY), FROM SUBURBAN AGRICULTURE (A-1) AND RESIDENTIAL SINGLE FAMILY – 1 (RSF-1) TO PLANNED DEVELOPMENT RESIDENTIAL (PDR) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR UP TO 204 SINGLE-FAMILY RESIDENTIAL UNITS (ATTACHED AND SEMI-ATTACHED) ON THE FOUR PARCEL SUBJECT AREA, APPROXIMATELY 29.83 ACRES; SUBJECT TO CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Almena Properties LLC, and Manatee County (the "Applicants") filed an application to rezone approximately 16 acres described in Exhibit "A", attached hereto, (the "Property") from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; and

WHEREAS, the applicant also filed a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area on approximately 29.83 acres (the "project") on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on June 11, 2026 to consider the rezone, General Development Plan 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 from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District.

B. The Board of County Commissioners, after due public notice, held a public hearing on August 6, 2026, and September 3, 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. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres 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. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State's Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

4. All dumpsters, compactors, and other utility equipment shall be screened with a 6-foot high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

5. The applicant shall provide a focal point for the development, in compliance with Land Development Code Section 402.7.D.4, at time of Preliminary or Final Site Plan.

6. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

7. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.

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 or wetland buffers being approved by the adoption of this Ordinance.

3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

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

5. 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.

6. 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. DEVELOPMENT REVIEW

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.

2. The proposed General Development Plan (GDP) does not have a utility master plan for potable water, wastewater, and reclaimed water demonstrating build-out needs and the adequacy of existing Manatee County infrastructure to meet the GDP proposed Build-Out condition.

3. The project will need to be built to the Manatee County Utility, Stormwater, and Highway & Traffic Standards that are current at the time of construction.

D. STORMWATER ENGINEERING

1. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) shall be compensated by the creation of an equal or greater storage volume above the seasonal high-water table. The FEMA 1% annual chance flood hazard area 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

2. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for county-maintained drainage systems (designated “N45” and “N138”) within the project boundaries. In addition, a Public Drainage-Maintenance Access Easement shall be provided along the top-of-bank of these systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

E. TRAFFIC ENGINEERING

1. Exact access locations are not approved under a GDP application. The location and type of the proposed accesses are subject to change dependent on the Intersection functional area, intersection sight distance, turn lane length requirements, roadway geometry and other operational and safety considerations.
   At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards Manual (BOCC Approved April 26, 2022) Section 3.7 Access and Driveways.

Section 4. 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, from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) 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 5. 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 6. 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 7. 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 8. 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 3rd day of September 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

PID 778300109: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 660.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 280.80 FEET; THENCE N89°28'53"E, 580.83 FEET; THENCE NORTH, 300.00 FEET; THENCE N89°28'53"E, 919.17 FEET; THENCE SOUTH 580.80 FEET; THENCE S89°28'53"W, 1500.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO THE NORTH 20.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY

PID 775100159: A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N.89°21'11"W., A DISTANCE OF 1,110.79 FEET; THENCE N.00°47'27"E., A DISTANCE OF 560.80 FEET; THENCE S.89°21'13"E., A DISTANCE OF 1,104.24 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHWEST 1/4; THENCE S.00°07'17"W., ALONG SAID EAST LINE, A DISTANCE OF 560.83 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 1:

PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.60°01'41"W., A DISTANCE OF 865.31 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 300.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 300.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
LESS AND EXCEPT:

PARCEL 2:

PROPOSED LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.42°00'35"W., A DISTANCE OF

576.19 FEET FOR A POINT OF BEGINNING AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 151.90 FEET, A CHORD BEARING OF N.88°35'55"W., AND A CHORD LENGTH OF 4.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°30'32", A DISTANCE OF 4.00 FEET; THENCE N.89°21'11 "W., A DISTANCE OF 260.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 264.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 3:

PROPOSED LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 AND 56, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.75°58'38"W., A DISTANCE OF 734.85 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 300.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 203.80 FEET; THENCE S.89°21'11"E., A DISTANCE OF 300.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 203.80 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 4:

PROPOSED LOTS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 57, 58, 59, 60, 61, 62, 63, 64, 65 AND 66, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N 66°37'44"W., A DISTANCE OF 440.08 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 264.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 203.80 FEET; THENCE S.89°21'11"E., A DISTANCE OF 264.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 203.80 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 5:

PROPOSED LOTS 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81 AND 82, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY,

FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.89°21'11"W., A DISTANCE OF 549.92 FEET; THENCE N.00°38'49"E., A DISTANCE OF 20.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 414.00 FEET; THENCE N 00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 414.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

REZONE TO PLANNED DEVELOPMENT for a
REVISED GENERAL DEVELOPMENT PLAN for

VINEYARD CREEK

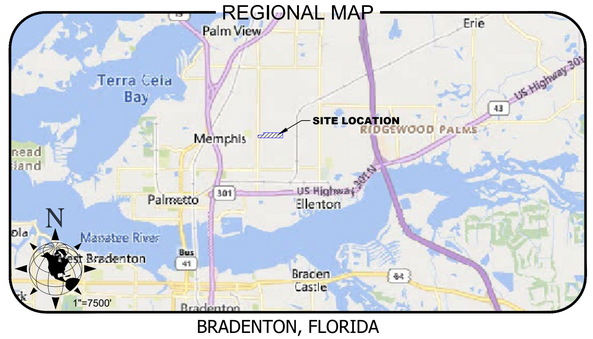
TOWNHOMES

2835 22ND AVE CIR. E. PALMETTO, FLORIDA 34221
SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION
NUMBERS: 778300109, 775100209, 775100119, 775100159

A DEVELOPMENT BY

SIMPLYDWELL HOMES, LLC
5800 LAKEWOOD RANCH BLVD N.
SARASOTA, FL 34240
(941) 845-6325

REGIONAL MAP



BRADENTON, FLORIDA

LOCAL MAP

SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET	TITLE
1	COVER
2	GENERAL NOTES
3	EXISTING CONDITIONS - AERIAL
4	GENERAL DEVELOPMENT PLAN

SITE NOTES:

1. REQUIRED OPEN SPACE:
   25% OF OVERALL DEVELOPMENT = 7.46 ACRES
   PROVIDED OPEN SPACE =18.33 ACRES (61%)
2. THERE ARE NO NATIVE PLANT COMMUNITIES ON THIS SITE. 1.10 ACRES WILL BE PRESERVED ON SITE IN WETLANDS W-1 AND W-2 IN THEIR ENTIRETY. (SEE FIGURE 4 IN THE ENVIRONMENTAL REPORT).
3. THERE ARE WETLANDS LOCATED WITHIN THE PROJECT LIMITS.
4. SITE IS NOT IN AN OVERLAY DISTRICT.
5. THE PROPERTY IS PARTIALLY IN THE 100 YEAR FLOODPLAIN DELINEATION PER FEMA MAP. PANEL MAP NUMBER 12081C0166F (EFFECTIVE DATE AUGUST 10, 2021).
6. NO SPECIFIC APPROVALS REQUEST.

WETLAND	WETLAND ACREAGE	WETLAND IMPACT	WETLAND BUFFER	WETLAND BUFFER IMPACT	POST DEVELOPMENT
W-1	0.44	0	0.42	0	0.44
W-2	0.66	0	0.36	0.01	0.66
TOTAL	1.10	0	0.78	0.01	1.10

SERVICE PROVIDERS

FLORIDA POWER & LIGHT
1253 12TH AVE E.
PALMETTO, FLORIDA 34221
1(800) 226-3545

UTILITIES, GAS
TECO GAS
8261 VICO CT. SARASOTA, FLORIDA 34240
(877) 832-6747

UTILITIES, POTABLE, & WASTEWATER
MANATEE COUNTY UTILITIES
4410 66TH ST. W. BRADENTON, FLORIDA 34210
(941) 792-881

SOLID WASTE
WASTE MANAGEMENT
3333 LENA ROAD
BRADENTON, FLORIDA 34211
(941)748-4501

UTILITIES, CABLE TV, PHONE & INTERNET
FRONTIER
4545 14TH ST. W. SUITE 28
BRADETNON, FLORIDA 34212
1(888)406-7063

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6901 PROFESSIONAL PARKWAY EAST, SUITE 103
SARASOTA, FLORIDA 34240
(941)444-6644
www.morrisengineering.net

OWNER:
MANATEE COUNTY
1112 MANATEE AVE. WEST
BRADENTON, FLORIDA 34205
www.mymanatee.com
(941) 748-4501

OWNER:
ALMENA PROPERTIES LLC.
5800 LAKEWOOD RANCH BLVD. N
SARASOTA, FLORIDA 34240

APPLICANT:
SIMPLYDWELL HOMES LLC
5800 LAKEWOOD RANCH BLVD. N
SARASOTA , FLORIDA 34240
(941)845-6325

AGENT/PLANNER:
PHILIP DIMARIA, AICP
KIMLEY-HORN & ASSOCIATES, INC.
1800 2ND ST SUITE 900
SARASOTA, FLORIDA 34236
(941)379-7600
www.kimley-horn.com

SURVEYOR:
BENNET- PANFIL, INC
742 SHAMROCK BLVD.
VENICE, FLORIDA 34293
(941) 497-1290
www.bpisurvey.com

ENVIRONMENTAL:
CHRIS KENNEDY
KIMLEY-HORN & ASSOCIATES, INC.
1800 2ND ST. SUITE 900
SARASOTA , FLORIDA34236
(941) 379-7600
www.kimley-horn.com

DEVELOPER:
SIMPLYDWELL HOMES LLC
5800 LAKEWOOD RANCH BLVD. N
SARASOTA , FLORIDA 34240
(941) 845-6325

PREPARED BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

LEGAL DESCRIPTION
PID# 778300109

PARCEL 1: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 660.00 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 280.80 FEET; THENCE N89°28'53"E, 580.83 FEET; THENCE NORTH, 300.00 FEET; THENCE N89°28'53"E, 919.17 FEET; THENCE SOUTH 580.80 FEET; THENCE S89°28'53"W, 1500.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE NORTH 20.00 FEET THEREOF FOR RIGHT-OF-WAY

LEGAL DESCRIPTION
PID# 775100159

DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N.89°21'11"W., A DISTANCE OF 1,110.79 FEET; THENCE N.00°42'27"E., A DISTANCE OF 560.80 FEET; THENCE S.89°21'13"E., A DISTANCE OF 1,104.24 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHWEST 1/4; THENCE S.00°01'1"W., ALONG SAID EAST LINE, A DISTANCE OF 560.83 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 1:
PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.60°01'41"W., A DISTANCE OF 865.31 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 300.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 300.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
LESS AND EXCEPT:

PARCEL 2:
PROPOSED LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.42°00'35"W., A DISTANCE OF 576.19 FEET FOR A POINT OF BEGINNING AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT; HAVING A RADIUS OF 151.90 FEET, A CHORD BEARING OF N.88°35'50"W., AND A CHORD LENGTH OF 4.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°30'32", A DISTANCE OF 4.00 FEET; THENCE N.89°21'11"W., A DISTANCE OF 260.00 FEET; THENCE N.00°38'49E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 264.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 3:
PROPOSED LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 AND 56, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.75°58'38"W., A DISTANCE OF 734.85 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 300.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 203.80 FEET; THENCE S.89°21'11"E., A DISTANCE OF 300.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 203.80 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 4:
PROPOSED LOTS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 57, 58, 59, 60, 61, 62, 63, 64, 65 AND 66, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.66°37'44"W., A DISTANCE OF 440.08 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 264.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 203.80 FEET; THENCE S.89°21'11"E., A DISTANCE OF 264.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 203.80 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 5:
PROPOSED LOTS 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81 AND 82, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.89°21'11"W., A DISTANCE OF 549.92 FEET; THENCE N.00°38'49"E., A DISTANCE OF 20.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 414.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 414.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2025–10	NOTES, CONTACTS	KGH
2	2026–01	ADD 10' P.U.E. ALONG 28TH ST CT E	KGH
3	2026–03	REMOVE 10' P.U.E. ALONG 28TH ST CT E	BTR
4	2026–04	REVISE DATA, REVISE NOTES ON SITE DATA, LOT SETBACKS	KGH

This item has been digitally signed and sealed by **Matthew J. Morris, P.E.**, on the date adjacent to the seal.

Signature must be verified on any electronic copies.

MATTHEW J. MORRIS LICENSE No. 68434 STATE OF FLORIDA PROFESSIONAL ENGINEER

MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

LAND USE NOTES:

1. PROJECT SITE IS CURRENTLY ZONED A-1, RSF-1, AND PDR. THE FUTURE LAND USE CATEGORY IS RES-3.
2. THE PROJECT SITE LIES IN FLOOD ZONE "A" AND "X", PER THE FEMA FIRM PANEL MAP NUMBER 12081C0166F (EFFECTIVE DATE AUGUST 10, 2021) AND THE SITE IS NOT IN A HURRICANE EVACUATION ZONE.
3. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OR HOMEOWNERS ASSOCIATION, AN INDEPENDENT SPECIAL DISTRICT, A DEVELOPER, OR THE MASTER DEVELOPER.
4. STREET LIGHTS MAY BE INSTALLED IN ACCORDANCE WITH LDC SECTION 806 AT THE DEVELOPERS OPTION.
5. ALL FUTURE SIGNAGE WILL BE IN COMPLIANCE WITH CHAPTER 6 AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AS AMENDED FROM TIME TO TIME. NO SIGNAGE IS APPROVED WITH THIS GENERAL DEVELOPMENT PLAN.
6. PROJECT WILL UTILIZE COUNTY SOLID WASTE COLLECTION
7. UNDEVELOPED LAND MAY BE USED FOR AGRICULTURAL PURPOSES THROUGHOUT THE LIFE OF PROJECT.

GENERAL NOTES:

WESTERN SURVEY:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON MANATEE COUNTY BENCHMARK "152-88-06" ELEVATION OF 15.35' (NAVD 88). THE CONVERSION FROM NGVD 1929 TO NAVD .

EASTERN SURVEY:

2. BEARING SHOWN HEREON ARE BASED ON GRID NORTH AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STAE PLAN COORDINATE SYSTEM, WEST ZONE AD REFERENCED TO N.A.D. (83)-(2011) (EPOCH 2010.0000) AND WAS LOCATED USING THE FLORIDA PERMANENT REFERENCE NETWORK WITH REAL TIME KINEMATICS GPS.

ENVIRONMENTAL/LANDSCAPE NOTES:

1. THERE ARE NO KNOWN EASEMENTS. NO KNOWN FOUNDATIONS, MOUNDS OR MIDDENS IN AREAS OF HISTORIC ORIGIN.
   THERE ARE WETLANDS WITHIN THE PROJECT SITE. THERE ARE 1.03 ACRES ALONG THE WEST AND SOUTH WEST BOUNDARY OF PROJECT SITE.
2. THERE ARE EXISTING WELLS ON THE PROJECT SITE. ANY EXISTING WELLS ARE TO BE ABANDONED BY FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH THE RULE 40D-531(2) F.A.C.
3. ANY EXISTING SEPTIC TANKS WILL BE REMOVED CONSISTENT WITH LOCAL AND STATE PERMITTING REQUIREMENTS.
4. TREE REMOVAL/REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402, 511, 700, AND 701 OF THE LDC.
5. ALL BUFFERS SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY OR FUTURE DEDICATIONS.
6. INTERNAL SCREENING BUFFERS WILL BE REVIEWED AT FSP IN ACCORDANCE WITH LDC SEC. 701.
7. TREE PROTECTION WILL BE ADDRESSED WITH FUTURE PRELIMINARY/FINAL SITE PLAN(S).

STORMWATER NOTES:

1. THE PROJECT IS WITHIN THE MANATEE RIVER BELOW RIVER DAM BASIN.
2. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL 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 THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING FINAL SITE CONSTRUCTION PLAN REVIEW PROCESS.
3. POST DEVELOPMENT DRAINAGE PATTERNS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL, AND WILL BE CONSISTENT WITH PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE GREATEST EXTENT POSSIBLE.

UTILITIES NOTES:

1. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED USE, GREY WATER IRRIGATION SYSTEMS AND /OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE FOR IRRIGATION WILL NOT BE ALLOWED.
2. 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.
3. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
4. MASTER INFRASTRUCTURE IS NOT SUBJECT TO PHASING.
5. 100% PERCENT AUTOMATIC IRRIGATION SYSTEM SHALL BE REQUIRED.

TRANSPORTATION NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE 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 REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
2. PROPOSED SIDEWALKS ARE SUBJECT TO LDC SECTION 1001.6
3. AUTOMATIC GATES WILL BE IN COMPLIANCE WITH COUNTY ORD. 19-15 COMPANION AUTOMATIC GATE SYSTEMS STANDARDS MEMORANDUM.
4. PARKING BASED UPON USE AT TIME OF FSP REVIEW IN ACCORDANCE WITH LDC TABLE 10-2, SECTION 1005.3 UNLESS OTHERWISE NOTED HEREIN.
5. 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 & TRAFFIC STANDARD MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

Saved: 4/7/2026 4:28:45 PM KHEFNER | Plotted: 4/08/2026 8:45:35 AM KHEFNER | Z:\JOBS P\VINEYARD CR_PLANNING\DEV PLANS\GDP\02 INVOICE 2\002

NO.	DATE	REVISION DESCRIPTION	BY
1	2025-10	REVISE NOTES	KGH

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-07
PROJECT VINEYRD CR
DRAWING GENERAL NOTES
DRAWN KGH | CHECKED MM

GENERAL NOTES
VINEYARD CREEK
MANATEE COUNTY, FLORIDA

MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

SCALE AS NOTED
VERTICAL DATUM NAVD88
SHEET 2 OF 4

LEGEND

- "A" — 100 YEAR FLOOD LINE/FLOOD ZONE SITE LIES IN ZONES: "A" & "X" (BASE FLOOD ELEVATION IS) PER FIRM PANEL1208C0166F EFFECTIVE 8/10/2021. ("A" 1.29 AC. ON SITE) (FLOOD "X" 28.17 AC. ON SITE)
- "X"
- WETLANDS (1.10 ACRES ON PROJECT SITE)
- EXISTING PONDS OR OTHER SURFACE WATERS (2.35± ACRES ON SITE)
- PROJECT BOUNDARY

TOTAL PROJECT SITE AREA = 29.838± ACRES

N

0 100 200 300

GRAPHIC SCALE 1"= 100'

NO.	DATE	REVISION DESCRIPTION	BY
1	2025-09	REVISE NOTES, REMOVE OLD WETLAND	KGH

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-07
PROJECT VINYRD CR
DRAWING VINYRD EX
DRAWN KGH
CHECKED MM

EXISTING CONDITIONS - AERIAL

VINEYARD CREEK

MANATEE COUNTY, FLORIDA

MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

SCALE 1"=100'
VERTICAL DATUM NAVD88
SHEET 3 OF 4

LEGEND

- "A" — 100 YEAR FLOOD LINE/FLOOD ZONE SITE LIES IN ZONES: "A" & "X" (BASE FLOOD ELEVATION IS) PER FIRM PANEL1208C0166F EFFECTIVE 8/10/2021.
- "X" — ("A" 1.03 AC. ON SITE) (FLOOD "X" 28.17 AC. ON SITE)
- WETLANDS (1.10 ACRES ON PROJECT SITE)
- WETLAND BUFFER (0.78 ACRES ON PROJECT SITE)
- EXISTING PONDS OR OTHER SURFACE WATERS (2.35± ACRES TO BE IMPACTED)
- WETLAND BUFFER IMPACT (0.01 ACRES)
- WETLAND BUFFER COMPENSATION (0.01 ACRES)
- ROADWAY BUFFER
- L-1= LAKE
- PROJECT BOUNDARY

TOTAL PROJECT SITE AREA = 29.838± ACRES

SITE DATA:
ADDRESS: 2835 22ND AVE CIR.
PALMETTO, FLORIDA 34221
P.I.D.: 778300109, 775100209, 775100119, 775100159
SITE AREA: 1,299,743± S.F. (29.838± AC.)

FLOOD ZONE: "A" & "X" (BASE FLOOD ELEVATION IS)
PER FIRM PANEL1208C0166F EFFECTIVE 8/10/2021

EXISTING ZONING: A-1,PDR, RSF-1
PROPOSED ZONING: PDR

EXISTING FUTURE LAND USE: RES-3
PROPOSED FUTURE LAND USE: RES-9

PROPOSED MAX BUILDING HEIGHT: 2 STORIES

TOTAL LOTS PROPOSED: 204 SINGLE FAMILY ATTACHED UNITS

DENSITY:
MAXIMUM GROSS DENSITY: 29.838 AC x 9 = 268 ALLOWED DWELLING UNITS
PROPOSED GROSS DENSITY: 204 UNITS/29.838 AC. = 6.83 DU/AC

MAXIMUM NET DENSITY: 29.838 AC.- 4.01 AC. (LAKES) -1.10 AC. (WETLANDS) = 24.72 AC. x 16 DU = 395 DU
PROPOSED NET DENSITY: 204 LOTS/24.72 AC = 8.25 DU/AC

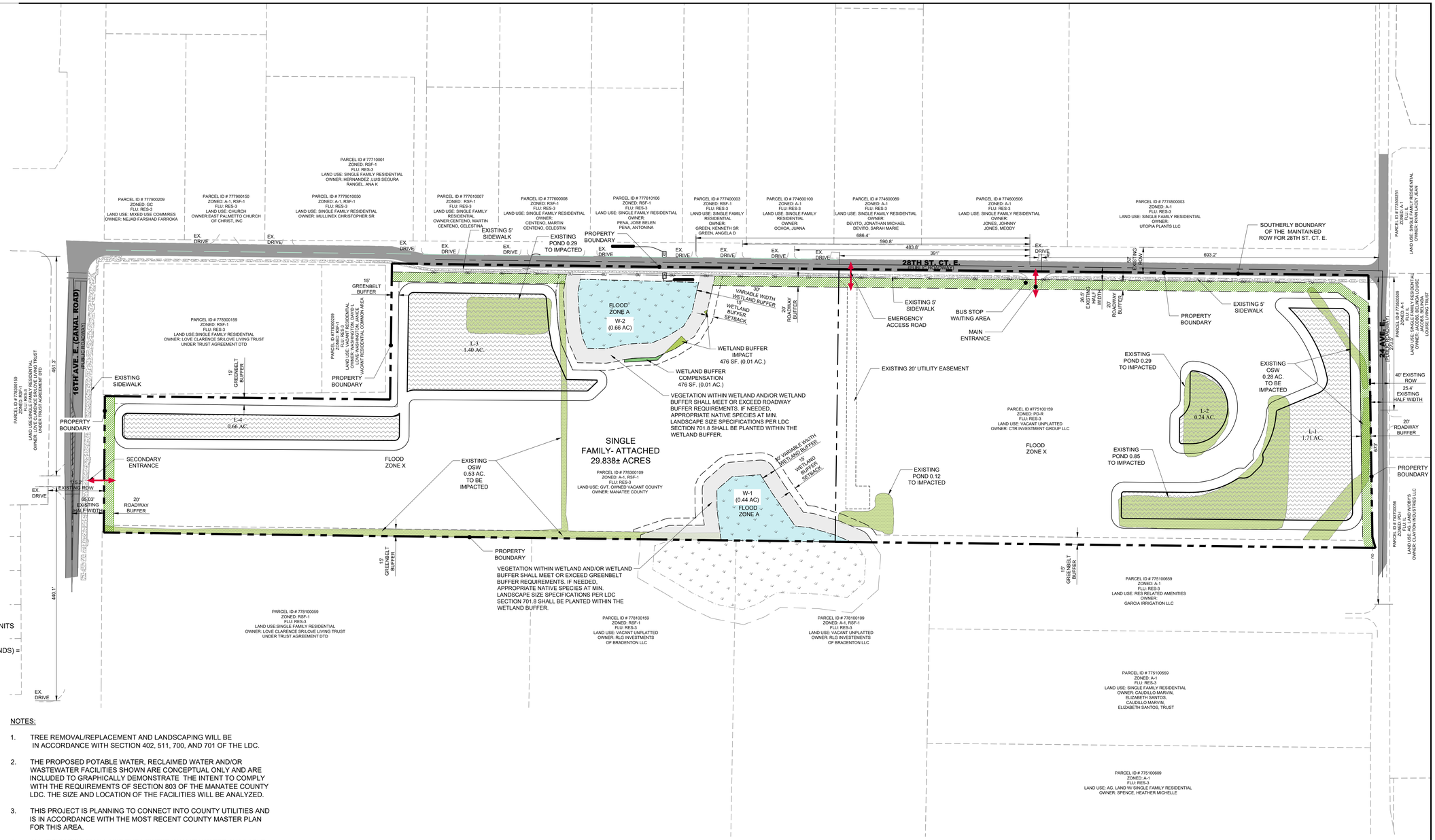
LAKES:174,675 SF.(4.01 AC.) = 13%
WETLANDS ON SITE: 47,916 SF. (1.10 AC.) = 3.7%
WETLAND BUFFER: 33,999 SF. (0.78 AC.) = 2.6%
BUFFERS: 92,397 SF.(2.12 AC.) = 7.1%
OTHER OPEN SPACE: 410,335 SF. (9.42 AC.) = 31%

OPEN SPACE REQUIRED: 25% (7.46 AC.)
OPEN SPACE PROVIDED: 58% (17.43 AC.)
(INCLUDES WETLANDS, LAKES, BUFFERS)

REQUIRED PARKING: 2 SPACES PER UNIT
STANDARD PARKING SPACES: 57
(RES- GARAGE) SPACES: 312
(RES-DW) SPACES: 312
PROVIDED PARKING: 681 SPACES

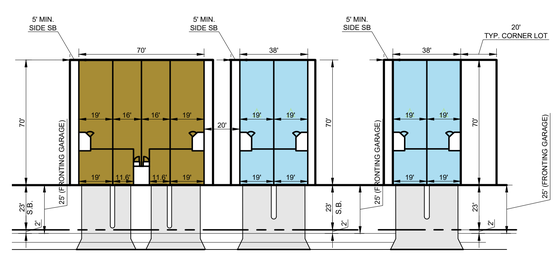
LOT SETBACKS:
FRONT: 23'
SIDE (BETWEEN UNIT): 20'
REAR: 10'
FRONT LOAD GARAGES: 25'
WETLAND BUFFER SETBACK: 15'
WATERFRONT SETBACK: 30'

BUFFERS:
ROADWAY BUFFER: 20'
GREENBELT BUFFER: 15'
WETLAND BUFFER: 30' (VARIABLE WIDTH BUFFER)



NOTES:

1. TREE REMOVAL/REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402, 511, 700, AND 701 OF THE LDC.
2. 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.
3. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED USE, GREY WATER IRRIGATION SYSTEMS AND /OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE FOR IRRIGATION WILL NOT BE ALLOWED.
5. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL 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 THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING FINAL SITE CONSTRUCTION PLAN REVIEW PROCESS.
6. 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 & TRAFFIC STANDARD MANUAL. THE DESIGN OF THESE FACILITIES WIL



4-UNIT TOWNHOME | 2-UNIT TOWNHOME | CORNER LOT

N

0 100 200 300
GRAPHIC SCALE 1"= 100'

NO.	DATE	REVISION DESCRIPTION	BY
1	2025-09	REVISE NOTES,BUFFERS, REMOVE OLD WETLAND	KGH
2	2026-01	ADD 10' P.U.E. ALONG 28TH ST CT E	KGH
3	2026-03	REMOVE 10' P.U.E. ALONG 28TH ST CT E	BTR
4	2026-04	REVISE NOTES ON SITE DATA, LOT SETBACKS	KGH

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-07
PROJECT VINYRD CR
DRAWING GDP
DRAWN KGH
CHECKED MM

GENERAL DEVELOPMENT PLAN
VINEYARD CREEK
MANATEE COUNTY, FLORIDA

MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

SCALE 1"=100'
VERTICAL DATUM NAVD88
SHEET 4 OF 4

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: 775100119 Property Size (acres or sq. ft.): 4.28 acres

Section: 07 Township: 34S Range: 18E TAZ: 5326

Print Name(s) of all Property Owners:

Manatee County

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)

   BEG AT THE SE COR OF THE NW1/4 OF SEC 7, TWN 34S, RNG 18E; TH N 00 DEG 01 MIN 15 SEC W ALONG THE E LN OF SD NW1/4, A DIST OF 1224.32 FT TO THE PT OF INTERSECTION OF SD E LN AND THE S R/W LN OF 28TH ST CT E; TH N 89 DEG 25 MIN 27 SEC W ALONG SD S R/W, A DIST OF 1104.32 FT; TH S 00 DEG 40 MIN 08 SEC W ALONG A LN LYING 1500 FT E OF THE W LN OF SD NW1/4, A DIST OF 560.08 FT TO A PT ON THE N LN OF THE S1/2 OF THE SE1/4 OF SD NW1/4; TH S 89 DEG 25 MIN 27 SEC E ALONG SD N LN, A DIST OF 188.07 FT; TH S 00 DEG 01 MIN 15 SEC E 662.39 FT TO A PT ON THE S LN OF SD NW1/4; TH S 89 DEG 21 MIN 21 SEC E ALONG SD S LN, A DIST OF 923.00 FT TO THE POB (1753/1719), LESS OR 1802/6661 DESC AS FOLLOWS: BEG AT SE COR OF NW1/4 OF SEC 7, TWN 34S, RNG 18E; TH N 00 DEG 01 MIN 15 SEC W, ALG E LN OF SD NW1/4, A DIST OF 663.49 FT; TH N 89 DEG 25 MIN 27 SEC W, PARALLEL TO AFOREMENTIONED N LN OF SE1/4 OF SD NW1/4 AND 580.80 FT THEREFROM, A DIST OF 923.0 FT; TH S 00 DEG 01 MIN 15 SEC E, 662.39 FT TO A PT ON S LN OF SD NW1/4; TH S 89 DEG 21 MIN 21 SEC E, ALG SD S LN, A DIST OF 923.0 FT TO POB; LESS OR 2196/2427 DESC AS FOLLOWS: A PARCEL OF LAND LYING IN SEC 7, TWN 34, RNG 18, BEING DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4, A DIST OF 663.49 FT FOR A POB; TH LEAVING SD E LN, N 89 DEG 21 MIN 11 SEC W, A DIST OF 1110.79 FT; TH N 00 DEG 47 MIN 27 SEC E, A DIST OF 560.80 FT; TH S 89 DEG 21 MIN 13 SEC E, A DIST OF 1104.24 FT TO A PT ON THE AFOREMENTIONED E LN OF THE NW 1/4; TH S 00 DEG 07 MIN 17 SEC W, ALG SD E LN, A DIST OF 560.83 FT TO THE POB; LESS AND EXCEPT: PARCEL 1: PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, LAURIS AT THE VILLAGES OF AVIGNON, A SUB IN SEC 7, TWN 34, RNG 18, DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4, A DIST OF 663.49 FT; TH N 60 DEG 01 MIN 41 SEC W, A DIST OF 865.31 FT FOR A POB; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 300.00 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 100.00 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 300.00 FT; TH S 00 DEG 38 MIN 49 SEC W, A DIST OF 100.00 FT TO THE POB; LESS AND EXCEPT: PARCEL 2: PROPOSED LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22 LAURIS AT THE

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VILLAGES OF AVIGNON, A SUB IN SEC 7, TWN 34, RNG 18, DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4 A DIST OF 663.49 FT; TH N 42 DEG 00 MIN 35 SEC W, A DIST OF 576.19 FT FOR A POB; AND THE PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RAD OF 151.90 FT, A CHORD BEARING OF N 88 DEG 35 MIN 55 SEC W, AND A CHORD LENGTH OF 4.00 FT; TH NWLY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 01 DEG 30 MIN 32 SEC, A DIST OF 4.00 FT; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 260.00 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 100.00 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 264.00 FT; TH S 00 DEG 38 MIN 49 SEC W, A DIST OF 100.05 FT TO THE POB; LESS AND EXCEPT: PARCEL 3: PROPOSED LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, AND 56, LAURIS AT THE VILLAGES OF AVIGNON, A SUB IN SEC 7, RNG 34, RNG 18, DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4 A DIST OF 663.49 FT; TH N 75 DEG 58 MIN 38 SEC W, A DIST OF 734.85 FT FOR A POB; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 300.00 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 203.80 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 300.00 FT; TH S 00 DEG 38 MIN 49 SEC W, A DIST OF 203.80 FT TO THE POB; LESS AND EXCEPT: PARCEL 4: PROPOSED LOTS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 57, 58, 59, 60, 61, 62, 63, 64, 65, AND 66 LAURIS AT THE VILLAGES OF AVIGNON, A SUB IN SEC 7, TWN 34, RNG 18, DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4, A DIST OF 663.49 FT; TH N 66 DEG 37 MIN 44 SEC W, A DIST OF 440.08 FT FOR A POB; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 264.00 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 203.80 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 264.00 FT; TH S 00 DEG 38 MIN 49 SEC W, A DIST OF 203.80 FT TO THE POB; LESS AND EXCEPT: PARCEL 5: PROPOSED LOTS 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, AND 82, LAURIS AT THE VILLAGES OF AVIGNON, A SUB IN SEC 7, TWN 34, RNG 18, DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4, A DIST OF 663.49 FT; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 549.92 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 20.00 FT FOR A POB; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 414.00 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 100.00 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 414.00 FT TH S 00 DEG 38 MIN 49 SEC W, A DIST OF 100.00 FT TO THE POB; SUBJ TO AND TOGETHER WITH EASMNTS DESC IN OR 2196/2431; ALSO LESS OR 2202/6487 DESC AS FOLLOWS: A PARCEL OF LAND LYING IN SEC 7, TWN 34, RNG 18; BEING DESC AS FOLLOWS: PROPOSED LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 LAURIS AT THE VILLAGES OF AVIGNON, A SUB IN SEC 7, TWN 34, RNG 18, DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4, A DIST OF 663.49 FT; TH N 42 DEG 00 MIN 35 SEC W, A DIST OF 576.19 FT FOR A POB; AND THE PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RAD OF 151.90 FT, A CHORD BEARING OF N 88 DEG 35 MIN 55 SEC W, AND A CHORD LENGTH OF 4.00 FT; TH NWLY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 01 DEG 30 MIN 32 SEC, A DIST OF 4.00 FT; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 260.00 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 100.00 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 264.00 FT; TH S 00 DEG 38 MIN 49 SEC W, A DIST OF 100.05 FT TO THE POB; TOGETHER WITH: AN ACCESS AND UTILITIES EASMNT AS REC IN OR 2196/2431, OVER THE FOLLOWING DESC LAND: A PARCEL OF LAND LYING IN SEC 7, TWN 34, RNG 18; BEING DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4, A DIST OF 663.49 FT; TH N 72 DEG 25 MIN 53 SEC W, A DIST OF 412.28 FT FOR A POB; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 620.49 FT TO THE PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RAD OF 75.00 FT, A CHORD BEARING OF N 44 DEG 21 MIN 11 SEC W, A CHORD LENGTH OF 106.07 FT, AND A C/A OF 90 DEG 00 MIN 00 SEC; TH NWLY ALG THE ARC OF SD CURVE, A DIST OF 117.81 FT; TH N 00 DEG 38 IN 49 SEC, A DIST OF 153.80 FT TO THE PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RAD OF 25.00 FT, A CHORD BEARING OF N 38 DEG 30 MIN 46 SEC W, A CHORD LENGTH OF 31.57 FT, AND A C/A OF 78 DEG 19 MIN 09 SEC; TH NWLY ALG THE ARC OF SD CURVE, A DIST OF 34.17 FT; TH N 00 DEG 47 MIN 27 SEC E, A DIST OF 50.52 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 355.30 FT TO THE PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RAD OF 25.00 FT, A CHORD BEARING OF N 45 DEG 38 MIN 49 SEC E, A CHORD LENGTH OF 35.36 FT, AND A C/A OF 90 DEG 00 MIN 00 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.27 FT; TH N 00 DEG 38 MIN 49 SEC E, A

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DIST OF 112.00 FT TO A PT ON THE SLY R/W LN OF 26TH ST E; TH S 89 DEG 21 MIN 13 SEC E, ALG SD SLY R/W LN,A DIST OF 50.00 FT; TH LEAVING SD SLY R/W LN, S 00 DEG 38 MIN 49 SEC W, A DIST OF 112.00 FT TO THE PT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RAD OF 25.00 FT, A CHORD BEARING OF S 44 DEG 21 MIN 11 SEC E, A CHORD LENGTH OF 35.36 FT, AND A C/A OF 90 DEG 00 MIN 00 SEC; TH SELY ALG THE ARC OF SD CURVE, A DIS TOF 39.27 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 260.00 FT TO THE PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RAD OF 151.90 FT, A CHORD BEARING OF S 00 DEG 38 MIN 49 SEC W, A CHORD LENGTH OF 303.80 FT, AND A C/A OF 180 DEG 00 MIN 00 SEC; TH SLY ALG THE ARC OF SD CURVE, A DIST OF 477.21 FT TO THE POB; LESS AND EXCEPT: A PARCEL OF LAND LYING IN SEC 7, TWN 34, RNG 18, BEING DESC AS FOLLOWS: COM AT THE SE COR OF THE NW 1/4 OF SEC 7, TWN 34, RNG 18; TH N 00 DEG 01 MIN 34 SEC E, ALG THE E LN OF SD NW 1/4 A DIST OF 663.49 FT; TH N 72 DEG 25 MIN 53 SEC W, A DIST OF 412.28 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 50.00 FT FOR A POB; TH N 89 DEG 21 MIN 11 SEC W, A DIST OF 620.49 FT TO THE PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RAD OF 245.00 FT, A CHORD BEARING OF N 44 DEG 21 MIN 11 SEC W, A CHORD LENGTH OF 35.36 FT, AND A C/A OF 90 DEG 00 MIN 00 SEC; TH NWLY ALG THE AR COF SD CURVE, A DIST OF 39.27 FT; TH N 00 DEG 38 MIN 49 SEC E, A DIST OF 153.80 FT TO THE PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RAD OF 25.00 FT, A CHORD BEARING OF N 45 DEG 38 MIN 49 SEC E, A CHORD LENGTH OF 35.36 FT AND A C/A OF 90 DEG 00 MIN 00 SEC TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.27 FT; TH S 89 DEG 21 MIN 11 SEC E, A DIST OF 620.49 FT TO THE PT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RAD OF 101.90 FT, A CHORD BEARING OF S 00 DEG 38 MIN 49 SEC W, A CHORD LENGTH OF 203.80 FT AND A C/A OF 180 DEG 00 MIN 00 SEC; TH SLY ALG THE ARC OF SD CURVE, A DIST OF 320.13 FT TO THE POB PI#7751.0011/9

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.

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Affix Signatures of All Property Owner(s)/Agent(s):

(Signature) Charlie Bishop, County Administrator — (Date) 6/18/25

(Signature) — (Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June (month) 2025 (year), by Charlie Bishop (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

LESLIE E. SILVERSTEIN
MY COMMISSION EXPIRES
JUNE 22, 2025
#HH 096154
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Leslie Silverstein
Signature of Notary Public – State of Florida

Leslie E. Silverstein
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)

VINEYARD CREEK

MANATEE COUNTY GENERAL DEVELOPMENT PLAN ENVIRONMENTAL NARRATIVE

July 2025

Prepared for:
SIMPLYDWELL HOMES, LLC
5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

Prepared by:
KIMLEY-HORN
1800 SECOND STREET, SUITE 900
SARASOTA, FL 34236

INTRODUCTION

The Vineyard Creek project area is approximately 29.20 acres in size and is located southwest of the intersection of 28th Street Court East and 24th Avenue East in Section 07, Township 34 South, Range 18 East, Manatee County, as depicted on the attached Location Map and USGS Quad Map.

The subject parcel is comprised mainly of disturbed lands which were historically used for agriculture. Upland habitats include open land and disturbed Brazilian pepper habitat. Wetland and other surface water habitats observed onsite include exotic wetland hardwoods, ponds, and ditches. Please refer to the attached FLUCCS Map for the locations of habitats within the subject parcel.

The following report addresses items found in the Manatee County Land Development Code (LDC) Chapter 706 pertaining to wetland and upland habitats on land proposed for rezoning and General Development Plan (GDP) approval.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the NRCS Web Soil Survey for Manatee County, Florida and documentation of the soil characteristics on site.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species

EXISTING CONDITIONS

The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999).

Upland Descriptions

Open Land (FLUCCS 190)

The eastern portion of the property is primarily open land with two abandoned townhome structures located near the northeast corner. Vegetation within this area consists primarily of bahia grass (*Paspaum notatum*) and cogon grass (*Imperata cylindrica*), with scattered pockets of Brazilian pepper (*Schinus terebinthifolia*) and cabbage palm (*Sabal palmetto*).

Brazilian Pepper (FLUCCS 422)

The western portion of the project area is primarily Brazilian pepper growth. Vegetation within this area is dominated by Brazilian pepper (*Schinus terebinthifolia*) and also contains live oak (*Quercus virginiana*), carrot wood (*Cupaniopsis anacardioides*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), red cedar (*Juniperus virginiana*), and American elm (*Ulmus americana*). The understory and groundcover consist of cogon grass (*Imperata cylindrica*), Caesar weed (*Urena lobata*), ragweed (*Ambrosia spp.*), Chinese tallow (*Triadica sebifera*), greenbriar (*Smilax spp.*), air potato (*Dioscorea bulbifera*), and wild coffee (*Psychotria nervosa*).

Wetland Descriptions

Exotic Wetland Hardwoods (FLUCCS 619)

Vegetation within exotic hardwood wetlands observed onsite consists of a canopy dominated by

Brazilian pepper (*Schinus terebinthifolia*) with Carolina willow (*Salix caroliniana*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), and cabbage palm (*Sabal palmetto*). The understory and groundcover strata include button bush (*Cephalanthus occidentalis*), rattlebox (*Sesbania spp.*), burn weed (*Erechtites hieraciifolius*), white vervain (*Verbana* urticifolia), West Indian marsh grass (*Hymenachne amplexicaulis*), and Cuban bulrush (*Cyperus blepharoleptos*).

Reservoirs less than 1 Acre (FLUCCS 534)
The excavated ponds located within the project area are mostly open water and devoid of vegetation.

Agricultural Ditches (FLUCCS 510)
There are several ditches located within the project area that are mostly devoid of vegetation.

LISTED SPECIES
Kimley-Horn has reviewed the subject property for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in June 2025.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of Florida Native Areas Inventory (FNAI), U.S. Fish and Wildlife Service (USFWS), and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

In addition to the database searches, scientists with Kimley-Horn have performed numerous field surveys of the project. The most recent field survey was conducted by Jeb King in June 2025. No protected species were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

FNAI Biodiversity Matrix
In addition to the previously listed species evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare animals in the vicinity of the project area. The most “likely” species to occur in the vicinity of the project as listed by FNAI (Matrix Units 26837 and 27113) is the Wood Stork (*Mycteria americana*).

The table below lists both the species that are likely and or have a potential to utilize the project area, and results of the preliminary and updated surveys.

Common Name	Scientific Name	Federal/ State Status	Likelihood of Occurrence	Results of Updated Survey
Bald Eagle	*Haliaeetus leucocephalus*	Migratory Bird/X	Potential (FWS)	No nests identified by FWCC or during site visit
Wood Stork	*Mycteria americana*	E/T	Likely (FNAI)	Not observed
Gopher Tortoise	*Gopherus polyphemus*	X/T	Potential (FNAI)	No active burrows identified
Eastern Indigo	*Drymarchon couperi*	T/T	Potential (FNAI)	Not observed
Crested Caracara	*Caracara cheriway*	T/T	Potential (FWS)	Not observed

Bald Eagle (*Haliaeetus leucocephalus*)
A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nest is located within 660 feet of the parcel. The nearest FWC documented bald eagle nest (MN825) is located approximately 2.3 miles east of the project area. The subject parcel is not within any bald eagle nest protection zones. Should a bald eagle nest be located within 660 feet of the project area, the appropriate USFWS consultation will be needed, and permits acquired, if necessary.

Wood Stork (*Mycteria americana*) and Wading Birds
Wood storks inhabit hardwood swamps, sloughs, mangroves, and cypress wetlands, feeding on small fish, crayfish, and small vertebrates. Breeding occurs from late November to early March, where individuals nest in colonies often consisting of 100 to 500 nests constructed in trees situated in standing water. The wood stork is listed as “Endangered” by the USFWS. There is no evidence of breeding or foraging occurring within the project area. The project is within the Core Foraging Area (CFA) of the Ayers Point rookery located approximately 2.90 miles northwest of the project area at the mouth of Braden River. Should wood storks be observed within 0.47 miles of the project area, the appropriate USFWS consultation will need to occur, and permits acquired, if necessary.

Gopher Tortoise (*Gopherus polyphemus*)
Kimley-Horn scientists conducted a preliminary survey of the potential gopher tortoise habitat in June 2025. During this survey no evidence of Gopher Tortoise or burrows was observed onsite. If potentially occupied burrows are identified, Kimley-Horn recommends a 100 percent survey of suitable habitat to be conducted ninety (90) days prior to construction and land clearing within the project area. Should any gopher tortoise burrows be found in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area. Manatee County will be copied on any permits necessary for this project.

Kimley»Horn

Eastern Indigo Snake (*Drymarchon couperi*)
The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) in order to prevent any adverse impacts to this species.

Crested Caracara (*Caracara cheriway*)
The Florida population of crested caracara inhabits dry or wet prairie areas with scattered cabbage palms (Sabal palmetto). Breeding occurs from September to April and nests are constructed in the tops of shrubs or trees. The crested caracara is listed as "Threatened" by both the FWS and FWC. No evidence of this species foraging or nesting within any of the onsite habitats was observed within or adjacent to the project area during field reviews and no suitable nesting habitat was observed on the site.

PROPOSED CONDITIONS
Please see the General Development Plan (GDP) for the proposed conditions of the project prepared by Morris Engineering.

Other Surface Water Impacts
In total, the project proposes to impact 2.16 acres of excavated surface water ditches and ponds. Impacts to these surface water features do not require avoidance and minimization pursuant to F.A.C. 62-330.051. Additionally, surface water ditches and ponds excavated from uplands do not require avoidance, minimization, or mitigation pursuant to the SWFWMD ERP Applicant's Handbook Section 10.2.2.

Wetland Buffers
25' average and 15' minimum wetland buffers are proposed for preserved wetlands within the project area in their post-development state as shown on the GDP consistent with the requirements of the SWFWMD ERP Applicant's Handbook Section 10.2.7.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me.

Sincerely,

Chris Kennedy
Environmental Scientist

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

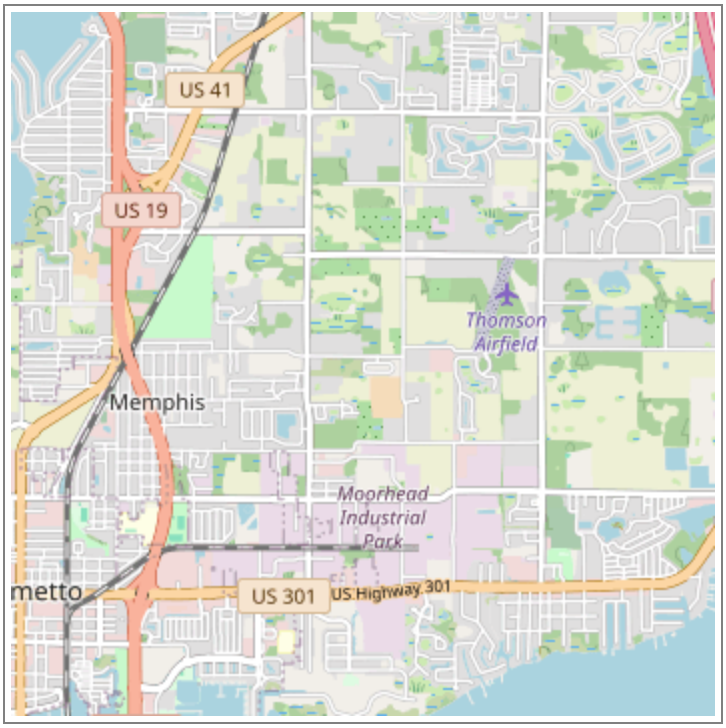
UNOFFICIAL REPORT

Created 6/12/2025

(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 2 Matrix Units: 24174 , 24431



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: 24174

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 24431

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 24174 , 24431

12 **Potential** Elements Common to Any of the 2 Matrix Units

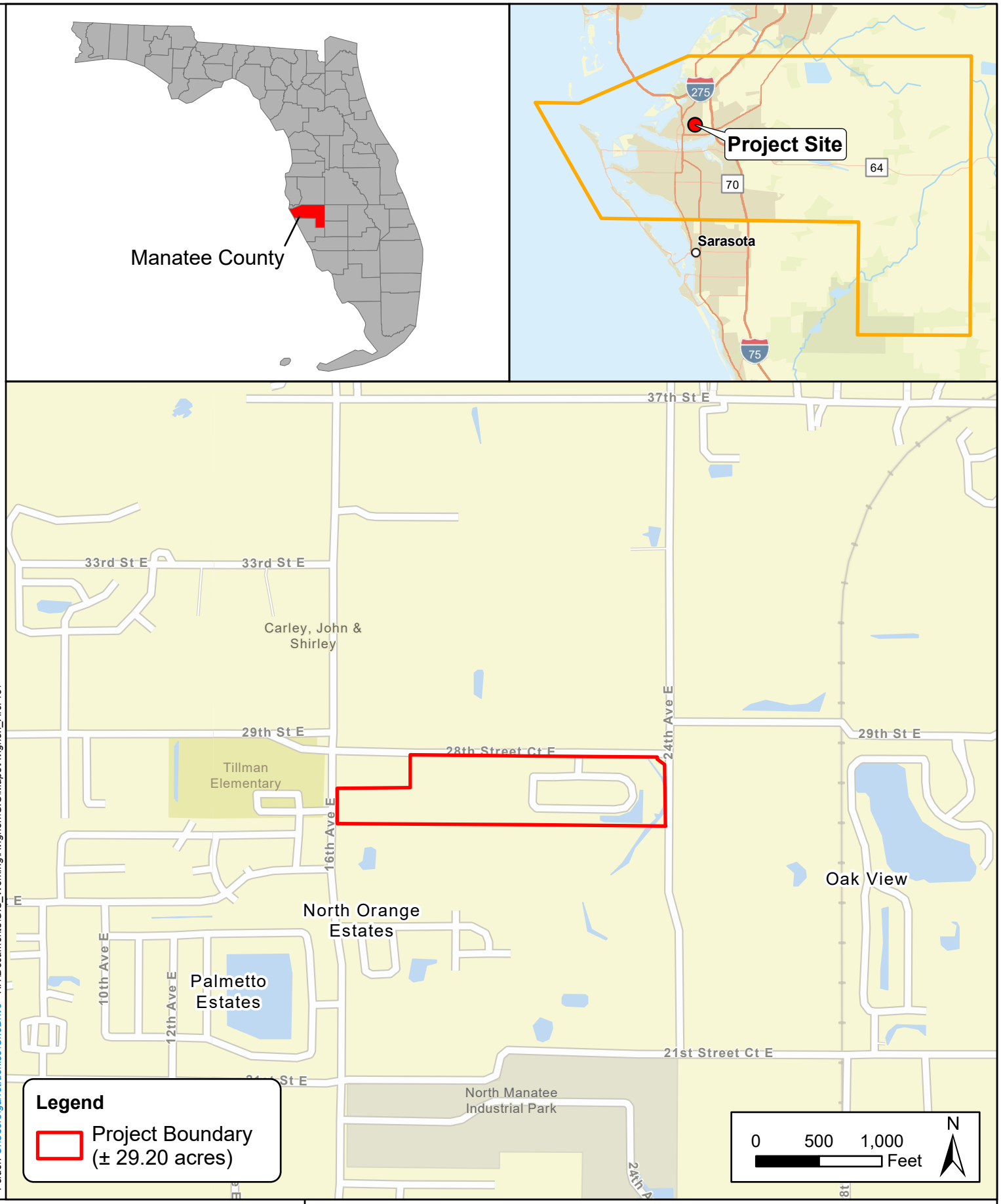
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Forestiera godfreyi Godfrey's swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	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.



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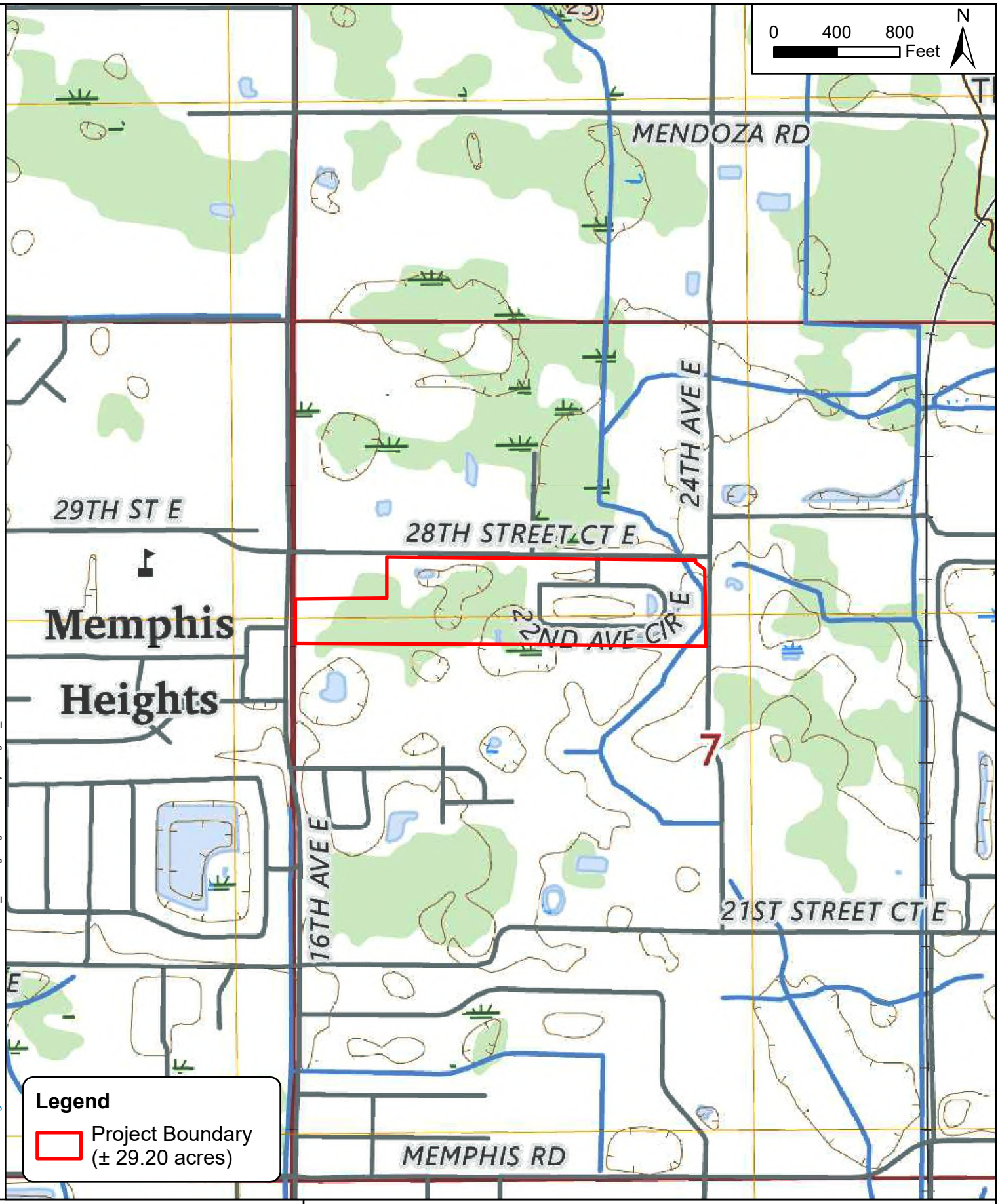
Phone (941) 379 - 7600
www.kimley-horn.com

Project Location Map

Vineyard Creek
Manatee County, Florida

1 IN = 1,000 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 1



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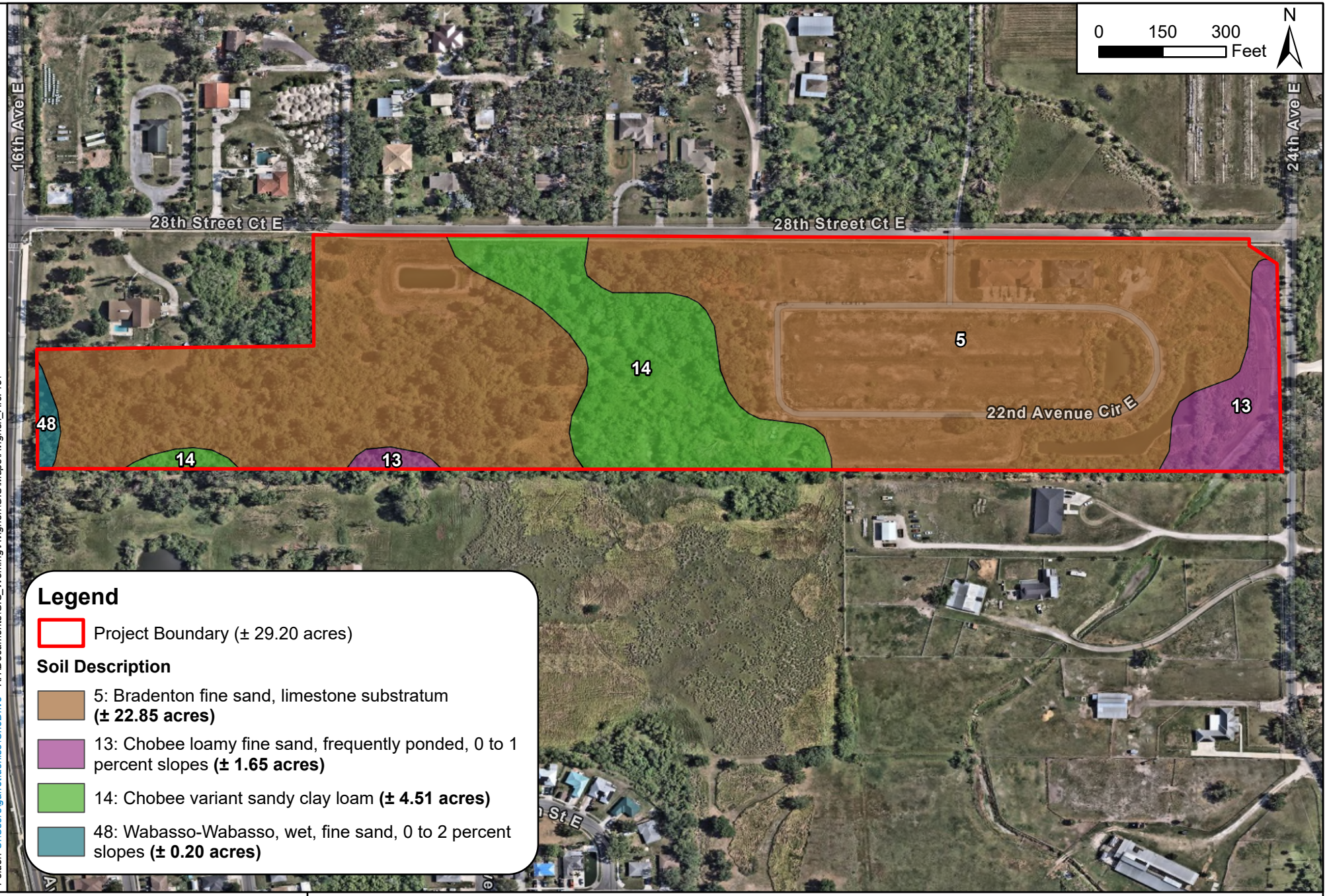
USGS Quadrangle Map

Vineyard Creek
Manatee County, Florida

1 IN = 800 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 2



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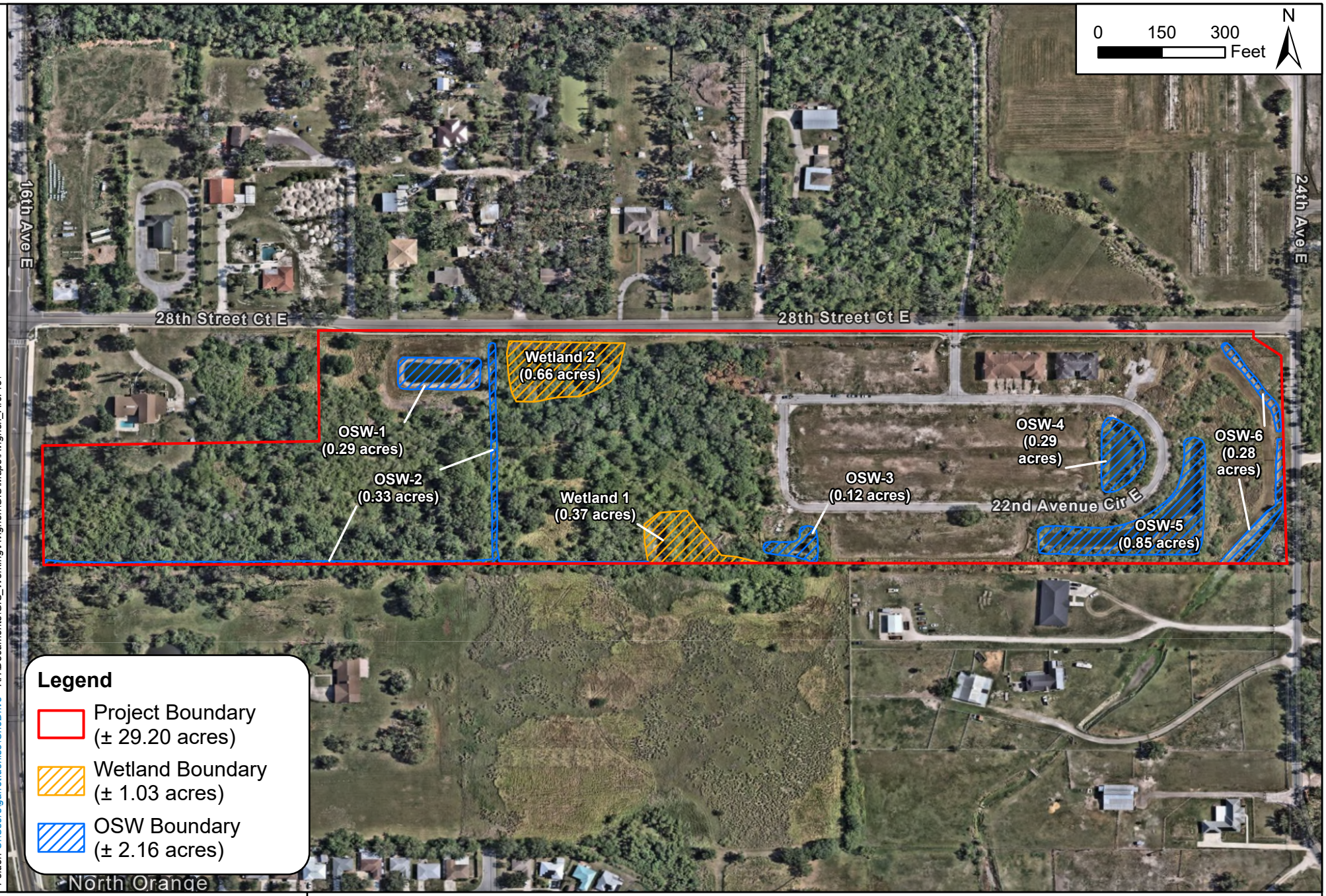
NRCS Soils Classification Map

Vineyard Creek
Manatee County, Florida

1 IN = 300 FT	*PROJECT NUMBER: 048119299*	*JUNE 2025*	*FIGURE 3*



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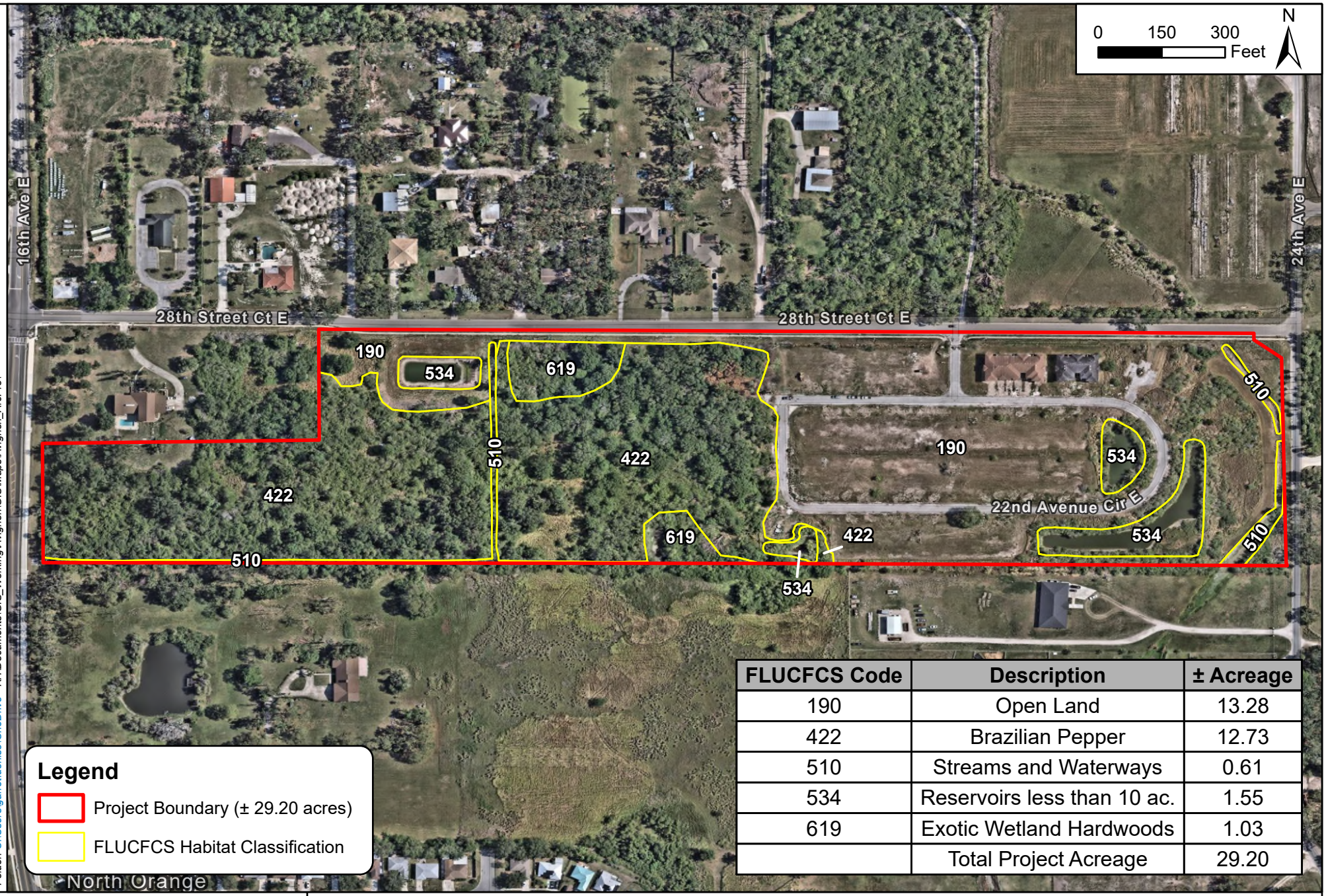
Wetland & OSW Map

Vineyard Creek
Manatee County, Florida

1 IN = 300 FT	*PROJECT NUMBER: 048119299*	*JUNE 2025*	*FIGURE 6*



FLUCFCS Code	Description	± Acreage
190	Open Land	13.28
422	Brazilian Pepper	12.73
510	Streams and Waterways	0.61
534	Reservoirs less than 10 ac.	1.55
619	Exotic Wetland Hardwoods	1.03
	Total Project Acreage	29.20

Legend

Project Boundary (± 29.20 acres)

FLUCFCS Habitat Classification

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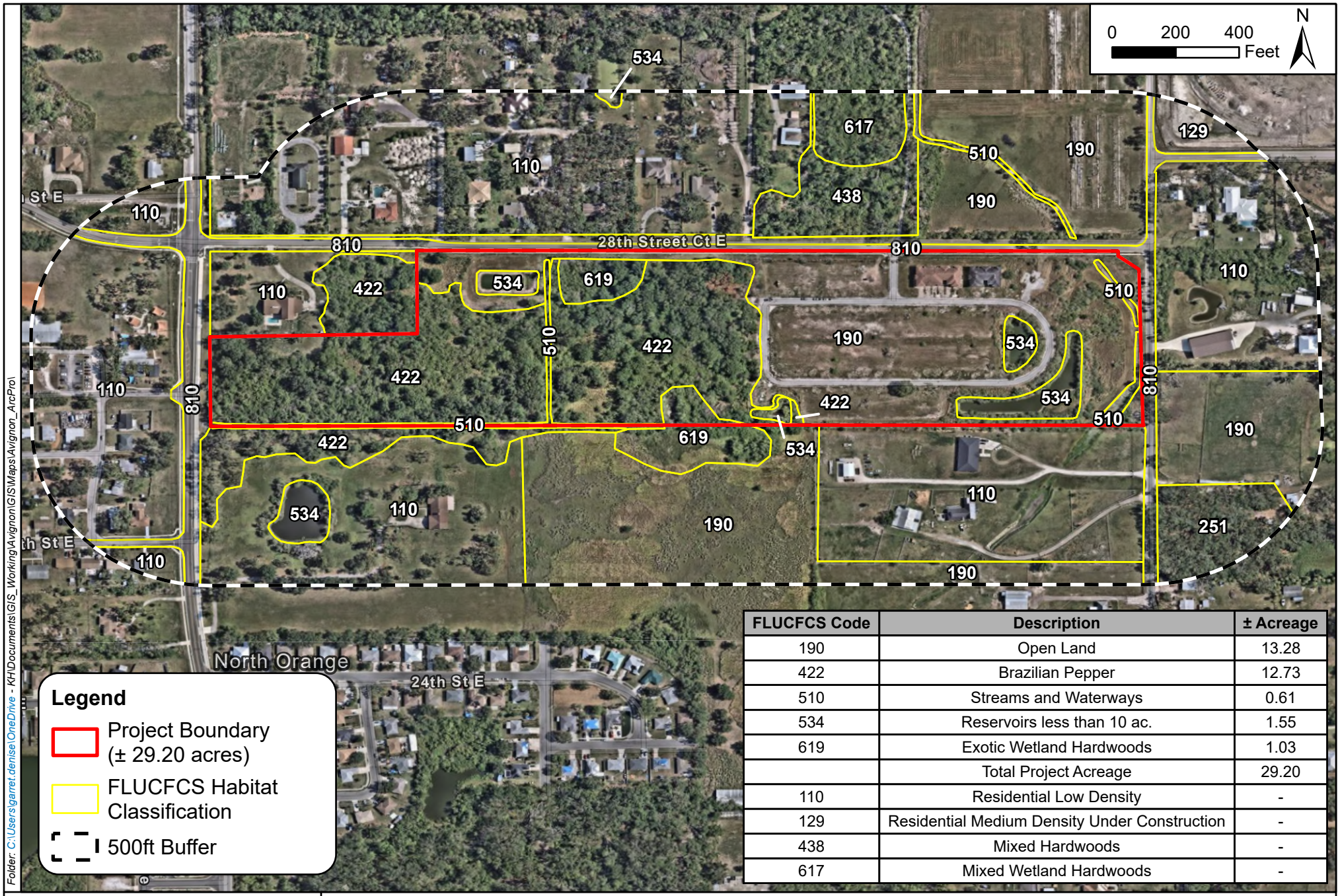
Florida Land Use Covers & Forms Classification System Map

Vineyard Creek
Manatee County, Florida

1 IN = 300 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 4



FLUCFCS Code	Description	± Acreage
190	Open Land	13.28
422	Brazilian Pepper	12.73
510	Streams and Waterways	0.61
534	Reservoirs less than 10 ac.	1.55
619	Exotic Wetland Hardwoods	1.03
	Total Project Acreage	29.20
110	Residential Low Density	-
129	Residential Medium Density Under Construction	-
438	Mixed Hardwoods	-
617	Mixed Wetland Hardwoods	-

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Florida Land Use Covers & Forms Classification System Map within 500ft

Vineyard Creek
Manatee County, Florida

1 IN = 400 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 5

School District of Manatee County

School Report

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:**	Elizabeth Shulman
Project Name:	Vineyard Creek	**Fee:**	$ 650.00
Application Type:	General Development Plan w/ Rezone (Public Hearing)	**Date:**	08/25/25
Record Number:	PLN2508-0052	**SSA:**	1
Project Number:	PDR-25-16(Z)(G)	**Acres:**	29.20
Address/PIN:	2701 24th Ave E, Palmetto 34221	**Version:**	CR-V1

Overview

The applicant has requested approval of a Rezone with General Development Plan from Agriculture-Suburban (A-1) & Residential Single Family-1 (RSF-1) to Planned Development Residential (PDR) containing 204 townhome dwelling units with a proposed Future Land Use Category, Residential-9 (RES-9) that allows 9 dwelling units an acre.

School District notes that applicant has submitted a Comprehensive Plan Map Amendment request from Residential-3 (RES-3) to Residential-9 (RES-9) development application (PLN2508-0053) running concurrently on the 29.20 acres.

The proposed rezone could increase the number of dwelling units by 234 with a projected increase of 20 elementary students, an increase of 9 middle students, and an increase of 17 high school students for a total increase of 44 students. **Note: Rounding differences may occur.**

The proposed rezone with General Development Plan with applicant's voluntary limitation of a maximum of 204 townhome dwelling units could generate a projected 44 total students. **Note: Rounding differences may occur.**

Projected Students

Proposed Rezone	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A-1/RSF-1 ***Existing***	29.20	1.00	29	3	1	2	6
PDR (RES-9) ***Proposed***	29.20	9.00	263	23	10	17	50
Total Increase:		8.00	234	20	9	15	44
Proposed General Development Plan w/ Voluntary Limitations							
PDR (RES-9)	29.20	6.99	204	18	8	13	39
Total Increase:		**5.99**	**175**	**15**	**7**	**11**	**33**

ISSUES

None at this time.

CONDITIONS

None at this time.

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.

2025-26 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.
- Blackburn Elementary
- Lincoln Memorial Middle
- Palmetto High School

Sidewalks and Bicycle Paths

The development **is** located within the two-mile walking radius of an existing zoned middle school. Middle school students residing at this development **will not** qualify for bussing.

The development **is not** located within the two-mile walking radius of an existing zoned elementary and high school. Elementary 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.

Sidewalk needs will be evaluated when a more detailed site plan is submitted.

- Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school.

- Land Development Code Section 1001.6 provides sidewalks may be constructed to extend a maximum distance of 1,000 feet beyond the outer limits of the proposed development to connect to existing sidewalks in the interest of safety and to extend sidewalks to existing or proposed attractors.

- Land Development Code Section 1001.6 requires pedestrian ways to provide circulation or access to schools and within 1,500 feet of a transit route to encourage pedestrian and transit intermodal travel.

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.

Crosswalk needs will be evaluated when a more detailed site plan is submitted.

Transportation, Bus Stops, and Bus Shelters

The development **is not** located within the two-mile walking radius of an existing zoned elementary and high school. At this time, the School District intends to utilize existing bus stops as 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: 8/25/2025
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: Vineyard Creek

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
Almena Properties, LLC	100%

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____
(Applicant): Jason Frost

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of August (month), 2025 (year), by Jason Frost (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Public State of Florida
Kathryn A. Pignatelli
My Commission HH 625484
Expires 4/25/2029

Kathryn A. Pignatelli
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

Kimley»Horn

PUBLIC NOTICE

Vineyard Creek In-Person Neighborhood Workshop

SimplyDwell Homes, LLC ("Applicant"), a subsidiary of Neal Communities, and their consulting planners and engineers will be hosting an in-person neighborhood workshop to present and discuss the proposed development known as "Vineyard Creek." This proposal includes a request for a Comprehensive Plan Amendment and Rezoning to allow for the development of 204 residential units on approximately 29.84 acres, resulting in a proposed density of 6.83 units per acre. Ten (10) percent of the units are anticipated to be provided as workforce housing. The project site is located at 2835 22nd Avenue Circle East, Palmetto, FL 34221 ("Property"). The Property is generally located southwest of the intersection of 28th Street Court East and 24th Avenue East, north of US 301 North and west of I-75.

The workshop presentation will begin at 6:00 PM on November 4, 2025 with an opportunity to ask questions following the presentation. Please join us in-person:

James Tillman Elementary School
1415 29th St E, Palmetto, FL 34221

This is not public hearing. Notices will be provided in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners. The purpose of this workshop is for the Applicant to present the proposed petition(s) to neighbors and to solicit suggestions/questions associated with the following petition(s):

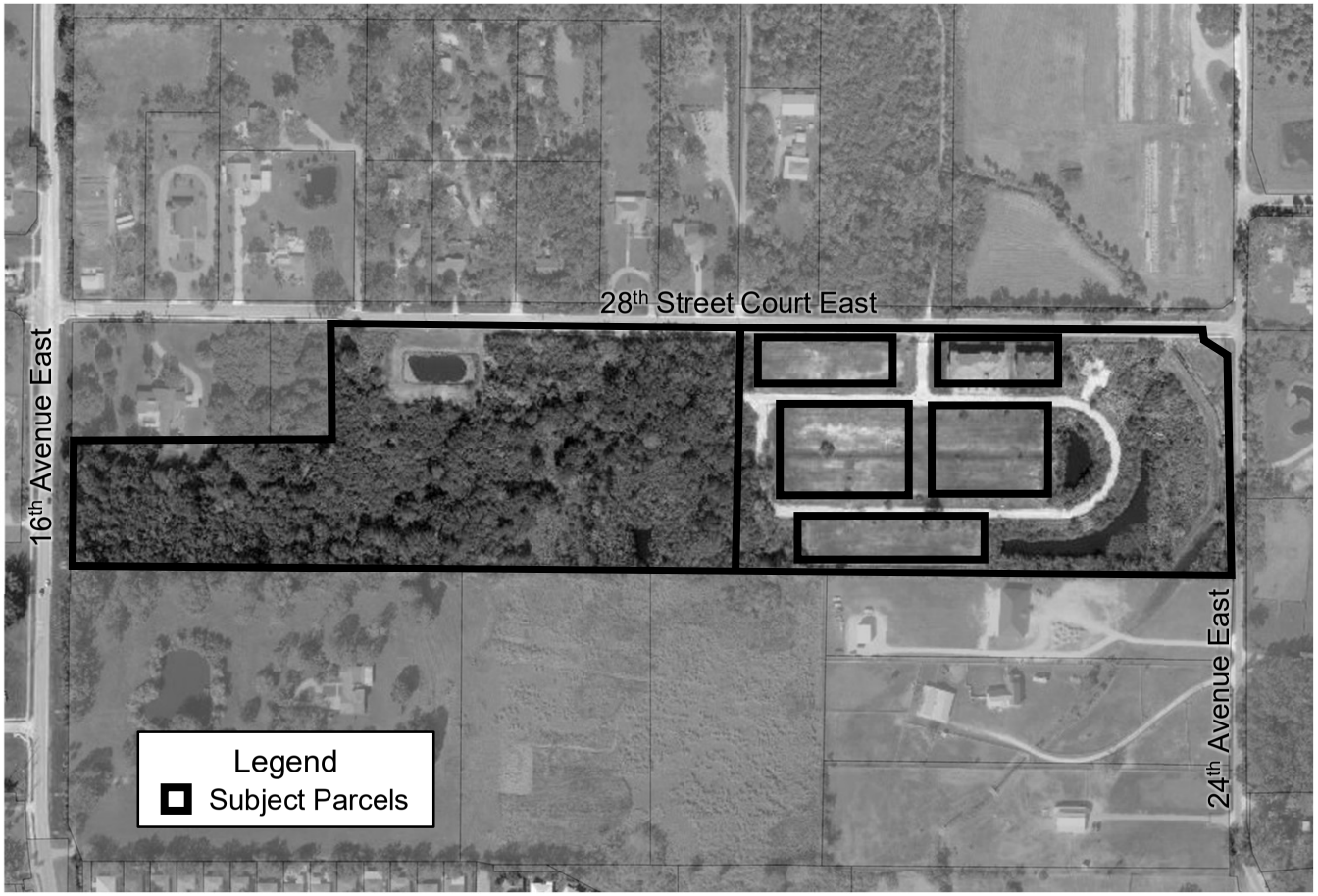
- Comprehensive Plan Amendment: RES-3 to RES-9
- Rezone with General Development Plan: A-1 and RSF-1 to PD-R

The eastern ± 14.26 acres of the Property are currently zoned as Planned Development – Residential (PD-R). In 2006, Manatee County approved a rezone from Agricultural Suburban (A-1) to PD-R and an 82-unit residential Preliminary Site Plan through Ordinance PDR-05-66(Z)(P). The Preliminary Site Plan has since expired. The parcel to the west is zoned as both A-1 and Residential Single Family-1 (RSF-1). The Property currently contains two (2) vacant residential structures that are proposed to be demolished.

For more information, please contact Philip G. DiMaria Jr., AICP, CNU-A at 941.379.7600 or Philip.DiMaria@Kimley-Horn.com. Interested parties 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: 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.

This notice is given pursuant to Manatee County Ordinance No. 15-17, the Manatee County Land Development Code, Section 312.6 & 312.7. This is a notice of establishment or change of a regulation affecting the use of land in unincorporated Manatee County.


16th Avenue East
28th Street Court East
24th Avenue East
Legend
Subject Parcels

16th Avenue East

16th Avenue East

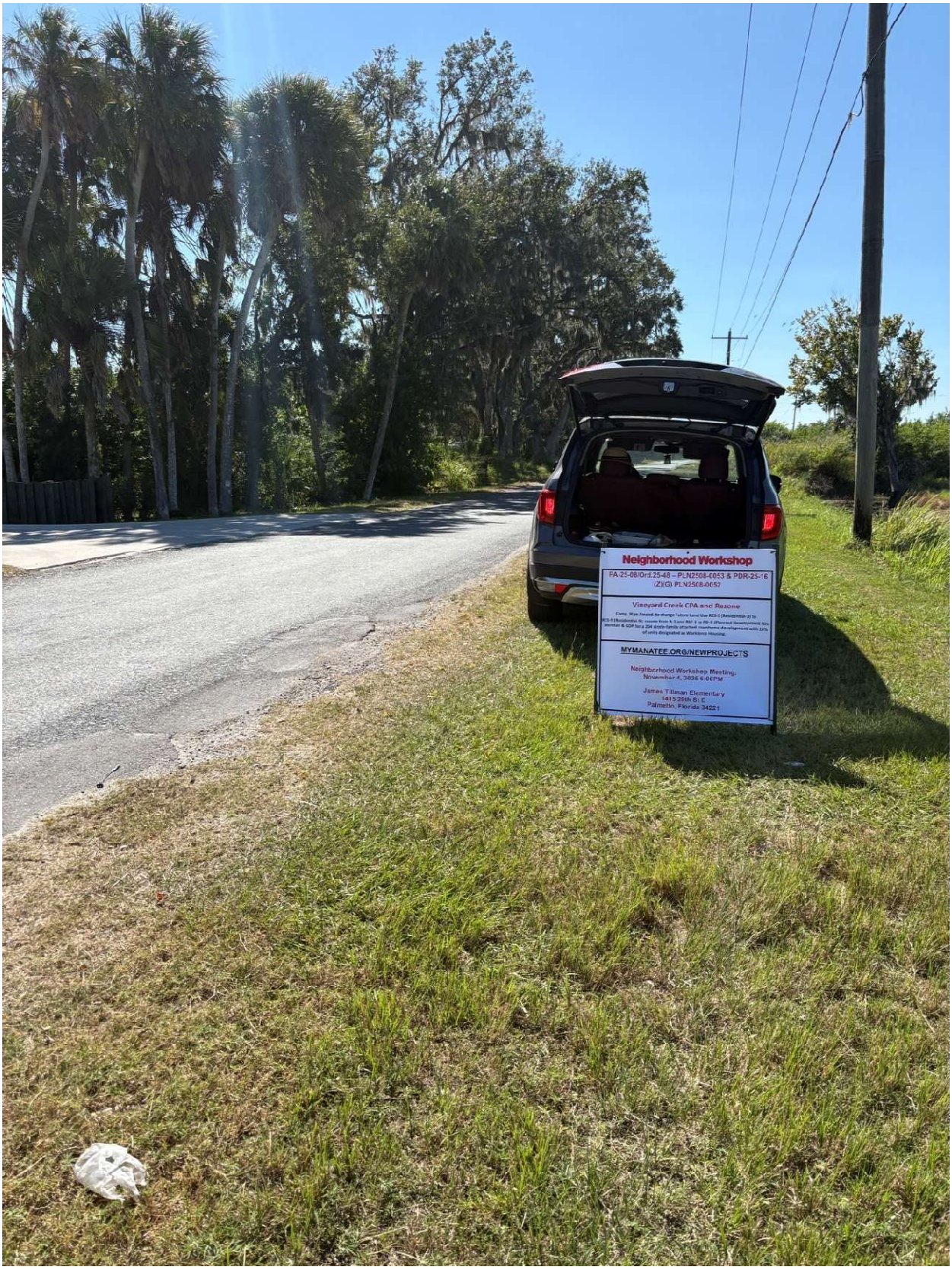
28th Street Court East

28th Street Court East

28th Street Court East

24th Avenue East

24th Avenue East



Vineyard Creek

Neighborhood Workshop

November 4, 2025
6:00 PM

About Us

THE APPLICANT

Ivory Matthews
SimplyDwell Communities, LLC

CONSULTANTS

Philip DiMaria, AICP, CNU-A
Kimley-Horn and Associates, Inc.

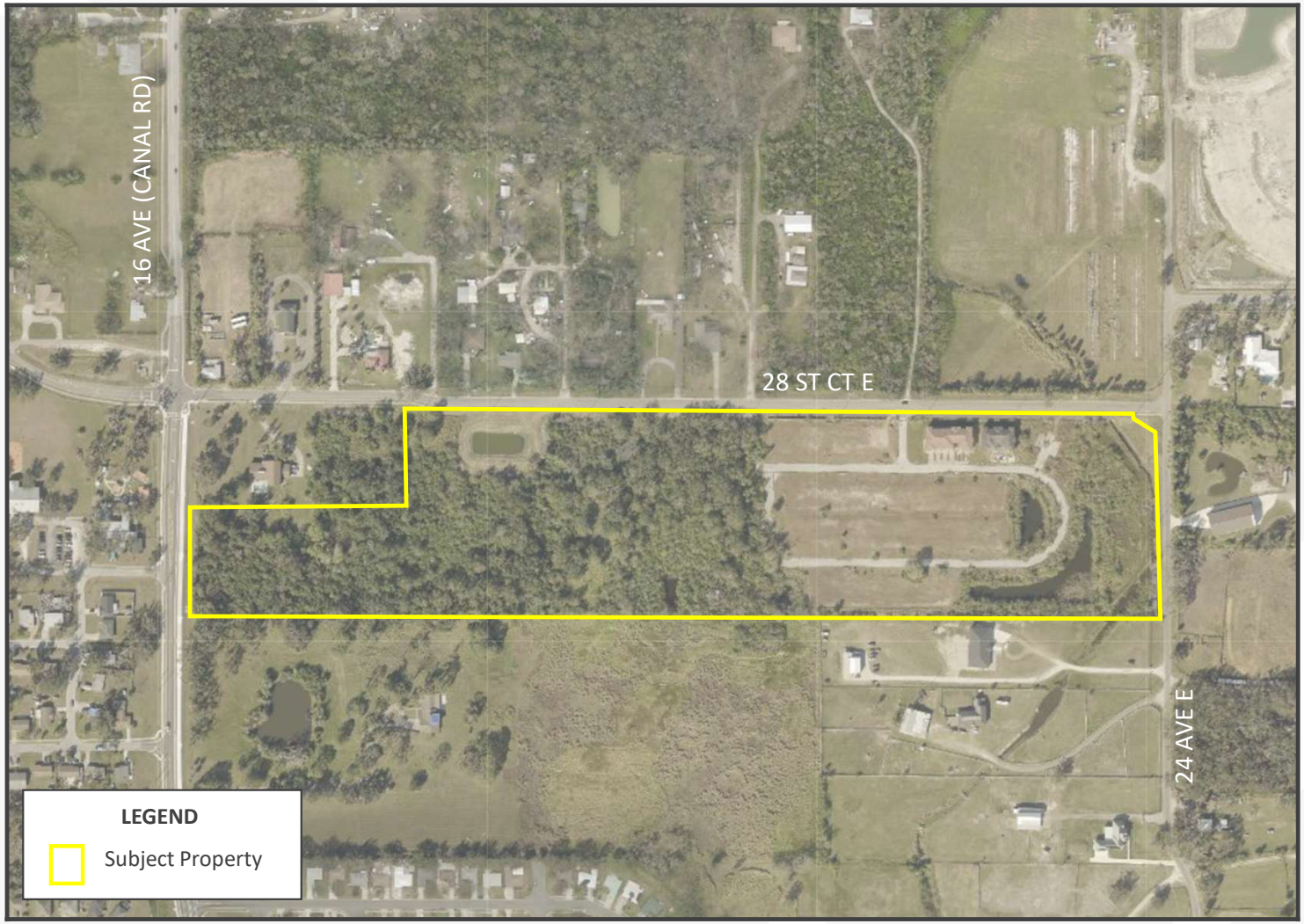
Chris Kennedy
Kimley-Horn and Associates, Inc.

Taylor DiPietro
Kimley-Horn and Associates, Inc.

Becca Bond, P.E., AICP
Kimley-Horn and Associates, Inc.

Matt Morris, P.E.
Morris Engineering and Consulting, LLC

Subject Property



Summary of Request

Proposed Use: 204 single family attached townhome units on ±29.84 acres (6.83 DU/acre).

Comprehensive Plan Amendment and Zoning Atlas Amendment with an associated General Development Plan (GDP):

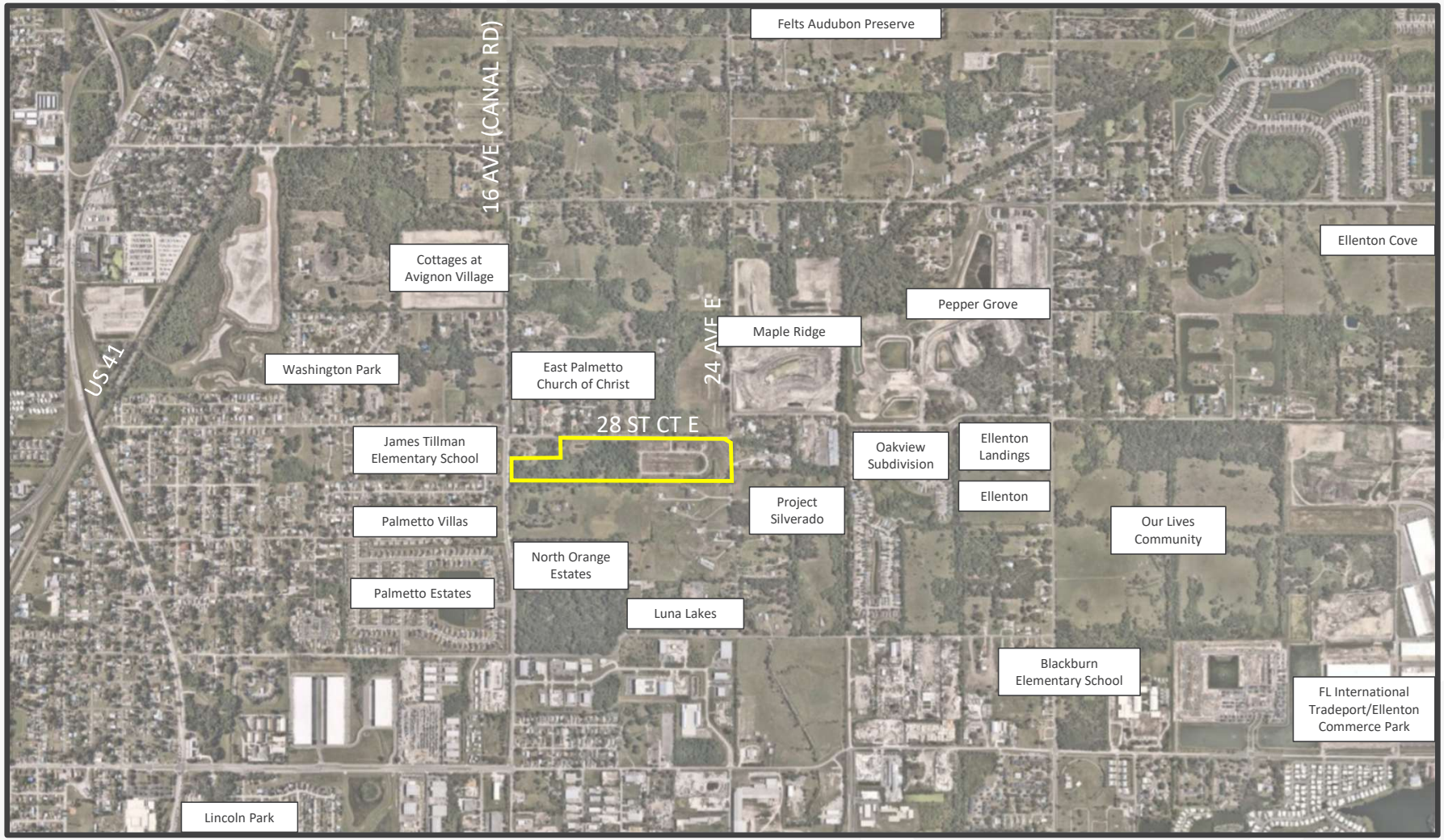
- Comprehensive Plan Amendment:
  Residential-3 (RES-3) to Residential-9 (RES-9)

- Rezone:
  Agricultural Suburban (A-1) (±2.23 acres) and Residential Single Family-1 (RSF-1) (±13.18 acres) to Planned Development - Residential (PD-R)

Property History

- Eastern ± 14.26 acres of the property are currently zoned as PD-R.
- Rezoned from A-1 to PD-R in 2006 with a Preliminary Site Plan (Ordinance PDR-05-66(Z)(P)) that has since expired.
- Site was partially developed until Great Recession resulted in project abandonment.
- Property currently contains two (2) vacant residential structures that will be demolished by the Applicant.

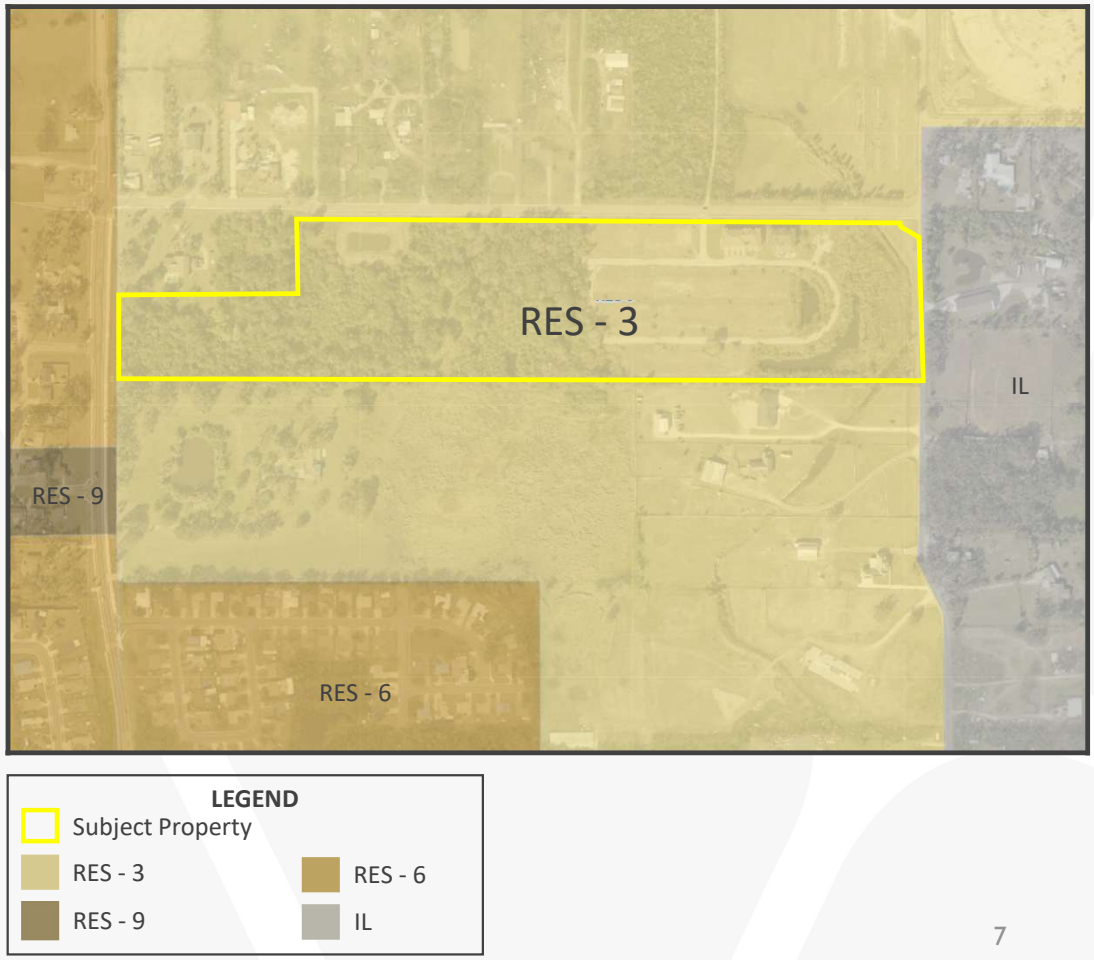
Community Context



Subject Property

Existing Future Land Use:

Residential – 3 DU/acre (RES-3)

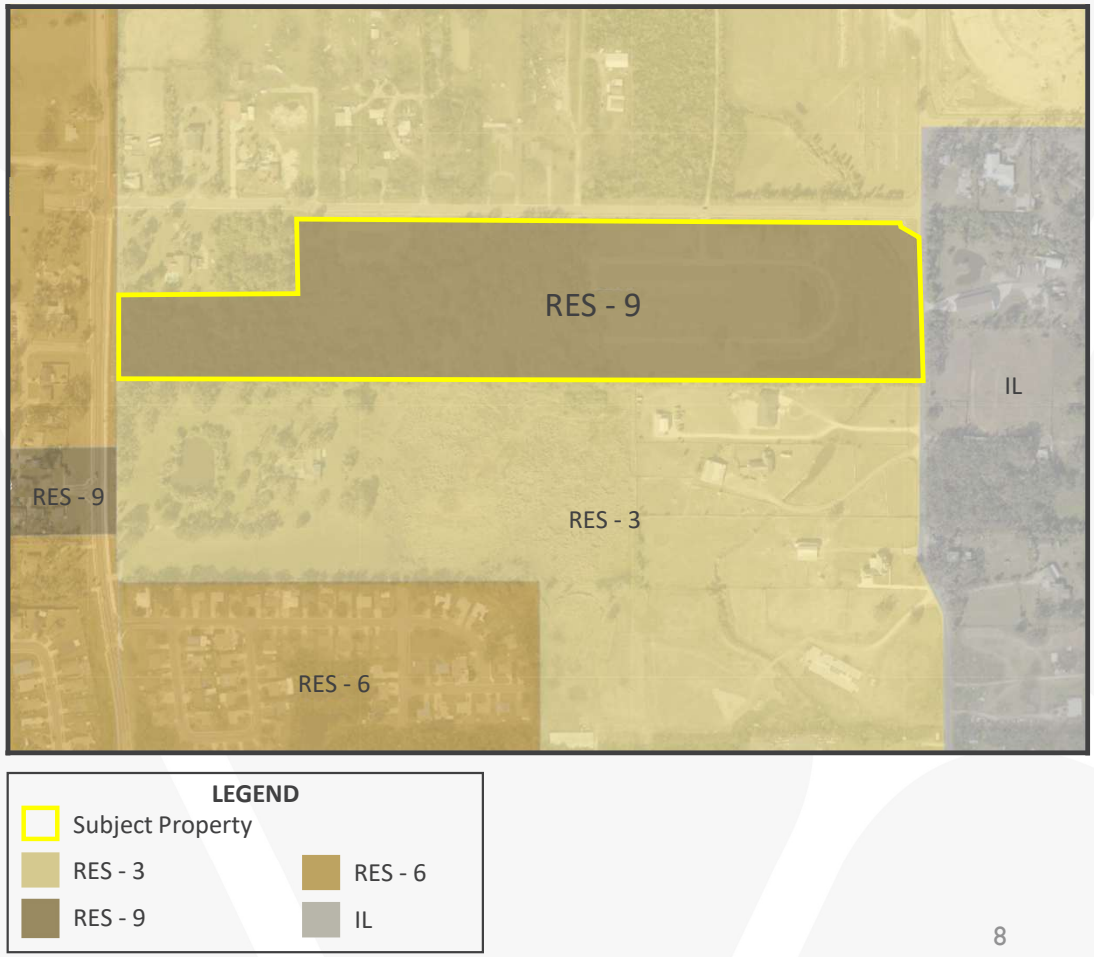


Source: Sarasota County Property Appraiser

Subject Property

Proposed Future Land Use:

Residential – 9 DU/acre (RES-9)



Source: Sarasota County Property Appraiser

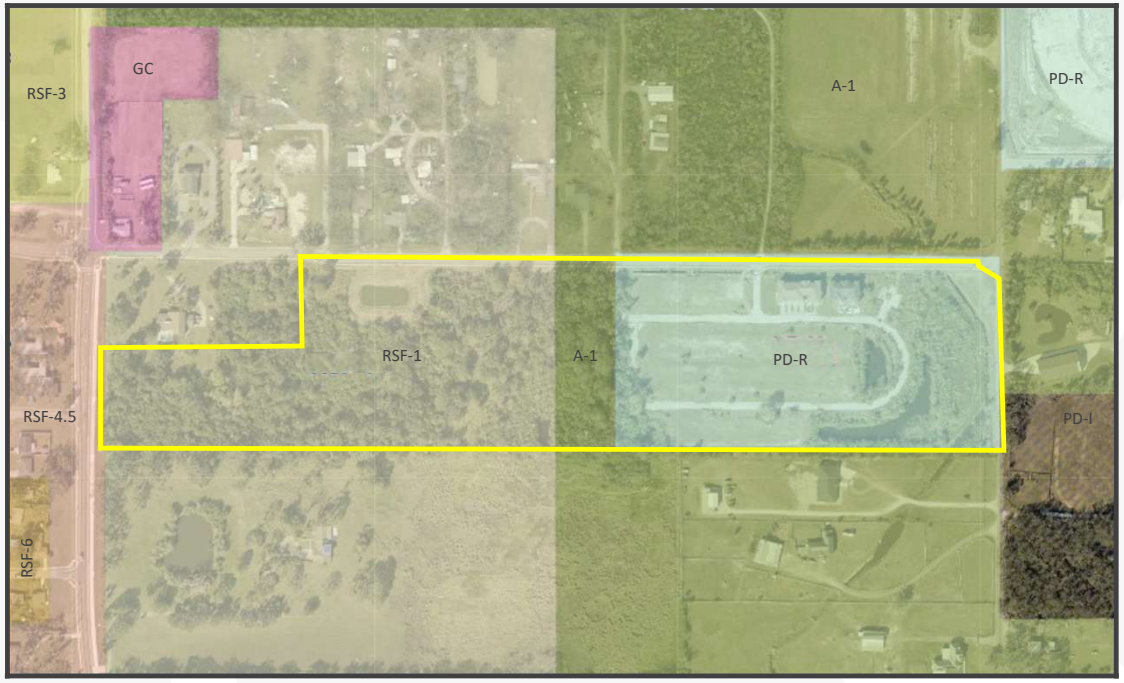
Subject Property

Existing Zoning:

Residential Single-Family – 1 DU/acre (RSF-1)

General Agriculture District (A-1)

Planned Development Residential (PD-R)



LEGEND

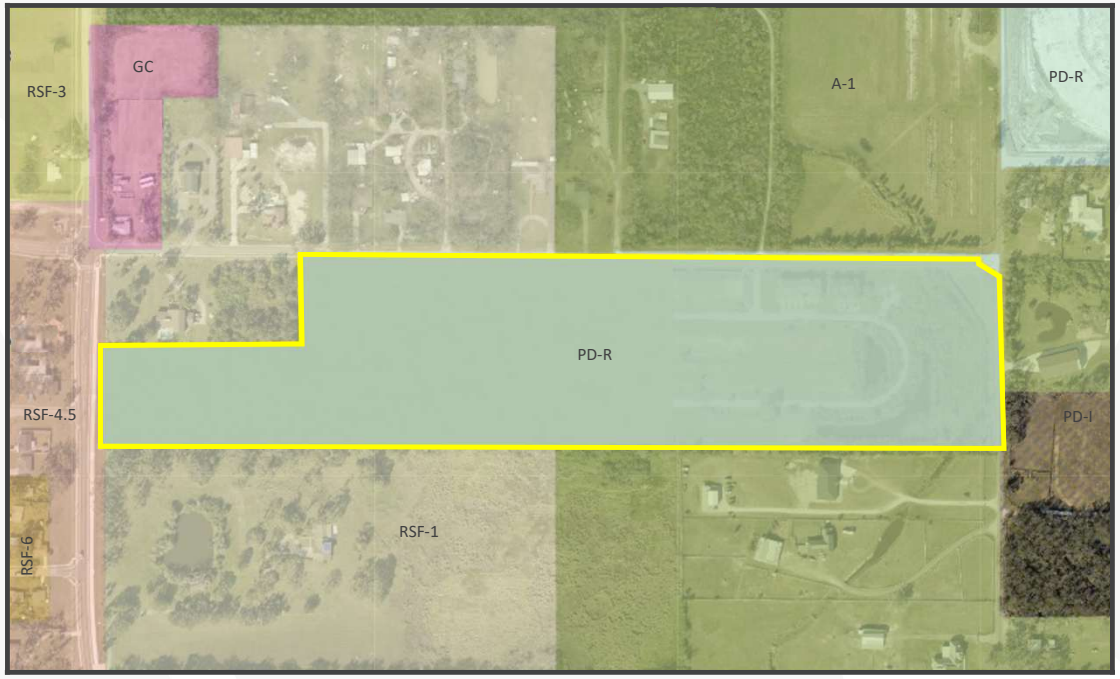
- Subject Property
- RSF - 1
- A-1
- PD-R
- GC
- RSF-4.5
- PD-I
- RSF-6
- RSF-3

Source: Sarasota County Property Appraiser

Subject Property

Proposed Zoning:

Planned Development Residential (PD-R)

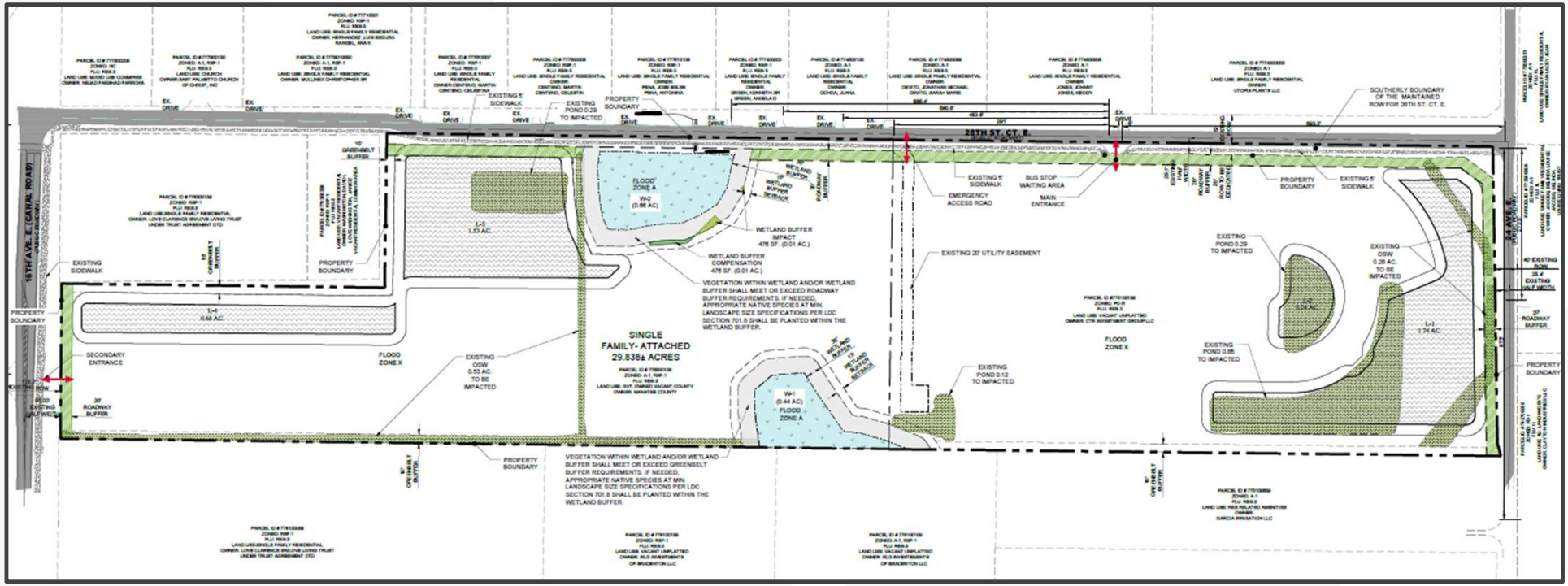


LEGEND

- Subject Property
- RSF - 1
- A-1
- PD-R
- GC
- RSF-4.5
- PD-I
- RSF-6
- RSF-3

Source: Sarasota County Property Appraiser

General Development Plan



Proposed Use: Single family attached townhome development of 204 dwelling units (6.83 DU/acre)

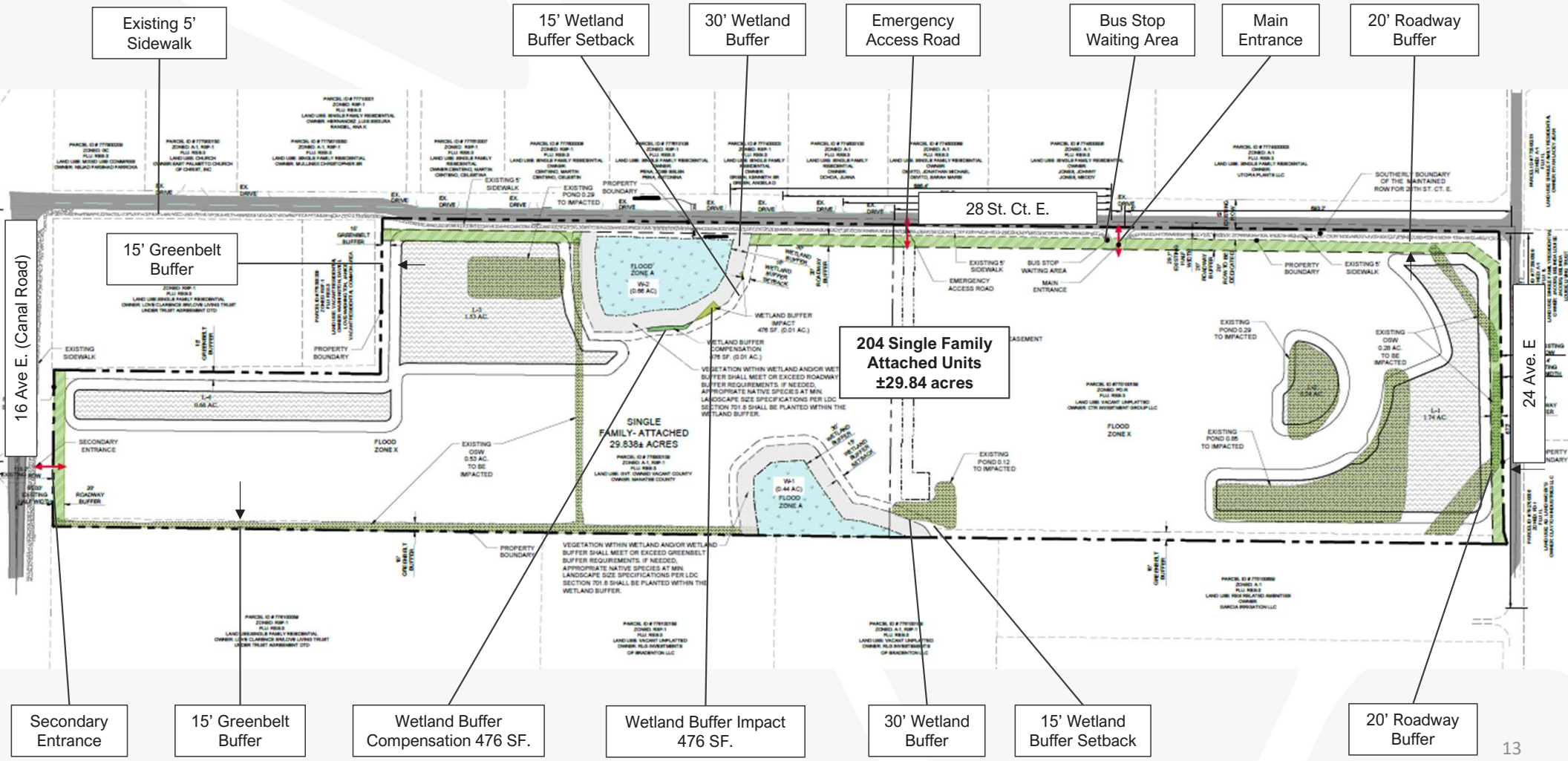
Features of the General Development Plan

A Desirable Proposed Single-Family Development

- 204 single family attached townhome units with 10 percent of units designated as workforce housing.
- Compatible with the growth patterns of the surrounding area and nearby developments.
- Provision of a bus stop waiting area on 28th St. Ct. E.

Minimal Impact to Neighboring Area

- Property development is expected to improve safety within the neighborhood.
- 15-foot greenbelt buffer around entire development.
- 20-foot roadway buffers along 28th St. Ct. E., 16th Ave. E. (Canal Road), and 24th Ave. E.
- On-site stormwater system and no impacts to existing wetlands.


Existing 5' Sidewalk
15' Wetland Buffer Setback
30' Wetland Buffer
Emergency Access Road
Bus Stop Waiting Area
Main Entrance
20' Roadway Buffer
28 St. Ct. E.
16 Ave E. (Canal Road)
15' Greenbelt Buffer
204 Single Family Attached Units ±29.84 acres
24 Ave. E
SINGLE FAMILY- ATTACHED 29.838± ACRES
Secondary Entrance
15' Greenbelt Buffer
Wetland Buffer Compensation 476 SF.
Wetland Buffer Impact 476 SF.
30' Wetland Buffer
15' Wetland Buffer Setback
20' Roadway Buffer

Neighborhood Workshop

Manatee County Development Services

1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

Contact: ReviewerOnCall@mymanatee.org

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Questions?

Contact Us:
Philip DiMaria Jr, AICP, CNU-A
Kimley-Horn and Associates, Inc.
Philip.DiMaria@kimley-horn.com

Workforce Housing

As defined by the Land Development Code (LDC), workforce housing is:

"attainable, safe, decent housing purchased by an individual or family with income at or below the income equivalent no higher than twenty (20) percent above the moderate income level for a family of three (3) and where the sales price of the home is no higher than twenty (20) percent above the moderate income home sales price established by the Manatee County Local Housing Assistance Plan."

Per LDC Section 545.3, a project with ten (10) percent or more workforce housing units will receive a Rapid Response designation. This will **not** result in a density bonus.

This commitment to workforce housing is aligned with the guidelines set forth by the Manatee County Land Development Code and Housing Policy 6.1.3.4 in the Comprehensive Plan by encouraging the development of a variety of dwelling units of varying cost or rent within a single development.

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Job _____ Subject _____ Sheet No. ____ of ____
Job No. _____
Designed By _____ Date _____ Checked By _____ Date _____

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Janice Love-Washington	—
David Washington	dlwj6334221@gmail.com

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Sheet No. ____ of ____
Job ____ Subject ____ Job No. ____
Designed By ____ Date ____ Checked By ____ Date ____

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Record of Meeting

To:	Meeting Attendees		
From:	**Philip G. DiMaria, Jr., AICP, CNU-A** **Kimley-Horn and Associates, Inc. - Applicant's Agent**		
Meeting Date/Time:	November 4, 2025 at 6:00 PM	**Meeting Location:**	James Tillman Elementary School
Hosts:	Philip G. DiMaria, Jr., AICP, CNU-A, Kimley-Horn Taylor DiPietro, Kimley-Horn Ivory Matthews, SimplyDwell Communities	**Attendee Count:**	12
Subject:	Summary of Minutes – Vineyard Creek Neighborhood Workshop		

WELCOME AND INTRODUCTIONS

Ivory Matthews provided introductions of representatives attending this meeting to address questions from the public.

Ms. Matthews informed the attendees that the presentation and summary of the discussion items in the minutes will be provided to Manatee County as part of the project's formal application.

This meeting is being hosted by the Applicant, SimplyDwell Communities, LLC.

Philip G. DiMaria, Jr. and Taylor DiPietro, Applicant's Agents, provided an overview of the proposal.

Taylor DiPietro, of Kimley-Horn and Associates, is the moderator. Philip DiMaria, AICP, CNU-A, Land Planner; Chris Kennedy, Environmental Scientist; and Becca Bond, P.E., Traffic Engineer, of Kimley-Horn and Associates, Inc. were present at the meeting. Matt Morris, P.E., Civil Engineer, of Morris Engineering and Consulting, LLC, was also present. Ivory Matthews and Jack Weber, of SimplyDwell Communities, LLC, were in attendance.

SUMMARY OF REQUEST

SimplyDwell Communities, LLC ("Applicant") hosted a live neighborhood workshop at James Tillman Elementary School to review the proposed project referred to as "Vineyard Creek." The project site is located at 2835 22nd Avenue Circle East, Palmetto, FL 34221 ("Property"). The ± 29.84-acre Property consists of four (4) parcels known by Manatee County Parcel Identification Numbers (PIDs) 775100119, 775100209, 775100159, and 778300109. The Property currently contains two (2) vacant residential structures that are proposed to be demolished.

We are requesting a rezone for PID 778300109 from A-1 (± 2.30 acres) and Residential Single Family-1 (RSF-1) (± 13.28 acres) to Planned Development – Residential (PD-R) with an associated General Development Plan (GDP). We are requesting a Comprehensive Plan Amendment from Residential-3 (RES-3) to Residential-9 (RES-9) for the entire Property. These applications support the proposed 204-unit single family attached townhome development.

The workshop presentation began at 6:00 PM on November 4, 2025 with an opportunity to ask questions following the presentation.

Below are the non-verbatim summary minutes of the discussion.

Questions/Comments	Responses
What type of dwelling units are you proposing?	We are proposing single family attached (townhome) units.
What density are you proposing?	We are proposing a density of 6.83 dwelling units per acre. This is well below the 9 dwelling units per acre allowed within the RES-9 Future Land Use.

Questions/Comments	Responses
Where will the entrances to the development be?	There will be one (1) primary entrance on 28th Street Court East with one (1) secondary entrance on Canal Road. The primary entrance will be located where the roadway is already existing. There will be an emergency access entrance onto 28th Street Court East as well.
Will each entrance be full access?	That is correct. The primary and secondary entrances will both allow residents to enter or exit.
What is an emergency access entrance?	The emergency access entrance will not be used by residents on a daily basis. It will be gated with access only allowed for emergency vehicles or during events such as evacuations.
Which entrance will be used for construction?	It is likely that the emergency access entrance will be utilized during construction.
Where will the stormwater be on the site?	There will be a total of four (4) stormwater management areas within the development. This is in addition to the two (2) wetland areas existing on the Property.
Are you impacting the wetlands on the site?	We are not proposing to impact the wetlands on the Property. We will be providing 30-foot wetland buffers with a 15-foot wetland buffer setback.
What will be the buffers surrounding the development? Will there be a fence?	We will be providing a 15-foot greenbelt buffer around the entirety of the development as well as 20-foot roadway buffers along Canal Road, 28th Street Court East, and 24th Avenue East. We have not determined whether a fence will be utilized at this time.
Are you considering a red light at the entrance to the development off Canal Road?	It is not anticipated that a traffic signal will be warranted at the proposed site access connection on Canal Road based on the project trip generation. As required by Manatee County, an operational analysis of the site access points will be included in the future site plan application.
Will the units be sold or rented?	It is our intention to sell the units. They will be marketed to first time home buyers and families.
How will the development be maintained?	We anticipate that there will be a Homeowners Association that will maintain the development.

There being no further questions, the meeting adjourned at 6:58 PM.

Contact regarding this summary:

Philip G. DiMaria, Jr., AICP, CNU-A, Kimley-Horn and Associates, **Applicant's Agent: (941) 379-7600**

Kimley»Horn

July 1, 2025

1800 2nd Street
Suite 900
Sarasota, FL
34236

Mr. Nelson Galeano, P.E.
Manatee County Development Services
Transportation Planning Division
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

Re: *Vineyard Creek Rezone (PLN2504-0256)*
Multimodal Site Access and Safety Analysis (MSASA)
Manatee County, Florida

Dear Mr. Galeano:

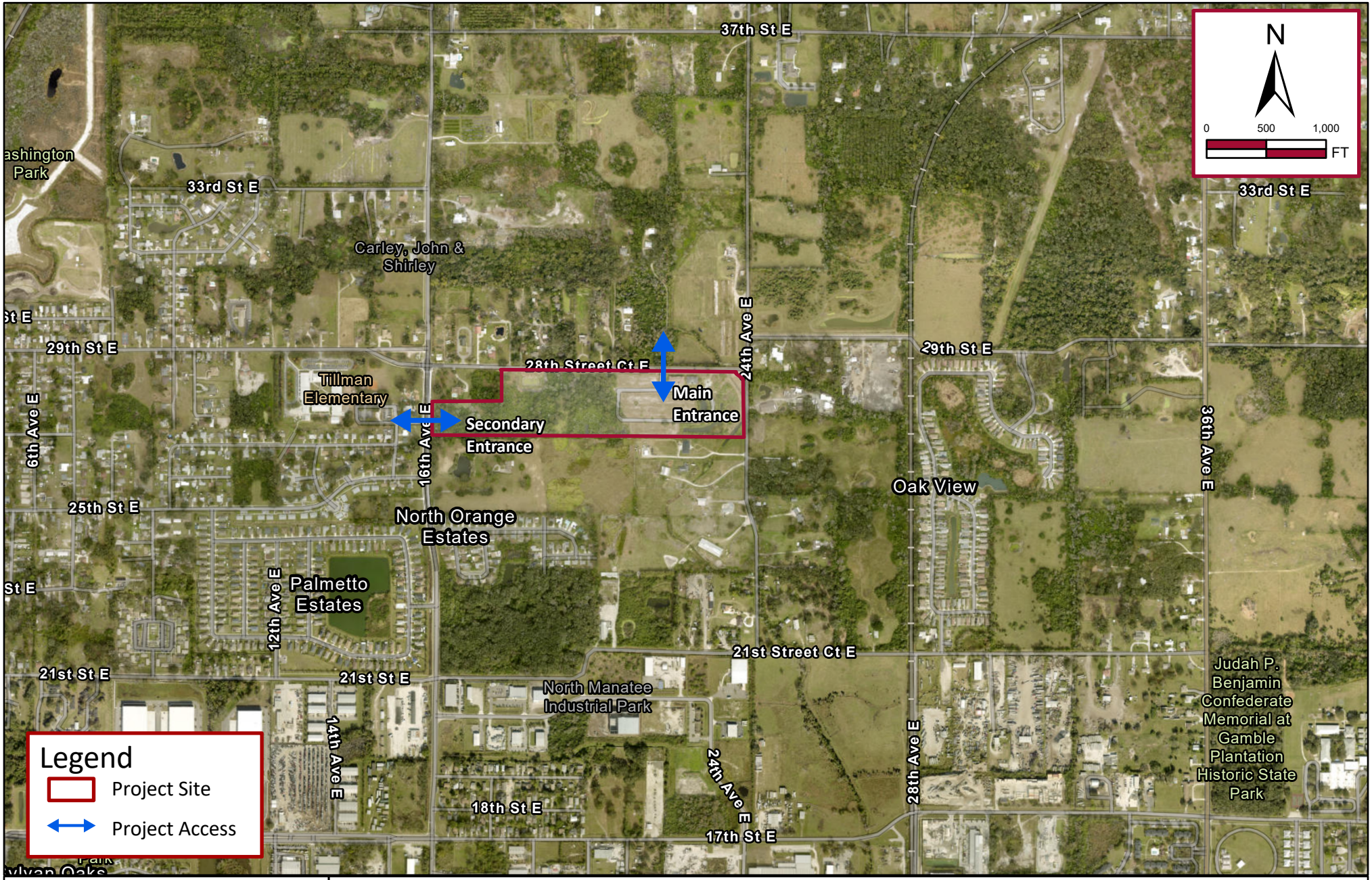
This Multimodal Site Access and Safety Analysis (MSASA) has been provided in support of a Rezone with General Development Plan (GDP) application for the proposed Vineyard Creek development. The approximately 29.24-acre project site is located south of 28th Street Court East, east of 16th Avenue East, and west of 24th Avenue East in Palmetto, Florida. The project location map is shown in Figure 1.

The Rezone application proposes to change +/- 2.23 acres of General Agriculture (A-1) and +/- 13.18 acres of Residential Single Family (RSF-1) to Planned Development Residential (PD-R). The Vineyard Creek development is proposed to consist of up to 204 single-family attached dwelling units.

Access to the site is proposed to be provided through the following access connection as shown in the attached GDP:

- One (1) existing access connection along 28th Street Court East (Main Entrance)
- One (1) access connection along 16th Avenue East (Secondary Entrance)

This report is based upon a methodology approved by Manatee County on June 24, 2025. The approved methodology is attached. The following analysis for the proposed Vineyard Creek development includes a trip generation estimate, roadway analysis, operational analysis, multimodal evaluation, and safety analysis.



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Project Location Map

VINEYARD CREEK
MANATEE COUNTY, FLORIDA

Project No: 048119299	Scale: As Noted	June 2025	Figure 1

Multimodal Site Access and Safety Analysis (MSASA)

Trip Generation

The trip generation potential of the proposed Vineyard Creek development was estimated using information contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, for Land Use Code (LUC) 215 – Single-Family Attached Housing. As indicated in Table 1, the proposed Vineyard Creek development is anticipated to generate 118 net, new trips (70 entering/48 exiting) in the p.m. peak-hour. Due to the nature of the proposed land use (i.e., residential), internal capture and pass-by trips were not considered in this analysis.

Table 1: P.M. Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		PM NET NEW EXTERNAL TRIPS		
Land Use	ITE Code	Scale	Units	In	Out	In	Out	Total
Single-Family Attached Housing	215	204	DU	59%	41%	70	48	118

Project Trip Distribution

New traffic expected to be generated by the proposed Vineyard Creek development was distributed and assigned to the adjacent roadway network based upon the Florida Standard Urban Transportation Model Structure (FSUTMS) E+C network, with the incorporation of the most current socio-economic and network data sets. Documentation of the FSUTMS project distribution model is attached.

The trip distribution in terms of percentage of trips is shown in Figure 2. The p.m. peak-hour project traffic is identified in Figure 3.

Scheduled Improvements

Current work programs including the Manatee County Capital Improvement Program (CIP) and Florida Department of Transportation (FDOT) District One Five Year Work Program were reviewed for improvements that are scheduled for construction near the project site. Based upon this review, the following Manatee County CIP projects were identified:

- Canal Rd - US 301 to 17th Street East - Segment 1 (Project #: PJ6094360)
    - Design and construct four (4) travel lanes between US 301 to north of 17th Street East. Includes the realignment of Mendoza Road connecting 37th Street East to 39th Street East at Canal Road.
- Canal Rd - 17th Street East to 37th Street East - Segment 2 (Project #: PJ6094361)
    - Design and construct a functional roadway improvement of Canal Rd from 17th Street East to 37th Street East. The functional improvement will include 11-foot minimum travel lanes, bike lanes, shoulders, sidewalks and street lighting. This project is currently under construction.

For a conservative analysis, the operational and the roadway capacity analyses were conducted based on the geometry in existing conditions. The CIP projects were not considered in the analysis.

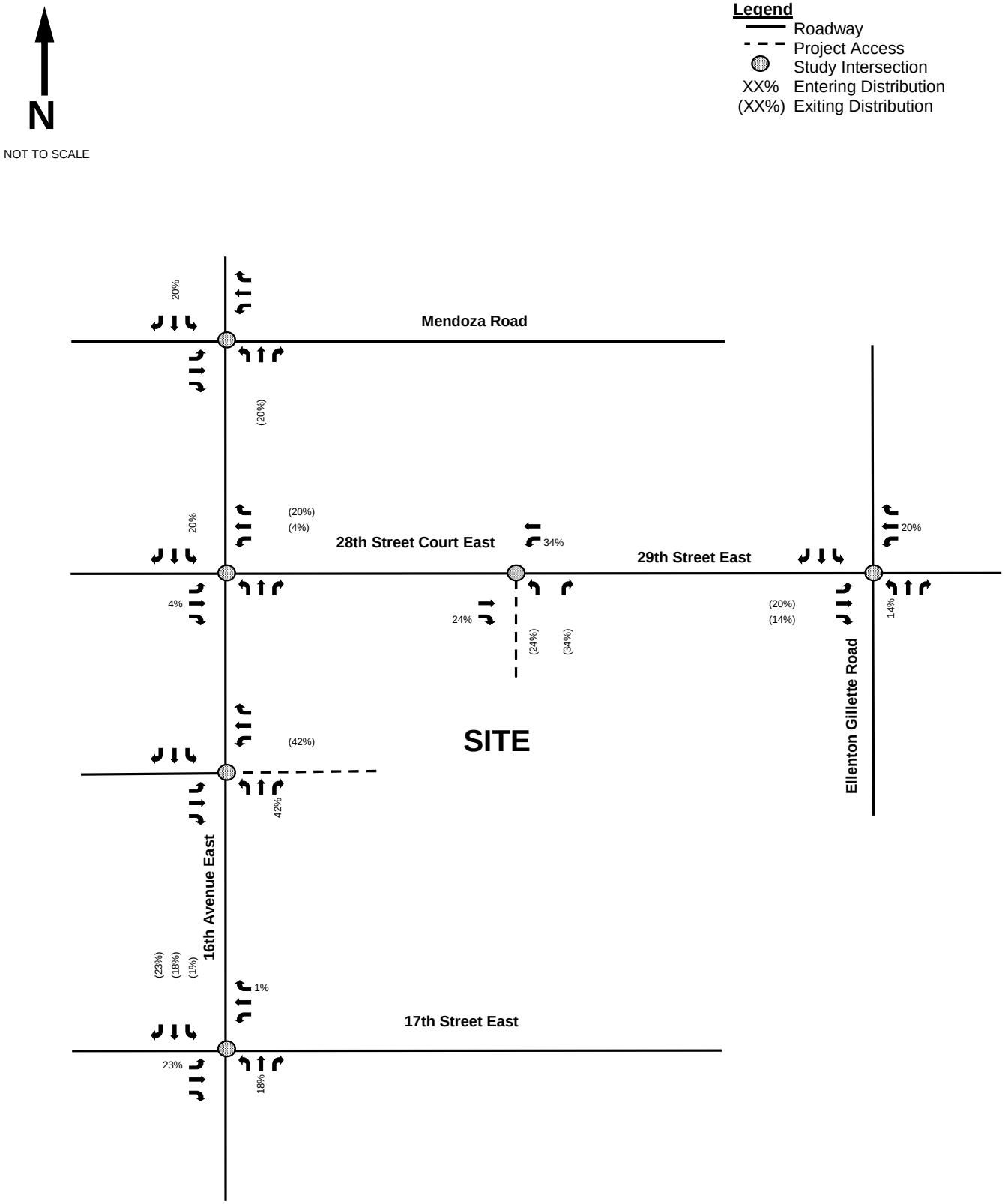

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Figure 2
Project Trip Distribution
Vineyard Creek
Manatee County

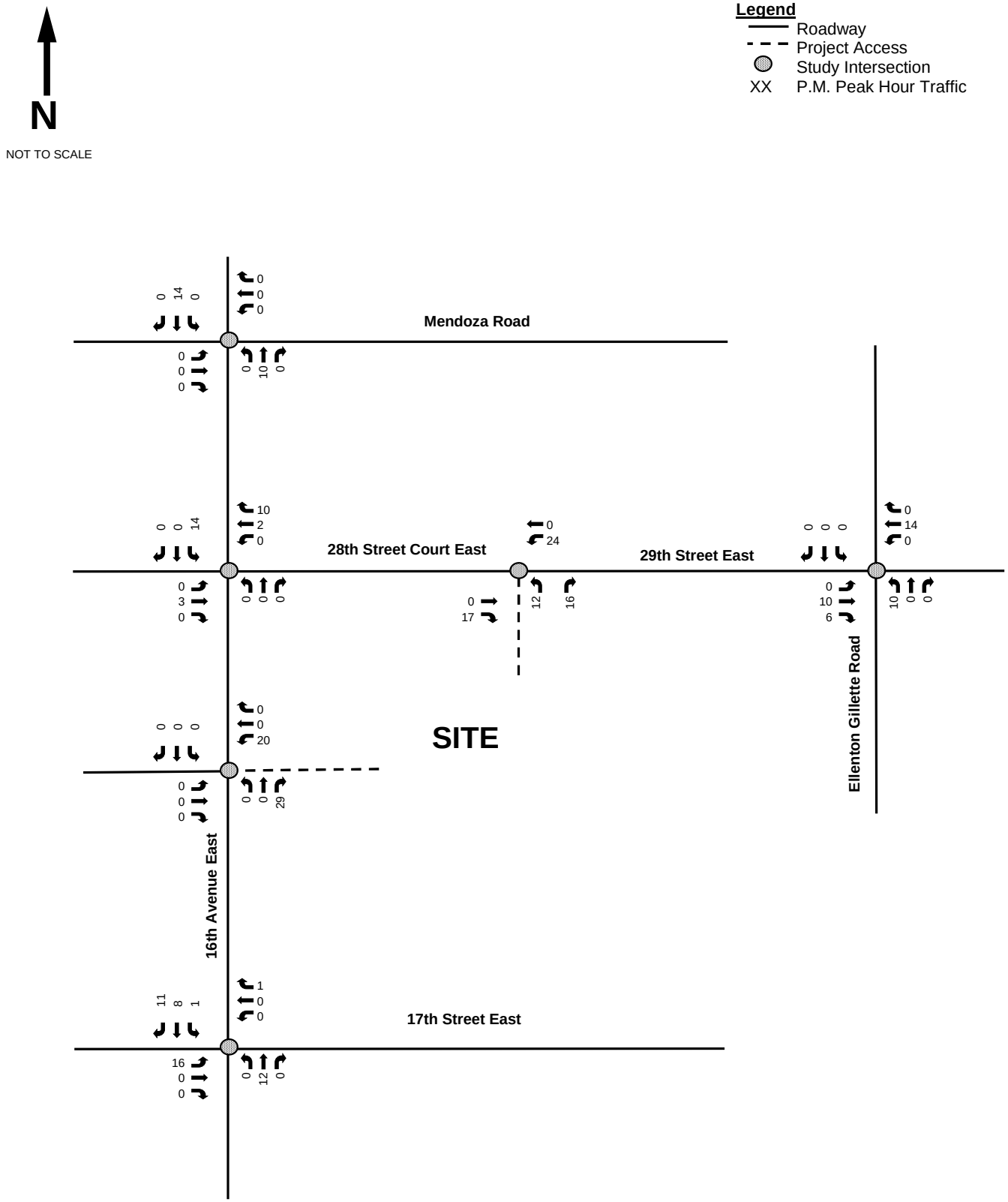

Figure 3
P.M. Peak-Hour Project Traffic
Vineyard Creek
Manatee County

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Study Area

For the MSASA, the study area consists of the first accessed designated thoroughfare segment(s) and the corresponding end point intersections, the site access connections, and all impacted thoroughfares carrying project traffic equal to or greater than five (5%) percent of their p.m. peak-hour service volumes ("capacity") at the adopted level of service (LOS). The net, new project trips were assigned to the County's concurrency-maintained roadway network (in Manatee County's *Concurrency Transportation Link Sheets* (June 2025)). Based upon this criteria, the following roadway segments (i.e., the study area) were included in the analysis:

- 28th Street Court East/29th Street East from Canal Road to Ellenton Gillette Road
- Canal Road/16th Avenue East from Mendoza Road to US 301

Additionally, the following study intersections were included in the analysis:

- 28th Street Court East/29th Street East & Canal Road/16th Avenue East
- 28th Street Court East/29th Street East & Ellenton Gillette Road
- Canal Road/16th Avenue East & Mendoza Road
- Canal Road/16th Avenue East & 17th Street East

The study area determination is summarized in Table 2.

Table 2: Study Area Determination

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			PROJECT VOLUMES		STUDY NETWORK DETERMINATION	
				LANES	LOS STANDARD	LOS SERVICE VOLUME	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME	PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?
1474	28th Street Court East/29th Street East	Canal Road	Project Access	2U	D	950	23%	27	2.84%	Y[1]
		Project Access	Ellenton Gillette Road	2U	D	950	34%	40	4.21%	Y[1]
2270	Canal Road/16th Avenue East	Mendoza Road	Project Access	2U	D	1,310	20%	24	1.83%	Y[1]
		Project Access	US 301	2U	D	1,310	43%	51	3.89%	Y[1]

Source: Manatee County's *Concurrency Transportation Link Sheets* (June 2025)
[1]The first directly-access, designated thoroughfare segment.

Existing Traffic Conditions

Analysis of the existing traffic conditions at the study intersections and roadway segments was conducted to provide a basis of comparison with future scenarios.

Existing Conditions Roadway Analysis

An existing roadway segment analysis was conducted for the study roadway segments. In the analysis of existing roadway conditions, service volumes included in the Manatee County *Concurrency Transportation Link Sheets* (June 2025) were utilized. The results of the existing roadway analysis are summarized in Table 3 and indicate that the study roadway segments currently operate at an acceptable level of service relative to the minimum adopted level of service standard for Manatee County. The Manatee County *Concurrency Transportation Link Sheets* (June 2025) are attached for reference.

Table 3: Existing Roadway Conditions Analysis

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			EXISTING VOLUME	GREATER THAN LOS STANDARD?
				LANES	LOS STANDARD	LOS SERVICE VOLUME		
1474	28th Street Court East/29th Street East	Canal Road	Project Access	2U	D	950	71	N
		Project Access	Ellenton Gillette Road	2U	D	950	71	N
2270	Canal Road/16th Avenue East	Mendoza Road	Project Access	2U	D	1,310	638	N
		Project Access	US 301	2U	D	1,310	638	N

Source: Manatee County's *Concurrency Transportation Link Sheets* (June 2025)

Existing Conditions Intersection Analysis

On Thursday, June 19, 2025, turning movement counts were collected at the study intersections during the p.m. peak period (4:00 p.m. to 6:00 p.m.) to quantify raw traffic volumes adjacent to the site. The raw traffic volumes were then adjusted using the most recent FDOT seasonal factors (SF) for Manatee County. The raw turning movement counts and FDOT's SF are attached. The adjusted existing volumes for the study intersections are shown in Figure 4.

Synchro (v12) software was used to determine existing peak-hour operational conditions for the study area intersections. As part of this analysis, existing lane geometry and traffic controls were used for the study area intersections.

The results of the existing conditions intersection analysis are summarized in Table 4 and indicate that the study intersections currently operate acceptably with a volume-to-capacity (v/c) ratio of less than 1.0 during the p.m. peak-hour for each movement.

The *Synchro* outputs for the existing conditions intersection analysis are attached.

Table 4: Existing P.M. Peak-Hour Intersection Analysis Summary

Intersection	Control Type	Volume/Capacity Ratio by Lane Group											
		Eastbound			Westbound			Northbound			Southbound		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
28th Street Court East/29th Street East & Canal Road/16th Avenue East	Signalized	0.06	0.11		0.08			0.02	0.41		0.00	0.20	
28th Street Court East/29th Street East & Ellenton Gillette Road	TWSC	0.03			0.01			0.01			<0.01		
Canal Road/16th Avenue East & Mendoza Road	TWSC	0.00			0.29			0.00			0.07		
Canal Road/16th Avenue East & 17th Street East	Signalized	0.41	0.19	0.12	0.02	0.29		0.27	0.71		0.13	0.54	

TWSC = Two-way stop control

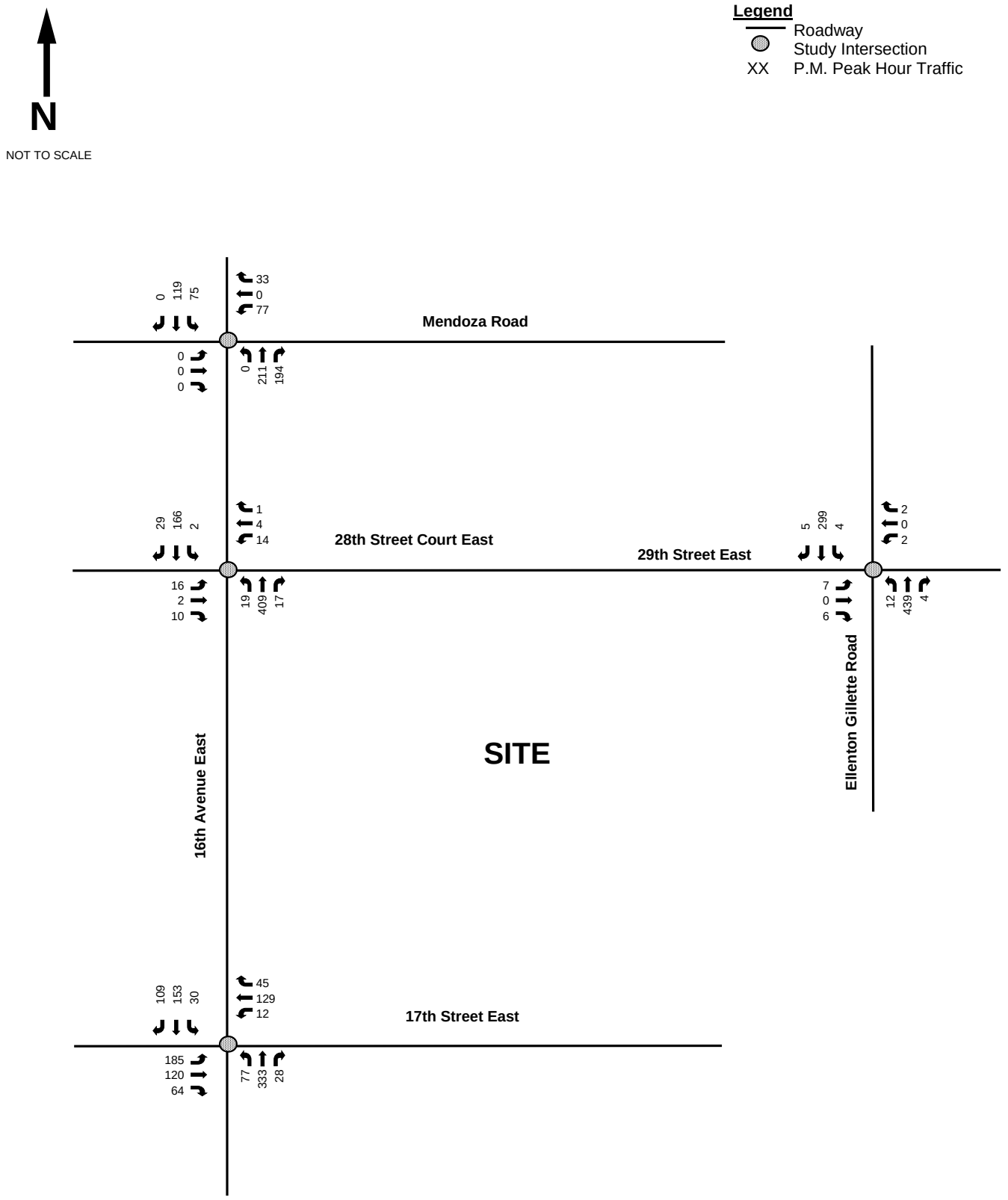

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Figure 4
P.M. Peak-Hour Seasonally Adjusted Existing Traffic Volumes
Vineyard Creek
Manatee County

Background Traffic Conditions

Future background traffic volumes are defined as non-project traffic expected on the roadway network in the future year at buildout of the proposed development. Traffic volumes associated with vested or reserved developments in the area were considered in the development of background traffic estimates.

Background Conditions Roadway Analysis

A future background roadway segment analysis was conducted for the study roadway segments. The analysis procedures for this evaluation were consistent with those used to evaluate existing traffic conditions.

The results of the future background roadway conditions analysis are summarized in Table 5 and indicate that the study roadway segments are anticipated to operate with an acceptable level of service relative to the minimum adopted level of service standard for Manatee County based on generalized service volumes.

Table 5: Background Roadway Conditions Analysis

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			EXISTING VOLUME	RESERVED VOLUME	BACKGROUND VOLUME	GREATER THAN LOS STANDARD?
				LANES	LOS STANDARD	LOS SERVICE VOLUME				
1474	28th Street Court East/29th Street East	Canal Road	Project Access	2U	D	950	71	131	202	N
		Project Access	Ellenton Gillette Road	2U	D	950	71	131	202	N
2270	Canal Road/16th Avenue East	Mendoza Road	Project Access	2U	D	1,310	638	133	771	N
		Project Access	US 301	2U	D	1,310	638	133	771	N

Source: Manatee County's *Concurrency Transportation Link Sheets* (June 2025)

Background Conditions Intersection Analysis

The vested trips from Manatee County's *Concurrency Transportation Link Sheets* (June 2025) were assigned to the study area using FDOT's 2024 Annual Average Daily Traffic (AADT) Report as follows:

- Link 2260 was assigned to Canal Road/16th Avenue East north of Mendoza Road using a D-factor of 0.58
- Link 2270 was assigned to Canal Road/16th Avenue East south of Mendoza Road using a D-factor of 0.58
- Link 2700 was assigned to Mendoza Road west of Canal Road/16th Avenue East using a D-factor of 0.58
- Link 2710 was assigned to Mendoza Road east of Canal Road/16th Avenue East using a D-factor of 0.58
- Link 2670 was assigned to 17th Street East west of Canal Road/16th Avenue East using a D-factor of 0.58
- Link 2680 was assigned to 17th Street East east of Canal Road/16th Avenue East using a D-factor of 0.58
- Link 2435 was assigned to Ellenton Gillette Road using a D-factor of 0.62

- Link 1474 was assigned to 28th Street Court East/29th Street East west of Ellenton Gillette Road using an assumed D-factor of 0.55 since this roadway segment is not included in FDOT's 2024 AADT
- Link 1476 was assigned to 28th Street Court East/29th Street East east of Ellenton Gillette Road using an assumed D-factor of 0.55 since this roadway segment is not included in FDOT's 2024 AADT

The volume development sheets for the study area intersections are attached. The peak-hour future background volumes for the study area intersections are shown in Figure 5.

Using the future background traffic volumes, intersection analyses were conducted at the study intersections. The analysis procedures used in this evaluation were similar to those used to evaluate existing traffic conditions. FDOT's AADT reports are attached.

The results of the background conditions intersection analysis are summarized in Table 6 and indicate that the study intersections are anticipated to operate acceptably with a v/c ratio of less than 1.0 for each lane approach during the p.m. peak-hour.

The *Synchro* outputs for the background conditions intersection analysis are attached.

Table 6: Background P.M. Peak-Hour Intersection Analysis Summary

Intersection	Control Type	Volume/Capacity Ratio by Lane Group											
		Eastbound			Westbound			Northbound			Southbound		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
28th Street Court East/29th Street East & Canal Road/16th Avenue East	Signalized	0.05	0.07		0.31			0.03	0.49		0.01	0.29	
28th Street Court East/29th Street East & Ellenton Gillette Road	TWSC	0.35			0.74			0.03			0.01		
Canal Road/16th Avenue East & Mendoza Road	TWSC	0.00			0.42			0.00			0.10		
Canal Road/16th Avenue East & 17th Street East	Signalized	0.55	0.22	0.14	0.04	0.39		0.33	0.72		0.17	0.61	

TWSC = Two-way stop control

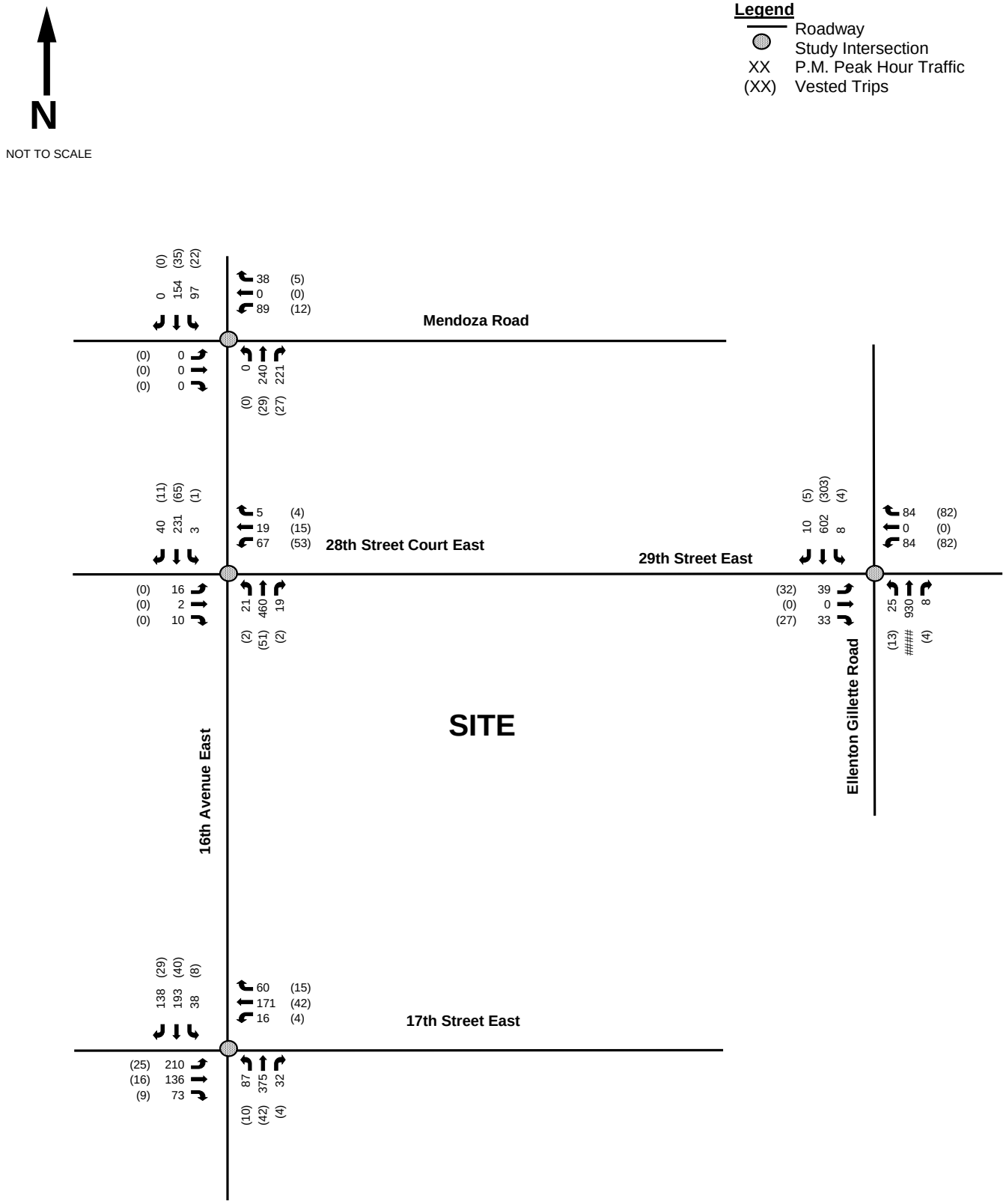

Figure 5
P.M. Peak-Hour Future Background Traffic Volumes
Vineyard Creek
Manatee County

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Future Total Traffic Conditions

Future total traffic conditions were evaluated for the buildout year of the development during the p.m. peak-hour. For this analysis, future total traffic volumes (background plus project) were considered. A determination of the impact of the project traffic on the study area intersections, and study roadway segments were made.

Future Total Traffic Conditions Roadway Analysis

A future total conditions roadway segment analysis was conducted for the study roadway segments. The analysis procedures for this evaluation were consistent with those used to evaluate existing and future background traffic roadway conditions. The anticipated net, new project trip generation identified in Table 1 was added to the peak-hour background volumes to obtain peak-hour future total volumes along the study roadway segments. The results of the future total roadway conditions analysis are summarized in Table 7 and indicate that the study roadway segments are anticipated to operate an acceptable level of service relative to the minimum adopted level of service standard for Manatee County based on generalized service volumes.

Table 7: Future Total Roadway Conditions Analysis

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			BACKGROUND VOLUME	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC	FUTURE TOTAL TRAFFIC	GREATER THAN LOS STANDARD?
				LANES	LOS STANDARD	LOS SERVICE VOLUME					
1474	28th Street Court East/ 29th Street East	Canal Road	Project Access	2U	D	950	202	23%	27	229	N
		Project Access	Ellenton Gillette Road	2U	D	950	202	34%	40	242	N
2270	Canal Road/ 16th Avenue East	Mendoza Road	Project Access	2U	D	1,310	771	20%	24	795	N
		Project Access	US 301	2U	D	1,310	771	43%	51	822	N

Source: Manatee County's *Concurrency Transportation Link Sheets* (June 2025)

Future Total Traffic Conditions Intersection Analysis

Future total traffic volumes are background traffic volumes plus the project trips previously identified in Figure 3. The peak-hour future total volumes for the proposed driveways are shown in Figure 6. Using the total traffic volumes, an intersection analysis was conducted at the study intersections. The analysis procedures used in this evaluation were similar to those used to evaluate future background traffic conditions.

The results of the future total conditions intersection analysis are summarized in Table 8 and indicate that the study intersections are anticipated to operate acceptably with a v/c ratio of less than 1.0 during the p.m. peak-hour following the buildout of the development.

The *Synchro* outputs for the future total conditions intersection analysis are attached.

Table 8: Future Total P.M. Peak-Hour Intersection Analysis Summary

Intersection	Control Type	Volume/Capacity Ratio by Lane Group											
		Eastbound			Westbound			Northbound			Southbound		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
28th Street Court East/29th Street East & Canal Road/16th Avenue East	Signalized	0.05	0.08		0.34			0.03	0.49		0.04	0.29	
28th Street Court East/29th Street East & Ellenton Gillette Road	TWSC	0.44			0.85			0.04			0.01		
Canal Road/16th Avenue East & Mendoza Road	TWSC	0.00			0.44			0.00			0.10		
Canal Road/16th Avenue East & 17th Street East	Signalized	0.59	0.22	0.13	0.04	0.38		0.35	0.73		0.18	0.64	

TWSC = Two-way stop control

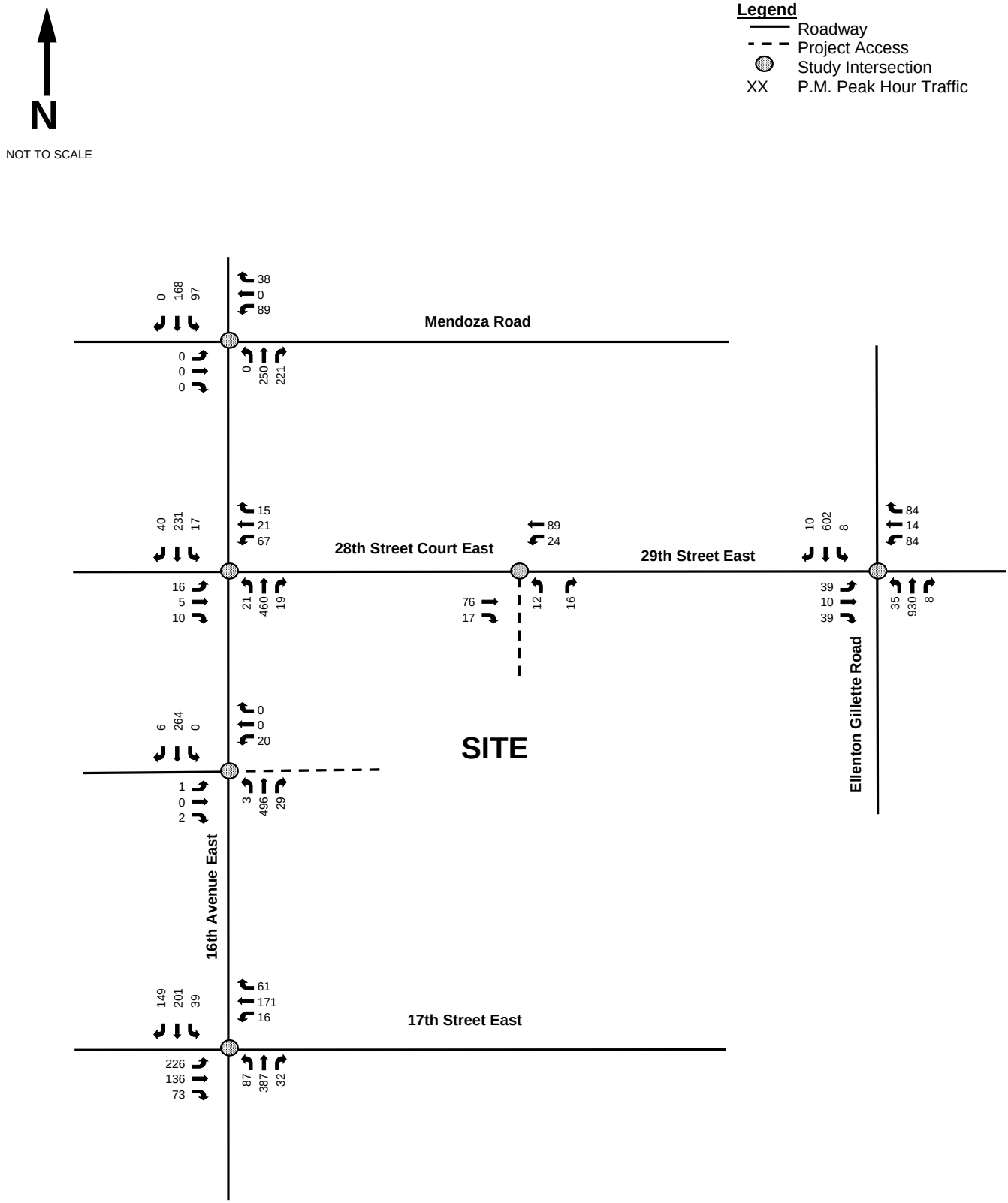

Figure 6
P.M. Peak-Hour Future Total Traffic Volumes
Vineyard Creek
Manatee County

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Multi-Modal Analysis

As part of the evaluation of the proposed Vineyard Creek development, multi-modal facilities were reviewed within a quarter of a mile of the proposed development. This evaluation included existing facilities for pedestrians, bicyclists, and transit users.

Pedestrians

A ±12-foot mixed-use path currently exists on 16th Avenue East along the property frontage. A ±5-foot sidewalk currently exists on 28th Street Court East along the property frontage. A sidewalk does not currently exist on 24th Avenue East along the property frontage.

Bicyclists

Dedicated bicycle lanes do not currently exist on 16th Avenue East, 28th Street Court East, and 24th Avenue East along the property frontage. However, a ±12-foot mixed-use path currently exists on 16th Avenue East along the property frontage.

Transit

According to the most recent Manatee County Area Transit (MCAT) System Map, Route 13 serves the project site area. The nearest MCAT bus stop is located approximately 350 feet southwest of the development at 26th Street East/16th Avenue East (Canal Road) - Stop 2215. The MCAT Route 13 brochure is attached.

Safety Analysis

A crash analysis was completed at the adjacent segments of 16th Avenue East, 28th Street Court East, and 24th Avenue East along the property frontage. Crash data was obtained from Signal Four Analytics for the five-year period between 2020-2024. Table 9 provides a summary of the crashes that occurred at the adjacent roadways from 2020 to 2024. Seven crashes occurred at the adjacent segments and the crashes did not result in a fatality. One crash resulted in a serious injury. The crash reports are attached.

Table 9: Crash Data Summary

Year	Off Road	Unknown	Left Turn	Rear End	Total
2020	0	0	0	0	0
2021	1	0	0	1	2
2022	2	1	0	1	4
2023	0	0	1	0	1
2024	0	0	0	0	0
Total	3	1	1	2	7

Conclusion

This MSASA has been provided in support of a Rezone with GDP application for the proposed Vineyard Creek development. The approximately 29.24-acre project site is located south of 28th Street Court East, east of 16th Avenue East, and west of 24th Avenue East in Palmetto, Florida.

The Rezone application proposes to change +/- 2.23 acres of General Agriculture (A-1) and +/- 13.18 acres of Residential Single Family (RSF-1) to Planned Development Residential (PD-R). The Vineyard Creek development is proposed to consist of up to 204 single-family attached dwelling units. The proposed

development is anticipated to generate 118 net, new external trips (70 entering/48 exiting) in the p.m. peak-hour.

Based on the future total conditions analysis, the study roadway network is anticipated to operate acceptably, and the study intersections are anticipated to operate with a volume-to-capacity ratio of less than 1.0 during the future total conditions.

A Trip Reservation Report and Operational Analysis will be provided with the Preliminary Site Plan (PSP)/ Final Site Plan (FSP) application.

After your review of this MSASA, please let us know if you have any questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Rebecca (Becca) Bond, P.E., AICP
Transportation Engineer

Joanna Herbert, E.I.
Transportation Analyst

Attachments:

- General Development Plan
- Methodology & Approval
- FSUTMS Model Output
- Manatee County's *Concurrency Transportation Link Sheets* (June 2025)
- Raw Turning Movement Counts, Signal Timings & FDOT's Seasonal Factor
- Synchro Reports
- Volume Development
- FDOT's 2024AADT Reports
- MCAT Route 13 Brochure
- Crash Reports

ATTACHMENTS

TEL: 941 379 7600

Kimley»Horn

General Development Plan

TEL: 941 379 7600

LEGEND

"A"	100 YEAR FLOOD LINE/FLOOD ZONE SITE LIES IN ZONES: "A" & "X" (BASE FLOOD ELEVATION IS) PER FIRM PANEL1208C0166F EFFECTIVE 8/10/2021.
"X"	("A" 1.03 AC. ON SITE) (FLOOD "X" 28.17 AC. ON SITE)
	WETLANDS (1.03 ACRES ON PROJECT SITE)
	WETLAND BUFFER (2.12 ACRES ON PROJECT SITE)
	EXISTING PONDS OR OTHER SURFACE WATERS (2.16 ACRES TO BE IMPACTED)
	WETLAND BUFFER IMPACT (0.01 ACRES)
	WETLAND BUFFER COMPENSATION (0.01 ACRES)
L-1=	LAKE
	PROJECT BOUNDARY

TOTAL PROJECT SITE AREA = 29.20± ACRES

SITE DATA:
ADDRESS: 2835 22ND AVE CIR.
PALMETTO, FLORIDA 34221
P.I.D.: 778300109, 775100159, 775100119, 775100159
SITE AREA: 1,271,864± S.F. (29.20± AC.)

FLOOD ZONE: "A" & "X" (BASE FLOOD ELEVATION IS) PER FIRM PANEL1208C0166F EFFECTIVE 8/10/2021

EXISTING ZONING: A-1,PDR, RSF-1
PROPOSED ZONING: PDR

EXISTING FUTURE LAND USE: RES-3
PROPOSED FUTURE LAND USE: RES-9

PROPOSED MAX BUILDING HEIGHT: 2 STORIES - 35'

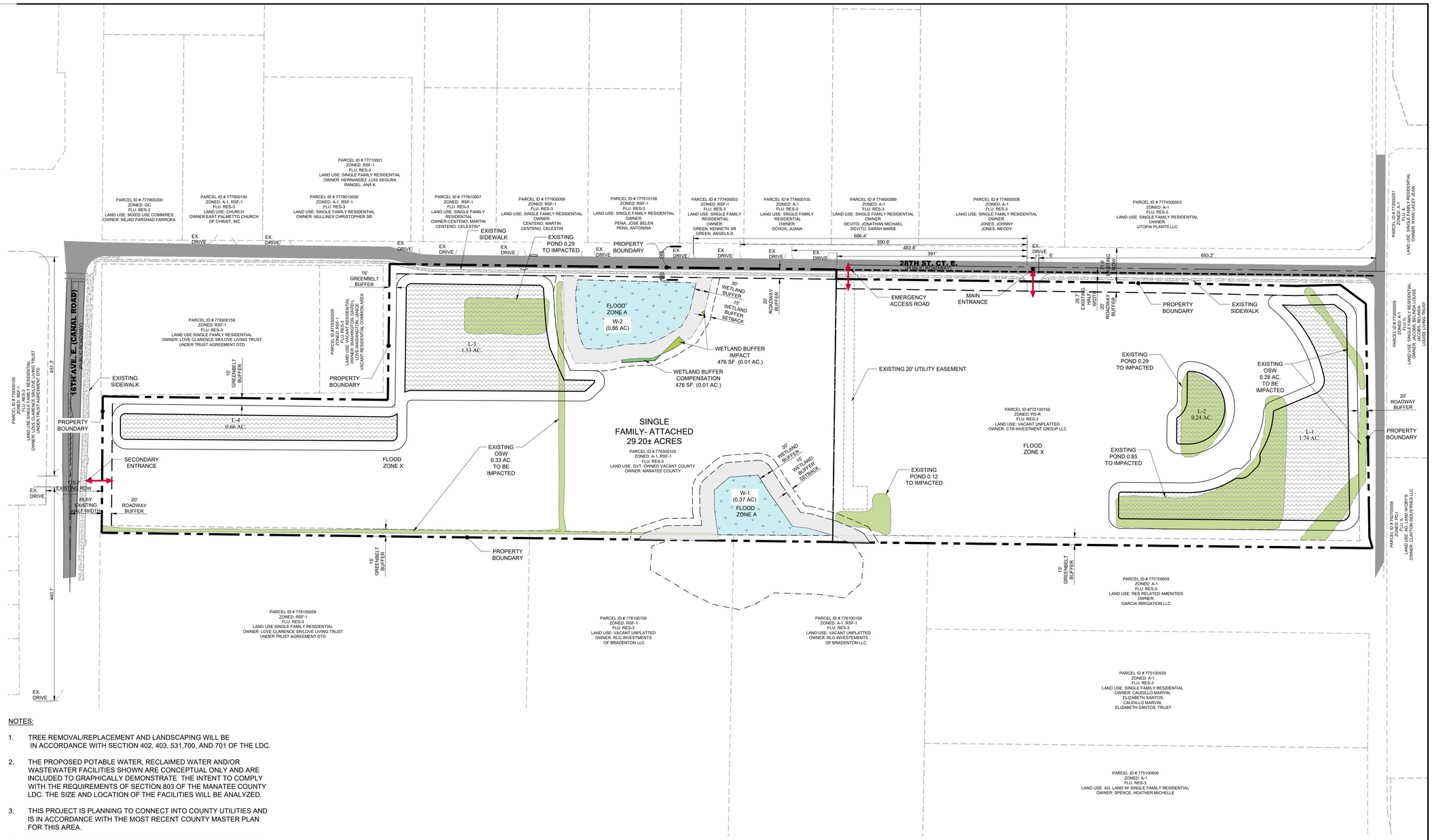
TOTAL LOTS PROPOSED: 204
GROSS DENSITY:
29.20 AC x 9 = 262.78 ALLOWED DWELLING UNITS
NET DENSITY: 29.20 AC.- 4.17 AC. (PONDS) -1.03 AC. (WETLANDS)
(UPLAND PRESERVE) = 24 AC x16 = 384
MAXIMUM NET DENSITY: 16 DU/AC

LAKES:182,080 SF.(4.17 AC.) = 14%
WETLANDS ON SITE: 44,866 SF. (1.03 AC.) = 3%
WETLAND BUFFER: 33,938 SF. (0.78 AC.) = 3%
BUFFERS: 92,397 SF.(2.12 AC.) = 7%
OTHER OPEN SPACE: 46,645 SF. (9.79 AC.) = 33.5%

OPEN SPACE REQUIRED: 25% (7.29 AC.)
OPEN SPACE PROVIDED: 61% (17.74 AC.)
(INCLUDES WETLANDS, LAKES, BUFFERS)

REQUIRED PARKING: 2 SPACES PER UNIT
STANDARD PARKING SPACES: 57
(RES- GARAGE) SPACES: 312
(RES-DW) SPACES: 312
PROVIDED PARKING: 681 SPACES

LOT SETBACKS:
FRONT = 25'
REAR = 15'
WETLAND BUFFER SETBACK: 30'
FRONT LOAD GARAGES: 25'
GREENBELT BUFFER: 15'



NOTES:

1. TREE REMOVAL/REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402, 403, 531,700, AND 701 OF THE LDC.

2. 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.

3. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.

4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED USE, GREY WATER IRRIGATION SYSTEMS AND /OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE FOR IRRIGATION WILL NOT BE ALLOWED.

5. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL 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 THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING FINAL SITE CONSTRUCTION PLAN REVIEW PROCESS.

6. 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 & TRAFFIC STANDARD MANUAL. THE DESIGN OF THESE FACILITIES WIL

N

0 100 200 300
GRAPHIC SCALE 1"= 100'

NO.	DATE	REVISION DESCRIPTION	BY
			KGH

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-07
PROJECT VINYRD CR
DRAWING GDP
DRAWN KGH
CHECKED MM

GENERAL DEVELOPMENT PLAN

VINEYARD CREEK

MANATEE COUNTY, FLORIDA

BRETT T. ROCKLEIN P.E.
FL LICENSE NO. 88736

SCALE 1"=100'
VERTICAL DATUM NAVD88
SHEET 4 OF 4

Methodology & Approval

TEL: 941 379 7600

Kimley»Horn

June 18, 2025

Mr. Nelson Galeano, P.E.
Manatee County Development Services
Transportation Planning Division
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

1800 2nd Street
Suite 900
Sarasota, Florida
34236

Re: ***Vineyard Creek Rezone (PLN2504-0256)***
Multimodal Site Access and Safety Analysis (MSASA) Methodology
Manatee County, Florida

Dear Mr. Galeano:

The purpose of this letter is to provide a methodology associated with a Rezone with General Development Plan (GDP) application for the proposed Vineyard Creek development. The approximately 29.24-acre project site is located south of 28th Street Court East, east of 16th Avenue East, and west of 24th Avenue East in Palmetto, Florida. The project location map is attached as **Figure 1**.

The Rezone application proposes to change +/- 2.23 acres of General Agriculture (A-1) and +/- 13.18 acres of Residential Single Family (RSF-1) to Planned Development Residential (PD-R). The Vineyard Creek development is proposed to consist of up to 204 single-family attached dwelling units.

Access to the site is proposed to be provided through the following access connection as shown in the attached conceptual site plan:

- One (1) existing access connection along 28th Street Court East (Main Entrance)
- One (1) access connection along 16th Avenue East (Secondary Entrance)

To appropriately address the transportation impact of the proposed Vineyard Creek development, Kimley-Horn will conduct a Multimodal Site Access and Safety Analysis (MSASA) for the Rezone with GDP application that follows the proposed methodology provided below for your review and comments.

Project Trip Generation: Traffic volumes will be estimated using the Institute of Transportation Engineer's (ITE), *Trip Generation Manual*, 11th Edition. The site is proposed to consist of up to 204 single-family townhomes. The Land Use Code (LUC) 215 – Single-Family Attached Housing will be used to estimate the trip generation of the proposed development for the analysis. As indicated in **Table 1**, the proposed Vineyard Creek development is anticipated to generate 118 net, new trips (70 entering/48 exiting) in the p.m. peak-hour. Due to the nature of the proposed land use (i.e., residential), internal capture and pass-by trips were not considered in this analysis.

Table 1: P.M. Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		PM NET NEW EXTERNAL TRIPS		
Land Use	**ITE Code**	**Scale**	**Units**	**In**	**Out**	**In**	**Out**	**Total**
Single-Family Attached Housing	215	204	DU	59%	41%	70	48	118

TEL: 941 379 7600

Project Trip Distribution: New traffic expected to be generated by the proposed Vineyard Creek development was distributed and assigned to the adjacent roadway network based upon the Florida Standard Urban Transportation Model Structure (FSUTMS) E+C network, with the incorporation of the most current socio-economic and network data sets. Documentation of the FSUTMS project distribution model is attached.

Scheduled Improvements: Current work programs including the Manatee County Capital Improvement Program (CIP) and Florida Department of Transportation (FDOT) District One Five Year Work Program were reviewed for improvements that are scheduled for construction near the project site. Based upon this review, there are no scheduled improvements near the project site.

Background Traffic Volumes: The background traffic for the analysis will be calculated using traffic volumes associated with vested or reserved developments in the area from Manatee County's most recent *Concurrency Transportation Link Sheets*.

Study Area: For the MSASA, the study area consists of the first accessed designated thoroughfare segment(s) and the corresponding end point intersections, the site access connections, and all impacted thoroughfares carrying project traffic equal to or greater than five (5%) percent of their p.m. peak-hour service volumes ("capacity") at the adopted level of service (LOS). The net, new project trips were assigned to the County's concurrency-maintained roadway network (in Manatee County's *Concurrency Transportation Link Sheets* (June 2025)). Based upon this criteria, the following roadway segments (i.e., the study area) will be included in the analysis:

- 28th Street Court East/29th Street East from Canal Road to Ellenton Gillette Road
- Canal Road/16th Avenue East from Mendoza Road to US 301

Additionally, the following study intersections will be included in the analysis:

- 28th Street Court East/29th Street East & Canal Road/16th Avenue East
- 28th Street Court East/29th Street East & Ellenton Gillette Road
- Canal Road/16th Avenue East & Mendoza Road
- Canal Road/16th Avenue East & 17th Street East

The study area determination is summarized in **Table 2**.

Table 2: Study Area Determination

LINK	ROADWAY	FROM	TO	SERVICE VOLUMES			PROJECT VOLUMES		STUDY NETWORK DETERMINATION	
				LANES	LOS STANDARD	LOS SERVICE VOLUME	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME	PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?
1474	28th Street Court East/29th Street East	Canal Road	Project Access	2U	D	950	23%	27	2.84%	Y[1]
		Project Access	Ellenton Gillette Road	2U	D	950	34%	40	4.21%	Y[1]
2270	Canal Road/16th Avenue East	Mendoza Road	Project Access	2U	D	1,310	20%	24	1.83%	Y[1]
		Project Access	US 301	2U	D	1,310	43%	51	3.89%	Y[1]

Source: Manatee County's *Concurrency Transportation Link Sheets* (June 2025)
[1] The first directly-accessed, designated thoroughfare segment.

Analysis Year Scenarios: The study intersections will be analyzed for existing, background, and future buildout conditions during the p.m. peak-hour. *Synchro,* version 12, software will be utilized for the intersection analyses.

Data Collection: Turning movement counts will be collected at the study intersections during the p.m. peak period (4:00 p.m. to 6:00 p.m.). The vehicle counts at the study intersections will be adjusted to reflect peak season conditions using the most recent FDOT seasonal factors (SF) for Manatee County. New guidance from the FDOT recommends utilizing SF rather than peak season conversion factors (PSCF) when adjusting turning movement counts.

Multi-Modal Evaluation: A multi-modal analysis within a quarter of a mile of the proposed development will be included in the report and will consider bicycle connectivity, transit routes, and pedestrian mobility. The analysis will demonstrate how the project will be connected to any existing pedestrian and bicycle facilities as well as transit routes.

Safety Analysis: A safety analysis will be completed including review of 5 years of crash data along the site boundary. Crash patterns will be summarized based on date, time of day, type, severity, and contributing factors. Based on the crash patterns and potential impact of the project traffic, countermeasures may be identified at the site access locations.

We will follow-up with you to determine if you have any questions or comments regarding this MSASA methodology. The *Synchro* outputs and input files will be provided when submitting the final report.

Very truly yours,

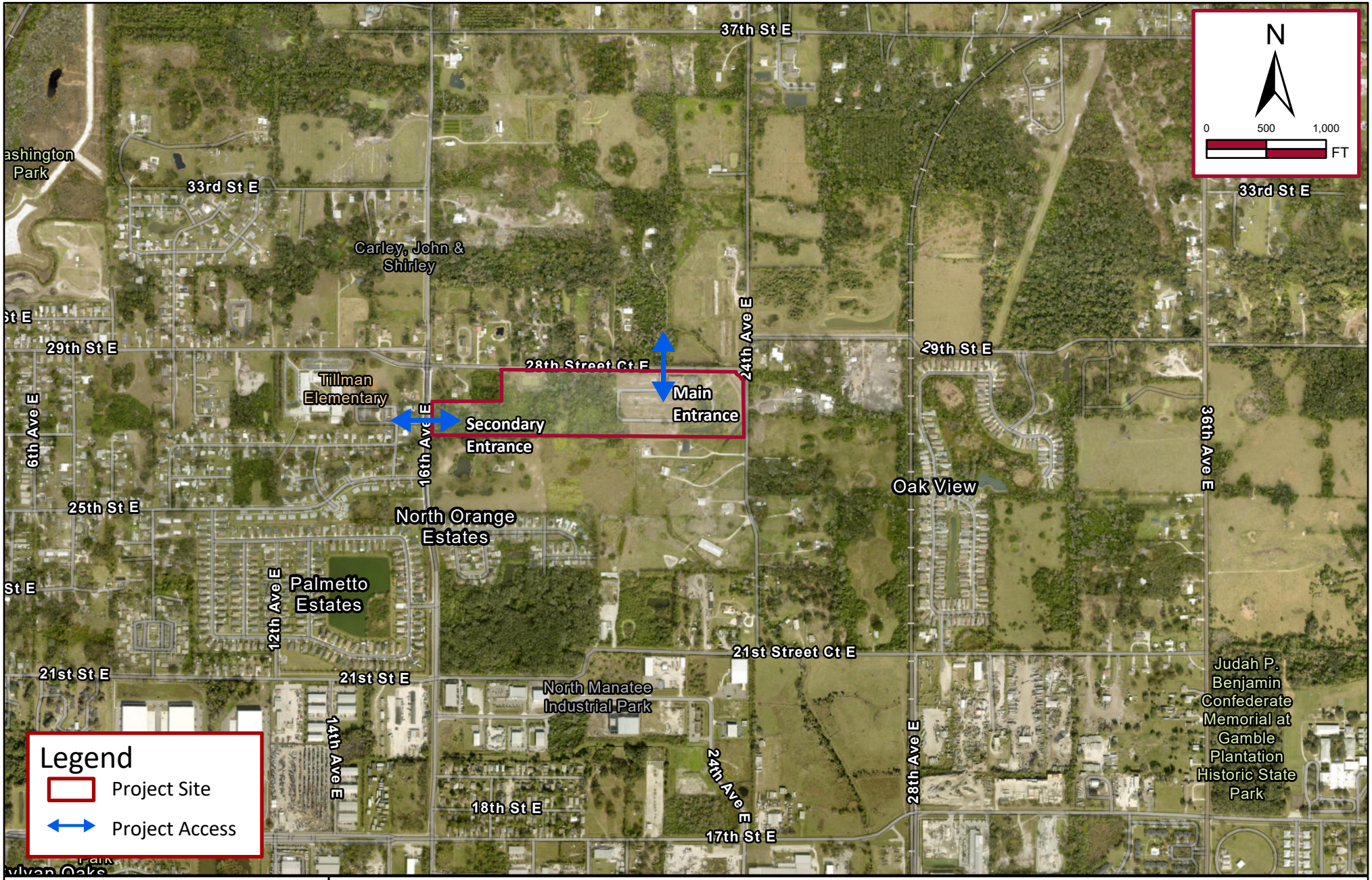
KIMLEY-HORN AND ASSOCIATES, INC.

Natalie Gibbons

Rebecca (Becca) Bond, P.E., AICP
Transportation Engineer

Natalie Gibbons, E.I.
Transportation Analyst

Attachments: Figure 1 – Project Location Map
Conceptual Site Plan
FSUTMS Model Output
Manatee County's *Concurrency Transportation Link Sheets* (June 2025)



Kimley»Horn

Expect More. Experience Better.

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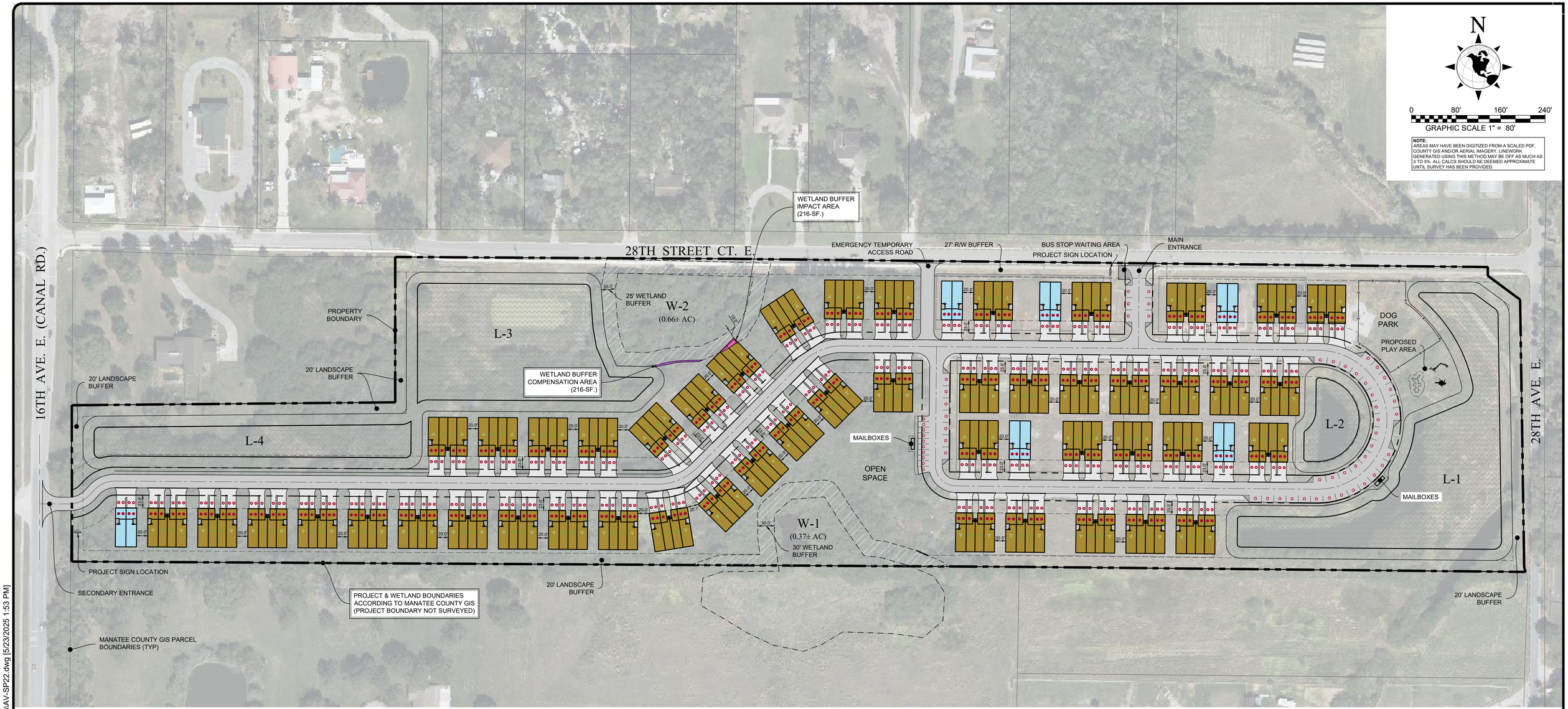
1800 2nd Street, Suite 900
Sarasota, FL 34236
Phone: (941) 379 7600
www.kimley-horn.com

Project Location Map

VINEYARD CREEK
MANATEE COUNTY, FLORIDA

Project No: 048119299	Scale: As Noted	June 2025	Figure 1



SITE DATA

OWNERS:
CTR INVESTMENT GROUP LLC
PO BOX 5955
VANCOUVER WA, 98668-5955

ZCA FIDU INC.
3005 HAWTHORNE ST.
SARASOTA, FL 34239

MANATEE COUNTY AFFORDABLE HOUSING
PO BOX 1000
BRADENTON, FL 34206

SITE ADDRESS: 2835 22ND AVE. CIR E.
PALMETTO FL, 34221

P.I.D.: 778300109, 775100159, 775100209, 775100119

NEIGHBORHOOD: 1160; MISC AC PALMETTO

PROPERTY USE: RES-3

ZONING: PD-R

FLOOD ZONES: A, X

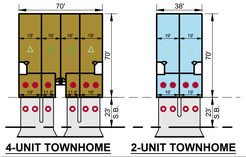
S.T.R.: 07, 34S, 18E

TOTAL BOUNDARY AREA:
1,273,771± SF (29.24± AC) = 100%

DRAINAGE AREA:
190,366± SF (4.37± AC) = 14.94%

LOT COUNTS	#	%
TH END UNITS	108	52.94%
TH MIDDLE UNITS	96	47.06%
TOTAL LOTS	204	100%

PARKING COUNTS	#
(STD) PARKING SPACES =	57
(HC) PARKING SPACES =	0
(RES-GAR) PARKING SPACES =	312
(RES-DW) PARKING SPACES =	312
TOTAL PARKING SPACES =	681
(RATIO: 3.34 SP/DU)	



4-UNIT TOWNHOME

2-UNIT TOWNHOME

SITE LOCATION MAP

NO.	DATE	REVISION DESCRIPTION	BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2025-05-23
PROJECT VINEYARD CREEK
DRAWING AV-SP22
DRAWN CEJ
CHECKED MJM

CONCEPTUAL SITE PLAN - 22

VINEYARD CREEK

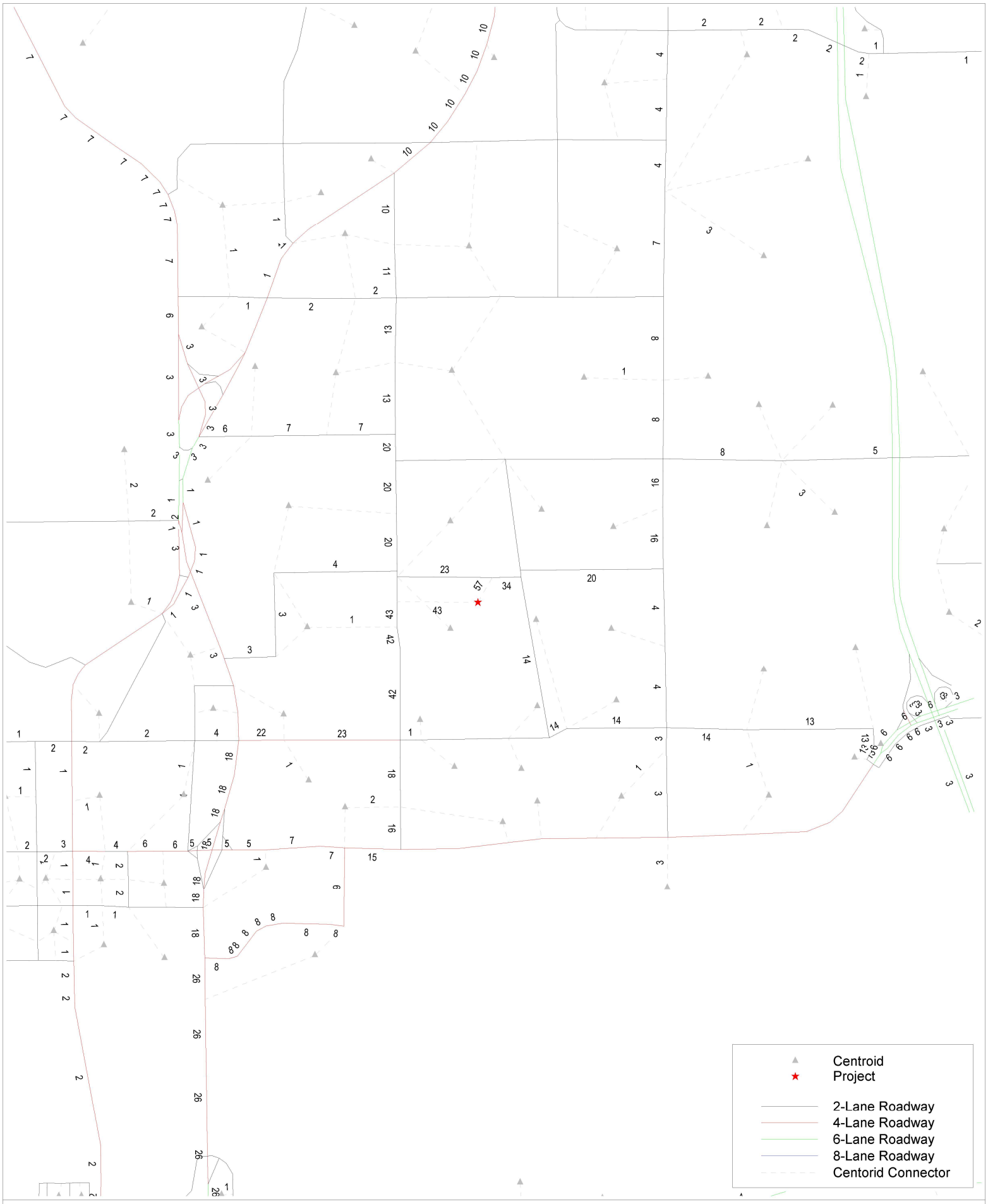
MANATEE COUNTY, FLORIDA

PREPARED FOR:
NEALCOMMUNITIES

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1" = 80'
VERTICAL DATUM NAVD88
SHEET 1 OF 1

C:\Users\cjohnson\MEC\MEC - MEC_Drawings\Jobs SP\Avignon_Engineering\Site Plans\AV-SP22.dwg [5/23/2025 1:53 PM]



DISTRICT 1 REGIONAL PLANNING MODEL 2023
SELECT ZONE DISTRIBUTION FOR VINEYARD CREEK
JUNE 2025

cube

(Licensed to Kimley Horn & Associates)

MANATEE COUNTY

Concurrency Transportation Link Sheet
Level of Service Analysis
Roadway Segments

JUNE 2025

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

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: June 3, 2025 8:26 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	O C S	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
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	171	898	1,580	682	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

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: June 3, 2025 8:26 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	O C S	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
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	58	1,760	1,510	-250	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	19	1,073	1,510	437	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	214	1,268	1,580	312	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	131	323	2,170	1,847	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	450	682	2,190	1,508	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	3,214	3,400	1,550	-1,850	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	1,107	1,561	1,250	-311	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	206	2,411	3,750	1,339	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	D		22	4303	0.090	O	387	97	484	950	466	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	133	771	1,310	539	0.000		OUT	0	09-03

Gibbons, Natalie

From:	Daniel Uribeecheverri <daniel.uribeecheverri@mymanatee.org>
Sent:	Tuesday, June 24, 2025 3:48 PM
To:	Gibbons, Natalie
Cc:	Transportation Planning
Subject:	Vineyard Creek Rezone to GDP Methodology
Attachments:	Vineyard Creek - MSASA Methodology.pdf

Good afternoon Natalie,

Please consider this email as acceptance of the methodology for Vineyard Creek Rezone with GDP MSASA:
Submit with the application the following:

- The accepted methodology
- The Traffic Study
- Files used in the analysis (D1RPM and synchro files)
- The specific issues discussed in the methodology meeting

Note: The trip generation will be determined by the allowable uses presented in the schedule of uses with the rezone (i.e. If single family detached uses are allowed, that trip generation should be used)

Daniel F. Uribe|Principal Planner (Transportation)
Manatee County Government
Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
(941)708-7450, ext.7481
Website:mymanatee.org
Under Public Records Act, email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.

Daniel F. Uribe|Principal Planner (Transportation)
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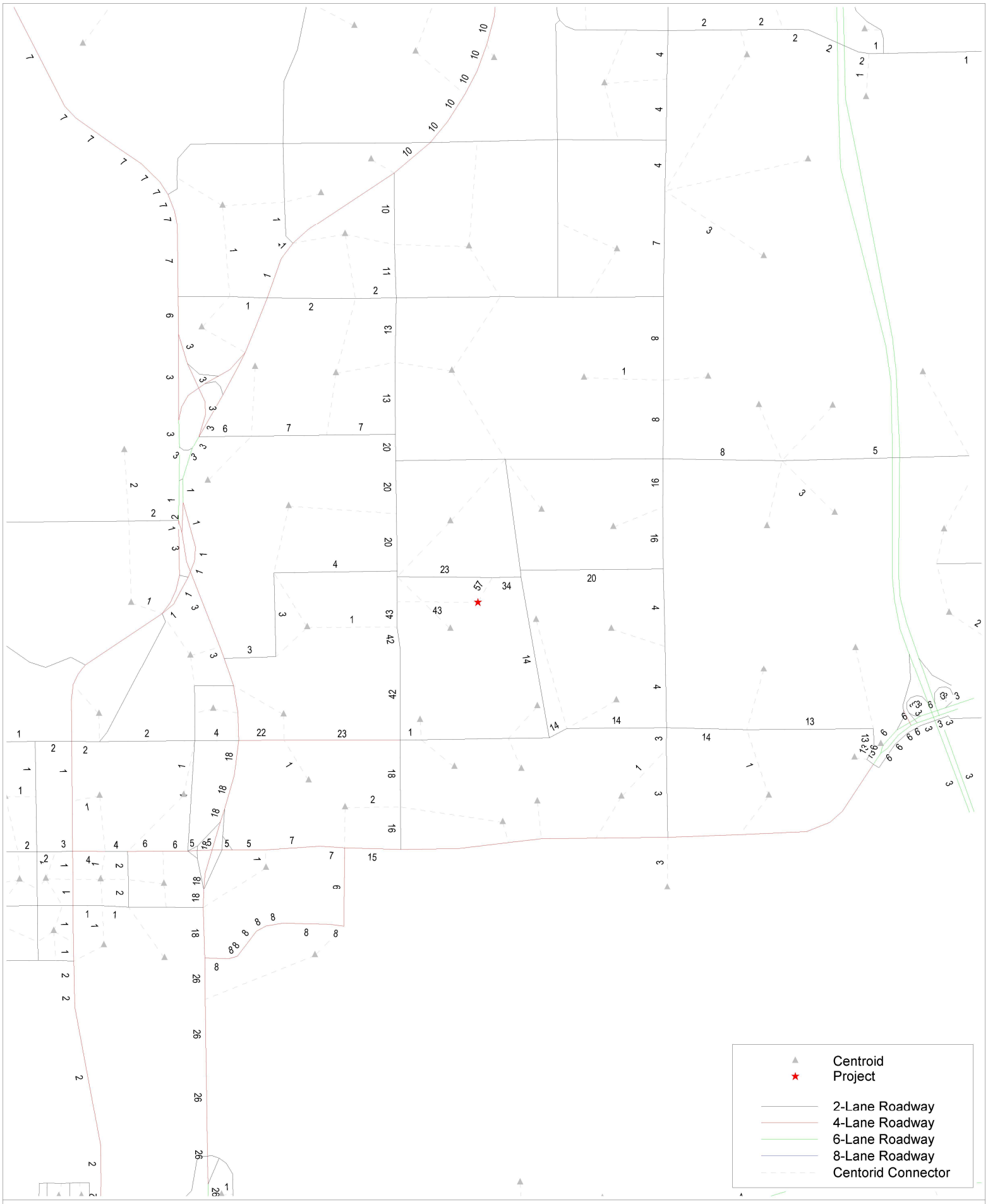
"Building with the Community"

FSUTMS Model Output

TEL: 941 379 7600



DISTRICT 1 REGIONAL PLANNING MODEL 2023
SELECT ZONE DISTRIBUTION FOR VINEYARD CREEK
JUNE 2025

cube

(Licensed to Kimley Horn & Associates)

Kimley»Horn

Manatee County's Concurrency Transportation Link Sheets

TEL: 941 379 7600

MANATEE COUNTY

Concurrency Transportation Link Sheet
Level of Service Analysis
Roadway Segments

JUNE 2025

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

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: June 3, 2025 8:26 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	O C S	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
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	171	898	1,580	682	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

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: June 3, 2025 8:26 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	O C S	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
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	58	1,760	1,510	-250	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	19	1,073	1,510	437	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	214	1,268	1,580	312	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	131	323	2,170	1,847	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	450	682	2,190	1,508	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	3,214	3,400	1,550	-1,850	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	1,107	1,561	1,250	-311	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	206	2,411	3,750	1,339	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	D		22	4303	0.090	O	387	97	484	950	466	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	133	771	1,310	539	0.000		OUT	0	09-03

Manatee County Planning Department
Concurrency Transportation Link Sheet

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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	O C S	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
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	1,977	2,778	1,580	-1,198	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	596	925	1,200	275	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	1,220	1,981	1,580	-401	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	F		22	9092	0.090	C	818	821	1,639	1,510	-129	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	367	1,313	1,510	197	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	729	1,850	1,510	-340	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	2,474	3,003	2,270	-733	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	2,452	3,666	1,250	-2,416	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	1,789	3,003	1,510	-1,493	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	440	1,654	1,580	-74	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

Manatee County Planning Department
Concurrency Transportation Link Sheet

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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	O C S	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
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	105	659	1,250	591	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	413	922	1,250	328	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	5,071	6,934	5,900	-1,034	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	6,757	8,477	2,290	-6,187	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	7,143	8,479	2,190	-6,289	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	5,494	6,830	2,290	-4,540	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

Raw Turning Movement Counts, Signal Timing & FDOT's Seasonal Factor

TEL: 941 379 7600

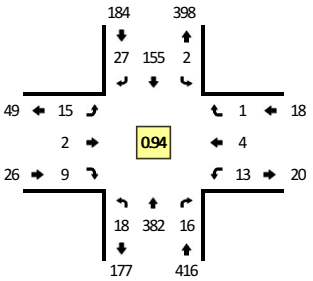
Type of peak hour being reported: Intersection Peak

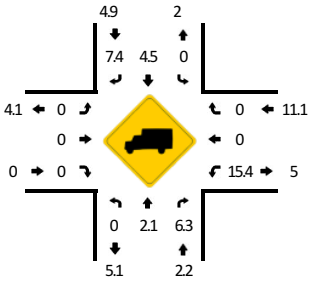
Method for determining peak hour: Total Entering Volume

LOCATION: 16th Ave E -- 28th St Ct E
CITY/STATE: Memphis, FL

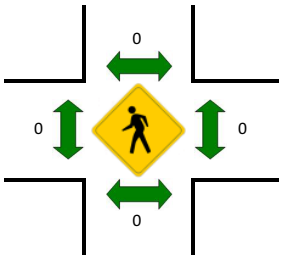
QC JOB #: 17135201
DATE: Thu, Jun 19 2025

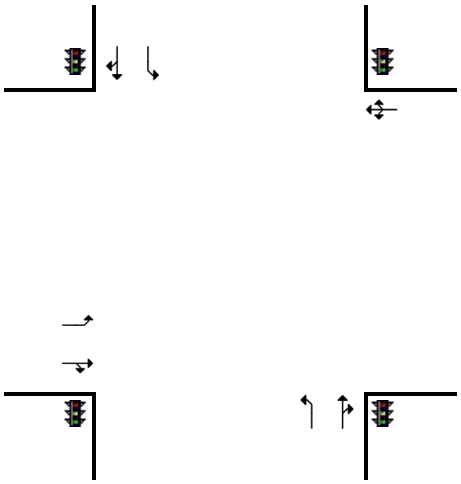
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

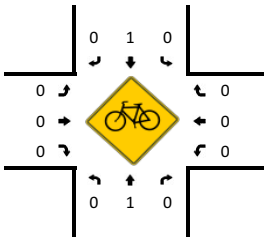


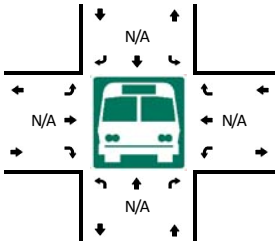


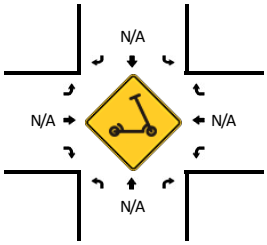
TRUE DATA TO IMPROVE MOBILITY











R* = RTOR

15-Min Count Period Beginning At	16th Ave E (Northbound)					16th Ave E (Southbound)					28th St Ct E (Eastbound)					28th St Ct E (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	5	78	5	0	0	0	40	6	0	0	4	0	0	0	1	4	2	0	0	0	145	
4:15 PM	1	75	3	0	1	1	48	4	0	2	7	1	2	0	3	5	0	1	0	0	154	
4:30 PM	6	74	4	0	0	0	42	4	0	2	5	0	3	0	4	1	0	0	0	0	145	
4:45 PM	5	81	6	0	0	2	35	7	0	3	2	1	1	0	0	5	1	0	0	0	149	593
5:00 PM	4	117	2	0	0	0	31	4	0	0	3	1	1	0	1	6	1	1	0	0	172	620
5:15 PM	5	99	5	0	0	0	43	6	0	1	5	0	0	0	4	2	0	0	0	0	170	636
5:30 PM	4	85	3	0	0	0	46	5	0	1	5	0	1	0	1	0	2	0	0	0	153	644
5:45 PM	5	66	6	0	0	2	35	6	0	0	7	0	3	0	2	2	0	0	0	0	134	629

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	16	468	8	0	0	0	124	16	0	0	12	4	8	0	4	24	4	4	0	0	692
Heavy Trucks	0	16	0			0	0	4			0	0	0			4	0	0			24
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 6/24/2025 10:09 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

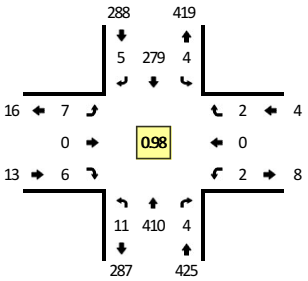
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

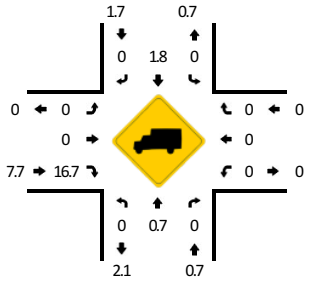
LOCATION: Ellenton Gillette Rd -- 29th St E
CITY/STATE: Ellenton, FL

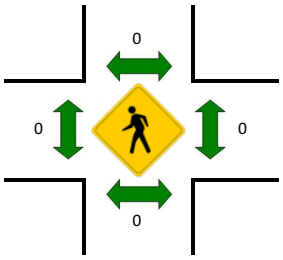
QC JOB #: 17135202
DATE: Thu, Jun 19 2025

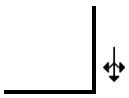
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

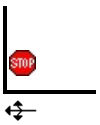


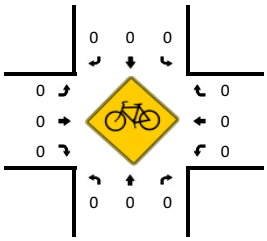
TRUE DATA TO IMPROVE MOBILITY

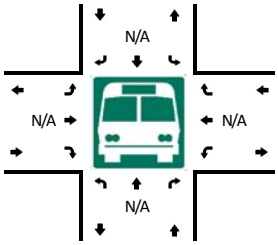


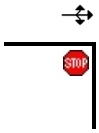


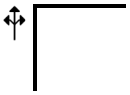


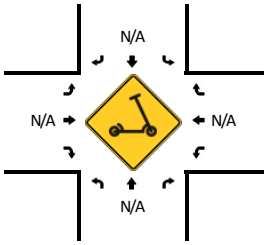












R* = RTOR

15-Min Count Period Beginning At	Ellenton Gillette Rd (Northbound)					Ellenton Gillette Rd (Southbound)					29th St E (Eastbound)					29th St E (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	4	88	4	0	0	0	64	4	0	0	2	0	2	0	0	4	0	0	0	0	172	
4:15 PM	2	84	1	0	0	0	52	2	0	0	1	0	3	0	0	0	0	0	0	0	145	
4:30 PM	5	87	3	0	0	0	59	4	0	0	0	0	1	0	0	0	0	1	0	0	160	
4:45 PM	0	83	1	0	0	0	79	1	0	0	1	0	1	0	0	1	0	0	0	0	167	644
5:00 PM	2	102	0	0	0	1	75	1	0	0	3	0	0	0	0	1	0	1	0	0	186	658
5:15 PM	2	98	2	0	0	2	67	1	0	0	1	0	1	0	0	0	0	0	0	0	174	687
5:30 PM	4	101	2	0	0	1	69	1	0	0	3	0	3	0	0	0	0	1	0	0	185	712
5:45 PM	3	109	0	0	0	0	68	2	0	0	0	0	2	0	0	1	0	0	0	0	185	730

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	8	408	0	0	0	4	300	4	0	0	12	0	0	0	0	4	0	4	0	0	744
Heavy Trucks	0	0	0			0	8	0			0	0	0			0	0	0			8
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 6/24/2025 10:09 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

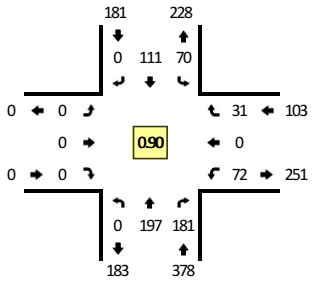
Type of peak hour being reported: Intersection Peak

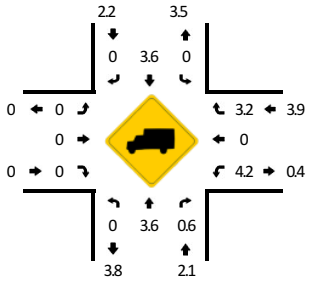
Method for determining peak hour: Total Entering Volume

LOCATION: 16th Ave E -- Mendoza Rd
CITY/STATE: Memphis, FL

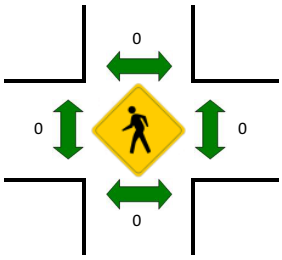
QC JOB #: 17135203
DATE: Thu, Jun 19 2025

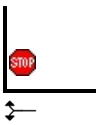
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

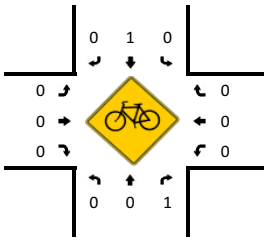


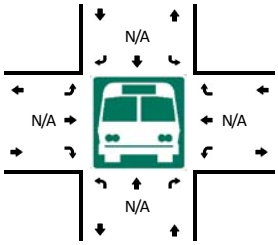


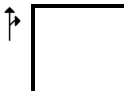
TRUE DATA TO IMPROVE MOBILITY

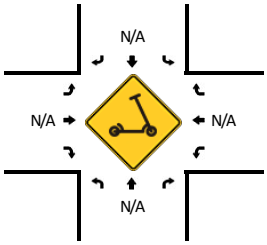












R* = RTOR

15-Min Count Period Beginning At	16th Ave E (Northbound)					16th Ave E (Southbound)					Mendoza Rd (Eastbound)					Mendoza Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	50	36	0	0	21	25	0	0	0	0	0	0	0	0	21	0	6	0	0	159	
4:15 PM	0	50	28	0	0	16	34	0	0	0	0	0	0	0	0	24	0	8	0	0	160	
4:30 PM	0	37	45	0	0	22	29	0	0	0	0	0	0	0	0	16	0	4	0	0	153	
4:45 PM	0	43	37	0	0	13	33	0	0	0	0	0	0	0	0	12	0	9	0	0	147	619
5:00 PM	0	62	45	0	0	22	15	0	0	0	0	0	0	0	0	17	0	8	0	0	169	629
5:15 PM	0	52	53	0	0	19	27	0	0	0	0	0	0	0	0	25	0	7	0	0	183	652
5:30 PM	0	40	46	0	0	16	36	0	0	0	0	0	0	0	0	18	0	7	0	0	163	662
5:45 PM	0	47	31	0	0	13	25	0	0	0	0	0	0	0	0	17	0	7	0	0	140	655

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	208	212	0	0	76	108	0	0	0	0	0	0	0	0	100	0	28	0	0	732
Heavy Trucks	0	8	4			0	0	0			0	0	0			4	0	0			16
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 6/24/2025 10:09 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

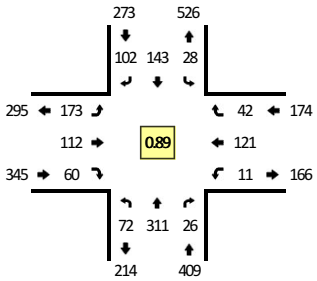
Type of peak hour being reported: Intersection Peak

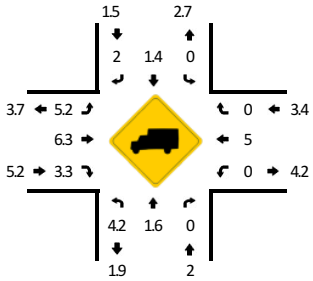
Method for determining peak hour: Total Entering Volume

LOCATION: 16th Ave E -- 17th St E/Memphis Rd
CITY/STATE: Memphis, FL

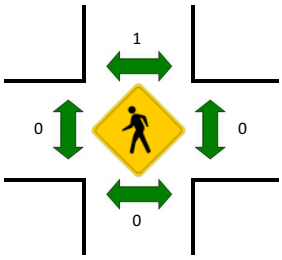
QC JOB #: 17135204
DATE: Thu, Jun 19 2025

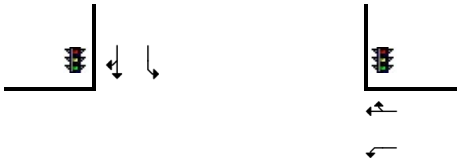
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

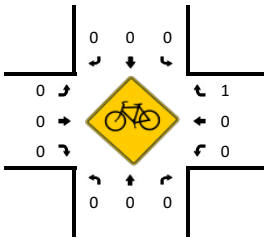


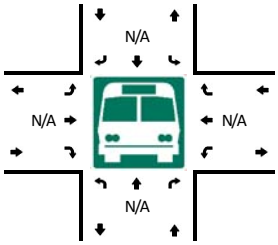


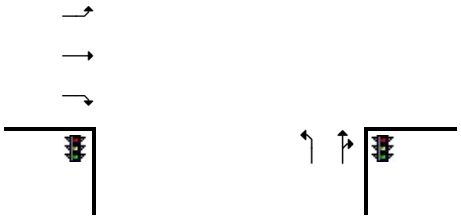
TRUE DATA TO IMPROVE MOBILITY

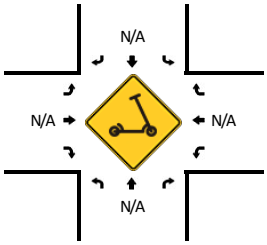












R* = RTOR

15-Min Count Period Beginning At	16th Ave E (Northbound)					16th Ave E (Southbound)					17th St E/Memphis Rd (Eastbound)					17th St E/Memphis Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	17	63	7	0	1	3	34	27	0	10	42	24	17	0	4	4	38	7	0	3	301	
4:15 PM	14	71	6	0	1	8	38	30	0	9	31	28	8	0	9	3	28	4	0	1	289	
4:30 PM	12	48	3	0	3	5	39	23	0	10	46	27	12	0	8	4	27	7	0	4	278	
4:45 PM	12	64	1	0	1	4	30	18	0	5	50	26	12	0	4	2	34	4	0	2	269	1137
5:00 PM	20	85	6	0	3	8	34	24	0	5	58	27	9	0	6	3	37	9	0	5	339	1175
5:15 PM	22	82	4	0	0	7	35	24	0	5	48	23	4	0	9	4	31	4	0	3	305	1191
5:30 PM	17	76	5	0	2	4	33	23	0	9	37	26	6	0	3	2	26	7	0	1	277	1190
5:45 PM	13	68	3	0	3	9	41	12	0	0	30	36	20	0	3	2	27	10	0	3	280	1201

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	80	340	36	0	12	32	136	116	0	20	232	108	60	0	24	12	148	56	0	20	1432
Heavy Trucks	0	8	0			0	4	4			20	8	0			0	8	0			52
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	4			4
Scooters																					

Comments:

Report generated on 6/24/2025 10:09 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

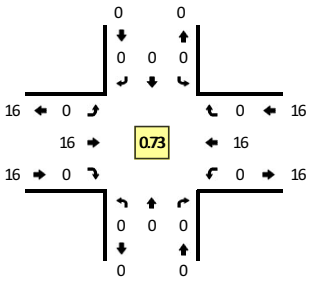
Type of peak hour being reported: Intersection Peak

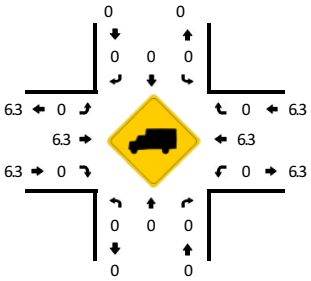
Method for determining peak hour: Total Entering Volume

LOCATION: Project Access/22nd Ave Circle E -- 28th St Ct E
CITY/STATE: Manatee, FL

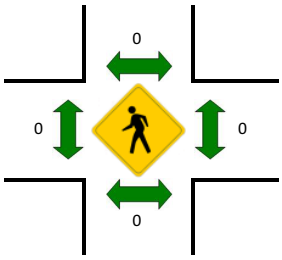
QC JOB #: 17135205
DATE: Thu, Jun 19 2025

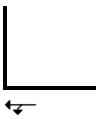
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM

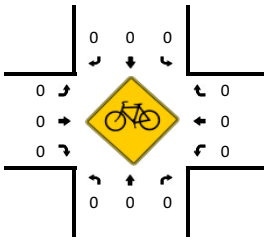


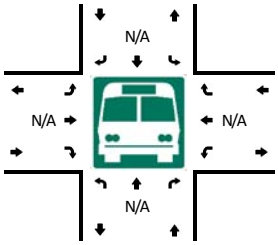


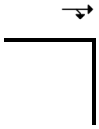
TRUE DATA TO IMPROVE MOBILITY

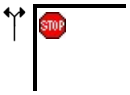


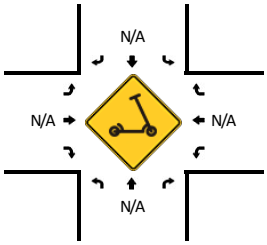












R* = RTOR

15-Min Count Period Beginning At	Project Access/22nd Ave Circle E (Northbound)					Project Access/22nd Ave Circle E (Southbound)					28th St Ct E (Eastbound)					28th St Ct E (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	7	0	0	0	11	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	3	0	0	0	8	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	2	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	5	0	0	0	11	32
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	4	0	0	0	9	30
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	5	27
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	5	30
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	2	0	0	0	6	25

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	28	0	0	0	44
Heavy Trucks	0	0	0			0	0	0			0	0	0			0	0	0			0
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments: Northbound approach blocked off

Report generated on 6/24/2025 10:09 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

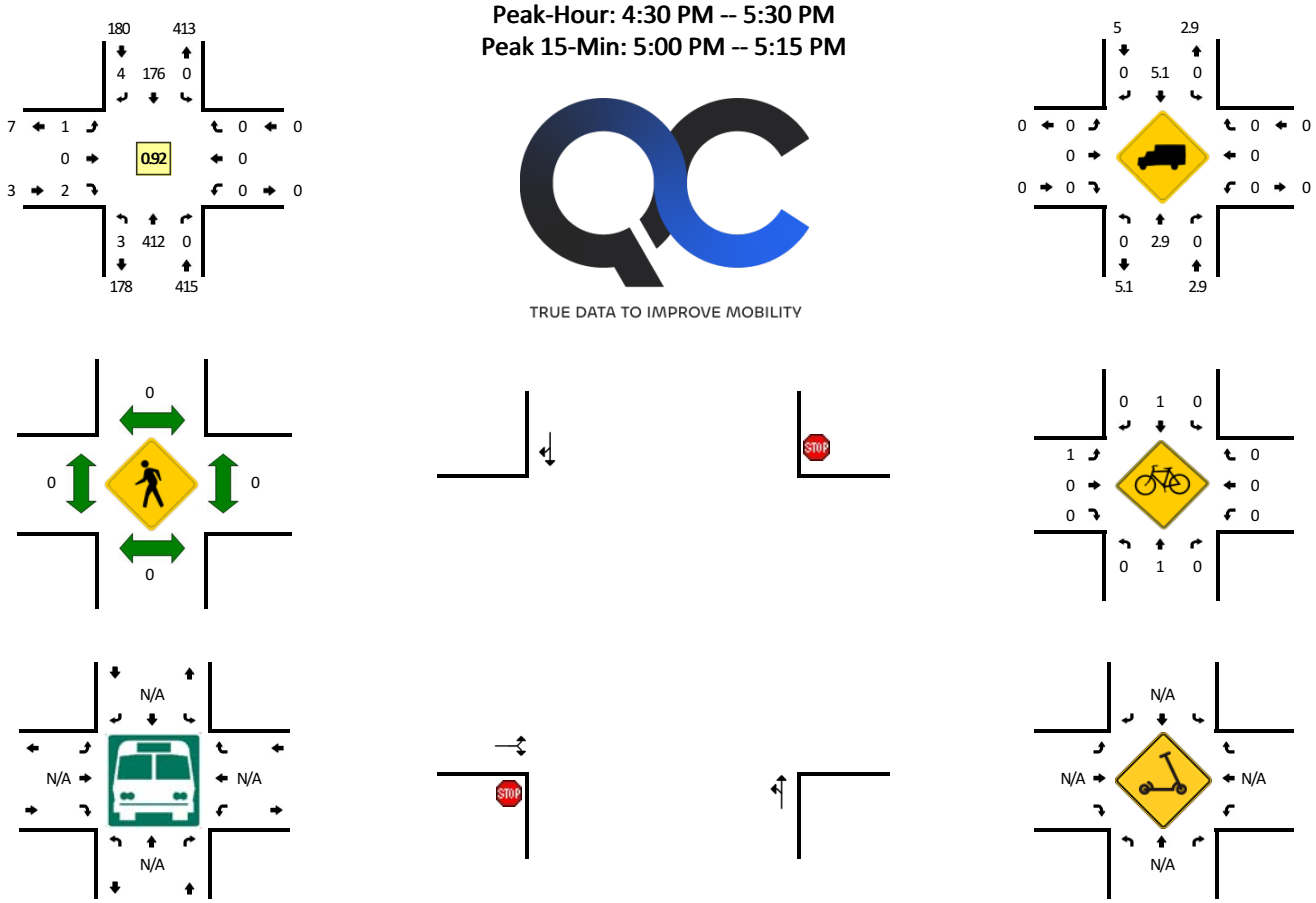
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: 16th Avenue E -- Project Access/28th St E
CITY/STATE: Memphis, FL

QC JOB #: 17135206
DATE: Thu, Jun 19 2025

Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:00 PM -- 5:15 PM



TRUE DATA TO IMPROVE MOBILITY

R* = RTOR

15-Min Count Period Beginning At	16th Avenue E (Northbound)					16th Avenue E (Southbound)					Project Access/28th St E (Eastbound)					Project Access/28th St E (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	88	0	0	0	0	43	1	0	0	1	0	0	0	0	0	0	0	0	0	133	
4:15 PM	1	78	0	0	0	0	54	3	0	0	0	0	1	0	0	0	0	0	0	0	137	
4:30 PM	1	84	0	0	0	0	50	1	0	0	0	0	0	0	0	0	0	0	0	0	136	
4:45 PM	1	95	0	0	0	0	38	2	0	0	0	0	1	0	0	0	0	0	0	0	137	543
5:00 PM	1	121	0	0	0	0	39	1	0	0	1	0	0	0	0	0	0	0	0	0	163	573
5:15 PM	0	112	0	0	0	0	49	0	0	0	0	0	1	0	0	0	0	0	0	0	162	598
5:30 PM	0	88	0	0	0	0	43	5	0	0	0	0	0	0	0	0	0	0	0	0	136	598
5:45 PM	0	78	0	0	0	0	39	3	0	0	0	0	0	0	0	0	0	0	0	0	120	581

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	4	484	0	0	0	0	156	4	0	0	4	0	0	0	0	0	0	0	0	0	652
Heavy Trucks	0	16	0			0	4	0			0	0	0			0	0	0			20
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 6/24/2025 10:09 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Agency Name | Timing Sheet | 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Phase [1.1.1]

	1	2 (WT)	3	4 (NT)	5	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Ped Clearance	0	22	0	16	0	23	0	23	0	0	0	0	0	0	0	0
Min Green	0	20	0	7	0	20	0	7	0	0	0	0	0	0	0	0
Gap Ext	0	3	0	4.5	0	3	0	4.5	0	0	0	0	0	0	0	0
Max1	0	40	0	25	0	40	0	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Clr	0	4.9	0	4.6	0	4.9	0	4.6	0	0	0	0	0	0	0	0
Red Clr	0	2.7	0	3	0	2.7	0	3	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Rest In Walk																

Phase Option [1.1.2]

	1	2 (WT)	3	4 (NT)	5	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Enable		ON		ON		ON		ON								
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

ENTRY	Call Phases				From	to	From	to	From	to	From	to	Assigned Ph
1	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
2	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
3	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
4	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
5	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
6	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
7	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
8	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

ENTRY	Call Phases				From	to	From	to	From	to	From	to	Assigned Ph
1	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
2	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
3	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
4	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
5	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
6	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
7	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
8	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	
2	0	0	0	0	0	0	0	0	0	
3	0	0	0	0	0	0	0	0	0	
4	0	0	0	0	0	0	0	0	0	
5	0	0	0	0	0	0	0	0	0	
6	0	0	0	0	0	0	0	0	0	
7	0	0	0	0	0	0	0	0	0	
8	0	0	0	0	0	0	0	0	0	

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	
2	0	0	0	0	0	0	0	0	0	
3	0	0	0	0	0	0	0	0	0	
4	0	0	0	0	0	0	0	0	0	
5	0	0	0	0	0	0	0	0	0	
6	0	0	0	0	0	0	0	0	0	
7	0	0	0	0	0	0	0	0	0	
8	0	0	0	0	0	0	0	0	0	

Prepared By	Date Implemented	Reviewed By	Traffic Engineer

Agency Name | Timing Sheet | 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Red Revert	Local Flash Start	Allow < 3 sec Yel	Allow Skip Yel	MCE Timeout	Enable Run	Start Red Time	Phase Mode	Startup Calls	Diamond Mode	Stop Time Over Preempt	Free Ring Sequence	Clearance Decide	Min Ped Clear Time	RingAlgo

	OFF	3	OFF	OFF	OFF		ON		STD8	OFF	4PH	OFF	1	OFF	OFF

COMM, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	PORT	System-Up	Sys-Down	PC/Print	Aux 232
3212								

Port Parameters [6.2]

COMM	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	ON	ALWAYS	

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2																	NORMAL		3.5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4																	NORMAL		3.5	1.5
Overlap 5																	NORMAL		3.5	1.5
Overlap 6																	NORMAL		3.5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8																	NORMAL		3.5	1.5

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds							
Overlap 1																								
Overlap 2																								
Overlap 3																								
Overlap 4																								
Overlap 5																								
Overlap 6																								
Overlap 7																								
Overlap 8																								

Detector, Vehicle Parameters 1-16 [5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	2	2	4	4	6	6	6	8	8	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	8	3	0	0	0	8	3	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Agency Name Timing Sheet 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	1	2	3	4	5	6	7	8	1	2	3	4	2	4	6	8	1	3	5	7				
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	PED	PED	PED	PED	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Alt Hz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Dimming Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [Channel Parms]/[IO Parms]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2-V14	SOLO TF	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1															
2		1		1							1				
3															
4	1		1						1						
5															
6		1		1											
7															
8	1		1												
9															
10															
11															
12															
13		1													
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	DIAG
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Dev Present	ON	ON							ON								ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	
7	
8	
9	
10	
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	ON
26	ON
27	ON
28	
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	ON
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	ON
48	ON
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	ON
60	
61	
62	
63	
64	

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	
2	ON
3	ON
4	ON
5	ON
6	
7	
8	
9	
10	
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	
19	ON
20	ON
21	
22	ON
23	ON
24	ON
25	ON
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
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41	
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56	
57	
58	
59	
60	
61	
62	
63	
64	

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON					
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						
Exit 2						
Exit 3						
Exit 4						

Alarms, Parameters [1.4.1]

Auto Flash Parameter

Yellow	Red	Mode	Source
45	10	CVM_WTD	D-CONN

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases												
Overlaps												

Agency Name Timing Sheet 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable						
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
DwellCyc Over 1						
DwellCyc Over 2						
DwellCyc Over 3						
DwellCyc Over 4						
DwellCyc Over 5						
DwellCyc Over 6						
DwellCyc Over 7						
DwellCyc Over 8						
DwellCyc Over 9						
DwellCyc Over 10						
DwellCyc Over 11						
DwellCyc Over 12						
Ped Clear						
Yellow						
Red						
Return Max						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX 2	FIXED

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active
RESERVED	TIMED	TIMED	P3478_INH	ON	OFF	ON	OFF	OFF	0	+	ON

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time																
Offset Time																
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Agency Name Timing Sheet 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Coordination, Splits [2.7.1]

Split Table1	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table2	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table3	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table4	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table5	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table6	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table7	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table8	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table9	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table10	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table11	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table12	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Agency Name Timing Sheet 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Split Table13	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table14	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table15	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table16	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table17	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table18	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table19	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table20	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table21	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table22	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table23	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table24	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table25	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table26	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table27	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Agency Name Timing Sheet 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

TB Coor, Advanced Scheduler [4.3]

	Month											Day of Week							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						3
4																																																		1
5																																																			1
6																																																			1
7																																																			1
8																																																			1
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28																																																			1
29																																																			1
30																																																			1
31																																																			1
32																																																			1

TB Coor, Day Plan [4.4]

Day Plan Table1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Agency Name Timing Sheet 6/26/2025 8:39:40 AM

Station : 3212 - 17th St E @ Canal Rd (Upload File)

Day Plan Table7	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action	99															

Day Plan Table8	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table9	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table10	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table11	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table12	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Station : 3212 - 17th St E @ Canal Rd (Upload File)

TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1				0	0						
2	2				0	0						
3	3				0	0						
4	4				0	0						
5	5				0	0						
6	6				0	0						
7	7				0	0						
8	8				0	0						
9	9				0	0						
10	10				0	0						
11	11				0	0						
12	12				0	0						
13	13				0	0						
14	14				0	0						
15	15				0	0						
16	16				0	0						
17	17				0	0						
18	18				0	0						
19	19				0	0						
20	20				0	0						
21	21				0	0						
22	22				0	0						
23	23				0	0						
24	24				0	0						
25	25				0	0						
26	26				0	0						
27	27				0	0						
28	28				0	0						
29	29				0	0						
30	30				0	0						
31	31				0	0						
32	32				0	0						
33	33				0	0						
34	34				0	0						
35	35				0	0						
36	36				0	0						
37	37				0	0						
38	38				0	0						
39	39				0	0						
40	40				0	0						
41	41				0	0						
42	42				0	0						
43	43				0	0						
44	44				0	0						
45	45				0	0						
46	46				0	0						
47	47				0	0						
48	48				0	0						
49					0	0						
50					0	0						
51					0	0						
52					0	0						
53					0	0						
54					0	0						
55					0	0						
56					0	0						
57					0	0						
58					0	0						
59					0	0						
60					0	0						
61					0	0						
62					0	0						
63					0	0						
64					0	0						
99	254				0	0						
100	255				0	0						

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Phase [1.1.1]

	1	2 (NL)	3	4 (EL)	5	6 (SL)	7	8 (WT)	9	10	11	12	13	14	15	16
Walk	0	0	0	10	0	10	0	0	0	0	0	0	0	0	0	0
Ped Clearance	0	0	0	14	0	22	0	0	0	0	0	0	0	0	0	0
Min Green	0	20	0	7	0	20	0	7	0	0	0	0	0	0	0	0
Gap Ext	0	5	0	3	0	5	0	3	0	0	0	0	0	0	0	0
Max1	0	35	0	15	0	35	0	15	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Clr	0	4.6	0	4.2	0	4.6	0	4.2	0	0	0	0	0	0	0	0
Red Clr	0	3.4	0	2.9	0	3.4	0	2.9	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Rest In Walk																

Phase Option [1.1.2]

	1	2 (NL)	3	4 (EL)	5	6 (SL)	7	8 (WT)	9	10	11	12	13	14	15	16
Enable		ON		ON		ON		ON								
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

ENTRY	Call Phases				From	to	From	to	From	to	From	to	Assigned Ph
1	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
2	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
3	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
4	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
5	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
6	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
7	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
8	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

ENTRY	Call Phases				From	to	From	to	From	to	From	to	Assigned Ph
1	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
2	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
3	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
4	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
5	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
6	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
7	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF
8	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF	OFF

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	
2	0	0	0	0	0	0	0	0	0	
3	0	0	0	0	0	0	0	0	0	
4	0	0	0	0	0	0	0	0	0	
5	0	0	0	0	0	0	0	0	0	
6	0	0	0	0	0	0	0	0	0	
7	0	0	0	0	0	0	0	0	0	
8	0	0	0	0	0	0	0	0	0	

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	
2	0	0	0	0	0	0	0	0	0	
3	0	0	0	0	0	0	0	0	0	
4	0	0	0	0	0	0	0	0	0	
5	0	0	0	0	0	0	0	0	0	
6	0	0	0	0	0	0	0	0	0	
7	0	0	0	0	0	0	0	0	0	
8	0	0	0	0	0	0	0	0	0	

Prepared By	Date Implemented	Reviewed By	Traffic Engineer

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Red Revert	Local Flash Start	Allow < 3 sec Yel	Allow Skip Yel	MCE Timeout	Enable Run	Start Red Time	Phase Mode	Startup Calls	Diamond Mode	Stop Time Over Preempt	Free Ring Sequence	Clearance Decide	Min Ped Clear Time	RingAlgo

	OFF	3	OFF	OFF	OFF		ON		STD8	OFF	4PH	OFF	1	OFF	OFF

COMM, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	PORT	System-Up	Sys-Down	PC/Print	Aux 232
3211								

Port Parameters [6.2]

COMM	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	ON	ALWAYS	

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2																	NORMAL		3.5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4																	NORMAL		3.5	1.5
Overlap 5																	NORMAL		3.5	1.5
Overlap 6																	NORMAL		3.5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8																	NORMAL		3.5	1.5

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds							
Overlap 1																								
Overlap 2																								
Overlap 3																								
Overlap 4																								
Overlap 5																								
Overlap 6																								
Overlap 7																								
Overlap 8																								

Detector, Vehicle Parameters 1-16 [5.1]

	1 (NT1)	2 (NL1)	3 (ET1)	4 (EL1)	5 (ST1)	6	7 (WT1)	8 (SL1)	9	10	11	12	13	14	15	16
Call Phase	2	2	4	4	6	0	0	6	8	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	8	3	0	0	0	0	8	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1 (NT1)	2 (NL1)	3 (ET1)	4 (EL1)	5 (ST1)	6	7 (WT1)	8 (SL1)	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	1	2	3	4	5	6	7	8	1	2	3	4	2	4	6	8	1	3	5	7				
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	PED	PED	PED	PED	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Alt Hz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Dimming Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [Channel Parms]/[IO Parms]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2-V14	SOLO TF	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1															
2		1									1				
3															
4			1						1						
5															
6		1													
7															
8			1												
9															
10															
11															
12															
13															
14															
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	DIAG
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Dev Present	ON	ON							ON								ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	
7	
8	
9	
10	
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	ON
26	ON
27	ON
28	
29	ON
30	ON
31	
32	
33	
34	
35	
36	
37	ON
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	ON
50	ON
51	ON
52	ON
53	ON
54	ON
55	ON
56	ON
57	ON
58	ON
59	ON
60	
61	
62	
63	
64	

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	
2	ON
3	ON
4	ON
5	ON
6	
7	
8	
9	
10	
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	
19	ON
20	ON
21	
22	ON
23	ON
24	ON
25	ON
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
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46	
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50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt	ON					
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						
Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						
Exit 2						
Exit 3						
Exit 4						

Alarms, Parameters [1.4.1]

Auto Flash Parameter

Yellow	Red	Mode	Source
40	25	CVM_WTD	D-CONN

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases												
Overlaps												

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable						
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
DwellCyc Over 1						
DwellCyc Over 2						
DwellCyc Over 3						
DwellCyc Over 4						
DwellCyc Over 5						
DwellCyc Over 6						
DwellCyc Over 7						
DwellCyc Over 8						
DwellCyc Over 9						
DwellCyc Over 10						
DwellCyc Over 11						
DwellCyc Over 12						
Ped Clear						
Yellow						
Red						
Return Max						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX 2	FIXED

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active
RESERVED	TIMED	TIMED	P3478_INH	ON	OFF	ON	OFF	OFF	0	+	ON

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time																
Offset Time																
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Coordination, Splits [2.7.1]

Split Table1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		35		25		35		25								
Mode	NON	MIN	NON	NON	NON	MIN	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		35		25		35		25								
Mode	NON	MIN	NON	NON	NON	MIN	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		35		25		35		25								
Mode	NON	MIN	NON	NON	NON	MIN	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Split Table13	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table14	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table15	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table16	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table17	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table18	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table19	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table20	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table21	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table22	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table23	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table24	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table25	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table26	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table27	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Split Table32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord Phase																

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

TB Coor, Advanced Scheduler [4.3]

	Month											Day of Week							Day of Month									1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1																	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
2	1												1	1	1	1	1															1														1	1	1	1	1		2
3		1											1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
4		1																											1																	1	1	1	1	1		2
5			1										1	1	1	1	1	1		1	1	1	1	1	1		1	1						1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
6			1																										1	1	1	1	1													1	1	1	1	1		2
7				1									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
8				1																										1															1	1	1	1	1		2
9					1								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1								1	1	1	1	1		1
10					1																																		1				1	1	1	1	1	1	1		2
11						1								1	1	1	1				1	1	1	1				1	1	1		1			1	1	1	1							1	1	1	1	1		6
12						1							1					1	1	1					1	1	1				1		1	1					1	1	1	1	1		1	1	1	1	1		2
13							1												1	1	1	1				1	1	1																		1	1	1	1	1		6
14							1						1	1	1	1	1	1						1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		2
15								1																1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
16								1					1	1	1	1	1	1	1	1	1	1	1																							1	1	1	1	1		2
17									1				1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
18									1					1																															1	1	1	1	1		2
19										1			1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1
20										1																1																			1	1	1	1	1		2
21											1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						1	1		1	1	1	1	1		1
22											1																										1	1	1	1	1				1	1	1	1		2
23												1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1											1	1	1	1	1		1
24												1																							1	1	1	1	1	1	1	1	1		1	1	1	1	1		2
25	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						1	4
26	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						5
27			1		1														1							1													1	1	1				1	1	1	1	1		3
28							1																						1																				1			7
29																																																			1
30																																																			1
31																																																			1
32																																																			1

TB Coor, Day Plan [4.4]

Day Plan Table1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	7	8	15	15	20									
Minute			30	40		45										
Action	99	10	4	10	5	10	99									

Day Plan Table2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	7	8	13	14	20									
Minute			30	40	35	20										
Action	99	10	4	10	5	10	99									

Day Plan Table4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	99															

Day Plan Table6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	7	9	13	14	20									
Minute			45		30	30										
Action	99	10	4	10	5	10	99									

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

Day Plan Table7	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour		6	7	9	12	13	20									
Minute			45		30	30										
Action	99	10	4	10	5	10	99									

Day Plan Table8	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table9	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table10	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table11	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Day Plan Table12	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
Hour																
Minute																
Action																

Agency Name Timing Sheet 6/26/2025 8:37:52 AM

Station : 3211 - Canal Rd @ 29th St E (Upload File)

TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1				0	0						
2	2				0	0						
3	3				0	0						
4	4				0	0						
5	5				0	0						
6	6				0	0						
7	7				0	0						
8	8				0	0						
9	9				0	0						
10	10				0	0						
11	11				0	0						
12	12				0	0						
13	13				0	0						
14	14				0	0						
15	15				0	0						
16	16				0	0						
17	17				0	0						
18	18				0	0						
19	19				0	0						
20	20				0	0						
21	21				0	0						
22	22				0	0						
23	23				0	0						
24	24				0	0						
25	25				0	0						
26	26				0	0						
27	27				0	0						
28	28				0	0						
29	29				0	0						
30	30				0	0						
31	31				0	0						
32	32				0	0						
33	33				0	0						
34	34				0	0						
35	35				0	0						
36	36				0	0						
37	37				0	0						
38	38				0	0						
39	39				0	0						
40	40				0	0						
41	41				0	0						
42	42				0	0						
43	43				0	0						
44	44				0	0						
45	45				0	0						
46	46				0	0						
47	47				0	0						
48	48				0	0						
49					0	0						
50					0	0						
51					0	0						
52					0	0						
53					0	0						
54					0	0						
55					0	0						
56					0	0						
57					0	0						
58					0	0						
59					0	0						
60					0	0						
61					0	0						
62					0	0						
63					0	0						
64					0	0						
99	254				0	0						
100	255				0	0						

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1300 MANATEE COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.96	1.02
2	01/07/2024 - 01/13/2024	0.99	1.05
3	01/14/2024 - 01/20/2024	1.01	1.07
4	01/21/2024 - 01/27/2024	0.99	1.05
* 5	01/28/2024 - 02/03/2024	0.97	1.03
* 6	02/04/2024 - 02/10/2024	0.95	1.01
* 7	02/11/2024 - 02/17/2024	0.93	0.99
* 8	02/18/2024 - 02/24/2024	0.93	0.99
* 9	02/25/2024 - 03/02/2024	0.93	0.99
*10	03/03/2024 - 03/09/2024	0.92	0.98
*11	03/10/2024 - 03/16/2024	0.92	0.98
*12	03/17/2024 - 03/23/2024	0.93	0.99
*13	03/24/2024 - 03/30/2024	0.94	1.00
*14	03/31/2024 - 04/06/2024	0.94	1.00
*15	04/07/2024 - 04/13/2024	0.95	1.01
*16	04/14/2024 - 04/20/2024	0.96	1.02
*17	04/21/2024 - 04/27/2024	0.97	1.03
18	04/28/2024 - 05/04/2024	0.99	1.05
19	05/05/2024 - 05/11/2024	1.00	1.06
20	05/12/2024 - 05/18/2024	1.01	1.07
21	05/19/2024 - 05/25/2024	1.02	1.09
22	05/26/2024 - 06/01/2024	1.04	1.11
23	06/02/2024 - 06/08/2024	1.05	1.12
24	06/09/2024 - 06/15/2024	1.06	1.13
25	06/16/2024 - 06/22/2024	1.07	1.14
26	06/23/2024 - 06/29/2024	1.07	1.14
27	06/30/2024 - 07/06/2024	1.08	1.15
28	07/07/2024 - 07/13/2024	1.09	1.16
29	07/14/2024 - 07/20/2024	1.09	1.16
30	07/21/2024 - 07/27/2024	1.09	1.16
31	07/28/2024 - 08/03/2024	1.09	1.16
32	08/04/2024 - 08/10/2024	1.09	1.16
33	08/11/2024 - 08/17/2024	1.09	1.16
34	08/18/2024 - 08/24/2024	1.09	1.16
35	08/25/2024 - 08/31/2024	1.10	1.17
36	09/01/2024 - 09/07/2024	1.10	1.17
37	09/08/2024 - 09/14/2024	1.10	1.17
38	09/15/2024 - 09/21/2024	1.10	1.17
39	09/22/2024 - 09/28/2024	1.08	1.15
40	09/29/2024 - 10/05/2024	1.05	1.12
41	10/06/2024 - 10/12/2024	1.03	1.10
42	10/13/2024 - 10/19/2024	1.01	1.07
43	10/20/2024 - 10/26/2024	1.00	1.06
44	10/27/2024 - 11/02/2024	1.00	1.06
45	11/03/2024 - 11/09/2024	0.99	1.05
46	11/10/2024 - 11/16/2024	0.99	1.05
47	11/17/2024 - 11/23/2024	0.98	1.04
48	11/24/2024 - 11/30/2024	0.98	1.04
49	12/01/2024 - 12/07/2024	0.97	1.03
50	12/08/2024 - 12/14/2024	0.97	1.03
51	12/15/2024 - 12/21/2024	0.96	1.02
52	12/22/2024 - 12/28/2024	0.99	1.05
53	12/29/2024 - 12/31/2024	1.01	1.07

* PEAK SEASON

Kimley»Horn

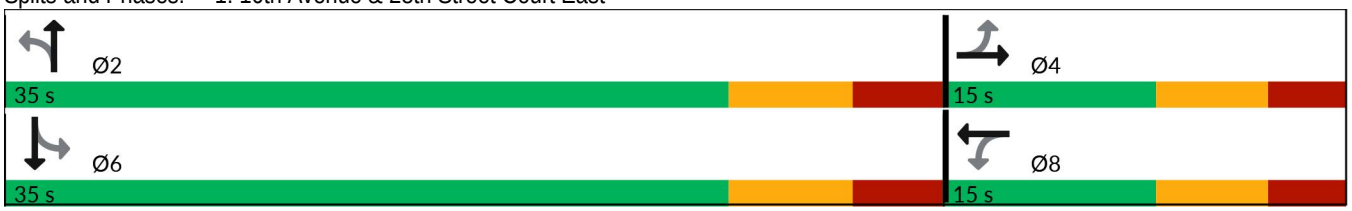
Synchro Reports

TEL: 941 379 7600

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	2	10	14	4	1	19	409	17	2	166	29
Future Volume (vph)	16	2	10	14	4	1	19	409	17	2	166	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	0		0	285		0	120		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		1210			1630			3978			2831	
Travel Time (s)		27.5			37.0			77.5			55.1	
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
Heavy Vehicles (%)	0%	0%	0%	15%	0%	0%	0%	2%	6%	0%	5%	7%
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		20.0	20.0		20.0	20.0	
Minimum Split (s)	14.1	14.1		14.1	14.1		28.0	28.0		28.0	28.0	
Total Split (s)	15.0	15.0		15.0	15.0		35.0	35.0		35.0	35.0	
Total Split (%)	30.0%	30.0%		30.0%	30.0%		70.0%	70.0%		70.0%	70.0%	
Maximum Green (s)	7.9	7.9		7.9	7.9		27.0	27.0		27.0	27.0	
Yellow Time (s)	4.2	4.2		4.2	4.2		4.6	4.6		4.6	4.6	
All-Red Time (s)	2.9	2.9		2.9	2.9		3.4	3.4		3.4	3.4	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.1	7.1			7.1		8.0	8.0		8.0	8.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		5.0	5.0		5.0	5.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	

Intersection Summary	
Area Type:	Other
Cycle Length: 50	
Actuated Cycle Length: 49.8	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 1: 16th Avenue & 28th Street Court East



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	2	10	14	4	1	19	409	17	2	166	29
Future Volume (veh/h)	16	2	10	14	4	1	19	409	17	2	166	29
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width 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
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	1900	1900	1900	1678	1900	1900	1900	1870	1811	1900	1826	1796
Adj Flow Rate, veh/h	17	2	11	15	4	1	20	435	18	2	177	31
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, %	0	0	0	15	0	0	0	2	6	0	5	7
Cap, veh/h	266	18	101	210	36	6	804	1061	44	601	900	158
Arrive On Green	0.07	0.07	0.07	0.07	0.07	0.07	0.60	0.60	0.60	0.60	0.60	0.60
Sat Flow, veh/h	1434	254	1395	985	493	78	1192	1783	74	953	1513	265
Grp Volume(v), veh/h	17	0	13	20	0	0	20	0	453	2	0	208
Grp Sat Flow(s),veh/h/ln	1434	0	1649	1556	0	0	1192	0	1857	953	0	1778
Q Serve(g_s), s	0.0	0.0	0.3	0.0	0.0	0.0	0.4	0.0	5.9	0.1	0.0	2.4
Cycle Q Clear(g_c), s	0.4	0.0	0.3	0.5	0.0	0.0	2.8	0.0	5.9	6.0	0.0	2.4
Prop In Lane	1.00		0.85	0.75		0.05	1.00		0.04	1.00		0.15
Lane Grp Cap(c), veh/h	266	0	119	251	0	0	804	0	1105	601	0	1058
V/C Ratio(X)	0.06	0.00	0.11	0.08	0.00	0.00	0.02	0.00	0.41	0.00	0.00	0.20
Avail Cap(c_a), veh/h	412	0	287	405	0	0	804	0	1105	601	0	1058
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	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.7	0.0	19.7	19.7	0.0	0.0	4.9	0.0	4.9	6.5	0.0	4.2
Incr Delay (d2), s/veh	0.1	0.0	0.4	0.1	0.0	0.0	0.1	0.0	1.1	0.0	0.0	0.4
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	0.2	0.0	0.1	0.2	0.0	0.0	0.1	0.0	1.5	0.0	0.0	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	19.8	0.0	20.1	19.9	0.0	0.0	4.9	0.0	6.0	6.5	0.0	4.6
LnGrp LOS	B		C	B			A		A	A		A
Approach Vol, veh/h		30			20			473			210	
Approach Delay, s/veh		19.9			19.9			6.0			4.6	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	10.4	35.0	10.4
Change Period (Y+Rc), s	8.0	7.1	8.0	7.1
Max Green Setting (Gmax), s	27.0	7.9	27.0	7.9
Max Q Clear Time (g_c+I1), s	7.9	2.4	8.0	2.5
Green Ext Time (p_c), s	5.0	0.0	1.9	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	6.6
HCM 7th LOS	A

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	7	0	6	2	0	2	12	439	4	4	299	5
Future Volume (vph)	7	0	6	2	0	2	12	439	4	4	299	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1079			1182			923			1761	
Travel Time (s)		24.5			26.9			21.0			40.0	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	0%	0%	17%	0%	0%	0%	0%	1%	0%	0%	2%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	0	6	2	0	2	12	439	4	4	299	5
Future Vol, veh/h	7	0	6	2	0	2	12	439	4	4	299	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	0	17	0	0	0	0	1	0	0	2	0
Mvmt Flow	7	0	6	2	0	2	12	448	4	4	305	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	788	792	308	788	793	450	310	0	0	452	0	0
Stage 1	316	316	-	474	474	-	-	-	-	-	-	-
Stage 2	472	477	-	313	318	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.37	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.453	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	311	324	699	311	323	613	1262	-	-	1119	-	-
Stage 1	700	659	-	575	561	-	-	-	-	-	-	-
Stage 2	576	560	-	702	657	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	305	318	699	303	318	613	1262	-	-	1119	-	-
Mov Cap-2 Maneuver	305	318	-	303	318	-	-	-	-	-	-	-
Stage 1	696	656	-	567	554	-	-	-	-	-	-	-
Stage 2	567	552	-	693	654	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	14.03	13.96	0.21	0.11
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	47	-	-	412	406	23	-	-
HCM Lane V/C Ratio	0.01	-	-	0.032	0.01	0.004	-	-
HCM Control Delay (s/veh)	7.9	0	-	14	14	8.2	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	77	0	33	0	211	194	75	119	0
Future Volume (vph)	0	0	0	77	0	33	0	211	194	75	119	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			35			35			35	
Link Distance (ft)		649			932			2831			1018	
Travel Time (s)		17.7			18.2			55.1			19.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	0%	4%	0%	3%	0%	4%	1%	0%	4%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	77	0	33	0	211	194	75	119	0
Future Vol, veh/h	0	0	0	77	0	33	0	211	194	75	119	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	4	0	3	0	4	1	0	4	0
Mvmt Flow	0	0	0	86	0	37	0	234	216	83	132	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	533	749	132	641	641	342	132	0	0	450	0	0
Stage 1	299	299	-	342	342	-	-	-	-	-	-	-
Stage 2	234	450	-	299	299	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.14	6.5	6.23	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.14	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.14	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.536	4	3.327	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	460	343	922	385	395	698	1465	-	-	1121	-	-
Stage 1	714	670	-	669	641	-	-	-	-	-	-	-
Stage 2	773	575	-	706	670	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	401	315	922	354	364	698	1465	-	-	1121	-	-
Mov Cap-2 Maneuver	401	315	-	354	364	-	-	-	-	-	-	-
Stage 1	657	616	-	669	641	-	-	-	-	-	-	-
Stage 2	733	575	-	649	616	-	-	-	-	-	-	-

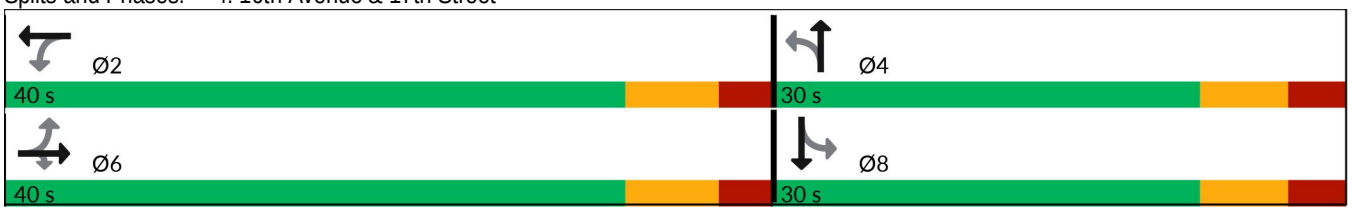
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	17.24	0	3.27
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1465	-	-	-	415	696	-	-
HCM Lane V/C Ratio	-	-	-	-	0.294	0.074	-	-
HCM Control Delay (s/veh)	0	-	-	0	17.2	8.5	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	1.2	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	185	120	64	12	129	45	77	333	28	30	153	109
Future Volume (vph)	185	120	64	12	129	45	77	333	28	30	153	109
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	210		0	230		0	200		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		40			30			35			35	
Link Distance (ft)		3208			3656			1248			3978	
Travel Time (s)		54.7			83.1			24.3			77.5	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	5%	6%	3%	0%	5%	0%	4%	2%	0%	0%	1%	2%
Shared Lane Traffic (%)												
Turn Type	Perm	NA	Perm	Perm	NA		Perm	NA		Perm	NA	
Protected Phases		6			2			4			8	
Permitted Phases	6		6	2			4			8		
Detector Phase	6	6	6	2	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	20.0	20.0	20.0	20.0	20.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	27.6	27.6	27.6	27.6	27.6		20.0	20.0		20.0	20.0	
Total Split (s)	40.0	40.0	40.0	40.0	40.0		30.0	30.0		30.0	30.0	
Total Split (%)	57.1%	57.1%	57.1%	57.1%	57.1%		42.9%	42.9%		42.9%	42.9%	
Maximum Green (s)	32.4	32.4	32.4	32.4	32.4		22.4	22.4		22.4	22.4	
Yellow Time (s)	4.9	4.9	4.9	4.9	4.9		4.6	4.6		4.6	4.6	
All-Red Time (s)	2.7	2.7	2.7	2.7	2.7		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.6	7.6	7.6	7.6	7.6		7.6	7.6		7.6	7.6	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		4.5	4.5		4.5	4.5	
Recall Mode	None	None	None	Min	Min		Min	Min		None	None	

Intersection Summary	
Area Type:	Other
Cycle Length: 70	
Actuated Cycle Length: 54	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 4: 16th Avenue & 17th Street



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	185	120	64	12	129	45	77	333	28	30	153	109
Future Volume (veh/h)	185	120	64	12	129	45	77	333	28	30	153	109
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width 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
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	1826	1811	1856	1900	1826	1900	1841	1870	1900	1900	1885	1870
Adj Flow Rate, veh/h	208	135	72	13	145	51	87	374	31	34	172	122
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	5	6	3	0	5	0	4	2	0	0	1	2
Cap, veh/h	506	710	617	551	506	178	324	528	44	256	318	226
Arrive On Green	0.39	0.39	0.39	0.39	0.39	0.39	0.31	0.31	0.31	0.31	0.31	0.31
Sat Flow, veh/h	1159	1811	1572	1194	1290	454	1068	1704	141	996	1026	728
Grp Volume(v), veh/h	208	135	72	13	0	196	87	0	405	34	0	294
Grp Sat Flow(s),veh/h/ln	1159	1811	1572	1194	0	1744	1068	0	1845	996	0	1754
Q Serve(g_s), s	7.6	2.5	1.5	0.4	0.0	3.9	3.8	0.0	9.9	1.6	0.0	7.1
Cycle Q Clear(g_c), s	11.6	2.5	1.5	2.9	0.0	3.9	10.8	0.0	9.9	11.5	0.0	7.1
Prop In Lane	1.00		1.00	1.00		0.26	1.00		0.08	1.00		0.41
Lane Grp Cap(c), veh/h	506	710	617	551	0	684	324	0	572	256	0	544
V/C Ratio(X)	0.41	0.19	0.12	0.02	0.00	0.29	0.27	0.00	0.71	0.13	0.00	0.54
Avail Cap(c_a), veh/h	788	1150	999	841	0	1108	462	0	810	385	0	770
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	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	14.6	10.2	9.9	11.1	0.0	10.6	19.1	0.0	15.6	20.6	0.0	14.6
Incr Delay (d2), s/veh	0.5	0.1	0.1	0.0	0.0	0.2	0.8	0.0	2.8	0.4	0.0	1.4
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	1.7	0.8	0.4	0.1	0.0	1.3	0.9	0.0	3.9	0.4	0.0	2.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.1	10.3	10.0	11.1	0.0	10.8	19.8	0.0	18.3	21.0	0.0	16.0
LnGrp LOS	B	B	A	B		B	B		B	C		B
Approach Vol, veh/h		415			209			492			328	
Approach Delay, s/veh		12.7			10.9			18.6			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		27.6		23.4		27.6		23.4				
Change Period (Y+Rc), s		* 7.6		7.6		* 7.6		7.6				
Max Green Setting (Gmax), s		* 32		22.4		* 32		22.4				
Max Q Clear Time (g_c+I1), s		5.9		12.8		13.6		13.5				
Green Ext Time (p_c), s		1.2		3.0		1.6		1.9				

Intersection Summary	
HCM 7th Control Delay, s/veh	15.3
HCM 7th LOS	B

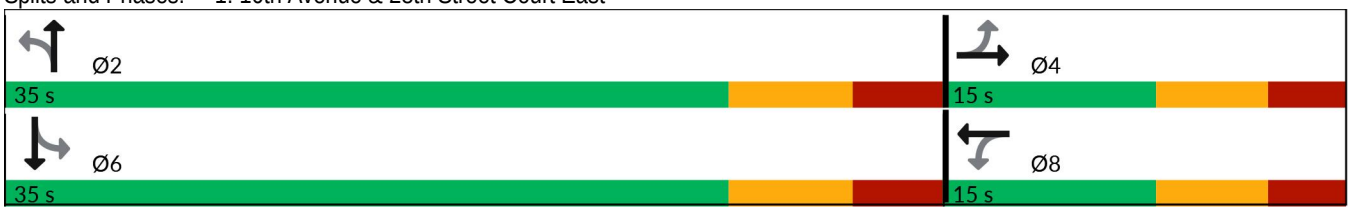
Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	2	10	67	19	5	21	460	19	3	231	40
Future Volume (vph)	16	2	10	67	19	5	21	460	19	3	231	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	0		0	285		0	120		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		1210			1630			3978			2831	
Travel Time (s)		27.5			37.0			77.5			55.1	
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
Heavy Vehicles (%)	0%	0%	0%	15%	0%	0%	0%	2%	6%	0%	5%	7%
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		20.0	20.0		20.0	20.0	
Minimum Split (s)	14.1	14.1		14.1	14.1		28.0	28.0		28.0	28.0	
Total Split (s)	15.0	15.0		15.0	15.0		35.0	35.0		35.0	35.0	
Total Split (%)	30.0%	30.0%		30.0%	30.0%		70.0%	70.0%		70.0%	70.0%	
Maximum Green (s)	7.9	7.9		7.9	7.9		27.0	27.0		27.0	27.0	
Yellow Time (s)	4.2	4.2		4.2	4.2		4.6	4.6		4.6	4.6	
All-Red Time (s)	2.9	2.9		2.9	2.9		3.4	3.4		3.4	3.4	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.1	7.1			7.1		8.0	8.0		8.0	8.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		5.0	5.0		5.0	5.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	

Intersection Summary	
Area Type:	Other
Cycle Length: 50	
Actuated Cycle Length: 50	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 1: 16th Avenue & 28th Street Court East



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	2	10	67	19	5	21	460	19	3	231	40
Future Volume (veh/h)	16	2	10	67	19	5	21	460	19	3	231	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width 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
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	1900	1900	1900	1678	1900	1900	1900	1870	1811	1900	1826	1796
Adj Flow Rate, veh/h	17	2	11	71	20	5	22	489	20	3	246	43
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, %	0	0	0	15	0	0	0	2	6	0	5	7
Cap, veh/h	341	30	166	253	52	10	683	1008	41	513	855	149
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.57	0.57	0.57	0.57	0.57	0.57
Sat Flow, veh/h	1408	254	1395	1023	440	80	1107	1784	73	905	1514	265
Grp Volume(v), veh/h	17	0	13	96	0	0	22	0	509	3	0	289
Grp Sat Flow(s),veh/h/ln	1408	0	1649	1543	0	0	1107	0	1857	905	0	1778
Q Serve(g_s), s	0.0	0.0	0.3	2.2	0.0	0.0	0.5	0.0	7.8	0.1	0.0	4.0
Cycle Q Clear(g_c), s	0.4	0.0	0.3	2.7	0.0	0.0	4.5	0.0	7.8	7.9	0.0	4.0
Prop In Lane	1.00		0.85	0.74		0.05	1.00		0.04	1.00		0.15
Lane Grp Cap(c), veh/h	341	0	196	315	0	0	683	0	1049	513	0	1005
V/C Ratio(X)	0.05	0.00	0.07	0.31	0.00	0.00	0.03	0.00	0.49	0.01	0.00	0.29
Avail Cap(c_a), veh/h	406	0	273	385	0	0	683	0	1049	513	0	1005
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	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.7	0.0	18.7	19.7	0.0	0.0	6.6	0.0	6.2	8.6	0.0	5.4
Incr Delay (d2), s/veh	0.1	0.0	0.1	0.5	0.0	0.0	0.1	0.0	1.6	0.0	0.0	0.7
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	0.2	0.0	0.1	0.9	0.0	0.0	0.1	0.0	2.3	0.0	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	18.8	0.0	18.8	20.2	0.0	0.0	6.7	0.0	7.8	8.6	0.0	6.1
LnGrp LOS	B		B	C			A		A	A		A
Approach Vol, veh/h		30			96			531			292	
Approach Delay, s/veh		18.8			20.2			7.8			6.1	
Approach LOS		B			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		12.8		35.0		12.8				
Change Period (Y+Rc), s		8.0		7.1		8.0		7.1				
Max Green Setting (Gmax), s		27.0		7.9		27.0		7.9				
Max Q Clear Time (g_c+I1), s		9.8		2.4		9.9		4.7				
Green Ext Time (p_c), s		5.5		0.0		2.7		0.1				

Intersection Summary			
HCM 7th Control Delay, s/veh		8.9	
HCM 7th LOS		A	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	39	0	33	84	0	84	25	930	8	8	602	10
Future Volume (vph)	39	0	33	84	0	84	25	930	8	8	602	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1079			1182			923			1761	
Travel Time (s)		24.5			26.9			21.0			40.0	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	0%	0%	17%	0%	0%	0%	0%	1%	0%	0%	2%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	39	0	33	84	0	84	25	930	8	8	602	10
Future Vol, veh/h	39	0	33	84	0	84	25	930	8	8	602	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	0	17	0	0	0	0	1	0	0	2	0
Mvmt Flow	40	0	34	86	0	86	26	949	8	8	614	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1636	1644	619	1635	1645	953	624	0	0	957	0	0
Stage 1	636	636	-	1004	1004	-	-	-	-	-	-	-
Stage 2	1000	1008	-	631	641	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.37	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.453	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	82	101	462	~ 82	101	317	967	-	-	727	-	-
Stage 1	470	475	-	294	322	-	-	-	-	-	-	-
Stage 2	295	321	-	473	473	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	55	93	462	~ 70	93	317	967	-	-	727	-	-
Mov Cap-2 Maneuver	145	205	-	181	205	-	-	-	-	-	-	-
Stage 1	462	467	-	277	304	-	-	-	-	-	-	-
Stage 2	203	303	-	431	464	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	30.72	55.53	0.23	0.13
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	47	-	-	212	230	23	-	-
HCM Lane V/C Ratio	0.026	-	-	0.347	0.744	0.011	-	-
HCM Control Delay (s/veh)	8.8	0	-	30.7	55.5	10	0	-
HCM Lane LOS	A	A	-	D	F	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.5	5.1	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	89	0	38	0	240	221	97	154	0
Future Volume (vph)	0	0	0	89	0	38	0	240	221	97	154	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			35			35			35	
Link Distance (ft)		649			932			2831			1018	
Travel Time (s)		17.7			18.2			55.1			19.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	0%	4%	0%	3%	0%	4%	1%	0%	4%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	89	0	38	0	240	221	97	154	0
Future Vol, veh/h	0	0	0	89	0	38	0	240	221	97	154	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	4	0	3	0	4	1	0	4	0
Mvmt Flow	0	0	0	99	0	42	0	267	246	108	171	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	653	899	171	776	776	389	171	0	0	512	0	0
Stage 1	387	387	-	389	389	-	-	-	-	-	-	-
Stage 2	267	512	-	387	387	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.14	6.5	6.23	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.14	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.14	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.536	4	3.327	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	383	281	878	312	331	657	1418	-	-	1063	-	-
Stage 1	641	613	-	631	612	-	-	-	-	-	-	-
Stage 2	743	540	-	633	613	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	318	249	878	277	294	657	1418	-	-	1063	-	-
Mov Cap-2 Maneuver	318	249	-	277	294	-	-	-	-	-	-	-
Stage 1	569	545	-	631	612	-	-	-	-	-	-	-
Stage 2	695	540	-	562	545	-	-	-	-	-	-	-

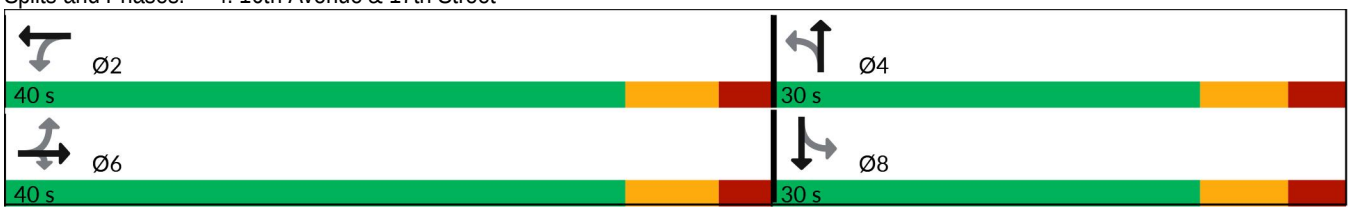
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	23.33	0	3.39
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1418	-	-	-	335	696	-	-
HCM Lane V/C Ratio	-	-	-	-	0.421	0.101	-	-
HCM Control Delay (s/veh)	0	-	-	0	23.3	8.8	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	2	0.3	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	210	136	73	16	171	60	87	375	32	38	193	138
Future Volume (vph)	210	136	73	16	171	60	87	375	32	38	193	138
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	210		0	230		0	200		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		40			30			35			35	
Link Distance (ft)		3208			3656			1248			3978	
Travel Time (s)		54.7			83.1			24.3			77.5	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	5%	6%	3%	0%	5%	0%	4%	2%	0%	0%	1%	2%
Shared Lane Traffic (%)												
Turn Type	Perm	NA	Perm	Perm	NA		Perm	NA		Perm	NA	
Protected Phases		6			2			4			8	
Permitted Phases	6		6	2			4			8		
Detector Phase	6	6	6	2	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	20.0	20.0	20.0	20.0	20.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	27.6	27.6	27.6	27.6	27.6		20.0	20.0		20.0	20.0	
Total Split (s)	40.0	40.0	40.0	40.0	40.0		30.0	30.0		30.0	30.0	
Total Split (%)	57.1%	57.1%	57.1%	57.1%	57.1%		42.9%	42.9%		42.9%	42.9%	
Maximum Green (s)	32.4	32.4	32.4	32.4	32.4		22.4	22.4		22.4	22.4	
Yellow Time (s)	4.9	4.9	4.9	4.9	4.9		4.6	4.6		4.6	4.6	
All-Red Time (s)	2.7	2.7	2.7	2.7	2.7		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.6	7.6	7.6	7.6	7.6		7.6	7.6		7.6	7.6	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		4.5	4.5		4.5	4.5	
Recall Mode	None	None	None	Min	Min		Min	Min		None	None	

Intersection Summary	
Area Type:	Other
Cycle Length: 70	
Actuated Cycle Length: 57	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 4: 16th Avenue & 17th Street



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	210	136	73	16	171	60	87	375	32	38	193	138
Future Volume (veh/h)	210	136	73	16	171	60	87	375	32	38	193	138
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width 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
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	1826	1811	1856	1900	1826	1900	1841	1870	1900	1900	1885	1870
Adj Flow Rate, veh/h	236	153	82	18	192	67	98	421	36	43	217	155
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	5	6	3	0	5	0	4	2	0	0	1	2
Cap, veh/h	425	684	594	504	488	170	300	587	50	255	354	253
Arrive On Green	0.38	0.38	0.38	0.38	0.38	0.38	0.35	0.35	0.35	0.35	0.35	0.35
Sat Flow, veh/h	1094	1811	1572	1163	1293	451	994	1699	145	949	1023	731
Grp Volume(v), veh/h	236	153	82	18	0	259	98	0	457	43	0	372
Grp Sat Flow(s),veh/h/ln	1094	1811	1572	1163	0	1745	994	0	1844	949	0	1754
Q Serve(g_s), s	11.0	3.2	1.9	0.6	0.0	6.0	5.0	0.0	11.8	2.3	0.0	9.7
Cycle Q Clear(g_c), s	17.0	3.2	1.9	3.7	0.0	6.0	14.7	0.0	11.8	14.1	0.0	9.7
Prop In Lane	1.00		1.00	1.00		0.26	1.00		0.08	1.00		0.42
Lane Grp Cap(c), veh/h	425	684	594	504	0	659	300	0	638	255	0	606
V/C Ratio(X)	0.55	0.22	0.14	0.04	0.00	0.39	0.33	0.00	0.72	0.17	0.00	0.61
Avail Cap(c_a), veh/h	658	1068	928	750	0	1029	361	0	752	314	0	715
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	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.7	11.6	11.2	12.9	0.0	12.5	21.0	0.0	15.6	21.8	0.0	14.9
Incr Delay (d2), s/veh	1.1	0.2	0.1	0.0	0.0	0.4	1.1	0.0	3.5	0.5	0.0	1.8
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	2.5	1.1	0.5	0.1	0.0	2.1	1.1	0.0	4.8	0.5	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	19.8	11.8	11.3	12.9	0.0	12.9	22.1	0.0	19.2	22.3	0.0	16.8
LnGrp LOS	B	B	B	B		B	C		B	C		B
Approach Vol, veh/h		471			277			555			415	
Approach Delay, s/veh		15.7			12.9			19.7			17.3	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		28.3		26.6		28.3		26.6				
Change Period (Y+Rc), s		* 7.6		7.6		* 7.6		7.6				
Max Green Setting (Gmax), s		* 32		22.4		* 32		22.4				
Max Q Clear Time (g_c+I1), s		8.0		16.7		19.0		16.1				
Green Ext Time (p_c), s		1.6		2.3		1.7		1.9				

Intersection Summary	
HCM 7th Control Delay, s/veh	16.9
HCM 7th LOS	B

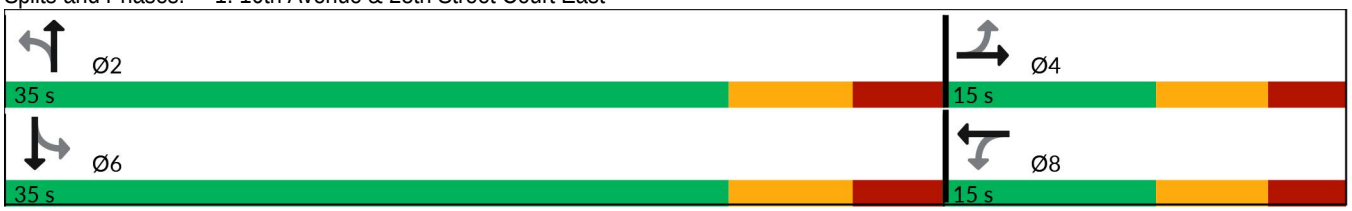
Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	5	10	67	21	15	21	460	19	17	231	40
Future Volume (vph)	16	5	10	67	21	15	21	460	19	17	231	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	230		0	0		0	285		0	120		0
Storage Lanes	1		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		1210			1630			3978			2831	
Travel Time (s)		27.5			37.0			77.5			55.1	
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
Heavy Vehicles (%)	0%	0%	0%	15%	0%	0%	0%	2%	6%	0%	5%	7%
Shared Lane Traffic (%)												
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			8			2			6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		2	2		6	6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		20.0	20.0		20.0	20.0	
Minimum Split (s)	14.1	14.1		14.1	14.1		28.0	28.0		28.0	28.0	
Total Split (s)	15.0	15.0		15.0	15.0		35.0	35.0		35.0	35.0	
Total Split (%)	30.0%	30.0%		30.0%	30.0%		70.0%	70.0%		70.0%	70.0%	
Maximum Green (s)	7.9	7.9		7.9	7.9		27.0	27.0		27.0	27.0	
Yellow Time (s)	4.2	4.2		4.2	4.2		4.6	4.6		4.6	4.6	
All-Red Time (s)	2.9	2.9		2.9	2.9		3.4	3.4		3.4	3.4	
Lost Time Adjust (s)	0.0	0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.1	7.1			7.1		8.0	8.0		8.0	8.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		5.0	5.0		5.0	5.0	
Recall Mode	None	None		None	None		Max	Max		Max	Max	

Intersection Summary	
Area Type:	Other
Cycle Length: 50	
Actuated Cycle Length: 50.6	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 1: 16th Avenue & 28th Street Court East



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	5	10	67	21	15	21	460	19	17	231	40
Future Volume (veh/h)	16	5	10	67	21	15	21	460	19	17	231	40
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width 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
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	1900	1900	1900	1678	1900	1900	1900	1870	1811	1900	1826	1796
Adj Flow Rate, veh/h	17	5	11	71	22	16	22	489	20	18	246	43
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, %	0	0	0	15	0	0	0	2	6	0	5	7
Cap, veh/h	349	65	144	234	54	28	678	1003	41	509	851	149
Arrive On Green	0.12	0.12	0.12	0.12	0.12	0.12	0.56	0.56	0.56	0.56	0.56	0.56
Sat Flow, veh/h	1391	528	1162	894	434	228	1107	1784	73	905	1514	265
Grp Volume(v), veh/h	17	0	16	109	0	0	22	0	509	18	0	289
Grp Sat Flow(s),veh/h/ln	1391	0	1691	1556	0	0	1107	0	1857	905	0	1778
Q Serve(g_s), s	0.0	0.0	0.4	2.5	0.0	0.0	0.5	0.0	7.9	0.6	0.0	4.1
Cycle Q Clear(g_c), s	0.4	0.0	0.4	3.1	0.0	0.0	4.6	0.0	7.9	8.5	0.0	4.1
Prop In Lane	1.00		0.69	0.65		0.15	1.00		0.04	1.00		0.15
Lane Grp Cap(c), veh/h	349	0	209	316	0	0	678	0	1044	509	0	999
V/C Ratio(X)	0.05	0.00	0.08	0.34	0.00	0.00	0.03	0.00	0.49	0.04	0.00	0.29
Avail Cap(c_a), veh/h	406	0	278	378	0	0	678	0	1044	509	0	999
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	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.6	0.0	18.6	19.8	0.0	0.0	6.7	0.0	6.4	8.9	0.0	5.5
Incr Delay (d2), s/veh	0.1	0.0	0.2	0.6	0.0	0.0	0.1	0.0	1.6	0.1	0.0	0.7
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	0.2	0.0	0.2	1.1	0.0	0.0	0.1	0.0	2.4	0.1	0.0	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	18.7	0.0	18.8	20.4	0.0	0.0	6.8	0.0	8.0	9.1	0.0	6.2
LnGrp LOS	B		B	C			A		A	A		A
Approach Vol, veh/h		33			109			531			307	
Approach Delay, s/veh		18.7			20.4			7.9			6.4	
Approach LOS		B			C			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	13.0	35.0	13.0
Change Period (Y+Rc), s	8.0	7.1	8.0	7.1
Max Green Setting (Gmax), s	27.0	7.9	27.0	7.9
Max Q Clear Time (g_c+I1), s	9.9	2.4	10.5	5.1
Green Ext Time (p_c), s	5.4	0.0	2.8	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	9.2
HCM 7th LOS	A

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	39	10	39	84	14	84	35	930	8	8	602	10
Future Volume (vph)	39	10	39	84	14	84	35	930	8	8	602	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		1079			1182			923			1761	
Travel Time (s)		24.5			26.9			21.0			40.0	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	0%	0%	17%	0%	0%	0%	0%	1%	0%	0%	2%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	9.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	39	10	39	84	14	84	35	930	8	8	602	10
Future Vol, veh/h	39	10	39	84	14	84	35	930	8	8	602	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	0	0	17	0	0	0	0	1	0	0	2	0
Mvmt Flow	40	10	40	86	14	86	36	949	8	8	614	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1663	1664	619	1660	1665	953	624	0	0	957	0	0
Stage 1	636	636	-	1024	1024	-	-	-	-	-	-	-
Stage 2	1028	1029	-	636	641	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.37	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.453	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	78	98	462	~ 78	98	317	967	-	-	727	-	-
Stage 1	470	475	-	286	315	-	-	-	-	-	-	-
Stage 2	285	314	-	470	473	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	48	89	462	~ 62	88	317	967	-	-	727	-	-
Mov Cap-2 Maneuver	132	197	-	169	196	-	-	-	-	-	-	-
Stage 1	462	467	-	264	290	-	-	-	-	-	-	-
Stage 2	182	289	-	413	464	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	35.73	74.29	0.32	0.13
HCM LOS	E	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	65	-	-	204	218	23	-	-
HCM Lane V/C Ratio	0.037	-	-	0.439	0.851	0.011	-	-
HCM Control Delay (s/veh)	8.9	0	-	35.7	74.3	10	0	-
HCM Lane LOS	A	A	-	E	F	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.1	6.6	0	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	89	0	38	0	250	221	97	168	0
Future Volume (vph)	0	0	0	89	0	38	0	250	221	97	168	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Link Speed (mph)		25			35			35			35	
Link Distance (ft)		649			932			2831			1018	
Travel Time (s)		17.7			18.2			55.1			19.8	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	0%	4%	0%	3%	0%	4%	1%	0%	4%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	89	0	38	0	250	221	97	168	0
Future Vol, veh/h	0	0	0	89	0	38	0	250	221	97	168	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	4	0	3	0	4	1	0	4	0
Mvmt Flow	0	0	0	99	0	42	0	278	246	108	187	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	680	926	187	803	803	401	187	0	0	523	0	0
Stage 1	402	402	-	401	401	-	-	-	-	-	-	-
Stage 2	278	523	-	402	402	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.14	6.5	6.23	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.14	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.14	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.536	4	3.327	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	368	271	861	299	319	647	1400	-	-	1053	-	-
Stage 1	629	604	-	622	605	-	-	-	-	-	-	-
Stage 2	733	534	-	621	604	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	304	240	861	265	283	647	1400	-	-	1053	-	-
Mov Cap-2 Maneuver	304	240	-	265	283	-	-	-	-	-	-	-
Stage 1	557	535	-	622	605	-	-	-	-	-	-	-
Stage 2	685	534	-	550	535	-	-	-	-	-	-	-

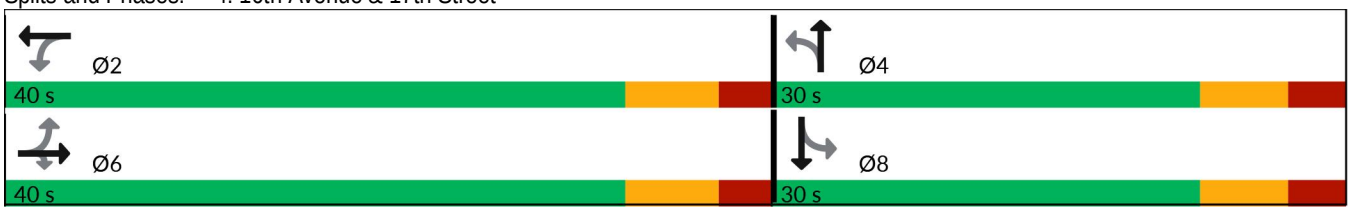
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	24.6	0	3.22
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1400	-	-	-	322	659	-	-
HCM Lane V/C Ratio	-	-	-	-	0.438	0.102	-	-
HCM Control Delay (s/veh)	0	-	-	0	24.6	8.8	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	2.1	0.3	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	226	136	73	16	171	61	87	387	32	39	201	149
Future Volume (vph)	226	136	73	16	171	61	87	387	32	39	201	149
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	210		0	230		0	200		0	100		0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		40			30			35			35	
Link Distance (ft)		3208			3656			1248			3978	
Travel Time (s)		54.7			83.1			24.3			77.5	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	5%	6%	3%	0%	5%	0%	4%	2%	0%	0%	1%	2%
Shared Lane Traffic (%)												
Turn Type	Perm	NA	Perm	Perm	NA		Perm	NA		Perm	NA	
Protected Phases		6			2			4			8	
Permitted Phases	6		6	2			4			8		
Detector Phase	6	6	6	2	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	20.0	20.0	20.0	20.0	20.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	27.6	27.6	27.6	27.6	27.6		20.0	20.0		20.0	20.0	
Total Split (s)	40.0	40.0	40.0	40.0	40.0		30.0	30.0		30.0	30.0	
Total Split (%)	57.1%	57.1%	57.1%	57.1%	57.1%		42.9%	42.9%		42.9%	42.9%	
Maximum Green (s)	32.4	32.4	32.4	32.4	32.4		22.4	22.4		22.4	22.4	
Yellow Time (s)	4.9	4.9	4.9	4.9	4.9		4.6	4.6		4.6	4.6	
All-Red Time (s)	2.7	2.7	2.7	2.7	2.7		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.6	7.6	7.6	7.6	7.6		7.6	7.6		7.6	7.6	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		4.5	4.5		4.5	4.5	
Recall Mode	None	None	None	Min	Min		Min	Min		None	None	

Intersection Summary	
Area Type:	Other
Cycle Length: 70	
Actuated Cycle Length: 58	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

Splits and Phases: 4: 16th Avenue & 17th Street



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	226	136	73	16	171	61	87	387	32	39	201	149
Future Volume (veh/h)	226	136	73	16	171	61	87	387	32	39	201	149
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width 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
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	1826	1811	1856	1900	1826	1900	1841	1870	1900	1900	1885	1870
Adj Flow Rate, veh/h	254	153	82	18	192	69	98	435	36	44	226	167
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	5	6	3	0	5	0	4	2	0	0	1	2
Cap, veh/h	432	705	612	512	499	179	280	593	49	241	350	259
Arrive On Green	0.39	0.39	0.39	0.39	0.39	0.39	0.35	0.35	0.35	0.35	0.35	0.35
Sat Flow, veh/h	1092	1811	1572	1163	1282	461	975	1704	141	937	1007	744
Grp Volume(v), veh/h	254	153	82	18	0	261	98	0	471	44	0	393
Grp Sat Flow(s),veh/h/ln	1092	1811	1572	1163	0	1743	975	0	1845	937	0	1751
Q Serve(g_s), s	12.6	3.3	1.9	0.6	0.0	6.2	5.4	0.0	12.9	2.5	0.0	10.9
Cycle Q Clear(g_c), s	18.8	3.3	1.9	3.9	0.0	6.2	16.3	0.0	12.9	15.4	0.0	10.9
Prop In Lane	1.00		1.00	1.00		0.26	1.00		0.08	1.00		0.42
Lane Grp Cap(c), veh/h	432	705	612	512	0	678	280	0	642	241	0	609
V/C Ratio(X)	0.59	0.22	0.13	0.04	0.00	0.38	0.35	0.00	0.73	0.18	0.00	0.64
Avail Cap(c_a), veh/h	618	1014	881	710	0	976	318	0	714	278	0	678
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	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.5	11.8	11.4	13.1	0.0	12.7	22.7	0.0	16.5	23.3	0.0	15.9
Incr Delay (d2), s/veh	1.3	0.2	0.1	0.0	0.0	0.4	1.3	0.0	4.3	0.6	0.0	2.5
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	2.9	1.1	0.6	0.1	0.0	2.2	1.2	0.0	5.4	0.5	0.0	4.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.7	11.9	11.5	13.1	0.0	13.0	24.0	0.0	20.8	23.9	0.0	18.3
LnGrp LOS	C	B	B	B		B	C		C	C		B
Approach Vol, veh/h		489			279			569			437	
Approach Delay, s/veh		16.4			13.1			21.3			18.9	
Approach LOS		B			B			C			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	30.1	27.7	30.1	27.7
Change Period (Y+Rc), s	* 7.6	7.6	* 7.6	7.6
Max Green Setting (Gmax), s	* 32	22.4	* 32	22.4
Max Q Clear Time (g_c+I1), s	8.2	18.3	20.8	17.4
Green Ext Time (p_c), s	1.6	1.8	1.7	1.7

Intersection Summary	
HCM 7th Control Delay, s/veh	18.1
HCM 7th LOS	B

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Volume Development

TEL: 941 379 7600

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: 16th Avenue East & 28th Street Court East
COUNT DATE: June 19, 2025
PM PEAK HOUR FACTOR: 0.94

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		15	2	9		13	4	1		18	382	16		2	155	27
Peak Season Correction Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
PM EXISTING CONDITIONS		**16**	**2**	**10**		**14**	**4**	**1**		**19**	**409**	**17**		**2**	**166**	**29**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips		0	0	0		53	15	4		2	51	2		1	65	11
TOTAL "VESTED" TRAFFIC		0	0	0		53	15	4		2	51	2		1	65	11
PM NON-PROJECT TRAFFIC		**16**	**2**	**10**		**67**	**19**	**5**		**21**	**460**	**19**		**3**	**231**	**40**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering			4.0%											20.0%		
	Exiting							4.0%	20.0%								

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By																
	Net New			3				2	10						14		
PM TOTAL PROJECT TRAFFIC			**0**	**3**	**0**		**0**	**2**	**10**		**0**	**0**	**0**		**14**	**0**	**0**
PM TOTAL TRAFFIC			**16**	**5**	**10**		**67**	**21**	**15**		**21**	**460**	**19**		**17**	**231**	**40**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Ellenton Gillette Road & 29th Street East
COUNT DATE: June 19, 2025
PM PEAK HOUR FACTOR: 0.98

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		7	0	6		2	0	2		11	410	4		4	279	5
Peak Season Correction Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
PM EXISTING CONDITIONS		**7**	**0**	**6**		**2**	**0**	**2**		**12**	**439**	**4**		**4**	**299**	**5**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips		32	0	27		82	0	82		13	491	4		4	303	5
TOTAL "VESTED" TRAFFIC		32	0	27		82	0	82		13	491	4		4	303	5
PM NON-PROJECT TRAFFIC		**39**	**0**	**33**		**84**	**0**	**84**		**25**	**930**	**8**		**8**	**602**	**10**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering							20.0%			14.0%						
	Exiting			20.0%	14.0%												

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By																
	Net New			10	6			14			10						
PM TOTAL PROJECT TRAFFIC			**0**	**10**	**6**		**0**	**14**	**0**		**10**	**0**	**0**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**39**	**10**	**39**		**84**	**14**	**84**		**35**	**930**	**8**		**8**	**602**	**10**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: 16th Avenue East & Mendoza Road
COUNT DATE: June 19, 2025
PM PEAK HOUR FACTOR: 0.90

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0		72	0	31		0	197	181		70	111	0
Peak Season Correction Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
PM EXISTING CONDITIONS		**0**	**0**	**0**		**77**	**0**	**33**		**0**	**211**	**194**		**75**	**119**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips						12	0	5		0	29	27		22	35	0
TOTAL "VESTED" TRAFFIC		0	0	0		12	0	5		0	29	27		22	35	0
PM NON-PROJECT TRAFFIC		**0**	**0**	**0**		**89**	**0**	**38**		**0**	**240**	**221**		**97**	**154**	**0**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering															20.0%	
	Exiting											20.0%					

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By																
	Net New											10				14	
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**0**	**0**	**0**		**0**	**10**	**0**		**0**	**14**	**0**
PM TOTAL TRAFFIC			**0**	**0**	**0**		**89**	**0**	**38**		**0**	**250**	**221**		**97**	**168**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: 16th Avenue East & 17th Street East
COUNT DATE: June 19, 2025
PM PEAK HOUR FACTOR: 0.89

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		173	112	60		11	121	42		72	311	26		28	143	102
Peak Season Correction Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
PM EXISTING CONDITIONS		**185**	**120**	**64**		**12**	**129**	**45**		**77**	**333**	**28**		**30**	**153**	**109**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips		25	16	9		4	42	15		10	42	4		8	40	29
TOTAL "VESTED" TRAFFIC		25	16	9		4	42	15		10	42	4		8	40	29
PM NON-PROJECT TRAFFIC		**210**	**136**	**73**		**16**	**171**	**60**		**87**	**375**	**32**		**38**	**193**	**138**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering		23.0%						1.0%			18.0%					
	Exiting														1.0%	18.0%	23.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By																
	Net New		16						1			12			1	8	11
PM TOTAL PROJECT TRAFFIC			**16**	**0**	**0**		**0**	**0**	**1**		**0**	**12**	**0**		**1**	**8**	**11**
PM TOTAL TRAFFIC			**226**	**136**	**73**		**16**	**171**	**61**		**87**	**387**	**32**		**39**	**201**	**149**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: 22nd Avenue Circle East & 28th Street Court East
COUNT DATE: June 19, 2025
PM PEAK HOUR FACTOR: 0.73

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		0	16	0		0	16	0		0	0	0		0	0	0
Peak Season Correction Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
PM EXISTING CONDITIONS		**0**	**17**	**0**		**0**	**17**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips			59				72									
TOTAL "VESTED" TRAFFIC		0	59	0		0	72	0		0	0	0		0	0	0
PM NON-PROJECT TRAFFIC		**0**	**76**	**0**		**0**	**89**	**0**		**0**	**0**	**0**		**0**	**0**	**0**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New Distribution	Entering				24.0%		34.0%										
	Exiting										24.0%		34.0%				

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By																
	Net New				17		24				12		16				
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**17**		**24**	**0**	**0**		**12**	**0**	**16**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**0**	**76**	**17**		**24**	**89**	**0**		**12**	**0**	**16**		**0**	**0**	**0**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: 16th Avenue East & 28th Street East
COUNT DATE: June 19, 2025
PM PEAK HOUR FACTOR: 0.92

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		1	0	2		0	0	0		3	412	0		0	176	4
Peak Season Correction Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
PM EXISTING CONDITIONS		**1**	**0**	**2**		**0**	**0**	**0**		**3**	**441**	**0**		**0**	**188**	**4**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Reserved Trips											55				76	2
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	55	0		0	76	2
PM NON-PROJECT TRAFFIC		**1**	**0**	**2**		**0**	**0**	**0**		**3**	**496**	**0**		**0**	**264**	**6**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Net New	Entering												42.0%				
Distribution	Exiting						42.0%										

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project	Pass - By																
Trips	Net New						20						29				
PM TOTAL PROJECT TRAFFIC			**0**	**0**	**0**		**20**	**0**	**0**		**0**	**0**	**29**		**0**	**0**	**0**
PM TOTAL TRAFFIC			**1**	**0**	**2**		**20**	**0**	**0**		**3**	**496**	**29**		**0**	**264**	**6**

FDOT's AADT Report

TEL: 941 379 7600

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 4008 - CR 683/ELLENTON GILLETTE RD, 930' N OF 21ST ST COURT E PTMS 2008 MCPR 08

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	9600 S	0	0	9.00	51.30	6.40
2023	8500 F	0	0	9.00	62.20	6.20
2022	8071 C	N 4273	S 3798	9.00	62.20	7.10
2021	8108 C	N 4160	S 3948	9.00	62.20	8.40
2020	7800 S	0	0	9.00	63.90	7.40
2019	8000 F	0	0	9.00	63.90	7.70
2018	7723 C	N 3886	S 3837	9.00	63.90	6.30
2017	7622 C	N 3835	S 3787	9.00	63.40	6.90
2016	7505 C	N 3779	S 3726	9.00	64.40	6.70
2015	7363 C	N 3690	S 3673	9.00	64.50	6.70
2014	7156 C	N 3577	S 3579	9.00	62.50	5.00
2013	6854 C	N 3433	S 3421	9.00	62.30	5.70
2012	6938 C	N 3486	S 3452	9.00	61.20	6.30
2011	6841 C	N 3447	S 3394	9.00	61.10	8.10
2010	6771 C	N 3366	S 3405	10.30	59.46	4.30
2009	6884 C	N 3424	S 3460	10.30	59.46	4.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 4218 - 17TH ST E, 800 FT W OF CANAL RD/16TH AVE E, PALMETTO

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	10400 S	E 5000	W 5400	9.00	57.90	10.90
2023	10200 F	E 4900	W 5300	9.00	57.60	6.40
2022	9600 C	E 4600	W 5000	9.00	56.10	5.10
2021	8100 T	E 3900	W 4200	9.00	56.10	7.00
2020	8100 S	E 3900	W 4200	9.00	56.30	7.30
2019	8300 F	E 4000	W 4300	9.00	56.80	7.30
2018	8300 C	E 4000	W 4300	9.00	55.80	7.30
2017	8000 C	E 3900	W 4100	9.00	56.50	7.90
2016	7400 F	E 3700	W 3700	9.00	55.90	9.40
2015	7200 C	E 3600	W 3600	9.00	55.90	7.90
2014	5900 S	E 2900	W 3000	9.00	55.10	8.20
2013	5700 F	E 2800	W 2900	9.00	55.10	9.10
2012	5700 C	E 2800	W 2900	9.00	54.60	8.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 4237 - MENDOZA RD/37TH ST E, W OF ELLENTON-GILLETTE RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	4100 C	E 2100	W 2000	9.00	57.90	10.90
2023	3200 T	E 1600	W 1600	9.00	57.60	6.40
2022	3000 S	E 1500	W 1500	9.00	56.10	5.10
2021	3000 F	E 1500	W 1500	9.00	56.10	7.00
2020	3000 C	E 1500	W 1500	9.00	56.30	8.70
2019	1750 F	E 850	W 900	9.00	56.80	8.70
2018	1750 C	E 850	W 900	9.00	55.80	9.50
2017	500 S	E 250	W 250	9.00	56.50	8.50
2016	500 F	E 250	W 250	9.00	55.90	9.40
2015	500 C	E 250	W 250	9.00	55.90	7.90
2014	550 S			9.00	55.10	8.20
2013	550 F	0	0	9.00	55.10	9.10
2012	550 C	E 0	W 0	9.00	54.60	8.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 4238 - CANAL RD/16TH AVE E, N OF 17TH ST EAST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	8800 S	N 4300	S 4500	9.00	57.90	10.90
2023	8600 F	N 4200	S 4400	9.00	57.60	6.40
2022	8200 C	N 4000	S 4200	9.00	56.10	5.10
2021	5600 T	N 2700	S 2900	9.00	56.10	7.00
2020	5600 S	N 2700	S 2900	9.00	56.30	5.60
2019	5800 F	N 2800	S 3000	9.00	56.80	5.60
2018	5800 C	N 2800	S 3000	9.00	55.80	5.60
2017	4700 C	N 2300	S 2400	9.00	56.50	3.90
2016	5000 F	N 2500	S 2500	9.00	55.90	9.40
2015	4800 C	N 2400	S 2400	9.00	55.90	7.90
2014	4500 S			9.00	55.10	8.20
2013	4400 F	0	0	9.00	55.10	9.10
2012	4300 C	N 0	S 0	9.00	54.60	8.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 4246 - 17TH STREET EAST, E OF CANAL RD/16TH AVE

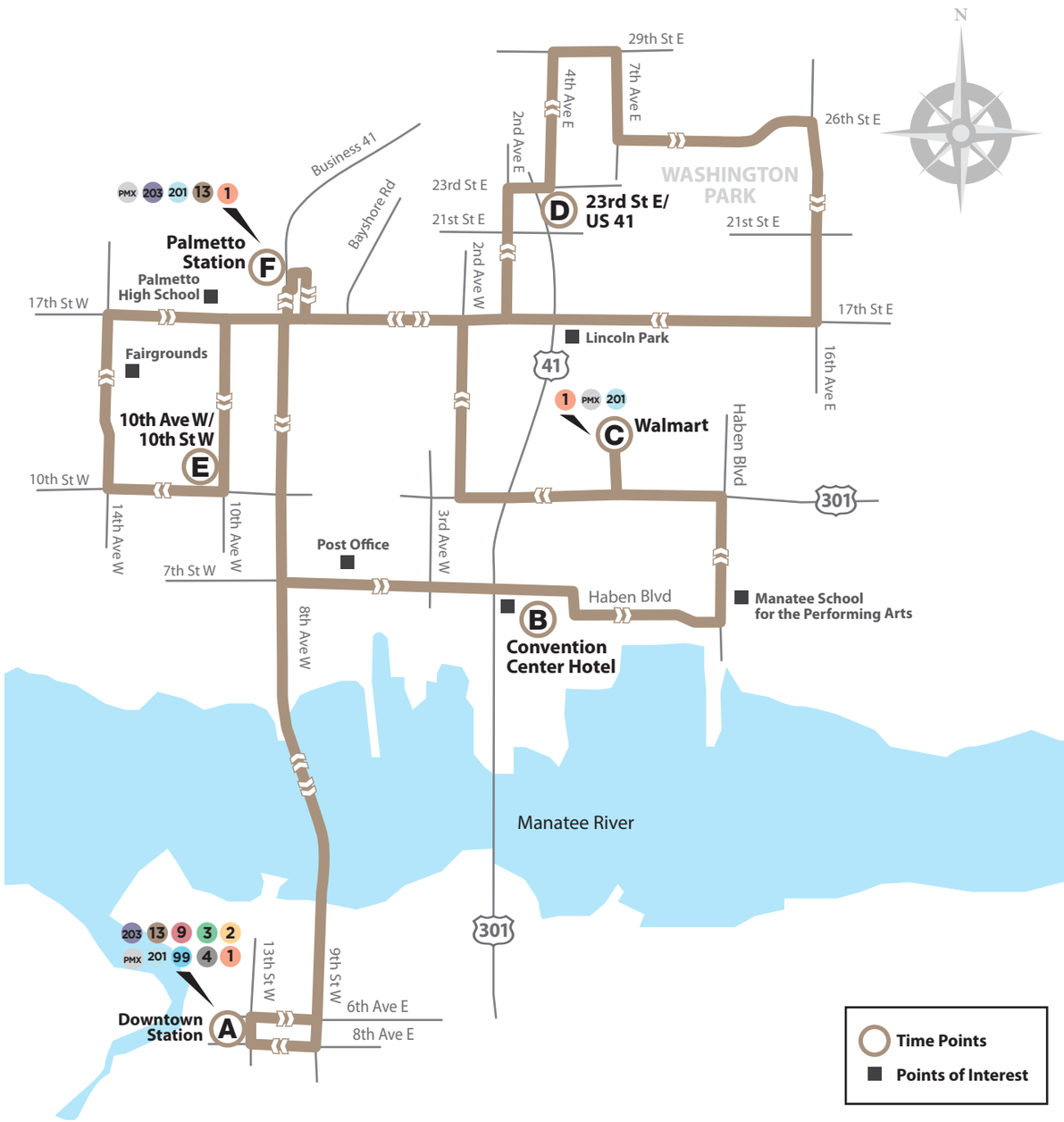
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	5400 F	E 3000	W 2400	9.00	57.90	12.70
2023	5200 C	E 2900	W 2300	9.00	57.60	12.70
2022	4800 R	E 2700	W 2100	9.00	56.10	5.10
2021	4800 T	E 2700	W 2100	9.00	56.10	7.00
2020	4800 S	E 2700	W 2100	9.00	56.30	6.90
2019	5000 F	E 2800	W 2200	9.00	56.80	6.90
2018	5000 C	E 2800	W 2200	9.00	55.80	6.90
2017	4800 C	E 2600	W 2200	9.00	56.50	8.70
2016	4900 F	E 2700	W 2200	9.00	55.90	9.40
2015	4700 C	E 2600	W 2100	9.00	55.90	7.90
2014	4700 S			9.00	55.10	8.20
2013	4600 F	0	0	9.00	55.10	9.10
2012	4500 C	E 0	W 0	9.00	54.60	8.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

MCAT Route 13 Brochure

TEL: 941 379 7600

ROUTE 13 Palmetto



NORTH to Washington Park, Palmetto Station

DOWNTOWN STATION	CONVENTION CENTER HOTEL	WALMART PALMETTO	23RD ST E / US 41	10TH AVE W / 10TH ST W	PALMETTO STATION
A	B	C	D	E	F
		5:55a	6:03a	6:17a	6:24a
6:20a	6:35a	6:47a	6:55a	7:09a	7:16a
8:20a	8:35a	8:47a	8:55a	9:09a	9:16a
10:20a	10:35a	10:47a	10:55a	11:09a	11:16a
12:20p	**12:35p**	**12:47p**	**12:55p**	**1:09p**	**1:16p**
2:20p	**2:35p**	**2:47p**	**2:55p**	**3:09p**	**3:16p**
4:20p	**4:35p**	**4:47p**	**4:55p**	**5:09p**	**5:16p**
5:20p	**5:35p**	**5:47p**	**5:55p**	**6:09p**	**6:16p**
6:20p	**6:35p**	**6:40p**			**6:47p**

SOUTH to Downtown

PALMETTO STATION	DOWNTOWN STATION	
F	A	
6:28a	6:45a	TO RT 1 NB
7:28a	7:45a	TO RT 1 NB
9:28a	9:45a	TO RT 1 NB
11:28a	11:45a	TO RT 1 NB
1:28p	**1:45p**	TO RT 1 NB
3:28p	**3:45p**	TO RT 1 NB
5:28p	**5:45p**	TO RT 1 NB
6:28p	**6:45p**	TO RT 1 NB
6:47p	**6:57p**	TO RT 1 NB

PLAN YOUR RIDE WITH

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HOLIDAYS:
Fixed route buses are not in service on the following holidays: **New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.**

Crash Reports

TEL: 941 379 7600

FLORIDA TRAFFIC CRASH REPORT

LONG FORM [X] SHORT FORM [ ] UPDATE [ ]

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash	Time of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
07/Apr/2022 05:40 PM	07/Apr/2022 05:40 PM	07/Apr/2022 12:00 AM	2022007521	24462000

CRASH IDENTIFIERS

County Code	City Code	County of Crash	Place or City of Crash	Within City Limits	Time Reported	Time Dispatched
15	00	MANATEE	UNINCORPORATED	No	07/Apr/2022 05:50 PM	07/Apr/2022 06:20 PM

Time on Scene	Time Cleared Scene	Completed	Reason (if Investigation NOT Completed)	Notified By
07/Apr/2022 06:21 PM	07/Apr/2022 07:23 PM	No	HIT AND RUN SUSPECT INFORMATION UNAVAILABLE	Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway	❶ At Street Address#	❷ At Lattitude	and Longitude
28TH ST CT E		27.539324	-82.548386

At Feet	Or Miles	Direction	❸ From Intersection With Street, Road, Highway	❹ Or From Milepost #
			16TH AVE E	

Road System Identifier	Type Of Shoulder	Type Of Intersection
5 Local	3 Curb	2 Four-Way Intersection

CRASH INFORMATION (Check if Pictures Taken) [X]

light Condition	Weather Condition	Roadway Surface Condition	School Bus Related	Manner Of Collision
1 Daylight	2 Cloudy	2 Wet	1 No	3 Angle

First Harmful Event Type	First Harmful Event	First Harmful Event Location	Within Interchange	First Harmful Event Relation to Junction
	14	1 On Roadway	No	2 Intersection

Contributing Circumstances: Road	Contributing Circumstances: Road	Contributing Circumstances: Road
10 Road Surface Condition (wet, icy, snow, slush, etc.)		

Contributing Circumstances: Environment	Contributing Circumstances: Environment	Contributing Circumstances: Environment
1 None		

Work Zone Related	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone
1 No				

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
2	1 Vehicle in Transport	1 No	6526YB	FL	08/Oct/2023		5FNRL180X3B110777

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2003	HOND	ODYSSEY	VN	DBL/GRY	Disabling	9000	Yes	BULLET TOWING	Rotation

Insurance Company	Insurance Policy Number
GEICO INDEMNITY COMPANY	4570989477

Name of Vehicle Owner (Check Box If Business)	Current Address (Number and Street)	City and State	Zip Code
REINALDO VELEZ SOTO [ ]	4425 WILLOW HAMMOCK DRIVE	PALMETTO FL	34221

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	North	16TH AVE E	35	35	2

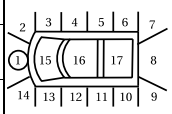
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)
4 Not Applicable		

Haz. Mat. Release	Haz Mat. Placard	Number	Class

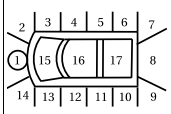
Motor Carrier Name	US DOT Number

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	1 Passenger Car	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	1 Two-Way, Not Divided	1 Level	1 Straight	2 Collision with Non-Fixed Object	14 Motor Vehicle in Transport

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
5 Traffic Control Signal	2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport	14 Motor Vehicle in Transport		

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
1	1 Vehicle in Transport	2 Yes	IXTG41	FL	22/Oct/2022		4T1BE30K62U081087

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2002	TOYT	CAMRY	4D	GLD	Unknown		No		

Insurance Company	Insurance Policy Number
FIRST ACCEPTANCE INSURA	29CSFL000307415

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
07/Apr/2022 05:40 PM	**07/Apr/2022 05:40 PM**	**2022007521**	**24462000**

Name of Vehicle Owner (Check Box If Business)	Current Address (Number and Street)	City and State	Zip Code
☐ **LORENZO GIVINS**	**3316 3RD ST E**	**BRADENTON FL**	**34208**

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes

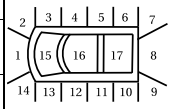
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)
4 Not Applicable		

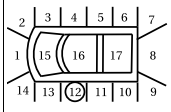
Haz. Mat. Release	Haz Mat. Placard	Number	Class

Motor Carrier Name	US DOT Number

Area of Initial Impact



Most Damaged Area



Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	1 Passenger Car	**88 Unknown**	**88 Unknown**		**88 Unknown**

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	**1 Two-Way, Not Divided**	**1 Level**	**1 Straight**	**2 Collision with Non-Fixed Object**	**14 Motor Vehicle in Transport**

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
5 Traffic Control Signal	**2 Collision with Non-Fixed Object** **14 Motor Vehicle in Transport**	**14 Motor Vehicle in Transport**		

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
1	**1 Driver**	**1**	**UNKNOWN UNKNOWN**				

Address	City	State	Zip Code

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	**Ejection**
						88 Unknown

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
				1 Left	**1 Front**	

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
11 Ran Red Light		**88 Unknown**	

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		88 Unknown

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
88 Unknown					**88 Unknown**			

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
88 Unknown			

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
2	**1 Driver**	**2**	**REINALDO VELEZ SOTO**	**08/Oct/1976**	**1 Male**	**9414653519**	**No**

Address	City	State	Zip Code
4425 WILLOW HAMMOCK DRIVE	**PALMETTO**	**FL**	**34221**

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	**Ejection**
V-423-720-76-368-0	**FL**	**08/Oct/2026**	**5 E/Operator**	**3 No Req Endorsement**	**1 None**	**1 Not Ejected**

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	**3 Deployed-Front**			**1 Left**	**1 Front**	

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
1 No Contributing Action		**1 Not Distracted**	**1 Vision Not Obscured**

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		1 Apparently Normal

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
1 No					**1 No**			

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

WITNESSES

Name	Address	City	State	Zip Code
CEDRIC QUEN ROBINSON J	**1603 28TH STREET CT E**	**PALMETTO**	**FL**	**34221**

NARRATIVE

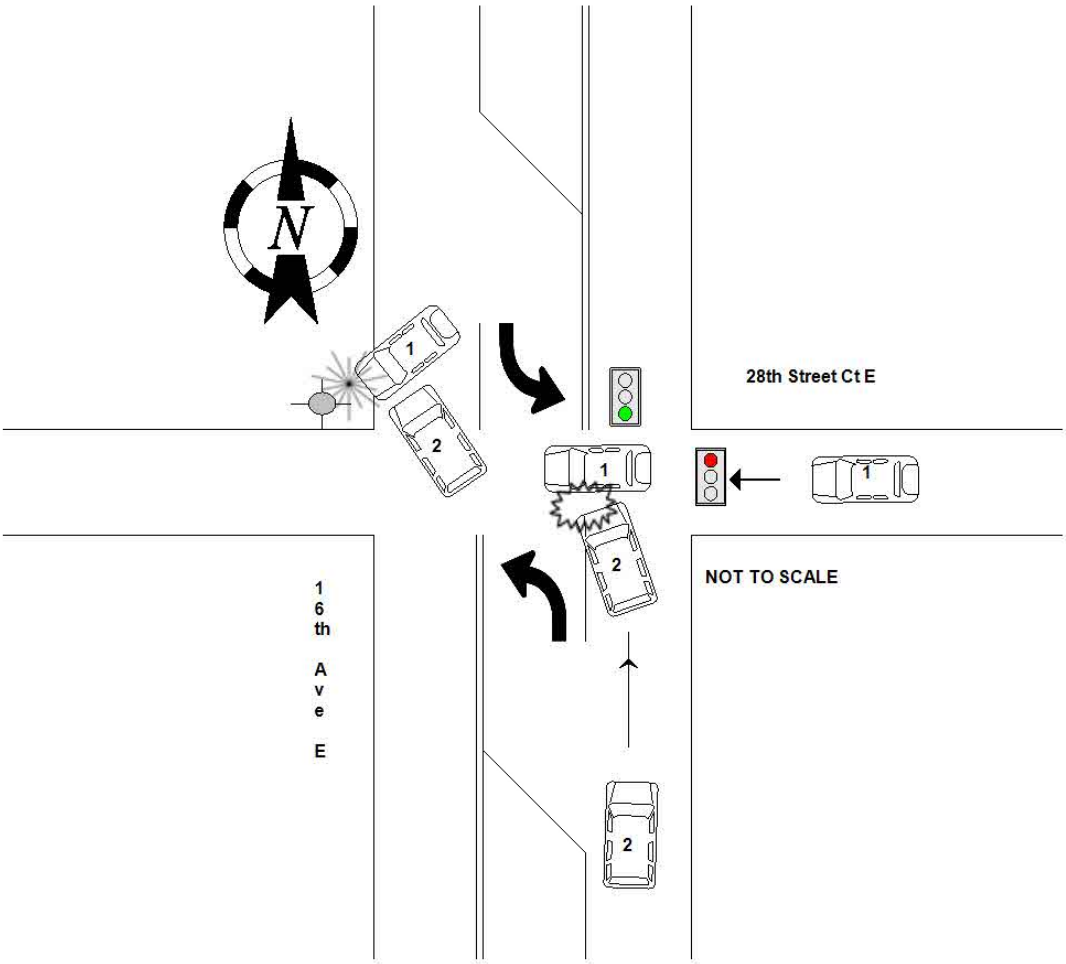
Vehicle 2 was traveling North on 16th Ave E. Approaching the light at 28th Street Ct E, the driver of vehicle 2 saw vehicle 1 run their standing red light and enter the intersection going West. Unable to stop in time, vehicle 2 struck vehicle 1 on the driver side. Vehicle 1 fled, striking the crosswalk signal, damaging it, but not disabling it. Vehicle 1 fled Southbound on 16th Avenue E to an unknown location. Vehicle 2 came to rest in the intersection, disabled, with airbags deployed.

REPORTING OFFICER

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
07/Apr/2022 05:40 PM	**07/Apr/2022 05:40 PM**	**2022007521**	**24462000**

ID/Badge #	Rank and Name	Department	Type of Department
11002808	**DEPUTY RYAN MCROBERTS**	**MANATEE COUNTY SHERIFFS OFFICE**	**SO**

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
07/Apr/2022 05:40 PM	**07/Apr/2022 05:40 PM**	**2022007521**	**24462000**



FLORIDA TRAFFIC CRASH REPORT

LONG FORM [X] SHORT FORM [ ] UPDATE [ ]

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash	Time of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
02/Jun/2022 11:45 AM	02/Jun/2022 11:45 AM	02/Jun/2022 12:57 PM	FHP22ON0278826	24947040

CRASH IDENTIFIERS

County Code	City Code	County of Crash	Place or City of Crash	Within City Limits	Time Reported	Time Dispatched
15	0	MANATEE	UNINCORPORATED	No	02/Jun/2022 11:49 AM	02/Jun/2022 11:56 AM

Time on Scene	Time Cleared Scene	Completed	Reason (if Investigation NOT Completed)	Notified By
02/Jun/2022 12:37 PM	02/Jun/2022 01:56 PM	Yes		Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway	❶ At Street Address#	❷ At Lattitude	and Longitude
CANAL RD (16TH AVE E)		27.537536949111601	-82.548430108681899

At Feet	Or Miles	Direction	❸ From Intersection With Street, Road, Highway	❹ Or From Milepost #
337		North	26TH ST E	

Road System Identifier	Type Of Shoulder	Type Of Intersection
5 Local	1 Paved	1 Not at Intersection

CRASH INFORMATION (Check if Pictures Taken) [ ]

light Condition	Weather Condition	Roadway Surface Condition	School Bus Related	Manner Of Collision
1 Daylight	1 Clear	1 Dry	1 No	1 Front to Rear

First Harmful Event Type	First Harmful Event	First Harmful Event Location	Within Interchange	First Harmful Event Relation to Junction
	14	1 On Roadway	No	1 Non.Junction

Contributing Circumstances: Road	Contributing Circumstances: Road	Contributing Circumstances: Road
1 None		

Contributing Circumstances: Environment	Contributing Circumstances: Environment	Contributing Circumstances: Environment
1 None		

Work Zone Related	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone
1 No				

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
1	1 Vehicle in Transport	1 No	VG7PP	FL	07/Jun/2023	No	KMHD74LF3LU042563

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2020	HYUN	ELANTRA	4D	RED	Disabling	7500	Yes	BULLET TOWING	Rotation

Insurance Company	Insurance Policy Number
AUTO CLUB SOUTH INSURANCE COMPANY	AUT700106847

Name of Vehicle Owner (Check Box If Business)	Current Address (Number and Street)	City and State	Zip Code
JEAN ETHEL LEPORE [ ]	7619 BONITA WAY	ELLENTON FL	34222

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	South	CANAL RD (16TH AVE E)	35	35	2

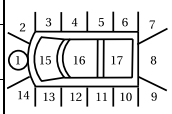
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)

Haz. Mat. Release	Haz Mat. Placard	Number	Class

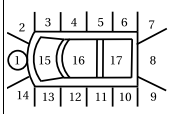
Motor Carrier Name	US DOT Number

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	1 Passenger Car	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	1 Two-Way, Not Divided	1 Level	1 Straight	2 Collision with Non-Fixed Object	14 Motor Vehicle in Transport

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
1 No Controls	2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport	42 Ran Off Roadway, Right	24 Curb	39 Other Fixed Object (wall, building, tunnel, etc.)

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
2	1 Vehicle in Transport	1 No	QGFW19	FL	31/Dec/2022	No	1FDXF46P84EC94096

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2004	FORD	F-450	TK	WHI	Functional	1000	No		

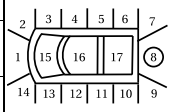
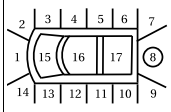
Insurance Company	Insurance Policy Number
EVERST NATIONAL INSURANCE CO	RM5CA00047221

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
02/Jun/2022 11:45 AM	02/Jun/2022 11:45 AM	FHP22ON0278826	24947040

Name of Vehicle Owner (Check Box If Business)	X	Current Address (Number and Street)	City and State	Zip Code
CONSTRUCTION SUPPLY OF SOUTHWEST FLORIDA INC		2223 12TH ST	SARASOTA FL	34237

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	South	CANAL RD (16TH AVE E)	35	35	2

CMV Configuration	Cargo Body Type	Area of Initial Impact	Most Damaged Area
			

18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)

Haz. Mat. Release	Haz Mat. Placard	Number	Class

Motor Carrier Name	US DOT Number

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	19 Other Light Trucks (10,000 lbs (4,536 kg) or less)	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	1 Two-Way, Not Divided	1 Level	1 Straight	2 Collision with Non-Fixed Object	14 Motor Vehicle in Transport

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
1 No Controls	2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
1	1 Driver	1	BERNARD J LEPORE	27/May/1935	1 Male		No

Address	City	State	Zip Code
7619 BONITA WAY	ELLENTON	FL	34222

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	Ejection
L160090351870	FL	27/May/2027	5 E/Operator	3 No Req Endorsement	4 Incapacitating	1 Not Ejected

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	3 Deployed-Front			1 Left	1 Front	1 Not Applicable

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
2 Operated MV in Careless or Negligent Manner		1 Not Distracted	1 Vision Not Obscured

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		1 Apparently Normal

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
1 No	1 Test Not Given				1 No	1 Test Not Given		

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
2 EMS	MANATEE COUNTY EMS		BLAKE MEDICAL CENTER

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Injury Severity	Ejection
2	3 Passenger	1	JEAN ETHEL LEPORE	07/Jun/1936	2 Female	4 Incapacitating	1 Not Ejected

Address	City	State	Zip Code
7619 BONITA WAY	ELLENTON	FL	34222

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	3 Deployed-Front			3	1	

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
2 EMS	MANATEE COUNTY EMS		BLAKE MEDICAL CENTER

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
3	1 Driver	2	DEREK WAYNE LUTHER	06/Jul/1970	1 Male	941-504-8635	No

Address	City	State	Zip Code
4050 LANCASTER DR	SARASOTA	FL	34241

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	Ejection
L360179702460	FL	06/Jul/2026	5 E/Operator	3 No Req Endorsement	1 None	1 Not Ejected

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	2 Not Deployed		3 Not Applicable	1 Left	1 Front	

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
1 No Contributing Action		1 Not Distracted	1 Vision Not Obscured

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
02/Jun/2022 11:45 AM	**02/Jun/2022 11:45 AM**	**FHP22ON0278826**	**24947040**

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		1 Apparently Normal

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
1 No	**1 Test Not Given**				**1 No**	**1 Test Not Given**		

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

VIOLATIONS

Person#	Name	Florida Statute Number	Charge	Citation
1	**BERNARD J LEPORE**	**316.1925(1)**	**CARELESS DRIVING**	**AFOM1HE**

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle	Est. Amount	Business	Owner's Name	Address	City & State	Zip Code
		BUS STOP BENCH	**1000**	**Yes**	**MANATEE COUNTY HIGHWAY**	**2905 12TH ST CT E**	**BRADENTON FL**	**34208**

NARRATIVE

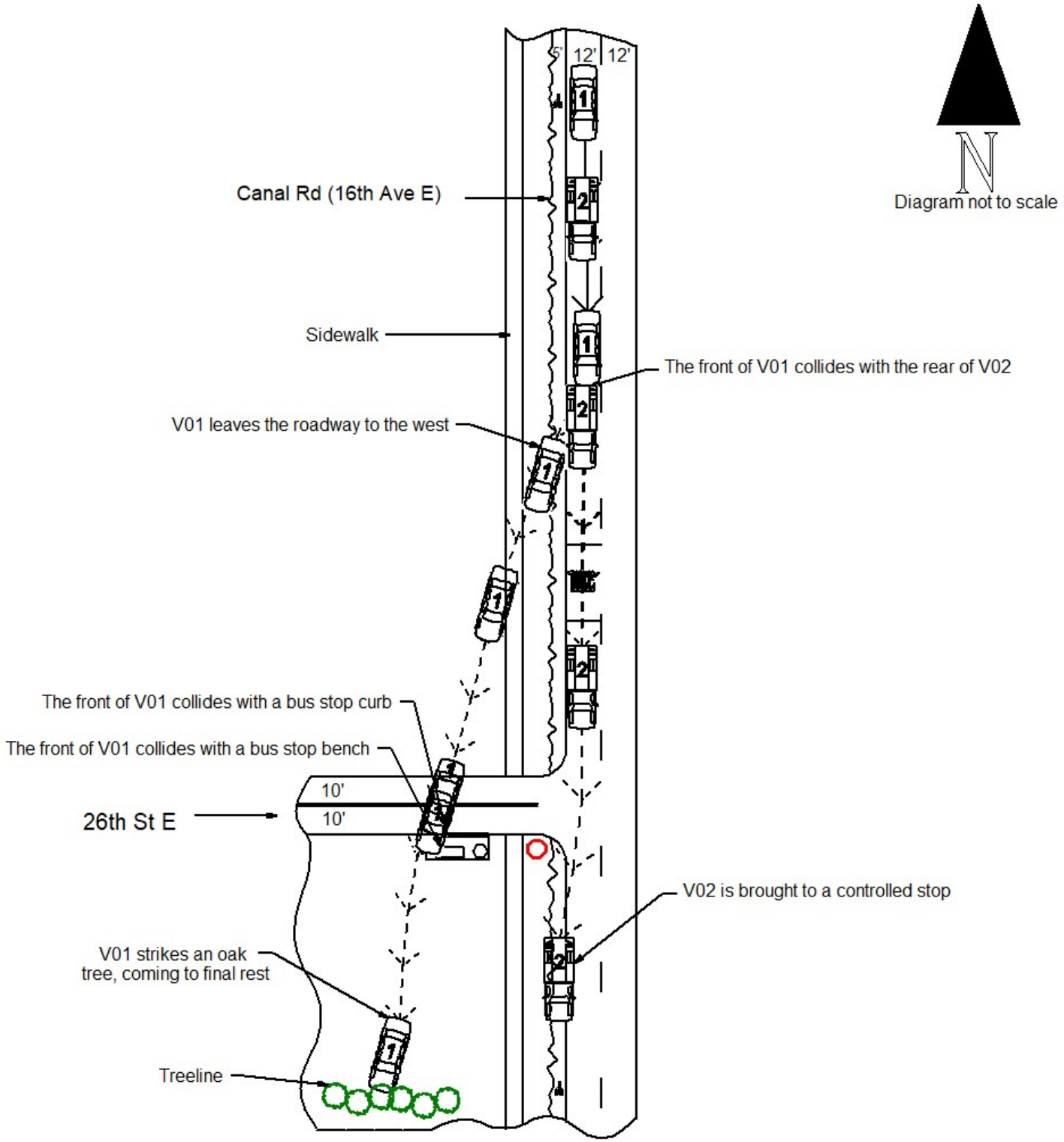
ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
0851	**TPR**	**B.B. EHRHART**	**F**	**FLORIDA HIGHWAY PATROL**	**941-751-8350**	**Jun 02, 2022**

Vehicle 1 (V01) was traveling southbound on Canal Rd (16th Ave E) approaching 26th St E. Vehicle 2 (V02) was also traveling southbound on Canal Rd approaching 26th St E directly ahead of V01. Driver 1 (D01) failed to slow V01 in time to avoid a collision. The front of V01 collided with the rear of V02. V01 continued in a southerly direction and left the roadway onto the west shoulder. V01 continued on the west shoulder before crossing over both lanes of 26th St E. The front of V01 then collided with the curb of a bus stop located on the south shoulder of 26th St E. V01 continued south and the front of V01 collided with a bus stop bench located on the same bus stop. V01 continued in a southerly direction across an empty field until the front of V01 collided with an oak tree. V01 came to a final rest facing south in a treeline, approximately 133 feet off of the roadway to the southwest of the intersection. Driver 2 (D02) brought V02 to a controlled stop on the west shoulder of southbound 16th Ave E just south of 26th St E. No skid marks were found on the roadway. There was vehicle debris located near the area of collision.

REPORTING OFFICER

ID/Badge #	Rank and Name	Department	Type of Department
0851	**TPR B.B. EHRHART**	**FHPF**	**FHP**

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
02/Jun/2022 11:45 AM	**02/Jun/2022 11:45 AM**	**FHP22ON0278826**	**24947040**



FLORIDA TRAFFIC CRASH REPORT

LONG FORM [X] SHORT FORM [ ] UPDATE [ ]

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash	Time of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
08/Sep/2022 07:05 PM	08/Sep/2022 07:05 PM	08/Sep/2022 08:10 PM	FHP22ON0459885	24980687

CRASH IDENTIFIERS

County Code	City Code	County of Crash	Place or City of Crash	Within City Limits	Time Reported	Time Dispatched
15	0	MANATEE	UNINCORPORATED	No	08/Sep/2022 07:10 PM	08/Sep/2022 07:39 PM

Time on Scene	Time Cleared Scene	Completed	Reason (if Investigation NOT Completed)	Notified By
08/Sep/2022 07:59 PM	08/Sep/2022 08:43 PM	Yes		Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway	❶ At Street Address#	❷ At Lattitude	and Longitude
24TH AVENUE EAST		27.5393298114389	-82.540068969113093

At Feet	Or Miles	Direction	❸ From Intersection With Street, Road, Highway	❹ Or From Milepost #
20		North	28TH STREET COURT EAST	

Road System Identifier	Type Of Shoulder	Type Of Intersection
5 Local	2 Unpaved	1 Not at Intersection

CRASH INFORMATION (Check if Pictures Taken) [ ]

light Condition	Weather Condition	Roadway Surface Condition	School Bus Related	Manner Of Collision
1 Daylight	2 Cloudy	2 Wet	1 No	77 Other, Explain in Narrative

First Harmful Event Type	First Harmful Event	First Harmful Event Location	Within Interchange	First Harmful Event Relation to Junction
	37	2 Off Roadway	No	3 Intersection.Related

Contributing Circumstances: Road	Contributing Circumstances: Road	Contributing Circumstances: Road
1 None		

Contributing Circumstances: Environment	Contributing Circumstances: Environment	Contributing Circumstances: Environment
1 None		

Work Zone Related	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone
1 No				

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
1	1 Vehicle in Transport	1 No	41BKET	FL	05/Sep/2023	No	1GCHSBEA9J1245725

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2018	CHEV	COLORADO	PK	WHI	Disabling	3000	Yes	BULLET TOWING	Rotation

Insurance Company	Insurance Policy Number
DIRECT GENERAL INSURANCE CO	2016084752

Name of Vehicle Owner (Check Box If Business) [ ]	Current Address (Number and Street)	City and State	Zip Code
MARCEL LENARD GRIMSLEY	7911 114TH AVE E	PARRISH FL	34219

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	East	28TH STREET COURT EAST	30	30	2

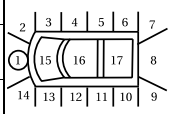
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)

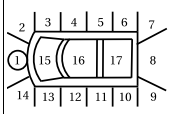
Haz. Mat. Release	Haz Mat. Placard	Number	Class

Motor Carrier Name	US DOT Number

Area of Initial Impact



Most Damaged Area



Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	3 Pickup	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
3 Turning Left	1 Two-Way, Not Divided	1 Level	1 Straight	3 Collision with Fixed Object	32 Tree (standing)

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
6 Stop Sign	42 Ran Off Roadway, Right	37 Fence	32 Tree (standing)	

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
1	1 Driver	1	MARCEL LENARD GRIMSLEY	05/Sep/1963	1 Male	941-776-8453	No

Address	City	State	Zip Code
7911 114TH AVE E	PARRISH	FL	34219

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	Ejection
G652552633250	FL	05/Sep/2025	5 E/Operator	3 No Req Endorsement	2 Possible	1 Not Ejected

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
08/Sep/2022 07:05 PM	**08/Sep/2022 07:05 PM**	**FHP22ON0459885**	**24980687**

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	**3 Deployed-Front**		**3 Not Applicable**	**1 Left**	**1 Front**	

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
2 Operated MV in Careless or Negligent Manner		**7 Inattentive**	**1 Vision Not Obscured**

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		1 Apparently Normal

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
1 No	**1 Test Not Given**				**1 No**	**1 Test Not Given**		

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
2 EMS	**MANATEE CO EMS**		**MANATEE MEMORIAL HOSPITAL**

VIOLATIONS

Person#	Name	Florida Statute Number	Charge	Citation
1	**MARCEL LENARD GRIMSLEY**	**316.1925(1)**	**CARELESS DRIVING**	**ABONCYE**

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle	Est. Amount	Business	Owner's Name	Address	City & State	Zip Code
		2804 24TH AVENUE EAST WOODEN FENCE	**300**	**No**	**LACEY JEAN RYAN**	**2804 24TH AVE E**	**PALMETTO FL**	**34221**

NARRATIVE

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
4793	**TPR**	**M.A. JABLONSKI**	**F**	**FLORIDA HIGHWAY PATROL**	**941-751-8350**	**Sep 09, 2022**

Vehicle 1 (V01) was traveling east on 28th Street Court East approaching the T-intersection of 24th Avenue East. Driver 1 (D01) executed a left turn while accelerating heavily. Subsequently, D01 lost control of V01. As a result, V01 ran off the roadway to the right, and the front of V01 collided with a wooden fence on the east grass shoulder of 24th Avenue East.

After the initial collision, V01 continued to travel in a northeasterly direction through the wooden fence. V01 continued to travel in a northeasterly direction before the front of V01 collided with a standing palm tree. V01 then rotated counterclockwise and came to final rest facing north against the palm tree.

There were no tire marks, vehicle debris, or evidence of gunfire observed on the roadway.

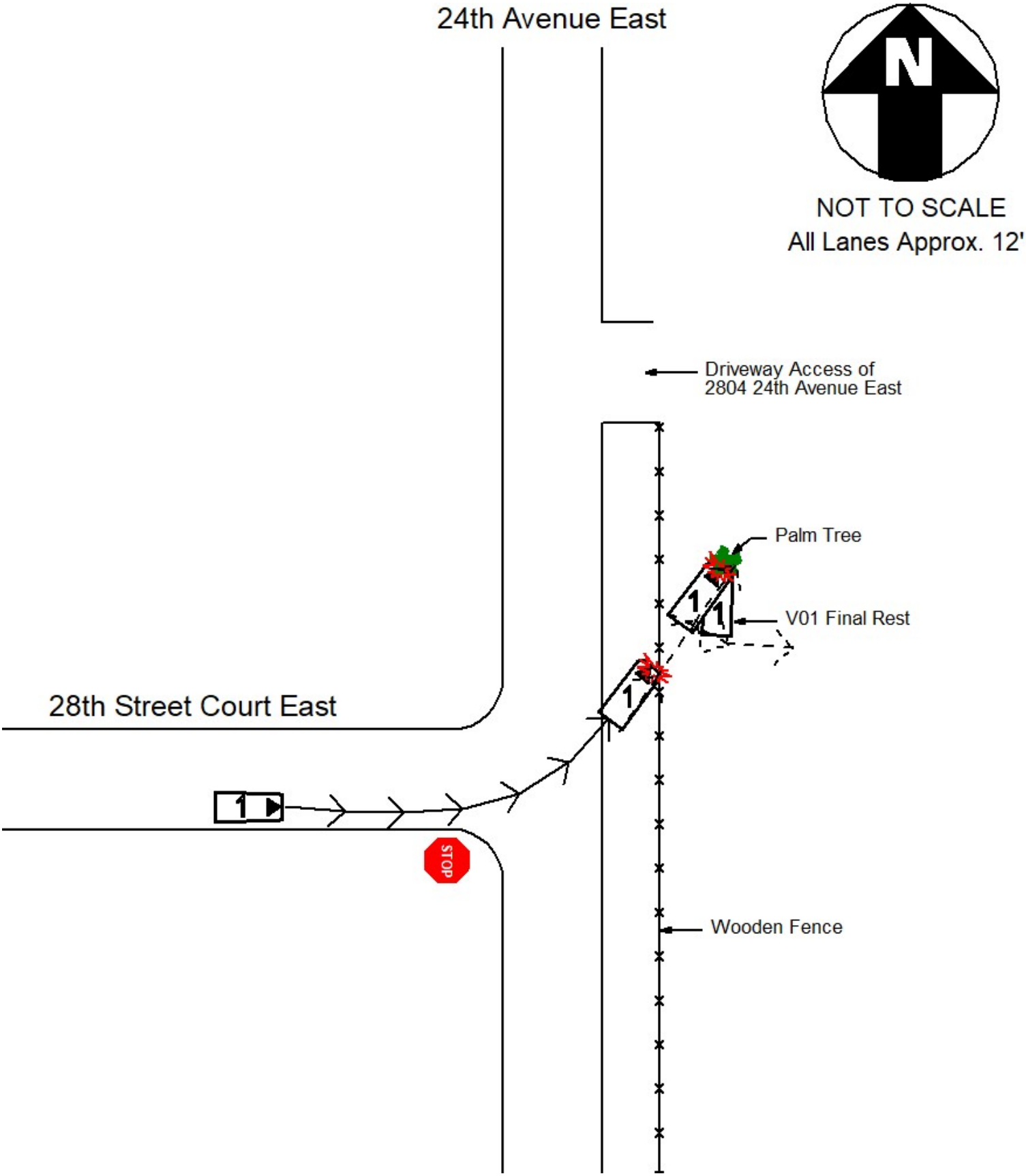
D01 advised he was traveling east on 28th Street Court East when an unknown group of subjects began shooting at him. D01 could not provide any information on the group, or why he believed the group was shooting at him. D01 advised he heard the sound consistent with gunfire, and he observed, "Red fire."

While completing my traffic crash investigation at the scene of the traffic crash, I observed fireworks from a nearby property on 28th Street Court East. There was no evidence that a shooting had occurred, and the fireworks were consistent with D01's account of the incident.

REPORTING OFFICER

ID/Badge #	Rank and Name	Department	Type of Department
4793	**TPR M.A. JABLONSKI**	**FHPF**	**FHP**

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
08/Sep/2022 07:05 PM	**08/Sep/2022 07:05 PM**	**FHP22ON0459885**	**24980687**



FLORIDA TRAFFIC CRASH REPORT

LONG FORM [ ] SHORT FORM [ ] UPDATE [X]

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash	Time of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
01/Dec/2022 04:30 AM	01/Dec/2022 04:30 AM	28/Dec/2022 05:29 AM	FHP22ON0620020	25028052

CRASH IDENTIFIERS

County Code	City Code	County of Crash	Place or City of Crash	Within City Limits	Time Reported	Time Dispatched
15	0	MANATEE	UNINCORPORATED	No	01/Dec/2022 05:24 AM	01/Dec/2022 06:32 AM

Time on Scene	Time Cleared Scene	Completed	Reason (if Investigation NOT Completed)	Notified By
01/Dec/2022 07:09 AM	01/Dec/2022 10:11 AM	Yes		Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway	❶ At Street Address#	❷ At Lattitude	and Longitude
28TH ST CT E		27.539232149603301	-82.546451303349997

At Feet	Or Miles	Direction	❸ From Intersection With Street, Road, Highway	❹ Or From Milepost #
851		East	CANAL ROAD (16TH AVENUE E)	

Road System Identifier	Type Of Shoulder	Type Of Intersection
5 Local	3 Curb	1 Not at Intersection

CRASH INFORMATION (Check if Pictures Taken) [ ]

light Condition	Weather Condition	Roadway Surface Condition	School Bus Related	Manner Of Collision
5 Dark-Not Lighted	1 Clear	1 Dry	1 No	77 Other, Explain in Narrative

First Harmful Event Type	First Harmful Event	First Harmful Event Location	Within Interchange	First Harmful Event Relation to Junction
	39	3 Shoulder	No	1 Non.Junction

Contributing Circumstances: Road	Contributing Circumstances: Road	Contributing Circumstances: Road
1 None		

Contributing Circumstances: Environment	Contributing Circumstances: Environment	Contributing Circumstances: Environment
1 None		

Work Zone Related	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone
1 No				

VEHICLE (Check if Commercial) [X]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
1	1 Vehicle in Transport	2 Yes	2823295	IN	31/Jan/2023	No	3HSDZAPR5LN415447

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2020	IHC	OTHER	TR	WHI	Disabling	20000	Yes	ADVANCED TOWING	Owner Request

Insurance Company	Insurance Policy Number

Name of Vehicle Owner (Check Box If Business)	Current Address (Number and Street)	City and State	Zip Code
DAKS GROUP LLC [X]	303 N STADIUM SUITE 2	COLUMBIA MO	65203

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	West	28TH ST CT E		30	2

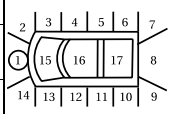
CMV Configuration	Cargo Body Type
3	1

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)
3 More than 26,000 lbs (11,793 kg)		

Haz. Mat. Release	Haz Mat. Placard	Number	Class
1	1		

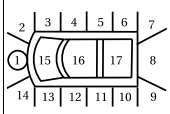
Motor Carrier Name	US DOT Number
DAKS GROUP LLC	2529593

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number
303 N STADIUM BLVD STE 200	COLUMBIA MO	65203	

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
1	20 Medium/Heavy Trucks (more than 10,000 lbs (4,536 kg))	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	1 Two-Way, Not Divided	1 Level	2 Curve Right	3 Collision with Fixed Object	39 Other Fixed Object (wall, building, tunnel, etc.)

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
1 No Controls	43 Ran Off Roadway, Left	39 Other Fixed Object (wall, building, tunnel, etc.)	39 Other Fixed Object (wall, building, tunnel, etc.)	

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle	Est. Amount	Business	Owner's Name	Address	City & State	Zip Code
		GUIDE WIRE	600	Yes	PEACE RIVER ELECTRIC CO-OP	220 KNIGHT RD	WAUCHULA FL	33873

NARRATIVE

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
01/Dec/2022 04:30 AM	**01/Dec/2022 04:30 AM**	**FHP22ON0620020**	**25028052**

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
0851	TPR	B.B. EHRHART	F	FLORIDA HIGHWAY PATROL	941-751-8350	Dec 01, 2022

Vehicle One (V01) was traveling westbound on 28th Street Court E, east of Canal Road (16th Avenue East). Driver of Vehicle One allowed V01 to travel off the roadway and onto the south shoulder of 28th Street Court E. As a result the front of V01 collided with the guide wires on the south shoulder of 28th Street Ct E. V01 continued in a southwesterly direction and the front of V01 collided with a palm tree located on the south shoulder of 28th Street Court E. After the collision, V01 came to a controlled stop facing southwest and occupying the south shoulder of 28th Street Court E. Driver 1 left the scene in an unknown location. There were no skid marks on the roadway and vehicle debris was found on the south shoulder of 28th Street Court E. There were no surveillance cameras located in the area of the collision.

Manner of Collision: V01 collided with guide wires and a palm tree.

The representative of Daks Group LLC , Mr. Brian Bermudas, arrived at the crash scene and advised that the alleged driver of V01 had only been employed by his company for six days. Mr. Bermudas also advised that the alleged driver of V01 was supposed to report to work that same day of the crash at 7:00 A.M and had failed to do so. Mr. Bermudas attempted calling him several times but was unable to make contact with him. Mr. Bermudas provided this investigator with a photo of the alleged driver of V01's Driver License, which was Miguel Andres Sedillo. After securing the scene, I proceeded to the address listed on Mr. Sedillo's driver license, and contact was made with the subject's mother who stated he did not reside at this address.

This investigation is pending contact with Driver 1.

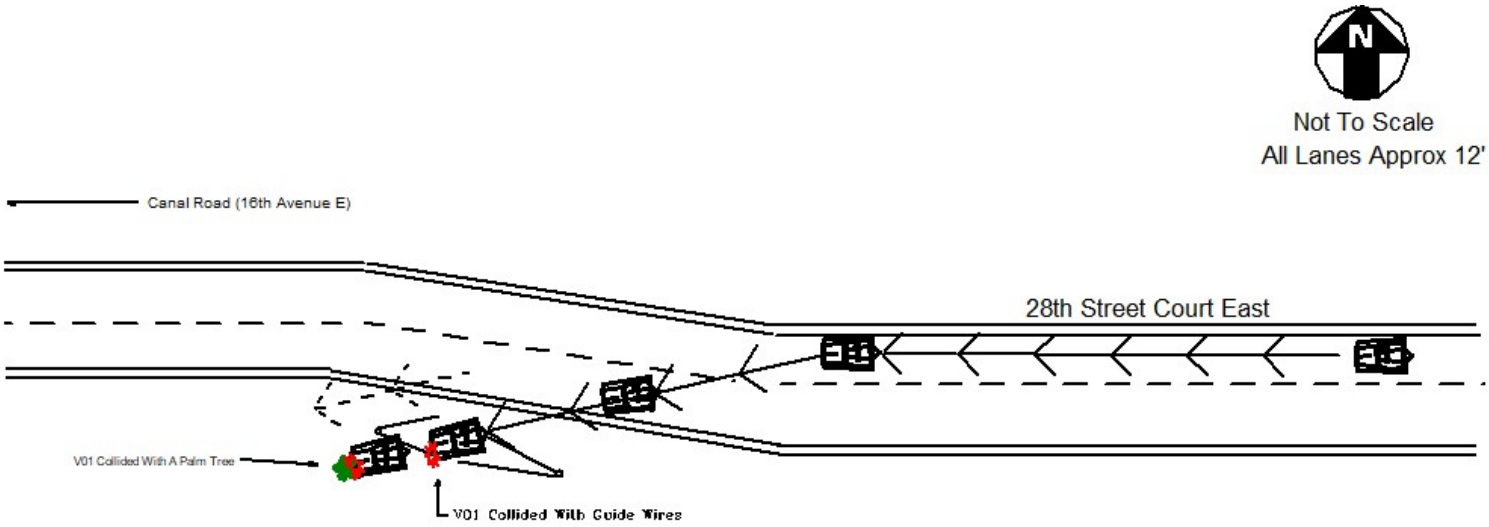
ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
0851	TPR	B.B. EHRHART	F	FLORIDA HIGHWAY PATROL	941-751-8350	Dec 28, 2022

I received one phone call from Driver 1 and when the call was returned, Driver 1 failed to answer the phone. I have made numerous calls to Driver 1 with no success. The owner of V01 has not had any contact with Driver 1 as of this date, and unless more information is obtained on the location of Driver 1 this investigation will be closed.

REPORTING OFFICER

ID/Badge #	Rank and Name	Department	Type of Department
0851	**TPR B.B. EHRHART**	**FHPF**	**FHP**

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
01/Dec/2022 04:30 AM	**01/Dec/2022 04:30 AM**	**FHP22ON0620020**	**25028052**



FLORIDA TRAFFIC CRASH REPORT

LONG FORM [ ] SHORT FORM [ ] UPDATE [X]

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash	Time of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
19/Jul/2021 08:20 AM	19/Jul/2021 08:20 AM	20/Aug/2021 09:54 AM	FHPF21OFF034884	88533993

CRASH IDENTIFIERS

County Code	City Code	County of Crash	Place or City of Crash	Within City Limits	Time Reported	Time Dispatched
15	0	MANATEE	UNINCORPORATED	No	19/Jul/2021 08:31 AM	19/Jul/2021 08:38 AM

Time on Scene	Time Cleared Scene	Completed	Reason (if Investigation NOT Completed)	Notified By
19/Jul/2021 08:56 AM	19/Jul/2021 10:17 AM	Yes		Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway	❶ At Street Address#	❷ At Lattitude	and Longitude
16TH AVENUE E		27.539681039442801	-82.548370339860796

At Feet	Or Miles	Direction	❸ From Intersection With Street, Road, Highway	❹ Or From Milepost #
30		North	29TH STREET E	

Road System Identifier	Type Of Shoulder	Type Of Intersection
5 Local	1 Paved	1 Not at Intersection

CRASH INFORMATION (Check if Pictures Taken) [ ]

light Condition	Weather Condition	Roadway Surface Condition	School Bus Related	Manner Of Collision
1 Daylight	1 Clear	1 Dry	1 No	1 Front to Rear

First Harmful Event Type	First Harmful Event	First Harmful Event Location	Within Interchange	First Harmful Event Relation to Junction
	14	1 On Roadway	No	3 Intersection.Related

Contributing Circumstances: Road	Contributing Circumstances: Road	Contributing Circumstances: Road
1 None		

Contributing Circumstances: Environment	Contributing Circumstances: Environment	Contributing Circumstances: Environment
1 None		

Work Zone Related	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone
1 No				

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
2	1 Vehicle in Transport	1 No	EZ2LV	FL	09/Sep/2021	No	JM3KFADM5K0625000

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2019	MAZD	CX-5	UT	BLU	Disabling	3000	Yes	MOA	Owner Request

Insurance Company	Insurance Policy Number
THE STANDARD FIRE INSURANCE CO	9960127322031

Name of Vehicle Owner (Check Box If Business)	Current Address (Number and Street)	City and State	Zip Code
LESLIE DAWN BYRD	4117 LINDEVER LN	PALMETTO FL	34221

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	South	16TH AVENUE E		35	2

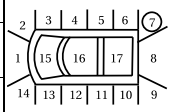
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)

Haz. Mat. Release	Haz Mat. Placard	Number	Class

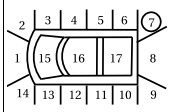
Motor Carrier Name	US DOT Number

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	16 (Sport) Utility Vehicle	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
13 Stopped in Traffic	1 Two-Way, Not Divided	1 Level	1 Straight	2 Collision with Non-Fixed Object	14 Motor Vehicle in Transport

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
5 Traffic Control Signal	2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
1	1 Vehicle in Transport	2 Yes				No	

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
			4D		Unknown		No		

Insurance Company	Insurance Policy Number

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
19/Jul/2021 08:20 AM	**19/Jul/2021 08:20 AM**	**FHPF21OFF034884**	**88533993**

Name of Vehicle Owner (Check Box If Business) ☐	Current Address (Number and Street)	City and State	Zip Code

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	South	**16TH AVENUE E**		**35**	**2**

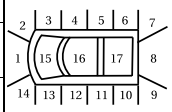
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)

Haz. Mat. Release	Haz Mat. Placard	Number	Class

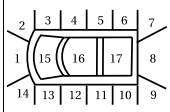
Motor Carrier Name	US DOT Number

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	1 Passenger Car	**88 Unknown**		**1 No**	**1 No Special Function**

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	**1 Two-Way, Not Divided**	**1 Level**	**1 Straight**	**2 Collision with Non-Fixed Object**	**14 Motor Vehicle in Transport**

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
5 Traffic Control Signal	**2 Collision with Non-Fixed Object** **14 Motor Vehicle in Transport**			

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
1	**1 Driver**	**2**	**LESLIE DAWN BYRD**	**09/Sep/1969**	**2 Female**	**941-705-5590**	**No**

Address	City	State	Zip Code
4117 LINDEVER LN	**PALMETTO**	**FL**	**34221**

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	**Ejection**
B630524698290	**FL**	**09/Sep/2028**	**5 E/Operator**	**3 No Req Endorsement**	**1 None**	**1 Not Ejected**

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	**2 Not Deployed**		**3 Not Applicable**	**1 Left**	**1 Front**	

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
1 No Contributing Action		**1 Not Distracted**	**1 Vision Not Obscured**

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		1 Apparently Normal

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
1 No	**1 Test Not Given**				**1 No**	**1 Test Not Given**		

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

PERSON RECORD

Person#	Description	**Vehicle #**	Name	Date of Birth	Sex	Injury Severity	Ejection
2	**3 Passenger**	**2**	**BRIANNA BYRD**	**27/Jul/2012**	**2 Female**	**1 None**	**1 Not Ejected**

Address	City	State	Zip Code
4117 LINDEVER LN	**PALMETTO**	**FL**	**34221**

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	**2 Not Deployed**		**3 Not Applicable**	**3**	**2**	

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

NARRATIVE

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
19/Jul/2021 08:20 AM	**19/Jul/2021 08:20 AM**	**FHPF21OFF034884**	**88533993**

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
0851	TPR	B.B. EHRHART	F	FLORIDA HIGHWAY PATROL	941-751-8350	Jul 19, 2021

V01 was southbound on 16th Avenue E and was approaching the intersection of 29th Street E. V02 was stopped southbound on 16th Avenue E and was stopped for the red traffic light at the intersection of 29th Street E. Driver 1 failed to stop V01 in time, and Driver 2 observed V01 not stopping. Driver 2 steered V02 to the left and moved V02 in an attempt to avoid a collision. The left front of V01 then collided with the right rear of V02. No skid marks were found on the roadway, and vehicle debris was found on the roadway at the point of collision.

V01 and Driver 1 fled the scene after the collision, and both were last seen traveling westbound on 29th Street E. V01 was described as a charcoal-colored 4 door passenger vehicle with left front damage. Driver 1 was described as possibly a black male. No license tag number was obtained and no independent witnesses were located on scene. This investigation will remain open pending any information on V01 or Driver 1.

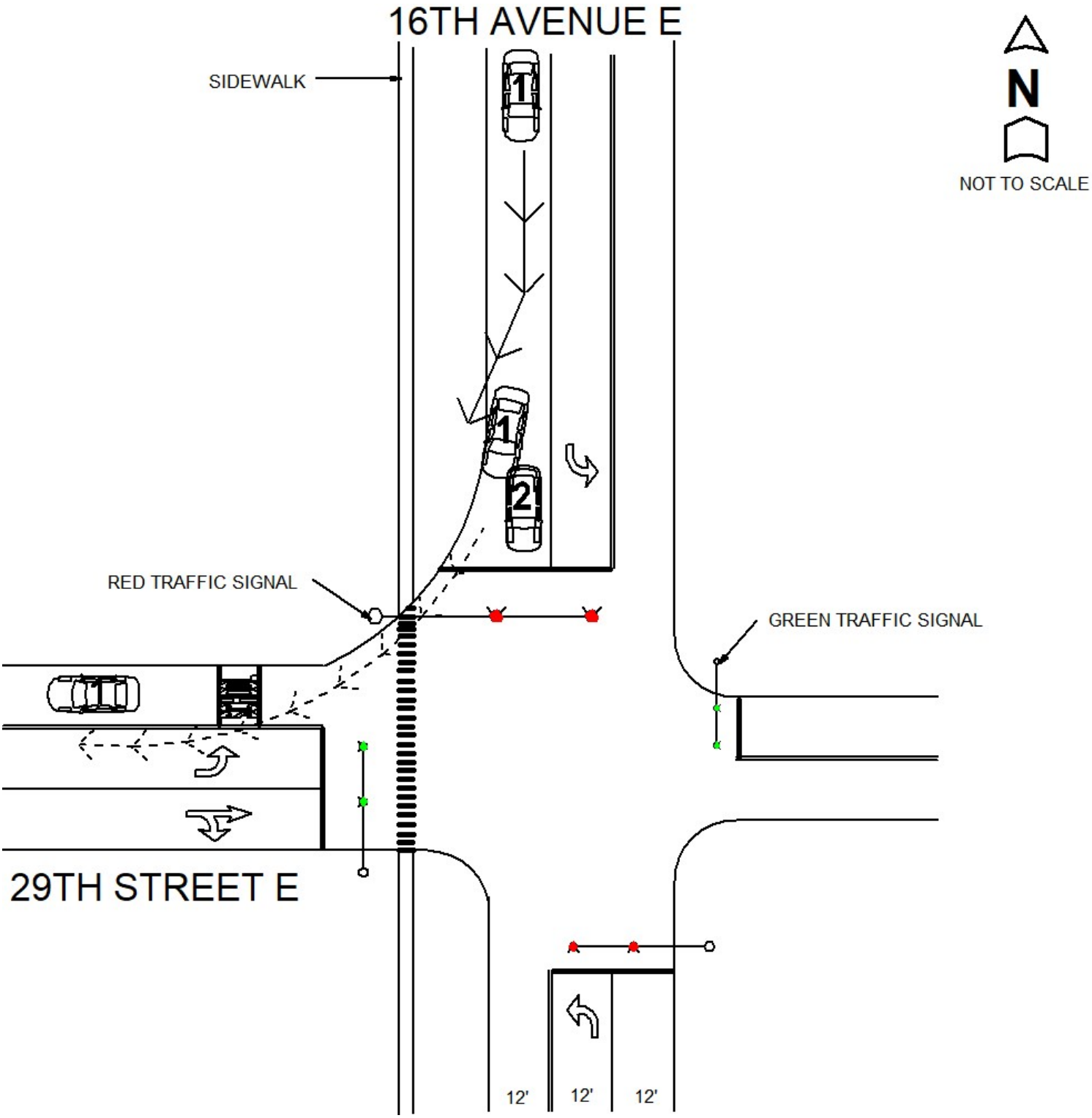
ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
0851	TPR	B.B. EHRHART	F	FLORIDA HIGHWAY PATROL	941-751-8350	Aug 20, 2021

I have patrolled the area on different days and times to locate V01 or Driver 1 with no success. Due to the lack of independent witnesses, a lack of physical evidence and no license tag information known, I will be unable to locate V01 or Driver 1. This investigation will be closed unless more information is obtained.

REPORTING OFFICER

ID/Badge #	Rank and Name	Department	Type of Department
0851	**TPR B.B. EHRHART**	**FLORIDA HIGHWAY PATROL**	**FHP**

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
19/Jul/2021 08:20 AM	**19/Jul/2021 08:20 AM**	**FHPF21OFF034884**	**88533993**



FLORIDA TRAFFIC CRASH REPORT

LONG FORM [X] SHORT FORM [ ] UPDATE [ ]

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash	Time of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
01/Sep/2023 12:00 AM	01/Sep/2023 12:00 AM	01/Sep/2023 12:23 AM	FHP23ON0459132	89637983

CRASH IDENTIFIERS

County Code	City Code	County of Crash	Place or City of Crash	Within City Limits	Time Reported	Time Dispatched
15	0	MANATEE	UNINCORPORATED	No	01/Sep/2023 12:04 AM	01/Sep/2023 12:08 AM

Time on Scene	Time Cleared Scene	Completed	Reason (if Investigation NOT Completed)	Notified By
01/Sep/2023 12:14 AM	01/Sep/2023 01:00 AM	Yes		Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway	❶ At Street Address#	❷ At Lattitude	and Longitude
16TH AVENUE EAST		27.539326557518301	-82.548374920992501

At Feet	Or Miles	Direction	❸ From Intersection With Street, Road, Highway	❹ Or From Milepost #
			29TH STREET EAST	

Road System Identifier	Type Of Shoulder	Type Of Intersection
5 Local	2 Unpaved	3 T-Intersection

CRASH INFORMATION (Check if Pictures Taken) [ ]

light Condition	Weather Condition	Roadway Surface Condition	School Bus Related	Manner Of Collision
5 Dark-Not Lighted	1 Clear	1 Dry	1 No	3 Angle

First Harmful Event Type	First Harmful Event	First Harmful Event Location	Within Interchange	First Harmful Event Relation to Junction
	14	1 On Roadway	No	2 Intersection

Contributing Circumstances: Road	Contributing Circumstances: Road	Contributing Circumstances: Road
1 None		

Contributing Circumstances: Environment	Contributing Circumstances: Environment	Contributing Circumstances: Environment
1 None		

Work Zone Related	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone
1 No				

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
2	1 Vehicle in Transport	1 No	50ATYK	FL	16/Nov/2023	No	1G1ZG5ST3NF120153

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2022	CHEV	MALIBU	4D	BLK	Functional	1500	No		

Insurance Company	Insurance Policy Number
SAFECO INSURANCE COMPANY OF ILLINOIS	F3808092

Name of Vehicle Owner (Check Box If Business) [ ]	Current Address (Number and Street)	City and State	Zip Code
STEPHANIE SERNA	312 36TH STREET CT E	PALMETTO FL	34221

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	South	16TH AVENUE EAST	25	25	2

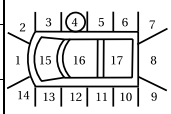
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)

Haz. Mat. Release	Haz Mat. Placard	Number	Class

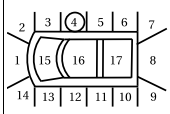
Motor Carrier Name	US DOT Number

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	1 Passenger Car	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	1 Two-Way, Not Divided	1 Level	1 Straight	2 Collision with Non-Fixed Object	14 Motor Vehicle in Transport

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
1 No Controls	2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
1	1 Vehicle in Transport	2 Yes				No	

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
					Functional	1000	No		

Insurance Company	Insurance Policy Number

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
01/Sep/2023 12:00 AM	01/Sep/2023 12:00 AM	FHP23ON0459132	89637983

Name of Vehicle Owner (Check Box If Business) ☐	Current Address (Number and Street)	City and State	Zip Code

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	East	29TH STREET EAST	10	25	2

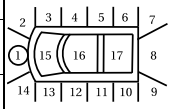
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)

Haz. Mat. Release	Haz Mat. Placard	Number	Class

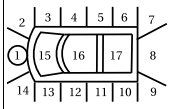
Motor Carrier Name	US DOT Number

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
		1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
3 Turning Left	1 Two-Way, Not Divided	1 Level	1 Straight	2 Collision with Non-Fixed Object	14 Motor Vehicle in Transport

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
5 Traffic Control Signal	2 Collision with Non-Fixed Object 14 Motor Vehicle in Transport			

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
1	1 Driver	2	STEPHANIE SERNA	16/Nov/1993	2 Female		No

Address	City	State	Zip Code
312 36TH STREET CT E	PALMETTO	FL	34221

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	Ejection
S650780939160	FL	16/Nov/2025	5 E/Operator	3 No Req Endorsement	1 None	1 Not Ejected

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	2 Not Deployed		3 Not Applicable	1 Left	1 Front	

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
1 No Contributing Action		1 Not Distracted	1 Vision Not Obscured

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		1 Apparently Normal

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
1 No	1 Test Not Given				1 No	1 Test Not Given		

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Injury Severity	Ejection
2	3 Passenger	2	ISAI OCAMPO RODRIGUEZ	30/Apr/1993	1 Male	2 Possible	1 Not Ejected

Address	City	State	Zip Code
312 36TH STREET CT E	PALMETTO	FL	34221

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	2 Not Deployed		3 Not Applicable	3	1	

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

NARRATIVE

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
4728	TPR	M. D. KOPE	F	FLORIDA HIGHWAY PATROL	941-751-8350	Sep 01, 2023

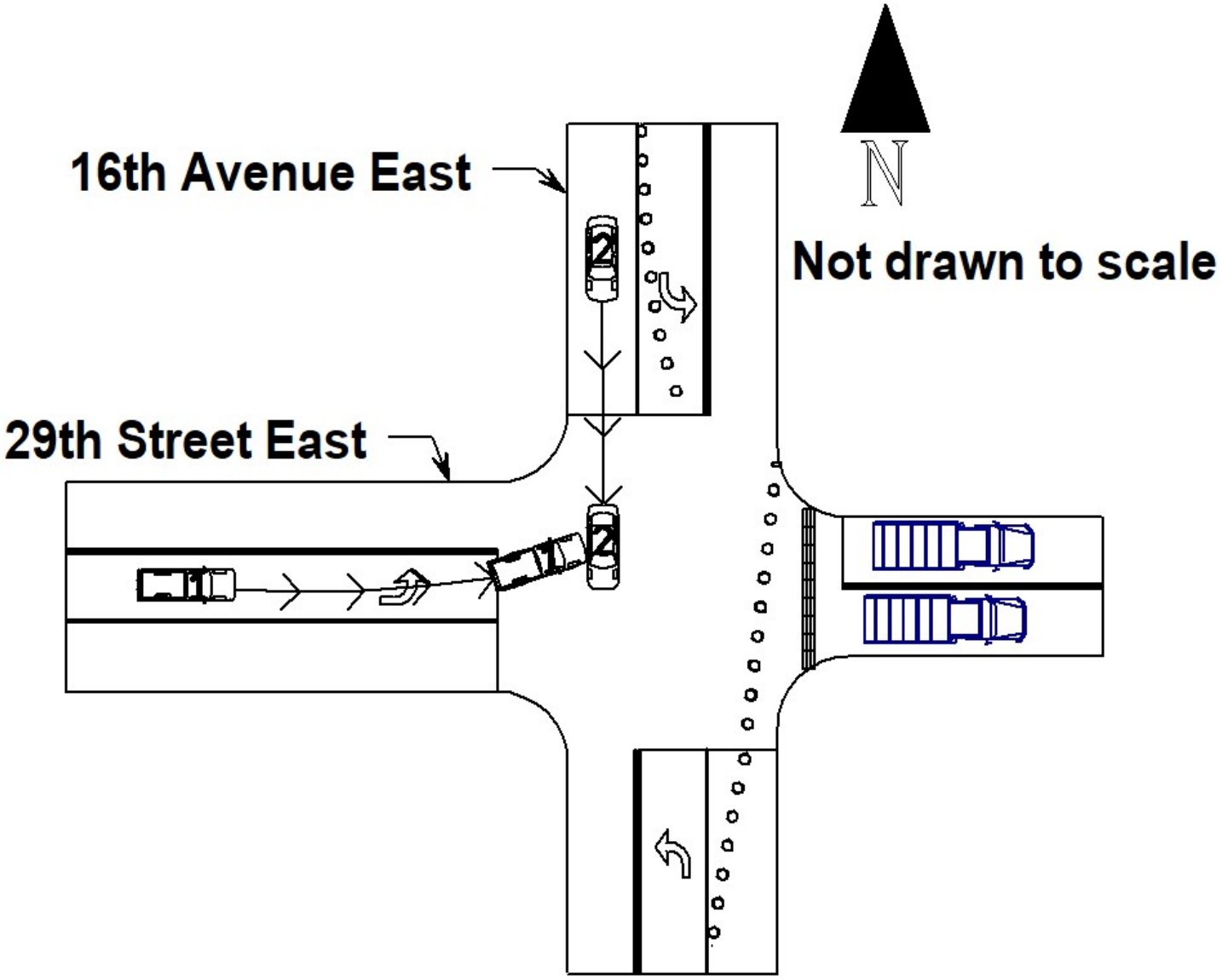
Vehicle 1 (V01) was traveling eastbound and approaching the intersection of 29th Street East and 16th Avenue East. Vehicle 2 (V02) was traveling southbound and approaching the intersection of 16th Avenue East and 29th Street East. D01 failed to stop V01 for a flashing red traffic control signal prior to entering the intersection. This resulted in the front of V01 colliding with the right side of V02. After collision, V01 fled in a northerly direction on 16th Avenue East. V02 was moved from final rest prior to my arrival on scene.

D02 described V01 as a dark in color pickup truck within an unknown tag and unknown driver. At this time, no investigational leads are available. If any new information becomes available, this investigation will be reopened.

REPORTING OFFICER

ID/Badge #	Rank and Name	Department	Type of Department
4728	TPR M. D. KOPE	FHPF	FHP

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
01/Sep/2023 12:00 AM	**01/Sep/2023 12:00 AM**	**FHP23ON0459132**	**89637983**



FLORIDA TRAFFIC CRASH REPORT

LONG FORM [X] SHORT FORM [ ] UPDATE [ ]

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash	Time of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
18/Jan/2021 08:00 PM	18/Jan/2021 08:00 PM	19/Jan/2021 12:00 AM	2021001706	89791005

CRASH IDENTIFIERS

County Code	City Code	County of Crash	Place or City of Crash	Within City Limits	Time Reported	Time Dispatched
15	00	MANATEE	UNINCORPORATED	No	18/Jan/2021 01:22 PM	18/Jan/2021 01:22 PM

Time on Scene	Time Cleared Scene	Completed	Reason (if Investigation NOT Completed)	Notified By
18/Jan/2021 01:56 PM	18/Jan/2021 03:20 PM	Yes		Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway	1 At Street Address#	2 At Lattitude	and Longitude
24TH AVE E	2804	27.539237	-82.540027

At Feet	Or Miles	Direction	3 From Intersection With Street, Road, Highway	4 Or From Milepost #

Road System Identifier	Type Of Shoulder	Type Of Intersection
9 Parking Lot	2 Unpaved	1 Not at Intersection

CRASH INFORMATION (Check if Pictures Taken) [ ]

light Condition	Weather Condition	Roadway Surface Condition	School Bus Related	Manner Of Collision
5 Dark-Not Lighted	1 Clear	1 Dry	1 No	

First Harmful Event Type	First Harmful Event	First Harmful Event Location	Within Interchange	First Harmful Event Relation to Junction
	37	2 Off Roadway	No	3 Intersection.Related

Contributing Circumstances: Road	Contributing Circumstances: Road	Contributing Circumstances: Road
1 None		

Contributing Circumstances: Environment	Contributing Circumstances: Environment	Contributing Circumstances: Environment
1 None		

Work Zone Related	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone
1 No				

VEHICLE (Check if Commercial) [ ]

Vehicle	Motor Vehicle Type	Hit and Run	Veh License Number	State	Reg. Expires	Permanent Reg.	VIN
1	1 Vehicle in Transport	1 No	QDSW81	FL	03/Apr/2022		2C3CDXCT5GH216033

Year	Make	Model	Style	Color	Extent of Damage	Est. Damage	Towed Due To Damage	Vehicle Removed By	Rotation
2016	DODG	CHARGER	4D	BLU	Disabling	10000	Yes	BAKERS AUTO BODY	Owner Request

Insurance Company	Insurance Policy Number
UNITED AUTOMOBILE INSURANCE	UAH027109201

Name of Vehicle Owner (Check Box If Business)	Current Address (Number and Street)	City and State	Zip Code
CLIFFORD WAYNE HANEY [ ]	1604 39TH AVENUE DR E	ELLENTON FL	34222

	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer One:									
Trailer Two:									

Vehicle Traveling:	Direction	On Street, Road, Highway	At Est. Speed	Posted Speed	Total Lanes
	East	28TH ST CT E	45	30	2

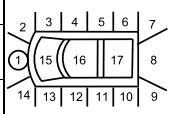
CMV Configuration	Cargo Body Type

Comm GVWR/GCWR	Trailer Type (trailer one)	Trailer Type (trailer two)
4 Not Applicable		

Haz. Mat. Release	Haz Mat. Placard	Number	Class

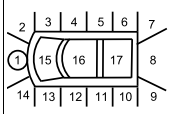
Motor Carrier Name	US DOT Number

Area of Initial Impact



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Most Damaged Area



18. Undercarriage
19. Overturn
20. Windshield
21. Trailer

Motor Carrier Address	City and State	Zip Code	Phone Number

Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)	Vehicle Defects (two)	Emergency Vehicle Use	Speciual Function of MV
	1 Passenger Car	1 None		1 No	1 No Special Function

Vehicle Maneuver Action	Trafficway	Roadway Grade	Roadway Alignment	Most Harmful Event	Most Harmful Event Detail
1 Straight Ahead	1 Two-Way, Not Divided	1 Level	1 Straight	3 Collision with Fixed Object	37 Fence

Traffic Control Device For This Vehicle	First (1) Sequence of Events	Second (2) Sequence of Events	Third (3) Sequence of Events	Fourth (4) Sequence of Events
6 Stop Sign	3 Collision with Fixed Object 37 Fence	36 Other Post, Pole, or Support		

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Phone Number	Re-Exam
1	1 Driver	1	CLIFFORD WAYNE HANEY	03/Apr/1964	1 Male	9412248620	No

Address	City	State	Zip Code
1604 39TH AVENUE DR E	ELLENTON	FL	34222

Driver License Number	State	Expires	DL Type	Req. End.	Injury Severity	Ejection
H-500-119-64-123-0	FL	03/Apr/2026	5 E/Operator	3 No Req Endorsement	2 Possible	1 Not Ejected

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
18/Jan/2021 08:00 PM	18/Jan/2021 08:00 PM	2021001706	89791005

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	6 Deployed-Combination			1 Left	1 Front	

Drivers Actions at Time of Crash (first)	Drivers Actions at Time of Crash (second)	Driver Distracted By	Vision Obstruction
2 Operated MV in Careless or Negligent Manner	13 Ran Stop Sign	1 Not Distracted	1 Vision Not Obscured

Drivers Actions at Time of Crash (third)	Drivers Actions at Time of Crash (fourth)	Drivers Condition at Time of Crash
		1 Apparently Normal

Suspected Alcohol Use	Alcohol Tested	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use	Drug Tested	Drug Test Type	Drug Test Result
1 No					1 No			

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

PERSON RECORD

Person#	Description	Vehicle #	Name	Date of Birth	Sex	Injury Severity	Ejection
2	3 Passenger	1	UNK UNK UNK		2 Female	2 Possible	1 Not Ejected

Address	City	State	Zip Code
UNK	UNK	UK	

Restraint System	Air Bag Deployed	Helmet Use	Eye Protection	Seating Location Seat	Seating Location Row	Seating Location Other
3 Shoulder and Lap Belt Used	6 Deployed-Combination			3	1	

Source of Transport to Medical Facility	EMS Agency Name or ID	EMS Run Number	Medical Facility Transported To
1 Not Transported			

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle	Est. Amount	Business	Owner's Name	Address	City & State	Zip Code
1		FENCE	1000	No	LACY J RYAN	2804 24TH AVE E	PALMETTO FL	34221

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle	Est. Amount	Business	Owner's Name	Address	City & State	Zip Code
1		WOOD POLE AND GATE	150	No	LACY J RYAN	2804 24TH AVE E	PALMETTO FL	34221

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle	Est. Amount	Business	Owner's Name	Address	City & State	Zip Code
1		TREE OR SHRUB	100	No	LACY J RYAN	2804 24TH AVE E	PALMETTO FL	34221

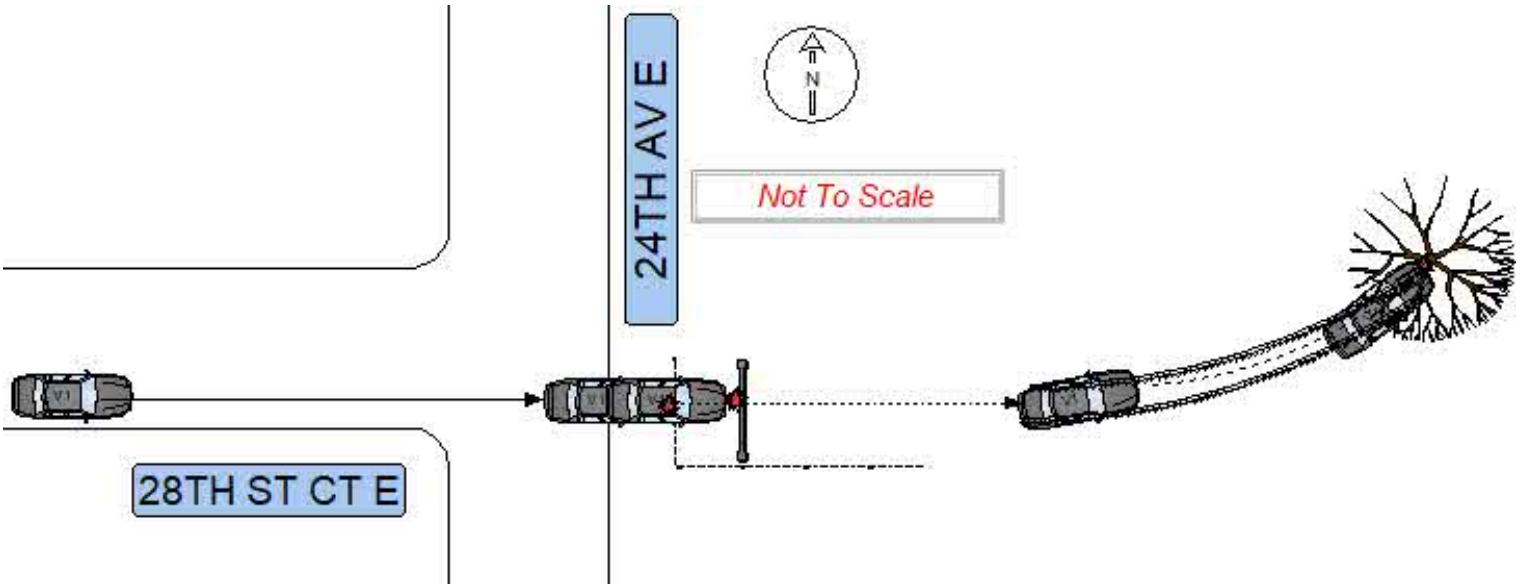
NARRATIVE

V1 WAS HEADING EAST ON 28TH ST CT E, PALMETTO, FL. V1 FAILED TO STOP AT THE STOP SIGN AT 28TH ST CT E INTERSECTION WITH 24TH AVE E. V1 CONTINUED THROUGH THE INTERSECTION LEAVING THE ROADWAY AND DRIVING THROUGH THE PROPERTY AT 2804 24TH AVE E WHERE IT STRUCK A PRIVACY FENCE WITH ITS FRONT BUMPER, THEN IMPACTED A LARGE POST AND CATTLE GATE BEFORE CONTINUING EAST FOR APPROXIMATELY 165 FEET BEFORE THE FRONT CENTER BUMPER STRUCK A PALM TREE BRINGING V1 TO FINAL REST. D1 MADE CONTACT WITH THE HOMEOWNER THE NEXT MORNING AND ADVISED HIM THAT BAKERS TOWING WAS GOING TO BE PICKING UP THE CAR. D1 STATED THAT THERE WAS A FEMALE IN THE CAR WITH HIM AT THE TIME OF THE CRASH WHO WAS A WHITE FEMALE THAT GOES BY THE NAME OF "BABY GIRL" AND PROVIDED HER PHONE NUMBER. SEVERAL CALLS WERE MADE TO THE NUMBER PROVIDED BUT NO CONTACT WAS MADE. D1 STATED THAT THE PASSENGER'S MOTHER PICKED HER UP FROM THE SCENE OF THE CRASH LAST NIGHT. THE DRIVER WAS PICKED UP BY HIS SISTER MARIE DARLINE COUCHOIS AND SHE GAVE HIM A RIDE BACK TO HIS HOUSE. LAW ENFORCEMENT WAS NOT CALLED UNTIL MORE THAN 16 HOURS LATER BY AN UNINVOLVED THIRD PARTY. THE OWNER OF THE PROPERTY WAS GIVEN THIS AGENCIES CASE NUMBER ON A DHSMV EXCHANGE OF INFORMATION REPORT.

REPORTING OFFICER

ID/Badge #	Rank and Name	Department	Type of Department
11009107	DEP S. SIMPSON	MANATEE COUNTY SHERIFFS OFFICE	SO

Date of Crash	Date of Report	Invest. Agency Report Number	HSMV Crash Report Number
18/Jan/2021 08:00 PM	**18/Jan/2021 08:00 PM**	**2021001706**	**89791005**



MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds,** who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Zoning Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner Land Use Meeting on September 3, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **August 20, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this this 21st day of August 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.

QUANTANA D. ACEVEDO
Notary Public-State of Florida
Commission # HH 500953
My Commission Expires
March 06, 2028

Q Acevedo
(Signature of Notary Public)

Quantana Acevedo
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 3/6/28

Commission Number: HH 500953

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 **September 3 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:

PDC-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser) – PLN2511-0135
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 approximately 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; generally located southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County); approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119
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 approximately 9.65 acres from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District for a total of approximately 274.71 acres of a project site; amending Zoning Ordinance No. PDMU-07-07(P)(R); approving an amendment to the Preliminary Site Plan to: 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) add a Personal Wireless Service Facility (PWSF), 4) maintain the maximum of up to 488 single-family residential units, and 5) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations; generally located at the southeast corner of State Road 62 and US 301, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South / Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) –PLN2411-0096
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; together with amending and restating Ordinance PDMU-18-06(G)(R) to: (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) remove condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County); subject to amended conditions of approval (fka stipulations); setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127

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, generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County); approving a Preliminary Site Plan for up to 131 single-family detached residential units; subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052

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 approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida Inc. (Owner) – PLN2511-0044

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 approximately 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

ZL-26-02 – Gettel Bradenton Inc. Rezone –Gettel Bradenton INC. (Owner) – PLN2602-0134 – TO BE CONTINUED TO OCTOBER 8, 2026

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 approximately 1.09 acres of an approximately 11.37 acre parcel from Suburban Agriculture (A-1) to General Commercial/Limited (GC/L) Zoning District with the remaining approximately 10.28 acres of said parcel retaining the existing Planned Development – Mixed Use (PD-MU) Zoning designation; the property being generally located on the north side of SR 64 East, approximately 1,500 feet west of Cypress Creek Boulevard and 300 feet east of Morgan Johnson Road, and commonly known as SR 64 E, Bradenton (unincorporated Manatee County); approving a Schedule of Permitted and Prohibited Uses and conditions of approval, as voluntarily proffered by the applicant limiting use to outdoor storage and attached as Exhibit B; 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: public.comments@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
public.comments@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: August 20, 2026

From: Heather Spence <hms1270@gmail.com>
Sent: Friday, June 5, 2026 4:16:01 PM
To: Elizabeth Shulman <elizabeth.shulman@mymanatee.org>
Cc: Amanda Ballard <Amanda.Ballard@mymanatee.org>
Subject: Public hearing to rezone for Vineyard Creek PLN2508-0052/PDR-25-16(Z)(G)/ PLN2508-0053/ PA-25-08/ Ordinance 26-29

> You don't often get email from hms1270@gmail.com. Learn why this is important

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Please submit my comment for this hearing:

My name is Heather Spence, and I live at 2505 24th Avenue East, Palmetto, FL, which is located three blocks away from the proposed Vineyard Creek project site.

I am here today to formally object to the requested Comprehensive Plan amendment PA-25-08 and Rezone PDR-25-16(Z)(G)."

First, the jump from Suburban Agriculture and Single-Family Residential to a Planned Development Residential district allowing up to 204 single-family units is a massive over-saturation of this 29.83-acre site. The proposed density of roughly 6.8 units per acre does not transition smoothly into the surrounding existing neighborhoods. It severely alters the established suburban and agricultural character of 28th Street Court East and 24th Avenue East.

Second, our local roadway infrastructure cannot safely handle this influx. The intersection of 28th Street Court East and 24th Avenue East is already burdened by daily traffic. Adding the vehicle trips generated by 204 new homes will cause severe congestion, increase delays, and create significant safety hazards for school buses and pedestrians on roads that lack adequate sidewalks and turn lanes.

Third, this area faces distinct environmental pressures. Rapidly replacing nearly 30 acres of open single-family and agricultural land with rooftops and asphalt will drastically reduce natural stormwater absorption. This risks displacing floodwaters onto established neighboring properties. Furthermore, adding hundreds of new residents to this specific pocket of Palmetto complicates emergency evacuation routes during major storm events. Flooding already occurs during storms as seen in attached media and this will only exacerbate the situation.

The applicant has not demonstrated that the existing infrastructure can support this drastic increase in density, nor have they shown that it is compatible with the surrounding community. For these reasons, I respectfully request that the Planning Commission recommend denial of Ordinance 26-29.

1000007474.mp4

1000007490.mp4

1000005342.mp4

Thank you,

Heather Spence

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 10:15 AM
To: John DeLesline <john.delesline@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>; BRUCE STAMM <bjs754@comcast.net>; Scott Ziegler <scott.ziegler@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Sarah Schenk <sarah.schenk@mymanatee.org>; Pamela DAgostino <pamela.dagostino@mymanatee.org>
Subject: thank you for submitting your comment.

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Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Senior Planner- District 2

This is a standing legal opinion by the Attorney General of Florida Don't let anyone tell you anything different

Florida Statutes § 286.0115 and the controlling case law **Jennings v. Dade County** permit sending written public comments to board members prior to a quasi-judicial hearing.

The Statutory Framework: Fla. Stat. § 286.0115

Under **Section 286.0115(1)(c)2, Florida Statutes**, a local public official (including appointed planning board members) is expressly permitted to read written communications from any person regarding pending quasi-judicial matters.

The statute specifies:

- **No Presumption of Prejudice:** Reading a written ex parte communication does not invalidate the proceeding or create a presumption of prejudice, provided proper disclosure procedures are followed.
- **Public Record Requirement:** The written communication must be made part of the official public record before final action is taken on the matter.

- **Opportunity to Respond:** Disclosure allows opposing parties or members of the public a fair opportunity to review, refute, or respond to the comments during the public meeting.

Key Case Law Context

- ***Jennings v. Dade County*, 589 So. 2d 1337 (Fla. 3d DCA 1991):** Historically, the "Jennings Rule" established that ex parte communications in quasi-judicial proceedings were presumed prejudicial.
- **Legislative Override:** In response to *Jennings*, the Florida Legislature enacted Fla. Stat. § 286.0115 to establish a process where ex parte written or oral communications are permitted as long as they are disclosed and made part of the public record prior to or during the hearing.

Best Practices for Submitting Written Comment

1. **Submit Early to the Clerk/Staff:** Emailing or submitting your written comments directly to the Planning Board liaison, Clerk of Circuit Court, or County Planning staff ensures the document is entered into the official agenda package and record prior to the meeting.
2. Ex parte communication, municipal ordinance

EX PARTE COMMUNICATION, MUNICIPAL ORDINANCE

Number: INFORMAL
Issued March 12, 2007
Subject: Ex parte communication, municipal ordinance

https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obstructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%202%5D

From: Manatee County Board of County Commissioners <noreply@seamlessdocs.com>
Sent: Friday, August 28, 2026 7:06 AM
To: Glengibellina@gmail.com <Glengibellina@gmail.com>
Subject: Thank you for submitting your comment.

Submission Receipt

Form name	Public Comment
Date submitted	Aug 28, 2026, 10:06AM EDT

Submission Details:

Full Name
First Name
Glen GADFLY

Last Name
Gibellina

Email
Glengibellina@gmail.com

Which meeting is this public comment for? (Please select date of meeting)
September 03, 2026

Topic/Agenda Item
Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative- Loretta Merrill, Senior Planner- District 2

Comment
OFFICIAL SUBMISSION FOR THE PUBLIC RECORD TO: Manatee County Board of County Commissioners FROM: Glen Gibellina, Community Advocate & Local Resident DATE: September 3, 2026 HEARING: Land Use Meeting – Advertised Public Hearing SUBJECT: STRONG OBJECTION & DEMAND FOR DENIAL — Ordinance 26-29 / PA-25-08 (Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053) REASON FOR OBJECTION & MOTION FOR DENIAL

I am writing to express my strong opposition to Ordinance 26-29 / PA-25-08. Tripling the density on nearly 30 acres in Palmetto by jumping directly from Residential – 3 (RES-3) to Residential – 9 (RES-9) is an extreme, incompatible intensity leap that violates sound planning principles, strains local infrastructure, and compromises coastal evacuation safety. On June 11, 2026, the Manatee County Planning Commission voted 5-0 unanimously to RECOMMEND DENIAL of this plan amendment. The Board of County Commissioners should uphold the Planning Commission's recommendation and vote to DENY Ordinance 26-29. FACTUAL AND LEGAL GROUNDS FOR DENIAL To legally justify a motion for denial under Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, the Board must base its findings on the following critical deficiencies:

1. Unjustified Intensity Leap & Surrounding Transition Incompatible Future Land Use Category Jump: Skipping intermediate zoning tiers (such as RES-6) to jump directly from RES-3 to RES-9 is inappropriate for this established suburban and semi-rural corridor of Palmetto. Inconsistency with Element 2.2.1.11 (RES-3 Policy): RES-3 is intended to protect suburban residential characters. Imposing high-density urban thresholds (allowing up to 12 DU/GA under RES-9) destroys the transition boundary between existing low-density subdivisions and surrounding agricultural or low-density land.

2. Level of Service (LOS) Degradation & Traffic Infrastructure Constraints Level of Service "D" is Unacceptable: The surrounding roadway network—specifically 28th Street Court East, 16th Avenue East (Canal Road), and 24th Avenue East (Oakhurst Road)—cannot absorb the explosive traffic volume generated by potentially 200+ to 268+ residential units. Operating at or near Level of Service D creates severe congestion and safety hazards on local two-lane corridors. Evacuation & Emergency Access Concerns: Palmetto corridors serve as critical hurricane and disaster evacuation routes. Adding high-density infill along constrained access points slows evacuation clearances and severely jeopardizes public safety during emergency operations.

3. Utility, Water Capacity, & Potable Water Demands Potable water, wastewater treatment, and stormwater retention infrastructure in this sector are reaching peak utilization. Tripling potential dwelling unit density places unnecessary strain on utility capacity without guaranteed regional infrastructure expansions funded prior to development.

4. Historic Land Use Restriction Agreement (LURA) & Property Commitment Integrity Previous approvals, historic Land Use Restriction Agreements (LURAs), and encumbrances on or adjacent to these parcels were structured around low-intensity impacts. Sweeping aside long-standing land-use expectations undermines public trust and established land preservation agreements in District 2. FORMAL

REQUESTED ACTION Pursuant to the advertised agenda action options, I respectfully request that the Board of County Commissioners adopt the following motion: RECOMMENDED

MOTION FOR DENIAL: "Based upon the staff report, evidence presented, comments made at the public hearing, the 5-0 recommendation of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and Chapter 163, Part II, Florida Statutes, I move to DENY Plan Amendment PA-25-08 / Ordinance 26-29." Respectfully submitted, Glen Gibellina Manatee County Community Advocate

View the submission and any attachments by following the link below and using this unique access code: VjGJGzSDIfHWw3G1

View Submission

Manatee County Government | 1112 Manatee Avenue West, Bradenton, FL 34205

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 04:02PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2

Comment

Write a scathing letter in opposition This is a bad idea to many homes goes from ag to res 9 or more no road capacity water shortage and sewer capacity https://agendaonline.mymanatee.org/OnBaseAgendaOnline/Documents/DownloadFile/PDR-25-16(Z)(G)%20%E2%80%93%20Vineyard%20Creek%20%E2%80%93%20Almena%20Properties%20LLC%2c%20and%20Ma.pdf?documentType=1&meetingId=793&itemId=68697&publishId=197586&isSection=False&isAttachment=True

I strongly oppose PDR-25-16(Z)(G), the proposed Vineyard Creek rezoning and associated change from agricultural/low-density residential uses to a Planned Development Residential project of up to 204 homes on roughly 29.83 acres near 28th Street Court East, 16th Avenue East, and 24th Avenue East in Palmetto. This proposal is not responsible growth—it is an excessive increase in density that will worsen already strained roads, water resources, and sewer infrastructure.
Draft letter

Subject: Deny PDR-25-16(Z)(G) — Vineyard Creek / Almena Properties

Dear Chair and Members of the Manatee County Board of County Commissioners,

I am writing in strong opposition to PDR-25-16(Z)(G), Vineyard Creek, proposed by Almena Properties LLC and Manatee County.

This application seeks to rezone property currently designated Suburban Agriculture and Residential Single Family-1 to Planned Development Residential, while changing the future land-use designation from Residential-3 to Residential-9. That is a dramatic increase in permitted density—turning land intended for lower-intensity development into a project allowing up to 204 attached and semi-attached single-family homes on approximately 29.83 acres.

This is the wrong project, in the wrong place, at the wrong time.

First, the proposal represents excessive density. A change to RES-9 is not a minor adjustment or a compatibility measure; it is a substantial intensification of development rights. It would place roughly 204 homes into an area that was not planned, designed, or adequately served for that level of residential concentration. The County should not use a Planned Development designation as a mechanism to override the character and capacity assumptions that underlie the existing agricultural and low-density residential zoning.

Second, the road network does not have the capacity for this project. The surrounding local-road system—including 28th Street Court East and nearby connections between 16th Avenue East and 24th Avenue East—is not built to absorb the daily traffic generated by more than 200 additional homes. Residents will bear the consequences through longer travel times, congestion, cut-through traffic, reduced emergency response reliability, more difficult school and work commutes, and increased hazards for pedestrians, bicyclists, and nearby homeowners.

The application should not be approved based merely on projections, future promises, or generic traffic conclusions. Before approving this increase in density, the County should require clear, current, independently verifiable evidence that every affected roadway, intersection, turning movement, and evacuation route has sufficient capacity—not just on paper, but under real-world conditions.

Third, this proposal ignores the community's serious concerns about water availability. Manatee County and the region cannot keep approving higher-density residential projects while residents face recurring concerns about reliable water supply, drought resilience, irrigation demand, and the long-term burden placed on public utilities. Adding 204 homes increases potable-water demand permanently. The question is not whether a connection can theoretically be made; the question is whether the County can responsibly commit additional capacity without compromising existing customers or forcing future ratepayers to finance the consequences.

Fourth, sewer capacity must be addressed before—not after—approval. Higher-density development creates a substantial and lasting wastewater demand. The Board should not assume that existing or planned sewer facilities can absorb another large residential project without requiring specific, enforceable proof of available treatment, transmission, and collection-system capacity. If downstream improvements are needed, they must be funded, designed, and completed before certificates of occupancy—not deferred until residents and taxpayers are left to deal with overloaded infrastructure.

This proposal also raises a broader issue of fairness. Existing residents should not be asked to accept more traffic, greater utility strain, diminished rural or low-density character, and additional public-service demands simply because a landowner seeks a more profitable development entitlement. Growth must be coordinated with infrastructure. It must be compatible with surrounding areas. And it must be based on demonstrated public capacity—not on hope, exemptions, or promises that infrastructure may someday catch up.

The Board has an obligation to protect the public interest, not merely facilitate the maximum possible development of every parcel. Approving this rezoning and the RES-9 change would set a harmful precedent for continued overdevelopment in areas where roads, water supply, and sewer systems are already under pressure.

For these reasons, I respectfully urge you to deny PDR-25-16(Z)(G), Vineyard Creek, including the associated rezoning, General Development Plan, and future land-use amendment. At a minimum, the application should be deferred until the applicant provides binding, independently verified proof that road capacity, water availability, sewer treatment and collection capacity, and all necessary infrastructure improvements are available and will be completed at the developer's expense before any homes are occupied.

Sincerely,
GLEN GADFLY GIBELLINA

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 4:32 PM
To: Tal Siddique <tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Pamela DAgostino <pamela.dagostino@mymanatee.org>; Abigail Bonds <Abigail.bonds@mymanatee.org>; Loretta Merrill <Loretta.Merrill@mymanatee.org>
Subject: Fw: Thank you for submitting your comment.

> You don't often get email from glengibellina@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
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.

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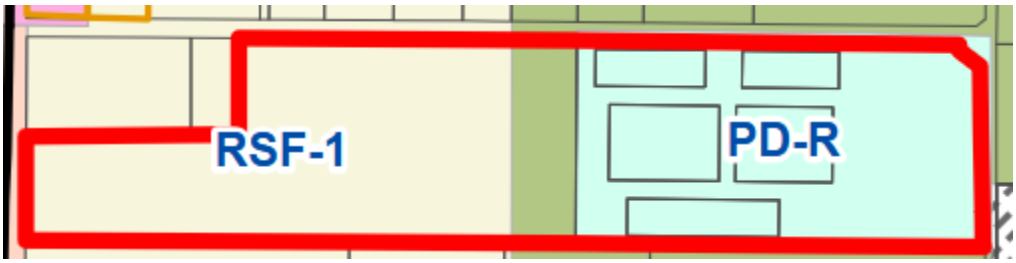

Second, **the road network does not have the capacity** for this project. The surrounding local-road system—including 28th Street Court East and nearby connections between 16th Avenue

East and 24th Avenue East—is not built to absorb the daily traffic generated by more than 200 additional homes. Residents will bear the consequences through longer travel times, congestion, cut-through traffic, reduced emergency response reliability, more difficult school and work commutes, and increased hazards for pedestrians, bicyclists, and nearby homeowners.

The application should not be approved based merely on projections, future promises, or generic traffic conclusions. Before approving this increase in density, the County should require clear, current, independently verifiable evidence that every affected roadway, intersection, turning movement, and evacuation route has sufficient capacity—not just on paper, but under real-world conditions.

Third, this proposal ignores the community's serious concerns about **water availability**. Manatee County and the region cannot keep approving higher-density residential projects while residents face recurring concerns about reliable water supply, drought resilience, irrigation demand, and the long-term burden placed on public utilities. Adding 204 homes increases potable-water demand permanently. The question is not whether a connection can theoretically be made; the question is whether the County can responsibly commit additional capacity without compromising existing customers or forcing future ratepayers to finance the consequences.

Fourth, sewer capacity must be addressed before—not after—approval. Higher-density development creates a substantial and lasting wastewater demand. The Board should not assume that existing or planned sewer facilities can absorb another large residential project without requiring specific, enforceable proof of available treatment, transmission, and collection-system capacity. If downstream improvements are needed, they must be funded, designed, and completed before certificates of occupancy—not deferred until residents and taxpayers are left to deal with overloaded infrastructure.

This proposal also raises a broader issue of fairness. Existing residents should not be asked to accept more traffic, greater utility strain, diminished rural or low-density character, and additional public-service demands simply because a landowner seeks a more profitable development entitlement. Growth must be coordinated with infrastructure. It must be compatible with surrounding areas. And it must be based on demonstrated public capacity—not on hope, exemptions, or promises that infrastructure may someday catch up.

The Board has an obligation to protect the public interest, not merely facilitate the maximum possible development of every parcel. Approving this rezoning and the RES-9 change would set a harmful precedent for continued overdevelopment in areas where roads, water supply, and sewer systems are already under pressure.

For these reasons, I respectfully urge you to **deny PDR-25-16(Z)(G), Vineyard Creek**, including the associated rezoning, General Development Plan, and future land-use amendment. At a minimum, the application should be deferred until the applicant provides binding, independently verified proof that road capacity, water availability, sewer treatment and collection capacity, and all necessary infrastructure improvements are available and will be completed at the developer's expense before any homes are occupied.

Sincerely,

GLEN GADFLY GIBELLINA

EX PARTE COMMUNICATION, MUNICIPAL ORDINANCE

Number: INFORMAL
Issued March 12, 2007
Subject: Ex parte communication, municipal ordinance

https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obstructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%202%5D

Pursuant to section 286.0115(1)(c):

"Any person not otherwise prohibited by statute, charter provision, or ordinance may discuss with any local public official the merits of any matter on which action may be taken by any board or commission on which the local public official is a member. If adopted by county or municipal ordinance or resolution, adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with local public officials.
1. The substance of any ex parte communication with a local public official which relates to quasi-judicial action pending before the official is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before final action on the matter.
2. A local public official may read a written communication from any person. However, a written communication that relates to quasi-judicial action pending before a local public official shall not

be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

Subject: Objection to Concurrency Deferral — PDR-25-16(Z)(G), Vineyard Creek

Dear County Administrator Charlie, Chair, and Members of the Board of County Commissioners,

I write in strong objection to any concurrence, approval, or administrative acceptance of the proposed **Concurrency Deferral and Acknowledgement** associated with PDR-25-16(Z)(G), Vineyard Creek / Almena Properties.

A concurrency deferral must not become a rubber stamp for a development proposal whose impacts are already apparent: excessive new housing density, inadequate roadway capacity, legitimate concerns about water availability, and unresolved sewer-system capacity. The County's own Development Services materials recognize a "Concurrency Deferral and Acknowledgement" as a formal development-review document—not a substitute for proving that essential public facilities can actually serve a project when its impacts occur.mymanatee

Manatee County should not approve more density first and ask infrastructure questions later. Existing residents deserve safe roads, reliable water, functioning sewer service, and a government willing to enforce concurrency rather than defer it away.

From: Manatee County Board of County Commissioners <noreply@seamlessdocs.com>
Sent: Friday, August 28, 2026 1:02 PM
To: Glengibellina@gmail.com <Glengibellina@gmail.com>
Subject: Thank you for submitting your comment.

Submission Receipt

Form name	Public Comment
Date submitted	Aug 28, 2026, 04:02PM EDT

Submission Details:

Full Name
First Name
Glen

Last Name
Gibellina

Email
Glengibellina@gmail.com

Which meeting is this public comment for? (Please select date of meeting)
September 03, 2026

Topic/Agenda Item
PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2

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View the submission and any attachments by following the link below and using this unique access code: cNV7ggMJ0LYcOXMC